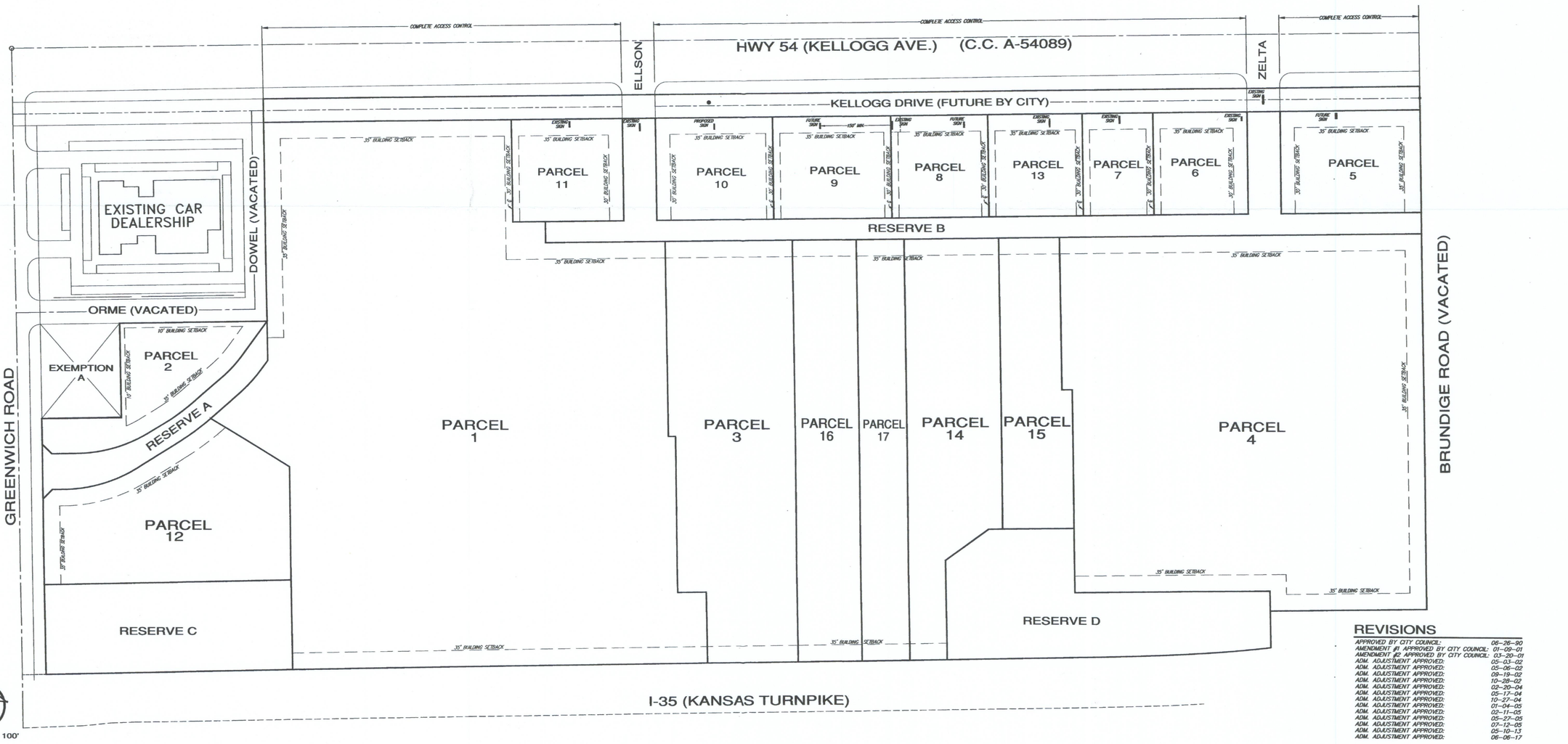
ONE KELLOGG PLACE
COMMUNITY UNIT PLAN



SCALE: 1" = 100'

REVISIONS

APPROVED BY CITY COUNCIL:	06-26-90
AMENDMENT #1 APPROVED BY CITY COUNCIL:	01-09-01
AMENDMENT #2 APPROVED BY CITY COUNCIL:	03-20-01
ADM. ADJUSTMENT APPROVED:	05-03-02
ADM. ADJUSTMENT APPROVED:	05-06-02
ADM. ADJUSTMENT APPROVED:	09-19-02
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:	05-10-13
ADM. ADJUSTMENT APPROVED:	06-06-17

PARCEL 1

A.	Net Area:	908,421.60 sq.ft. or 20.85 acres
B.	Maximum Building Coverage:	272,526 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	272,526 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	Three (3)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet, except for architectural features such as peaks which shall not exceed 50 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 2

A.	Net Area:	60,527.32 sq.ft., or 1.39 acres
B.	Maximum Building Coverage:	18,158 sq.ft., or 30 percent
C.	Maximum Gross Floor Area:	18,158 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	Two (2); except a second unoccupied kiosk-type building that is approximately 10' x 10' in size may be permitted in conformance to 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.
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
H.	Access Points:	See Drawing

PARCEL 3

A.	Net Area:	224,802.82 sq.ft. or 5.16 acres
B.	Maximum Building Coverage:	67,441 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	67,441 sq.ft.
D.	Floor Area Ratio:	30 percent
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G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 4

A.	Net Area:	579,675.75 sq.ft. or 13.31 acres
B.	Maximum Building Coverage:	173,903 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	173,903 sq.ft.
D.	Floor Area Ratio:	30 percent
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PARCEL 5

A.	Net Area:	64,722.97 sq.ft. or 1.49 acres
B.	Maximum Building Coverage:	19,417 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	19,417 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
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G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 6

A.	Net Area:	43,600 sq.ft. or 1.00 acres
B.	Maximum Building Coverage:	13,080 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	13,080 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
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G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 7

A.	Net Area:	32,700 sq.ft. or 0.75 acres
B.	Maximum Building Coverage:	9,810 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	9,810 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 8

A.	Net Area:	44,670 sq.ft. or 1.03 acres
B.	Maximum Building Coverage:	13,401 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	13,401 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 9

A.	Net Area:	54,500 sq.ft. or 1.25 acres
B.	Maximum Building Coverage:	16,350 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	16,350 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 10

A.	Net Area:	54,336.50 sq.ft. or 1.25 acres
B.	Maximum Building Coverage:	16,301 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	16,301 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 11

A.	Net Area:	51,230 sq.ft. or 1.18 acres
B.	Maximum Building Coverage:	15,369 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	15,369 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 12

A.	Net Area:	136,284.60 sq.ft. 3.13 acres
B.	Maximum Building Coverage:	40,885 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	40,885 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	Two (2)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 13

A.	Net Area:	43,600 sq.ft. or 1.00 acres
B.	Maximum Building Coverage:	13,080 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	13,080 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 14

A.	Net Area:	147,251.60 sq.ft. or 3.38 acres
B.	Maximum Building Coverage:	44,175 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	44,175 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet, except for architectural features such as peaks which shall not exceed 50 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 15

A.	Net Area:	85,409.50 sq.ft. or 1.96 acres
B.	Maximum Building Coverage:	25,623 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	25,623 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet, except for architectural features such as peaks which shall not exceed 50 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 16

A.	Net Area:	120,457 sq.ft. or 2.77 acres
B.	Maximum Building Coverage:	36,137 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	36,137 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet, except for architectural features such as peaks which shall not exceed 50 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

RESERVE A

A.	Net Area:	32,892.90 sq.ft. or 0.76 acres

RESERVE B

A.	Net Area:	114,058.54 sq.ft. or 2.62 acres

RESERVE C

A.	Net Area:	99,227.07 sq.ft. or 2.28 acres

RESERVE D

A.	Net Area:	122,574.20 sq.ft. or 2.90 acres

PARCEL 17

A.	Net Area:	89,882 sq.ft. or 2.06 acres
B.	Maximum Building Coverage:	26,965 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	26,965 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet, except for architectural features such as peaks which shall not exceed 50 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

GENERAL PROVISIONS:

1. Total Gross Land Area: 3,237,014.30 sq.ft. (or 74.31± acres)

2. Total Net Land Area: 2,742,070.74 sq.ft. (or 62.95± acres)

3. Parking shall be provided in accordance with Article IV of the Unified Zoning Code, unless otherwise specified in the parcel descriptions.

4. Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.

5. A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.

6. Guarantees for street improvements shall be determined at the time of platting.

7. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:

   A. Each parcel is permitted at least one free-standing sign per arterial frontage with the following area restrictions:

      Parcel 1: 200 sq. ft. of signage along Kellogg Drive and 200 sq.ft. along Greenwich.
      Parcel 2: 170 sq. ft. of signage along Greenwich.
      Parcel 3: 250 sq. ft. of signage along Kellogg Drive.
      Parcel 4: 250 sq. ft. of signage along Kellogg Drive.
      Parcel 5: 187 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.
      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 Greenwich.
      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).

   B. 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.

   C. 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 A at its intersection with Greenwich 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)

   D. 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).

   E. Portable and off-site signs are not permitted, including billboards.

   F. Window display signs are limited to 25% of the window area.

   G. All freestanding signs shall have a maximum height of 20 feet for Parcels 2 & 6-12 and 30 feet for Parcels 1; 3, 14, 15, 16, & 17 together; and 4. The signs permitted for Parcels 5 & 13 located along the Kellogg frontage, and having 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.

   H. The freestanding signs permitted for Parcels 1; 3, 14, 15, 16, & 17 together; and 4 shall be placed within the median of the major openings or be within a platted reserve, if required.

8. Access Controls shall be as shown on the final plat.

9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.

10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).

    A. 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).

    B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.

11. Utilities shall be installed underground on all parcels.

12. Landscaping for this site shall be required as follows:

    A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.

    B. Parcels 1, 3, 4, 14, 15, 16, & 17 shall comply with the standard parking lot landscape requirement of the Landscape Ordinance.

    C. 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.

    D. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.

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

    F. 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.

13. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.

14. 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 Greenwich Road.

15. 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 predominate exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent (See Adm. Adj. dated 5-6-02 regarding the blue roof in Parcel 6).

16. 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.

17. 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 "LC" 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.

18. Cross-lot circulation agreements shall be required at the time of platting 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.

    A. 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.

19. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.

20. 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.

21. 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.

22. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

23. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits.

24. No development shall occur until such such time as municipal water and sewer service are provided to the site.

25. 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.

26. Until such time as Kellogg (US HWY 54) is improved to a freeway or expressway standard, this CUP shall be restricted to a maximum gross floor area of 627,200 square feet in an attempt to address traffic generation concerns and to maintain an adequate level of service on surrounding roadways.

27. 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.

28. The following transportation improvements shall be guaranteed at the time of replatting, or provided as on-site improvements:

    A. Kellogg Accel/Decel Lane Interim Improvements: Decel lane begins west of Ellson and continues to Zelta, and with a possible accel lane east of Zelta if required by KDOT. (Guarantee)

    B. Kellogg and Ellson 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)

    C. 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 apron for anchoring the signal of sufficient width for three the intersection. (Guarantee)

    D. Kellogg & Greenwich Interim Improvements:

       Westbound single-left turn lane with 400 feet of storage. (Guarantee)

    E. Permanent Improvements to Greenwich Road and Reserve "A":

       Permanent improvements as per City standards of Greenwich Road as a four-lane section from the taper under the bridge at I-35 (KTA) to north of Reserve "A", ending approximately at Orme. (Guarantee)

       Northbound single-right turn decel 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)

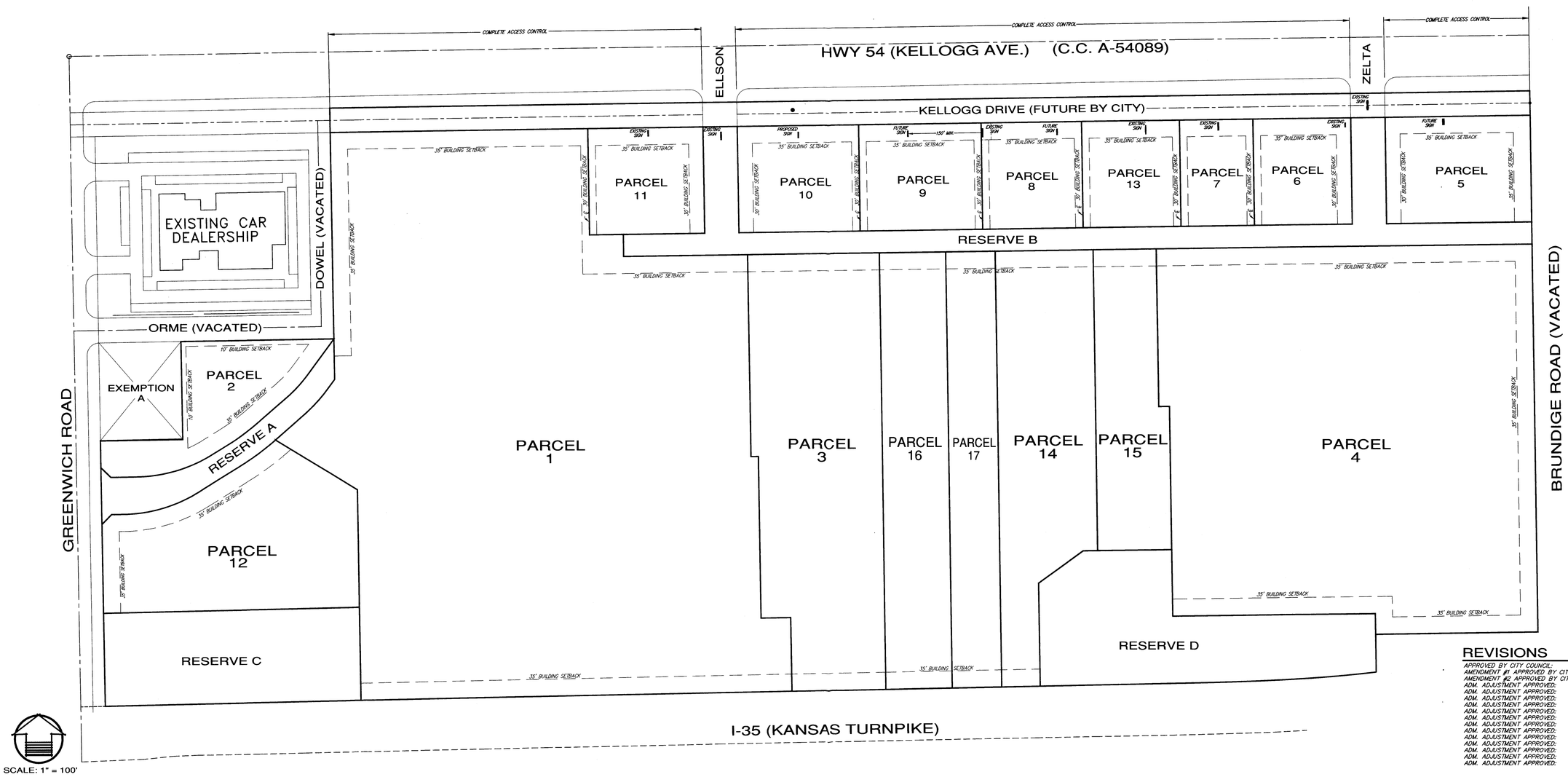
Dated July 7 2006
APPROVED COF
MAPC Per Admin Adjustment
CUP26-07 1 of 4

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

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

ONE KELLOGG PLACE

COMMUNITY UNIT PLAN



SCALE: 1" = 100'

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PARCEL 1

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G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 2

A.	Net Area:	60,527.32 sq.ft., or 1.39 acres
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PARCEL 4

A.	Net Area:	579,675.75 sq.ft. or 13.31 acres
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B.	Maximum Building Coverage:	19,417 sq.ft. or 30 percent
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G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

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B.	Maximum Building Coverage:	9,810 sq.ft. or 30 percent
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PARCEL 8

A.	Net Area:	44,670 sq.ft. or 1.03 acres
B.	Maximum Building Coverage:	13,401 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	13,401 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 9

A.	Net Area:	54,500 sq.ft. or 1.25 acres
B.	Maximum Building Coverage:	16,350 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	16,350 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 10

A.	Net Area:	54,336.50 sq.ft. or 1.25 acres
B.	Maximum Building Coverage:	16,301 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	16,301 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 11

A.	Net Area:	51,230 sq.ft. or 1.18 acres
B.	Maximum Building Coverage:	15,369 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	15,369 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 12

A.	Net Area:	136,284.60 sq.ft. 3.13 acres
B.	Maximum Building Coverage:	40,885 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	40,885 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	Two (2)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 13

A.	Net Area:	43,600 sq.ft. or 1.00 acres
B.	Maximum Building Coverage:	13,080 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	13,080 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 14

A.	Net Area:	147,251.60 sq.ft. or 3.38 acres
B.	Maximum Building Coverage:	44,175 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	44,175 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet, except for architectural features such as peaks which shall not exceed 50 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 15

A.	Net Area:	85,409.50 sq.ft. or 1.96 acres
B.	Maximum Building Coverage:	25,623 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	25,623 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet, except for architectural features such as peaks which shall not exceed 50 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 16

A.	Net Area:	120,457 sq.ft. or 2.77 acres
B.	Maximum Building Coverage:	36,137 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	36,137 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet, except for architectural features such as peaks which shall not exceed 50 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 17

A.	Net Area:	89,882 sq.ft. or 2.06 acres
B.	Maximum Building Coverage:	26,965 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	26,965 sq.ft.
D.	Floor Area Ratio:	30 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet, except for architectural features such as peaks which shall not exceed 50 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

RESERVE A

A. Net Area: 32,892.90 sq.ft. or 0.76 acres

RESERVE B

A. Net Area: 114,058.54 sq.ft. or 2.62 acres

RESERVE C

A. Net Area: 99,227.07 sq.ft. or 2.28 acres

RESERVE D

A. Net Area: 122,574.20 sq.ft. or 2.90 acres

GENERAL PROVISIONS:

1. Total Gross Land Area: 3,237,014.30 sq.ft. (or 74.31± acres)

2. Total Net Land Area: 2,742,070.74 sq.ft. (or 62.95± acres)

3. Parking shall be provided in accordance with Article IV of the Unified Zoning Code, unless otherwise specified in the parcel descriptions.

4. Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.

5. A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.

6. Guarantees for street improvements shall be determined at the time of platting.

7. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:

   A. Each parcel is permitted at least one free-standing sign per arterial frontage with the following area restrictions:

      Parcel 1: 200 sq. ft. of signage along Kellogg Drive and 200 sq.ft. along Greenwich.
      Parcel 2: 170 sq. ft. of signage along Greenwich.
      Parcel 3: 250 sq. ft. of signage along Kellogg Drive.
      Parcel 4: 250 sq. ft. of signage along Kellogg Drive.
      Parcel 5: 187 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.
      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 Greenwich.
      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).

   B. 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.

   C. 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 A at its intersection with Greenwich 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)

   D. 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).

   E. Portable and off-site signs are not permitted, including billboards.

   F. Window display signs are limited to 25% of the window area.

   G. 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.

   H. The freestanding signs permitted for Parcels 1; 3, 14, 15, 16, & 17 together; and 4 shall be placed within the median of the major openings or be within a platted reserve, if required.

8. Access Controls shall be as shown on the final plat.

9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.

10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).

    A. 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).

    B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.

11. Utilities shall be installed underground on all parcels.

12. Landscaping for this site shall be required as follows:

    A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.

    B. Parcels 1, 3, 4, 14, 15, 16, & 17 shall comply with the standard parking lot landscape requirement of the Landscape Ordinance.

    C. 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.

    D. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.

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

    F. 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.

13. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.

14. 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 Greenwich Road.

15. 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 predominate exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent (See Adm. Adj. dated 5-6-02 regarding the blue roof in Parcel 6).

16. 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.

17. 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 "LC" 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.

18. Cross-lot circulation agreements shall be required at the time of platting 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.

    A. 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.

19. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.

20. 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.

21. 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.

22. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

23. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits.

24. No development shall occur until such such time as municipal water and sewer service are provided to the site.

25. 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.

26. Until such time as Kellogg (US HWY 54) is improved to a freeway or expressway standard, this CUP shall be restricted to a maximum gross floor area of 627,200 square feet in an attempt to address traffic generation concerns and to maintain an adequate level of service on surrounding roadways.

27. 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.

28. The following transportation improvements shall be guaranteed at the time of replatting, or provided as on-site improvements:

    A. Kellogg Accel/Decel Lane Interim Improvements: Decel lane begins west of Ellson and continues to Zelta, and with a possible accel lane east of Zelta if required by KDOT. (Guarantee)

    B. Kellogg and Ellson 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)

    C. 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 apron for anchoring the signal of sufficient width for three the intersection. (Guarantee)

    D. Kellogg & Greenwich Interim Improvements:

       Westbound single-left turn lane with 400 feet of storage. (Guarantee)

    E. Permanent Improvements to Greenwich Road and Reserve "A":

       Permanent improvements as per City standards of Greenwich Road as a four-lane section from the taper under the bridge at I-35 (KTA) to north of Reserve "A", ending approximately at Orme. (Guarantee)

       Northbound single-right turn decel 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)

As per AA CUP2017-26

APPROVED CUP
2-22-01
MAPD Copy 1 of 4

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

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

CITY OF WICHITA

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 t he 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 that 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 a 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.

