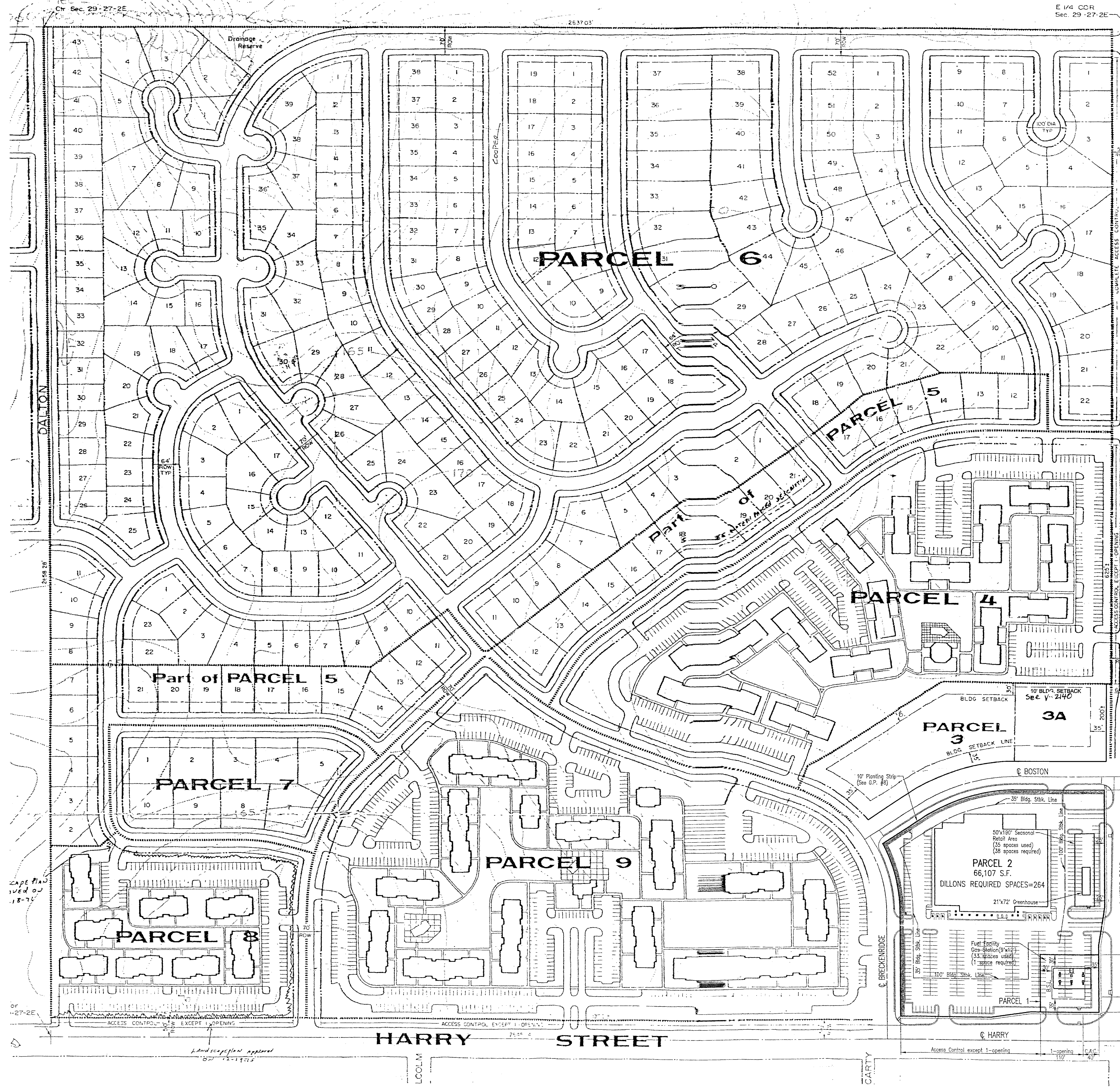




GENERAL

TOTAL GROSS AREA: 155.31
NET ACRES (Exclusive of streets)

COMMERCIAL AND OFFICE

GENERAL PROVISIONS

1. THAT PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN:
12.34 GROSS ACRES
10.25 NET ACRES, OR 444,312 SQ. FT.
2. DRAINAGE PROBLEMS WILL BE RESOLVED AT THE TIME OF PLATING.
3. CURB CUTS - THE MAXIMUM NUMBER OF CURB CUTS SHALL NOT EXCEED FOUR (4) ALONG WEBB ROAD, FOUR (4) ALONG HARRY STREET.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. MINIMUM BUILDING SETBACKS AS INDICATED ON THE PLAN.
6. ADVERTISING SIGNS SHALL BE PERMITTED ALONG HARRY AND WEBB ROAD, NOT TO EXCEED 30 FEET IN HEIGHT NOR TO BE PLACED AS TO PROJECT OVER ANY STREET RIGHT-OF-WAY. NO BILLBOARD ADVERTISEMENT OR ROOF SIGNS WILL BE ALLOWED.
7. PARKING RATIO - ONE SPACE FOR EACH TWO HUNDRED FIFTY (250) SQUARE FEET FLOOR AREA OR ONE (1) SPACE FOR EVERY THREE (3) EMPLOYEES IN THE LARGEST WORKING SHIFT IN A TWENTY-FOUR (24) HOUR PERIOD, WHICHEVER IS THE GREATER.
8. SCREENING AND LANDSCAPING:
A PLANTING SCREEN AS INDICATED ON THE PLAN SHALL BE PROVIDED OF LOW SHRUBBERY NOT LESS THAN TEN FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, AS TO NOT CONSTITUTE A TRAFFIC HAZARD, OR IF APPLICABLE, A SOLID OR SOLID-WALL AT LEAST FIVE (5) FEET BUT NO MORE THAN EIGHT (8) FEET HIGH SHALL BE CONSTRUCTED IN THE STORAGE AREA, SERVICE AREA, OR REAR OF THE BUILDING FACES DIRECTLY INTO PARCEL #5, OR PARCEL #3, IF DEVELOPED RESIDENTIAL. (See additional requirements below)
9. A LANDSCAPE PLAN SHALL BE PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING SCREEN AND SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
10. A FIRE LANE, HARD SURFACED AND (20) FEET MINIMUM IN WIDTH, SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES CONSTRUCTED WITHIN PARCEL NUMBER (2). SAID FIRE LANE SHALL HAVE A 3 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING. PRIOR TO FINAL APPROVAL OF THE FIRE PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE.
11. AT THE TIME OF PLATING OF PARCELS #1, #2, AND #3, THE APPLICANT SHALL GUARANTEE THE INSTALLATION OF ACCEL/ECCEL LANES ALONG WEBB ROAD AND HARRY.
12. SIGNS FOR NONRESIDENTIAL USES ON PARCEL 3A SHALL BE LIMITED TO ONE FREESTANDING MONUMENT-TYPE SIGN LIMITED TO A MAXIMUM HEIGHT OF 20 FEET AND 60 SQUARE FEET OF GROSS SIGN AREA.
13. THE ARCHITECTURAL FACADE ON ANY NON-RESIDENTIAL BUILDING ON PARCEL #3A MUST HAVE PREDOMINATELY EARTH-TONE COLORS WITH VIVID COLORS LIMITED TO INCIDENTAL ACCENT. METAL SHALL NOT BE PERMITTED AS THE PREDOMINATE MATERIAL ON ANY FACADE.
14. THE SEASONAL NURSERY AND GARDEN CENTER IN PARCEL 2 SHALL BE LOCATED IN A TEMPORARY STRUCTURE AND SHALL OPERATE FOR NO MORE THAN 120 DAYS DURING CALENDAR YEAR. PRIOR TO UTILIZATION OF THE OUTDOOR GARDEN AREA, THE APPLICANT SHALL ANNUALLY SUBMIT A REPORT TO THE ZONING ENFORCEMENT DIVISION OF THE OFFICE OF CENTRAL INSPECTION THAT DEMONSTRATES COMPLIANCE WITH THE APPROVED SITE PLAN (SEE RESTRICTED AREA) AND CONDITIONS SPECIFIED HEREIN.

PARCEL DESCRIPTIONS:

PARCEL - 1

PROPOSED USES - AUTOMOTIVE, FINANCIAL, AND OTHER CONVENIENCE AND SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE DRIVE-OUT FOOD SERVICE AS THE PRINCIPAL BUSINESS. SERVICE STATION WITHOUT VEHICLE REPAIR.

GROSS AREA - 0.74 ACRES
NET AREA - 0.56 ACRES, OR 21,780.4 SQUARE FEET
MAXIMUM BUILDING COVERAGE - 30% OR 6,530 SQUARE FEET
FLOOR AREA RATIO - 45
MAXIMUM GROSS FLOOR AREA - 10,126 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
TOTAL PARKING REQUIRED FOR SERVICE STATION - 1 SPACE
EXISTING PARKING ELIMINATED - 33 SPACES

PARCEL 2

PROPOSED USES - SHOPPING CENTER AND/OR OFFICES, PROFESSIONAL PERSONAL SERVICES, COMPARISON AND CONVENIENCE SHOPPING, NURSERIES AND GARDEN CENTERS AS PER SEC. III-D.6.2 OF THE UNIFIED ZONING CODE.

