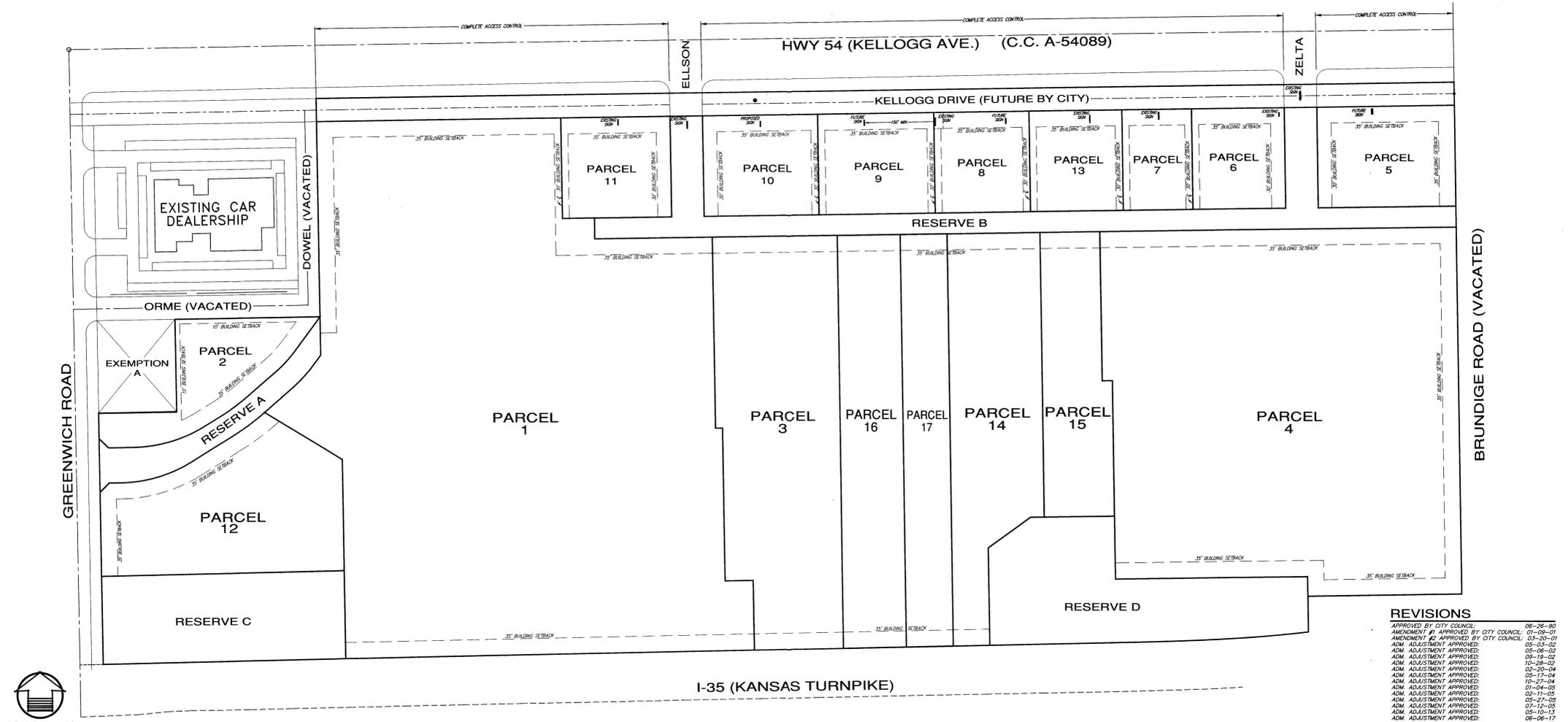
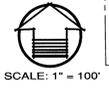


ONE KELLOGG PLACE COMMUNITY UNIT PLAN



REVISIONS

APPROVED BY CITY COUNCIL:	06-26-90
AMENDMENT #1 APPROVED BY CITY COUNCIL:	01-08-01
AMENDMENT #2 APPROVED BY CITY COUNCIL:	03-20-01
ADM. ADJUSTMENT APPROVED:	05-03-02
ADM. ADJUSTMENT APPROVED:	05-06-02
ADM. ADJUSTMENT APPROVED:	05-19-02
ADM. ADJUSTMENT APPROVED:	10-28-02
ADM. ADJUSTMENT APPROVED:	02-20-04
ADM. ADJUSTMENT APPROVED:	05-17-04
ADM. ADJUSTMENT APPROVED:	10-27-04
ADM. ADJUSTMENT APPROVED:	01-04-05
ADM. ADJUSTMENT APPROVED:	02-11-05
ADM. ADJUSTMENT APPROVED:	05-27-05
ADM. ADJUSTMENT APPROVED:	07-12-05
ADM. ADJUSTMENT APPROVED:	05-10-11
ADM. ADJUSTMENT APPROVED:	06-06-17



PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	PARCEL 5	PARCEL 6
A. Net Area: 908,421.60 sq. ft. or 20.85 acres	A. Net Area: 60,527.32 sq. ft. or 1.39 acres	A. Net Area: 224,802.82 sq. ft. or 5.16 acres	A. Net Area: 578,675.75 sq. ft. or 13.31 acres	A. Net Area: 64,722.97 sq. ft. or 1.49 acres	A. Net Area: 43,600 sq. ft. or 1.00 acres
B. Maximum Building Coverage: 272,526 sq. ft. or 30 percent	B. Maximum Building Coverage: 18,158 sq. ft. or 30 percent	B. Maximum Building Coverage: 67,441 sq. ft. or 30 percent	B. Maximum Building Coverage: 173,903 sq. ft. or 30 percent	B. Maximum Building Coverage: 19,417 sq. ft. or 30 percent	B. Maximum Building Coverage: 13,080 sq. ft. or 30 percent
C. Maximum Gross Floor Area: 272,526 sq. ft. or 30 percent	C. Maximum Gross Floor Area: 18,158 sq. ft. or 30 percent	C. Maximum Gross Floor Area: 67,441 sq. ft. or 30 percent	C. Maximum Gross Floor Area: 173,903 sq. ft. or 30 percent	C. Maximum Gross Floor Area: 19,417 sq. ft. or 30 percent	C. Maximum Gross Floor Area: 13,080 sq. ft. or 30 percent
D. Floor Area Ratio: 30 percent	D. Floor Area Ratio: 30 percent	D. Floor Area Ratio: 30 percent	D. Floor Area Ratio: 30 percent	D. Floor Area Ratio: 30 percent	D. Floor Area Ratio: 30 percent
E. Maximum Number of Buildings: Three (3)	E. Maximum Number of Buildings: Two (2); except a second unoccupied knob-type building that is approximately 10' x 10' in size may be permitted in conformance with the site plan attached as Exhibit 1 of the administrative adjustment dated December 29, 2004 and in general conformance with the architectural requirements of General Provision #15.	E. Maximum Number of Buildings: One (1)	E. Maximum Number of Buildings: Two (2)	E. Maximum Number of Buildings: One (1)	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 not greater than 35 feet, except for architectural features such as peaks which shall not exceed 50 feet.	F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet, except for architectural features such as peaks which shall not exceed 50 feet.	F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet, except for architectural features such as peaks which shall not exceed 50 feet.	F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing	G. Setbacks: See Drawing	G. Setbacks: See Drawing	G. Setbacks: See Drawing	G. Setbacks: See Drawing	G. Setbacks: See Drawing
H. Access Points: See Drawing	H. Access Points: See Drawing	H. Access Points: See Drawing	H. Access Points: See Drawing	H. Access Points: See Drawing	H. Access Points: See Drawing

GENERAL PROVISIONS:

- Total Gross Land Area: 3,237,014.30 sq. ft. (or 74.31± acres)
- Total Net Land Area: 2,742,070.74 sq. ft. (or 62.95± acres)
- Parking shall be provided in accordance with Article IV of the Unified Zoning Code, unless otherwise specified in the parcel descriptions.
- 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.
- A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of plotting improvements.
- Guarantees for street improvements shall be determined at the time of plotting.
- Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - Each parcel is permitted at least one free-standing sign per arterial roadway with the following area restrictions:
 - Parcel 1: 200 sq. ft. of signage along Kellogg Drive and 200 sq. ft. along Greenwiche.
 - Parcel 2: 170 sq. ft. of signage along Greenwiche.
 - Parcel 3: 250 sq. ft. of signage along Kellogg Drive.
 - Parcel 4: 250 sq. ft. of signage along Kellogg Drive.
 - Parcel 5: 183 sq. ft. of signage along Kellogg Drive.
 - Parcel 6: 150 sq. ft. of signage along Kellogg Drive.
 - Parcel 7: 150 sq. ft. of signage along Kellogg Drive.
 - Parcel 8: 150 sq. ft. of signage along Kellogg Drive.
 - Parcel 9: 150 sq. ft. of signage along Kellogg Drive (one sign).
 - Parcel 10: 150 sq. ft. of signage along Kellogg Drive (one sign).
 - Parcel 11: 150 sq. ft. of signage along Kellogg Drive (one sign).
 - Parcel 12: 125 sq. ft. of signage along Greenwiche.
 - Parcel 13: 150 sq. ft. of signage along Kellogg Drive.
 - Parcel 14: 0 sq. ft. of signage along Kellogg Drive (shares signage with Parcel 3).
 - Parcel 15: 0 sq. ft. of signage along Kellogg Drive (shares signage with Parcel 3).
 - Parcel 16: 0 sq. ft. of signage along Kellogg Drive (shares signage with Parcel 3).
 - Parcel 17: 0 sq. ft. of signage along Kellogg Drive (shares signage with Parcel 3).
 - There shall be one building sign permitted per parcel along I-35 Kansas Turnpike. There shall be no freestanding signs permitted along I-35 Kansas Turnpike.
 - As the frontage develops along the arterial roadways, signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold. For Parcel 2 only, the sign may be located a minimum of 75 feet from the sign in the centerline of the median of Reserve 4 at 16 feet intersection with Greenwiche Road, said sign being set back a minimum of 35 feet east of the west property line of Parcel 2. (AA 03-14-05). For Parcel 8 and 9, to reduce the spacing of the freestanding sign on Parcel 9 to 115 feet from the existing freestanding sign on Parcel 8. (AA 11-02-05)
- 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 signage shall be allowed to be attached to the masonry screening wall(s).
- Portable and off-site signs are not permitted, including billboards.
- Window display signs are limited to 25% of the window area.
- All freestanding signs shall have a maximum height of 20 feet for Parcels 2 & 6-13 and 30 feet for Parcels 1, 3, 14, 15, 16, & 17 together and 4. The sign permitted for Parcel 5 located along the Kellogg frontage, and has a facing on Kellogg or Kellogg drive, may be allowed additional height up to 20 feet above the elevation of the highest railing or barrier along the traffic deck perpendicular to the sign location, subject to provision of appropriate elevation documentation in conjunction with the application for the sign permit.
- The freestanding signs permitted for Parcels 1, 3, 14, 15, 16, & 17 Code of the City of Wichita, but shall be not greater than 35 feet, except for architectural features such as peaks which shall not exceed 50 feet.
- Access Controls shall be as shown on the final plat.
- All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- All buildings shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - Limited height of light poles to 24 feet, and 45 feet for Parcels 1, 3, 4, 14, 15, 16, & 17 (See Adm. Adj. dated 7-5-01).
- Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be required as follows:
 - Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.
 - Parcels 1, 3, 4, 14, 15, 16, & 17 shall comply with the standard parking lot landscape requirement of the Landscape Ordinance.
 - Parcels 1, 3, 4, 14, 15, 16, & 17 shall install the equivalent number of trees as required by the landscape street yard requirement of the Landscape Ordinance along I-35 Kansas Turnpike.
- A landscape plan shall be prepared by a Kansas Landscape Architect per the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
- 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.
- Either the existing evergreen hedge row or a 6 ft. cedar fence and a landscape buffer shall be provided along the north and west property lines of Parcel 2 where it adjoins property with residential zoning.
- Roofing mechanical equipment shall be screened from ground level view per Unified Zoning Code.
- Loading areas, trash receptacles and outdoor storage areas shall be screened from ground level view with screening walls that are masonry, or are consistent with the building wall materials, or as approved by the Director of Planning and the Zoning Administrator, along I-35 Kansas Turnpike, Kellogg and Greenwiche Road.
- All buildings in Parcels 1, 3, 4, 14, 15, 16, & 17, Parcels 5-11 & 13 and Parcels 2 & 12, as grouped together, shall share uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accents. (See Adm. Adj. dated 5-6-02 regarding the blue roof in Parcel 6).
- 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 building sites shall be provided for each phase of construction prior to the issuance of building permits.
- All parcels shall be permitted the uses of the General Commercial District, with the exception of Parcel 12, which is limited to the uses of the "C" Limited Commercial District. No parcel within this C.U.P. shall allow the use of adult entertainment establishments, group homes, group residential, correctional placement, residences, 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.
- Cross-lot circulation agreements shall be required at the time of plotting to assure internal vehicular movement between parcels within the C.U.P. A site-circulation plan shall be submitted to the Traffic Engineer for approval. Said plan shall provide for an internal drive connecting Reserve A and Reserve B across Parcel 1, with no parking spaces directly accessing said drive.
- Cross circulation access shall be provided at one location from Parcel 2 to Exception A, either along the south or east of Exception A. As long as the same cross circulation access agreement is required of Exception A at the time of zoning for Exception A.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
- 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 and be binding upon present owners, their successors and assigns.
- 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 Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits.
- No development shall occur until such time as municipal water and sewer service are provided to the site.
- The frontage road shall be constructed at the time Kellogg is rebuilt to a freeway or expressway standard, or as approved by the City Engineer.
- Until such time as Kellogg (US HWY 54) is improved to a freeway or expressway standard, this C.U.P. shall be restricted to a maximum gross floor area of 227,200 square feet in an attempt to address traffic generation concerns and to maintain an adequate level of service on surrounding roadways.
- A Site Circulation Plan shall be submitted to the Traffic Engineer for approval. This Plan shall include a smooth flowing internal drive with no parking spaces taking direct access from the drive that connects Reserve "A" with Reserve "B" across Parcel 1.
- The following transportation improvements shall be guaranteed at the time of replatting, or provided as on-site improvements:
 - Kellogg Access/Decal Lane Interim Improvements: Decal lane begins west of Elson and continues to Zelta, and with a possible access lane east of Zelta if required by KDOT. (Guarantee)
 - Kellogg and Elson Interim Improvements: Channelize the center median at Kellogg and provide a raised, channelized median in the drive to eliminate all left turn movements except the eastbound left turn movement to the area north of Kellogg. (Guarantee)
 - Kellogg and Zelta Interim Improvements:
 - Northbound dual-left turn lanes with 200 feet of storage (provide a raised median from Kellogg to Reserve "B" with a single right-turn lane and a combined left-turn/through lane). (Private Improvement)
 - Southbound left/through/right lanes should match those of the northbound segment. (Guarantee)
 - Eastbound single-left turn lane with 100 feet of storage. (Guarantee)
 - Westbound single-left turn lane with 350 feet of storage or dual left lanes with 300 feet of storage if required by KDOT. (Guarantee)
 - Installation of signalization, including provision of green for anchoring the signal of sufficient width for trees at the intersection. (Guarantee)
 - Kellogg & Greenwiche Interim Improvements:
 - Westbound single-left turn lane with 400 feet of storage. (Guarantee)
 - Permanent Improvements to Greenwiche Road and Reserve "A":
 - Permanent improvements as per City standards of Greenwiche Road as a four-lane section from the taper under the bridge at I-35 (RTA) to north of Reserve "A", ending approximately at Orme. (Guarantee)
- Northbound single-right turn decal lane with 100 feet of storage. (Guarantee)
- Southbound single-left turn lane with 300 feet of storage. (Guarantee)
- Westbound single-left turn lane with 150 feet of storage (provide raised center median) and westbound single-right turn lane with 320 feet of storage. (Private Improvement)
- Signalization, when warranted. (Guarantee)
- F. Kellogg Drive Permanent Improvements: Construct Kellogg Drive per City standards when Kellogg is built to freeway standards. (Guarantee)

APPROVED CUP

2-22-01 [Signature]

MAPD Copy T-34

**DP-196
AMENDMENT #2
ONE KELLOGG PLACE
COMMUNITY UNIT PLAN**

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-282-7271 • 316 ELLIS • WICHITA, KANSAS 67211



Wichita-Sedgwick County Metropolitan Area Planning Department

December 5, 2011

AT&T
c/o Randy Heck
7801 Farley Street
Overland Park, KS, 66204

Larry Fugate
208 South Maize Road
Wichita, KS, 67209

Re: CUP2011-45 – City Administrative Adjustment/Administrative Permit to Community Unit Plan DP-196, One Kellogg Place, to permit a temporary 25-foot high wireless communication facility on the GC General Commercial (“GC”) zoned Parcel 9; generally located east of Greenwich Road, on the south side of Kellogg Street/US 54 (Lot 9, Block A, One Kellogg Place 2nd Addition; 11747 E Kellogg Street).

Dear Sir:

We have reviewed your request for an Administrative Adjustment/Administrative Permit to Community Unit Plan DP-196 to permit a temporary 25-foot high wireless communication facility on the GC General Commercial (“GC”) zoned Parcel 9. Your application indicates that a temporary “cellular on wheels” (COW) is needed for AT&T to address ‘...capacity issues with the existing on air sites due to the large amount of traffic these sites carry.’, until ‘an agreement to go on the T-Mobile tower closest to the AT&T store’ is realized. You propose a six month period with a possible request for an additional six months if needed. The existing T-Mobile tower (identified as ‘other carrier’s tower’ on the existing AT&T sites map you provided) appears to be located approximately ¼-mile northeast (north of Kellogg/US 54, on the west side of Zelta Street) from the proposed AT&T COW. Your existing AT&T tower map fails to show, identify and comment on the availability of two other towers in the area; (a) another monopole tower located approximately ½-mile due west of the proposed AT&T COW, and; (b) a lattice tower located approximately ¾-mile west southwest of the proposed AT&T COW, off of Kellogg/US 54 and 127th Street East.

The proposed site is in close proximity to the Hawker-Beechcraft aircraft manufacturing facility and its runways, which places it in an Airport Hazard Zone B. An Airport Hazard Zone is defined as “...an area of land or water where man-made structures, trees or use of land can obstruct the airspace required for the flight of aircraft landing and taking off at any airport, as regulated by Appendix H of Sedgwick County Code and Chapter 28.08 of the Code of the City of Wichita.” Buildings located on land covered by the Zone B designation are limited to 75 feet in height, unless a more detailed review is conducted and an increased height is approved. The proposed temporary AT&T COW is 25 feet tall and thus meets that standard. Your “Determination of No Hazard to Air Navigation for Temporary Structure” letter clears the proposed temporary COW at this location.

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A wireless communication facility up to 120 feet tall, that complies with the compatibility height standards of the Unified Zoning Code (UZC, Art IV, Sec IV-C.5) can be approved by an Administrative Permit in the GC zoning district, with the concurrence of the Director of Planning and the Zoning Administrator, if it conforms to the Location/Design Guidelines in Chapter VI of the Wireless Master Plan and for zoning lots located within the City, that are designated on the "Properties Eligible for an Administrative Permit for a Wireless Communication Facility Map." The temporary AT&T COW complies with the compatibility height standards, is located on a zoning lot within the City that is designated on the "Properties Eligible for an Administrative Permit for a Wireless Communication Facility Map," and is less than 120 feet tall.

The Location/Design Guidelines provides policy guidance regarding the placement of permanent wireless communication facilities, but does not specifically address the placement of temporary facilities such as a COW. We find that the impact of the temporary facility on the surrounding GC zoned properties will be limited due to the short time period (six months) for which the 25-foot high COW will be located on the subject site; therefore, we find that the request conforms to the Location/Design Guidelines of the Wireless Communication Master Plan.

As noted the proposed COW is located in CUP DP-196. An Adjustment to a CUP requires that in no event shall the Planning Director approve an Administrative Adjustment to a PUD, CUP, or P-O that allows any of the following:

- a. More than a five-foot or ten percent increase in building height, whichever is greater. *This does not apply.*
- b. More than a ten percent increase in floor area or building coverage or in residential unit density when calculated on a total, aggregate project basis. *This does not apply*
- c. A change in use to a use that is more "intensive" (as defined by Section II-B.6. of the UZC) than a use approved as part of the PUD, CUP, or P-O. *Permanent wireless communication facilities are listed as permitted in all zoning districts, if they meet the standards of the UZC and the Wireless Master Plan. Because the proposed AT&T COW is temporary and qualifies as being eligible for an Administrative Permit (as already noted), we find it's use is no more intensive than what is permitted on Parcel 9 of CUP DP-196; All uses permitted in the GC zoning district, with the exception being adult entertainment, group homes, group residences, correctional placement, private clubs, taverns and drinking establishments.*

General Provision #14 of DP-196 states that "Loading areas, trash receptacles and outdoor storage areas shall be screened from ground level view with screening walls that are masonry or are consistent with building wall materials as approved by the Director of Planning and the Zoning Administrator, along I-35, Kansas Turnpike, Kellogg and Greenwich Road." To meet the intent of the CUP's screening requirement the proposed temporary COW will have a 6-8 foot tall temporary wooden screening fence enclosing it.

Our signatures below indicate that an Administrative Permit for a temporary 25-foot high wireless communication facility on the aforementioned property is hereby GRANTED, subject to the following conditions:

- (1) The temporary wireless communication facility approved for placement on the site is a 25-foot high cellular on wheels, which shall be removed from the site six-months after the dated signatures on this letter. The applicant may apply for a six-month extension upon the end of the permitted six-months.
- (2) The applicant shall obtain all permits necessary to construct the wireless communication facility.
- (3) All requirements of Section III.D.6.g. of the Unified Zoning Code shall be met.
- (4) The site and the temporary wireless communication facility shall be developed in general conformance with the approved site plans and elevation drawings. All improvements shall be completed before the facility becomes operational, including a 6-8 foot tall wooden fence around the site. The temporary wireless communication facility site shall not obstruct vehicular or pedestrian traffic within, into and out of the site. The site shall not bring the parking required for Parcel 9 below the standards of the UZC. No signage will be permitted on the temporary COW

or its temporary wooden screening fence. No lighting will be permitted on the temporary COW, except what is required by the FAA or security, which will be reviewed by the Zoning Administrator at the time of obtaining a building permit.

- (5) The site and the temporary wireless communication facility shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- (6) If the City Zoning Administrator finds that there is a violation of any of the conditions of the Administrative Permit, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Administrative Permit is null and void.

The zoning adjustment sign may now be removed from the property. We will make a notation of the adjustment on the CUP drawing.



John Schlegel
Planning Director



Kurt Schroder
City of Wichita Superintendent of Central Inspection
(Zoning Administrator)

Attachments

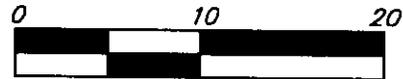
cc: Black & Veatch, c/o Laurie Hatfield, 10950 Grandview Drive, Overland Park, KS, 65210
Paul Hays, Office of Central Inspection, e-mail
J.R. Cox, Office of Central Inspection, e-mail

SITE PLAN

Jan 13, 2012 *Bill Koehne*

APPROVED

CUP2011-45



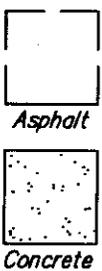
ATT Ped \square ATT Ped = A.T.&T. Telephone Pedestal
 * = Bush Row
 LP \circ LP = Light Pole

January 13, 2012

LEGAL DESCRIPTION:

A portion of Lot 9, and the east 0.25 feet of Lot 10, Block A, One Kellogg Place 2nd Addition, Wichita, Sedgwick County, Kansas, described as commencing at the southwest corner of said Lot 9; thence $N00^{\circ}47'11''W$, along the west line of said Lot 9, 59.50 feet, to the point of beginning; thence $S89^{\circ}12'49''W$, parallel with the south line of said Lots 9 and 10, 0.25 feet; thence $N00^{\circ}47'11''W$, parallel with east line of said Lot 10, 27.00 feet; thence $N89^{\circ}12'49''E$, parallel with the south line of said Lots 9 and 10, 22.50 feet; thence $S00^{\circ}47'11''E$, parallel with the west line of said Lot 9, 27.00 feet; thence $S89^{\circ}12'49''W$, 22.25 feet to the point of beginning.

Subject property contains 607.5 square feet.



10' UTILITY EASEMENT

SW. Cor., Lot 9
 Block A
 Point of
 Commencement

10' UTILITY EASEMENT

$S89^{\circ}12'49''W(P)$



Wichita-Sedgwick County Metropolitan Area Planning Department

September 27, 2012

AT&T Mobility
1307 Manchester Road
St. Louis MO, 63131

Larry Fugate
208 South Maize Road
Wichita, KS, 67209

Re: CUP2012-25 – City Administrative Adjustment/Administrative Permit for a 6-month extension for a temporary 25-foot high wireless communication facility (CUP2011-00045) on the GC General Commercial (“GC”) zoned Parcel 9 of Community Unit Plan DP-196, One Kellogg Place; generally located east of Greenwich Road, on the south side of Kellogg Street/US 54 (Lot 9, Block A, One Kellogg Place 2nd Addition; 11747 E Kellogg Street).

Dear Sir:

We have reviewed your request for an Administrative Adjustment/Administrative Permit for a 6-month extension for a temporary 25-foot high wireless communication facility (CUP2011-00045) on the GC General Commercial (“GC”) zoned Parcel 9 of Community Unit Plan DP-196.

Your application for CUP2011-00045 indicated that a temporary “cellular on wheels” (COW) is needed for AT&T to address ‘...capacity issues with the existing on air sites due to the large amount of traffic these sites carry.’, until ‘an agreement to go on the T-Mobile tower closest to the AT&T store’ is realized. You proposed a six month period with a possible request for an additional six months if needed. CUP2011-00045 was approved December 5, 2011 with the following cognitions:

- (1) The temporary wireless communication facility approved for placement on the site is a 25-foot high cellular on wheels, which shall be removed from the site six-months after the dated signatures on this letter. **The applicant may apply for a six-month extension upon the end of the permitted six-months.**
- (2) The applicant shall obtain all permits necessary to construct the wireless communication facility.
- (3) All requirements of Section III.D.6.g. of the Unified Zoning Code shall be met.
- (4) The site and the temporary wireless communication facility shall be developed in general conformance with the approved site plans and elevation drawings. All improvements shall be completed before the facility becomes operational, including a 6-8 foot tall wooden fence around the site. The temporary wireless communication facility site shall not obstruct vehicular or pedestrian traffic within, into and out of the site. The site shall not bring the parking required for

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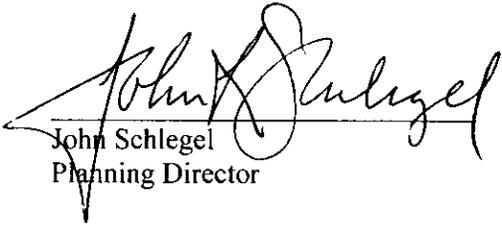
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Parcel 9 below the standards of the UZC. No signage will be permitted on the temporary COW or its temporary wooden screening fence. No lighting will be permitted on the temporary COW, except what is required by the FAA or security, which will be reviewed by the Zoning Administrator at the time of obtaining a building permit.