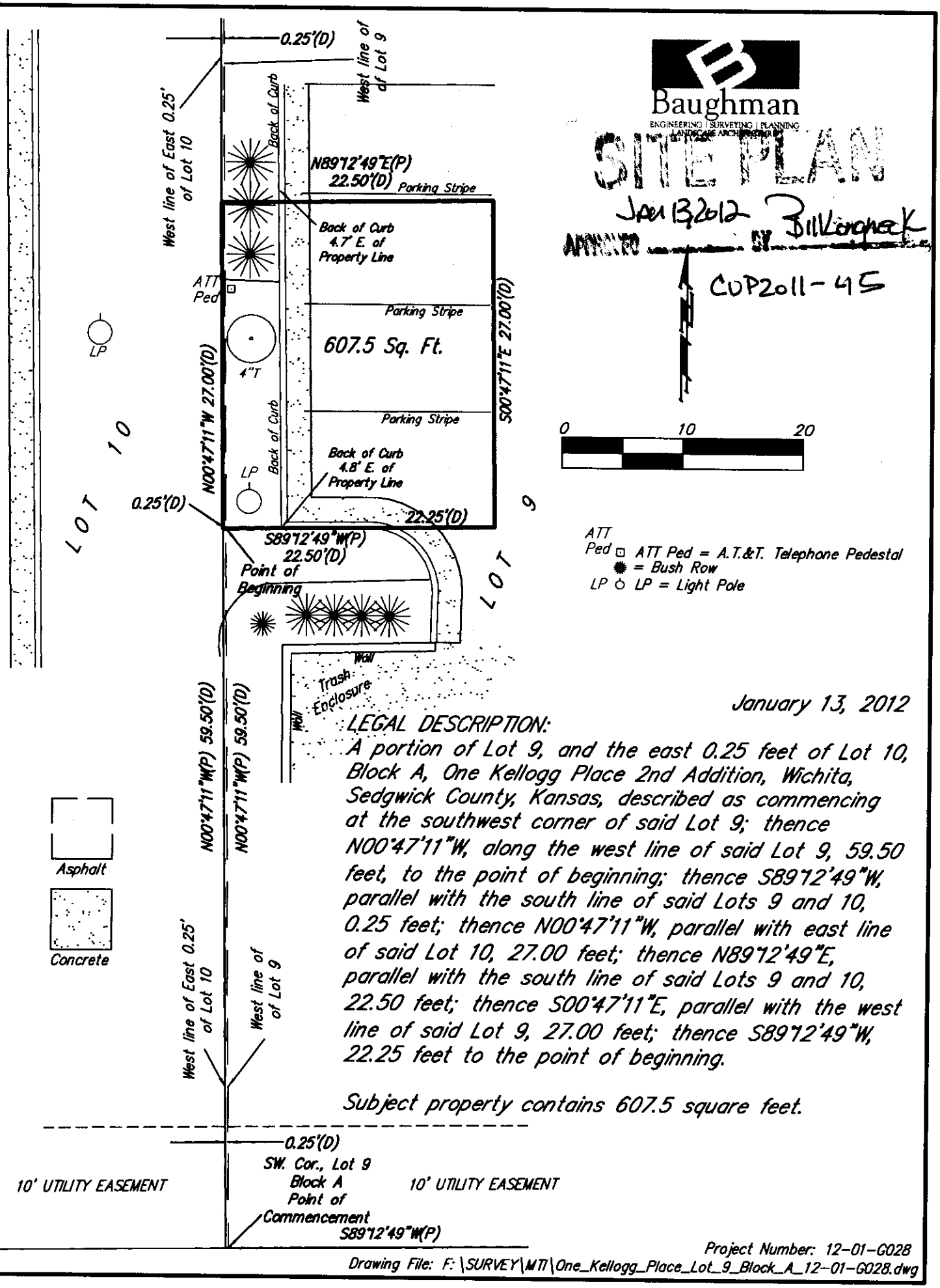
The zoning adjustment sign may now be removed from the property. We will make a notation of the adjustment on the CUP drawing.

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



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°47'11"W, along the west line of said Lot 9, 59.50 feet, to the point of beginning; thence S89°12'49"W, parallel with the south line of said Lots 9 and 10, 0.25 feet; thence N00°47'11"W, parallel with east line of said Lot 10, 27.00 feet; thence N89°12'49"E, parallel with the south line of said Lots 9 and 10, 22.50 feet; thence S00°47'11"E, parallel with the west line of said Lot 9, 27.00 feet; thence S89°12'49"W, 22.25 feet to the point of beginning.

Subject property contains 607.5 square feet.

Project Number: 12-01-G028

Drawing File: F:\SURVEY\MTI\One_Kellogg_Place_Lot_9_Block_A_12-01-G028.dwg

CITY OF WICHITA

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

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.

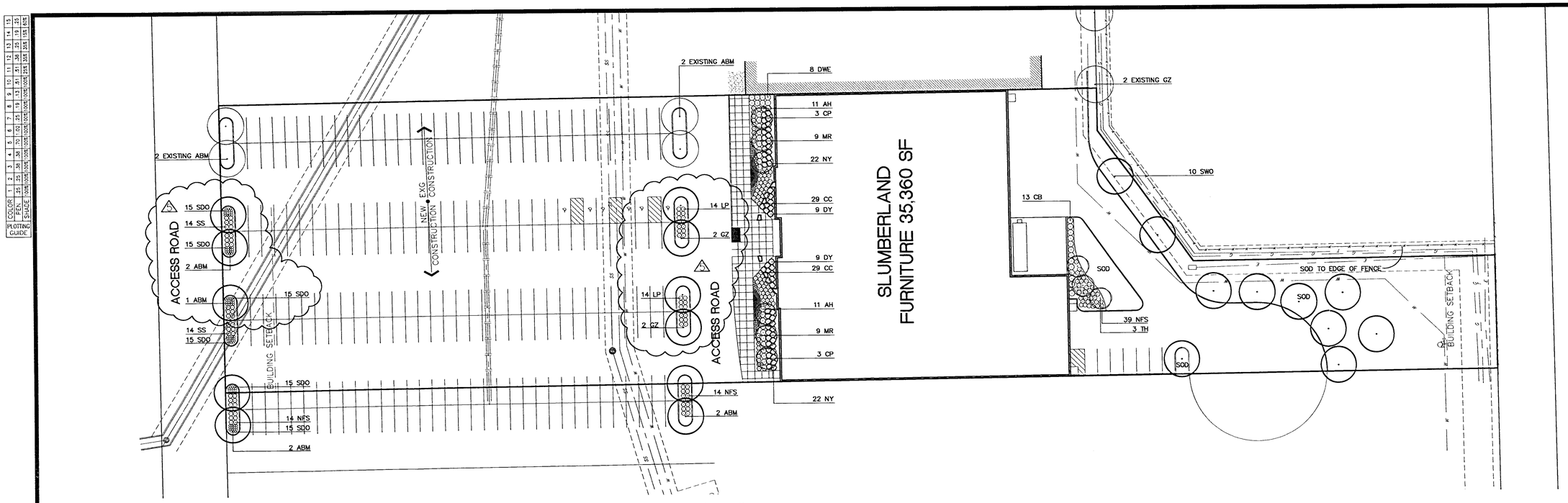
Your request for a six-month extension for a temporary 25-foot high wireless communication facility (CUP2011-00045) on the GC General Commercial ("GC") zoned Parcel 9 of Community Unit Plan DP-196 is granted. The above described facility shall remain on the site until March 27, 2013. The zoning adjustment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

John Schlegel
Planning Director

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

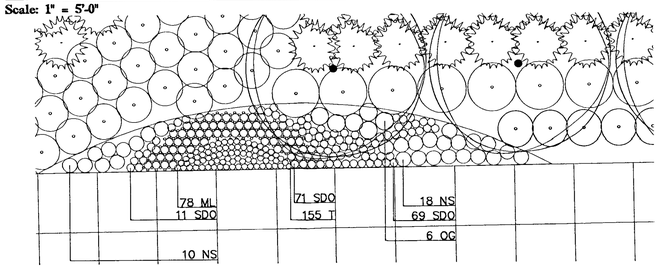
Attachments

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



Perennial Detail

Scale: 1" = 5'-0"



Plant List

SYMBOLS	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING
SWO	10	Swamp White Oak / Quercus bicolor	2.5" BB	Space As Shown
GZ	4	Green Vase Zelkova / Zelkova serrata 'Green Vase'	2.5" BB	Space As Shown
ABM	7	Autumn Blaze Maple / Acer rubrum x freemanii "Autumn Blaze'	2.5" BB	Space As Shown
TH	3	Thornless Cockspur Hawthorn / Crataegus crus-galli var. inermis	2" BB Clump Form	Space As Shown
CP	6	Capital Pear / Pyrus calleryana 'Capital'	2" BB	Space As Shown
AH	22	All Summer Beauty Bigleaf Hydrangea / Hydrangea macrophylla "All Summer Beauty'	5 Gal. Pot	Space 4' O.C.
CC	58	Cranberry Cotoneaster / Cotoneaster apiculatus	5 Gal. Pot	Space 4' O.C.
DY	18	Dense Spreading Yew / Taxus x media 'Densiformis'	5 Gal. Pot	Space 4' O.C.
NY	44	Nigra Yew / Taxus x media 'Nigra'	5 Gal. Pot	Space 4' O.C.
CB	13	Brilliant Red Chokeberry / Aronia arbutifolia 'Brilliantissima'	5 Gal. Pot	Space 4' O.C.
DWE	8	Dwarf Winged Euonymus / Euonymus alatus 'Compactus'	5 Gal. Pot	Space 3' O.C.
SS	28	Snowmound Spirea / Spiraea nipponica 'Snowmound'	3 Gal. Pot	Space 3' O.C.
NFS	67	Neon Flash Spirea / Spiraea japonica 'Neon Flash'	3 Gal. Pot	Space 3' O.C.
MR	18	My Hero Shrub Rosae / Rosa 'My Hero'	3 Gal. Pot	Space 3' O.C.
LP	28	Low Boy Pyracantha / Pyracantha coccinea "Low Boy"	3 Gal. Pot	Space 3' O.C.
NS	56	Neon Sedum / Sedum spectabile 'Neon'	Qt. Pot	Space 15" O.C.
SDO	392	Stella de Oro Daylily / Hemerocallis 'Stella de Oro'	Qt. Pot	Space 8" O.C.
T	310	Red Tulips / Tulipa 'Darwin Holland's Glory'	Qt. Pot	Space 4" O.C.
ML	156	Majestic Liriope / Liriope muscari 'Majestic'	Qt. Pot	Space 6" O.C.
OG	12	Oriental Fountain Grass / Pennisetum alopecuroides 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 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 (ANSIZ 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 be existing top soil from site free of roots, rocks larger then 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. Properly 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.

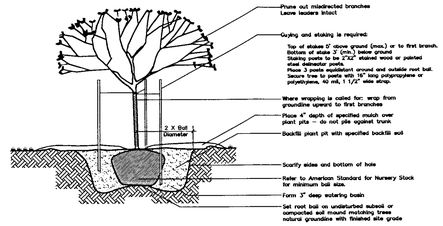
Repair, replace, or provide sod/seed as required for any roadway boulevard areas adjacent to the site disturbed during construction.

Repair all damage to property from planting operations at no cost to owner.

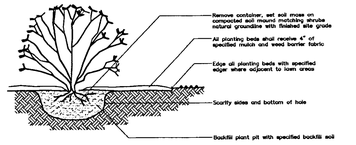
No plant material substitutions will be accepted unless approval is requested of the Architect/Owner by the Landscape Contractor prior to submission of the bid and/or quotation.

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



DP-196 PARCEL 14
LANDSCAPE PLAN
APPROVED 09/27/04 BY [signature]
MAPD Copy 1 of 2

0' 30' 60' 90'

PATRICK G. BLEES
ARCHITECTURE PLANNING DESIGN

PATRICK G. BLEES, AIA
NORTHWESTERN BUILDING
219 N. 2ND ST., SUITE 301
MINNEAPOLIS, MN 55401
PHONE: (612) 338-6677
FAX: (612) 338-2995
E-MAIL: info@cmarch.com
CONTACT: GARY FAGERSTROM

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
7599 ANAGRAM DRIVE
EDEN PRAIRIE, MN 55344
952-937-5150
RICHARD G. WIEBE

SIGNAGE DESIGN
SIGNIA DESIGN
316 SECURITY BUILDING
2395 WEST UNIVERSITY AVENUE
ST. PAUL, MN 55114
FRANK HICKEY 651-209-6254

SEAL:

STATE OF KANSAS
RICHARD G. WIEBE
No. 222
REGISTERED LANDSCAPE ARCHITECT
8-26-04

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:	03319-18
DRAWING DATE:	08/20/04
DRAWN BY:	CEF

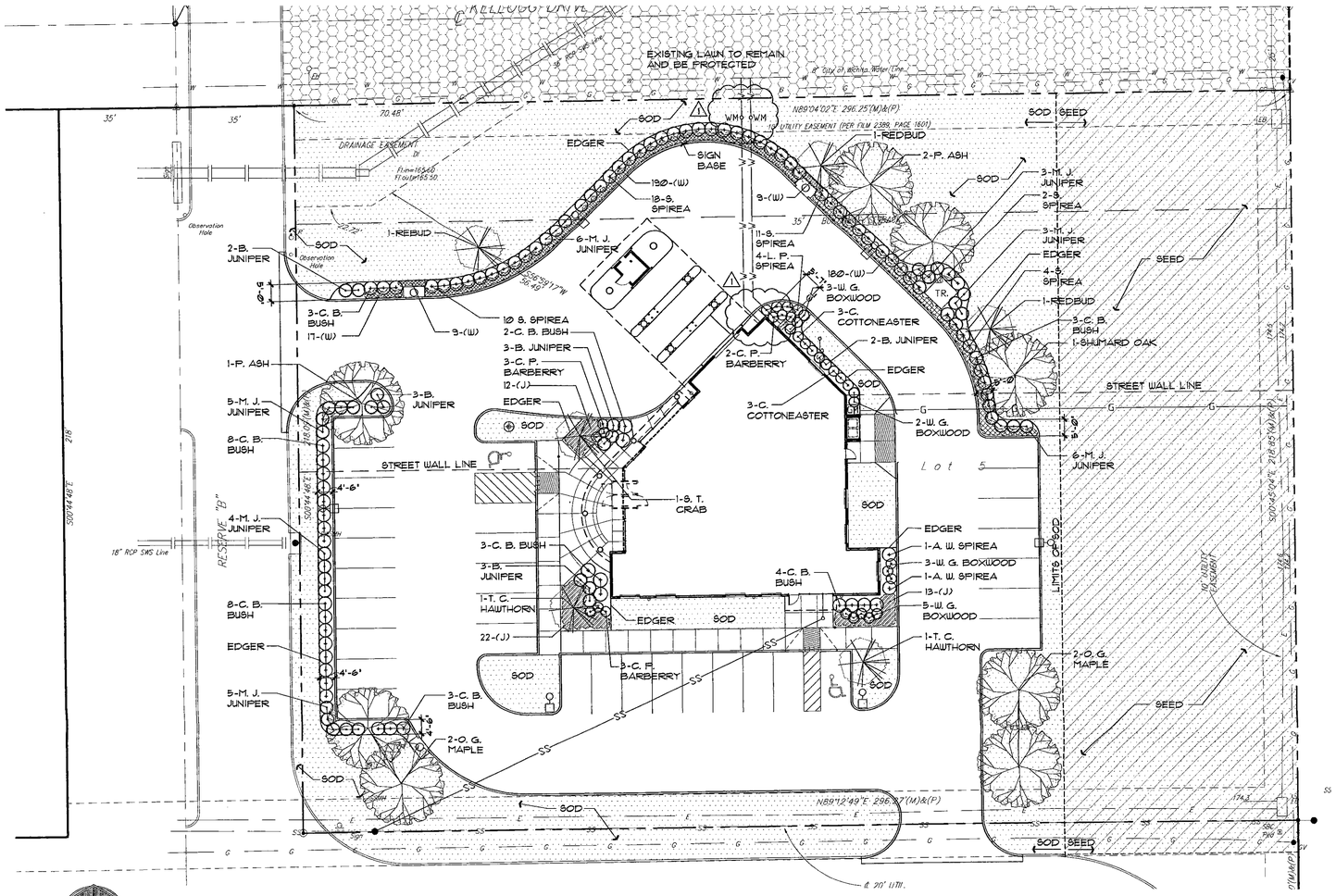
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SHEET OF

FILE:

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COLOR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
PEN	25	25	30	30	70	02	25	19	13	51	51	38	25	19	65
SHADE	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
PLOTTING GUIDE															



North

PLANTING PLAN

1" = 20'-Ø"

Ø 20' 20'

PLANT MATERIAL SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
TREES				
OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2 - 2 1/2"	B & B	
SHUMARD OAK	QUERCUS SHUMARDII	2 - 2 1/2"	B & B	
PATMORE ASH	FRAXINUS PENNSYLVANICA 'PATMORE'	2 - 2 1/2"	B & B	
ORNAMENTAL TREE				
EASTERN REDBUD	CERCIS CANADENSIS	1 1/2 - 2"	B & B	
SARGENT TINA CRABAPPLE	MALUS SARGENTII 'TINA'	1 1/2 - 2"	B & B	
THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUSGALLI INERMIS	1 1/2 - 2"	B & B	
DECIDUOUS SHRUBS				
CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	3 GAL.	CONT.	
COMPACT BURNING BUSH	EUONYMUS ALATUS COMPATA	5 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	COTONEASTER 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

SHADE TREE

ORNAMENTAL TREE

DECIDUOUS SHRUB

EVERGREEN TREE

(J) BLUE RUG JUNIPER

(W) WINTERCREEPER

LAWN (SOD)

LAWN (SEED)

LAWN (EXIST)

GENERAL PLANTING NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. 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.
4. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
6. 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 UTILITES.
7. 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.
8. SEED FOR LAWN AREAS TO BE TOP QUALITY FINE BLADE FESCUE BLEND LOCALLY GROWN.
9. 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.
10. FERTILIZE ALL PLANTS WITH 6-12-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
11. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH (1") OR LESS IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
12. ALL LANDSCAPE EDGING IS TO BE A COMMERCIAL GRADE STEEL EDGING (COLOR GREEN). INSTALL EDGING WITH STAKES AND AT ELEVATION SPECIFIED BY MANUFACTURER.
13. INSTALL SHREDDED HARDWOOD MULCH. PLACE 3"-4" OF MULCH IN ALL PLANT BEDS AND TREE SAUCERS.
14. 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.
15. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
16. 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 12 S. F. FACTOR
3,562.50 TOTAL S. F. OF LANDSCAPE STREETYARD REQ'D.
÷ 500 (1 TREE PER 500 S.F.)
9.9 OR SAY 6 TREES REQ'D.

6 TREES PROVIDED (4 SHADE + 4 ORNAMENTAL)

18,064.00 S.F. OF LANDSCAPE STREETYARD PROVIDED

SIDE AND REAR YARD BUFFERS

NO BUFFERS REQUIRED

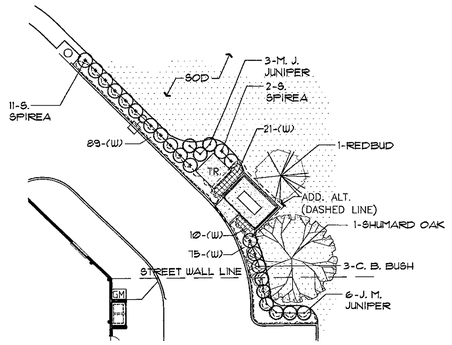
PARKING LOT SCREENING AND LANDSCAPING

PARKING LOT IS SCREENED W/ SHRUBS

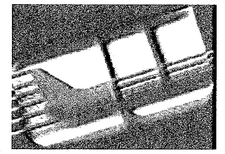
PARKING LOT TREES

32 PARKING STALLS
÷ 20 (ONE TREE PER 20 STALLS)
1.6 OR SAY 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



REGISTERED LANDSCAPE ARCHITECT BRIAN K. HOLLIS 283 6-11-04 STATE OF KANSAS

wdm architects

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

PRINTS ISSUED
February 26, 2004 Design Development
May 3, 2004 For Bid
June 11, 2004 Plan Review Comments 1

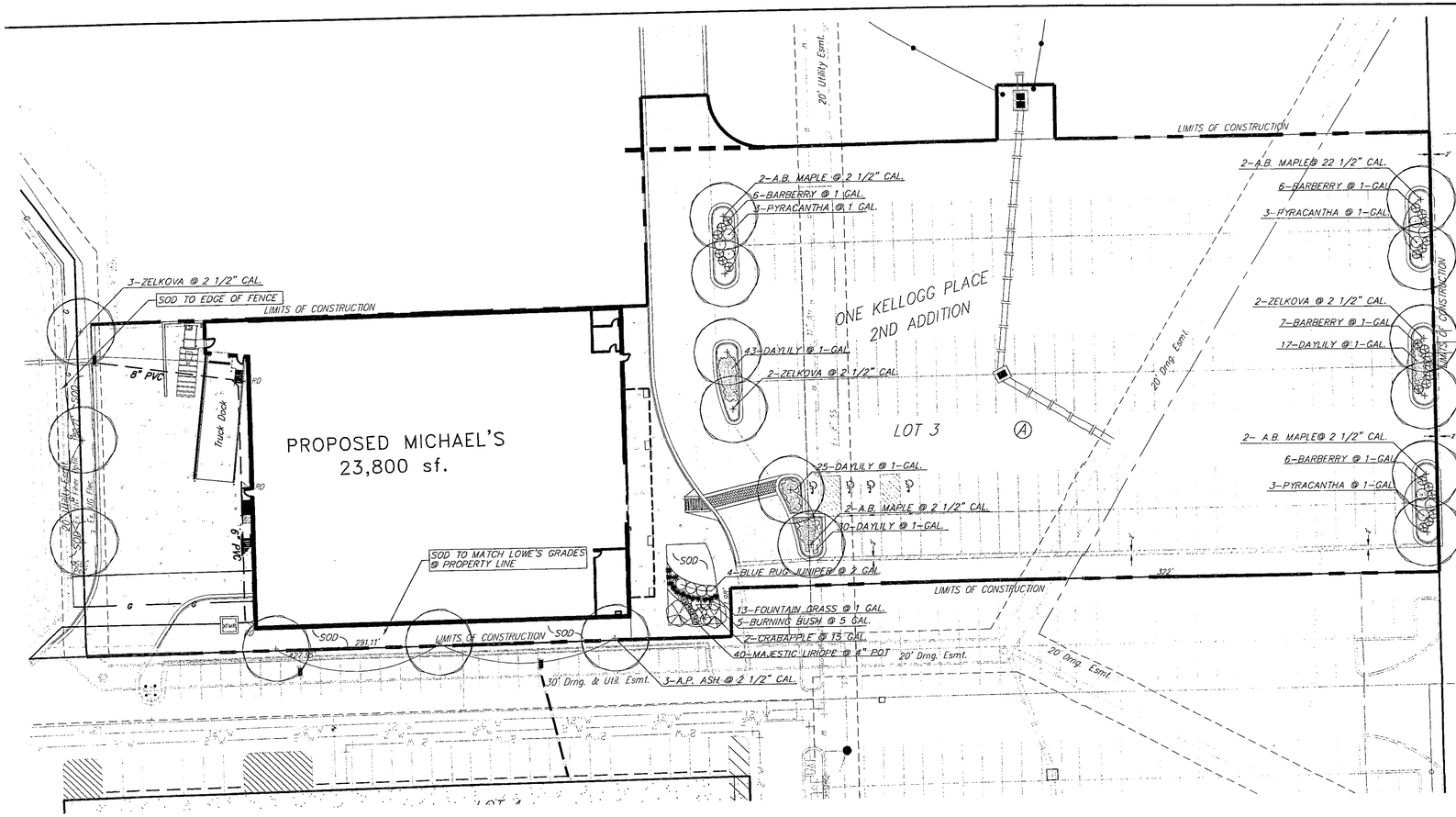
WDM No. 04011
drawn: TA
checked: BH

PLANTING PLAN

DP-196 Parcels
LANDSCAPE PLAN
APPROVED 06/30/04 BY DS
MAPD Copy 1 of 2

SA3.1

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LANDSCAPE NOTES:

1. 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.
2. 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 1-800-286-8313
   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. (Traf. Control).....268-4034 or 268-4203
   Conoco Pipeline Co. (Petroleum).....1-800-231-2551
   Williams Pipeline Co. (Petroleum).....529-8600 or 1-800-324-9696
   Phillips Pipeline Co. (Petroleum).....1-800-766-8230

3. 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.
4. All landscape work shall be done in accordance with industry standards.
5. 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.
6. Trees with broken leaders or no central leader will not be accepted.
7. 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".
8. 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.
9. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
10. 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.
11. Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.
12. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
13. 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.
14. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
15. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
16. 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.
17. 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.
18. General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
19. 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.