GROSS AREA - 7.44 ACRES
NET AREA - 6.34 ACRES, OR 274,404.4 SQUARE FEET
MAXIMUM BUILDING COVERAGE - 30% OR 82,328 S.F.
FLOOR AREA RATIO - 45
MAXIMUM GROSS FLOOR AREA - 123,497 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
TOTAL EXISTING PARKING SPACES ON PARCELS 1 AND 2 - 372
TOTAL PARKING SPACES REQUIRED FOR GARDEN CENTER - 36
TOTAL SPACES REQUIRED FOR DILLONS - 264
EXISTING PARKING ELIMINATED FOR GARDEN CENTER - 35

PARCEL 3A

PROPOSED USE - ALL USES ALLOWED IN "C" ZONING EXCEPT AUTO SERVICE OR REPAIR. SERVICE STATIONS, AUTO WASHING STATIONS, CAR WAXES, CONVENIENCE STORES, ADULT ENTERTAINMENT, DRINKING ESTABLISHMENTS OR LIQUOR STORES SHALL BE PERMITTED. SPOILER ORDER REARERS SHALL NOT PROJECT BEYOND 80 AS TO ALLOW FROM THE APARTMENT BUILDINGS TO THE NORTH, THE DAY CARE TO THE WEST OR ANY RESIDENTIAL USE IN THE VICINITY.

GROSS AREA - 1.254 ACRES
NET AREA - 1.154 ACRES, OR 46,252 SQUARE FEET
MAX. BUILDING COVERAGE - 30% OR 13,876 SQUARE FEET
FLOOR AREA RATIO - 45
MAXIMUM GROSS FLOOR AREA - 20,813 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL 3

PROPOSED USE - OFFICE - DAY CARE CENTER (SEE ADM. ADJ. DATED 4-25-88)

GROSS AREA - 2.924 ACRES
NET AREA - 2.524 ACRES, OR 101,852.4 SQUARE FEET
MAXIMUM BUILDING COVERAGE - 30% OR 30,556 SQUARE FEET
FLOOR AREA RATIO - 45
MAXIMUM GROSS FLOOR AREA - 45,833 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 55 FEET

ALTERNATE PARCEL - 3 & 3A

PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES OR CONDOMINIUMS AND COMMUNITY ACTIVITY CENTERS OR CLUBS ASSOCIATED WITH THE ABOVE MENTIONED.

GROSS AREA - 4.24 ACRES
NET AREA - 3.44 ACRES, OR 148,104.4 SQUARE FEET
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORES
MINIMUM SETBACK - 25 FEET FROM STREET R/W WITH SAME OPTION AS DESCRIBED IN RESIDENTIAL GENERAL PROVISION #7, NO SETBACK REQUIRED FROM NORTH PARCEL LINE IN THE EVENT THAT PARCEL 3 AND 4 ARE DEVELOPED UNDER SAME OWNERSHIP FOR RESIDENTIAL.
DENSITY - 22 D.U.'S/NET ACRE PROVIDED, HOWEVER, THAT THE DENSITY FOR THE TOTAL DEVELOPMENT DOES NOT EXCEED 11.5 DWELLING UNITS PER NET ACRES.
PARKING RATIO - 1.5/D.U.

RESIDENTIAL

GENERAL PROVISION

1. THIS PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN 143.01 GROSS ACRES, AND TO CONTAIN THE FOLLOWING POSSIBLE RANGE OF RESIDENTIAL HOUSE TYPES: ONE FAMILY DWELLING, TWO FAMILY, FOUR FAMILY DWELLING, CLUSTERED DETACHED MULTIPLE-FAMILY DWELLINGS HAVING ACCOMMODATIONS FOR TWO, THREE, OR FOUR FAMILIES, GARDEN APARTMENT UNITS, TOWNHOUSE UNITS AND CONDOMINIUM UNITS.
2. A HOMES ASSOCIATION AGREEMENT, PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC COMMON AREA, PARKING AREAS, PRIVATE DRIVES, COMMUNITY FACILITIES, ETC., SHALL BE SUBMITTED WITH EACH PLAT FOR PARCEL #4, #6, #8 AND ALTERNATE #3, IF IT IS PROPOSED THAT EACH DWELLING UNIT WILL BE INDIVIDUALLY OWNED.
3. APPROPRIATE FIRE EASEMENTS WILL BE CONSIDERED AT THE TIME OF PLATING AND MORE SPECIFICALLY DERIVED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR PARCELS #4, #6, #8, AND ALTERNATE #3.
4. SETBACKS ARE AS INDICATED ON THE PLAN AND/OR AS NOTED UNDER PARCEL DESCRIPTIONS.
5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. SIGNS OR MONUMENTS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED DEVELOPMENTS ON PARCEL 4, 6, AND 8. THESE SHALL BE PERMITTED IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF THE SIGN CODE OF THE CITY OF WICHITA.
7. THE DENSITY FOR THE ENTIRE DEVELOPMENT SHALL NOT EXCEED 11.5 D.U.'S PER NET ACRE OR A TOTAL OF 1,330 D.U.'S.
8. DRAINAGE PROBLEMS WILL BE HANDLED AND RESOLVED AT THE TIME OF PLATING.
9. PARKING FOR THE PROPOSED DEVELOPMENT OF PARCELS 4, 6, AND 8 MAY BE PERMITTED TO WITHIN 15 FEET OF PUBLIC STREET RIGHTS-OF-WAY, PROVIDED THAT WITHIN SAID 15 FEET A PLANTING STRIP OR SCREEN IS INSTALLED. IN SUCH INSTANCES, A LANDSCAPE PLAN SHALL BE PREPARED BY A LANDSCAPE ARCHITECT AND SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL, PRIOR TO THE ISSUANCE OF BUILDING PERMITS ON THE APPLICABLE PARCEL.

PARCEL DESCRIPTIONS:

PARCEL - 4

PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSE OR CONDOMINIUMS AND COMMUNITY ACTIVITY CENTER OR CLUBS ASSOCIATED WITH THE ABOVE MENTIONED.

GROSS AREA - 16.84 ACRES
NET AREA - 15.24 ACRES
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORES
MINIMUM SETBACK - 25 FEET FROM STREET R/W (SEE RESIDENTIAL GENERAL PROVISION #7)
DENSITY - 22 D.U.'S/NET ACRE
PARKING RATIO - 1.5/D.U.

PARCEL - 5

PROPOSED USE - TWO FAMILY AND/OR ONE FAMILY DWELLINGS

GROSS AREA - 10.64 ACRES
NET AREA - 7.34 ACRES
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORES
MINIMUM FRONT YARD SETBACK - 25 FEET
MINIMUM SIDE YARD SETBACK ADJOINING STREET - 15 FEET
DENSITY - 8.5 D.U.'S/NET ACRE
PARKING RATIO - 1.5/D.U.

PARCEL - 6

PROPOSED USE - ONE FAMILY DWELLINGS

GROSS AREA - 82.64 ACRES
NET AREA - 61.34 ACRES
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORES
MINIMUM FRONT YARD SETBACK - 25 FEET
MINIMUM SIDE YARD SETBACK ADJOINING STREET - 15 FEET
DENSITY - 4.3 D.U.'S/NET ACRE
PARKING RATIO - 1.5/D.U.

PARCEL - 7

PROPOSED USE - FOUR FAMILY AND/OR ONE, TWO OR THREE FAMILY DWELLINGS:

GROSS AREA - 4.34 ACRES
NET AREA - 3.04 ACRES
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORES
MINIMUM FRONT YARD SETBACK - 25 FEET
MINIMUM SIDE YARD SETBACK ADJOINING STREET - 15 FEET
DENSITY - 12.0 D.U.'S/NET ACRE
PARKING RATIO - 1.5/D.U.

PARCEL 8

PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES OR CONDOMINIUMS AND COMMUNITY ACTIVITY CENTERS OR CLUBS ASSOCIATED WITH THE ABOVE MENTIONED.

GROSS AREA - 8.84 ACRES
NET AREA - 6.24 ACRES
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE STORES
MINIMUM SETBACK - 25 FEET FROM STREET R/W (SEE RESIDENTIAL GENERAL PROVISION #7)
DENSITY - 22 D.U.'S/NET ACRE
PARKING RATIO - 1.5/D.U.

PARCEL - 9

PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES OR CONDOMINIUMS AND COMMUNITY ACTIVITY CENTER OR CLUBS ASSOCIATED WITH THE ABOVE MENTIONED.

GROSS AREA - 21.44 ACRES
NET AREA - 19.04 ACRES
MAXIMUM BUILDING HEIGHT - 35 FEET OR TWO STORES
MINIMUM FRONT YARD SETBACK - 25 FEET FROM STREET R/W (SEE RESIDENTIAL GENERAL PROVISION #7)
DENSITY - 22 D.U.'S/NET ACRE
PARKING RATIO - 1.5/D.U.

NOTE: SEE MAP FOR ADMINISTRATIVE ADJUSTMENTS MADE TO C.U.P. ON THE FOLLOWING DATES:
4/7/75
3/15/77
8/5/80
4/25/88

NOTE: TOTAL REQUIRED PARKING SPACES FOR PARCELS 1 AND 2 FOR DILLONS STORE, SEASONAL RETAIL AREA AND SERVICE STATION - 304 (271+33) See Admin Adj. approved 07/19/14
212

NOTE: A SIX TO EIGHT FOOT SOLID WALL SHALL BE CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE NORTH LINE OF PARCEL 3A.
NOTE: THE ACCESS POINT ON PARCEL 3A SHALL BE LIMITED TO RIGHT-IN/RIGHT-OUT MOVEMENTS ONLY BY CHANNELIZATION IMPROVEMENTS THAT PROHIBIT LEFT TURNS ONTO WEBB ROAD.