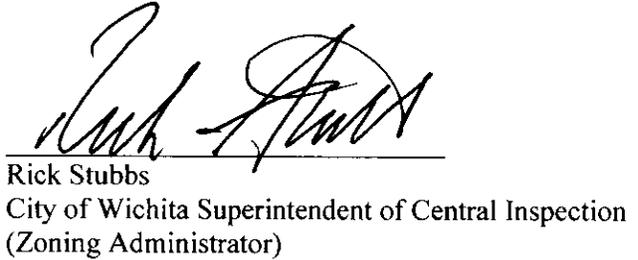
- (5) The site and the temporary wireless communication facility shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- (6) If the City Zoning Administrator finds that there is a violation of any of the conditions of the Administrative Permit, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Administrative Permit is null and void.

Your request for a six-month extension for a temporary 25-foot high wireless communication facility (CUP2011-00045) on the GC General Commercial ("GC") zoned Parcel 9 of Community Unit Plan DP-196 is granted. The above described facility shall remain on the site until March 27, 2013. The zoning adjustment sign may now be removed from the property. We will make a notation of the adjustment on the CUP drawing.



John Schlegel
Planning Director

Attachments



Rick Stubbs
City of Wichita Superintendent of Central Inspection
(Zoning Administrator)

cc: Black & Veatch, c/o Felicia Sauls, 10950 Grandview Drive, Overland Park, KS, 66210
Paul Hays, Office of Central Inspection, e-mail
J.R. Cox, Office of Central Inspection, e-mail

CONSULTANTS:
CIVIL ENGINEER
 VAN SICKLE ALLEN AND ASSOC
 2955 XENIUM LN N, SUITE 10
 PLYMOUTH, MN 55441
 763-577-9118
 THOMAS MADIGAN
STRUCTURAL ENGINEER
 VAN SICKLE ALLEN AND ASSOC
 2955 XENIUM LN N, SUITE 10
 PLYMOUTH, MN 55441
 763-577-9105
 KEITH JACOBSON
LANDSCAPE ARCHITECT
 RICHARD G. WIEBE
 7589 ANAGRAM DRIVE
 EDEN PRAIRIE, MN 55344
 952-937-5150
 RICHARD G. WIEBE
SIGNAGE DESIGN
 SIGMA DESIGN
 316 SECURITY BUILDING
 2395 WEST UNIVERSITY AVENUE
 ST. PAUL, MN 55114
 FRANK HICKEY 651-209-6254

SCALE:



slumberland

WICHITA
 ONE KELLOGG PLACE
 SLUMBERLAND
 11777 E KELLOGG
 WICHITA, KS 67207

SHEET TITLE:

LANDSCAPE PLAN

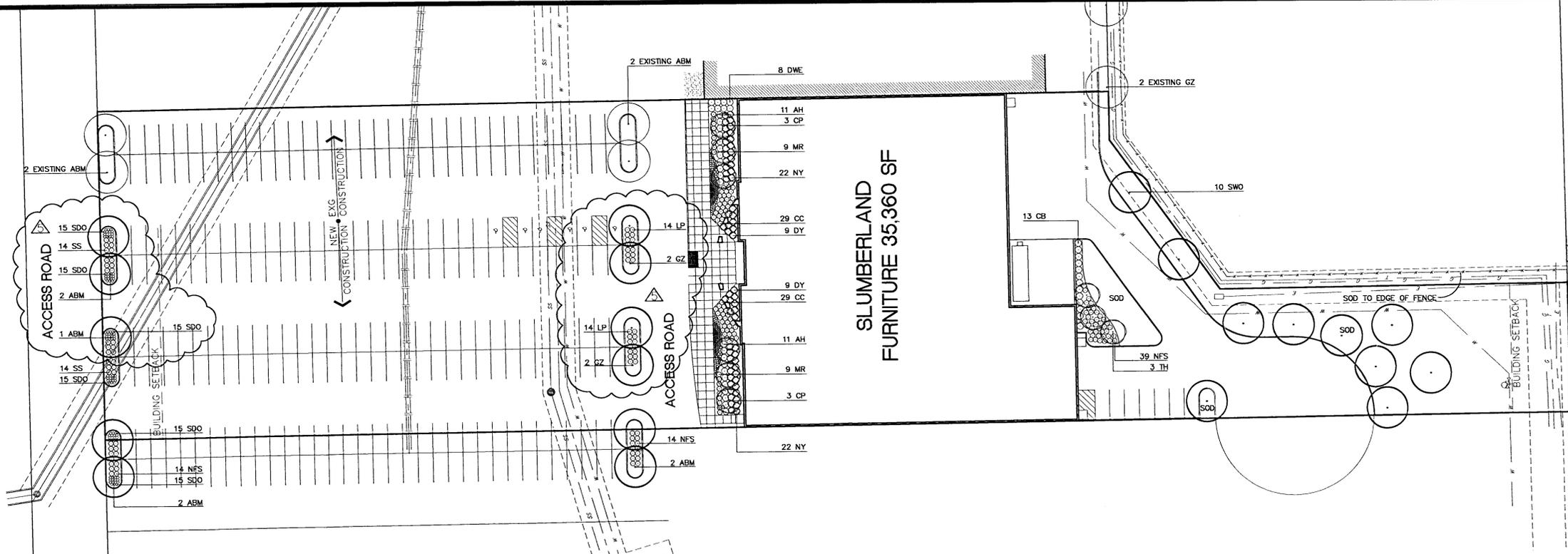
REVISIONS:

NO.	DATE:	BY:
1	05-07-04	no rev this sheet
2	06-10-04	city
3	06-30-04	no rev this sheet
4	08-09-04	no rev this sheet
5	08-20-04	city

PROJECT NO: 0309-18
 DRAWING DATE: 08/20/04
 DRAWN BY: CEF

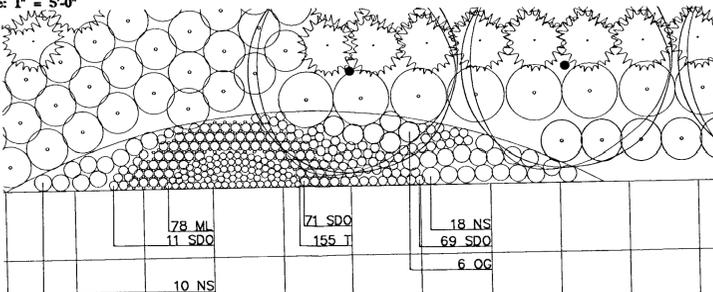
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SHEET OF
 FILE:



Perennial Detail

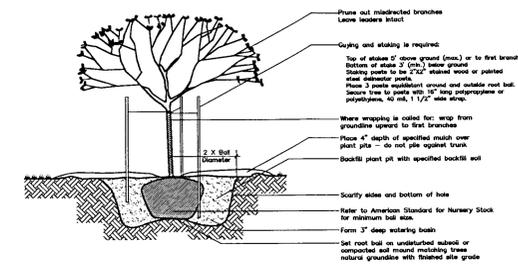
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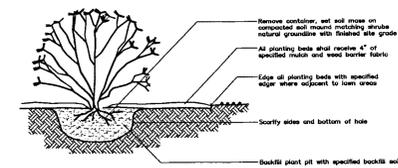
Planting Notes

Contractor shall be required to provide notice to Kansas One Call at 687-2470 a minimum of two (2) working days prior to any excavation adjacent to utilities.
 Contractor shall provide one year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's or Owner's written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.
 All plants to be specimen grade, Kansas-grown and/or hardy. Specimen grade shall adhere to, but is not limited by, the following standards:
 All plants shall be free from disease, pests, wounds, scars, etc.
 All plants shall be free from noticeable gaps, holes, or deformities.
 All plants shall be free from broken or dead branches.
 All plants shall have heavy, healthy branching and leafing.
 Coniferous trees shall have an established main leader and a height to width ratio of no less than 5:3.
 Plants to meet American Standard for Nursery Stock (ANSI 60.1-1990) requirements for size and type specified.
 Plants to be installed as per standard ANSI planting practices.
 Use minimum 12" loam planting soil on trees and 6" on shrubs (sides and bottom of hole).
 Backfill soil to existing top soil from site free of roots, rocks larger than one inch, subsoil debris, and large weeds.
 Contractor shall verify locations with all utilities prior to installation of plants. Contractor shall be required to provide notice to Kansas One Call at 687-2470 a minimum of two (2) working days prior to any excavation or work adjacent to utilities.
 Staking of trees required for one full year.
 Open top of burlap on BB materials; remove pot on potted plants; split and break apart peat pots.
 Prune plants as necessary - per standard nursery practice and to correct poor branching.
 Plants shall be immediately planted upon arrival at site. Property heel-in materials if necessary; temporary only.
 All disturbed areas to be sodded; sod to be standard Kansas grown Premium Fescue mix. All sod areas shall be prepared with 4" of topsoil and raked to remove debris and ensure drainage. Slopes of 3:1 or greater shall be staked.
 Three inches of shredded cypress mulch shall be used around all trees within turf areas and in all planting beds.
 All shrub planting beds (within sodded areas) shall have weed barrier fabric, 3" of shredded cypress mulch and metal edging. The edging shall be placed with smooth curves and at least 3' from the centers of evergreen trees. Utilize curbs and sidewalks for edging where possible.
 All perennial beds and ornamental grass beds shall have weed barrier fabric, 2" of shredded cypress mulch and metal edging. The edging shall be placed with smooth curves. Utilize curbs and sidewalks for edging where possible.
 Shredded cypress mulch 4" deep shall be provided in all planting beds adjacent to sidewalks and driveways.
 Contractor shall contact the appropriate agencies to verify all locations of underground utilities.
 Actual location of plant material is subject to field and site conditions.
 No planting will be installed until all grading and construction has been completed in the immediate area.
 Contractor shall provide necessary watering of plant materials until the plant is fully established or irrigation system is operational. Owner will not provide water for Contractor.
 Provide irrigation to all planted areas on site. Irrigation will be design/build by Landscape Contractor. All information about installation and scheduling can be obtained from General Contractor.
 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.
 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 minimum 20" below finish grade. Verify final depth with Paving Contractor for adequate coverage.
 Repair, replace, or provide sod/seed as required for any roadway boulevard areas adjacent to the site disturbed during construction.
 Repair all damage to property from planting operations at no cost to owner.
 No plant material substitutions will be accepted unless approval is requested of the Architect/Owner by the Landscape Contractor prior to submission of the bid and/or quotation.
 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.

Tree Detail

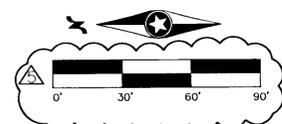


Shrub Detail



DR. 196 PARCEL 14
LANDSCAPE PLAN

APPROVED 08/20/04 BY [Signature]
 MAPD Copy 1 of 2



COLOR: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
 PEN: 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95
 PLOTTING GUIDE: 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%

Plant List

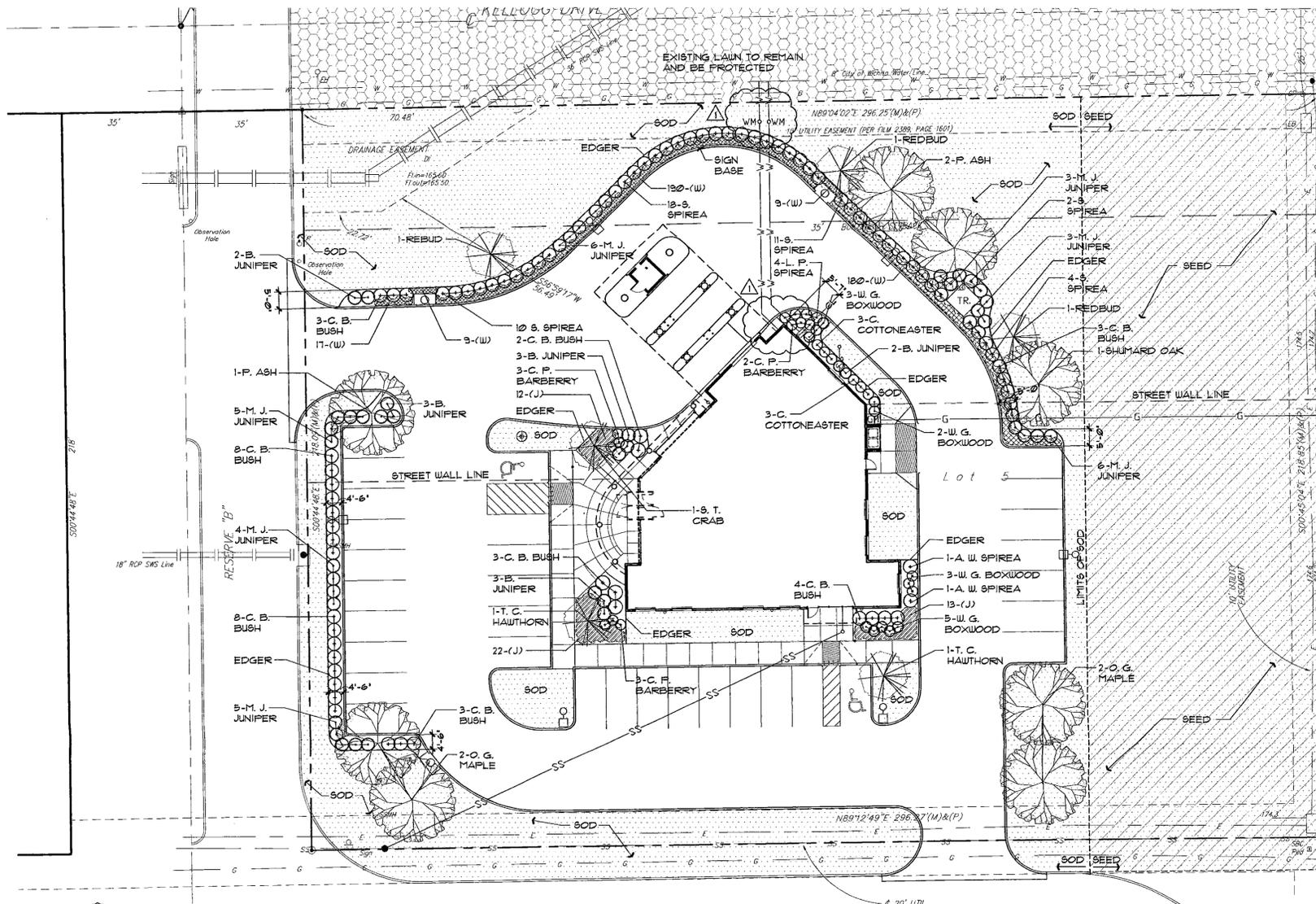
SYMBOLS	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING
SWO	10	Swamp White Oak / <i>Quercus bicolor</i>	2.5" BB	Space As Shown
GZ	4	Green Vase Zelkova / <i>Zelkova serrata</i> 'Green Vase'	2.5" BB	Space As Shown
ABM	7	Autumn Blaze Maple / <i>Acer rubrum</i> x <i>freemanii</i> 'Autumn Blaze'	2.5" BB	Space As Shown
TH	3	Thornless Cockspur Hawthorn / <i>Crataegus crus-galli</i> var. <i>inermis</i>	2" BB Gump Form	Space As Shown
CP	6	Capital Pear / <i>Pyrus calleryana</i> 'Capital'	2" BB	Space As Shown
AH	22	All Summer Beauty Bigleaf Hydrangea / <i>Hydrangea macrophylla</i> 'All Summer Beauty'	5 Gal. Pot	Space 4' O.C.
CC	58	Cranberry Cotoneaster / <i>Cotoneaster opiculatus</i>	5 Gal. Pot	Space 4' O.C.
DY	18	Dense Spreading Yew / <i>Taxus x media</i> 'Densiformis'	5 Gal. Pot	Space 4' O.C.
NY	44	Nigra Yew / <i>Taxus x media</i> 'Nigra'	5 Gal. Pot	Space 4' O.C.
CB	13	Bright Red Chokeberry / <i>Aronia arbutifolia</i> 'Brilliantissima'	5 Gal. Pot	Space 4' O.C.
DWE	8	Dwarf Winged Euonymus / <i>Euonymus alatus</i> 'Compactus'	5 Gal. Pot	Space 3' O.C.
SS	28	Snowmound Spirea / <i>Spiraea japonica</i> 'Snowmound'	3 Gal. Pot	Space 3' O.C.
NFS	87	Neon Flash Spirea / <i>Spiraea japonica</i> 'Neon Flash'	3 Gal. Pot	Space 3' O.C.
MR	18	My Hero Shrub Rosea / <i>Rosa</i> 'My Hero'	3 Gal. Pot	Space 3' O.C.
LP	28	Low Boy Pyracantha / <i>Pyracantha coccinea</i> 'Low Boy'	3 Gal. Pot	Space 3' O.C.
NS	56	Neon Sedum / <i>Sedum spectabile</i> 'Neon'	QT. Pot	Space 15" O.C.
SDO	392	Stella de Oro Daylily / <i>Hemerocallis</i> 'Stella de Oro'	QT. Pot	Space 8" O.C.
T	310	Red Tulipa / <i>Tulipa</i> 'Darwin Holland's Glory'	QT. Pot	Space 4" O.C.
ME	156	Majestic Linum / <i>Linum muscat</i> 'Majestic'	QT. Pot	Space 6" O.C.
OG	12	Oriental Fountain Grass / <i>Pennisetum alopecuroides</i> orientale	QT. Pot	Space 18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

Landscape Ordinance Calculations

PARKING LOT TREES REQUIRED: 208 SPACES PROVIDED
 1 SHADE TREE/20 PARKING SPACES REQUIRED
 208 SPACES / 20 = 10.4 TREES REQUIRED

PARKING LOT TREES SHOWN: 11 SHADE TREES
 BUFFER: NOT REQUIRED; NO NEARBY RESIDENTIAL



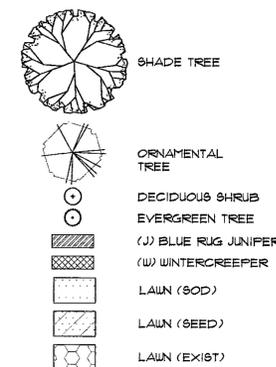
PLANTING PLAN

1" = 20'-0"

PLANT MATERIAL SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
TREES				
OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2 - 2 1/2"	B 4 B	
SHUMARD OAK	QUERCUS SHUMARDII	2 - 2 1/2"	B 4 B	
PATMORE ASH	FRAXINUS PENNSYLVANICA 'PATMORE'	2 - 2 1/2"	B 4 B	
ORNAMENTAL TREE				
EASTERN REDBUD	CERCIS CANADENSIS	1 1/2 - 2'	B 4 B	
SARGENT TINA CRABAPPLE	MALUS SARGENTII 'TINA'	1 1/2 - 2'	B 4 B	
THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUGGALLI INERMIS	1 1/2 - 2'	B 4 B	
DECIDUOUS SHRUBS				
CRIMSON FYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	3 GAL.	CONT.	
COMPACT BURNING BUSH	EUONYMUS ALATUS COMPACTA	3 GAL.	CONT.	
LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	3 GAL.	CONT.	
SNOWMOUND SPIREA	SPIREA NIPPONICA 'SNOWMOUND'	3 GAL.	CONT.	
ANTHONY WATERER SPIREA	SPIREA X BUMALDA 'ANTHONY WATERER'	3 GAL.	CONT.	
CRANBERRY COTTONEASTER	COTTONEASTER APICULATA	3 GAL.	CONT.	
EVERGREEN SHRUBS				
MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MINT JULEP'	5 GAL.	CONT.	
BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	3 GAL.	CONT.	
WINTER GEM BOXWOOD	BUXUS MICROPHYLLA 'KOREANA'	3 GAL.	CONT.	
GROUND COVERS				
(J) BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	1 GAL.	CONT.	36" O.C.
(W) WINTERCREEPER EUONYMUS	EUONYMUS FORTUNEI VAR. COLORATUS	4" POT	CONT.	15" O.C.
PERENNIAL				
(D) DAYLILY	HEMEROCALLIS 'STELLA DE ORO'	1 GAL.	CONT.	18" O.C.
LAWN				
FESCUE				SEED
FESCUE				SOD

LEGEND



GENERAL PLANTING NOTES

- 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.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE 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.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. VERIFY EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL ONE-CALL CENTER. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
- SEED FOR LAWN AREAS TO BE TOP QUALITY FINE BLADE FESCUE BLEND LOCALLY GROWN.
- 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.
- FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
- 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").
- ALL LANDSCAPE EDGING IS TO BE A COMMERCIAL GRADE STEEL EDGING (COLOR GREEN). INSTALL EDGING WITH STAKES AND AT ELEVATION SPECIFIED BY MANUFACTURER.
- INSTALL SHREDDED HARDWOOD MULCH. PLACE 3'-4" OF MULCH IN ALL PLANT BEDS AND TREE SAUCERS.
- 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.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM.

LEGAL DESCRIPTION

LOT 5, ONE KELLOGG PLACE 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

LANDSCAPE ORDINANCE CALCULATIONS

LANDSCAPE STREET YARD

296.25 (TOTAL LINEAL FEET OF STREET YARD FRONTAGE)
 X 10.5 (F. FACTOR)
 = 3112.875 TOTAL S.F. OF LANDSCAPE STREETYARD REQ'D.
 + 500 (1 TREE PER 500 SF.)
 5.9 OR 8AY 2 TREES REQ'D.

2 TREES PROVIDED (4 SHADE + 4 ORNAMENTAL)

18064.00 SF. OF LANDSCAPE STREETYARD PROVIDED

SIDE AND REAR YARD BUFFERS

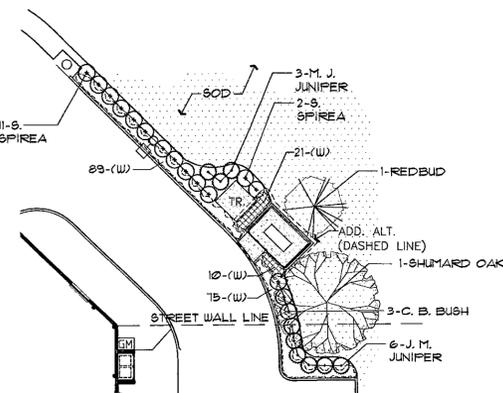
NO BUFFERS REQUIRED

PARKING LOT SCREENING AND LANDSCAPING

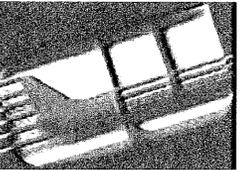
PARKING LOT IS SCREENED W/ SHRUBS

PARKING LOT TREES

32 PARKING STALLS
 + 20 (ONE TREE PER 20 STALLS)
 = 52 OR 8AY 2 TREES REQ'D. (1/2 MUST BE INTERIOR)
 (ONE-HALF OF THE STREET YARD TREES MAY BE USED TO FULFILL PARKING LOT TREE REQUIREMENT)



ADD ALT. LANDSCAPE PLAN



Wilson Darnell Mann P.A.
 105 N. Washington Wichita, Kansas 67202
 ph 316.262.4700 fx 316.262.0002
 www.wdmdesign.com

**Boeing Wichita
 Credit Union**
 East Kellogg
 Wichita, Kansas

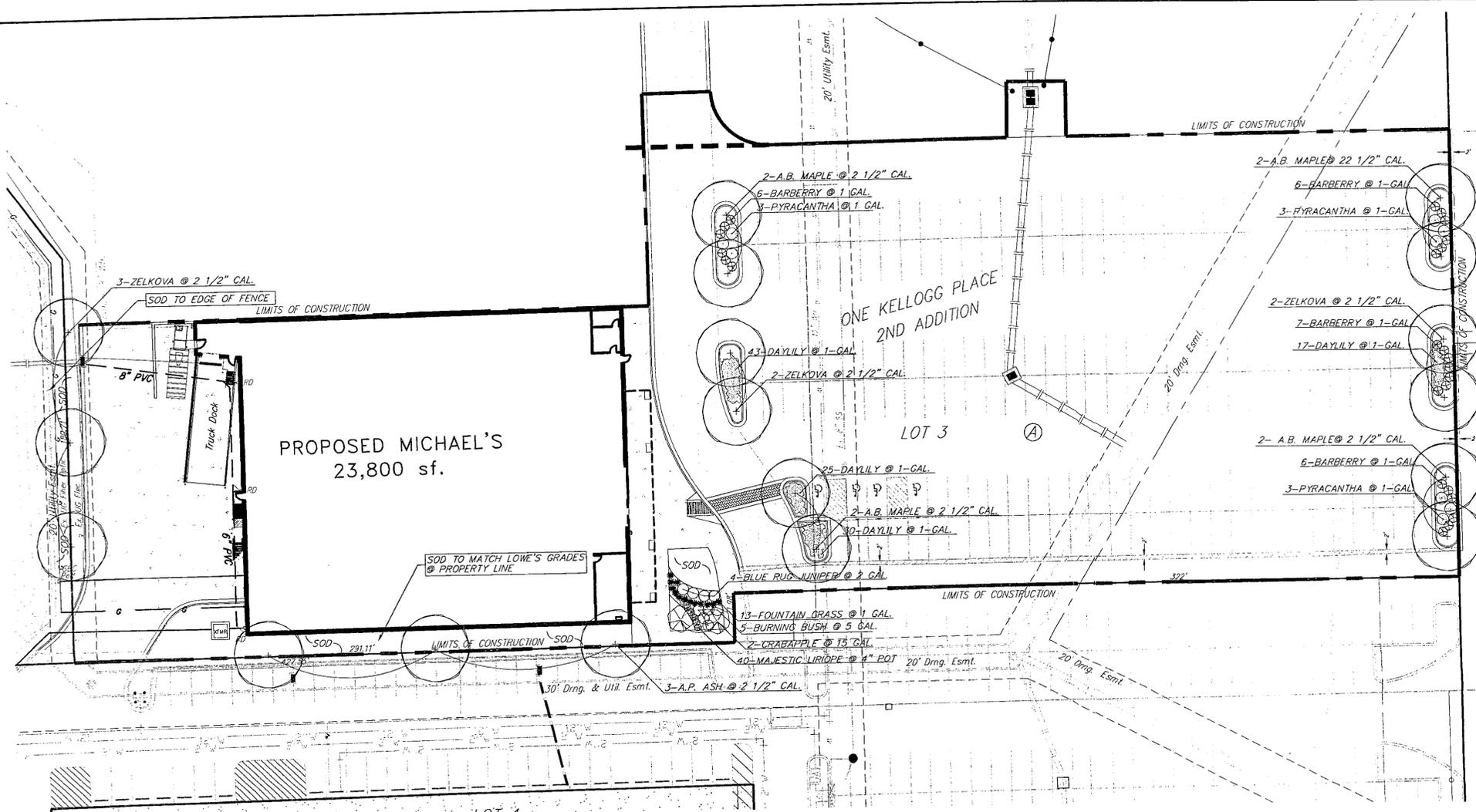
DC-196 PARCELS
LANDSCAPE PLAN

APPROVED 06/24/04 BY D.M.
 M.A.P.D. Copy 1 of 2

PRINTS ISSUED
 February 26, 2004 Design Development
 May 3, 2004 For Bid
 June 11, 2004 Plan Review Comments

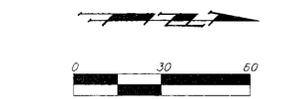
WDM No. 04011 draw: TA
 checked: BH
 PLANTING PLAN

SA3.1



LANDSCAPE NOTES:

- Contractor shall be required to provide notice to Kansas One Call at 687-2470 a minimum of two (2) working days prior to any excavation or work adjacent to utilities.
- The Contractor must notify the following in case of an emergency:
 - Kansas Gas Service (Gas).....1-888-482-4950
 - Aquila Energy (Gas).....1-800-303-0357
 - Westar Energy (Electric).....383-8650
 - Cox Communications (Cablevision).....262-4270
 - Southwestern Bell (Telephone).....268-2245 or 1-800-266-8313
 - City of Wichita Water Dept. (Water).....268-4563 or 268-4908
 - City of Wichita Sewer Maint. (San. Sewer).....268-4024 or 262-6000
 - City of Wichita Storm Sewer Maint. (Storm Sewer).....268-4090
 - City of Wich Traffic Maint. (Trat. Control).....268-4034 or 268-4203
 - Conoco Pipeline Co. (Petroleum).....1-800-231-2551
 - Williams Pipeline Co. (Petroleum).....529-6600 or 1-800-324-9696
 - Phillips Pipeline Co. (Petroleum).....1-800-766-8230
- Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Sod" or "Seed" shall be installed and fertilized as follows:
 - SOD--Kansas Premium Fescue Sod
 - SEED--Kansas Premium Fescue Seed
 - FERTILIZER--16-20-6 ratio 4#/1000 sq. ft.
- 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 Treflan (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 shredded cypress 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.
- Topsail hauled onto site shall be fertile, friable, natural loam topsail, 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.
- Topsail shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- The Landscape Contractor is to be responsible for all permits required and is to state that all work is performed in accordance with State and Local codes.
- 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.
- General Contractor to supply all topsail to site. Landscape contractor to supply necessary topsail for seeding disturbed areas and 4" depth for finish grade in all planting beds.
- General Contractor to coordinate with appropriate Local City Official to Remove/transplant exist trees.
- 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.