0 30 60

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)

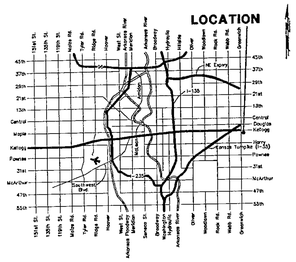
IRRIGATION NOTES:

1. All irrigation work is to be installed in compliance with all local codes and regulations.
2. Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
3. 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.
4. Prior to construction, Irrigation Contractor to locate all exist and proposed utilities and electrical wiring.
5. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
6. 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.
7. 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.
8. 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.
9. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
10. 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.
11. Locate Irrigation Controller per Owner/G.C request.
12. Irrigation water is to be supplied as shown.

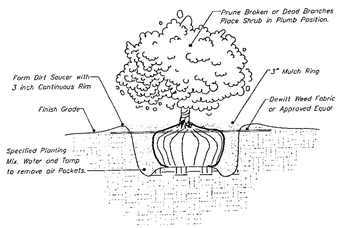
PLANT SCHEDULE:

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

VICINITY MAP

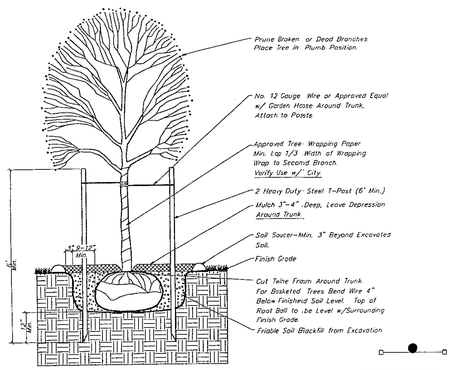


SHRUB PLANTING DETAIL



5 Gallon and Smaller — No Scale

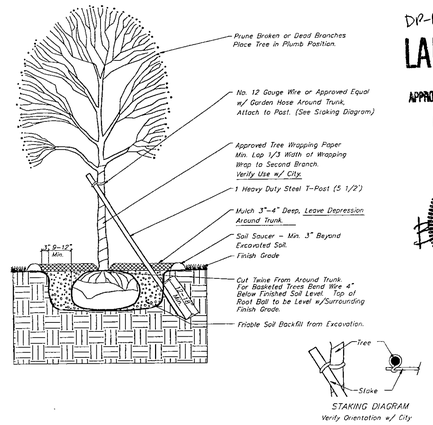
TREE PLANTING & STAKING DETAIL



Deciduous Trees Larger than 2" Cal. — No Scale
Evergreen Trees Larger than 6' Height

STAKING PLAN SCHEMATIC
Verify Orientation w/ City

TREE PLANTING & STAKING DETAIL



Deciduous Trees 2" Cal. and Smaller — No Scale
Evergreen Trees 6' Height and Smaller

STAKING DIAGRAM
Verify Orientation w/ City

DP-196 PORTION OF PARCEL 3

LANDSCAPE PLAN

APPROVED 10/6/03 BY DS
MAPD Copy 2 of 2

BRENT D. THOMAS LICENSED LANDSCAPE ARCHITECT KANSAS

LANDSCAPE ORDINANCE CALCULATIONS

Parking Lot Trees Required:	195 Spaces Provided 1 Shade Tree/ 20 Parking Spaces Required 195 spaces/ 20= 9.75= 10 Trees Required
Parking Lot Trees Shown:	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'

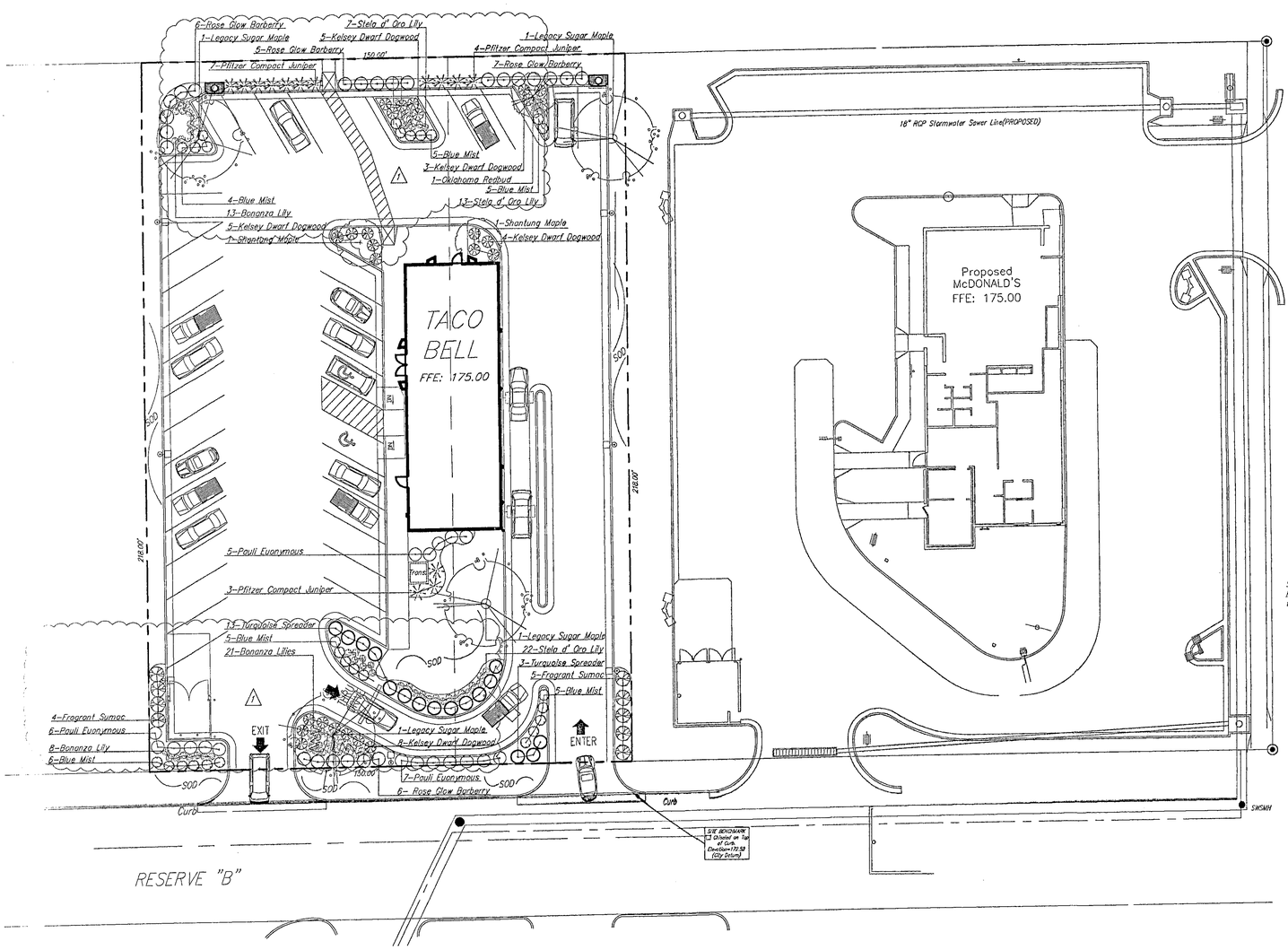
michaels one kellogg\plotplan 03-04-2563

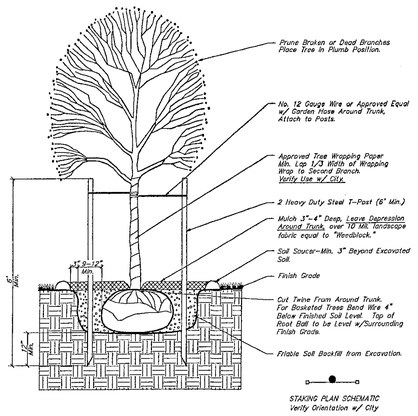
PLANT SCHEDULE

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

LANDSCAPE ORDINANCE CALCULATIONS

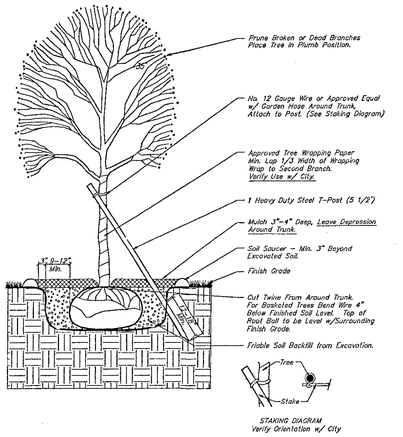
Streetyard requirement:	150.00' (total str. Front.) x 10 (Sq. Footage Factor)
Streetyard Required	= 1,500 Sq. Ft.
Streetyard shown:	= 2,581.10 sq.ft.
Streetyard Trees Required:	1,500 / 500 = 3 Shade Trees
Streetyard Trees shown:	2 Shade, 3 Orn. = 3.5 Total
Parking Lot Trees Required:	2 Shade
Parking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





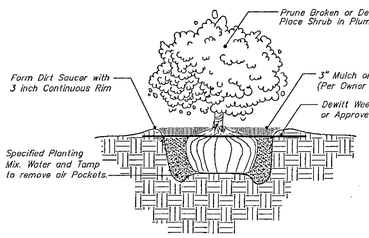
TREE PLANTING AND STAKING DETAIL

Deciduous Trees Larger than 2" Cal. — No Scale



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

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.

0 20 40

LANDSCAPE NOTES:

1. All landscape work shall be done in accordance with industry standards.
2. 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.
3. Trees with broken leaders or no central leader will not be accepted.
4. 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".
5. 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.
6. 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.
7. 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.
8. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
9. 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.
10. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
11. 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.
12. 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.
13. The landscape contractor shall submit bid with unit prices for all plants, which include mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
14. 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.
15. 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.
16. 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.

DP196 Parcel 7
LANDSCAPE PLAN
APPROVED as to Use and Lot DW 125
MAPD Comm 1 of 2

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

TACO BELL

LANDSCAPE PLAN

RODGER A. BROOKS / ARCHITECT
11360 SW 50th STREET AUGUSTA, KS 67010-9084
316-775-6282 fax775-6161

TACO BELL
ONE KELLOGG PLACE
WICHITA, KS

REVISIONS		
NO.	DATE	DESCRIPTION
1	5.21.02	Per City Review

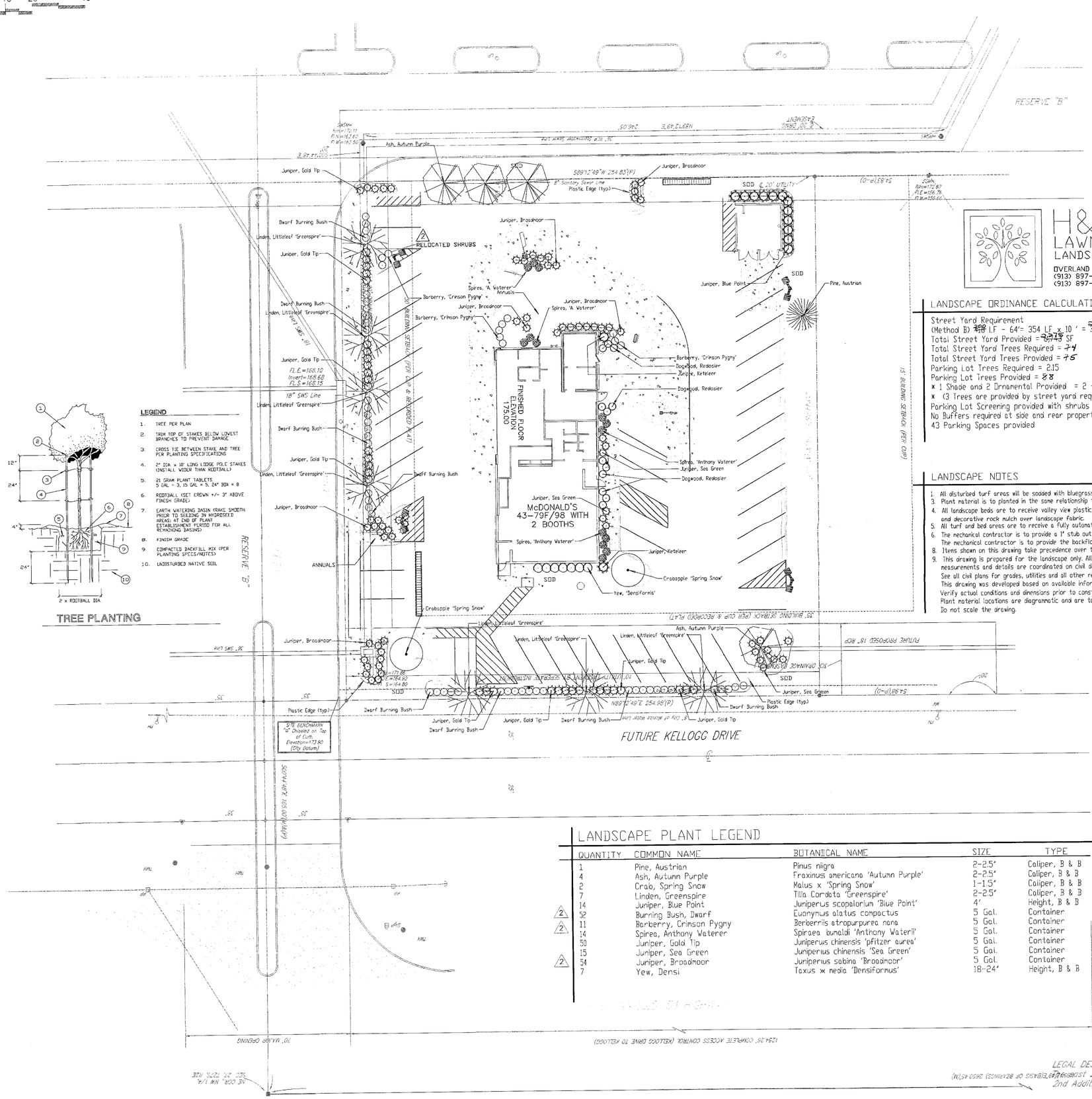
CONTRACT DATE

BUILDING TYPE
L70

PROTOTYPE ISSUE DATE
JAN 02

PROJECT ISSUE DATE
4/19/02

SHEET NUMBER
C-6



LEGEND

1. TREE PER PLAN
2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
3. CROSS TIE BETWEEN STAKE AND TREE PER PLANTING SPECIFICATIONS
4. 2" DIA x 10' LONG LODGE POLE STAKES (INSTALL WIDER THAN ROOTBALL)
5. 21 GRAM PLANT TABLETS 5 GAL = 3, 15 GAL = 5, 24" BOX = 8
6. ROOTBALL (SET CROWN +/- 3" ABOVE FINISH GRADE)
7. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
8. FINISH GRADE
9. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
10. UNDISTURBED NATIVE SOIL

LANDSCAPE PLANT LEGEND

	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	TYPE
	1	Pine, Austrian	Pinus nilgra	2-2.5"	Caliper, B & B
	4	Ash, Autumn Purple	Fraxinus americana 'Autumn Purple'	2-2.5"	Caliper, B & B
	2	Crab, Spring Snow	Malus x 'Spring Snow'	1-1.5"	Caliper, B & B
	7	Linden, Greenspire	Tilia Cordata 'Greenspire'	2-2.5"	Caliper, B & B
	14	Juniper, Blue Point	Juniperus scopalorium 'Blue Point'	4'	Height, B & B
2	52	Burning Bush, Dwarf	Euonymus alatus compactus	5 Gal.	Container
2	11	Barberry, Crimson Pygny	Berberriis atropurpurea nana	5 Gal.	Container
	14	Spirea, Anthony Waterer	Spiraea bumaldi 'Anthony Waterii'	5 Gal.	Container
	50	Juniper, Gold Tip	Juniperus chinensis 'pfitzer aurea'	5 Gal.	Container
	15	Juniper, Sea Green	Juniperus chinensis 'Sea Green'	5 Gal.	Container
2	54	Juniper, Broadmoor	Juniperus sabina 'Broadmoor'	5 Gal.	Container
	7	Yew, Densi	Taxus x media 'Densiformus'	18-24"	Height, B & B

LEGAL DESCRIPTION:
The East 200 feet of Lot 6, Block A, One Kellogg Place 2nd Addition, Wichita, Sedgwick County, Kansas.

LANDSCAPE PLAN

GENERAL NOTES

1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
3. 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR.
4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
10. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
11. REFER TO SHEETS SD-1 THRU SD-5 FOR ALL APPLICABLE SITE DETAILS.
12. PROVIDE WEEPHOLES ON CURBS AT ALL LANDSCAPE AREAS LOCATIONS. COORDINATE WITH McDONALD'S PROJECT MANAGER.

H&R LAWN & LANDSCAPE
OVERLAND PARK, KANSAS
(913) 897-9705
(913) 897-9713 FAX

LANDSCAPE ORDINANCE CALCULATIONS

Street Yard Requirement
(Method B) ~~428~~ LF - 64'= 354 LF x 10 ' = ~~3540~~ 3600 SF Required
Total Street Yard Provided = ~~3713~~ 3715 SF
Total Street Yard Trees Required = ~~74~~
Total Street Yard Trees Provided = ~~75~~
Parking Lot Trees Required = 2.15
Parking Lot Trees Provided = ~~8~~
x 1 Shade and 2 Ornamental Provided = 2 + (3)
x (3 Trees are provided by street yard requirement)
Parking Lot Screening provided with shrubs
No Buffers required at side and rear properties
43 Parking Spaces provided

LANDSCAPE NOTES

1. All disturbed turf areas will be sodded with bluegrass sod.
3. Plant material is to planted in the same relationship to grade as grown in the nursery.
4. All landscape beds are to receive valley view plastic edging and decorative rock mulch over landscape fabric.
5. All turf and bed areas are to receive a fully automatic underground irrigation system.
6. The mechanical contractor is to provide a 1" stub out of the building for the irrigation system. The mechanical contractor is to provide the backflow.
8. Items shown on this drawing take precedence over the material list.
9. This drawing is prepared for the landscape only. All civil engineering notes, measurements and details are coordinated on civil drawings prepared by others. See all civil plans for grades, utilities and all other relevant civil information. This drawing was developed based on available information provided by others. Verify actual conditions and dimensions prior to construction. Plant material locations are diagrammatic and are to show design concept. Do not scale the drawing.

PAVING SPECIFICATION
(MINIMUM 4" TOTAL COMPACTED ASPHALT THICKNESS)

PAVING SHALL CONSIST OF 8" FULL DEPTH ASPHALTIC CONCRETE. (6" BASE COURSE – 2 LIFTS, 2" SURFACE COURSE). PAVEMENT TO MATCH CITY/STATE SPECIFICATIONS. ANY FILL TO BE PLACED ON SITE SHALL BE FREE OF ORGANIC MATERIAL AND PLACED IN CONTROLLED LIFTS NOT TO EXCEED 9" LOOSE. ALL FILL PLACED SHALL BE COMPACTED TO 95% MAX. DRY DENSITY ASTM D-698 (98% FOR UPPER 8"). MOISTURE CONTENT SHALL BE WET OF OPT. PAVEMENT SECTIONS SHALL BE COMPACTED TO 97% OF THE MATERIALS MAX. DENSITY ASTM D-698, G.C. SHALL PROVIDE AN ALTERNATE OF 7" REINF. P.C.C. IN ACCORDANCE WITH PAGES 9-12, JOB#: 01025005 BY TERRACON. ALL WORK IN THE R.O.W. AREAS SHALL MEET CITY/STATE SPECIFICATIONS.

McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.

LOT LIGHTING RECOMMENDATION

SECURITY LIGHTING SYSTEMS
1085 JOHNSON DRIVE, BUFFALO GROVE, IL 60089

MODEL#ASB-1000MH-DB-MT LAMP TP.:1000 MH POLE HT.:22'0"

LOT LIGHT POLES TO BE MOUNTED ON 2'0" CONC. BASES. ALL LOCATIONS TO BE FIELD VERIFIED BY McDONALD'S PROJ. MGR.

NOTE: ELECTRICAL CONTRACTOR TO CIRCUIT LOT LIGHTING AS NOTED.

PARKING INFORMATION

TOTAL SPACES	35 SPACES	9'	x 20'	@ 60 °
	6 SPACES	9'	x 20'	@ 90 °
	2 HDCP. SPACES	9'	x 20'	@ 60 °
	SPACES		x	@ °

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	8"	GRAVITY	SOUTH PROPERTY LINE
WATER	8"		NORTH PROPERTY LINE
STORM SEWER	36" RCP		EAST PROPERTY LINE
ELECTRIC		O.H.	SOUTH SIDE KELLOGG
GAS	2"		NORTH PROPERTY LINE

SURVEY INFORMATION

PREPARED BY: BAUGHMAN COMPANY, P.A.
ENGINEERING , SURVEYING, & PLANNING
315 ELLIS
WICHITA, KS 67211
316-262-7271

DATE: JANUARY 23, 2002

LEGEND

SANITARY SEWER — S — S — S —
WATER — W — W — W —
STORM SEWER — ST — ST — ST —
ELECTRIC — E — E — E —
GAS — G — G — G —
LOT LIGHT LP: 30
EXISTING ELEVATION (76.5)
PROPOSED ELEVATION 77.0

PLAN SCALE: 1" = 20'

STREET ADDRESS

CITY	STATE
COUNTY	
REGIONAL DWG. NO	LOCATION CODE NUMBER

DP-196 PARCEL 6

LANDSCAPE PLAN

APPROVED 04/03/02 W. DS
SUPERSEDES PLAN DATED 02/28/02
MAPD Cpy 2 of 2

PETER A. OPPERMAN LICENSED 363 LANDSCAPE ARCHITECT
4/2/02

REV	DATE	DESCRIPTION	BY	ISSUE REF
1	2/27/02	CITY COMMENTS – SEAL, LEGAL DESCRIP., PLANTS	BK	
2	3/18/02	MISCELLANEOUS AND CITY REQUESTED REVISIONS	SMF	
3	3/28/02	ELIMINATE SIDE-BY-SIDE DRIVE-THRU	SMF	

CBL
CAMPBELL, BARBER, LAMBETH AND ASSOCIATES, P.A.
Consulting Engineers and Land Surveyors
6223 Slater P.O. Box 310
Wichita, Kansas 67201-0310

McDONALD'S ©

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PLAN APPROVAL
SIGNATURE (2 REQUIRED) DATE
REGIONAL MGR.
CONST. MGR.
OPERATIONS DEPT.
REAL ESTATE DEPT.