DP-53 AMENDMENT #5

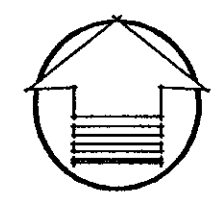
PER ADMIN ADJUSTMENT DATED 07/19/14

APPROVED CUP

MAPC 01/18/03 DM

WCC 12/02/03 DM

MAPD Copy 1 of 2



SCALE: 1" = 100'

DP-53

**QUAIL MEADOWS
COMMUNITY UNIT PLAN
AMENDMENT #5**



AMENDED: 12-2-2003

LANDSCAPE CALCULATIONS:

PARKING LOT ADDITION TO PROPERTY:
Parking lot screening required and shown.

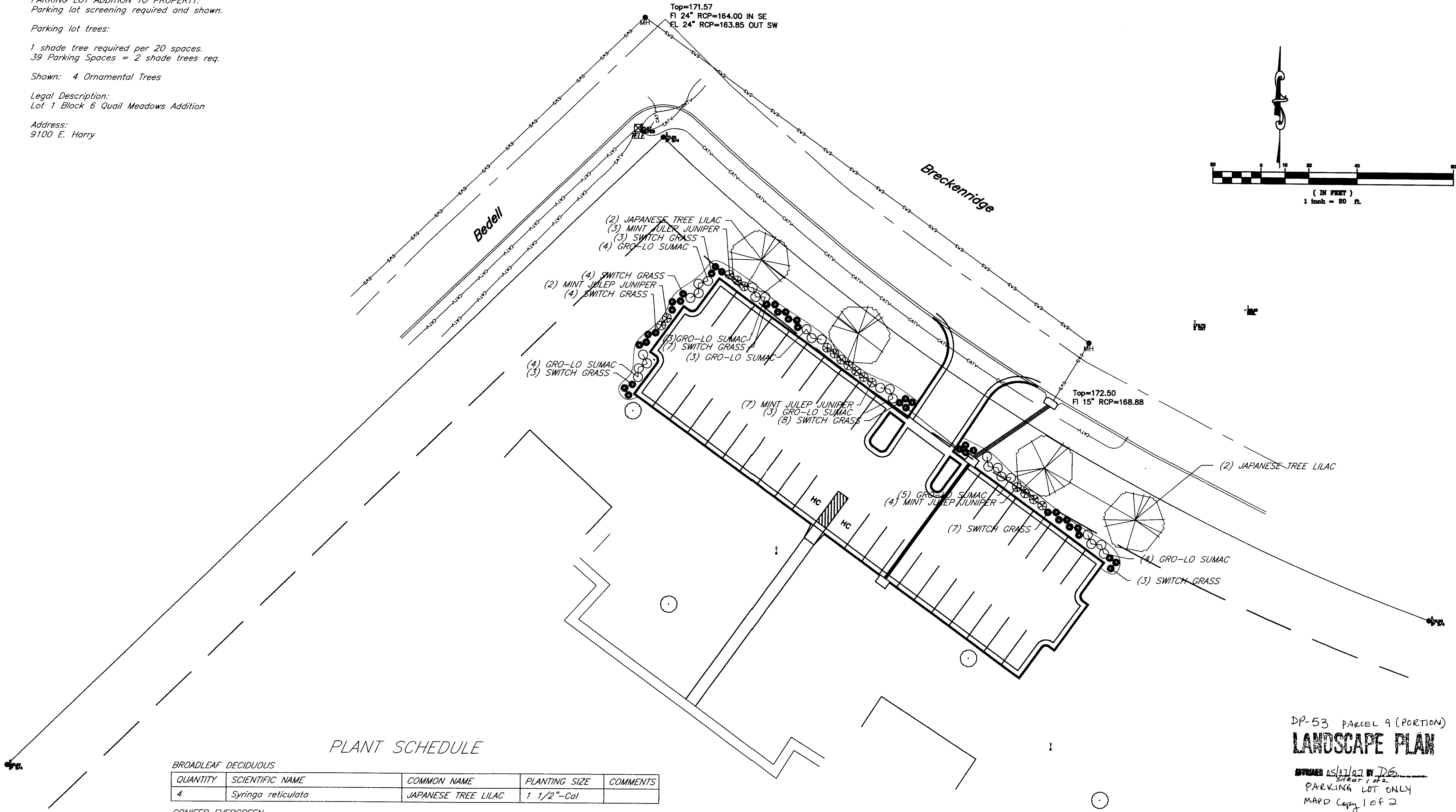
Parking lot trees:

1 shade tree required per 20 spaces.
39 Parking Spaces = 2 shade trees req.

Shown: 4 Ornamental Trees

Legal Description:
Lot 1 Block 6 Quail Meadows Addition

Address:
9100 E. Harry



PLANT SCHEDULE

BROADLEAF DECIDUOUS

QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS
4	<i>Syringa reticulata</i>	JAPANESE TREE LILAC	1 1/2"-Cal	

CONIFER EVERGREEN

QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS
16	<i>Juniperus chinensis 'Mint Julep'</i>	MINT JULEP JUNIPER	5-Gal	

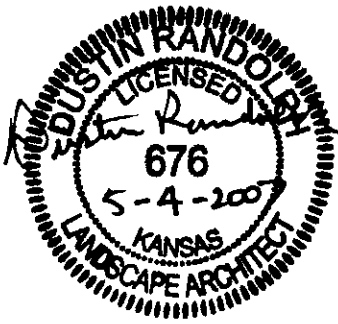
DECIDUOUS SHRUBS/GRASSES

QUANTITY	SCIENTIFIC NAME	Common Name	PLANTING SIZE	COMMENTS
26	<i>Rhus aromatica</i>	FRAGRANT SUMAC	5-Gal	
39	<i>Panicum virgatum 'Shenandoah'</i>	SWITCH GRASS	3-Gal	

DP-53 parcel 9 (PORTION)

LANDSCAPE PLAN

DESIGNED BY D6
5/17/07
PARKING LOT ONLY
MAPD Copy 1 of 2



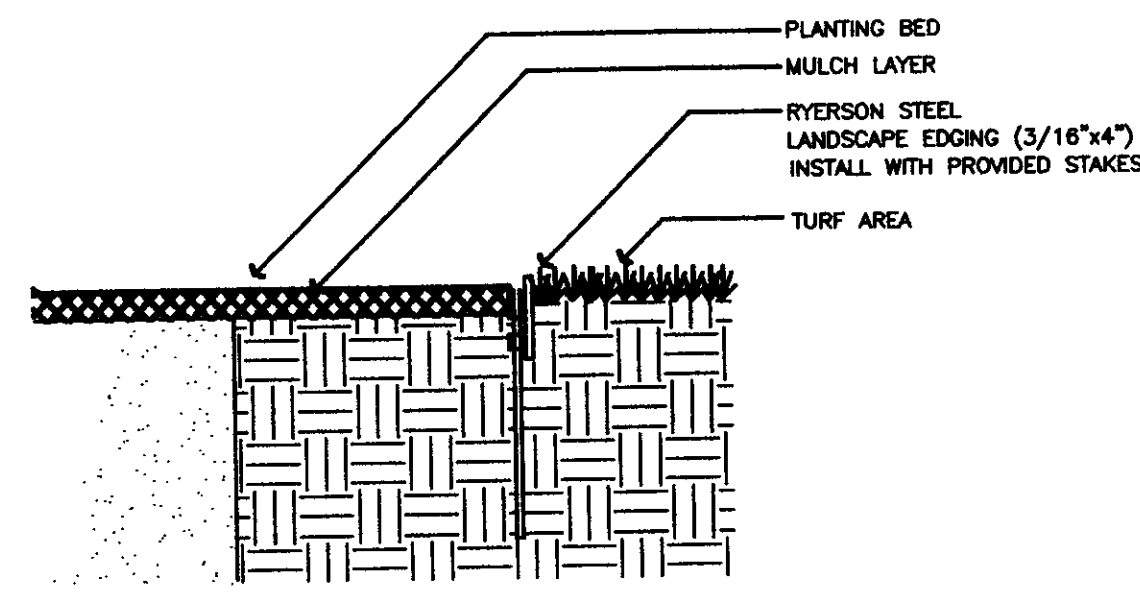
LANDWORKS
Studio
LANDWORKS STUDIO LLC
P.O. BOX 5783
OLATHE, KANSAS
66063



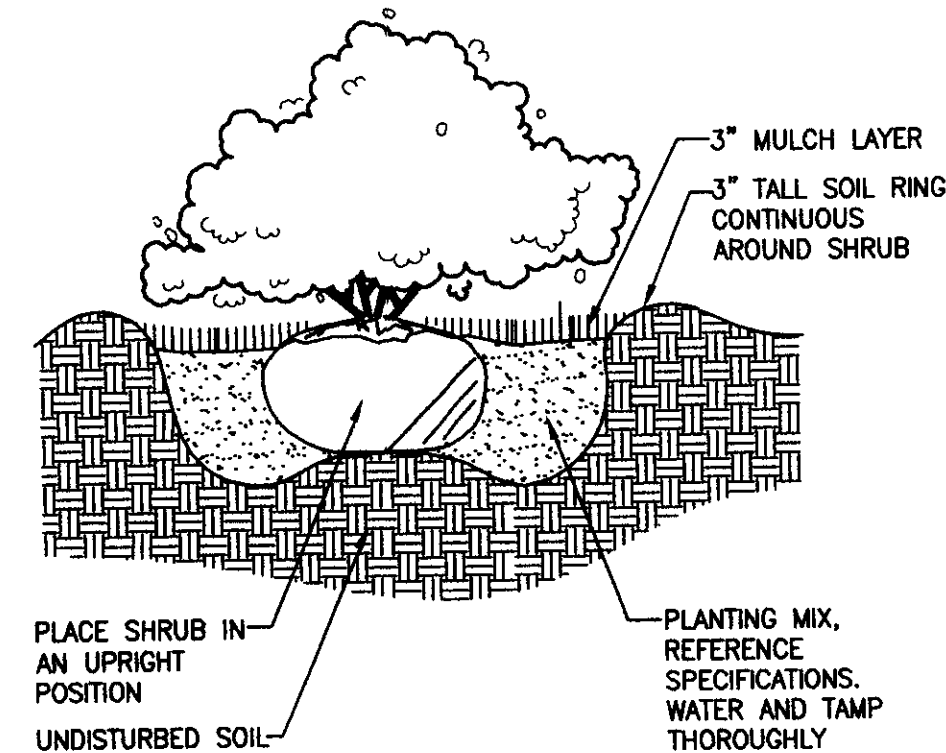
Claremont Apartments
Landscape Plan
Wichita, Kansas