BENCHMARK

"□" Cut in W curb of SW most Landscape Island in Lowe's (Lot 4) parking lot. Approx. 35'N of Jog in W Lot Line and 13'E of W Lot Line. Elev. = 171.16 City Datum

LEGAL DESCRIPTION

One Kellogg Place 2nd Addition, Lot 3, Block A.

SITE INFORMATION

Total Area: ±110,790.00sq. ft. (2.54 acres)
 Impervious Area: ±108,980.00 sq. ft. (2.50 acres)
 Building Area: 23,800 sq. ft.
 Parking Required: 1 per 250 sq.ft.=96 spaces
 4 Accessible Spaces Required including 1 Van Accessible
 Parking Provided: 191 Spaces, plus 4 Accessible Stalls (including 1 Van Accessible)

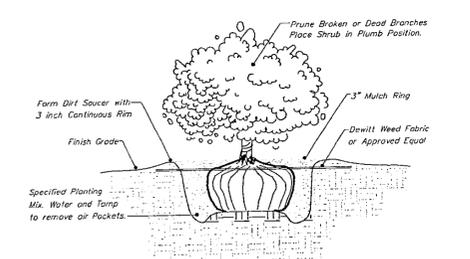
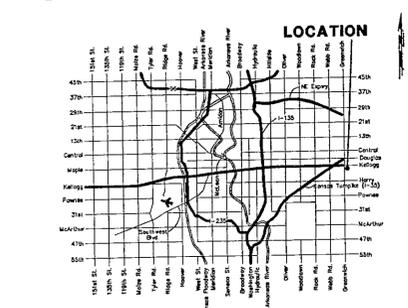
IRRIGATION NOTES:

- 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 products or approved equal, which will illustrate type of head, head coverage, valve 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 exist 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 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. 20" 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 city water with GC prior to installation of system. Irrigation Contractor shall verify static pressure and volume of well water supply prior to installation of system.
- Locate Irrigation Controller per Owner/G.C request.
- Irrigation water is to be supplied as shown.

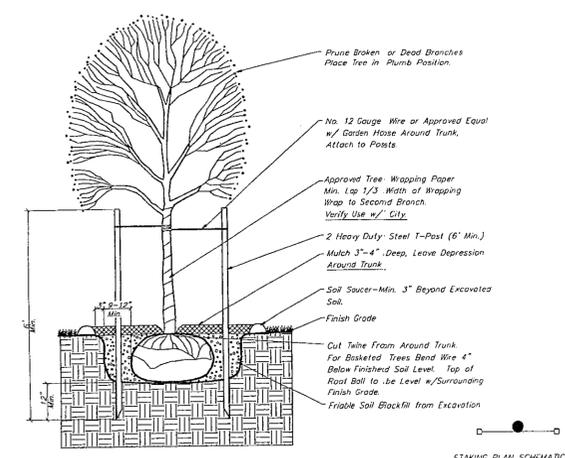
PLANT SCHEDULE:

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
Trees					
8	<i>Acer rubrum x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	2 1/2" Cal.	B&B	Single Stem Only
3	<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple Ash	2 1/2" Cal.	B & B	Single Stem Only
2	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	15 Gal.	Cont.	Single Stem Only
7	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	2 1/2" Cal.	B & B	Single Stem Only
Shrubs					
25	<i>Berberis thunbergii</i> var. <i>atropurpurea</i> 'Rose Glow'	Royal Burgundy Borberry	5-Gal.	Cont.	Full & Healthy
5	<i>Euonymus alatus</i> 'Compactus'	Compact Burning Bush	5-Gal.	Cont.	Full & Healthy
4	<i>Juniperus horizontalis</i> 'Wiltonii'	Blue Rug Juniper	5-Gal.	Cont.	Full & Healthy
9	<i>Pyracantha coccinea</i> 'Lowboy'	Lowboy Pyracantha	5-Gal.	Cont.	Full & Healthy
Grasses + Ground Covers					
115	<i>Hemerocallis</i> sp.	Daylily	1-Gal.	Cont.	Triangular Spacing
40	<i>Liriope muscari</i> 'Majestic'	Majestic Liriope	4" Pot	Cont.	Full & Healthy
13	<i>Pennisetum alopecuroides</i> orientale	Oriental Fountain Grass	1-Gal.	Cont.	Full & Healthy

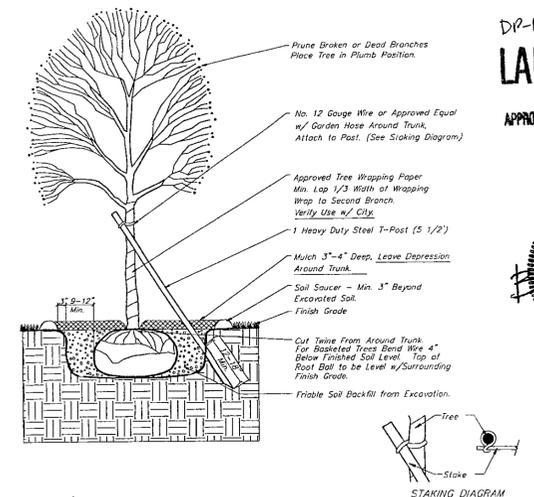
VICINITY MAP



SHRUB PLANTING DETAIL
 5 Gallon and Smaller No Scale



TREE PLANTING & STAKING DETAIL
 No Scale
 Deciduous Trees Larger than 2" Cal.
 Evergreen Trees Larger than 6' Height



TREE PLANTING & STAKING DETAIL
 No Scale
 Deciduous Trees 2" Cal. and Smaller
 Evergreen Trees 6' Height and Smaller

D17-196 PORTION OF PARCEL 3
LANDSCAPE PLAN
 APPROVED 10/16/03 BY DA
 MAPD Copy 2 of 2



LANDSCAPE ORDINANCE CALCULATIONS

Parking Lot Trees Required:	195 Spaces Provided	1 Shade Tree / 20 Parking Spaces Required
Parking Lot Trees Shown:	195 spaces / 20 = 9.75 = 10 Trees Required	12 Shade Trees
Buffer:	Not required; no nearby residential.	

MICHAEL'S LANDSCAPE PLAN
 ONE KELLOGG PLACE

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

PROJECT NUMBER: _____ SHEET: **6** OF **6**

DESIGN: BLP DRAWN: DC APPROVED: _____ DATE: July, 2003 SCALE: 1"=30'

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
4	<i>Acer saccharum</i> 'Legacy'	Legacy Sugar Maple	2.5" cal.	B&B	Single Stem Only
2	<i>Acer truncatum</i> 'Pacific Sunset'	Shantung Pacific Sunset Maple	2" cal.	B&B	Single Stem Only
1	<i>Cercis reniformis</i> 'Okahoma'	Okahoma Redbud	2" cal.	B&B	Single Stem Only
24	<i>Berberis thunbergii</i> 'Rose Glow'	Rose Glow Barberry	5 Gal.	Cont.	Full & Healthy
18	<i>Euonymus patens</i> 'Pauli'	Pauli Euonymous	5 Gal.	Cont.	Full & Healthy
14	<i>Juniperus chinensis pfitzeriana compacta</i>	Pfitzer Compact Juniper	5 Gal.	Cont.	Full & Healthy
27	<i>Corynephoris x claudensis</i> 'Blue Mist'	Blue Mist Shrub	5 Gal.	Cont.	Full & Healthy
25	<i>Cornus sericea</i> 'Kelsey'	Kelsey Dwarf Dogwood	5 Gal.	Cont.	Full & Healthy
16	<i>Juniperus horizontalis</i> 'Turquoise Spreader'	Turquoise Spreader	5 Gal.	Cont.	Full & Healthy
9	<i>Rhus aromatica</i>	Fragrant Sumac	5 Gal.	Cont.	Full & Healthy
42	<i>Hemerocallis</i> 'Bonanza'	Bonanza Daylily	1 Gal.	Cont.	24" O.C.
35	<i>Hemerocallis</i> 'Stela d' Oro'	Stela d' Oro Daylily	1 Gal.	Cont.	24" O.C.

LANDSCAPE ORDINANCE CALCULATIONS

Streetyard requirement: 150.00' (Total str. Front.) x 10 (Sq. Footage Factor)
 Streetyard Required = 1,500 Sq. Ft.
 Streetyard shown: = 2,581.10 sq.ft.
 Streetyard Trees Required: 1,500 / 500 = 3 Shade Trees
 Streetyard Trees shown: 2 Shade, 3 Orn. = 3.5 Total
 Parking Lot Trees Required: 2 Shade
 Parking Lot Trees Shown: 2 Shade

BENCHMARK

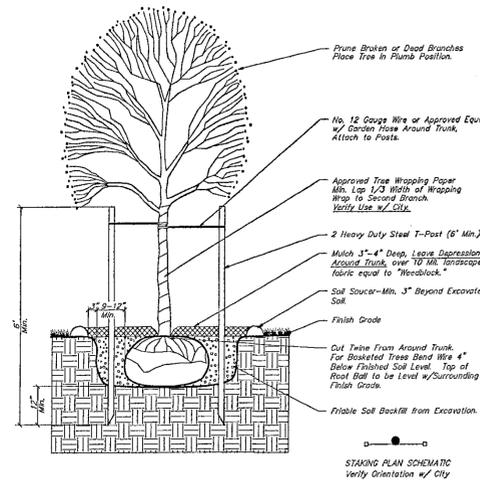
See Drawing.

LEGAL DESCRIPTION

Lot 7 EXCEPT that part described as beginning at the northwest corner of said Lot 7; thence N89°12'49"E, along the north line of said Lot 7, 154.98 feet; thence S00°44'48"E, parallel with the east line of Lot 6, Block A, of said One Kellogg Place 2nd Addition, 218 feet to a point on the south line of said Lot 7; thence S89°12'49"W, 154.83 feet to the southwest corner of said Lot 7; thence N00°47'11"W, along the west line of said Lot 7, 218 feet to the Point of Beginning; together with Lot 6, EXCEPT the east 200 feet thereof, all in Block A, One Kellogg Place 2nd Addition, Wichita, Sedgwick County, Kansas.

SITE INFORMATION

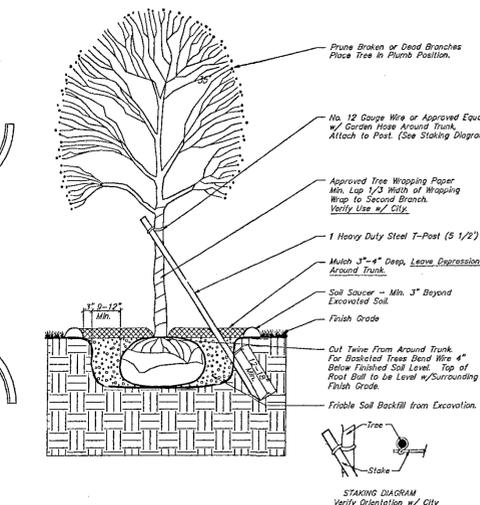
- Total Site Area: 32,700.00 SQ. FT. (0.75 ACRES)
- Total Impervious Area: 25,530 Sq. Ft. (0.58 Acres)
- Total Building Area: 2,385.60 Sq. Ft.



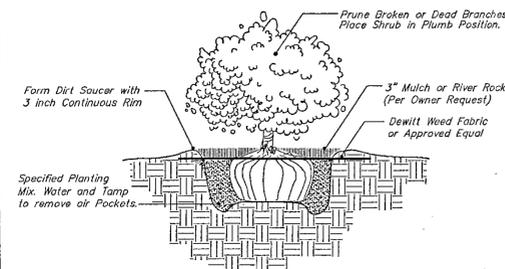
TREE PLANTING AND STAKING DETAIL
 Deciduous Trees Larger than 2" Cal. No Scale

LANDSCAPE NOTES:

- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "SOD" shall be sodded and fertilized as follows:
 SEED--
 Kansas Premium Fescue Sod
 FERTILIZER--
 16-20-6 ratio 4#/1000 sq. ft.
- 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 Treflan (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 retotilled to a depth of 10-12".
- Mulch all planting beds with 3" of mulch using 1/4"-1/2" Pea Gravel. Over 10 MIL Landscape fabric equal to 'Weedblock'. Mulch all tree saucer wells with shredded Cypress mulch of uniform consistency.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be from Pro-Steel Company, using 10 gauge thickness, commercial grade, or approved equal.
- 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 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 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 is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
- The landscape contractor is responsible to coordinate with the C.C. to install the plants and maintain the grounds, until final acceptance from the owner.
- The landscape contractor shall submit bid with unit prices for all plants, which include 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.
- General Contractor to supply all topsoil to site. Landscape contractor to supply necessary topsoil for planting areas. A 4" depth of topsoil to finish grade in all planting beds.
- Fall planting season shall be September 1 thru end of October. Spring planting season shall be April 1 thru end of June. For grass seeding, fall season shall be September 1 thru mid of October. Spring season for seeding shall be from March 15 thru mid May.



TREE PLANTING AND STAKING DETAIL
 Deciduous Trees 2" Cal. and Smaller Evergreen Trees 6" Height and Smaller No Scale

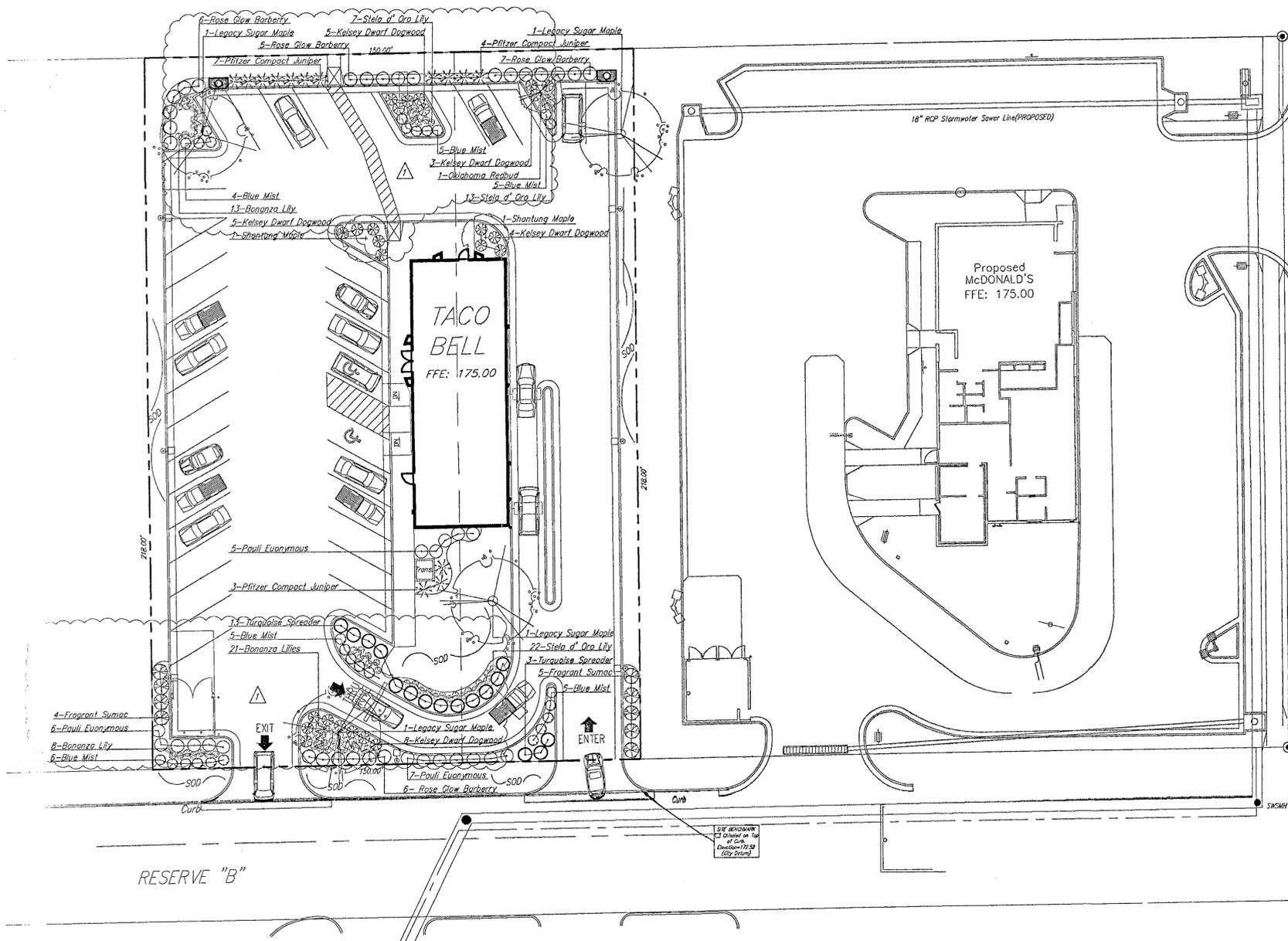


TYPICAL SHRUB PLANTING DETAIL
 5 Gallon and Smaller No Scale

KELLOGG

(U.S. 54 HIGHWAY)

KELLOGG DRIVE



RESERVE "B"



LANDSCAPE PLAN

RODGER A. BROOKS / ARCHITECT
 11360 SW 60th STREET AUGUSTA, KS 67010-9064
 316-775-6262 fax: 775-6161

TACO BELL
 ONE KELLOGG PLACE
 WICHITA, KS

DP-196 Parcel 7
 LANDSCAPE PLAN

NO.	DATE	DESCRIPTION
1	5/21/02	Per City Review
2		
3		
4		
5		
6		
7		
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9		
10		

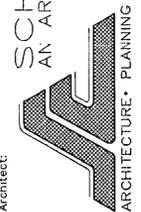
CONTRACT DATE

BUILDING TYPE
L70
 PROTOTYPE ISSUE DATE
JAN 02
 PROJECT ISSUE DATE
4/19/02
 SHEET NUMBER

C-6

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





Architect



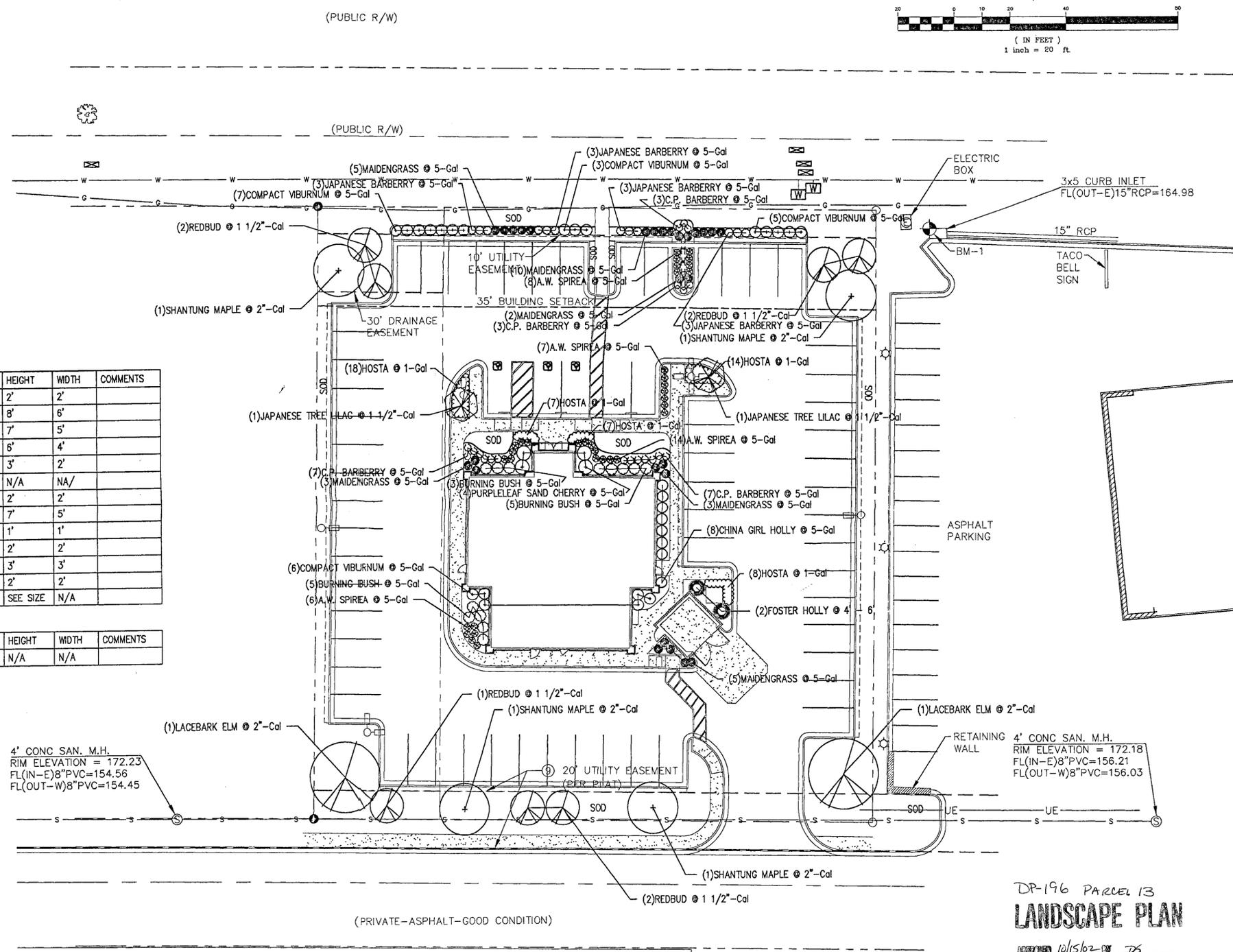
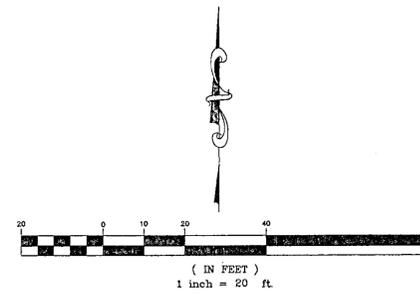
Revisions



IHOP RESTAURANT # 10087
S.E.C. KELLOGG & GREENWICH
WICHITA, KS

LANDSCAPE PLAN

Date	08-29-02
Scale	AS NOTED
Drawn By	CLM
Checked By	CLM
Store Number	10087
Project Number	02-487.14



PLANT SCHEDULE

QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH	COMMENTS
35	Spiraea bumalda 'Anthony Waterer'	ANTHONY WATERER SPIREA	5-Gal	2'	2'	
2	Ulmus parvifolia	LACEBARK ELM	2"-Cal	8'	6'	
2	Syringa reticulata	JAPANESE TREE LILAC	1 1/2"-Cal	7'	5'	
7	Cercis canadensis	EASTERN REDBUD	5-Gal	6'	4'	
21	Viburnum opulus 'Compactum'	COMPACT VIBURNUM	5-Gal	3'	2'	
28	Miscanthus sinensis	MAIDENGRASS	5-Gal	N/A	NA/	
12	Berberis thunbergii	JAPANESE BARBERRY	5-Gal	2'	2'	
4	Acer truncatum	SHANTUNG MAPLE	2"-Cal	7'	5'	
20	Berberis thunbergii atra, 'Nana'	CRIMSON PYGMY BARBERRY	5-Gal	1'	1'	
8	Ilex x meserveae 'China Girl'	CHINA GIRL HOLLY	5-Gal	2'	2'	
4	Prunus cistena	PURPLELEAF SAND CHERRY	5-Gal	3'	3'	
13	Euonymus alata 'Compacta'	COMPACT BURNING BUSH	5-Gal	2'	2'	
2	Ilex attenuata	FOSTER HOLLY	4' - 6'	SEE SIZE	N/A	

PLANT MIXES

QUANTITY	SCIENTIFIC NAME	SPACING	PLANTING SIZE	HEIGHT	WIDTH	COMMENTS
54	Hosta sieboldii	TRI. SPACING 2' O.C.	1-Gal	N/A	N/A	

LANDSCAPE CALCULATIONS:

LANDSCAPE STREET YARD:
Ave. Lot Depth = 218' or S.F. Factor of 10
Street Frontage is 200' = 2,000 S.F.
Provided: 5,320 S.F.
Trees Required: 4 Shade Trees
Trees Provided: 2 Shade Trees and 4 Orn.