STATUS	DATE
PRELIMINARY	04FEB
PLAN CHECKED	08FEB
AS-BUILT	

C4

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	1 1/2"-Cal	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 atro. '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

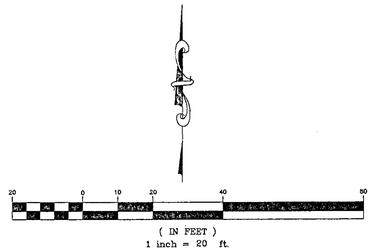
QUANTITY	SCIENTIFIC NAME	SPACING	PLANTING SIZE	HEIGHT	WIDTH	COMMENTS
54	Hosta sieboldii	TRI. SPACING 2' O.C.	1-Gal	N/A	N/A	

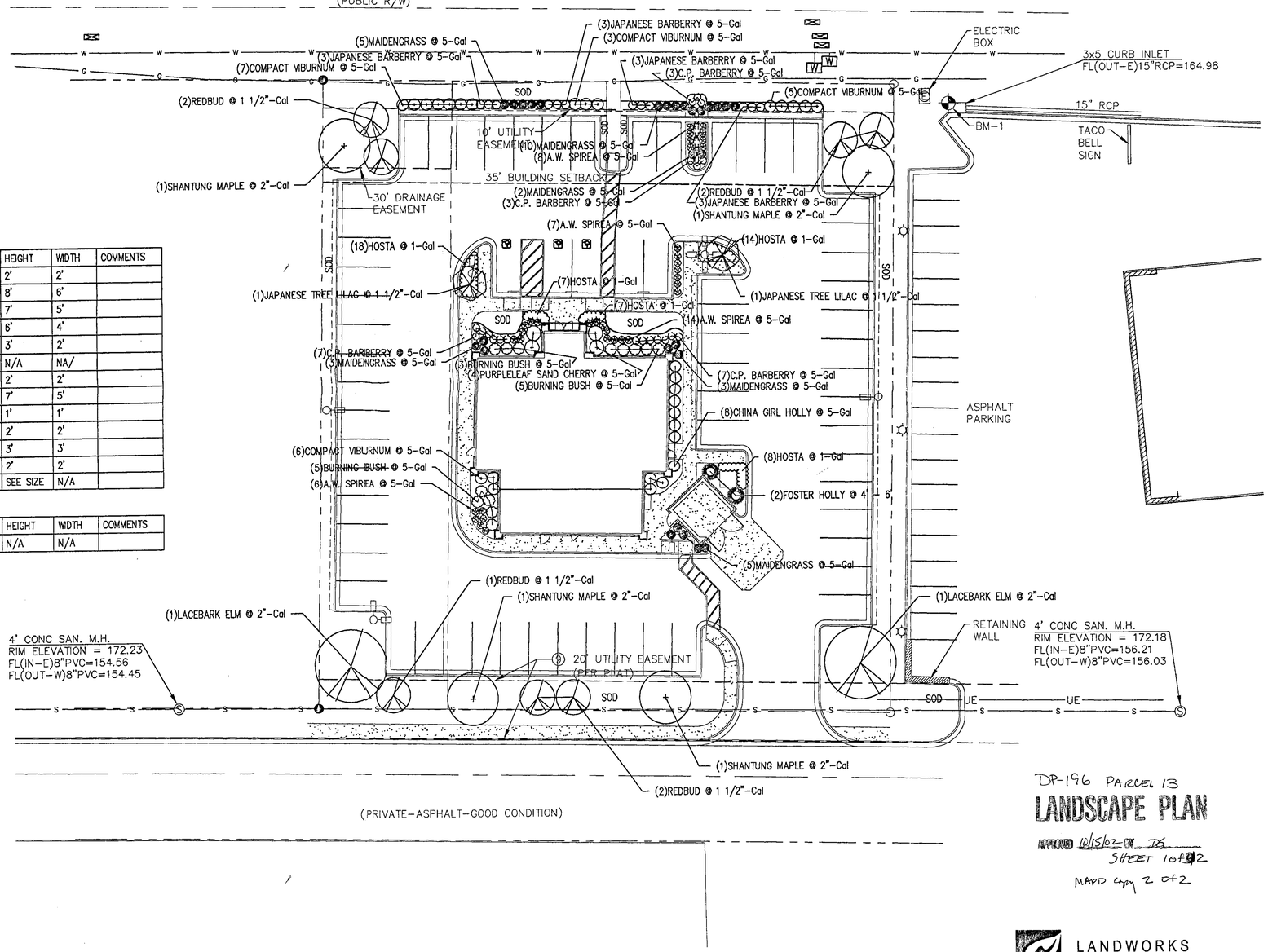
LANDSCAPE CALCULATIONS:

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 DS
SHEET 1 OF 2
MAPD Copy 2 of 2

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

© 2002 SCHUSS • CLARK, AN ARCHITECTURAL CORPORATION

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

Seal
CARISA L. MILLER
LICENSED
618
LANDSCAPE ARCHITECT
KANSAS

Revisions

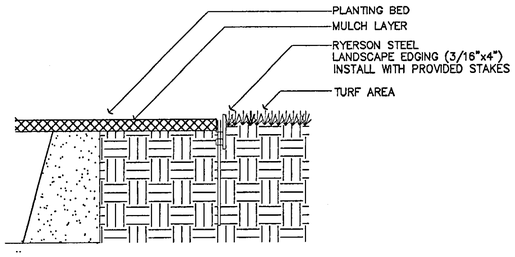
IHOP RESTAURANT

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

LANDSCAPE PLAN

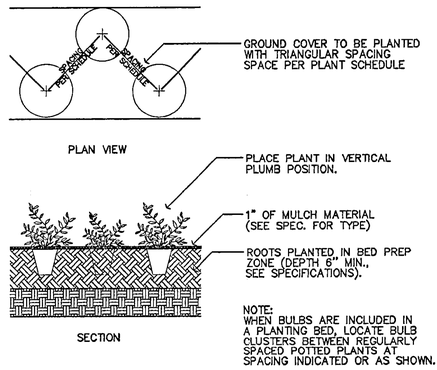
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Drawn By	CLM
Checked By	CLM
Store Number	10087
Project Number	02-487.14

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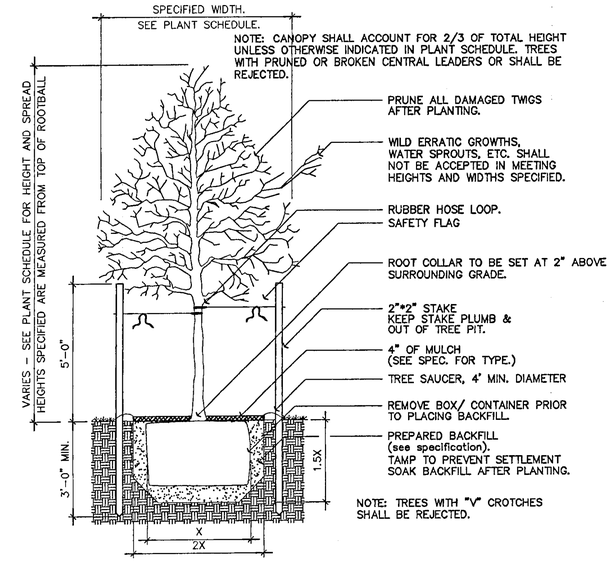
EDGING DETAIL

STEEL — NO SCALE



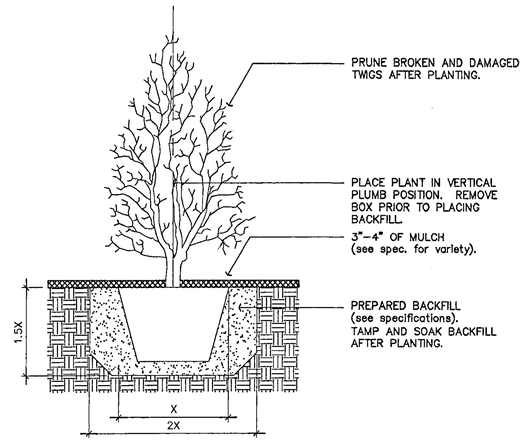
GROUNDCOVER PLANTING DETAIL

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.

    ALL AREAS WHERE ROCK IS TO BE PLACED MUST BE COVERED W/ WEED BARRIER. ROCK IS TO BE COLORADO RIVER ROCK.

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.

DP-196 PARCEL 13

LANDSCAPE PLAN

APPROVED 10/15/02 W. DS

SHEET 2 OF 12

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Revisions

IHOP RESTAURANT

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

LANDSCAPE DETAILS

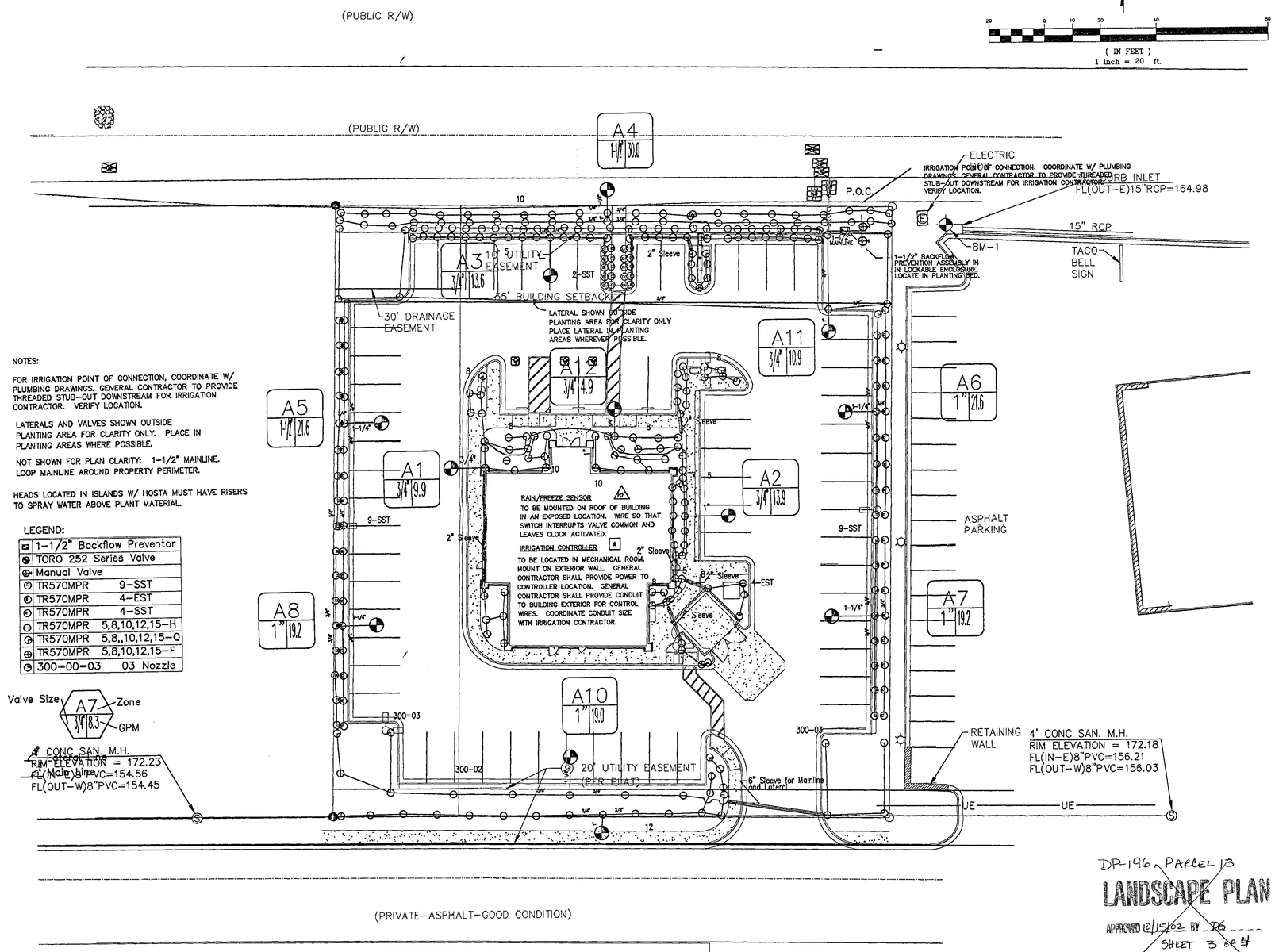
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7. CONTRACTOR SHALL VERIFY STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY AND ADJUST ENTIRE IRRIGATION SYSTEM ACCORDINGLY. EACH ZONE OF IRRIGATION SYSTEM IS TO BE DESIGNED WITH A MAXIMUM OF 50 GALLONS PER MINUTE, WITH 30 PSI AT THE HEAD.
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NOTES:

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

Valve Size — A7 / 3/4" 8.3 — Zone / GPM

DP-196, PARCEL 13

LANDSCAPE PLAN

APPROVED 12/15/02 BY JG

SHEET 3 OF 4

LANDWORKS studio

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Revisions

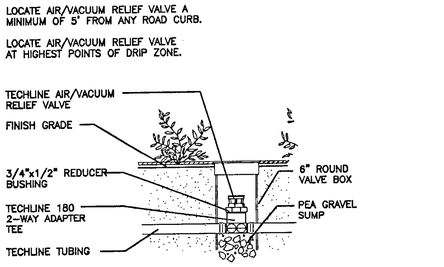
IHOP RESTAURANT

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

IRRIGATION PLAN

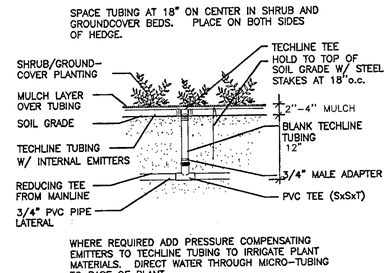
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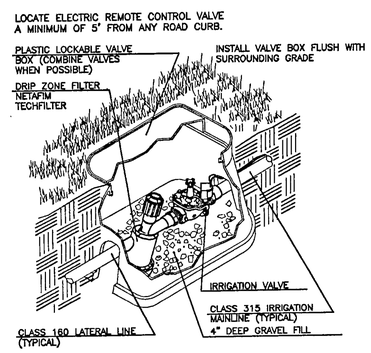
TECHLINE AIR/VACUUM RELIEF

PLUMBED TO TECHLINE — NO SCALE



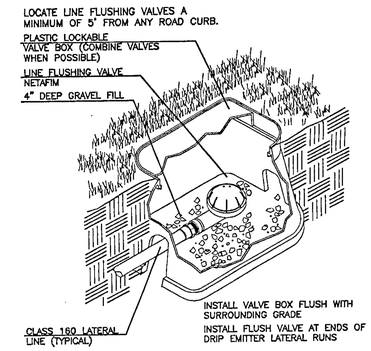
TECHLINE START CONNECTION

NO SCALE



ELECTRIC REMOTE IRRIGATION VALVE

DRIP IRRIGATION ZONES ONLY — NO SCALE



LINE FLUSHING VALVE

DRIP EMITTER ZONES ONLY — NO SCALE

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

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Seal: CALIFORNIA — CHRISTOPHER L. CLARK — 618 — 9-10-02 — KANSAS LANDSCAPE ARCHITECT

Revisions

IHOP RESTAURANT

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

IRRIGATION DETAILS

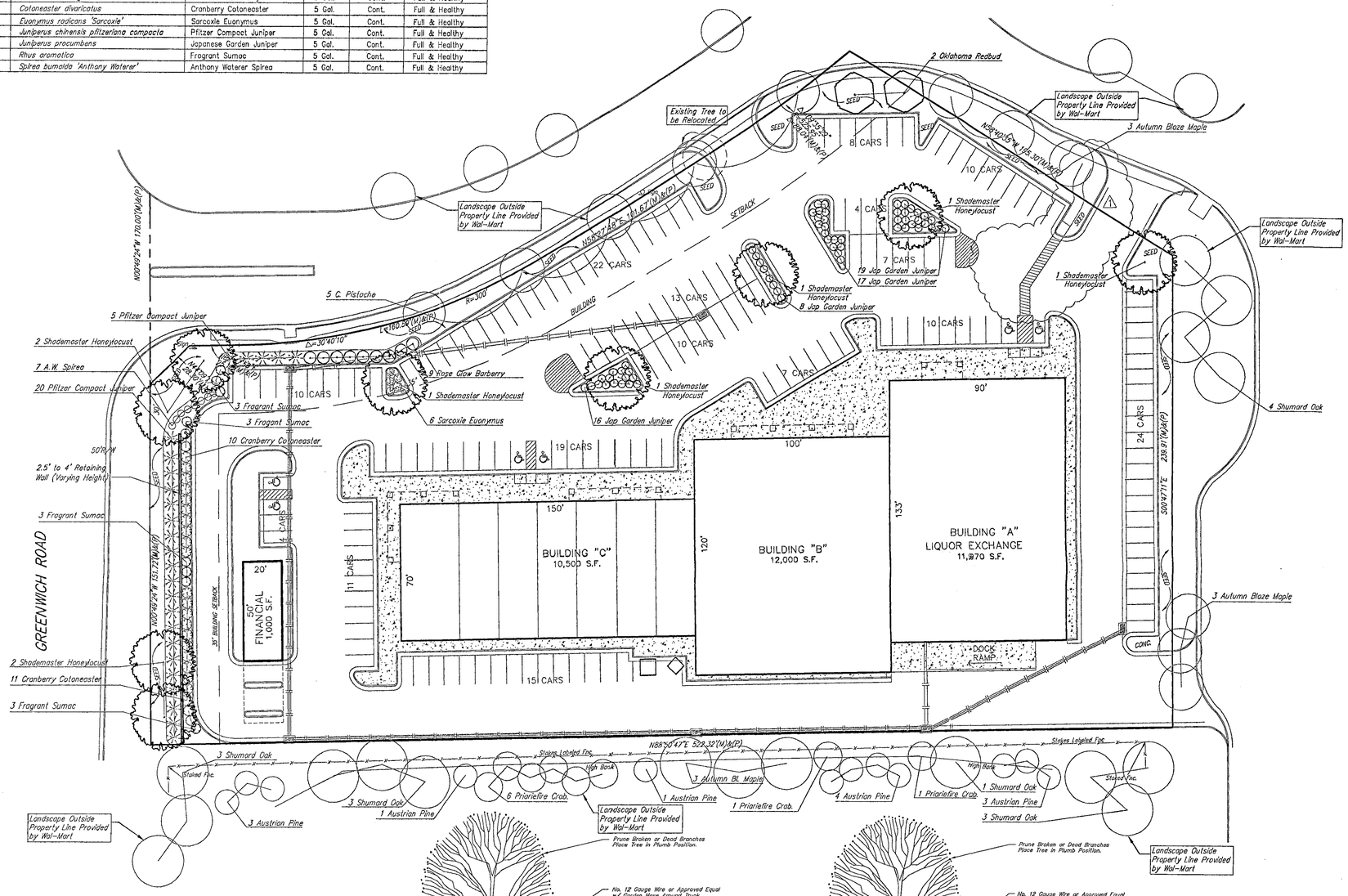
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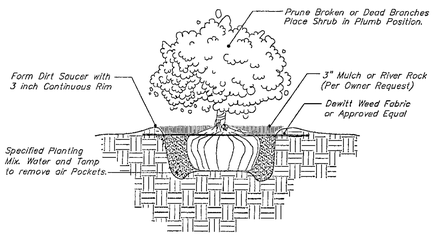
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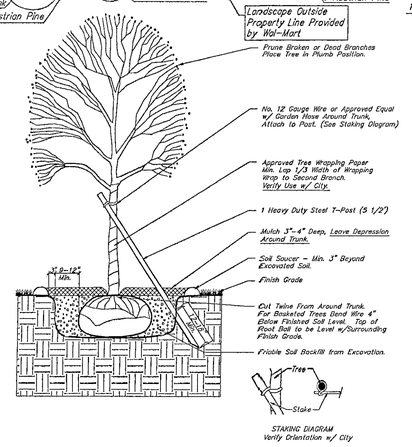
PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
9	*Gleditsia triacanthos inermis 'Shademaster'*	Shademaster Honeylocust	2.5" cal.	B&B	Single Stem Only
2	*Cercis rensiformis 'Oklahoma'*	Oklahoma Redbud	2" cal.	B&B	Single Stem Only
9	*Berberis thunbergi 'Rose Glow'*	Rose Glow Barberry	5 Gal.	Cont.	Full & Healthy
21	*Cotoneaster divaricatus*	Cranberry Cotoneaster	5 Gal.	Cont.	Full & Healthy
6	*Euonymus radicans 'Sarcoxie'*	Sarcoxie Euonymus	5 Gal.	Cont.	Full & Healthy
25	*Juniperus chinensis pfitzeriana compacta*	Pfitzer Compact Juniper	5 Gal.	Cont.	Full & Healthy
60	*Juniperus procumbens*	Japanese Garden Juniper	5 Gal.	Cont.	Full & Healthy
12	*Rhus aromatica*	Fragrant Sumac	5 Gal.	Cont.	Full & Healthy
7	*Spirea bumalda 'Anthony Waterer'*	Anthony Waterer Spirea	5 Gal.	Cont.	Full & Healthy

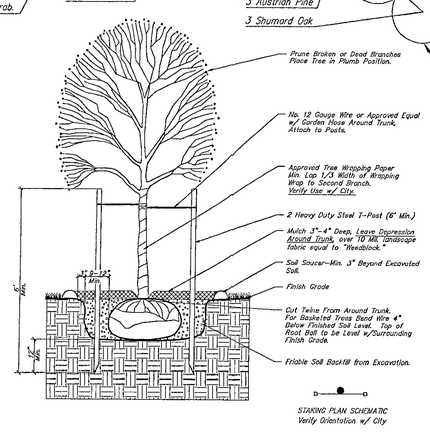




TYPICAL SHRUB PLANTING DETAIL
5 Gallon and Smaller — No Scale



TREE PLANTING AND STAKING DETAIL
Deciduous Trees 2" Cal. and Smaller
Evergreen Trees 8' Height and Smaller — No Scale



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

BENCHMARK

"□" Chiseled on top of Catch Basin
El. 1122.67
City Datum

LEGAL DESCRIPTION

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

SITE INFORMATION

Total Area: 136,284.60 sq. ft. (3.13 acres)
Impervious Area: 123,798.60

LANDSCAPE NOTES:

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "SEED" shall be sodded and fertilized as follows:
   SEED--
   Kansas Premium Fescue Seed
   FERTILIZER--
   16-20-6 ratio 4#/1000 sq. ft.
3. Trees with broken leaders or no central leader will not be accepted.
4. 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".
5. 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.
6. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
7. 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.
8. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
9. 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.
10. 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.
11. The landscape contractor shall submit bid with unit prices for all plants, which include mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
12. 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.
13. 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.
14. 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.