PROJECT NUMBER

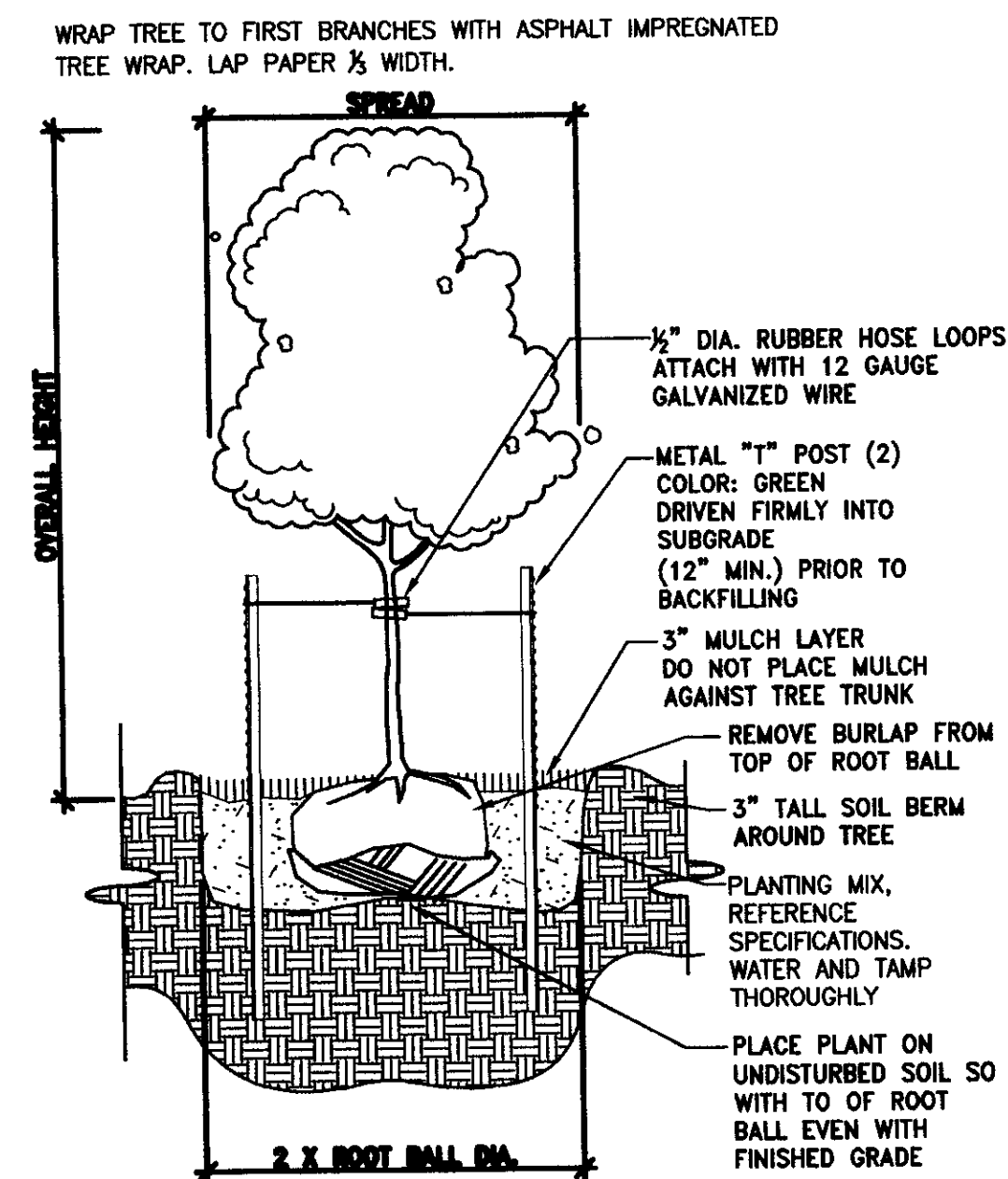
KEM NO.	FILE	DATE	SHEET
06106	landscape	5/07	L1
DESIGN	DRAWN	REVISED	OF
CLM	CLM		2



1 EDGING DETAIL
NO SCALE



2 SHRUB PLANTING
 $\frac{3}{4}'' = 1'-0''$



3 TREE PLANTING
 $\frac{3}{8}'' = 1'-0''$

LANDSCAPE NOTES

GENERAL 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 THE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S APPROVAL.
4. LANDSCAPE QUANTITIES ARE PROVIDED FOR INFORMATION ONLY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PLANT QUANTITIES ON THE PLANTING PLAN.
5. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY.

SITE PREPARATION AND EARTHWORK:

1. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. COORDINATE UTILITY LOCATIONS WITH GENERAL CONTRACTOR AND LOCAL UTILITY LOCATOR. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGED UTILITIES RESULTING FROM LANDSCAPE OPERATIONS.
2. GENERAL CONTRACTOR SHALL PROVIDE 6" OF CLEAN SHREDDED TOPSOIL TO THE SITE. ALL FINISH GRADING SHALL BE DONE BY LANDSCAPE CONTRACTOR.
3. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL IT SHALL BE IMPROVED WITH THE ADDITION OF GYPSUM IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
4. PROTECT ALL EXISTING PLANT MATERIAL UNLESS NOTED TO BE REMOVED.

PLANTING PREPARATION:

1. COVER ALL PLANTING BEDS WITH 1" DEPTH OF COMPOSTED COTTON BOLL MULCH AND TILL TO A DEPTH OF 6".
2. BACKFILL ALL ALL PLANTED MATERIALS WITH A MIX OF $\frac{1}{2}$ COTTON BOLL COMPOST AND $\frac{1}{2}$ EXISTING SOIL. ADD LOCALLY AVAILABLE SLOW RELEASE STARTER FERTILIZER TO BACKFILL MIX AS PER MFRS. RECOMMENDATIONS.

PLANTING MATERIALS:

1. ALL PLANT MATERIAL SHALL BE WELL FORMED, HEALTHY AND DISEASE FREE. PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN "AMERICAN STANDARDS OF NURSERY STOCK"
2. PROTECT ALL PLANTS FROM DRYING.
3. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
4. INSTALL ALL PLANT MATERIALS AS PER DETAILS. WATER AND TAMP ALL PLANTS IN.
6. EDGING SHALL BE LOCALLY AVAILABLE STEEL EDGING INSTALLED AS PER MFR. RECOMMENDATIONS.
7. INSTALL A PERMEABLE WEED BARRIER AND 3" OF SHREDDED CYPRESS MULCH IN ALL PLANTING BEDS.
8. PROVIDE 3" DEPTH OF CYPRESS MULCH AROUND ALL ALL TREES LOCATED IN TURF AREAS.
9. TREAT ALL PLANTING BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. DO NOT APPLY HERBICIDE TO PERENNIALS.

MAINTENANCE AND CLEAN UP:

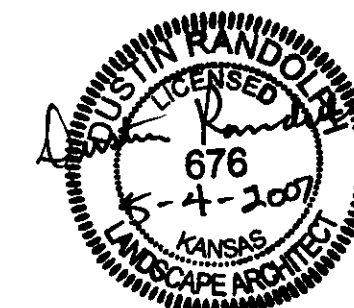
1. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE ENOUGH WATER TO MAINTAIN PLANTS IN A HEALTHY CONDITION.
2. REMOVE ALL RUBBISH AND DEBRIS FROM SITE AND LEAVE THE AREA IN A NEAT CLEAN CONDITION EACH DAY. REMOVE AND LEGALLY DESPOSE OF ALL EXCESS SOIL AND DEBRIS.
3. RE-ESTABLISH TURF IN AREAS DISTURBED PLANTING WORK.

INSPECTION, WARRANTIES AND GUARANTEE:

1. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS NOT IN A HEALTHY CONDITION AT NO EXPENSE TO THE OWNER.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER A WRITTEN MAINTENANCE SCHEDULE UPON PROJECT COMPLETION.
4. GUARANTEE ALL TREES AND SHRUBS FOR ONE YEAR FOLLOWING PROJECT ACCEPTANCE. DURING THE GUARANTEE PERIOD THE CONTRACTOR SHALL REPLACE DEAD TREES OR SHRUBS UPON NOTIFICATION. LIMIT ONE REPLACEMENT PER PLANT. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR REPLACEMENT OF PLANT MATERIAL THAT HAS DIED DO TO VANDALISM, IMPROPER MAINTENANCE BY OWNER, OR ACTS OF GOD.