PARKING LOT TREES:
66 Parking Spaces = 4 Shade Trees -
2(1/2 of Street Yard Requirement) = 2
Shade Trees
Trees Provided: 3 Shade Trees

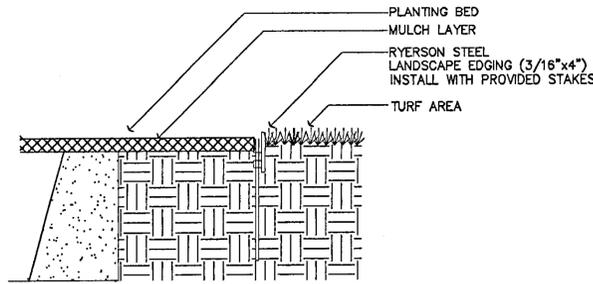
BUFFER:
Required along Kellogg Drive

DP-196 PARCEL 13
LANDSCAPE PLAN

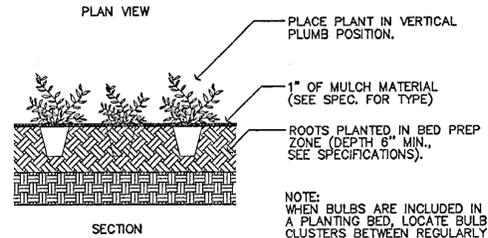
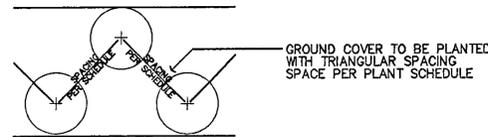
APPROVED 10/15/02 BY JS
SHEET 101 OF 12
MAPP Copy 2 of 2



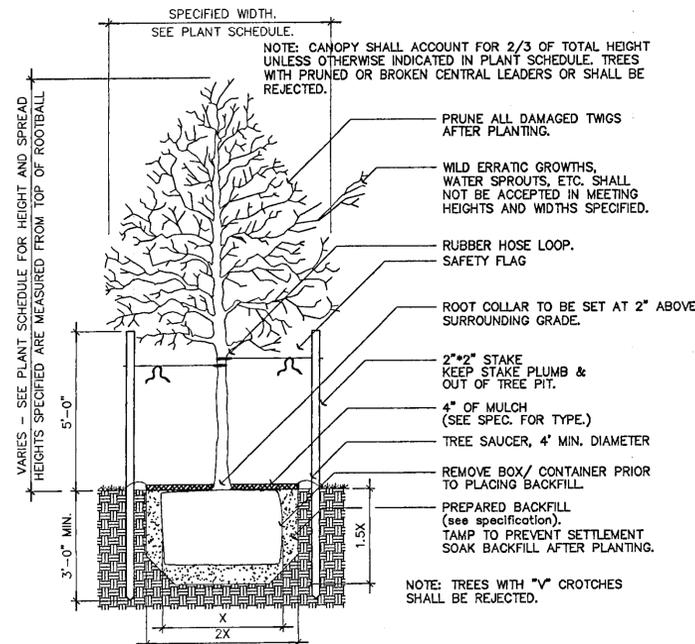
P.O. BOX 3783 OLATHE, KS 66063 913-780-6707



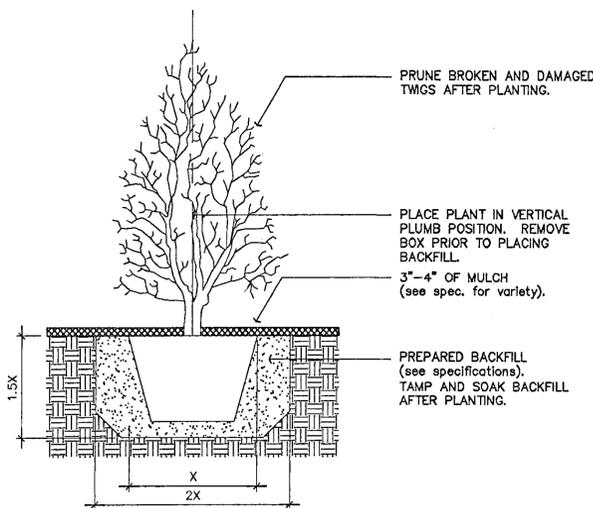
EDGING DETAIL
NO SCALE



GROUNDCOVER PLANTING DETAIL
NO SCALE



TREE PLANTING & STAKING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

PLANTING NOTES

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WICHITA'S LANDSCAPE ORDINANCE.
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. CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY WITH DIRECTION OF OWNER.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. 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 ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
6. LIMITS OF CONSTRUCTION SHALL BE THE PROPERTY LINE ON THE EAST AND WEST AND THE BACK OF CURB ON THE NORTH AND SOUTH.

SITE PREPARATION AND EARTHWORK

7. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. 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.
8. TOPSOIL SHALL BE A FRIABLE LOAM WITH GOOD STRUCTURE. SOLUBLE SALTS SHALL NOT EXCEED 500ppm AND ORGANIC MATTER SHALL BE NO LESS THAN 1.5% BY WEIGHT. PH SHALL RANGE BETWEEN 6.0 AND 7.0.
9. LANDSCAPE CONTRACTOR SHALL HAVE TOPSOIL AND ONSITE SOILS TESTED BY A CERTIFIED TESTING LABORATORY AND OBTAIN RECOMMENDATIONS FOR SOIL AMMENDMENT TYPE(S) AND QUANTITIES. SUBMIT A COPY OF THIS REPORT TO THE ARCHITECT FOR THEIR RECORDS. RECOMMENDATIONS SHALL BE SPECIFIC TO THE PLANT MATERIALS SPECIFIED ON THE DRAWINGS.
10. GENERAL CONTRACTOR SHALL PLACE 4" OF TOPSOIL IN ALL TURF AND PLANTING BEDS WITHIN THE LIMITS OF CONSTRUCTION.
11. ALL ROUGH GRADING SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE.

PLANTING PREPARATION

12. CULTIVATE GROUND COVER PLANTING BEDS TO A DEPTH OF 12". TILL AMENDMENTS INTO THE PLANTING BED AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.
13. BACKFILL: FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL TOPSOIL MIXED WITH AMENDMENTS AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.
14. 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. LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO INSURE ADEQUATE DRAINAGE.

PLANTING PREPARATION

15. 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." HEIGHT OF PLANT MATERIALS SHALL BE MEASURED FROM EXISTING SOIL LINE AT TOP OF ROOTBALL TO TOP OF CROWN.
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. 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 REJECTED.
18. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
19. USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND ANNUAL BEDS.
20. PLANT GROUNDCOVER WITHIN ONE FOOT (1') OF TRUNKS OF TREES OR SHRUBS PLANTED WITHIN AREA.
21. SOD/SEED TYPE SHALL BE LOCALLY AVAILABLE THIN BLADE FESCUE BLEND.

RELATED ITEMS

22. EDGING: 6" COMMERCIAL GRADE STEEL EDGING SHALL BE USED TO SEPERATE ALL TURF AREAS FROM PLANTING BEDS.
23. MULCH: USE SHREDDED PINE BARK MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUPPLY ARCHITECT WITH A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1"-2" ONLY.
24. PLACE 3" OF MULCH IN ALL SHRUB BEDS AND PLACE 2" OF MULCH IN GROUND COVER BEDS.
25. 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 PRE-EMERGENT HERBICIDE IN AREAS OF BEDS TO BE PLANTED WITH GROUNDCOVERS, BULBS OR HERBACEOUS PLANTS.

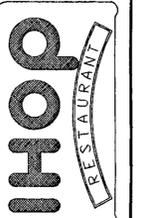
CHEMICAL WEED CONTROL MUST BE APPLIED TO ALL ROCKED AREAS PRIOR TO ANY PLANT INSTALLATION.

MAINTENANCE AND CLEAN-UP

26. 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 PLANTS' HEALTHY CONDITION.
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.
28. REMOVE SOIL OR DEBRIS THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
29. FERTILIZE ALL PLANTS WITH 10-20-10 COMMERCIAL SLOW-RELEASE FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
30. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
31. 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.
32. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, GUYS, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.



Revisions



IHOP RESTAURANT # 10087
S.E.C. KELLOGG & GREENWICH
WICHITA, KS
LANDSCAPE DETAILS

DR 196 PARCEL 13
LANDSCAPE PLAN
APPROVED 10/15/02 BY DS
SHEET 2 of 2

Date	08-29-02
Scale	AS NOTED
Drawn By	CLM
Checked By	CLM
Store Number	10087
Project Number	02-487.14

NOTES:

1. THE DESIRED WATER COVERAGE OF THE IRRIGATION SYSTEM IS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO INSTALL EQUIPMENT NECESSARY TO PROVIDE A COMPLETE FUNCTIONAL SYSTEM THAT IS IN COMPLIANCE WITH THE SPECIFICATIONS, APPLICABLE CODES, AND REGULATIONS.
2. IRRIGATION PLAN IS A SCHEMATIC DRAWING TO REPRESENT DESIRED WATER COVERAGE. FIELD ADJUSTMENTS MAY BE NECESSARY TO AVOID UNFORESEEN OBSTACLES AND SIMPLIFY INSTALLATION.
3. GATE (OR GLOBE) VALVE, RAIN/FREEZE SWITCH, REDUCED PRESSURE ZONE PREVENTION ASSEMBLY, ENCLOSURE AND MANUAL DRAIN VALVE ARE TO BE LOCATED AFTER IRRIGATION METER IN AREA SHOWN ON PLAN. VERIFY LOCATION. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE ABOVE ITEMS.
4. CONTROLLER(S) IS TO BE A TORO VISION II SERIES, HYBRID SOLID STATE TYPE WITH METAL LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMING AND BE CAPABLE OF MULTIPLE VALVES PER STATION. TO BE PLACED AS SHOWN ON IRRIGATION PLAN.
5. RAIN/FREEZE SWITCH SHALL BE LOCATED NEAR CONTROLLER ON ROOF OF BUILDING. WIRE SO RAIN/FREEZE SWITCH INTERRUPTS VALVE COMMON AND LEAVES CLOCK ACTIVATED.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION WHICH WILL ILLUSTRATE TYPE OF HEAD, VALVE LOCATION, PIPING AND ACCESSORIES, SHOW DESIGN PRESSURE, VALVE SIZES, GPM REQUIREMENTS AND PIPE SIZES.
7. CONTRACTOR SHALL VERIFY STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY AND ADJUST ENTIRE IRRIGATION SYSTEM ACCORDINGLY. EACH ZONE OF IRRIGATION SYSTEM IS TO BE DESIGNED WITH A MAXIMUM OF 50 GALLONS PER MINUTE, WITH 30 PSI AT THE HEAD.
8. AUTOMATIC DRAIN VALVES ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE LOW POINT IS AT END OF LINE LOCATE VALVE A MINIMUM OF 12" FROM END SPRINKLER HEAD. PLACE VALVES ON TOP OF ONE CUBIC FOOT OF FILL GRAVEL.
9. PROVIDE PVC SLEEVES FOR IRRIGATION PIPES AND WIRING THAT CROSSES UNDER WALKS, STREETS AND CONCRETE PADS. COMBINE PIPING WHENEVER POSSIBLE TO REDUCE QUANTITY OF SLEEVING MATERIALS. SLEEVE SIZE IS TWO TIMES THE SIZE OF PIPE(S) CARRIED, 2" MIN.
10. ADJUST SPRAY AS REQUIRED. ADJUST ALL IRRIGATION EQUIPMENT SO SIDEWALKS, PAVING AND BUILDING REMAIN DRY OF DIRECT SPRAY OR EXCESS WATER RUN-OFF.
11. UTILITIES: CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES ON-SITE AND IMMEDIATELY ADJACENT TO THE SITE, WHETHER SHOWN ON DRAWINGS OR NOT, AND SHALL PERFORM WORK IN A MANNER WHICH WILL AVOID DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED. CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED BY THEIR WORK, AND SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH REPAIRING OR REPLACING DAMAGED UTILITIES.
12. DAMAGE BY LEAKS: THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO THE GROUNDS, PLANTINGS, WALKS, ROADS, OTHER PAVING, BUILDINGS, BUILDING PIPING SYSTEMS, ELECTRICAL SYSTEMS AND THEIR EQUIPMENT AND CONTENTS CAUSED BY LEAKS IN PIPING SYSTEMS BEING INSTALLED OR HAVING BEEN INSTALLED BY IRRIGATION CONTRACTOR. REPAIR, AT IRRIGATION CONTRACTOR'S EXPENSE, ALL DAMAGES SO CAUSED. REPAIR WORK SHALL BE DONE AS DIRECTED BY OWNER'S REPRESENTATIVE.
13. PIPING: PRESSURE PIPING SHALL BE PVC CLASS 315, RATED 315 PSIG, WITH SOCKET TYPE FITTINGS AND SOLVENT CEMENTED JOINTS. MINIMUM 1.5" DIAMETER SIZE. CIRCUIT PIPING SHALL BE PVC CLASS 200, RATED 200 PSIG, WITH SOCKET TYPE FITTINGS AND SOLVENT CEMENTED JOINTS- MINIMUM 0.75" SIZE; OR POLYETHYLENE PIPE, RATED 100PSIG MIN., FOR INSTALLATION BY VIBRATORY FLOW.
14. WIRING: ALL CONTROL WIRING SHALL BE 14 GA. COPPER MIN.
15. PROCURE ALL NECESSARY PERMITS, CERTIFICATES AND/OR BONDS NECESSARY FOR IRRIGATION SYSTEM INSTALLATION AND OPERATION. ALL FEES ASSOCIATED WITH IRRIGATION SYSTEM INSTALLATION, INCLUDING SEPARATE TAP FEE IF REQUIRED, SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.
16. WHEN IRRIGATION WORK IS COMPLETED, OWNER'S REPRESENTATIVE WILL, UPON REQUEST, MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY AND SUBSTANTIAL COMPLETION.
17. THE IRRIGATION CONTRACTOR SHALL GUARANTEE AND WARRANTY THE IRRIGATION MATERIALS AND WORKMANSHIP FOR ONE CALENDAR YEAR FOLLOWING PROJECT ACCEPTANCE. ANY MATERIALS WHICH FAIL OR LOSE PERFORMANCE DURING THAT ONE YEAR SHALL BE REPAIRED OR REPLACED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL CHARGE TO THE OWNER. REPLACEMENTS SHALL COMPLY WITH ALL PREVIOUS MATERIAL AND WORKMANSHIP DIRECTIVES IN THIS SPECIFICATION SECTION.

NOTES:

FOR IRRIGATION POINT OF CONNECTION, COORDINATE W/ PLUMBING DRAWINGS. GENERAL CONTRACTOR TO PROVIDE THREADED STUB-OUT DOWNSTREAM FOR IRRIGATION CONTRACTOR. VERIFY LOCATION.

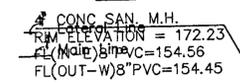
LATERALS AND VALVES SHOWN OUTSIDE PLANTING AREA FOR CLARITY ONLY. PLACE IN PLANTING AREAS WHERE POSSIBLE.

NOT SHOWN FOR PLAN CLARITY: 1-1/2" MAINLINE. LOOP MAINLINE AROUND PROPERTY PERIMETER.

HEADS LOCATED IN ISLANDS W/ HOSTA MUST HAVE RISERS TO SPRAY WATER ABOVE PLANT MATERIAL.

LEGEND:

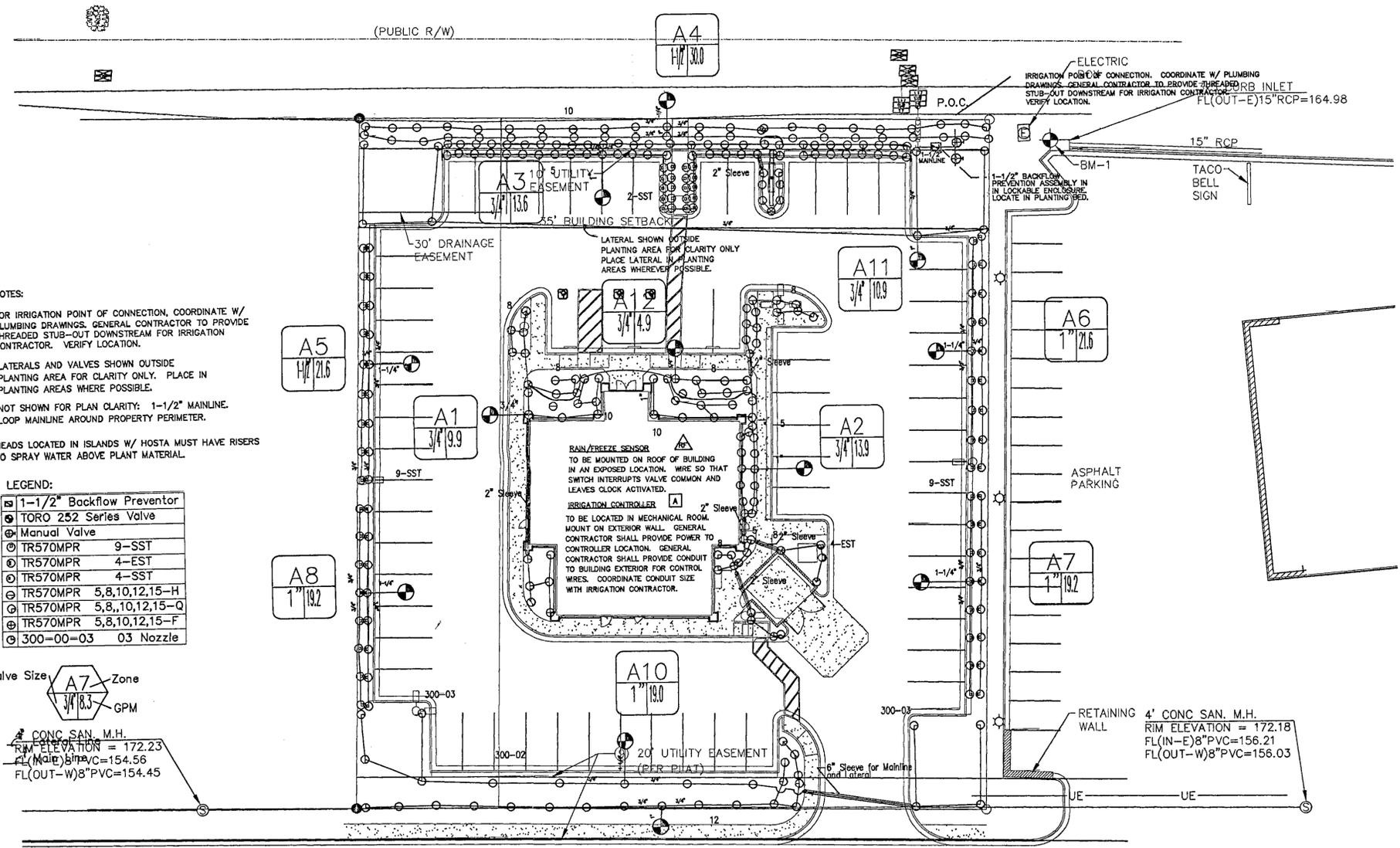
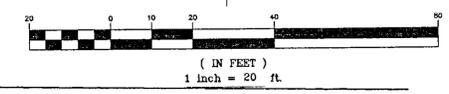
☐	1-1/2" Backflow Preventor
☐	TORO 252 Series Valve
⊕	Manual Valve
⊕	TR570MPR 9-SST
⊕	TR570MPR 4-EST
⊕	TR570MPR 4-SST
⊕	TR570MPR 5,8,10,12,15-H
⊕	TR570MPR 5,8,10,12,15-Q
⊕	TR570MPR 5,8,10,12,15-F
⊕	300-00-03 03 Nozzle



(PUBLIC R/W)

(PUBLIC R/W)

(PRIVATE-ASPHALT-GOOD CONDITION)



DP-196, PARCEL 13
LANDSCAPE PLAN
 APPROVED 12/15/02 BY JG
 SHEET 3 of 4



P.O. BOX 3783 OLATHE, KS 66063 913-780-6707

SCHUSS • CLARK
 AN ARCHITECTURAL CORPORATION
 ARCHITECTURE • PLANNING
 9474 Kearny Villa Road, Suite 215
 San Diego, California 92126-4597
 (858)578-2950 FAX (858)578-6346



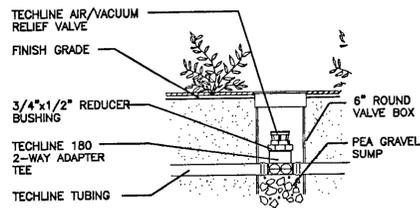
Revisions



IHOP RESTAURANT # 10087
 S.E.C. KELLOGG & GREENWICH
 WICHITA, KS
 IRRIGATION PLAN

Date	08-29-02
Scale	AS NOTED
Drawn By	CLM
Checked By	CLM
Store Number	10087
Project Number	02-487.14

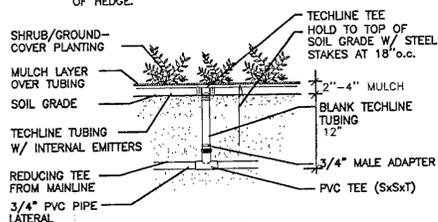
LOCATE AIR/VACUUM RELIEF VALVE A MINIMUM OF 5' FROM ANY ROAD CURB.
LOCATE AIR/VACUUM RELIEF VALVE AT HIGHEST POINTS OF DRIP ZONE.



TECHLINE AIR/VACUUM RELIEF

PLUMBED TO TECHLINE NO SCALE

SPACE TUBING AT 18" ON CENTER IN SHRUB AND GROUND COVER BEDS. PLACE ON BOTH SIDES OF HEDGE.

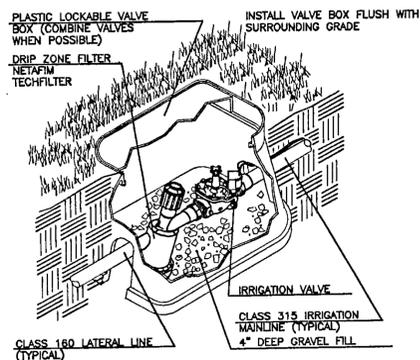


WHERE REQUIRED ADD PRESSURE COMPENSATING EMITTERS TO TECHLINE TUBING TO IRRIGATE PLANT MATERIALS. DIRECT WATER THROUGH MICRO-TUBING TO BASE OF PLANT.

TECHLINE START CONNECTION

NO SCALE

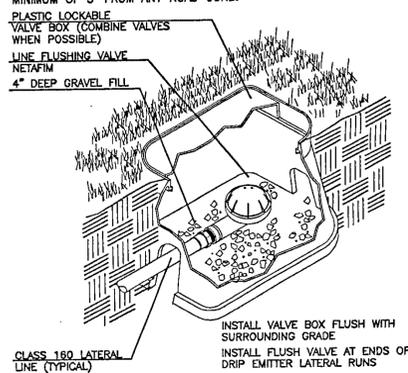
LOCATE ELECTRIC REMOTE CONTROL VALVE A MINIMUM OF 5' FROM ANY ROAD CURB.



ELECTRIC REMOTE IRRIGATION VALVE

DRIP IRRIGATION ZONES ONLY NO SCALE

LOCATE LINE FLUSHING VALVES A MINIMUM OF 5' FROM ANY ROAD CURB.



LINE FLUSHING VALVE

DRIP EMITTER ZONES ONLY NO SCALE

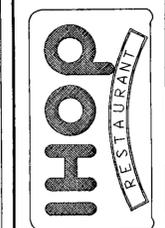
GENERAL IRRIGATION NOTES

1. THE DESIRED WATER COVERAGE OF THE IRRIGATION SYSTEM IS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO INSTALL EQUIPMENT NECESSARY TO PROVIDE A COMPLETE, FUNCTIONAL SYSTEM THAT IS IN COMPLIANCE WITH THE SPECIFICATIONS, APPLICABLE CODES, AND REGULATIONS.
2. IRRIGATION PLAN IS A SCHEMATIC DRAWING TO REPRESENT DESIRED WATER COVERAGE. FIELD ADJUSTMENTS MAY BE NECESSARY TO AVOID UNFORESEEN OBSTACLES AND SIMPLIFY INSTALLATION.
3. GATE (OR GLOBE) VALVE, RAIN/FREEZE SWITCH, REDUCED PRESSURE ZONE PREVENTION ASSEMBLY, ENCLOSURE AND MANUAL DRAIN VALVE ARE TO BE LOCATED AFTER IRRIGATION METER IN AREA SHOWN ON PLAN. VERIFY LOCATION. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE ABOVE ITEMS.
4. CONTROLLER(S) IS TO BE A TORO VISION II SERIES, HYBRID SOLID STATE TYPE WITH METAL, LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMING AND BE CAPABLE OF MULTIPLE VALVES PER STATION. TO BE PLACED AS SHOWN ON IRRIGATION PLAN.
5. RAIN/FREEZE SWITCH SHALL BE LOCATED NEAR CONTROLLER ON ROOF OF BUILDING. WIRE SO RAIN/FREEZE SWITCH INTERRUPTS VALVE COMMON AND LEAVES CLOCK ACTIVATED.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION WHICH WILL ILLUSTRATE TYPE OF HEAD, VALVE LOCATION, PIPING AND ACCESSORIES, SHOW DESIGN PRESSURE, VALVE SIZES, GPM REQUIREMENTS AND PIPE SIZES.
7. CONTRACTOR SHALL VERIFY STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY AND ADJUST ENTIRE IRRIGATION SYSTEM ACCORDINGLY. EACH ZONE OF IRRIGATION SYSTEM IS TO BE DESIGNED WITH A MAXIMUM OF 50 GALLONS PER MINUTE, WITH 30 PSI AT THE HEAD.
8. AUTOMATIC DRAIN VALVES ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE LOW POINT IS AT END OF LINE LOCATE VALVE A MINIMUM OF 12" FROM END SPRINKLER HEAD. PLACE VALVES ON TOP OF ONE CUBIC FOOT OF FILL GRAVEL.
9. PROVIDE PVC SLEEVES FOR IRRIGATION PIPES AND WIRING THAT CROSSES UNDER WALKS, STREETS AND CONCRETE PADS. COMBINE PIPING WHENEVER POSSIBLE TO REDUCE QUANTITY OF SLEEVING MATERIALS. SLEEVE SIZE IS TWO TIMES THE SIZE OF PIPE(S) CARRIED, 2" MIN.
10. ADJUST SPRAY AS REQUIRED. ADJUST ALL IRRIGATION EQUIPMENT SO SIDEWALKS, PAVING AND BUILDING REMAIN DRY OF DIRECT SPRAY OR EXCESS WATER RUN-OFF.
11. UTILITIES: CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES ON-SITE AND IMMEDIATELY ADJACENT TO THE SITE, WHETHER SHOWN ON DRAWINGS OR NOT, AND SHALL PERFORM WORK IN A MANNER WHICH WILL AVOID DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED. CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED BY THEIR WORK, AND SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH REPAIRING OR REPLACING DAMAGED UTILITIES.
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18. THE IRRIGATION SYSTEM, WHEN INSTALLED, MUST MEET ALL APPLICABLE CODES.