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

DP-196 PARCEL 12
LANDSCAPE PLAN
APPROVED 06/23/02 W. DG
MAPD SHT 2 of 2

PHILIP J. MEYER 6/24/02 LANDSCAPE ARCHITECT STATE OF KANSAS

0 30 60

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

F:\Eng\1kellogsplace\Parcel 12\Siteplan2.dwg SCH

DATE DRAWN
05-29-02

REVISIONS
-
-

PRINTS ISSUED
OWNER REVIEW
04-08-02

JEFF KREHBIEL ASSOCIATES
ARCHITECTURE
130 E. LEWIS WICHITA, KS 67211
316-267-4283 FAX 316-267-8666
http://www.krehbielarchitecture.com
inquiries@krehbielarchitecture.com

DATE

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

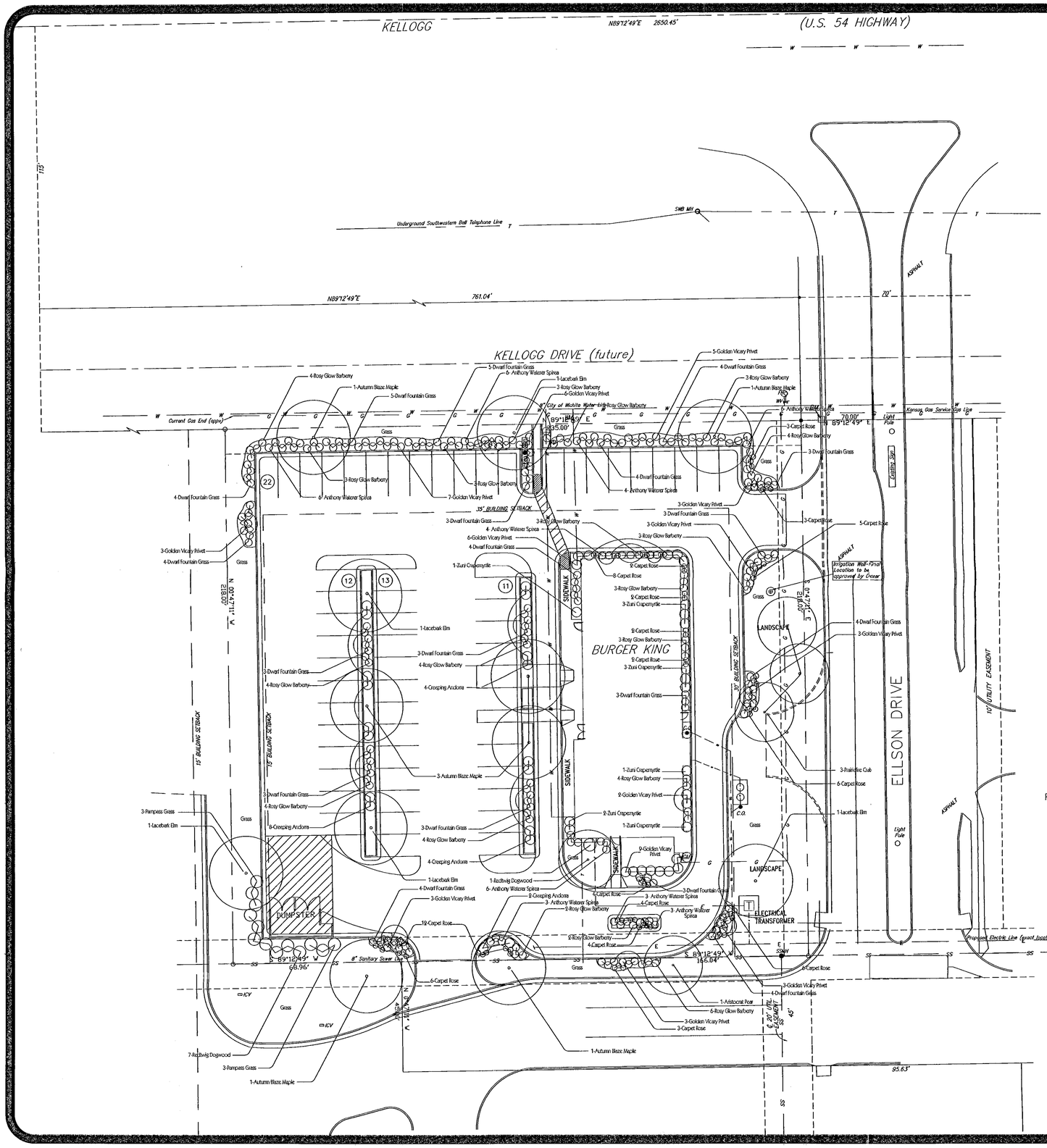
PROJECT NUMBER
01-12-E187

SHEET TITLE

SHEET NUMBER

RECEIVED
JUN 27 2002
METROPOLITAN PLANNING
ROUTE

OF SHEETS



BENCHMARK

TI Chiseled on Top of Curb, 8.25' East of Northeast corner of Property. Elevation=177.46 (City Datum)

LEGAL DESCRIPTION

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

SITE INFORMATION

Total Area: 51,230.0.2 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 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 (Gas).....1-888-482-4950
   Aquila Energy (Gas).....1-800-303-0157
   Westar Energy (Electric).....351-8650
   Cox Communications (Cablevision).....262-4270
   Southwestern Bell (Telephone).....268-2245 or 1-800-286-4273
   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).....268-4500
   City of Wich Traffic Maint. (Traf. Control).....268-4034 or 268-4203

2. 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.
3. Traffic affected by the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.
4. The Contractor shall verify all utility locations prior to contruction of this project.
5. All disturbed areas shall be seeded with Rebel II Fescue at the rate of 340 lbs. per acre. Fertilizer (13-13-13)shall be applied at the rate of 100 lbs. per acre.

Automatic irrigation plans to be submitted separately

DP-196 Parcel II
LANDSCAPE PLAN
APPROVED Aug 26th DW Tia
MAPD Copy 1 of 2

PLANT LIST

QTY.		COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
7		AUTUMN BLAZE MAPLE	Acer Rubrum 'Autumn Blaze'	2" to 2 1/2" cal.	BB
5		LACEBARK ELM ATHENA	Ulmus parvifolia 'Ener t'	2" to 2 1/2" cal.	BB
3		PRAIRIEFIRE CRABAPPLE	Malus 'Prairiefire'	2" to 2 1/2" cal.	BB
1		ARISTROCRAT PEAR	Pyrus calleryanna 'Aristocrat'	2" to 2 1/2" cal.	BB
SHRUBS					
41		ANTHONY WATERER SPIREA	Spiraea x bunalda 'Anthony Waterer'	2 Gal.	Cont.
69		RDSY-GLOW BARBERRY	Berberis thunbergii var. Autropurpurea 'Rose Glow'	2 Gal.	Cont.
53		GOLDEN VICARY PRIVET	Ligustrum x vicaryi	2 Gal.	Cont.
69		DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hamelin'	2 Gal.	Cont.
11		ZUNI CRAPEMYRTLE	Lagerstroenia indica 'Zuni'	2 Gal.	Cont.
16		YOUNGSTOWN JUNIPER	Juniperus horixontalis Youngstown	2 Gal.	Cont.
8		REDTWIG DOGWOOD	Cornus alba 'Siberica'	2 Gal.	Cont.
6		HARDY PAMPASS GRASS	Erianthus ravennae	2 Gal.	Cont.
64		PINK CARPET ROSE			

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

TABULATIONS

LANDSCAPE YARD SHOWN: 3375 S.F. (KELLOGG DRIVE)
LANDSCAPE YARD SHOWN: 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

8-25-02

NO. DATE REVISION BY

BURGER KING CORPORATION

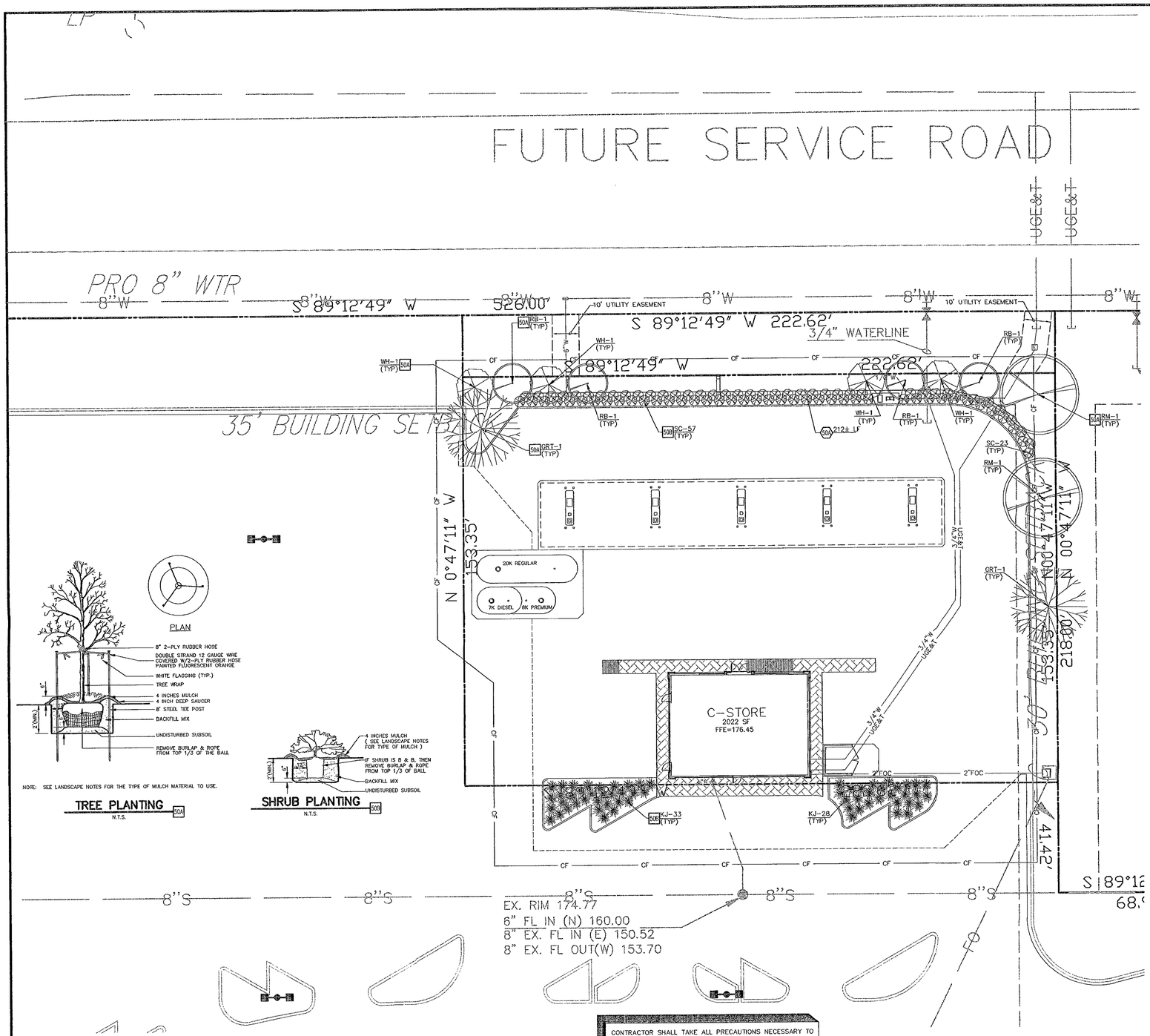
RESTAURANT FOR:

1151 E KELLOGG

© 1998 BURGER KING CORPORATION.
ALL MODIFICATIONS OF THESE PLANS AND SPECIFICATIONS (PLANS) SHALL BECOME THE SOLE AND EXCLUSIVE PROPERTY OF BURGER KING CORPORATION. THESE PLANS ARE BEING DELIVERED TO YOU FOR USE TO CONSTRUCT A SPECIFIC BURGER KING® RESTAURANT. THE PLANS MAY NOT BE RE-USED FOR USED FOR EACH BURGER KING® RESTAURANT CONSTRUCTED AND THAT REUSE OF THESE PLANS IS EXPRESSLY PROHIBITED.
NOTICE TO AUTHORIZED LICENSEES OF BURGER KING CORPORATION: ALL PLANS MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS AND CODES, INCLUDING, BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT. THESE PLANS TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND CODE, INCLUDING, BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT.

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

KENNETH L. HOLLAND
6351
KANSAS
LANDSCAPE ARCHITECT



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

TREE PLANTING 50A
N.T.S.

SHRUB PLANTING 50B
N.T.S.

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

BENCHMARK

Greenwich Road & Kellogg – C.O.W. disk, NW corner of traffic signal light pole base, 48.60' NNW 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

0 20' 30' 40'
SCALE IN FEET

LEGEND

EXISTING

- CO = 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) = PLATTED
(C) = CALCULATED
(M) = MEASURED

e EAST OR ELECTRIC
n NORTH
oh OVERHEAD
s SOUTH OR SEWER
t TELEPHONE
ug UNDERGROUND
w WEST OR WATER

BOUNDARY LINE
RIGHT OF WAY LINE
STORM DRAIN
GAS
OHE OVERHEAD ELECTRIC
OHE&T OVERHEAD ELECTRIC AND TELEPHONE
OHT OVERHEAD TELEPHONE
OHTV OVERHEAD TV
SEWER
UGE UNDERGROUND ELECTRIC
UGE&T UNDERGROUND ELECTRIC AND TELEPHONE
UGT UNDERGROUND TELEPHONE
UGTV UNDERGROUND TV
WATER

.5-10-11 50.5 TREE INFO
.5 = DIAMETER OF TRUNK IN FEET
10 = HEIGHT OF TREE IN FEET
11 = CANOPY DIAMETER IN FEET
50.5 = ELEVATION AT BASE OF TREE

PROPOSED

- BOUNDARY LINE
- RIGHT OF WAY LINE
- TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

PLANT LIST

KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
WH	4	WASHINGTON HAWTHORN *Crataegus phaenopyrum 'Manbeck'*	B&B	2" CAL	SPACED AS SHOWN
RM	2	RED MAPLE 'RED SUNSET' *Acer rubrum 'Franksred'*	B&B	2" CAL	SPACED AS SHOWN
GRT	2	GOLDENRAINTREE *Koelreuteria 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	SPREADING COTONEASTER *Cotoneaster divaricatus*	CONT.	18" MIN. 5 GAL	SPACED 3'-0" O.C.
KJ	61	KALLAYS COMPACTA JUNIPER *Juniperus chinensis 'Pfitzeriana 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=1780.96 SF TREES REQUIRED (1780.96/500)= 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)= 1 TREE REQUIRED REQUIRED 8 SF PER LF=1780.96 SF PARKING LOT MUST BE SCREENED WITH SHRUBS 18" MIN. HEIGHT AT INSTALLATION SPACED AT 75% OF MATURE WIDTH	1 TREE FROM STREET FRONTAGE REQUIREMENT USED FOR TREE PARKING AND HOLDING AREA SCREENED WITH CONTIGUOUS ROW OF HEDGES

LANDSCAPE NOTES:

1. ALL WORK PERFORMED ON THE WAL-MART PARCEL SHALL BE COMPLETED PER WAL-MART SPECIFICATIONS.
2. 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.
3. 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.
4. 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.
5. THE GREEN AREA REQUIREMENTS FOR THIS DEVELOPMENT SHALL NOT AFFECT THE REQUIREMENTS FOR THE WAL-MART DEVELOPMENT.
6. THE WAL-MART DEVELOPMENT DOES NOT HAVE AN AUTOMATED IRRIGATION SYSTEM.

TESORO GENERAL NOTES:

1. CONTRACTOR TO INSTALL PREFABRICATED BUILDING, CANOPY, UTILITY ENTRANCES, AND UNDERGROUND FUEL TANKS IN ACCORDANCE WITH THE ASSOCIATED PLANS.
2. CONTRACTOR SHALL INFORM/CONTACT LOCAL UTILITY LOCATOR SERVICE PRIOR TO PERFORMING ANY CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE TO TAKE ANY NECESSARY MEASURES TO PREVENT SEDIMENT FROM ENTERING THE WAL-MART PARKING LOT.
4. CONTRACTOR TO OBTAIN SCHEMATIC OF EXISTING IRRIGATION SYSTEM, CONTACT CEI ENGINEERING AND TESORO FOR RE-ROUTING OF EXISTING IRRIGATION TO REVISED LANDSCAPE ISLANDS.
5. 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.
6. CONTRACTOR TO PROVIDE SIGN POLE, PAINTING OF POLE, INSTALLATION AND WIRING OF LIGHTS.
7. VENT LINE LOCATION ON PIPING PLAN TO BE COORDINATED WITH CANOPY CONTRACTOR. THERE SHALL BE NO DRAIN LINES, CONDUITS, ETC. WITHIN VENT LINE COLUMN.
8. CONTRACTOR TO PROVIDE ADA PARKING SIGN, POLE, FOUNDATION, ETC.
9. CONTRACTOR TO PROVIDE AND MOUNT FIRE EXTINGUISHERS APPROVED BY LOCAL AUTHORITIES IN LOCATIONS WHICH ARE APPROVED BY AUTHORITIES.
10. ALL WORK PERFORMED ON WAL-MART PARCEL SHALL BE COMPLETED PER WAL-MART SPECIFICATIONS.
11. 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.

GENERAL LANDSCAPE NOTES

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

B. NOTIFY CEI ENGINEERING ASSOCIATES INC. (479-273-9472) OF ANY LAYOUT OR MATERIAL DISCREPANCIES PRIOR TO ANY PLANTING.

C. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.

D. 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).

E. 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)

F. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. (ANSI-Z60.1-1986)

G. CONTRACTOR SHALL BRING FINISH GRADE UP TO TOP OF CURB ELEVATION WITH A MINIMUM OF 4" OF TOP SOIL PRIOR TO PLACEMENT OF SOD.

H. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SODDED WITH BERMUDAGRASS 'MIDLAWN'.

☐ LANDSCAPE DETAILS (SEE THIS SHEET)
50A TREE PLANTING (TYP.)
50B SHRUB PLANTING (TYP.)

⬡ LANDSCAPE NOTES
50A STEEL EDGING

DR-96 PORTION OF PARCEL 1
LANDSCAPE PLAN
03/01/02 DS
SUPPLEMENTS & REPLACES PORTION OF PARCEL 1 LANDSCAPE PLAN DATED 04/21/01
sheet 1 of 2

MARK	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

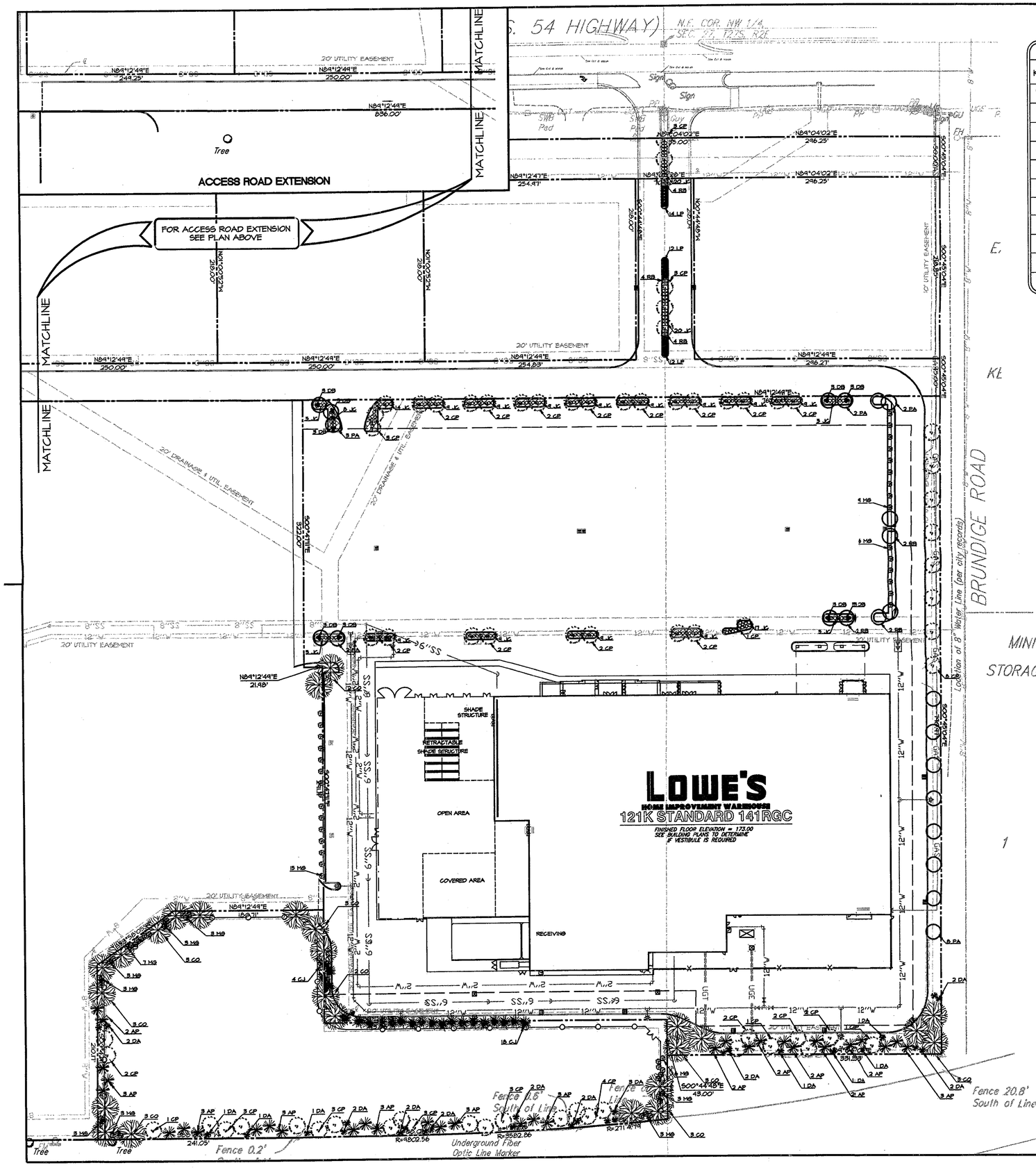
TESORO WEST COAST COMPANY
3450 SOUTH 344TH WAY, SUITE 100
AUBURN, WA 98001-5931
1(800)473-1123

CEI ENGINEERING ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3317 S.W. "I" STREET
BENTONVILLE, AR. 72712
(479) 273-9472 PHONE
(479) 273-0844 FAX

RICHARD W. ROGERS LICENSED 662 KANSAS LANDSCAPE ARCHITECT 8/6/02

REVIEW	INITIAL	DATE
PRELIMINARY		
PLANNING		
STEEL BID		
BLDG PERMIT		
GENERAL BID		
PERMIT REV'S		
CONSTRUCTION Do not use drawing for construction unless initialed		

DATE: 7-3-02
REV-4
DR. BY: CAA
APPR.: DMT
JOB #: 16188.1
SHEET C7



0 60' 90' 120'
SCALE IN FEET

PLANT LIST

KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
CO	27	CHINQUAPIN OAK Quecus muehlenbergi	B&B	2.5" CAL	10' MIN HT. AT PLANTING
CP	71	CHINESE PISTACHE Pistacia chinensis	B&B	2.5" CAL	10' MIN HT. AT PLANTING
PA	23	PATMORE ASH Fraxinus pennsylvanica 'Patmore'	B&B	1.5" CAL.	6' MIN HT. AT PLANTING
DB	29	DWARF BURNING BUSH Euonymus alata 'compacta'	CONT.	2 GAL.	12" MIN HT. AT PLANTING
JC	232	KALLEY PFITZER JUNIPER Juniperus chinensis 'Pfitzer Kalley'	CONT.	5 GAL.	18" MIN HT. AT PLANTING
MG	69	MAIDEN GRASS Miscanthus sinensis 'Gracillimus'	CONT.	5 GAL.	36" MIN. HT. AT PLANTING
CJ	23	EASTERN RED CEDAR Juniperus virginiana 'Canaertii'	CONT.	7 GAL.	6' MIN. HT. AT PLANTING
AP	33	AUSTRIAN PINE Pinus nigra	B&B	1.5" CAL.	6' MIN HT. AT PLANTING
DA	28	DWARF AUSTRIAN PINE Pinus nigra 'Globosa'	CONT.	5 GAL.	3' MIN. HT. AT PLANTING
LP	38	LOWBOY PYRACANTHA Pyracantha coccinea 'Lowboy'	CONT.	2 GAL.	
RB	12	REDLEAF BARBERRY Berberis thunbergii 'Redleaf'	CONT.	5 GAL.	