DP-53 PARCEL 9 (PORTION)
LANDSCAPE PLAN

DATE 05/07/07 BY DG
SHEET 2 OF 2
PARKING LOT ONLY
MAPD COPY 1 of 2



LANDWORKS
Studio
LANDWORKS STUDIO LLC
P.O. BOX 3783
OLATHE, KANSAS
66063



518 S. Market
Wichita, KS 67202

Claremont Apartments
Landscape Plan
Wichita, Kansas

PROJECT NUMBER

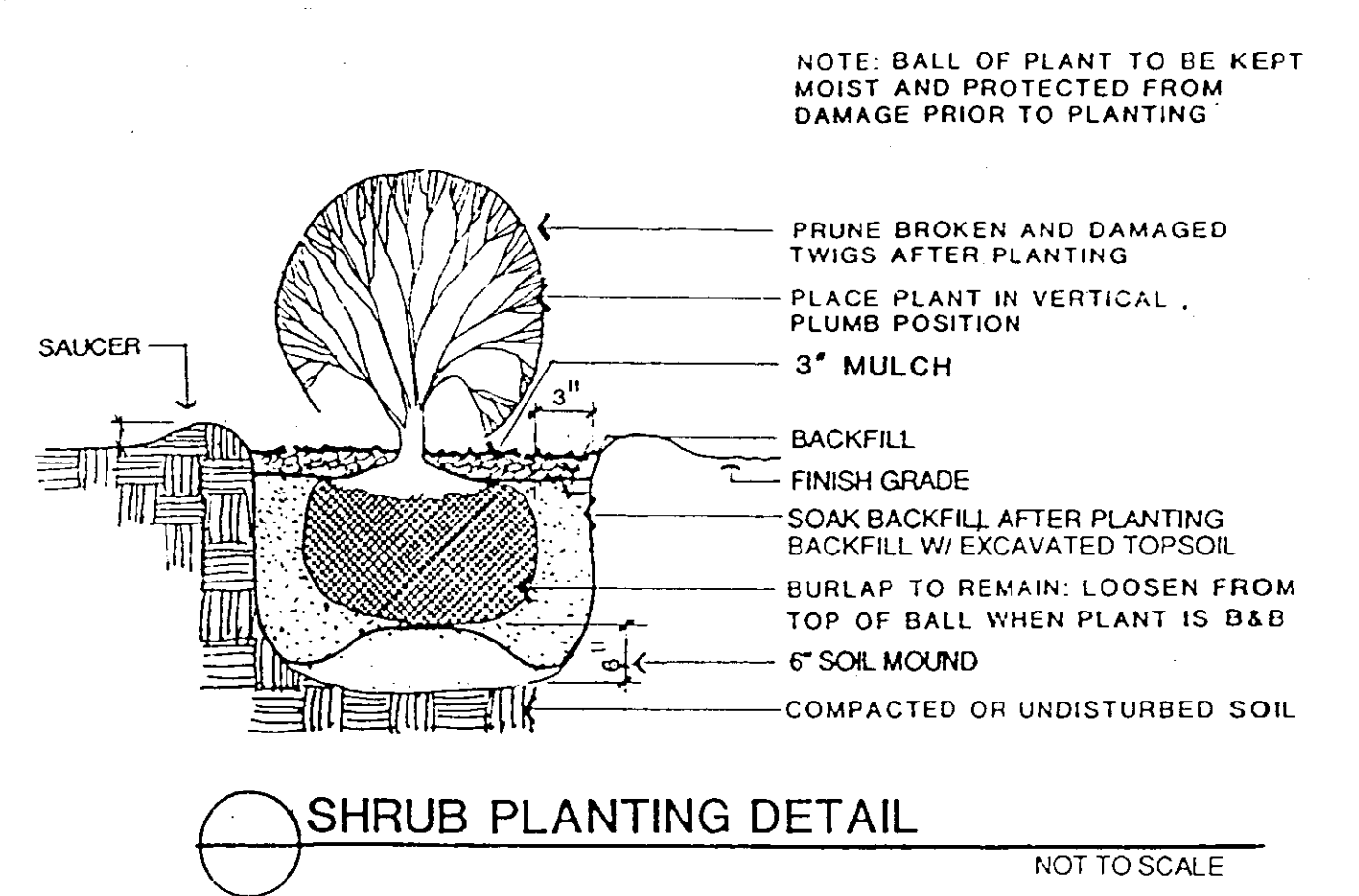
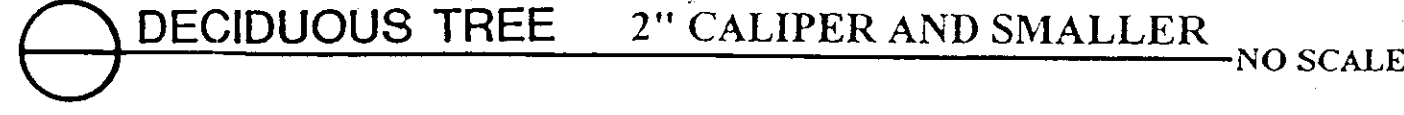
KEY NO.	FILE	DATE	SHEET
06106	landscape	5/07	L2
DESIGN	DRAWN	REVISED	OF
CLM	CLM		2

316/284-0242

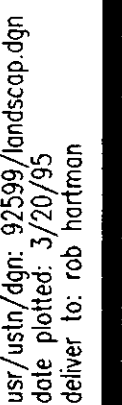
A circular stamp from the Federal Bureau of Investigation, Department of Justice. The outer ring contains the text "FEDERAL BUREAU OF INVESTIGATION" at the top and "DEPARTMENT OF JUSTICE" at the bottom. In the center, the words "FEDERAL BUREAU OF INVESTIGATION" are written in a smaller circle. Handwritten in the center is the number "100-37411". There is also a handwritten "100-37411" written vertically on the right side of the stamp.

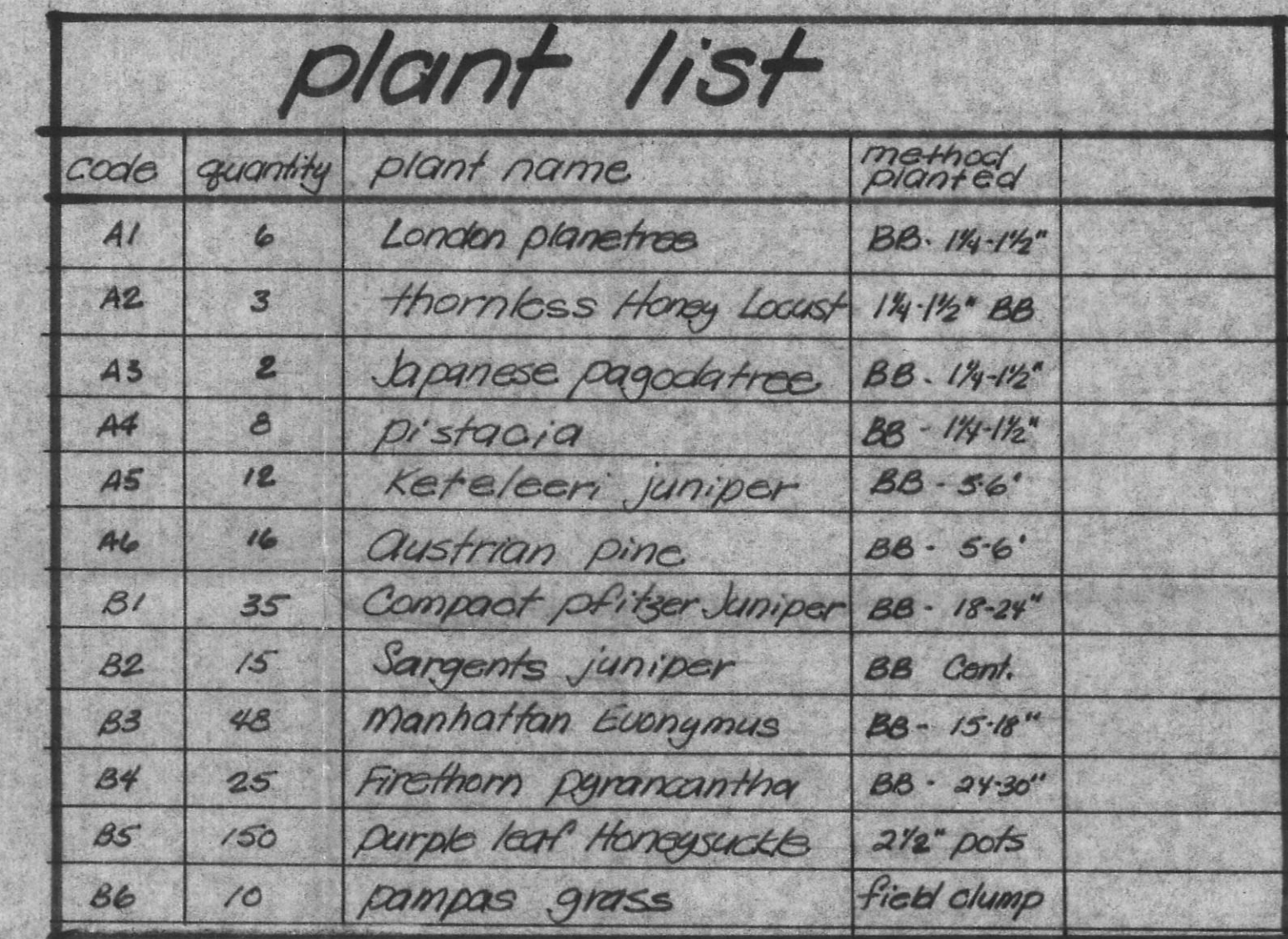
10

NR 11 244 1CF



**PROFESSIONAL
ENGINEERING
CONSULTANTS**
PROFESSIONAL ASSOCIATION





planting plan prep by
Bill of Young - Land Arch.
17 Dec 1975

Planting Plan for landscape screen
Quail meadows apartment project
lot 1 - Second addition, Wichita, KS.

illustrating landscape plan for required
planting strip



illustrating entrance to apartment complex
scale $\frac{1}{8}'' = 1'-0''$

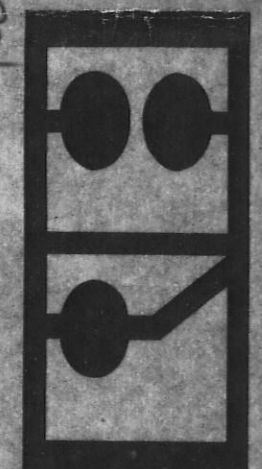
OFFICE COPY
DO NOT REMOVE

APPROVED IN
ASSOCIATION WITH

DP-53

12/19/75 R.L.Y.