Revisions



IHOP RESTAURANT # 10087
S.E.C. KELLOGG & GREENWICZ
WICHITA, KS
IRRIGATION DETAILS

DP-196 Parcel 1/3
LANDSCAPE PLAN
APPROVED 10/15/02 BY DS
SHEET 4 of 4

Date	08-29-02
Scale	AS NOTED
Drawn By	CLM
Checked By	CLM
Store Number	10087
Project Number	02-487.14

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
9	<i>Gleditsia triacanthos inermis</i> 'Shademaster'	Shademaster Honeylocust	2.5" cal.	B&B	Single Stem Only
2	<i>Cercis ransiformis</i> 'Oklahoma'	Oklahoma Redbud	2" cal.	B&B	Single Stem Only
9	<i>Berberis thunbergii</i> 'Rose Glow'	Rose Glow Barberry	5 Gal.	Cont.	Full & Healthy
21	<i>Coloneaster divaricatus</i>	Cranberry Coloneaster	5 Gal.	Cont.	Full & Healthy
6	<i>Euonymus radicans</i> 'Sarcocoe'	Sarcocoe Euonymus	5 Gal.	Cont.	Full & Healthy
25	<i>Juniperus chinensis pfitzeriana compacta</i>	Pfitzer Compact Juniper	5 Gal.	Cont.	Full & Healthy
60	<i>Juniperus procumbens</i>	Japanese Garden Juniper	5 Gal.	Cont.	Full & Healthy
12	<i>Rhus aromatica</i>	Fragrant Sumac	5 Gal.	Cont.	Full & Healthy
7	<i>Spiraea bumada</i> 'Anthony Waterer'	Anthony Waterer Spiraea	5 Gal.	Cont.	Full & Healthy

BENCHMARK

Chiseled on top of Catch Basin
E: 172.57
City Datum

LEGAL DESCRIPTION

Lot 12, One Kellogg Place Addition to Wichita, Sedgewick County, Kansas

SITE INFORMATION

Total Area: 136,264.60 sq. ft. (3.13 acres)
Impervious Area: 123,798.60

LANDSCAPE NOTES:

- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "SEED" shall be sodded and fertilized as follows:
SEED--
Kansas Premium Fescue Seed
FERTILIZER--
16-20-8 ratio 4#/1000 sq. ft.
- 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 Trelon (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 to a depth of 10-12".
- 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 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. 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 is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
- The landscape contractor is responsible to coordinate with the G.C. to install the plants and maintain the grounds, until final acceptance from the owner.
- The landscape contractor shall submit bid with unit prices for all plants, which include 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.
- General Contractor to supply all topsoil to site. Landscape contractor to supply necessary topsoil for planting areas. A 4" depth of topsoil to finish grade in all planting beds.
- Fall planting season shall be September 1 thru end of October. Spring planting season shall be April 1 thru end of June. For grass seeding, fall season shall be September 1 thru mid of October. Spring season for seeding shall be from March 15 thru mid May.

DATE DRAWN 05-29-02
REVISIONS
PRINT ISSUED
OWNER REVIEW 04-08-02

JEFFREHBIEL ASSOCIATES ARCHITECTURE
1800 E. LEWIS WICHITA, KS 67211
316-252-7271
http://www.jeffrehbiel.com

DATE
Copyright 2001, Jeff Rehbiel Associates.

KELLOGG & GREENWICH RETAIL
ONE KELLOGG PLACE, PARCEL 12
WICHITA, KANSAS

PROJECT NUMBER 01-12-E187
SHEET TITLE

SHEET NUMBER

RECEIVED

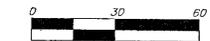
JUN 27 2002

METROPOLITAN PLANNING ROUTE 8

CF SHEETS

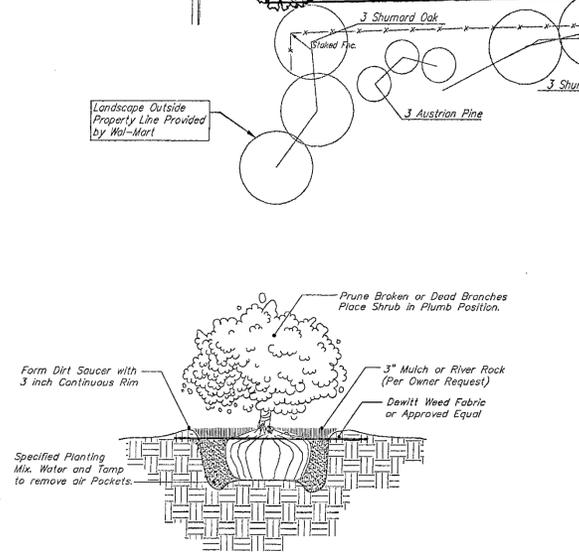
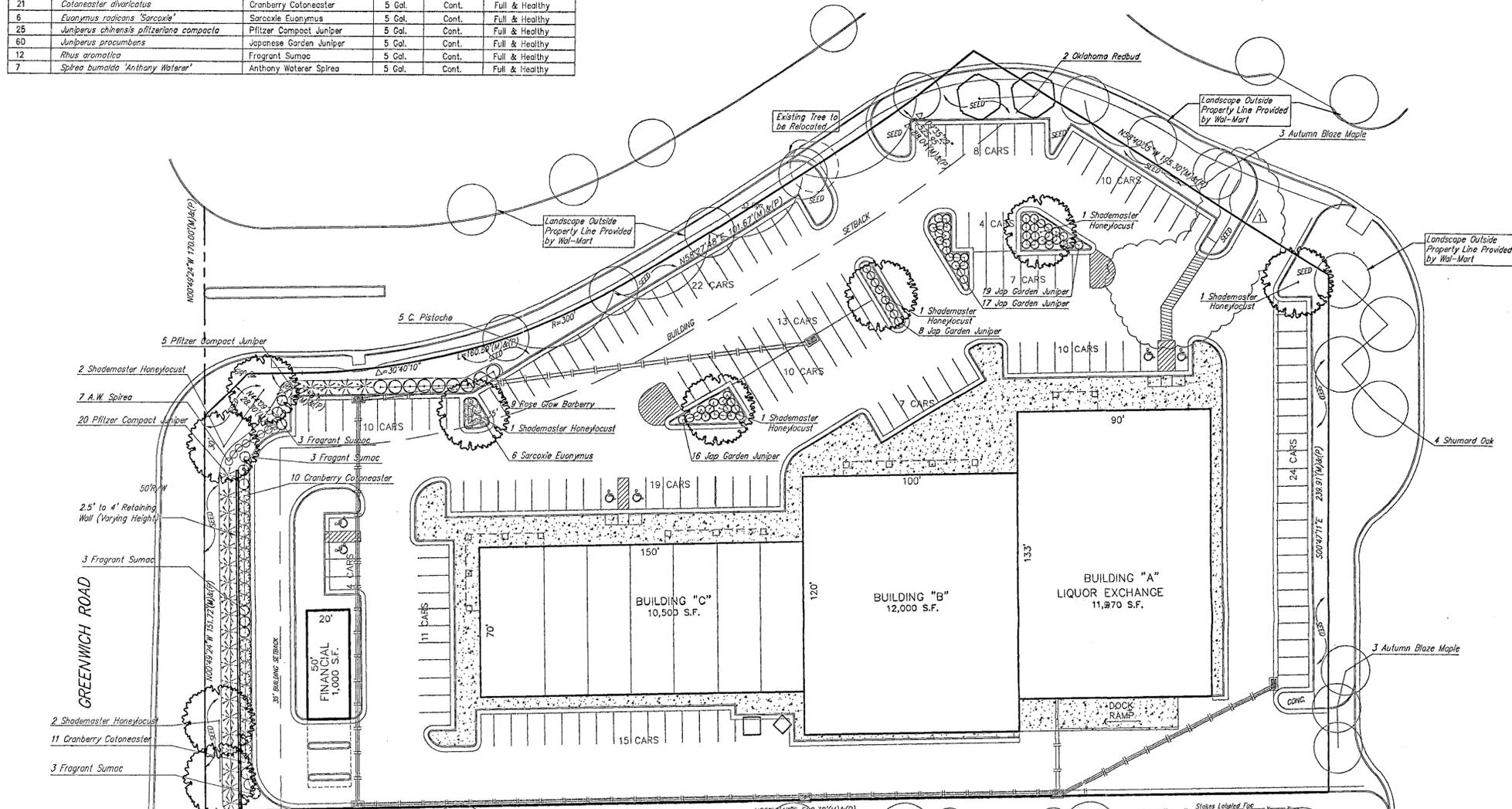
LANDSCAPE PLAN

APPROVED BY [Signature]
MAY 11 2002

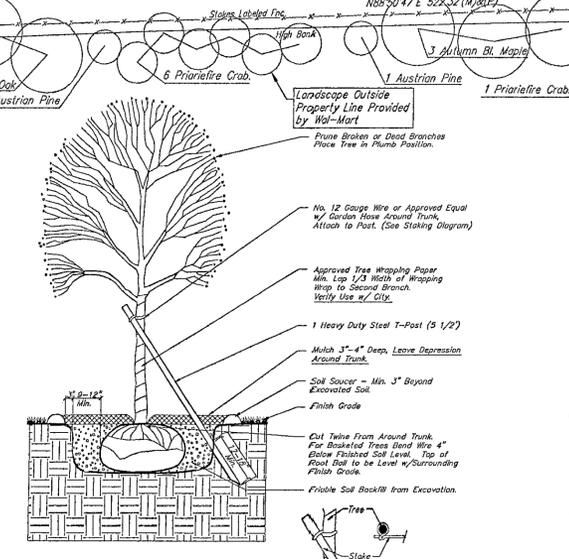


LANDSCAPE ORDINANCE CALCULATIONS

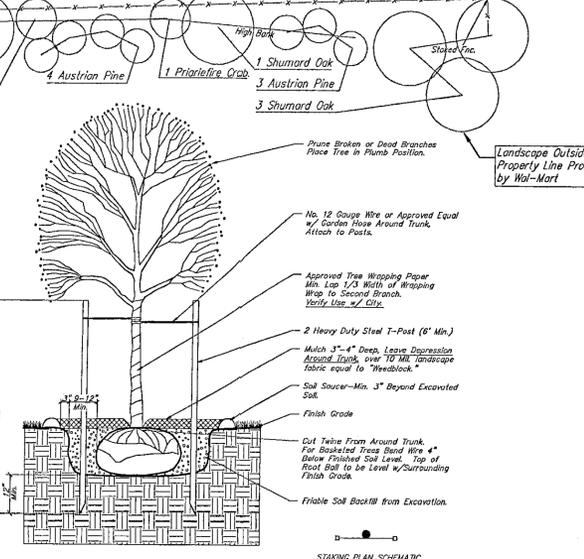
Streetyard requirement:	210.00' (Total str. Front) x 20 (Sq. Footage Factor)
Streetyard Required	= 4,200 Sq. Ft.
Streetyard shown:	= 5,957.5 sq. ft.
Streetyard Trees Required:	9 Shade Trees
Streetyard Trees shown:	5 Shade, 2 Orn., 20 Shrubs = 9 Total
Parking Lot Trees Required:	174/20 (-3 Streetyard) = 6 Shade
Parking Lot Trees shown:	4 Shade, 5 Orn. = 6.5 Total



TYPICAL SHRUB PLANTING DETAIL
5 Gallon and Smaller No Scale



TREE PLANTING AND STAKING DETAIL
Deciduous Trees 2" Cal. and Smaller No Scale
Evergreen Trees 6" Height and Smaller



TREE PLANTING AND STAKING DETAIL
Deciduous Trees Larger than 2" Cal. No Scale

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, LANDSCAPE ARCHITECTURE & PLANNING
318-252-7271 • 315 ELLIS • WICHITA, KANSAS 67211

KELLOGG

N89°12'49"E 2650.45'

(U.S. 54 HIGHWAY)

BENCHMARK

Chiseled on Top of Curb, 8.25' East of Northeast corner of Property. Elevation=177.48 (City Datum)

LEGAL DESCRIPTION

Lot 11, Block A, One Kellogg Place 2nd Addition, Wichita, Sedgewick County, Kansas

SITE INFORMATION

Total Area: 51,230.02 sq. ft. (1.176 acres)
Impervious Area: 15,552.5sq. ft.
Parking Required: 16 stalls
Parking Provided: 18 stalls
3 accessible stalls

UTILITY NOTES

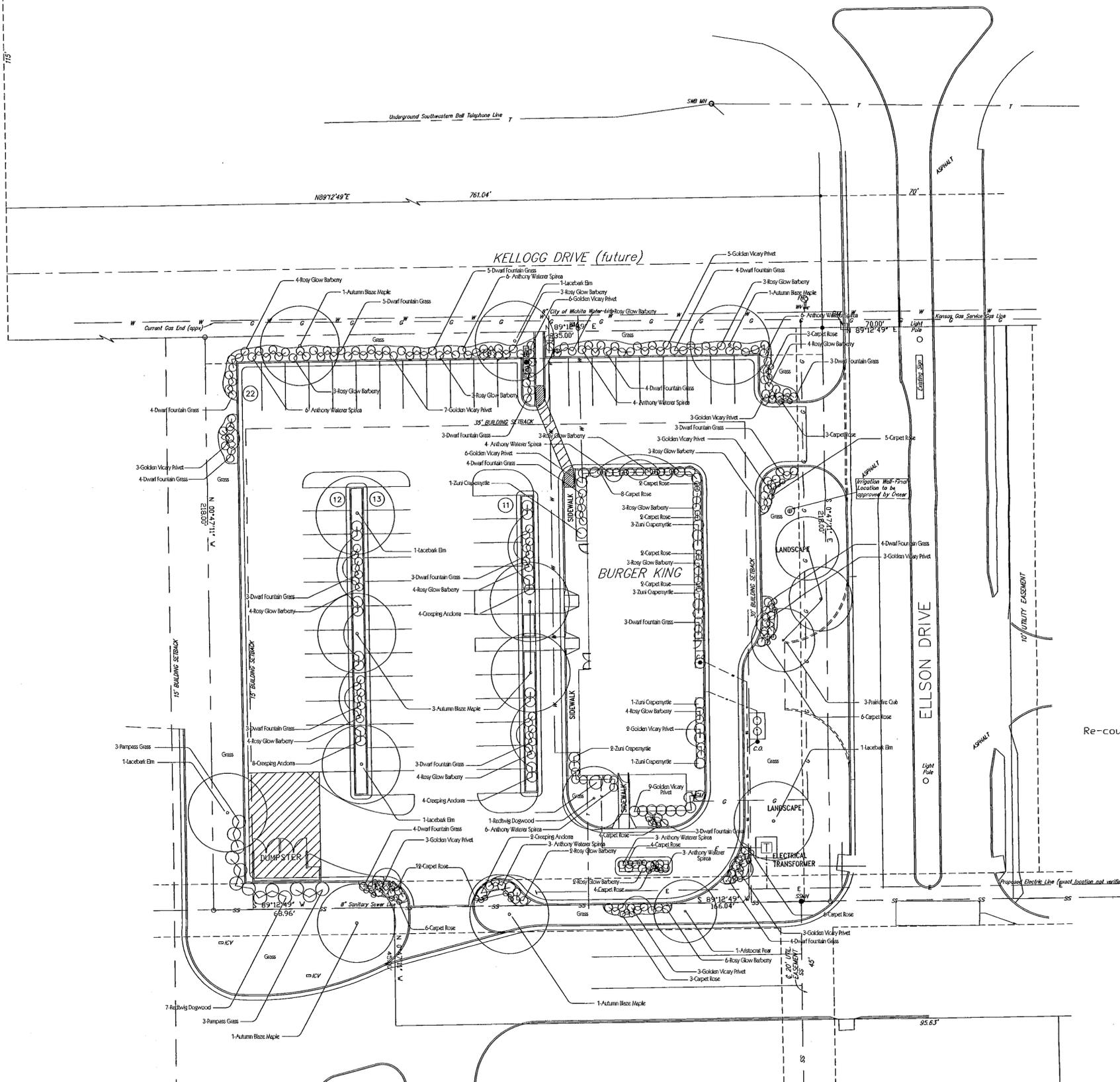
- 1. Contractor shall be required to provide notice to Kansas One Call at 48HRS-2470 a minimum of two (2) working days prior to any excavation or work adjacent to utilities.
The Contractor must notify the following in case of an emergency:
Kansas Gas Service (Gas).....1-888-482-4950
Agua Energy (Gas).....1-800-303-0357
Westar Energy (Electric).....313-3650
Cox Communications (Cablevision).....268-2828 or 1-800-282-8313
Southwestern Bell (Telephone).....268-4024 or 268-6008
City of Wichita Water Dept. (Water).....268-4024 or 268-6008
City of Wichita Storm Sewer Maint. (Storm Sewer).....268-4024
City of Wich Traffic Maint. (Tral. Control).....268-4034 or 268-4203

DP-196 PAR-2024-11
LANDSCAPE PLAN
MAPP Copy 1 of 2

Table with columns: NO, DATE, REVISION

BURGER KING CORPORATION
RESTAURANT FOR:
© 1998, BURGER KING CORPORATION. ALL RIGHTS RESERVED. THESE PLANS AND SPECIFICATIONS (THE "PLANS") SHALL BECOME THE SOLE AND EXCLUSIVE PROPERTY OF BURGER KING CORPORATION. NO PART OF THESE PLANS OR SPECIFICATIONS MAY BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BURGER KING CORPORATION. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SHALL BE SUBJECT TO LEGAL ACTION. THE USER OF THESE PLANS IS EXPRESSLY PROHIBITED FROM REPRODUCING, COPIING, EITHER WHOLLY OR IN PART, OR TRANSMITTING IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BURGER KING CORPORATION. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SHALL BE SUBJECT TO LEGAL ACTION. THE USER OF THESE PLANS IS EXPRESSLY PROHIBITED FROM REPRODUCING, COPIING, EITHER WHOLLY OR IN PART, OR TRANSMITTING IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BURGER KING CORPORATION. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SHALL BE SUBJECT TO LEGAL ACTION.

11551 E KELLOGG

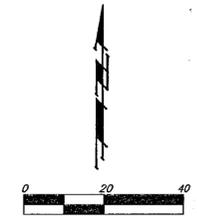


PLANT LIST

Table with columns: QTY, COMMON NAME, BOTANICAL NAME, SIZE, CONDITION. Lists trees and shrubs with quantities.

Re-count quantity shown on the drawing for bid purposes. Plant list may not be accurate.

TABLATIONS
LANDSCAPE YARD SHOWN: 3375 S.F.
LANDSCAPE YARD REQUIRED: 1,800 S.F.
STREET YARD REQUIRED: 2180 S.F.
SHADE TREES REQUIRED: (5)
SHADE TREES SHOWN = 5
5 PARKING SHADE TREES SHOWN
PARKING SCREENING BY SHRUBS



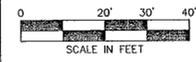
LANDSCAPE PLAN
TREE-RIFIC LANDSCAPE, INC.
733-0900



BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318 E. 15th St., Wichita, Kansas 67211
913-262-7271

BENCHMARK

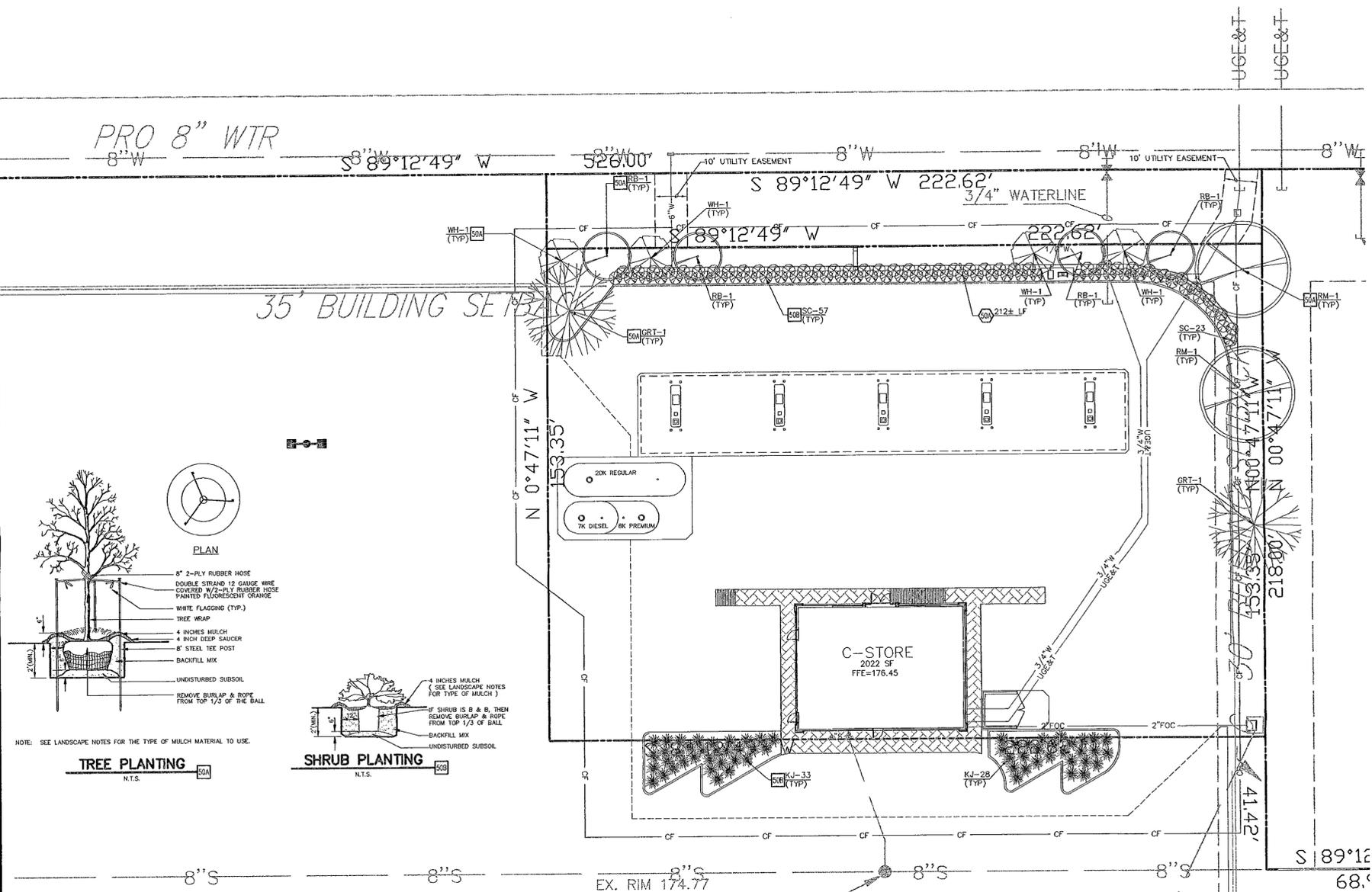
Greenwich Road & Kellogg - C.O.W. disk, NW corner of traffic signal light pole base, 48.80' N/W of C sanitary sewer manhole, 48.70' S of C of traffic signal manhole in Kellogg median, 70.50' E of back of E curb return on E side of median in Greenwich Rd.
Elev. = 164.78 City Datum



LEGEND

- EXISTING**
- = Cleanout
 - FH = Fire Hydrant
 - Guy = Guy Anchor
 - LP = Light Pole
 - PP = Power Pole
 - FM = FiberOptics Marker
 - SM = Southwestern Bell Marker
 - SWBMH = Southwestern Bell Manhole
 - SWB Ped = Southwestern Bell Pedestal
 - = 3/4" IRON (FOUND)
 - = 1/2" IRON (FOUND)
 - = 1/2" REBAR (FOUND)
 - = 3/4" REBAR (FOUND)
 - = 5/8" REBAR (FOUND)
 - = AXLE (FOUND)
 - = 5/8" REBAR W/ "GOEDECKE" CAP (FOUND)
 - = 1/2" REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = Boundary Corner unable to set
 - = 1/2" REBAR W/ "BAUGHMAN" CAP (SET)
 - (P) = PLANTED
 - (C) = CALCULATED
 - (M) = MEASURED
- EAST OR ELECTRIC NORTH**
- eh OVERHEAD
 - s SOUTH OR SEWER
 - t TELEPHONE
 - ug UNDERGROUND
 - w WEST OR WATER
- BOUNDARY LINE**
- RIGHT OF WAY LINE
 - STORM DRAIN
 - X" G GAS
 - OHE OVERHEAD ELECTRIC
 - OHE & T OVERHEAD ELECTRIC AND TELEPHONE
 - OHT OVERHEAD TELEPHONE
 - OHTV OVERHEAD TV
 - X" S SEWER
 - UGE UNDERGROUND ELECTRIC
 - UGE & T UNDERGROUND ELECTRIC AND TELEPHONE
 - UGT UNDERGROUND TELEPHONE
 - UGTV UNDERGROUND TV
 - X" W WATER
- TREE INFO**
- .5 = DIAMETER OF TRUNK IN FEET
 - .5 = HEIGHT OF TREE IN FEET
 - .11 = CANOPY DIAMETER IN FEET
 - .505 = ELEVATION AT BASE OF TREE

FUTURE SERVICE ROAD



PLANT LIST

KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
WH	4	WASHINGTON HAWTHORN Crataegus phoenopyrum 'Manbeck'	B&B	2" CAL	SPACED AS SHOWN
RM	2	RED MAPLE 'RED SUNSET' Acer rubrum 'Frankford'	B&B	2" CAL	SPACED AS SHOWN
GRT	2	GOLDENRANTREE Koeleria paniculata	B&B	1.5" CAL	SPACED AS SHOWN
RB	4	EASTERN REDBUD 'FOREST PANSY' Cercis canadensis 'Forest Pansy'	B&B	1.5" CAL	SPACED AS SHOWN
SC	80	SPECKLED COTONEASTER Cotoneaster dihorvicii	CONT.	18" MIN. 5 GAL	SPACED 3'-0" O.C.
KJ	61	KALLAYS COMPACTA JUNIPER Juniperus chinensis 'Mitzuru Kallay'	CONT.	18" MIN. 5 GAL	SPACED 4'-0" O.C.