DETAILS

D### Items labeled by the following symbols are shown on this sheet and referenced on detail sheets, which are included as part of this 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
- PP POWER POLE
- WATER VALVE
- WM WATER METER
- SDMH STORM DRAIN MANHOLE
- CB CATCH BASIN
- SEMH SANITARY SEWER MANHOLE
- GV GAS VALVE
- TP TELEPHONE PEDESTAL
- B BORING
- I.E. INVERT
- FIRE HYDRANT
- IPS IRON PIN SET (5/8" REBAR)
- IPF IRON PIN FOUND
- OHE OVERHEAD ELECTRIC LINE
- UE UNDERGROUND ELECTRIC LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- G GAS LINE
- OT OVERHEAD TELEPHONE LINE
- UT UNDERGROUND TELEPHONE LINE
- GP GUARD POST
- UG MRK UNDERGROUND GAS MARKER
- C.O. CLEAN OUT
- RCP REINFORCED CONCRETE PIPE
- CMP 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 ADEQUATE 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% BERMUDA, 35% FESCUE, 35% ANNUAL RYE BY A RATE OF 9 POUNDS PER 1,000 SQUARE FEET.

SEEDING ON SLOPES:
HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS. SEE LEGEND FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS/ACRE, WITH A MAXIMUM OF 50 LBS/1,000 GAL OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 30% OF SEED MIX. IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH "CURLEX" BLANKETS. 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.

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

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

LANDSCAPING NOTES

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

SEEDING SPECIFICATIONS

ALL DISTURBED AREAS SHALL BE DRESSED TO TYPICAL SECTION S AND PLOWED TO A DEPTH OF 9", THE TOP 2" SHALL BE PULVERIZED TO PROVIDE A UNIFORM SEEDBED. NOTE: LIME SHOULD BE APPLIED WITH NECESSARY EQUIPMENT TO GIVE UNIFORM DISTRIBUTION OF THESE MATERIALS. THE HAND-BUCKET 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: ANNUAL RYE - 30lbs, PENSACOLA BAHIAGRASS - 30lbs, KENTUCKY 31 FESCUE - 30lbs, KOREAN LESPEDEZA - 15lbs, CENTIPEDEGRASS - 3lbs, COMMON BERMUDAGRASS - 25lbs, 10-20-20 FERTILIZER - 500lbs, AGRICULTURE LIMESTONE - 4,000lbs

SEEDED AREA SHALL BE CULTIPACKED TO FIRM SEEDBED AND TO COVER SEED

GRAIN STRAW SHALL BNE APPLIED OVER SEEDED AREAS AS MULCH, NO BARE GROUND SHALL BE VISIBLE IN THE MULCHED AREA IF PROPER APPLICATION IS ACHIEVED. THICK CLUMPS OF STRAW ARE NOT PERMISSIBLE AS UNIFORM COVERAGE IS EXPECTED. STRAWS SHALL BE APPLIED AT A MINIMUM OF 4,000lbs 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 EROSION. USE OF JUTE MESH, EXCELSIOR MATTING, OR FIBERGLAS ROVING IS ACCEPTABLE DITCH TREATMENT SHOULD BE INSTALLED BEFORE MULCHING OPERATION.

MICHAEL JAMES KEENY LICENSED KANSAS LANDSCAPE ARCHITECT

DP-196 PARCEL 4

LANDSCAPE PLAN

APPROVED 07/21/01 BY DG
MAPD Copy 1 of 2

DATE	DESCRIPTION	BY
06-18-01	BID SET	
07-12-01	CHANGES PER CITY	

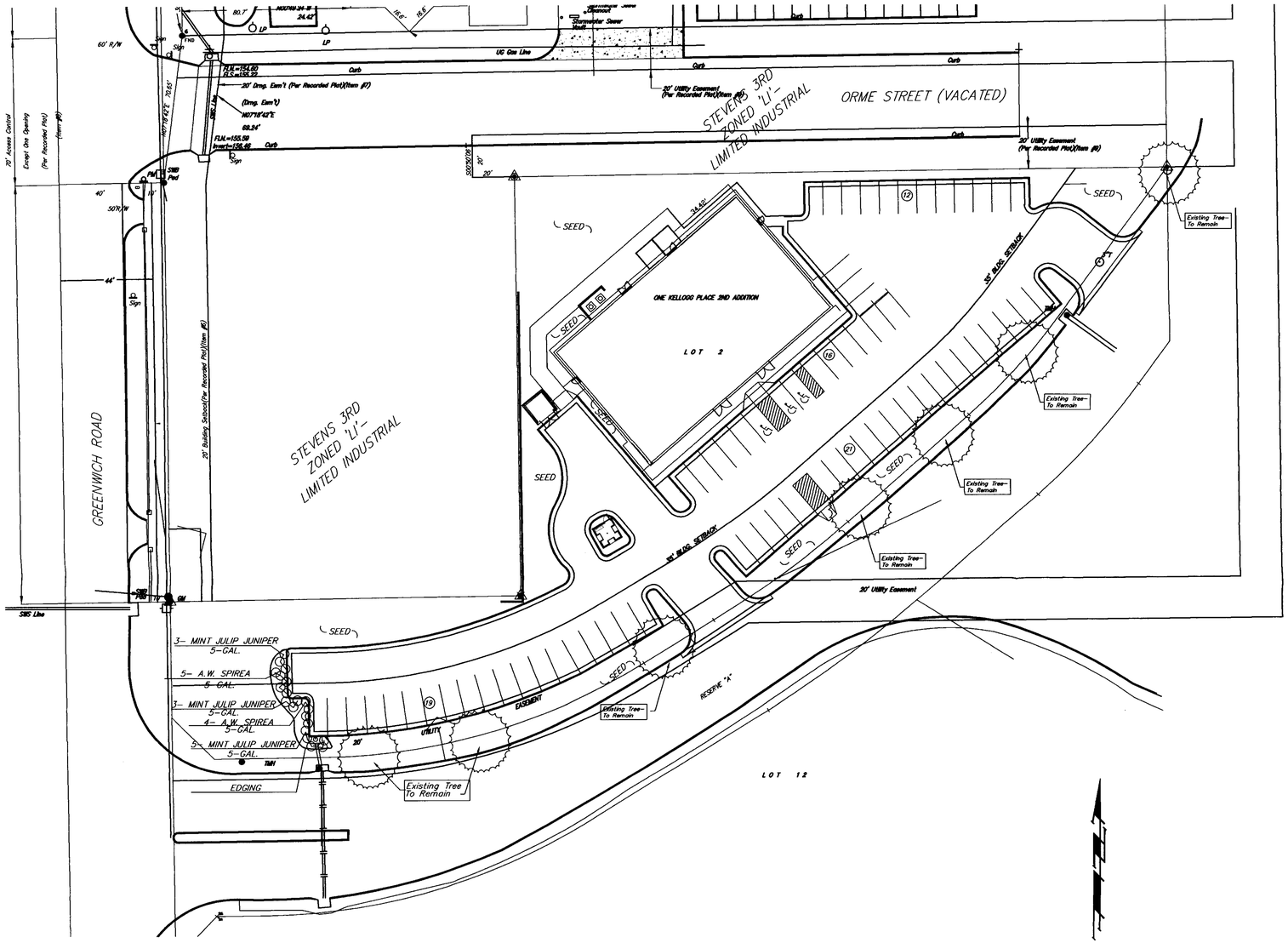
LOWE'S Companies, Inc.
P. O. Box 1111 N. Wilkesboro, N. C. 28656

Civil Engineering Inc.
1008 N.W. 1st Street, Suite "C", Bentonville, AR 72712
(501) 464-8850 PHONE / (501) 464-8040 FAX

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

DRAWN BY:	JON
APPV. BY:	SM
DWG. NAME	00-0106-BID
DATE:	07-12-01
JOB NO.	00-0106

SHEET 9 OF 16



LANDSCAPE PLAN

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 JULEP JUNIPER	Juniperus chinensis 'Mint Julep'	5-GAL.
9- A.W. SPIREA	Spirea x bumalda 'Anthony Waterer'	5-GAL.

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 ORDINANCE CALCULATIONS

Streetyard requirement:	83' x 15 (sq.ft. factor) 1,245
Streetyard Required	
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

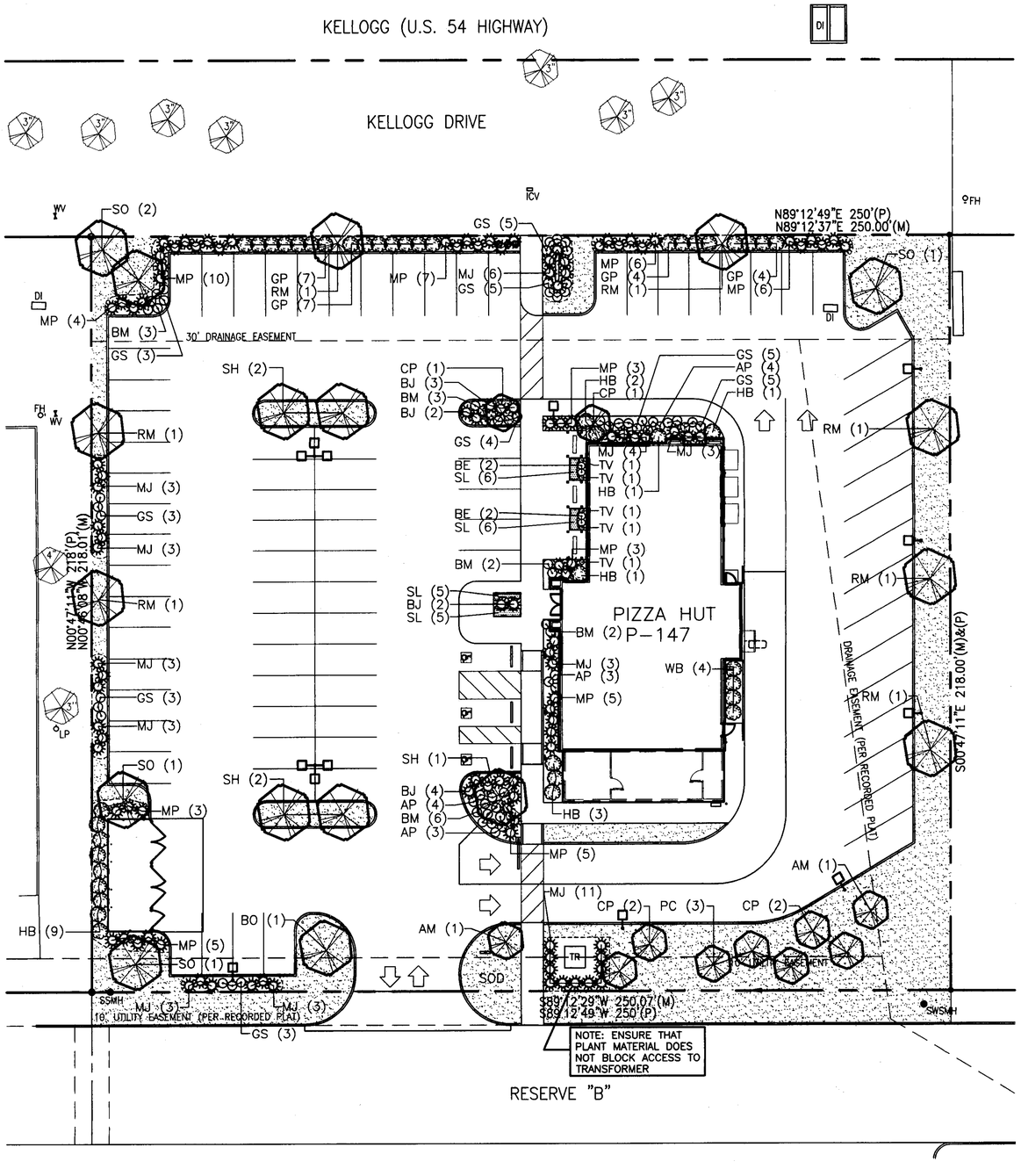
APPROVED 3/10/2005 DG
MAPD Cpn 1 of 2

RANDALL L. JOHNSON
LICENSED
635
2-18-05
KANSAS
LANDSCAPE ARCHITECT

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

DATE
March 17, 2005

LANDSCAPE PLAN
SHEET NO.



LEGEND

PROPOSED TREE

SOD AREA

PLANTING BED EDGING

PROPOSED SHRUBS

PLANTING NOTES

1. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL.
2. QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
3. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
4. EDGING SHALL BE STEEL PER SPEC OR OWNER APPROVED EQUAL. INSTALL STAKES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
5. 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.
6. WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED IN ALL SHRUB PLANTING BEDS.
7. TURF SHALL BE KANSAS PREMIUM FESCUE SOD.
8. 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.
9. 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.
10. ALL LANDSCAPE AREAS SHALL BE SOD FROM EDGE TO EDGE UNLESS OTHERWISE NOTED.
11. PLANTS SHALL BE WATERED VIA AUTOMATIC IRRIGATION SYSTEM. RE: SHEET L2, IRRIGATION CONCEPT PLAN. MOISTURE-SENSING DEVICE SHALL BE INSTALLED WITH THE IRRIGATION SYSTEM.

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	PRAIRIFIRE CRABAPPLE	MALUS 'PRAIRIFIRE'	2" MIN. CAL.	B & B
RM	8	RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'	3" MIN. CAL.	B & B
SH	5	SHADEMASTER HONEYLOCUST	GLEDITSIA 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 'MONLEP'	5 GAL.	CONT.
MP	57	DWARF MUGO PINE	PINUS MUGO VAR. PUMILIO	5 GAL.	CONT.
TV	4	MINNESOTA RED TRUMPET VINE	CAMPSIS 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

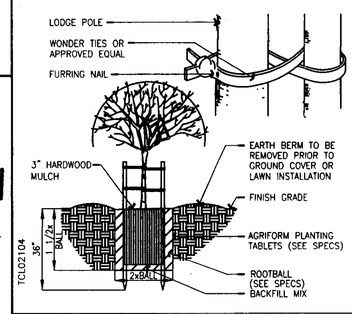
LOT 9, ONE KELLOGG PLACE 2ND ADDITION, A SUBDIVISION IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

DP-196 PARCEL 9

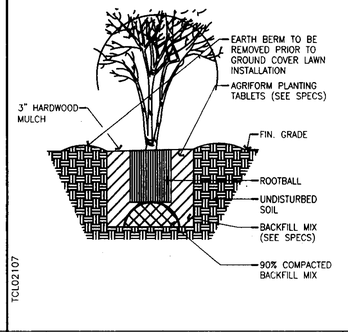
LANDSCAPE PLAN

APPROVED 06/14/05 BY DB

MAPD Copy 1 of 2



TREE PLANTING N.T.S. 1



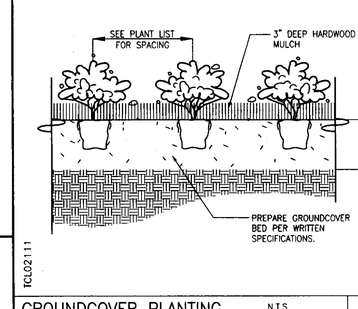
SHRUB PLANTING N.T.S. 2

LANDSCAPE ORDINANCE CALCULATIONS

LANDSCAPE REQUIRED: 250 TOTAL FEET OF STREET FRONTAGE
$\frac{\times 10}{2500}$ TOTAL S.F. REQUIRED
LANDSCAPE SHOWN: 3665 S.F.
SHADE TREES REQUIRED: FIVE (5)
SHADE TREES SHOWN: FIVE (5)

PARKING STALLS REQUIRED: 49 STALLS, THREE (3) SHADE TREES
PARKING STALLS SHOWN: 86 STALLS, FIVE (5) SHADE TREES

SHRUB BUFFER REQUIRED ALONG NORTH SIDE
SHRUB BUFFER SHOWN ALONG NORTH SIDE



GROUNDCOVER PLANTING N.T.S 3

N

PLANTING PLAN AND DETAILS

SCALE: 1" = 20'-0"

McCLUGGAGE VANSICKLE & PERRY
ARCHITECTS • PLANNERS • LANDSCAPE ARCHITECTS
125 S. WASHINGTON WICHITA, KANSAS 67202
P.O. BOX 3646 WICHITA, KANSAS 67201
PH. 316-262-0451 • FAX 316-262-9465

CARMEN S. ONNEN LICENSED LANDSCAPE ARCHITECT

305026

DATE

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

PIZZA HUT IB

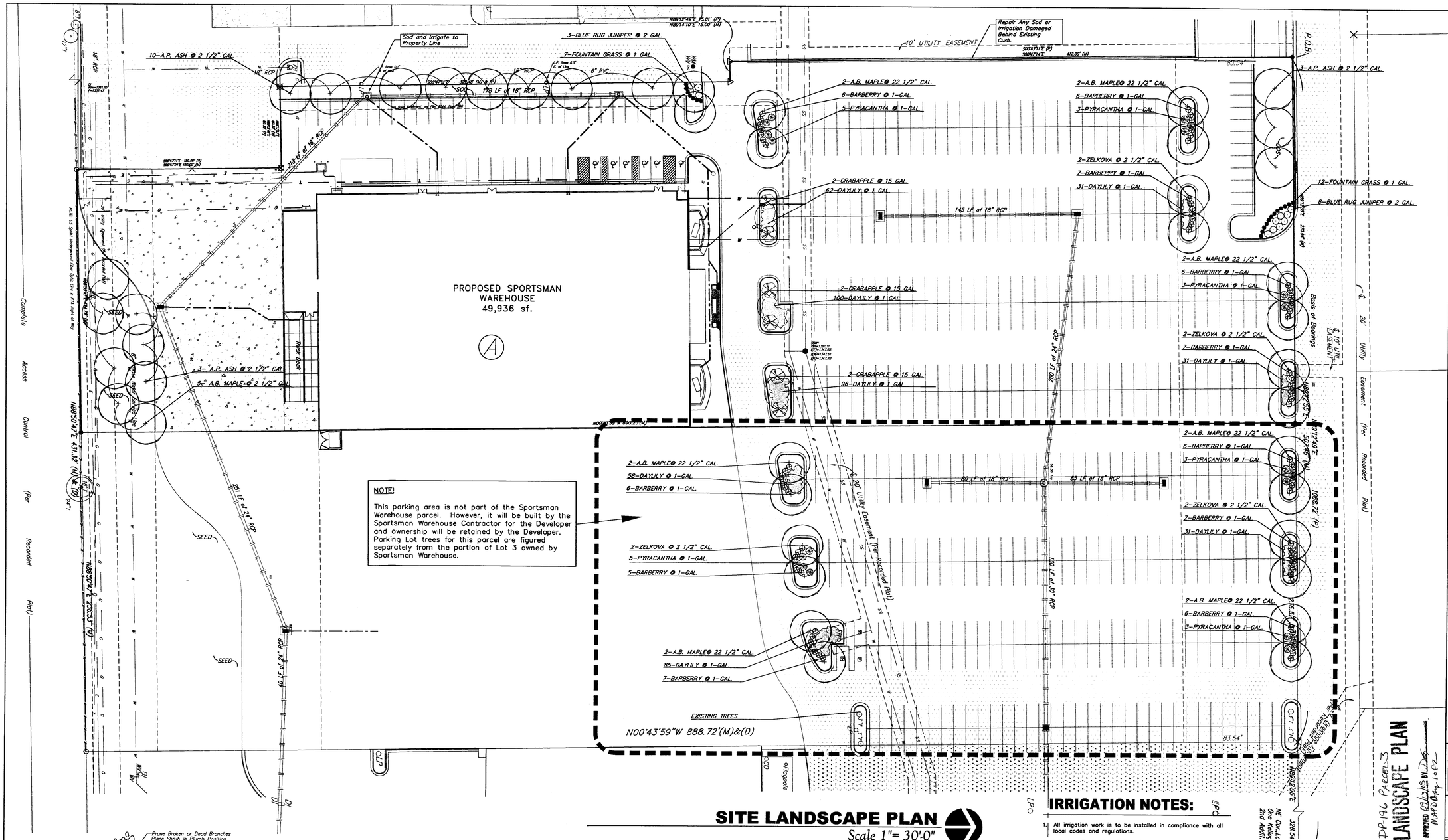
1 KELLOGG PLACE
WICHITA, KS

April05

PLANTING PLAN/DETAILS

L2

PLOT DATE:



General Notes

1. 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.
2. 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 1–800–286–8313
   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. (Traf. 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
3. 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.
4. All landscape work shall be done in accordance with industry standards.
5. 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––16–20–8 ratio 4#/1000 sq. ft.
6. Trees with broken leaders or no central leader will not be accepted.
7. 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".
8. 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.
9. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
10. 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.
11. Topsoil shall be delivered in an unfrozen and non– muddy condition and shall be subject to approval by the Landscape Architect.
12. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
13. 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.
14. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
15. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
16. 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.
17. 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.
18. General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
19. 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 ITCHELL
CONSTRUCTION, L.L.C
3032 South 1030 West, Suite 101
Salt Lake City, UT 84119
Phone: 801-909-0604
Toll Free: 888-488-9604

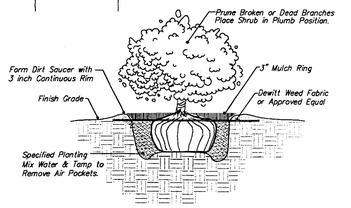
Sportsman's Warehouse
11645 E. Kellogg
Wichita, Kansas 67207

Glenn W. Anderson Architect
GLENN W. ANDERSON AIA
PRINCIPAL
ARCHITECTURE
PLANNING
INTERIORS
3032 SOUTH
1030 WEST
SUITE 101
SOUTH SALT LAKE
UTAH
84119
TELEPHONE:
801-466-8918
FACSIMILE:
801-466-8918
E-MAIL:
gwf@xmission.com

REVISED:

GA Job # 04088
Drawn by: DL/ BT
Checked by: BT





SHRUB PLANTING DETAIL
5 Gallon and Smaller — No Scale

LANDSCAPE ORDINANCE CALCULATIONS

SPORTSMAN'S WAREHOUSE PARCEL:

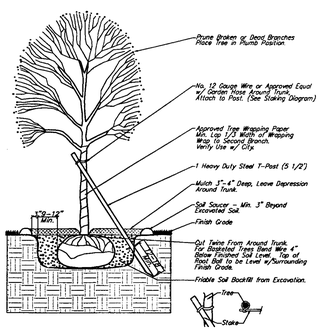
Parking Lot Trees Required:	195 Spaces Provided 1 Shade Tree/ 20 Parking Spaces Required 195 spaces/ 20= 9.75= 10 Trees Required
Parking Lot Trees Shown:	12 Shade Trees
Buffer:	Not required; no nearby residential.
Streetyard Trees Required: (Along KTA, Per CUP DP–196)	Frontage= 194.75 LF x 20 (SF Factor) = 3895 SF/ 500 = 7.79= 8 Trees
Streetyard Trees Shown:	8 Shade Trees

ADJACENT PARCEL (PARKING ONLY):

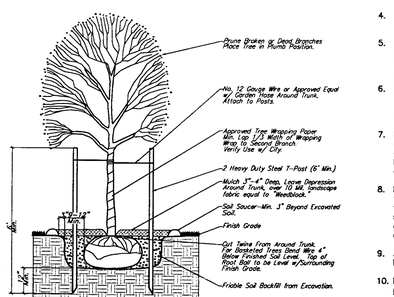
Parking Lot Trees Required:	225 Spaces Provided 1 Shade Tree/ 20 Parking Spaces Required 225 spaces/ 20= 11.25= 12 Trees Required
Parking Lot Trees Shown:	12 Shade Trees

PLANT SCHEDULE:

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



TREE PLANTING & STAKING DETAIL
Deciduous Trees 3" Cal. and Smaller
Evergreen Trees 8' Height and Smaller — No Scale



TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 3" Cal.
Evergreen Trees Larger than 8' Height — No Scale.

SITE LANDSCAPE PLAN
Scale 1"= 30'-0"

IRRIGATION NOTES:

1. All irrigation work is to be installed in compliance with all local codes and regulations.
2. Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
3. 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.
4. Prior to construction, Irrigation Contractor to locate all exist and proposed utilities and electrical wiring.
5. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
6. 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.
7. 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.
8. 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.
9. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
10. 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.
11. Locate Irrigation Controller per Owner/G.C request.
12. 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

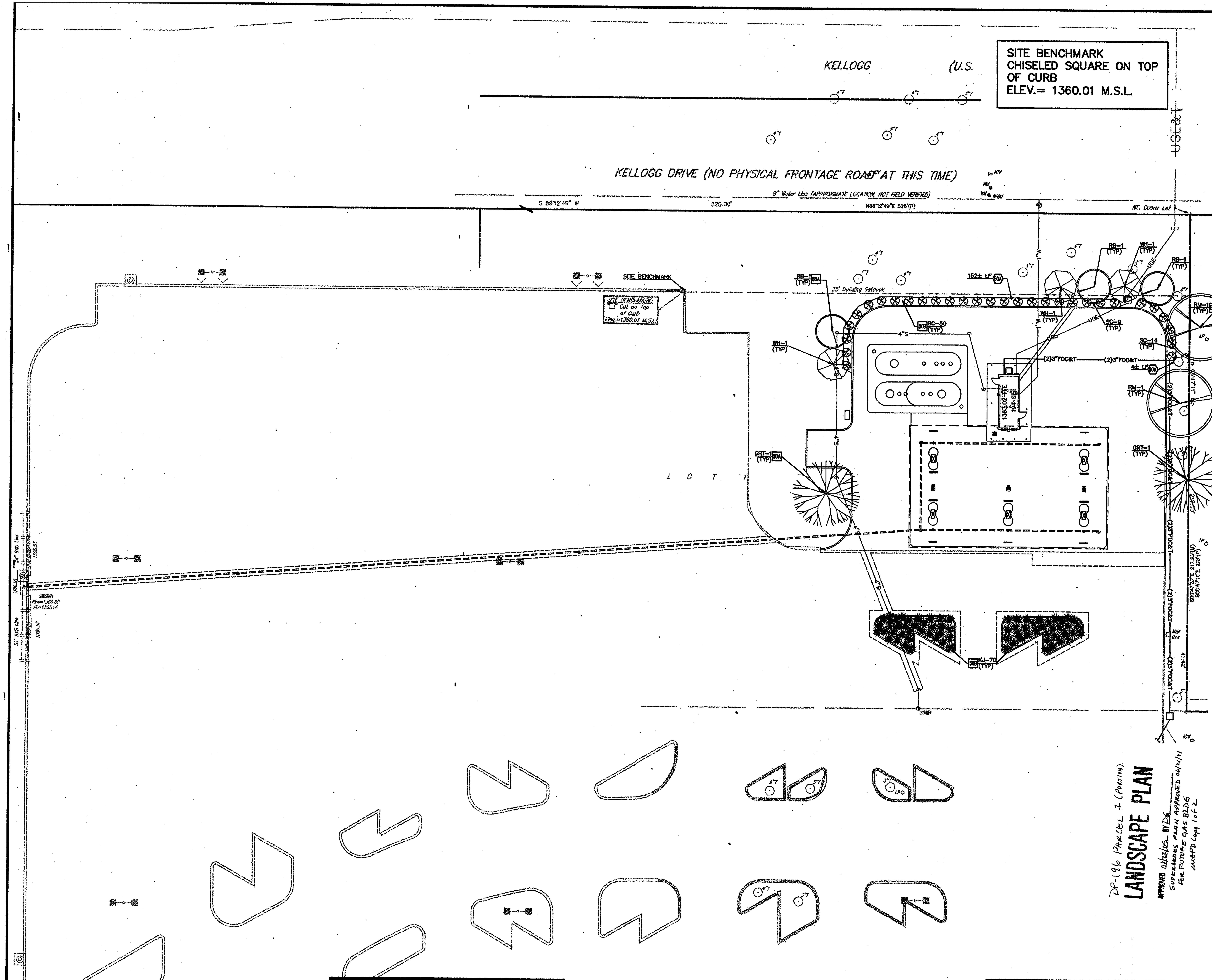
A tract lying within Lot 3, Block A, One Kellogg Place 2nd Addition, Wichita, Sedgwick County, Kansas described as beginning at the NW corner of said Lot 3; thence N89°12'49"E, along the north line of said Lot 3, 270.94 feet; thence S00°43'59"E, 890.23 feet to a point on the south line of said Lot 3; thence S88°50'47"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, 328.48 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
6 Accessible Spaces Required Including 2 Van Accessible
Parking Provided: 358 Spaces, plus 6 Accessible Stalls (Including 1 Van Accessible)

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE
Baughman Company, P.A.
315 Ellis Wichita, KS 67211
P316-262-7271 F316-262-0149

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

CALL BEFORE YOU DIG
1-800-344-7233
KANSAS ONE CALL

N

0 20' 30' 40'
SCALE IN FEET

LEGEND

EXISTING

e	EAST OR ELECTRIC
n	NORTH
oh	OVERHEAD
s	SOUTH OR SEWER
t	TELEPHONE
ug	UNDERGROUND
w	WEST OR WATER
	BOUNDARY LINE
	RIGHT OF WAY LINE
	STORM DRAIN
G	GAS
OHE	OVERHEAD ELECTRIC
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE
OHT	OVERHEAD TELEPHONE
OHTV	OVERHEAD TV
S	SEWER
UGE	UNDERGROUND ELECTRIC
UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
UGT	UNDERGROUND TELEPHONE
UGTV	UNDERGROUND TV
W	WATER
.5–10–11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
E	ELECTRICAL RISER
	WATER METER

PROPOSED

	BOUNDARY LINE
	RIGHT OF WAY LINE

GENERAL LANDSCAPE NOTES

A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LAND-SCAPE CONSTRUCTION BEGINS.

B. NOTIFY CEI ENGINEERING ASSOCIATES INC. (501-273-9472) OF ANY LAYOUT OR MATERIAL DISCREPANCIES PRIOR TO ANY PLANTING.

C. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.

D. 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).

E. 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)

F. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. (ANSI–Z60.1–1986)

G. CONTRACTOR SHALL BRING FINISH GRADE UP TO TOP OF CURB ELEV-ATION WITH A MINIMUM OF 4" OF TOP SOIL PRIOR TO PLACEMENT OF SOD.

H. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SODDED WITH BERMUDAGRASS 'MIDLAWN'.

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
WH	3	WASHINGTON HAWTHORN *Crataegus phaenopyrum 'Marbeck'*	B&B	3" CAL	SPACED AS SHOWN
RM	2	RED MAPLE 'RED SUNSET' *Acer rubrum 'Franksred'*	B&B	3" CAL	SPACED AS SHOWN
GRT	2	GOLDENRAINTREE *Koelreuteria paniculata*	B&B	3" CAL	SPACED AS SHOWN
RB	3	EASTERN REDBUD 'FOREST PANSY' *Cercis canadensis 'Forest Pansy'*	B&B	1.5" CAL	SPACED AS SHOWN
SC	30	SPREADING COTONEASTER *Cotoneaster divaricatus*	CONT.	18" MIN. 5 GAL	SPACED 6'-0" O.C.
KJ	70	KALLAYS COMPACTA JUNIPER *Juniperus chinensis 'Pfitzeriana 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=222.52 LF REQUIRED 8 SF PER LF=1780.96 SF TREES REQUIRED (1780.96/500)= 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)= 1 TREE REQUIRED REQUIRED 8 SF PER LF=1780.96 SF PARKING LOT MUST BE SCREENED WITH SHRUBS 18" MIN. HEIGHT AT INSTALLATION SPACED AT 75% OF MATURE WIDTH	1 TREE FROM STREET FRONTAGE REQUIREMENT USED FOR TREE PARKING AND HOLDING AREA SCREENED WITH CONTIGUOUS ROW OF HEDGES

NOTE:
THIS PLAN IS BASED ON CONSTRUCTION DRAWINGS PROVIDED BY CEI AND SURVEY INFORMATION BY BAUGHMAN COMPANY, P.A., (DATED 05/26/05). 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.

WAL★MART

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

WAL-MART: 2001 SE 10th ST. \ BENTONVILLE, AR 72716-0550 \ PH. (479) 204-1500

CEI® ENGINEERING ASSOCIATES, INC.
ENGINEERS · PLANNERS · SURVEYORS
3317 SOUTHWEST "I" STREET BENTONVILLE, AR 72712
(479) 273-9472 (479) 273-0844
JOB NO.: 20589 DWG NAME: 0589PROJ
DATE 07-28-05 2:3 PM PRELIM

LANDSCAPE PLAN

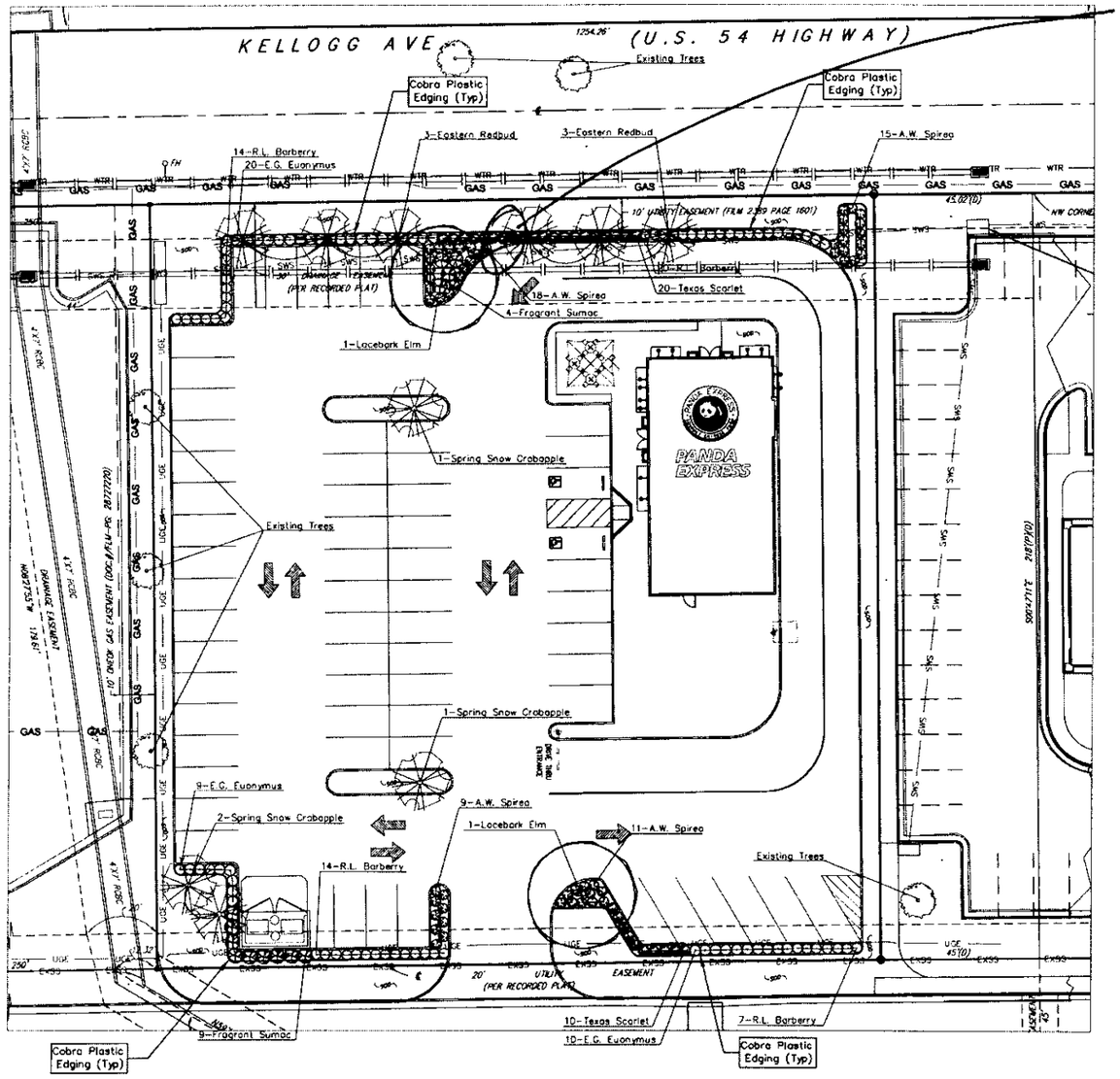
SCALE: 1"= 20'

PRN:	CMS
PM:	THL
DES:	MVH

REVISIONS
DATE NO.

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C8



See Sheet 2 of 2
for Pedestrian Connection

IRRIGATION NOTES:

1. All irrigation work is to be installed in compliance with all local codes and regulations.
2. Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
3. The Irrigation Contractor DOES NOT START irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner representative 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.
4. Prior to construction, Irrigation Contractor to locate all existing and proposed utilities and electrical wiring.
5. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
6. 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.
7. 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.
8. 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.
9. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
10. 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.
11. Locate Irrigation Controller per Owner/G.C request.

LANDSCAPE ORDINANCE CALCULATIONS

METHOD 2

Streetyard requirement:	410' (205' + 205')	
	− 218' (Greatest Perp. Dist.)	
	192'	
	x 10 (sq. ft. factor)	
Streetyard Required	1,920 sq. ft.	
Streetyard shown:	30,737 sq.ft.	
Streetyard Trees Required:	1 per 500 sq. ft.=3.84= 4 Shade Trees	
Streetyard Trees Shown:	1 Shade Trees, 6 Ornamental Trees = 4 Shade Trees	
Parking Lot Trees Required:	1 Tree per 20 sq. ft.=3.2= 4 Shade Trees	
Parking Lot Trees Shown:	4 Ornamental Trees, 2 Streetyard Trees = 4 Shade Trees	

DP-196 PARCEL 8

LANDSCAPE PLAN

APPROVED 07-20-10 BY DG

SHEET 1 of 2

MAPD Copy 1 of 2

LEGAL DESCRIPTION

Lot 8, Block A, One Kellogg Place 2nd Addition, Wichita, Sedgwick County, Kansas EXCEPT that part lying within the following described tract: A tract of land being part of Lot 7 and Lot 8, Block A, One Kellogg Place 2nd Addition, Wichita, Sedgwick County, Kansas, being more particularly described as follows: Beginning at the Northwest corner of said Lot 7, said point also being on the South right-of-way line of Kellogg Drive; thence N89°12'49"E on said South right-of-way line, a distance of 154.98 feet to a found one-half inch iron bar; 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 found one-half inch iron bar, said point also being on the South line of said Lot 7; thence S89°12'49"W on said South line, a distance of 200.00 feet; thence N00°47'11"W, a distance of 218.00 feet to a point being on the South right-of-way line of Kellogg Drive; thence N89°12'49"E on said South right-of-way line, a distance of 45.02 feet to the point of beginning.

SITE INFORMATION

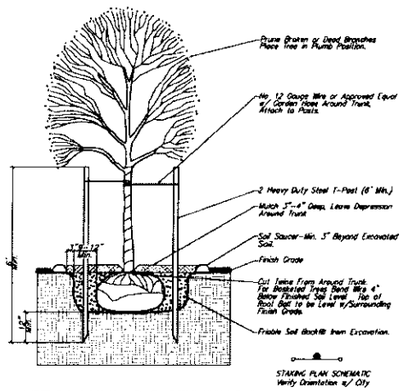
Total Area: ±44,619.42 sq. ft. (1.02 acres)
Impervious Area: ±37,219.42 sq. ft. (085 acres)
Building Area: 2,463 sq. ft.

LANDSCAPE NOTES:

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "Sod" shall be installed and fertilized as follows:
   SOD--Kansas Premium Fescue Sod
   FERTILIZER--16-20-6 ratio 4#/1000 sq. ft.
3. Trees with broken leaders or no central leader will not be accepted.
4. 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 Trefan (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".
5. 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.
6. Black cobra lawn edging shall be used to separate all turf areas from planting beds. Edging shall be commercial grade, or approved equal.
7. General Contractor to supply and place at a depth of 4", all topsoil on site.
8. 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.
9. Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
12. 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.
13. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
14. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
15. 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.
16. General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
17. 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.
18. Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.