RODGER A BROOKS - ARCHITECT
professional association
EAST SIDE FINANCIAL CENTER
7701 EAST KELLOGG AVENUE SUITE 725
WICHITA KANSAS 67207 (316) 864-0147



Sheet
1
of: 1

Legal Description

Tract I - Lot 1, Block 6, Qual Meadows
Second Addition to Wichita, Sedgwick Co.
Kansas

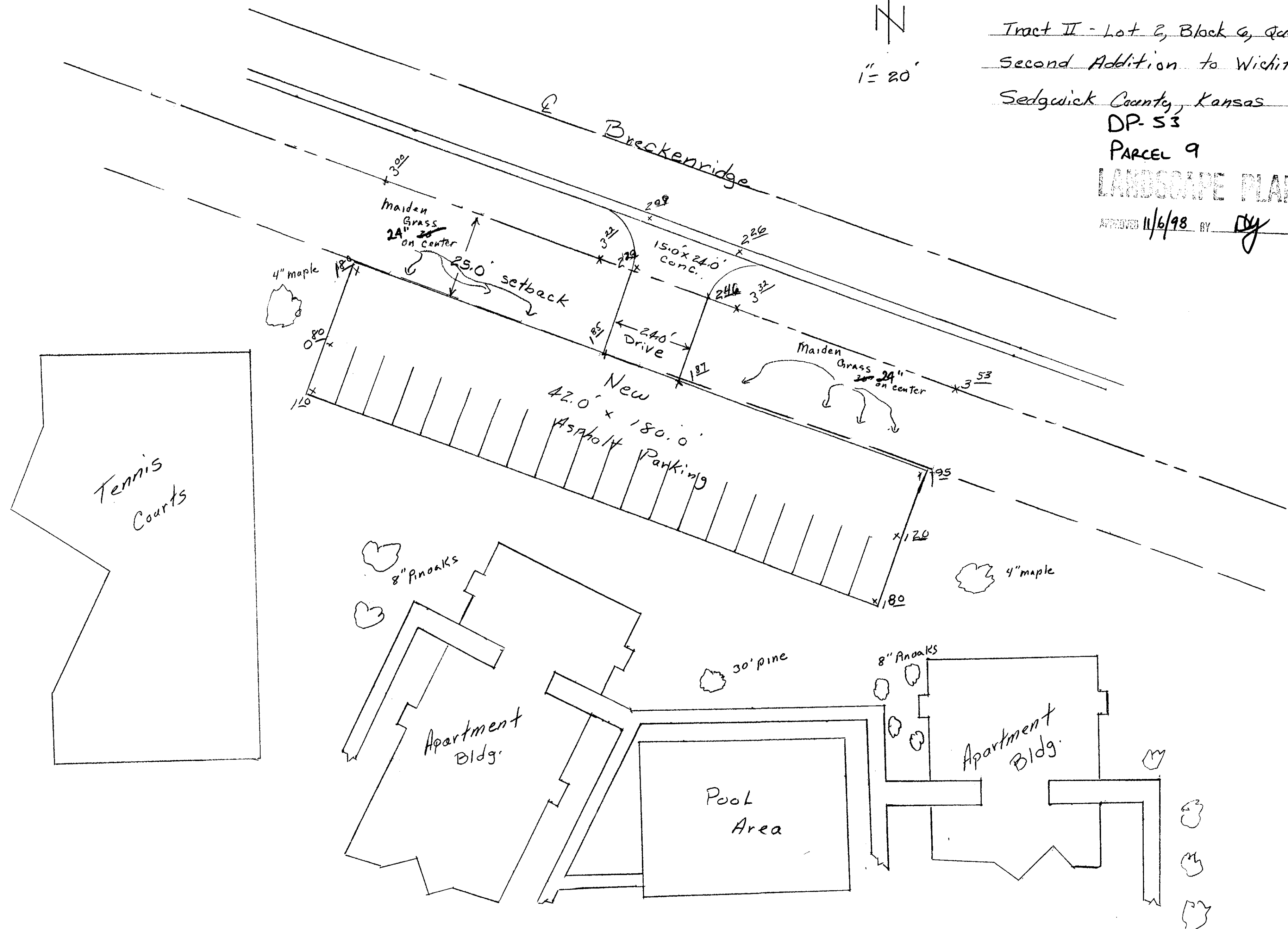
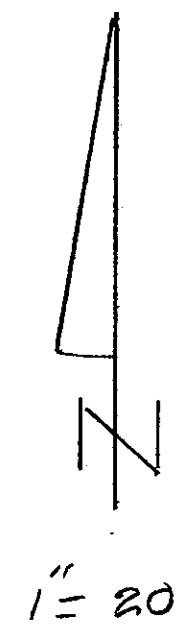
Tract II - Lot 2, Block 6, Qual Meadows
Second Addition to Wichita,
Sedgwick County, Kansas

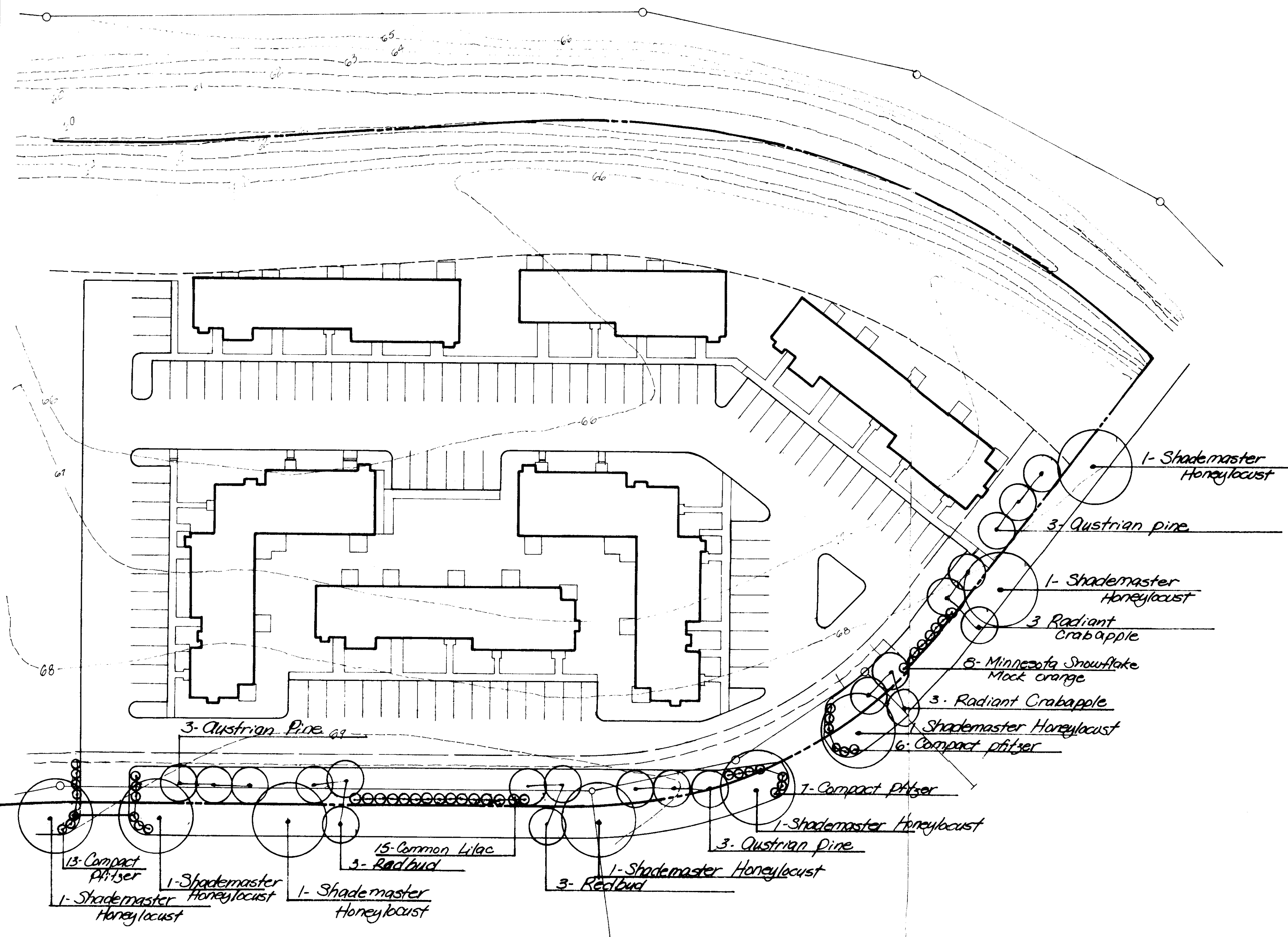
DP-53

PARCEL 9

LANDSCAPE PLAN

APPROVED 11/6/98 BY *[Signature]*





PLANTING LIST

[illegible]

LANDSCAPE PLAN

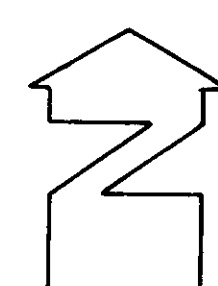
APPROVED FOR A PORTION
OF PARCEL No. 4 OF
QUAIL CREEK C. U. P.

date 5/3/75

DP-52

Woodlawn Place Apartments

PLANTING PLAN



Scale - 1" = 30'

LANDSCAPE CALCULATIONS:

PARKING LOT ADDITION TO PROPERTY:
Parking lot screening required and shown.