LANDSCAPE REQUIREMENTS

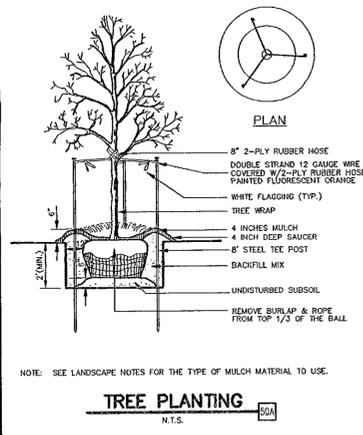
LANDSCAPE REQUIREMENT	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
LANDSCAPED STREET YARD	AVERAGE LOT DEPTH=153.35 LF STREET FRONTAGE=222.62 LF REQUIRED 8 SF PER LF=1780.86 SF TREES REQUIRED 1780.86/200=8.9 TREES 4 SHADE TREES AND 8 ORNAMENTAL TREES	4 SHADE TREES AND 8 ORNAMENTAL TREES PROVIDED
LANDSCAPED BUFFERS	NONE REQUIRED	
PARKING LOT SCREENING	PARKING LOTS TREES (1 TREE PER 20 SPACES) REQUIRED 8 SF PER LF=1780.86 SF PARKING LOT MUST BE SCREENED WITH SHRUBS AT MIN. HEIGHT OF 4'-0" TO 6'-0" 75% OF MATURE WIDTH	1 TREE FROM STREET FRONTAGE REQUIREMENT USED FOR TREE PARKING AND HOLDING AREA SCREENED WITH CONTINUOUS ROW OF HEDGES

LANDSCAPE NOTES:

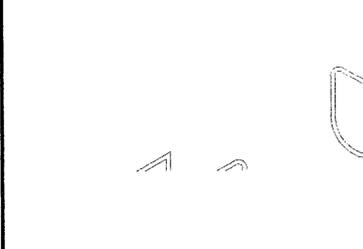
- ALL WORK PERFORMED ON THE WAL-MART PARCEL SHALL BE COMPLETED PER WAL-MART SPECIFICATIONS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE EXISTING LANDSCAPING AND IRRIGATION SYSTEM. THE CONTRACTOR SHALL REPLACE/RESTORE ALL LANDSCAPING AND IRRIGATION DAMAGED DURING THE CONSTRUCTION PHASE.
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL AND SHALL BE SOWN WITH A GRASS SEED MIXTURE AS DESIGNATED BY A LOCAL NURSERY AT A RATE OF 5 POUNDS PER 1,000 SQUARE FEET, OR 220 POUNDS PER ACRE. THE AREA SHALL THEN BE FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS.
- CONTRACTOR SHALL OBTAIN SCHEMATIC OF EXISTING IRRIGATION SYSTEM AND CONTACT CEI ENGINEERING AND/OR DEVELOPER FOR RE-ROUTING OF EXISTING IRRIGATION TO REVISED LANDSCAPE AREAS.
- THE GREEN AREA REQUIREMENTS FOR THIS DEVELOPMENT SHALL NOT AFFECT THE REQUIREMENTS FOR THE WAL-MART DEVELOPMENT.
- THE WAL-MART DEVELOPMENT DOES NOT HAVE AN AUTOMATED IRRIGATION SYSTEM.

TESORO GENERAL NOTES:

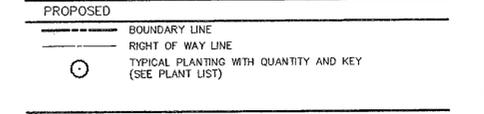
- CONTRACTOR TO INSTALL PREFABRICATED BUILDING, CANOPY, UTILITY ENTRANCES, AND UNDERGROUND FUEL TANKS IN ACCORDANCE WITH THE ASSOCIATED PLANS.
- CONTRACTOR SHALL INFORM/CONTACT LOCAL UTILITY LOCATOR SERVICE PRIOR TO PERFORMING ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO TAKE ANY NECESSARY MEASURES TO PREVENT SEDIMENT FROM ENTERING THE WAL-MART PARKING LOT.
- CONTRACTOR TO OBTAIN SCHEMATIC OF EXISTING IRRIGATION SYSTEM, CONTACT CEI ENGINEERING AND TESORO FOR RE-ROUTING OF EXISTING IRRIGATION TO REVISED LANDSCAPE ISLANDS.
- CONTRACTOR TO START RELOCATION OF ANY WAL-MART LIGHT POLES PRIOR TO CONSTRUCTION ON FUELING STATION. LIGHTS ARE TO BE OUT OF SERVICE FOR AS MINIMAL TIME AS POSSIBLE AND SHOULD NOT BE INOPERABLE FOR MORE THAN 24 HOURS. VERIFY CONDUIT ROUTING BETWEEN LIGHTS PRIOR TO ANY EXCAVATION.
- CONTRACTOR TO PROVIDE SIGN POLE, PAINTING OF POLE, INSTALLATION AND WIRING OF LIGHTS.
- VENT LINE LOCATION ON PIPING PLAN TO BE COORDINATED WITH CANOPY CONTRACTOR. THERE SHALL BE NO DRAIN LINES, CONDUITS, ETC. WITHIN VENT LINE COLUMN.
- CONTRACTOR TO PROVIDE ADA PARKING SIGN, POLE, FOUNDATION, ETC.
- CONTRACTOR TO PROVIDE AND MOUNT FIRE EXTINGUISHERS APPROVED BY LOCAL AUTHORITIES IN LOCATIONS WHICH ARE APPROVED BY AUTHORITIES.
- ALL WORK PERFORMED ON WAL-MART PARCEL SHALL BE COMPLETED PER WAL-MART SPECIFICATIONS.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE WAL-MART TRAFFIC FLOW OR ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE WAL-MART CONSTRUCTION/STORE MANAGER AND/OR THE ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OR TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY ALSO BE NECESSARY.



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.



DRUG PORTION OF PARCEL 1
LANDSCAPE PLAN
 APPROVED 02/07/02 BY JDS
 SUPPLEMENTS & REPLACES PORTION OF
 PARCEL 1 LANDSCAPE PLAN DATED 04/10/01
 MARD 04/10/02



GENERAL LANDSCAPE NOTES

- LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- NOTIFY CEI ENGINEERING ASSOCIATES INC. (479-273-9472) OF ANY LAYOUT OR MATERIAL DISCREPANCIES PRIOR TO ANY PLANTING.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
- SHREDDED HARDWOOD MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
- LANDSCAPE CONTRACTOR SHALL INSTALL AN UNDERGROUND, AUTOMATED IRRIGATION SYSTEM WHICH PROVIDES COMPLETE COVERAGE OF THE SITE AND MEETS CITY OF DOTHAN AND BEFORE THE INSTALLATION OF LANDSCAPE MATERIALS. (SEE IRRIGATION SHEET)
- ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. (ANSI-Z601-1986)
- CONTRACTOR SHALL BRING FINISH GRADE UP TO TOP OF CURB ELEVATION WITH A MINIMUM OF 4" OF TOP SOIL PRIOR TO PLACEMENT OF SOD.
- ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SODDED WITH BERMUDDAGRASS 'MIDLAWN'.

- LANDSCAPE DETAILS (SEE THIS SHEET)**
- 50A TREE PLANTING (TYP.)
 - 50B SHRUB PLANTING (TYP.)
- LANDSCAPE NOTES**
- 50A STEEL EDGING

REV	DATE	REVISIONS	INITIAL
REV-4	7-3-02	REVISED PER CITY COMMENTS.	DMT
REV-3	6-21-02	REVISED PER WAL-MART AND CITY COMMENTS.	DMT
REV-2	5-1-02	REVISED PER WAL-MART COMMENTS DATED 4-11-02.	AER
REV-1	3-25-02	REVISED PER TESORO COMMENTS DATED 3-6-02.	DMT

LANDSCAPE PLAN

TESORO#64056, WAL-MART SUPERCENTER#3492
KELLOGG DRIVE
WICHITA, KANSAS

TESORO WEST COAST COMPANY
3450 SOUTH 344TH WAY, SUITE 100
AUBURN, WA 98001-5931
1(800)473-1123

TESORO

CEI ENGINEERING ASSOCIATES, INC.

PLANNERS SURVEYORS (479) 273-9472 PHONE (479) 273-0844 FAX

REVIEW	INITIAL	DATE
PRELIMINARY		
PLANNING		
STEEL BID		
BLDG PERMIT		
GENERAL BID		
PERMIT REV'S		
CONSTRUCTION		

DATE: 7-3-02

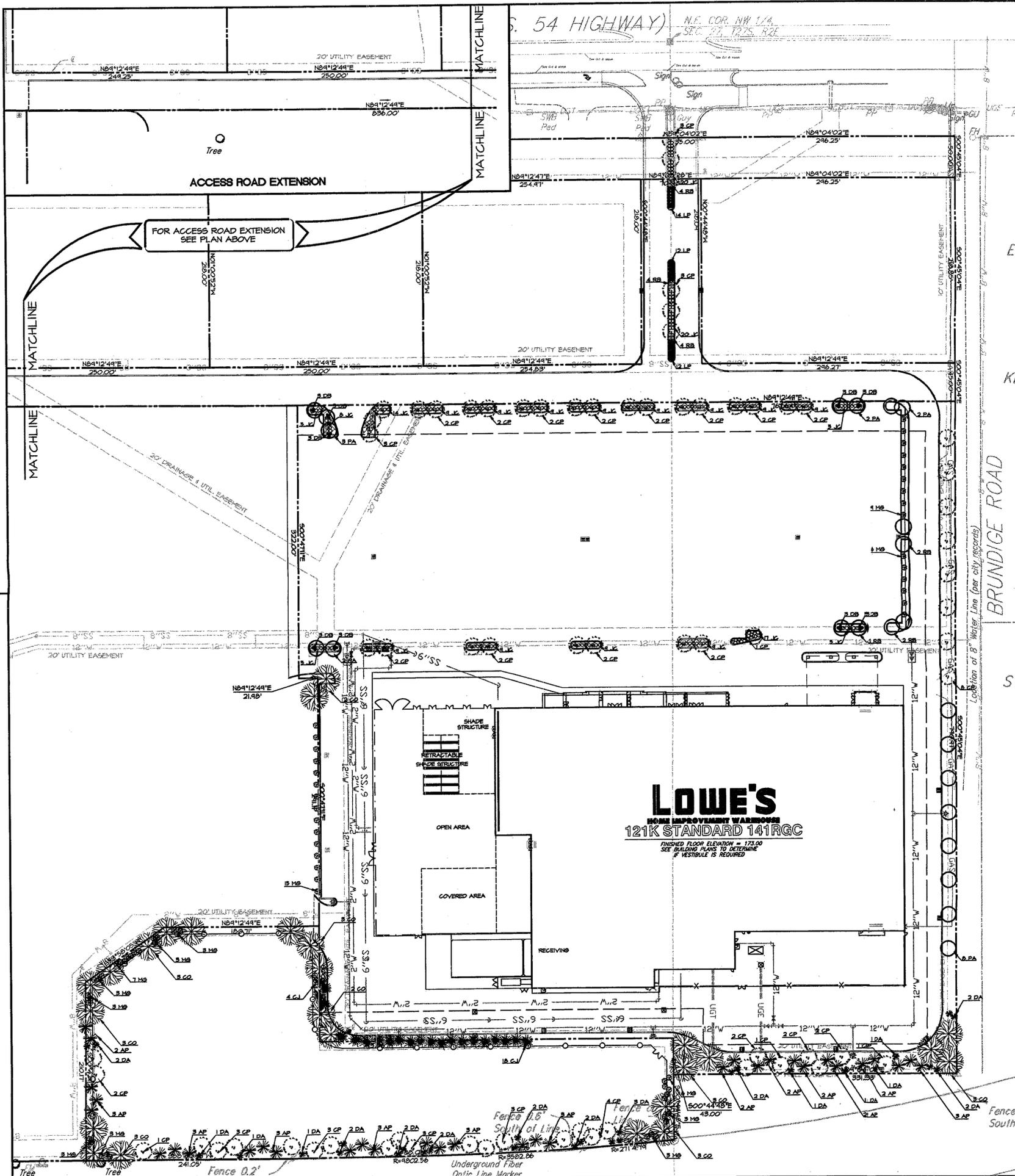
DR. BY: CAJ

APPR.: DMT

JOB #: 16188.1

SHEET

C7



PLANT LIST					
KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
CO	21	CHINGAPIP OAK <i>Quercus muhlenbergi</i>	FL	2.5" CAL.	10' MIN. HT. AT PLANTING
CP	71	CHINESE PISTACHE <i>Pistacia chinensis</i>	FL	2.5" CAL.	10' MIN. HT. AT PLANTING
PA	23	PATMORE ASH <i>Fraxinus pennsylvanica 'Patmore'</i>	FL	1.5" CAL.	6' MIN. HT. AT PLANTING
DB	24	DWARF BURNING BUSH <i>Euonymus alata 'compacta'</i>	CONT.	2 GAL.	12' MIN. HT. AT PLANTING
JC	232	KALLEY PFITZER JUNIPER <i>Juniperus chinensis 'Pfitzer Kallej'</i>	CONT.	5 GAL.	18' MIN. HT. AT PLANTING
MS	64	MAIDEN GRASS <i>Miscanthus sinensis 'Gracillimus'</i>	CONT.	5 GAL.	36" MIN. HT. AT PLANTING
CJ	23	EASTERN RED CEDAR <i>Juniperus virginiana 'Canaertii'</i>	CONT.	7 GAL.	6' MIN. HT. AT PLANTING
AP	33	AUSTRIAN PINE <i>Pinus nigra</i>	FL	1.5" CAL.	6' MIN. HT. AT PLANTING
DA	28	DWARF AUSTRIAN PINE <i>Pinus nigra 'Globosa'</i>	CONT.	5 GAL.	3' MIN. HT. AT PLANTING
LP	38	LOWBOY PYRACANTHA <i>Pyracantha coccinea 'Lowboy'</i>	CONT.	2 GAL.	
RB	12	REDLEAF BARBERRY <i>Berberis thunbergii 'Redleaf'</i>	CONT.	5 GAL.	

DETAILS	
D##	ITEMS LABELED BY THE FOLLOWING SYMBOLS ARE SHOWN ON THIS SHEET AND REFERENCED ON DETAIL SHEETS, EACH IS INCLUDED AS PART OF THE SET OF PLANS.
D421	TREE PLANTING (TYP.)
D422	SHRUB PLANTING (TYP.)
D423	TREE PLANTING ON SLOPE (TYP.)
D430	LANDSCAPE BERM TYPICAL IN ALL LANDSCAPE ISLANDS AND BEDS

EXISTING FEATURES	
○	LIGHT POLE
○	COVER POLE
○	WATER VALVE
○	WATER METER
○	STORM DRAIN MANHOLE
○	CATCH BASIN
○	SANITARY SEWER MANHOLE
○	GAS VALVE
○	TELEPHONE FEDESTAL
○	BORING
○	INVERT
○	FIRE HYDRANT
○	IRON PIN SET (5/8" REBAR)
○	IRON PIN FOUND
○	OVERHEAD ELECTRIC LINE
○	UNDERGROUND ELECTRIC LINE
○	SANITARY SEWER LINE
○	WATER LINE
○	GAS LINE
○	OVERHEAD TELEPHONE LINE
○	UNDERGROUND TELEPHONE LINE
○	GUARD POST
○	UNDERGROUND GAS MARKER
○	CLEAN OUT
○	REINFORCED CONCRETE PIPE
○	CORRUGATED METAL PIPE

PROPOSED FEATURES	
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	24" CONCRETE CURB AND GUTTER
---	STORM DRAIN
○	SANITARY SEWER MANHOLE
○	FIRE HYDRANT WITH GUARD POSTS
○	DROP INLETS
○	SEEDED AREA (SEE GENERAL NOTES)
○	MULCH
○	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

LANDSCAPE GENERAL NOTES

REFER TO SITEWORK SPECIFICATIONS FOR ALL LANDSCAPE WORK.

NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.

LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.

ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT THOSE OCCUPIED BY BUILDINGS, STRUCTURES, OR PAVING SHALL BE GRADED SMOOTH AND FOUR INCHES (4") OF TOPSOIL APPLIED. IF AVAILABLE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

SEE GRADING PLAN FOR APPLICATION OF TOPSOIL AND MAINTENANCE OF SEEDED AREAS.

ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH GRASS SEED MIX OF 30% BERBERIS, 30% FESCUE, 30% ANNUAL RYE BY A RATE OF 3 POUNDS PER 1000 SQUARE FEET.

SEEDING ON SLOPES: HYDRATED GRASS SEED AS INDICATED ON PLANS. SEE LEGEND FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDRATED MOTIVE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2000 LBS./ACRE, WITH A MAXIMUM OF 30 LBS./1000 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MOISTURE (2 - 3 HOURS) AND AN ADDITIONAL 50% OF SEED MIX IF DELAY IS LONGER THAN 2 HOURS, SEED WITH NEW MIXTURE. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH 'GURLEY' BLENKETS. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.

ALL TREES AND SHRUBS SHALL BE INSTALLED PER PLANTING DETAILS.

ALL PLANTING BEDS AS DESIGNATED SHALL BE BORDERED BY 4" STEEL EDGING AS APPROVED BY THE OWNER.

SHARDED HARDWOOD MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES OVER 10" DBH. MULCH SHALL BE APPLIED BY EASY GARDENER OR EQUAL. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE BUNKER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).

FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 10-10-10 10% RELEASE FERTILIZER.

LANDSCAPING NOTES

- 1) ALL PLANTED AREAS SHALL RECEIVE A 1" LAYER OF FINE BARK MULCH OVER 10 MIL FABRIC EQUAL TO "EASY GARDENER".
- 2) ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAY) SHALL BE SEEDED ACCORDING TO LOWE'S SPECIFICATIONS.
- 3) ALL ISLANDS SHALL BE MULCHED.
- 4) UNLESS OTHERWISE NOTED, ALL PARKING STRIPS, ISLANDS AND BEDS SHALL BE SEEDED.

SEEDING SPECIFICATIONS

ALL DISTURBED AREAS SHALL BE GRIPPED TO TYPICAL SECTION 5 AND PLOWED TO A DEPTH OF 4". THE TOP 2" SHALL BE FERTILIZED TO PROVIDE A UNIFORM SEED BED.

NOTE: LIME SHOULD BE APPLIED WITH NECESSARY EQUIPMENT TO GIVE UNIFORM DISTRIBUTION OF THESE MATERIALS. THE HAND-BLAST METHOD IS NOT ACCEPTABLE. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO SEEDING.

THE FOLLOWING ARE RATES AND KINDS OF THESE MATERIALS TO BE APPLIED PER ACRE: BRUZZI RYE - 300#; FESCUE (KENTUCKY BLUEGRASS) - 300#; COMMON BERMUDAGRASS - 250#; 10-10-10 FERTILIZER - 300#; ANNUAL RYE LIVESOIL - 4000#.

SEEDED AREA SHALL BE GILTPACKED TO FIRM SEEDBEDS AND TO COVER SEED.

GRASS STRAW SHALL BE APPLIED OVER SEEDED AREAS AS MULCH. NO BARE GROUND SHALL BE VISIBLE IN THE MULCHED AREA IF PROPER APPLICATION IS ACHIEVED.

TRUCK GILTS OR OTHER EQUIPMENT SHALL BE USED TO APPLY MULCH. UNIFORM STRAW SHALL BE APPLIED AT A MINIMUM OF 4000# PER ACRE. THE MULCHED AREA SHALL BE TACKED WITH LIQUID ASPHALT SUFFICIENT TO HOLD STRAW IN PLACE WHERE DIRECTED BY ENGINEER.

DITCH TREATMENT SHALL BE USED IN AREAS WHERE STEEP GRADES COULD CAUSE DITCH BROODER USE. LIME AND FERTILIZER SHALL BE APPLIED TO FERTILIZE ROVING IS ACCEPTABLE DITCH TREATMENT SHOULD BE INSTALLED BEFORE MULCHING OPERATION.

DATE: 06-18-01
BY: [Signature]
DESCRIPTION: BID SET
CHANGES PER CITY: [Blank]

LOWE'S
Company, Inc.
P. O. Box 1111 N. Waukegan, IL 60087

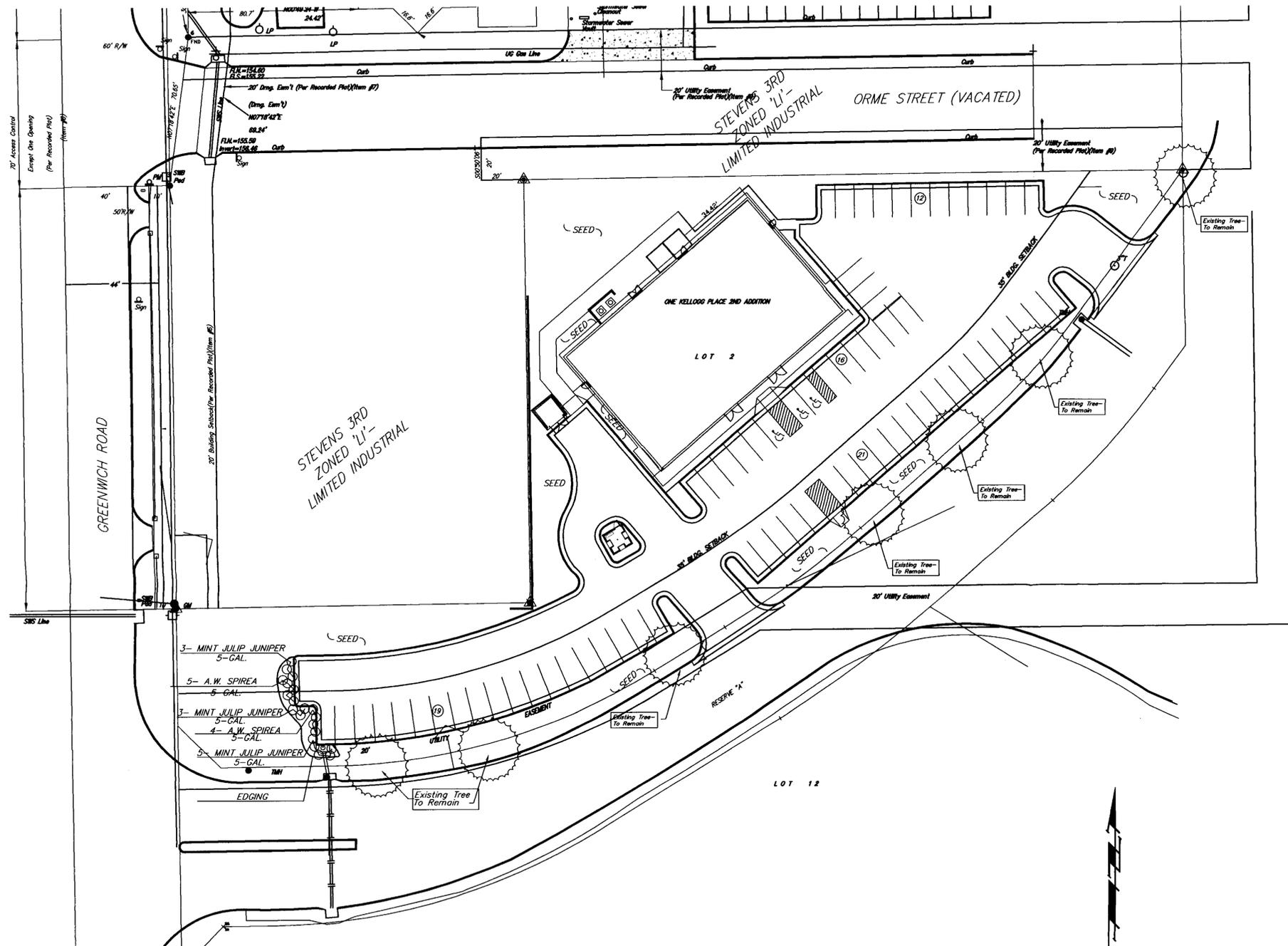
ACORK
Civil Engineering Inc.
1008 N.W. 17th Street, Suite C, Bentonville, AR 72712
(501) 464-8850 PHONE / (501) 464-0040 FAX

LANDSCAPE PLAN
A NEW FACILITY FOR
LOWE'S HOME CENTERS
HIGHWAY 54 AND GREENWICH ROAD
WICHTA, KANSAS

DESIGNED BY: JON
APPY. BY: SM
PINS. NAME: 00-0106-BID
DATE: 07-12-01
JOB NO.: 00-0106

SHEET 9 OF 16

DP-196 PARCEL 4
LANDSCAPE PLAN
APPROVED 07/12/01 BY [Signature]
MAPP Copy 10/2



LEGAL DESCRIPTION:

Lot 1, Block A, Stevens 3rd Addition Wichita, Sedgwick County, Kansas.

SITE INFORMATION:

PARKING PROVIDED: 68 STALLS TOTAL, INCLUDING 3 ACCESSIBLE
 TOTAL SITE AREA: 63,641.00 SQ.FT.
 1.46 ACRES
 IMPERVIOUS AREA: 31,838.95 SQ.FT.
 0.73 ACRES
 50.0% OF TOTAL SITE

PLANT LIST

- 11- MINT JULIP JUNIPER *Juniperus chinensis* 5-GAL.
"Mint Julip"
- 9- A.W. SPIREA *Spiraea x bumalda* 5-GAL.
"Anthony Waterer"

ALL SEED TO BE FINE BLADED FESCUE
 ALL PLANTING BEDS TO HAVE SHREDDED MULCH AT A 3" MIN. DEPTH

NOTE:
 Irrigation has been installed along the access drive within the boundaries of Lot 2 by Wal-Mart. Coordinate construction activities and the adjustment of the sprinkle system with the Wal-Mart Store Manager.



LANDSCAPE PLAN

LANDSCAPE ORDINANCE CALCULATIONS	
Streetyard requirement:	83'
Streetyard Required	$\times 15$ (sq. ft. factor) 1,245
Streetyard shown:	7,134.80 sq. ft.
Streetyard Trees Required:	1 per 500 sq. ft. = 3 Shade Trees
Streetyard Trees shown:	7 Existing Shade Trees to satisfy all Requirements
Parking Provided:	68 spaces, including 3 accessible, including 1 van accessible.
Parking Lot Trees Req'd:	68 spaces/20 = 3.25 = 4 trees
Parking Lot Trees Provided:	7 Existing Shade Trees to satisfy all Requirements

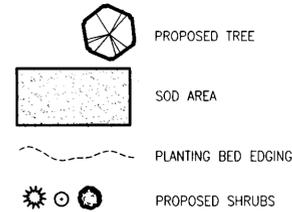
DP-196 Parcel 2
LANDSCAPE PLAN
 APPROVED BY: [Signature]
 MAPD Copy 1 of 2



PLAY IT AGAIN SPORTS
SHELL BUILDING CONSTRUCTION
 WICHITA, KANSAS
 KELLOGG AVE. & GREENWICH ROAD

DATE
 March 17, 2005
 LANDSCAPE PLAN
 SHEET NO.