PLANT SCHEDULE

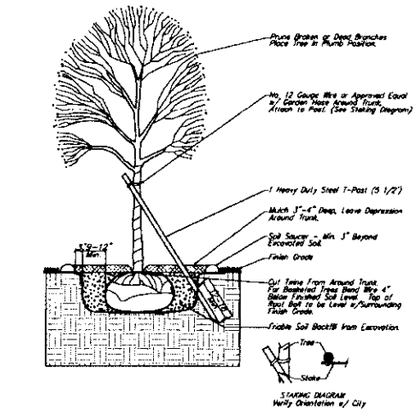
QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
3	*Ulmus parvifolia*	Lacebark Elm	3" Cal.	B&B	Single Stem Only
6	*Cercis canadensis*	Eastern Redbud	1" Cal.	B&B	Single Stem Only
4	*Malus x 'Spring Snow'*	Spring Snow Crabapple	1" Cal.	B&B	Single Stem Only
55	*Berberis thunbergi atropurpurea*	Red Leaf Barberry	2-Gal.	Container	Full & Healthy
30	*Chaenomeles speciosa 'Texas Scarlet'*	Texas Scarlet	2-Gal.	Container	Full & Healthy
39	*Euonymus fortunei 'Emerald Gaiety'*	Emerald Gaiety Euonymus	2-Gal.	Container	Full & Healthy
13	*Rhus aromatica*	Fragrant Sumac	2-Gal.	Container	Full & Healthy
53	*Spirea bumalda 'Anthony Waterer'*	Anthony Waterer Spirea	2-Gal.	Container	Full & Healthy



1 TREE PLANTING & STAKING DETAIL

Deciduous Trees Larger than 3" Cal.
Evergreen Trees Larger than 8' Height

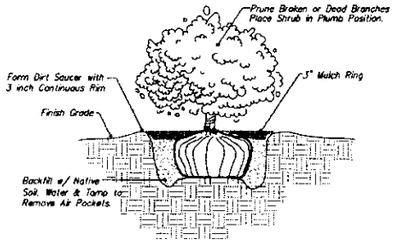
No Scale



2 TREE PLANTING & STAKING DETAIL

Deciduous Trees 3" Cal. and Smaller
Evergreen Trees 8' Height and Smaller

No Scale



3 SHRUB PLANTING DETAIL

5 Gallon and Smaller

No Scale

PHILIP J. MEYER LICENSED LANDSCAPE ARCHITECT 478 6/3/10 KANSAS

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE

Baughman Company, P.A.
315 Ellis Wichita, KS 67211
P316-262-7271 F316-262-0149

PANDA EXPRESS
GOURMET CHINESE FOOD

PANDA RESTAURANT GROUP INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

DRAWN BY: MJ & MG

PANDA PROJECT #: S8-10-02436

ARCH PROJECT #: PND????

middough
TMAD TAYLOR & GAINES
• STRUCTURAL • MECHANICAL • ELECTRICAL • CIVIL
Project No. 8855-007.00

STAMP:

PANDA EXPRESS

11777 East Kellog
Wichita, KS 67207

FREE STANDING DRIVE-THRU

SL-1.0
LANDSCAPE PLAN
IRRIGATION NOTES

PROTOTYPE# S8-2448-09R2 1-15-10

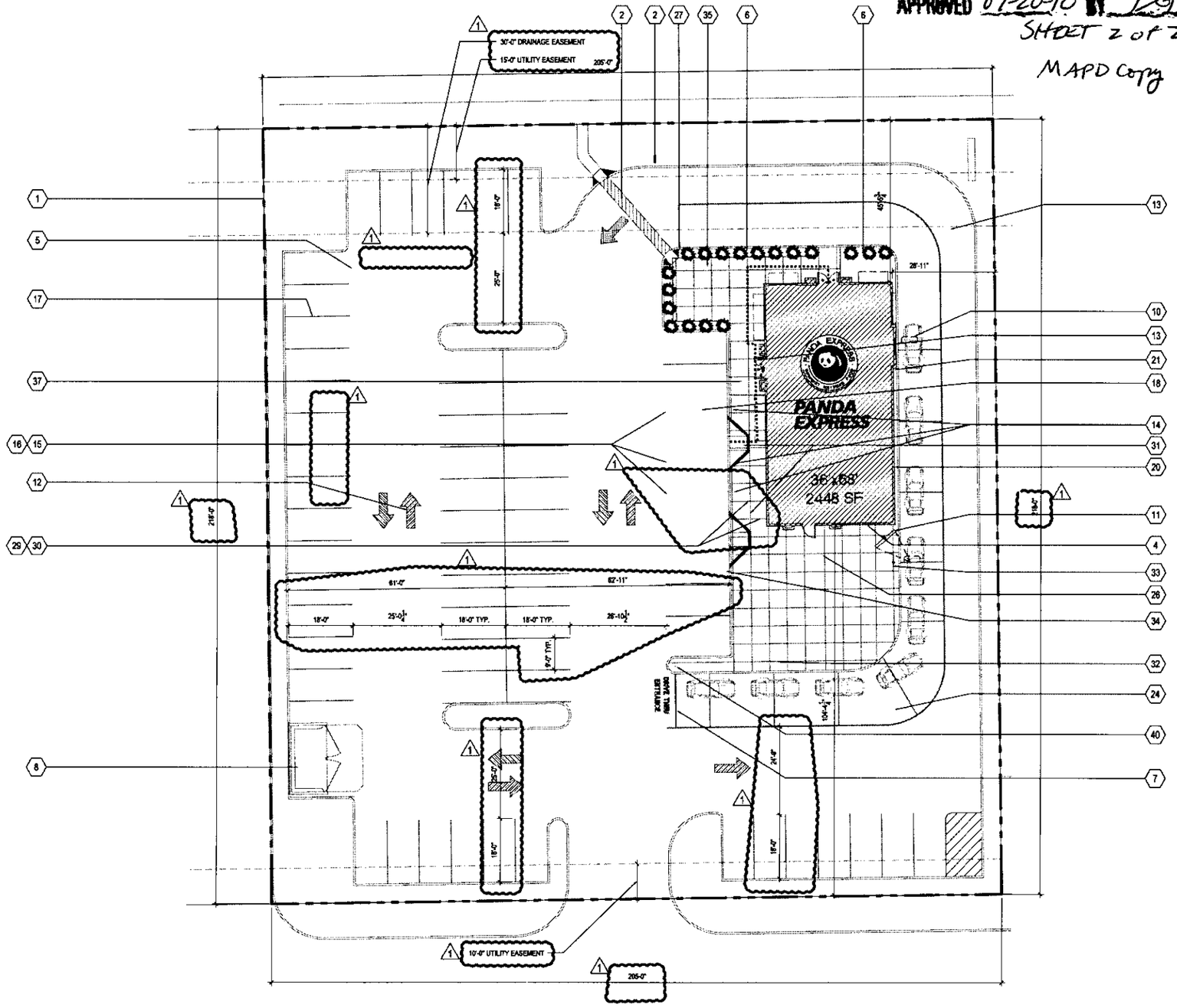
DP-196 PARCEL 8

LANDSCAPE PLAN

APPROVED 07-20-10 BY DG

SHEET 2 of 2

MAPD Copy 1 of 2



1. 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 VENDER 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 / A0.3)
8. TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (TYP. 8 YARD BIN) (1 / A0.2)
9. NOT USED
10. DRIVE THRU LANE SENSOR LOOP SEE DETAIL (10 / A0.3)
11. DRIVE THROUGH MENU BOARD-INSTALLED BY GC
12. DIRECTIONAL ARROW (18 / A0.3)
13. ACCESSIBLE PATH OF TRAVEL
14. ACCESSIBLE PARKING POLE SIGN (4 / A0.3)
15. INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE (2 / A0.3)
16. ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @3'-0" O.C. (4 / A0.3)
17. PAINT 4" WIDE SOLID PARKING STRIPPING W/ TWO (2) COATS HIGHWAY WHITE PAINT (7 / A0.3)
18. DESIGNATED HANDICAP PARKING SPACE (4 / A0.3)
19. NOT USED
20. ROOF DRAIN AND OVERFLOW DRAIN FROM ROOF UNDER CONCRETE FLATWORK TO FACE OF CURB (3 / A0.3)
21. STEEL PIPE GUARD-PAINT TO MATCH SAFETY YELLOW (11 / A0.3)
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 (6 / A0.3)
27. CONCRETE CURB AT PLANTER (9 / A0.3)
28. NOT USED
29. EXPANSION JOINT @ 20'-0" O.C. MAX. (17 / A0.3)
30. TOOLED JOINTS @ 5'-0"X5'-0" O.C. (16 / A0.3)
31. ACCESSIBLE RAMP
32. FUTURE PRE-VIEW BOARD, G.C. TO INSTALL J-BOX AND POWER FOR FUTURE USE. SEE 6/A-3.2
33. ORDER CONFIRMATION BOARD
34. WHEEL STOP SEE (5 / A0.3)
35. OUTDOOR COVERED PATIO AND SEATING (8 / A0.2) (10 / A0.2)
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.

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

KEY NOTES | A | Scale: NO SCALE | A-0.1

PANDA RESTAURANT GROUP INC.
1683 Walnut Grove Ave.
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91770
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REVISIONS:

1	CITY COMMENTS	06-23-10

ISSUE DATE:

1ST	CITY PLAN REVIEW	05-28-10
2ND	2nd CITY SUBMITTAL	07-06-10

DRAWN BY: CP & AR

PANDA PROJECT #: S8-D2436
ARCH PROJECT #: PND1003

middough

STAMP:

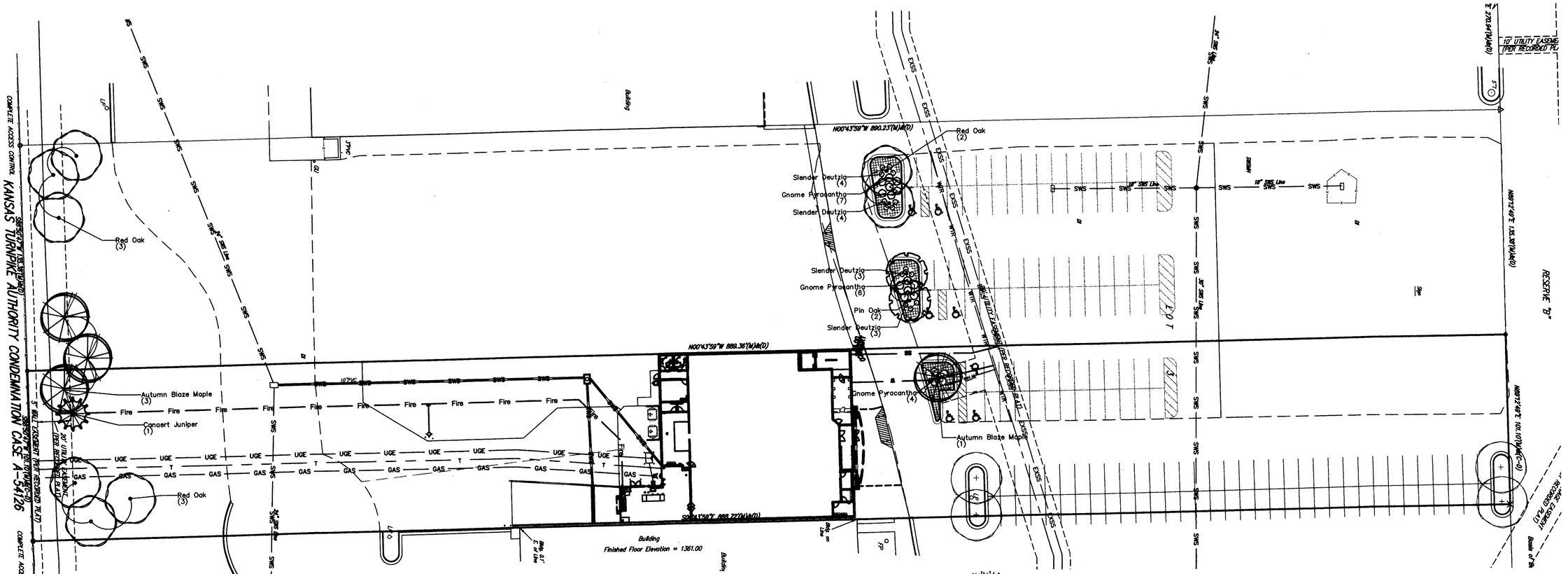
PANDA EXPRESS

PARCEL 8
11777 EAST KELLOGG
WICHITA, KS 67207

A-0.1

SITE PLAN
ARCHITECTURAL

PROTOTYPE# S8-2448-09R2 1-15-10



SITE LANDSCAPE PLAN

30 0 30 Scale 1"= 30'-0"

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

LEGAL DESCRIPTION

A portion of Lot 3, Block A, One Kellogg Place 2nd Addition, Wichita, Sedgwick 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, Sedgwick 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, 135.38 feet; thence N00°43'59"W, 899.36 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, 135.38 feet to the point of beginning.

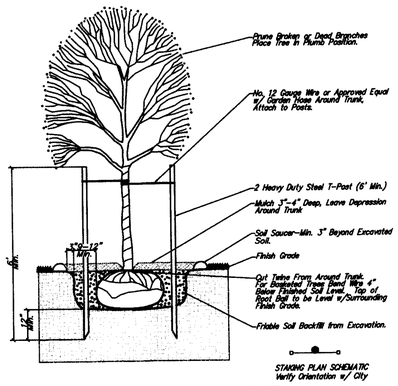
BENCHMARK

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, Sedgwick County, Kansas.

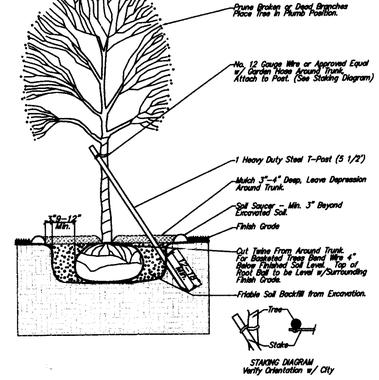
Elev. = 1360.13 (NGVD 29)

SITE INFORMATION

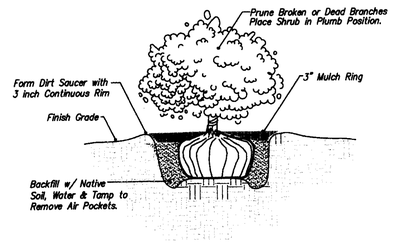
Total Area: ±210,376 sq. ft. (4.83 acres)
Total Disturbed Area: ±141,506 sq. ft. (3.25 acres)
Impervious Area: ±184,544 sq. ft. (4.24 acres)
Total Building Area: 28,164 sq. ft.



1 TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 2" Cal. Evergreen Trees Larger than 8' Height — No Scale



2 TREE PLANTING & STAKING DETAIL
Deciduous Trees 2" Cal. and Smaller Evergreen Trees 8' Height and Smaller — No Scale



3 SHRUB PLANTING DETAIL
5 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
Parking Lot Trees Shown:	11 Shade Trees, 4 Existing Trees=15 Total
Buffer:	Not required; no nearby residential.
Streetyard Trees Required: (Along KTA, Per CUP DP-196)	Frontage= 236 LF x 20 (SF Factor) = 4720 SF/ 500 = 9.44= 10 Trees
Streetyard Trees Shown:	10 Shade Trees

LANDSCAPE NOTES

1. All landscape work shall be done in accordance with industry standards.
2. 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.
3. 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 burr mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
4. 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.
5. 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.
6. Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.
7. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 887-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
8. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
9. 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.
10. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, boulders, etc.
11. 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.
12. 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 4/9/13 BY NES
DP-196
MAPD only
2 of 2

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE

Baughman Company, P.A.
315 Ellis Wichita, KS 67211
P316-262-7271 F316-262-0149
E:\eng\PetSmart-One Kellogg Place\siteplan.dwg
BAUGHMAN JOB NO. 0805-E114
DESIGN\DRAWN: DMI:

PETSMART
19601 North 27th Avenue
Phoenix, Arizona 85027 - (623) 580-6100

No:	DATE:	REVISIONS:
A	- -	- -
A	- -	- -
A	- -	- -
A	- -	- -
A	- -	- -
A	- -	- -
A	- -	- -
A	- -	- -

STORE # 2035
WICHITA, KS

BRANDON K. BAUGHMAN — 23513 — KANSAS — LANDSCAPE ARCHITECT

LANDSAPE PLAN

This drawing is an instrument of service and the property of PETSMART and shall remain it's property. The ideas and designs incorporated and publication thereof is expressly limited to such use.
NOTE: This plan was created for planting purposes only. Its accuracy for underground utilities is not guaranteed and the owner should be field inspected prior to any work being done.

Sheet No: SL1
Date: 15 FEB 13
Proto: -

CITY OF WICHITA

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

J.R. Cox Jr.
Kortney D. Capello, Assistant Director
Metropolitan Area Building and Construction Department

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

CITY OF WICHITA

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 t he 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 that 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 a 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

Parcel 1

APPROVED

DP-196 Arch Rev per GP#15

9-4-19

DEMOLITION NOTES

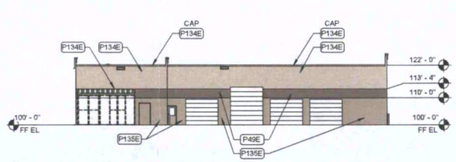
1. REMOVE ALL UNLIT EXTERIOR STUD MOUNTED BUILDING SIGNS.
2. REMOVAL OF LIT ID/LOGO SIGNS SHALL BE BY OTHERS.
3. NOT USED.
4. NOT USED.
5. NOT USED.
6. REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING. COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS.

COLOR LEGEND

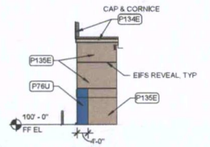
	P5E	"SAFETY YELLOW" OSHA STANDARD
	P21E	"SAFETY RED"
	P36E	"BLACK"
	P49E	"DARK GRAY"
	P76U	"WALMART BLUE" (URETHANE-LIKE)
	P81E	"BLACK"
	P126U	"PICKUP ORANGE" (URETHANE-LIKE)
	P134E	"LIGHT GRAY"
	P135E	"MEDIUM GRAY"
	HRC4	MATCH SW# 7019 "GAUNTLET GRAY"

SHEET NOTES

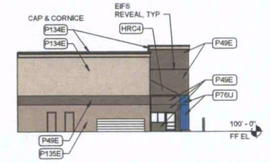
1. POWER WASH 100% OF EXTERIOR WALLS PRIOR TO PAINTING.
2. PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, TO MATCH ADJACENT AS REQUIRED.
3. REMOVE SEALANT AND BACKER MATERIAL FROM ALL BUILDING CONTROL JOINTS AND EXPANSION JOINTS. FILL AND JOINTS. REF SPEC 07900.
4. REFER TO DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS.
5. RESURFACE EXISTING EIFS WHERE SHOWN (HATCHED AREA).
6. NOT USED.
7. PAINT EXTERIOR OF BUILDING AS SHOWN. PRIOR TO PAINTING WALL AT LOCATION(S) OF LIT ID/LOGO SIGN(S), COORDINATE SCOPE OF WORK WITH WALMART CM.
8. PAINT DOOR HOODS, HOLLOW METAL STEEL DOORS AND FRAMES, GUTTERS AND DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, GAS LINES, AND EXPOSED MISCELLANEOUS STEEL TO MATCH ADJACETN BUILDING COLOR UNO
9. PAINT ALL GAS PIPES ON ROOF P5E. EXTEND PAINTING OF GAS PIPE DOWN SIDE WALLS TO GRADE OR METER. DO NOT PAINT METER OR VALVES.
10. PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL.
11. NOT USED.
12. PAINT JIB CRANE - P36E ON JIB BOOM, P5E ON HANDRAILS.
13. PAINT SPRINKLER VALVES P21E, DO NOT PAINT OVER SIGHT GLASS OR FIRE ALARM BELL.
14. PAINT ALL EXTERIOR BOLLARDS TO MATCH EXISTING COLOR UNLESS THEY HAVE OR ARE NOTED TO RECEIVE PLASTIC BOLLARD SLEEVE.
15. NOT USED.
16. DO NOT PAINT LED WALL PACK HOUSINGS
17. PAINT GARDEN CENTER STEEL DOORS AND FRAMES P81E



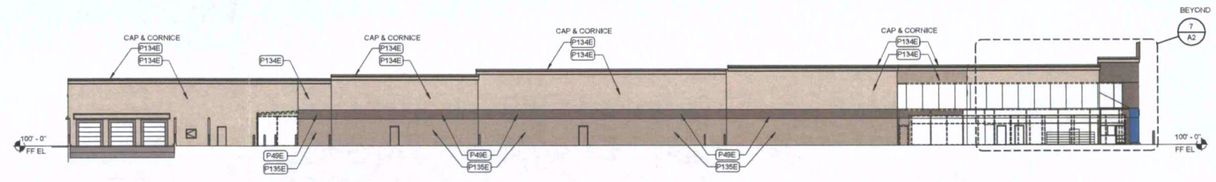
9 AUTOCENTER REAR ELEVATION
1" = 20'-0"

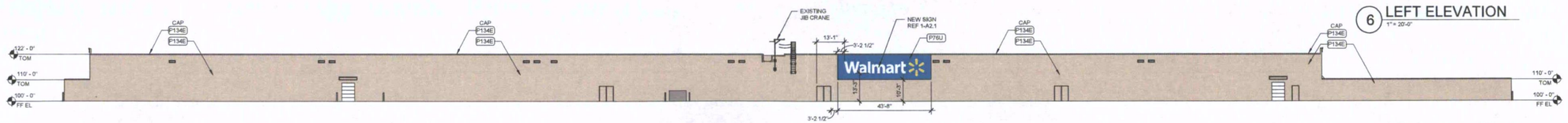


8 VESTIBLE SIDE ELEVATION
1" = 20'-0"

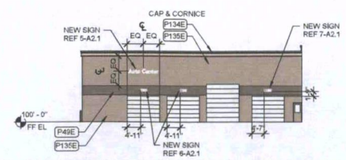


7 VESTIBULE SIDE ELEVATION
1" = 20'-0"

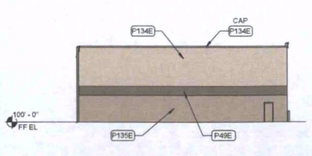




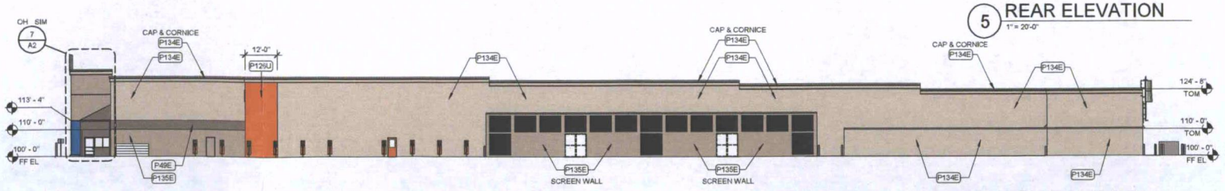
6 LEFT ELEVATION
1" = 20'-0"



4 AUTOCENTER FRONT ELEVATION
1" = 20'-0"

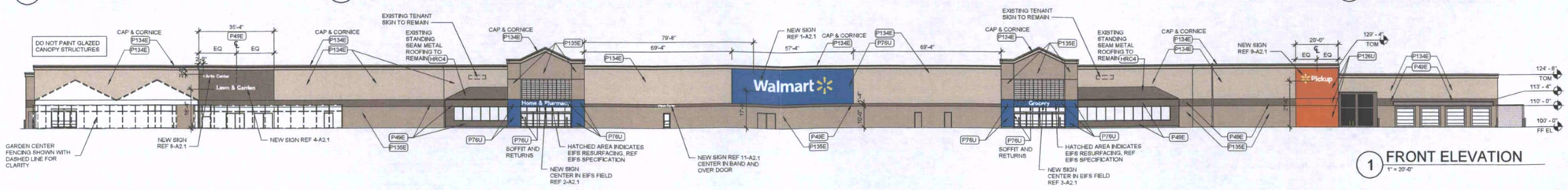


3 SEASONAL REAR ELEVATION
1" = 20'-0"



5 REAR ELEVATION
1" = 20'-0"

2 RIGHT ELEVATION
1" = 20'-0"



1 FRONT ELEVATION
1" = 20'-0"

LKArchitecture, Inc.
346 RIVERVIEW, WICHITA, KS 67203
T 316.264.2200 F 316.264.2266

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CONSULTANTS

Walmart
WICHITA (E), KS
STORE NO: 3462.243 | 192S2 | PROTO | 192
JOB NUMBER:

2020 GENERAL REMODEL

ISSUE BLOCK

CHECKED BY:	JAB
DRAWN BY:	SDT
PROTO CYCLE:	7/26/19
DOCUMENT DATE:	08/14/19

IMPORTANT NOTICE:
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS SEALED, SIGNED AND DATED BY THE LICENSEE IN RESPONSIBLE CHARGE (AOR/EOR).

REGISTERED ARCHITECT
DAVID M. HOFFMAN
1991
STATE OF KANSAS

AUG 14 2019

EXTERIOR ELEVATIONS

SHEET:
A2

8/2/2019 10:52:12 AM
C:\Users\sdodge\Documents\3462_Wichita_KS_192_E_ARCH_V19_sdodge.rvt