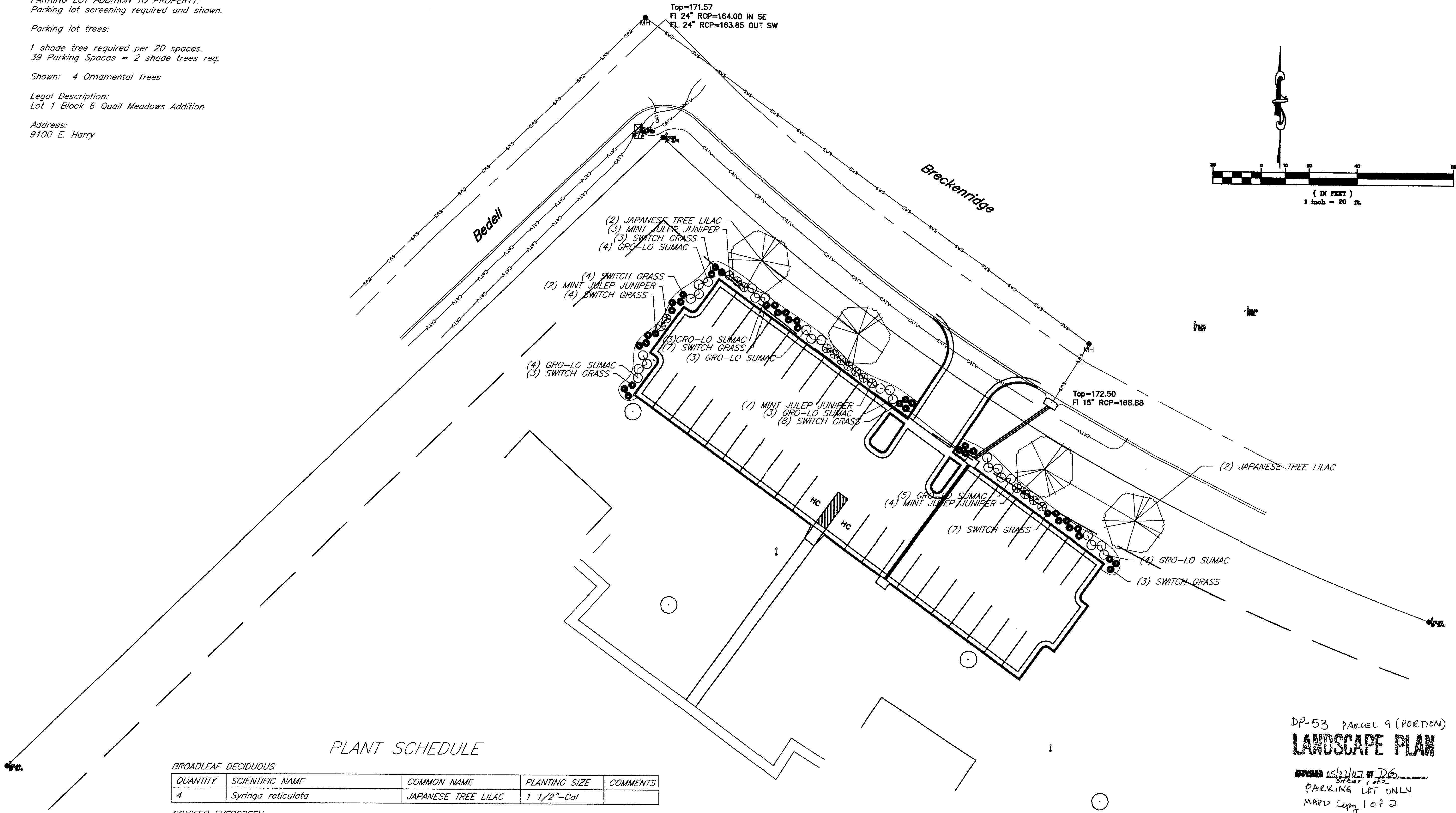
Parking lot trees:

1 shade tree required per 20 spaces.
39 Parking Spaces = 2 shade trees req.

Shown: 4 Ornamental Trees

Legal Description:
Lot 1 Block 6 Quail Meadows Addition

Address:
9100 E. Harry



PLANT SCHEDULE

BROADLEAF DECIDUOUS

QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS
4	<i>Syringa reticulata</i>	JAPANESE TREE LILAC	1 1/2"-Cal	

CONIFER EVERGREEN

QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS
16	<i>Juniperus chinensis 'Mint Julep'</i>	MINT JULEP JUNIPER	5-Gal	

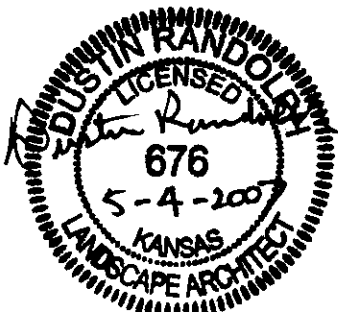
DECIDUOUS SHRUBS/GRASSES

QUANTITY	SCIENTIFIC NAME	Common Name	PLANTING SIZE	COMMENTS
26	<i>Rhus aromatica</i>	FRAGRANT SUMAC	5-Gal	
39	<i>Panicum virgatum 'Shenandoah'</i>	SWITCH GRASS	3-Gal	

DP-53 PARCEL 9 (PORTION)