LEGEND

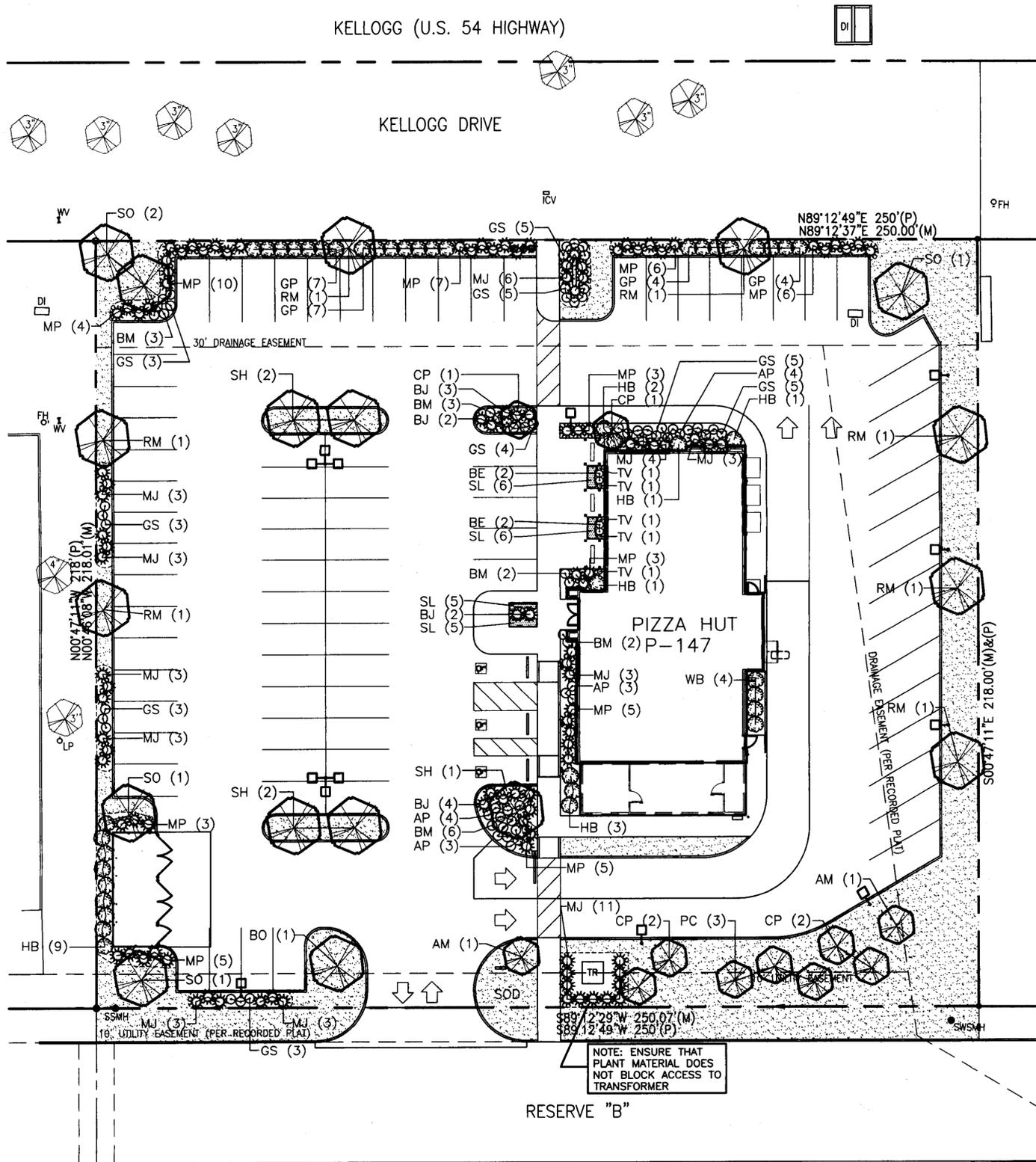


PLANTING NOTES

- NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL.
- QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- EDGING SHALL BE STEEL PER SPEC OR OWNER APPROVED EQUAL. INSTALL STAKES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
- THE PLANTING BEDS RECEIVING MULCH SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. 3" DEEP HARDWOOD MULCH PER DETAILS BELOW.
- WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED IN ALL SHRUB PLANTING BEDS.
- TURF SHALL BE KANSAS PREMIUM FESCUE SOD.
- WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL, SOIL SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE. I.E. ADDITION OF LIME, GYPSUM, ETC.
- ANY PLANTING BED ADJACENT TO WALKS OR CURBING SHALL HAVE THE GRADE LOWERED TO A SUFFICIENT DEPTH TO ALLOW THE TOP OF THE MULCH TO MATCH THE TOP OF WALK OR CURBING.
- ALL LANDSCAPE AREAS SHALL BE SOD FROM EDGE TO EDGE UNLESS OTHERWISE NOTED.
- PLANTS SHALL BE WATERED VIA AUTOMATIC IRRIGATION SYSTEM. RE: SHEET L2. IRRIGATION CONCEPT PLAN. MOISTURE-SENSING DEVICE SHALL BE INSTALLED WITH THE IRRIGATION SYSTEM.

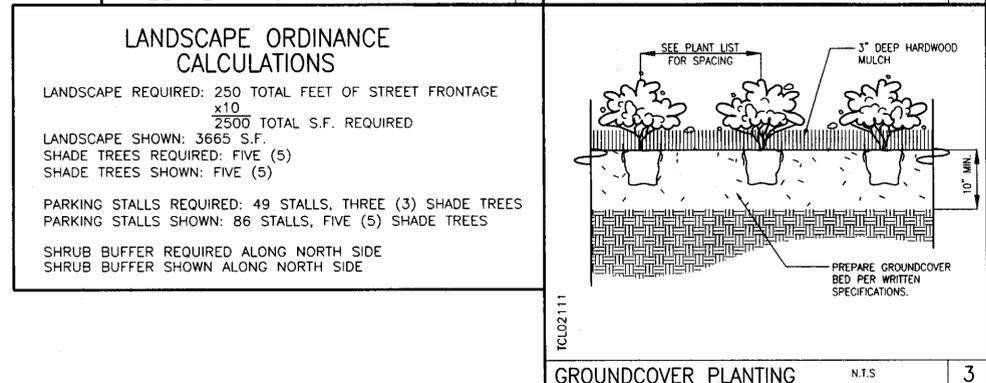
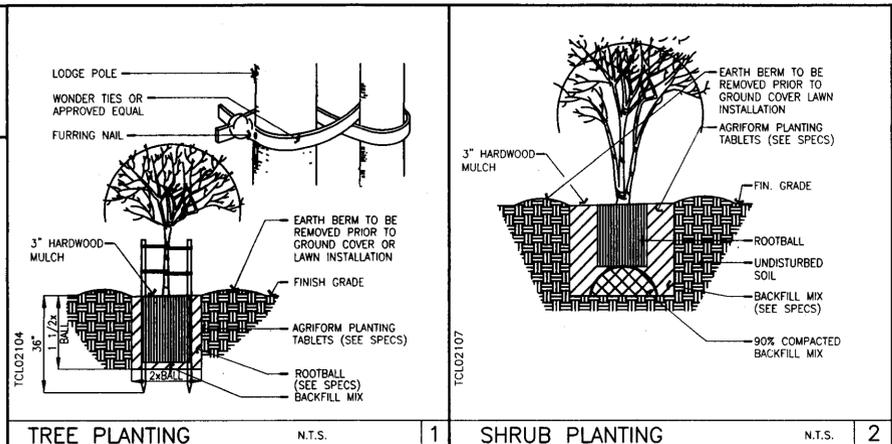
MCCLUGGAGE VAN SICKLE & PERRY
 ARCHITECTS • PLANNERS • LANDSCAPE ARCHITECTS
 125 S. WASHINGTON WICHITA, KANSAS 67202
 P.O. BOX 348 WICHITA, KANSAS 67202
 PH. 36-262-048 • FAX 36-262-246

PLANTING LIST					
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
TREES:					
AM	2	AMUR MAPLE (CLUMP FORM)	ACER GINNALA 'FLAME'	2" MIN. CAL.	B & B
BO	1	BUR OAK	QUERCUS MACROCARPA	3" MIN. CAL.	B & B
CP	6	CAPITAL PEAR	PYRUS CALLERYANA 'CAPITAL'	2" MIN. CAL.	B & B
PC	3	RAIRIFIRE CRABAPPLE	MALUS 'RAIRIFIRE'	2" MIN. CAL.	B & B
RM	8	RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'	3" MIN. CAL.	B & B
SH	5	SHADEMASTER HONEYLOCUST	CLEDISIA TRIACANTHOS 'SHADEMASTER'	3" MIN. CAL.	B & B
SO	5	SHUMARD OAK	QUERCUS SHUMARDII	3" MIN. CAL.	B & B
SHRUBS:					
AP	14	ABBOTSWOOD POTENTILLA	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	2 GAL.	CONT.
BE	4	BOXLEAF EUONYMUS	EUONYMUS JAPONICUS 'MICROPHYLLUS'	2 GAL.	CONT.
BJ	11	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	2 GAL.	CONT.
BM	13	BLUE MIST SHRUB	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	2 GAL.	CONT.
GP	22	GNOME PYRACANTHA	PYRACANTHA ANGUSTIFOLIA 'GNOME'	5 GAL.	CONT.
GS	33	GOLDFLAME SPIREA	SPIRAEA x BUMALDA 'GOLDFLAME'	2 GAL.	CONT.
HB	17	HEAVENLY BAMBOO	NANDINA DOMESTICA	5 GAL.	CONT.
MJ	45	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MINTJULEP'	5 GAL.	CONT.
MP	57	DWARF MUGO PINE	PINUS MUGO VAR. PUMILIO	5 GAL.	CONT.
TV	4	MINNESOTA RED TRUMPET VINE	CAMPIS RADICANS 'MINNESOTA RED'	1 GAL.	CONT.
WB	4	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA VAR. KOREANA 'WINTER GEM'	5 GAL.	CONT.
SL	22	SILVERY SUNPROOF LIRIOPE	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	1 GAL.	CONT.



LEGAL DESCRIPTION
 LOT 9, ONE KELLOGG PLACE
 2ND ADDITION, A SUBDIVISION
 IN THE CITY OF WICHITA,
 SEDGWICK COUNTY, KANSAS

DR-196 PARCEL 9
LANDSCAPE PLAN
 APPROVED 06/14/05 BY *DB*
 MAPP Copy 1 of 2



305026

DATE

CONTRACT DATE: 06.01.05
 BUILDING TYPE: P147IB
 PLAN VERSION: April05
 SITE NUMBER: 303021
 STORE NUMBER: 292924

PIZZA HUT IB
 1 KELLOGG PLACE
 WICHITA, KS

April05

PLANTING PLAN/DETAILS

L2

PLOT DATE:

General Notes

- Contractor shall be required to provide notice to Kansas One Call at 887-2470 a minimum of two (2) working days prior to any excavation or work adjacent to utilities.
- The Contractor must notify the following in case of an emergency:
 Kansas Gas Service.....1-888-482-4950
 Aquila Energy (Gas).....1-800-303-0357
 Westor Energy (Electric).....383-8650
 Cox Communications (Cablevision).....262-4270
 Southwestern Bell (Telephone).....268-2245 or 1-800-286-8313
 City of Wichita Water Dept. (Water).....268-4563 or 268-4906
 City of Wichita Sewer Maint. (San. Sewer).....268-4024 or 262-6000
 City of Wichita Storm Sewer Maint. (Storm Sewer).....268-4090
 City of Wichita Traffic Maint. (Trsf. Control).....268-4034 or 268-4203
 Conoco Pipeline Co. (Petroleum).....1-800-231-2551
 Williams Pipeline Co. (Petroleum).....529-6600 or 1-800-324-9696
 Phillips Pipeline Co. (Petroleum).....1-800-766-8230
- Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Sod" or "Seed" shall be installed and fertilized as follows:
 SOD—Kansas Premium Fescue Sod
 SEED—Kansas Premium Fescue Seed
 FERTILIZER—16-20-6 ratio 4#/1000 sq. ft.
- 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 (3%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton burr mulch, compost, or humus) and shall be rototilled 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 shredded cypress 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.
- 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.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- 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.
- The Landscape Contractor shall coordinate with the C.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.
- General Contractor to supply all topsoil to site. Landscape contractor to supply necessary topsoil for seeding disturbed areas and 4" depth for finish grade in all planting beds.
- General Contractor to coordinate with appropriate Local City Official to Remove/Transport exist trees.
- 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.

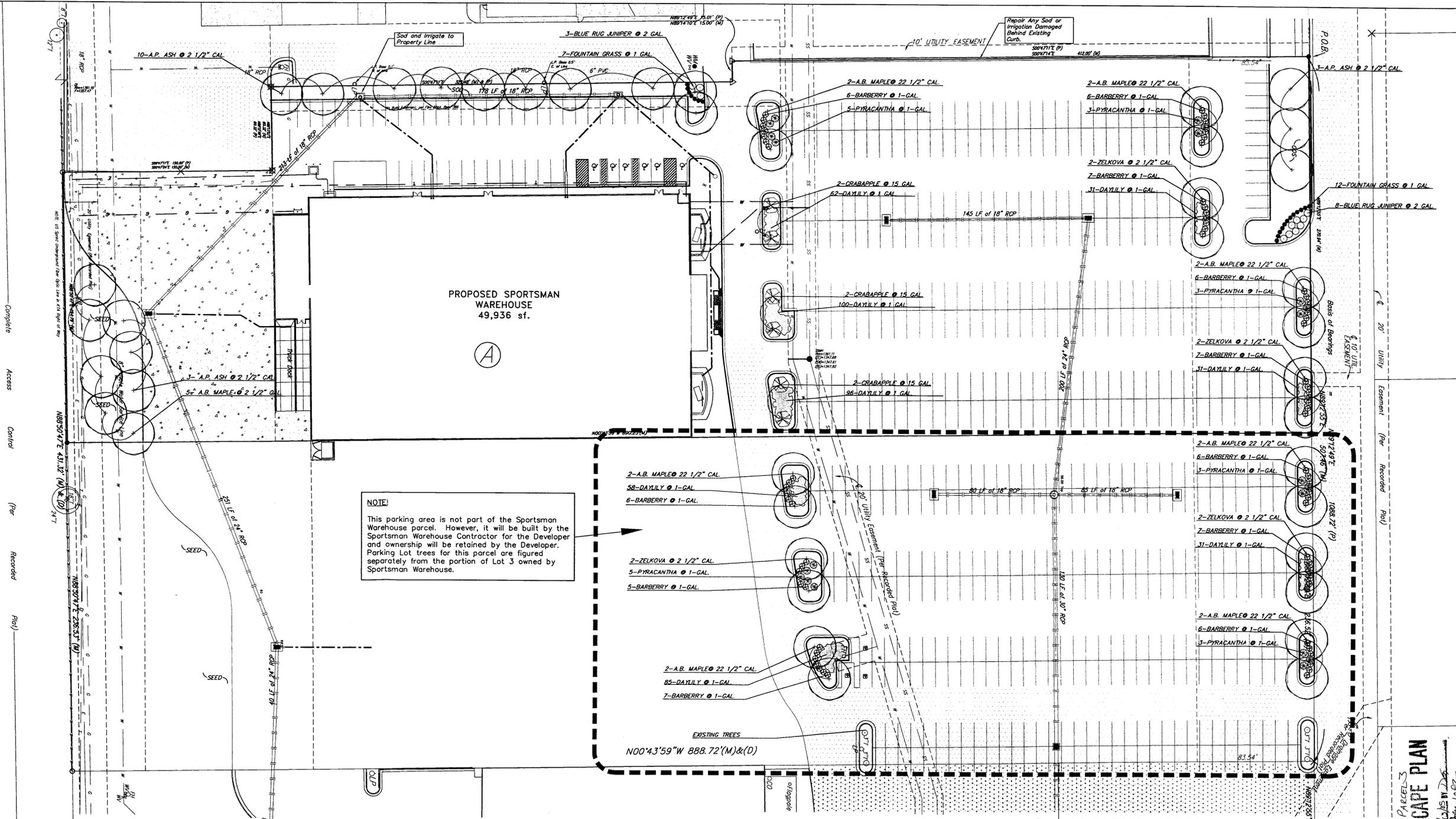
CKMAN CONSTRUCTION, L.L.C.
 3325 West 18th Street, Suite 101
 348 Lake City, UT 84115
 Phone: 801-905-0001
 Fax: 801-905-0002

Sportsman's Warehouse
 11645 E. Kellogg
 Wichita, Kansas 67207

Glenn W. Anderson
 Architect

REVISED:
 DATE: 02/15/12
 BY: BT
 PROJECT: 04088
 DRAWN BY: DL/BT
 CHECKED BY: BT

Baughman
 ENGINEERING | SURVEYING | PLANNING
 LANDSCAPE ARCHITECTURE
 Baughman Company, P.A.
 315 Ellis Wichita, KS 67211
 316-262-7271 316-262-0149



NOTE:
 This parking area is not part of the Sportsman Warehouse parcel. However, it will be built by the Sportsman Warehouse Contractor for the Developer and ownership will be retained by the Developer. Parking Lot trees for this parcel are figured separately from the portion of Lot 3 owned by Sportsman Warehouse.

SITE LANDSCAPE PLAN

Scale 1" = 30'-0"

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 products or approved equal, which will illustrate type of head, head coverage, valve 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 exist 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 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 sleeve prior to any paving. Combine piping when possible to save on sleeve material. Sleeves to be min. 20" 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 city water with GC prior to installation of system. Irrigation Contractor shall verify static pressure and volume of well water supply prior to installation of system.
- Locate Irrigation Controller per Owner/GC request.
- Irrigation water is to be supplied as shown.

BENCHMARK

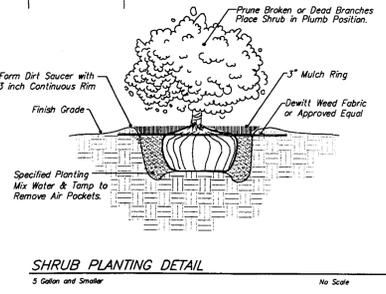
*X Chiseled on Top of Concrete 85' N. of SW Corner, Lot 3.
 Elev. = 1361.71 M.S.L.

LEGAL DESCRIPTION

A tract lying within Lot 3, Block A, One Kellogg Place 2nd Addition, Wichita, Sedwick County, Kansas, described as beginning at the NW corner of said Lot 3; thence N89°12'49"E, along the north line of said Lot 3, 270.84 feet; thence S00°43'59"E, 890.23 feet to a point on the south line of said Lot 3; thence S89°04'47"W, along the south line of said Lot 3, 194.79 feet to the southern most SW corner of said Lot 3; thence N00°47'11"W, along a west line of said Lot 3, 150 feet; thence S89°12'49"W, 60.32 feet; thence N00°47'11"W, along a west line of said Lot 3, 329.48 feet; thence S89°12'49"W, 15.01 feet; thence N00°47'11"W, along a west line of said Lot 3, 412 feet to the point of beginning.

SITE INFORMATION

Total Area: ±224,800.00sq. ft. (5.16 acres)
 Impervious Area: ±212,719.80 sq. ft. (4.883 acres)
 Building Area: 49,936 sq. ft.
 Parking Required: 1 per 250 sq. ft. = 200 spaces
 5 Accessible Spaces Required including 2 Van Accessible
 Parking Provided: 358 Spaces, plus 5 Accessible Stalls (including 1 Van Accessible)



LANDSCAPE ORDINANCE CALCULATIONS

SPORTSMAN'S WAREHOUSE PARCEL:
 Parking Lot Trees Required: 195 Spaces Provided
 1 Shade Tree / 20 Parking Spaces Required
 195 spaces / 20 = 9.75 = 10 Trees Required
 12 Shade Trees

Buffer:
 Not required; no nearby residential.

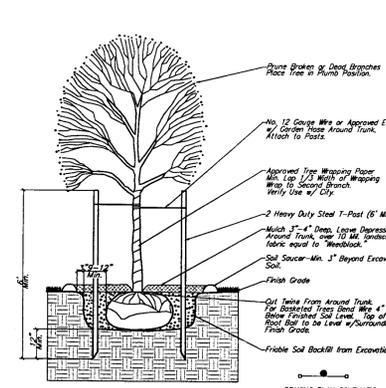
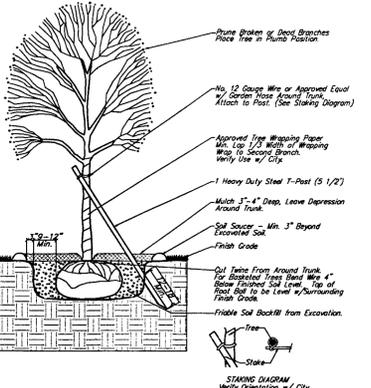
Streetyard Trees Required:
 Frontage = 194.75 LF x 20 (SF Factor) = 3895 SF / 500 = 7.79 = 8 Trees

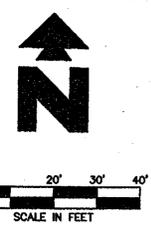
Streetyard Trees Shown:
 8 Shade Trees

ADJACENT PARCEL (PARKING ONLY):
 Parking Lot Trees Required: 225 Spaces Provided
 1 Shade Tree / 20 Parking Spaces Required
 225 spaces / 20 = 11.25 = 12 Trees Required
 12 Shade Trees

PLANT SCHEDULE:

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
Trees					
19	<i>Acer rubrum x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	2 1/2" Cal.	B & B	Single Stem Only
16	<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple Ash	2 1/2" Cal.	B & B	Single Stem Only
8	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	15 Gal.	B & B	Single Stem Only
6	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	2 1/2" Cal.	B & B	Single Stem Only
Shrubs					
69	<i>Barberis thunbergii</i> var. <i>atropurpurea</i> 'Rose Glow'	Royal Burgundy Barberry	5-Gal.	Cont.	Full & Healthy
11	<i>Juniperus horizontalis</i> 'Wiltonii'	Blue Rug Juniper	5-Gal.	Cont.	Full & Healthy
22	<i>Pyracantha coccinea</i> 'Lowboy'	Lowboy Pyracantha	5-Gal.	Cont.	Full & Healthy
Grasses + Ground Covers					
494	<i>Hemerocallis</i> sp.	Daylily	1-Gal.	Cont.	Triangular Spacing
19	<i>Pennisetum alopecuroides</i> 'orientale'	Oriental Fountain Grass	1-Gal.	Cont.	Full & Healthy





SITE BENCHMARK
CHISELED SQUARE ON TOP
OF CURB
ELEV.= 1360.01 M.S.L.

KELLOGG DRIVE (NO PHYSICAL FRONTAGE ROAD AT THIS TIME)

LEGEND

EXISTING	
e	EAST OR ELECTRIC
n	NORTH
oh	OVERHEAD
s	SOUTH OR SEWER
t	TELEPHONE
u	UNDERGROUND
w	WEST OR WATER
--- BOUNDARY LINE	
---	RIGHT OF WAY LINE
---	STORM DRAIN
---	GAS
---	OVERHEAD ELECTRIC
---	OVERHEAD ELECTRIC AND TELEPHONE
---	OVERHEAD TELEPHONE
---	OVERHEAD TV
---	SEWER
---	UNDERGROUND ELECTRIC
---	UNDERGROUND ELECTRIC AND TELEPHONE
---	UNDERGROUND TELEPHONE
---	UNDERGROUND TV
---	WATER
---	TREE INFO
5-10-11 50.5	5 = DIAMETER OF TRUNK IN FEET
10	10 = HEIGHT OF TREE IN FEET
11	11 = CANOPY DIAMETER IN FEET
50.5	50.5 = ELEVATION AT BASE OF TREE
⊕	ELECTRICAL RISER
⊕	WATER METER
PROPOSED	
---	BOUNDARY LINE
---	RIGHT OF WAY LINE

- GENERAL LANDSCAPE NOTES**
- LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
 - NOTIFY CEI ENGINEERING ASSOCIATES INC. (501-273-8472) OF ANY LAYOUT OR MATERIAL DISCREPANCIES PRIOR TO ANY PLANTING.
 - FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
 - SHREDDED HARDWOOD MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
 - LANDSCAPE CONTRACTOR SHALL INSTALL AN UNDERGROUND, AUTOMATED IRRIGATION SYSTEM WHICH PROVIDES COMPLETE COVERAGE OF THE SITE AND MEETS CITY OF DOTHAN AND BEFORE THE INSTALLATION OF LANDSCAPE MATERIALS (SEE IRRIGATION SHEET).
 - ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. (ANSI-Z60.1-1986)
 - CONTRACTOR SHALL BRING FINISH GRADE UP TO TOP OF CURB ELEVATION WITH A MINIMUM OF 4" OF TOP SOIL PRIOR TO PLACEMENT OF SOD.
 - ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SODED WITH BERMOUDAGRASS 'MIDLAW'.

- LANDSCAPE DETAILS**
- 50A TREE PLANTING (TYP.)
 - 50B SHRUB PLANTING (TYP.)
- LANDSCAPE NOTES**
- 50A STEEL EDGING

NOTE: THIS LANDSCAPE PLAN SHALL NOT AFFECT THE WAL-MART LANDSCAPE REQUIREMENTS.

PLANT LIST

KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
W1	3	WINDSOR HAWTHORN <i>Ostrya virginiana 'nimbata'</i>	B&B	3" CAL	SPACED AS SHOWN
RM	2	RED MAPLE 'RED SUNSET' <i>Acer rubrum 'Fraser'</i>	B&B	3" CAL	SPACED AS SHOWN
GRT	2	GOLDENRINTREE <i>Koeleria paniculata</i>	B&B	3" CAL	SPACED AS SHOWN
RE	3	EASTERN REDBUD 'FOREST PANOPY' <i>Cercis canadensis 'Forest Panop'</i>	B&B	1.5" CAL	SPACED AS SHOWN
SC	30	SPREADING COTONEASTER <i>Cotoneaster diemichouxii</i>	CONT.	18" H&L 5 GAL	6"-8" O.C.
KA	70	KALLIAS COMPACT LAMBER <i>Juniperus atlantica 'Pittsford Holly'</i>	CONT.	18" H&L 5 GAL	4"-7" O.C.

LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENT	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
LANDSCAPED STREET YARD	AVERAGE LOT DEPTH=153.35 LF STREET FRONTAGE=222.20 LF REQUIRES 8 SF PER LF=34,050 SF TREES REQUIRED (TYPICAL 2000) 4 SHADE TREES AND 8 ORNAMENTAL TREES	4 SHADE TREES AND 8 ORNAMENTAL TREES PROVIDED
LANDSCAPED BUFFERS	NONE REQUIRED	
PARKING LOT SCREENING	PARKING LOTS TREES (1 TREE PER 30 SPACES)- REQUIRED 8 SF PER LF=1788.00 SF PARKING LOT MUST BE SCREENED WITH SHRUBS 14' HIGHER AT INSTALLATION SPACED AT 75% OF MATURE WIDTH	1 TREE FROM STREET FRONTAGE REQUIREMENT USED FOR TREE PARKING AND HOLDING AREA SCREENING WITH CONTIGUOUS ROW OF TREES

NOTE:
THIS PLAN IS BASED ON CONSTRUCTION DRAWINGS PROVIDED BY CEI AND SURVEY INFORMATION BY BAUGHMAN COMPANY, P.A., (DATED 05/28/05). THE CONTRACTOR SHALL VERIFY THAT THE IMPROVEMENTS HAVE BEEN COMPLETED PER THE WALMART CONSTRUCTION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNERS REPRESENTATIVE OF ANY DEVIATION OR OMISSIONS THAT MAY AFFECT THE CONSTRUCTION OF THE PROPOSED FUELING STATION.

CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE EXISTING LANDSCAPE MATERIALS AND SHALL REPLACE ANY PLANTINGS DAMAGED DURING CONSTRUCTION.

DR-196 P&R CEL 1 (PARTIAL)
LANDSCAPE PLAN
APPROVED 05/28/05 BY DCS
SUPERVISOR PLAN APPROVED 06/12/05
FOR FUTURE GAS BLDG
MUTED Cam 1 of 2

WAL-MART

SITE DEVELOPMENT PLANS FOR
WAL-MART FUELING STATION
WICHITA, KS
11411 E KELLOGG (STORE #3492)

CEI ENGINEERING ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1317 SOUTH WEST 77 STREET
BENTONVILLE, AR 72712
(479) 275-4472
(479) 275-8844
DATE: 07-28-05
BY: PFM
PRELIM

LANDSCAPE PLAN

SCALE:
1" = 20'

PRN: CMS
PM: THL
DES: MVH

REVISIONS

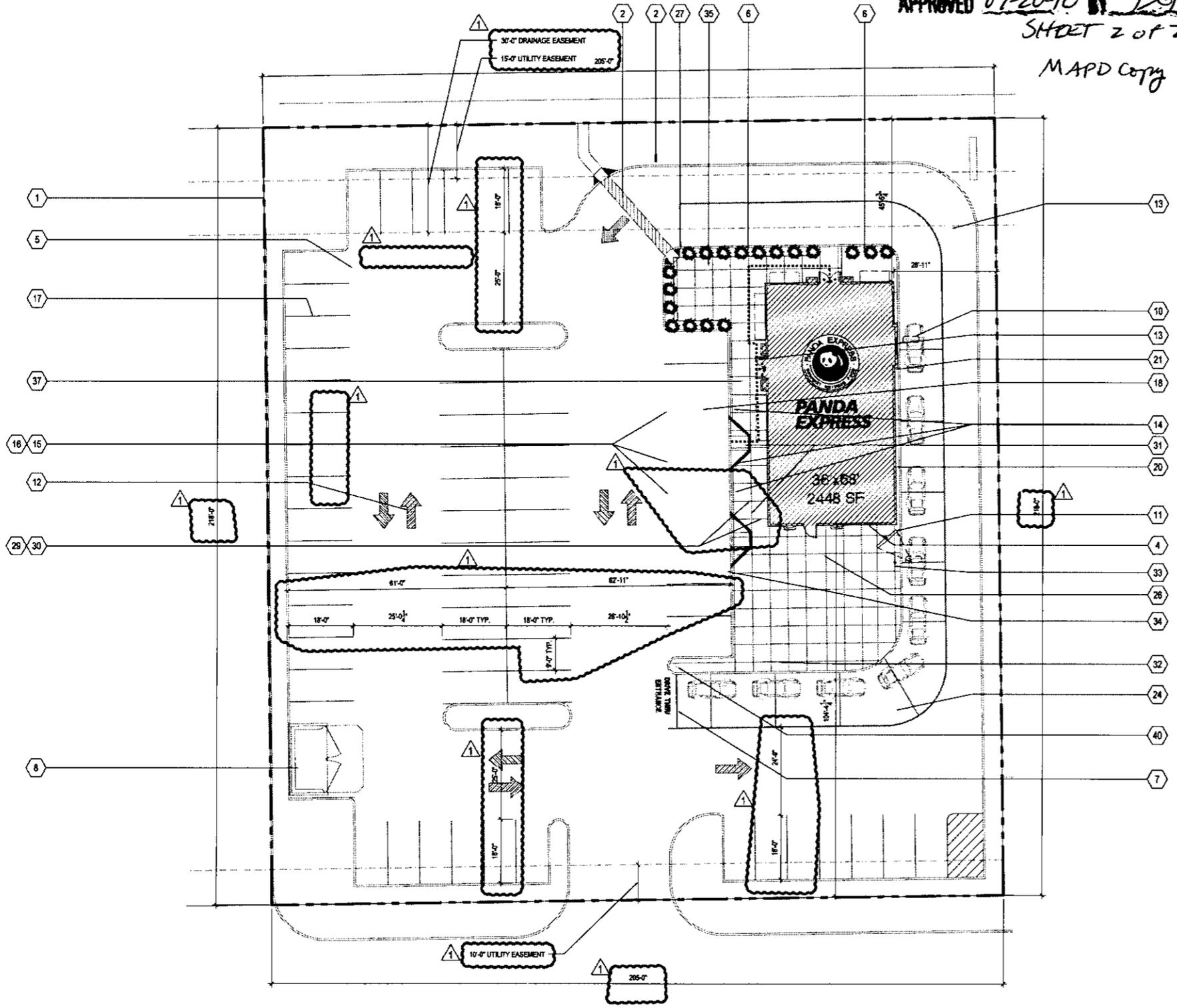
DATE

NO.

C8

DP-196 PARCELS LANDSCAPE PLAN

APPROVED 07-20-10 BY TDG
SHEET 2 OF 2
MAPD COPY 1 OF 2



LEGAL DESCRIPTION
LOT 8 EXCEPT EAST 45FT. OF IT, BLOCK A, ONE KELLOGG PLACE 2ND ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

- 1 PROPERTY LINE
- 2 DIRECTIONAL SIGN REFER TO SIGN VENDOR FOR ACTUAL LOCATIONS AND LAYOUT (NO ELEC. POWER)
- 3 NOT USED
- 4 NEW SWITCHGEAR
- 5 ASPHALT PAVING - SEE CIVIL PLAN.
- 6 IRRIGATED LANDSCAPING
- 7 CONC. APRON IF USE ASPHALT PAVING.
- 8 TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (TYP. 8 YARD BIN)
- 9 NOT USED
- 10 DRIVE THRU LANE SENSOR LOOP SEE DETAIL
- 11 DRIVE THROUGH MENU BOARD-INSTALLED BY GC
- 12 DIRECTIONAL ARROW
- 13 ACCESSIBLE PATH OF TRAVEL
- 14 ACCESSIBLE PARKING POLE SIGN
- 15 INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE
- 16 ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @ 3'-0" O.C.
- 17 PAINT 4" WIDE SOLID PARKING STRIPPING W/ TWO (2) COATS HIGHWAY WHITE PAINT
- 18 DESIGNATED HANDICAP PARKING SPACE
- 19 NOT USED
- 20 ROOF DRAIN AND OVERFLOW DRAIN FROM ROOF UNDER CONCRETE FLATWORK TO FACE OF CURB
- 21 STEEL PIPE GUARD-PAINT TO MATCH SAFETY YELLOW
- 22 PEDESTRIAN PATH OF TRAVEL, PAINT 4" WIDE STRIPS @ 3'-0" O.C. & 4" WIDE BORDER, (MIN 2 COATS BLUE REFLECTED)
- 23 NOT USED
- 24 CONC. DRIVEWAY (GRAY COLOR, LIGHT BROOM FINISH).
- 25 NOT USED
- 26 EDGE OF SIDEWALK AT PLANTER
- 27 CONCRETE CURB AT PLANTER
- 28 NOT USED
- 29 EXPANSION JOINT @ 20'-0" O.C. MAX.
- 30 TOOLED JOINTS @ 5'-0" O.C.
- 31 ACCESSIBLE RAMP
- 32 FUTURE PRE-VIEW BOARD, G.C. TO INSTALL 4-BOX AND POWER FOR FUTURE USE. SEE 8A-3.2
- 33 ORDER CONFIRMATION BOARD
- 34 WHEEL STOP SEE
- 35 OUTDOOR COVERED PATIO AND SEATING
- 36 NOT USED
- 37 SEALED CONC SIDEWALK (AQUA MIX SEALER'S CHOICE GOLD), CONCRETE TO BE LIGHT BROOM TEXTURE FINISH. PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. AND ALL SIDE WALK
- 38 NOT USED
- 39 NEW TRANSFORMER, SEE ELECTRICAL PLANS
- 40 NOT USED
- 41 NOT USED
- 42 NOT USED
- 43 NOT USED
- 44 NOT USED
- 45 NOT USED

DEMOLITION NOTE:
G.C. TO REMOVE ALL EXISTING ABOVE/UNDER GROUND STRUCTURAL WALLS, FOUNDATION, ASPHALT, CONC. CURBS AND DEBRIS PRIOR TO NEW CONSTRUCTION.

GENERAL NOTE:
1. G.C. TO VERIFY AND PROVIDE ALL UNDERGROUND WIRING AND CONDUIT (INSTALLED BY LOCAL UTILITY COMPANY) FROM TRANSFORMER TO ELECTRICAL MAIN SWITCHGEAR.
2. DRIVE THRU MENU BOARD, LIMIT HT. BAR AND ORDER POLE FOOTING BY G.C.



PANDA RESTAURANT GROUP INC.
1883 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.8898
Facsimile: 626.372.8268

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REVISIONS:

NO.	CITY COMMENTS	DATE
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ISSUE DATE:

1st	CITY PLAN REVIEW	05-28-10
2nd	CITY SUBMITTAL	07-06-10
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DRAWN BY: CP & AR

PANDA PROJECT #: SB-D2436
ARCH PROJECT #: PND1003

STAMP:

PANDA EXPRESS

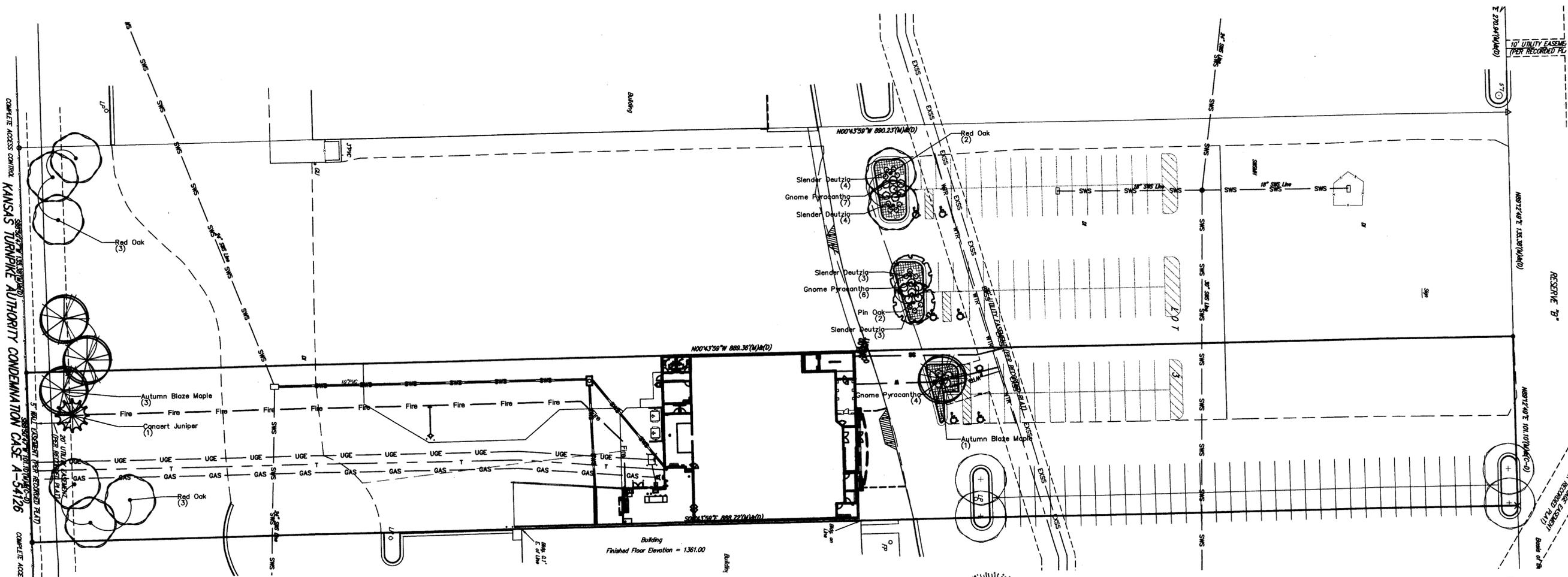
PARCEL 8
11777 EAST KELLOGG
WICHITA, KS 67207

A-0.1

SITE PLAN
ARCHITECTURAL

SITE PLAN 1
Scale: 1/16"=1'-0" A-0.1

KEY NOTES A
Scale: NO SCALE A-0.1



PLANT SCHEDULE				
TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL SIZE
4	<i>Acer rubrum</i> 'Autumn Blaze'	Autumn Blaze Maple	B & B	2" Cal
1	<i>Juniperus virginiana</i> 'Canoertii'	Canoert Juniper	B & B	6'-8" H
2	<i>Quercus palustris</i>	Pin Oak	B & B	3" Cal
8	<i>Quercus rubra</i>	Red Oak	B & B	3" Cal
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	
14	<i>Deutzia gracilis</i>	Slender Deutzia	3 gal	
17	<i>Pyracantha angustifolia</i> 'Gnozam Gnome' TM	Gnome Pyracantha	3 gal	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	
503 sf	<i>Lilyphe muscari</i> 'Big Blue'	Big Blue Lilyturf	4" pot @ 12" oc	

LEGAL DESCRIPTION

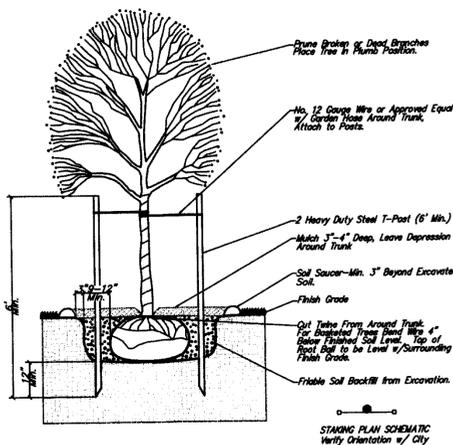
A portion of Lot 3, Block A, One Kellogg Place 2nd Addition, Wichita, Sedgewick County, Kansas described as commencing at the NW corner of said Lot 3; thence N89°12'49"E, along the north line of said Lot 3, 270.94 feet to the point of beginning; thence S00°43'59"E, 890.23 feet to a point on the south line of said Lot 3; thence N88°50'47"E, along the south line of said Lot 3, 236.48 feet; thence N00°43'59"W, 888.72 feet to a point on the north line of said Lot 3; thence S89°12'49"W, along the north line of said Lot 3, 236.48 feet to the point of beginning, EXCEPT therefrom the following described tract: A portion of Lot 3, Block A, One Kellogg Place 2nd Addition, Wichita, Sedgewick County, Kansas described as commencing at the NW corner of said Lot 3; thence N89°12'49"E, along the north line of said Lot 3, 270.94 feet to the point of beginning; thence S00°43'59"E, 890.23 feet to a point on the south line of said Lot 3; thence N88°50'47"E, along the south line of said Lot 3, 236.48 feet; thence N00°43'59"W, 888.72 feet to a point on the north line of said Lot 3; thence S89°12'49"W, along the north line of said Lot 3, 236.48 feet to the point of beginning.

BENCHMARK

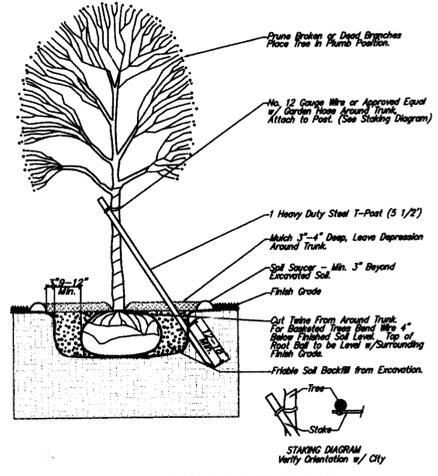
PK nail set in asphalt drive, approx. 88' east and approx. 373' south of NW corner of Lot 3, Block A, One Kellogg Place 2nd Addition, Wichita, Sedgewick County, Kansas.
Elev. = 1360.13 (NGVD 29)

SITE INFORMATION

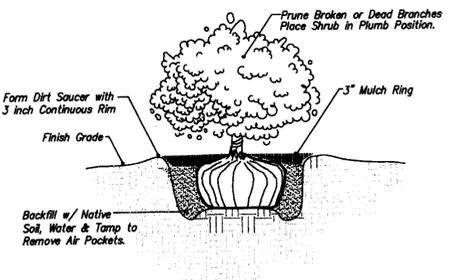
Total Area: ±210,376 sq. ft. (4.83 acres)
Total Disturbed Area: ±141,506 sq. ft. (3.25 acres)
Impervious Area: ±184,544 sq. ft. (4.24 acres)
Total Building Area: 26,164 sq. ft.



1 TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 2" Cal. Evergreen Trees Larger than 6' Height. No Scale



2 TREE PLANTING & STAKING DETAIL
Deciduous Trees 2" Cal. and Smaller. Evergreen Trees 6' Height and Smaller. No Scale



3 SHRUB PLANTING DETAIL
3 Gallon and Smaller. No Scale

LANDSCAPE ORDINANCE CALCULATIONS

SPORTSMAN'S WAREHOUSE PARCEL:
Parking Lot Trees Required: 225 Spaces Provided
1 Shade Tree / 20 Parking Spaces Required
225 spaces / 20 = 11.25 = 12 Trees Required
11 Shade Trees, 4 Existing Trees = 15 Total
Buffer: Not required; no nearby residential.
Streetyard Trees Required: Frontage = 236 LF x 20 (SF Factor) = 4720 SF / 500 = 9.44 = 10 Trees
Streetyard Trees Shown: 10 Shade Trees



LANDSCAPE NOTES

- All landscape work shall be done in accordance with industry standards.
- Trees shall be inspected by Landscape Architect or Owner Representative prior to planting. 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 Treflan (50% 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 shredded cypress mulch of uniform consistency.
- 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 867-2470, 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. Maintenance shall include watering.
- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, boulders, 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 PLAN

APPROVED BY: [Signature]
DATE: 1/13/13
DP-196
MAPD copy
2/2



Baughman Company, P.A.
315 Ellis Wichita, KS 67211
P316-262-7271 F316-262-0149
E/eng@baughman.com One Kellogg Place 2nd Addition
BAUGHMAN FIRM NO. 0005114
DESIGN/DRAWN: DML

PETSMART
19601 North 27th Avenue
Phoenix, Arizona 85027 - (623) 980-6100

NO:	DATE:	REVISIONS:

STORE # 2035
WICHITA, KS



LANDSCAPE PLAN

This drawing is an instrument of service and the property of Baughman Company, P.A. It is to be used only for the project and site for which it is prepared and published hereon. It is not to be used for any other project or site. The user of this drawing shall be held responsible for any errors or omissions. The user shall be held responsible for any damage to the original drawing or any copies thereof.

Sheet No: **SL1**
Date: 15 FEB 13



Wichita-Sedgwick County Metropolitan Area Planning Department

June 6, 2017

Meritrust Credit Union
Attn: Robert Seacat, Director of Facilities
P.O. Box 78957
Wichita, KS 67278-9757

Baughman Company, P.A.
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

RE: CUP2017-26 – City CUP Administrative Adjustment General Provisions #7A and #7G to One Kellogg Place Commercial Community Unit Plan DP-196 to allow additional height and increase in square feet for a sign in Parcel 5

LEGAL: Lot 5, Block A, One Kellogg Place 2nd Addition, Wichita, Sedgwick County, KS

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to DP-196, to permit an increase in sign height necessitated by the East Kellogg expansion project, per Sec. 24.04.251(2.h), as well as a 25 percent increase in sign area from 150 square feet to 187 square feet. The CUP currently permits 1,900 square feet of signage along Kellogg, which is 60 square feet less than what is permitted under the sign code. We understand that you are requesting 37 square feet (25%) of this surplus be allocated to Parcel 5.

On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph 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.

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 four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.


Dale Miller, Director
Metropolitan Area Planning Department


Kortney D. Capello, Assistant Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Pete Meitzner, CM District II
Laura Rainwater, Community Liaison District II



Wichita-Sedgwick County Metropolitan Area Planning Department

May 10, 2013

Wichita East LLC, c/o Lane4 Property Group attn. Hunter Harris
4705 Central, Suite 200
Kansas City, MO 64112

Baughman Company, PA attn. Russ Ewy
315 Ellis
Wichita, KS 67211

RE: CUP2013-14 - City Administrative Adjustment to CUP-196, to reconfigure Parcels 3, 16 and 17 in conjunction with a Lot Split, generally located south of Kellogg and east of Greenwich.

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-196 One Kellogg Place Community Unit Plan ("CUP"). We understand you wish to reconfigure Parcels 3 and 16 and create Parcel 17 in conjunction with a Lot Split. Building coverage and floor area will be the distributed proportionately to the new parcel as indicated on the revised CUP. Uses permitted on the newly created parcels do not change.

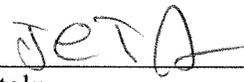
On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that 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 expressly stated herein.

The "Development Application" signs may now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.



John L. Schlegel
Director of Planning



Tom Stolz
MABCD Director

cc: Paul Hays, Office of Central Inspection
Pete Meitzner, CM District II
Megan Buckmaster, NA District II

December 5, 2011

AT&T
c/o Randy Heck
7801 Farley Street
Overland Park, KS, 66204

Larry Fugate
208 South Maize Road
Wichita, KS, 67209

Re: CUP2011-45 – City Administrative Adjustment/Administrative Permit to Community Unit Plan DP-196, One Kellogg Place, to permit a temporary 25-foot high wireless communication facility on the GC General Commercial (“GC”) zoned Parcel 9; generally located east of Greenwich Road, on the south side of Kellogg Street/US 54 (Lot 9, Block A, One Kellogg Place 2nd Addition; 11747 E Kellogg Street).

Dear Sir:

We have reviewed your request for an Administrative Adjustment/Administrative Permit to Community Unit Plan DP-196 to permit a temporary 25-foot high wireless communication facility on the GC General Commercial (“GC”) zoned Parcel 9. Your application indicates that a temporary “cellular on wheels” (COW) is needed for AT&T to address ‘...capacity issues with the existing on air sites due to the large amount of traffic these sites carry.’, until ‘an agreement to go on the T-Mobile tower closest to the AT&T store’ is realized. You propose a six month period with a possible request for an additional six months if needed. The existing T-Mobile tower (identified as ‘other carrier’s tower’ on the existing AT&T sites map you provided) appears to be located approximately ¼-mile northeast (north of Kellogg/US 54, on the west side of Zelta Street) from the proposed AT&T COW. Your existing AT&T tower map fails to show, identify and comment on the availability of two other towers in the area; (a) another monopole tower located approximately ½-mile due west of the proposed AT&T COW, and; (b) a lattice tower located approximately ¾-mile west southwest of the proposed AT&T COW, off of Kellogg/US 54 and 127th Street East.

The proposed site is in close proximity to the Hawker-Beechcraft aircraft manufacturing facility and its runways, which places it in an Airport Hazard Zone B. An Airport Hazard Zone is defined as “...an area of land or water where man-made structures, trees or use of land can obstruct the airspace required for the flight of aircraft landing and taking off at any airport, as regulated by Appendix H of Sedgwick County Code and Chapter 28.08 of the Code of the City of Wichita.” Buildings located on land covered by the Zone B designation are limited to 75 feet in height, unless a more detailed review is conducted and an increased height is approved. The proposed temporary AT&T COW is 25 feet tall and thus meets that standard. Your “Determination of No Hazard to Air Navigation for Temporary Structure” letter clears the proposed temporary COW at this location.

A wireless communication facility up to 120 feet tall, that complies with the compatibility height standards of the Unified Zoning Code (UZC, Art IV, Sec IV-C.5) can be approved by an Administrative Permit in the GC zoning district, with the concurrence of the Director of Planning and the Zoning Administrator, if it conforms to the Location/Design Guidelines in Chapter VI of the Wireless Master Plan and for zoning lots located within the City, that are designated on the “Properties Eligible for an Administrative Permit for a Wireless Communication Facility Map.” The temporary AT&T COW complies with the compatibility height standards, is located on a zoning lot within the City that is designated on the “Properties Eligible for an Administrative Permit for a Wireless Communication Facility Map,” and is less than 120 feet tall.

The Location/Design Guidelines provides policy guidance regarding the placement of permanent wireless communication facilities, but does not specifically address the placement of temporary facilities such as a COW. We find that the impact of the temporary facility on the surrounding GC zoned properties will be limited due to the short time period (six months) for which the 25-foot high COW will be located on the subject site; therefore, we find that the request conforms to the Location/Design Guidelines of the Wireless Communication Master Plan.

As noted the proposed COW is located in CUP DP-196. An Adjustment to a CUP requires that in no event shall the Planning Director approve an Administrative Adjustment to a PUD, CUP, or P-O that allows any of the following:

- a. More than a five-foot or ten percent increase in building height, whichever is greater. *This does not apply.*
- b. More than a ten percent increase in floor area or building coverage or in residential unit density when calculated on a total, aggregate project basis. *This does not apply*
- c. A change in use to a use that is more “intensive” (as defined by Section II-B.6. of the UZC) than a use approved as part of the PUD, CUP, or P-O. *Permanent wireless communication facilities are listed as permitted in all zoning districts, if they meet the standards of the UZC and the Wireless Master Plan. Because the proposed AT&T COW is temporary and qualifies as being eligible for an Administrative Permit (as already noted), we find it’s use is no more intensive than what is permitted on Parcel 9 of CUP DP-196; All uses permitted in the GC zoning district, with the exception being adult entertainment, group homes, group residences, correctional placement, private clubs, taverns and drinking establishments.*

General Provision #14 of DP-196 states that “Loading areas, trash receptacles and outdoor storage areas shall be screened from ground level view with screening walls that are masonry or are consistent with building wall materials as approved by the Director of Planning and the Zoning Administrator, along I-35, Kansas Turnpike, Kellogg and Greenwich Road.” To meet the intent of the CUP’s screening requirement the proposed temporary COW will have a 6-8 foot tall temporary wooden screening fence enclosing it.

Our signatures below indicate that an Administrative Permit for a temporary 25-foot high wireless communication facility on the aforementioned property is hereby GRANTED, subject to the following conditions:

- (1) The temporary wireless communication facility approved for placement on the site is a 25-foot high cellular on wheels, which shall be removed from the site six-months after the dated signatures on this letter. The applicant may apply for a six-month extension upon the end of the permitted six-months.
- (2) The applicant shall obtain all permits necessary to construct the wireless communication facility.
- (3) All requirements of Section III.D.6.g. of the Unified Zoning Code shall be met.
- (4) The site and the temporary wireless communication facility shall be developed in general conformance with the approved site plans and elevation drawings. All improvements shall be completed before the facility becomes operational, including a 6-8 foot tall wooden fence around the site. The temporary wireless communication facility site shall not obstruct vehicular or pedestrian traffic within, into and out of the site. The site shall not bring the parking required for Parcel 9 below the standards of the UZC. No signage will be permitted on the temporary COW

or its temporary wooden screening fence. No lighting will be permitted on the temporary COW, except what is required by the FAA or security, which will be reviewed by the Zoning Administrator at the time of obtaining a building permit.

- (5) The site and the temporary wireless communication facility shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- (6) If the City Zoning Administrator finds that there is a violation of any of the conditions of the Administrative Permit, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Administrative Permit is null and void.

The zoning adjustment sign may now be removed from the property. We will make a notation of the adjustment on the CUP drawing.

John Schlegel
Planning Director

Kurt Schroder
City of Wichita Superintendent of Central Inspection
(Zoning Administrator)

Attachments

cc: Black & Veatch, c/o Laurie Hatfield, 10950 Grandview Drive, Overland Park, KS, 65210
Paul Hays, Office of Central Inspection, e-mail
J.R. Cox, Office of Central Inspection, e-mail