LANDSCAPE PLAN

DESIGNED BY D.G.
SHEET 1 OF 2
PARKING LOT ONLY
MAPD Copy 1 of 2



LANDWORKS
Studio
LANDWORKS STUDIO LLC
P.O. BOX 3783
OLATHE, KANSAS
66063

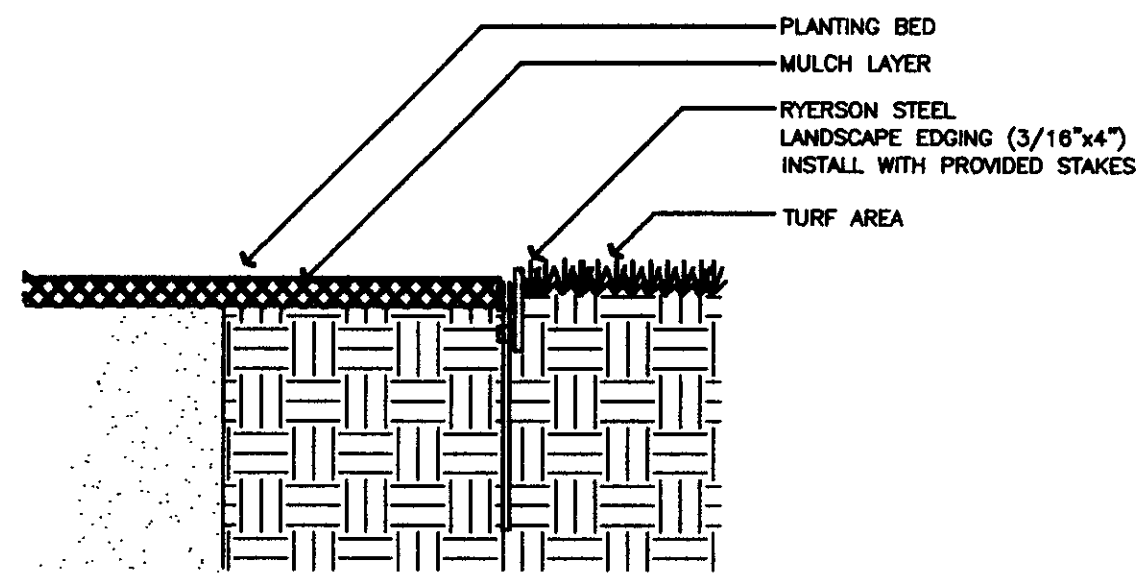


518 S. Market
Wichita, KS 67202

Claremont Apartments
Landscape Plan
Wichita, Kansas

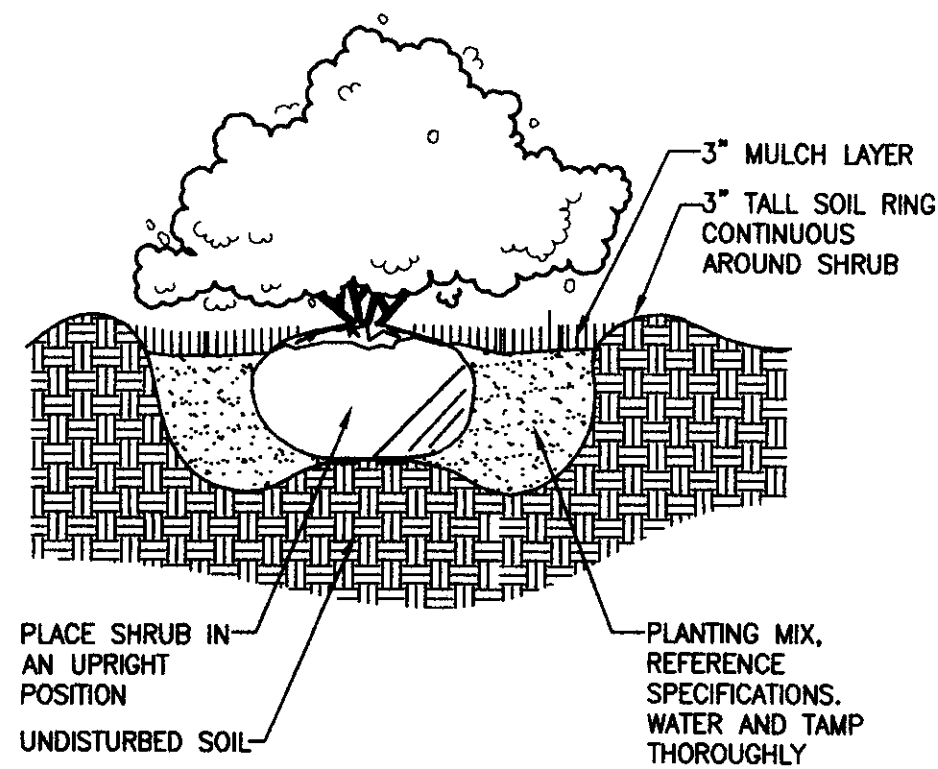
PROJECT NUMBER

DESIGN	DRAWN	REVISED	SHEET
CLM	CLM		1
			OF 2



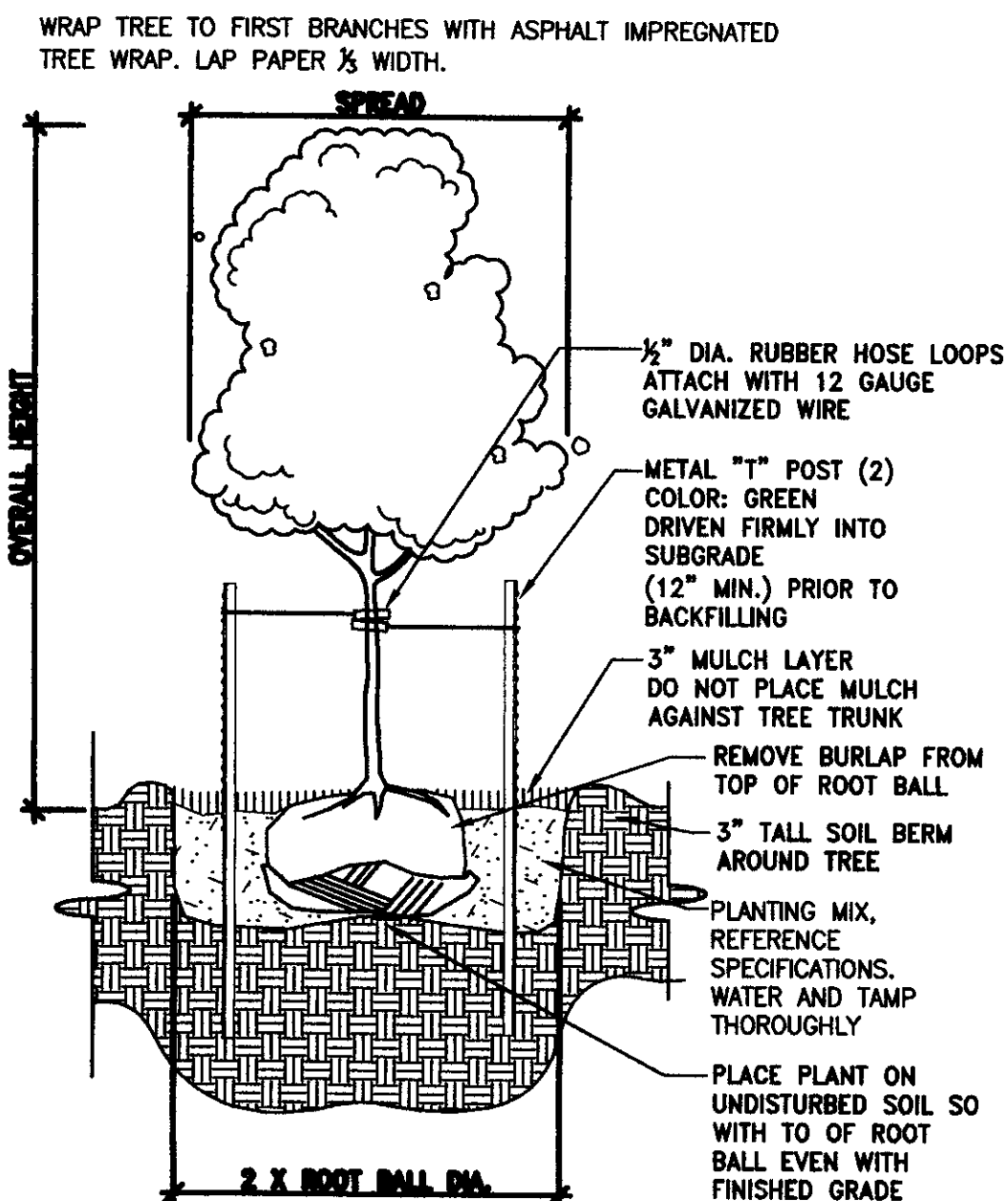
1 EDGING DETAIL

NO SCALE



2 SHRUB PLANTING

3/4\"/>



3 TREE PLANTING

3/8\"/>

LANDSCAPE NOTES

GENERAL 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 THE PLANS.

3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S APPROVAL.

4. LANDSCAPE QUANTITIES ARE PROVIDED FOR INFORMATION ONLY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PLANT QUANTITIES ON THE PLANTING PLAN.

5. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY.

SITE PREPARATION AND EARTHWORK:

1. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. COORDINATE UTILITY LOCATIONS WITH GENERAL CONTRACTOR AND LOCAL UTILITY LOCATOR. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGED UTILITIES RESULTING FROM LANDSCAPE OPERATIONS.

2. GENERAL CONTRACTOR SHALL PROVIDE 6\"/>

3. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL IT SHALL BE IMPROVED WITH THE ADDITION OF GYPSUM IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

4. PROTECT ALL EXISTING PLANT MATERIAL UNLESS NOTED TO BE REMOVED.

PLANTING PREPARATION:

1. COVER ALL PLANTING BEDS WITH 1\"/>

2. BACKFILL ALL ALL PLANTED MATERIALS WITH A MIX OF 1/2 COTTON BOLL COMPOST AND 1/2 EXISTING SOIL. ADD LOCALLY AVAILABLE SLOW RELEASE STARTER FERTILIZER TO BACKFILL MIX AS PER MFRS. RECOMMENDATIONS.

PLANTING MATERIALS:

1. ALL PLANT MATERIAL SHALL BE WELL FORMED, HEALTHY AND DISEASE FREE. PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN "AMERICAN STANDARDS OF NURSERY STOCK"

2. PROTECT ALL PLANTS FROM DRYING.

3. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.

4. INSTALL ALL PLANT MATERIALS AS PER DETAILS. WATER AND TAMP ALL PLANTS IN.

6. EDGING SHALL BE LOCALLY AVAILABLE STEEL EDGING INSTALLED AS PER MFR. RECOMMENDATIONS.

7. INSTALL A PERMEABLE WEED BARRIER AND 3\"/>

8. PROVIDE 3\"/>

9. TREAT ALL PLANTING BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. DO NOT APPLY HERBICIDE TO PERENNIALS.

MAINTENANCE AND CLEAN UP:

1. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE ENOUGH WATER TO MAINTAIN PLANTS IN A HEALTHY CONDITION.

2. REMOVE ALL RUBBISH AND DEBRIS FROM SITE AND LEAVE THE AREA IN A NEAT CLEAN CONDITION EACH DAY. REMOVE AND LEGALLY DESPOSE OF ALL EXCESS SOIL AND DEBRIS.

3. RE-ESTABLISH TURF IN AREAS DISTURBED PLANTING WORK.

INSPECTION, WARRANTIES AND GUARANTEE:

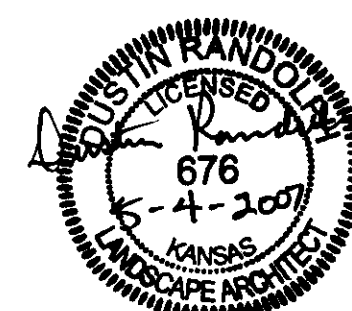
1. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS NOT IN A HEALTHY CONDITION AT NO EXPENSE TO THE OWNER.

3. LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER A WRITTEN MAINTENANCE SCHEDULE UPON PROJECT COMPLETION.

4. GUARANTEE ALL TREES AND SHRUBS FOR ONE YEAR FOLLOWING PROJECT ACCEPTANCE. DURING THE GUARANTEE PERIOD THE CONTRACTOR SHALL REPLACE DEAD TREES OR SHRUBS UPON NOTIFICATION. LIMIT ONE REPLACEMENT PER PLANT. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR REPLACEMENT OF PLANT MATERIAL THAT HAS DIED DO TO VANDALISM, IMPROPER MAINTENANCE BY OWNER, OR ACTS OF GOD.

DP-53 PARCEL 9 (PORTION)
LANDSCAPE PLAN

DATE 05/11/07 BY DG
SHEET 2 of 2
PARKING LOT ONLY
MAPD Copy 1 of 2



LANDWORKS
studio
LANDWORKS STUDIO LLC
P.O. BOX 3783
OLATHE, KANSAS
66063



Claremont Apartments
Landscape Plan
Wichita, Kansas

PROJECT NUMBER

KEM NO.	FILE	DATE	SHEET
06106	landscape	5/07	L2
DESIGN	DRAWN	REVISED	OF
CLM	CLM		2

516 S. Market,
Wichita, KS 67202

316/284-0242