

TOTAL GROSS AREA: 155.34
NET ACRES (Exclusive of streets)
COMMERCIAL AND OFFICE
GENERAL PROVISIONS

- PARCEL DESCRIPTIONS:

PROPOSED USE

1. THIS PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN 143.0± GROSS ACRES, AND TO CONTAIN THE FOLLOWING POSSIBLE RANGE OF RESIDENTIAL HOUSE TYPES: ONE, FAMILY DETACHMENT, TWO FAMILY, FOUR DWELLING, CLUSTERED DETACHED MULTI-FAMILY, TOWNHOUSE, JAIL, ACCOMMODATIONS FOR TWO, THREE, OR FOUR FAMILIES, GARDEN APARTMENT, TOWNHOUSE UNITS, TOWNHOUSE UNITS AND CONDOMINIUM UNITS.
2. A HOMEOWNERS ASSOCIATION AGREEMENT, PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC COMMON AREA, PARKING AREAS, PRIVATE DRIVE, DRIVEWAY, COMMUNITY FACILITIES, SHALL BE SUBMITTED WITH EACH PLAT FOR PARCELS #1, #2, #3, 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 DEFINED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR PARCELS #4, #5, #6, 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 DISCRETION OF THE CITY. THE DEVELOPMENTS ON PARCELS 4, 5, 6, AND ALTERNATE #3 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./PS 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.

PARCEL - 4

- PARCEL - 9

- PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES OR CONDOMINIUMS OR COMMUNITY ACTIVITY CENTER OR CLUBS ASSOCIATED WITH THE ABOVE MENTIONED.
- GROSS AREA - 21.44 ACRES
NET AREA - 19.94 ACRES
MAXIMUM BUILDING HEIGHT - 35 FEET OR TWO STORIES
MINIMUM FRONT YARD SETBACK - 25 FEET FROM STREET R/W (SEE RESIDENTIAL GENERAL PAVING #1)
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:
4/3/75
3/15/77
8/5/80
4/25/88
- NOTE: TOTAL REQUIRED PARKING SPACES FOR PARCELS 1 & 2 FOR DILLONS STORE SEASONAL RESTING AREA AND SERVICE SATURATION - 200 (217) SEE ADMIN # 01819101
TOTAL PARKING SPACES PROVIDED - 304
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 IMPLEMENTS THAT PROHIBIT LEFT TURNS INTO WEBB ROAD.

AMENDMENT DATED 07/09/04

MAPC 09/18/03 DM

SCALE: 1" = 100'

DP-5

DF-38

ALL MEAT

CITY UN

ENDMEN

1000



1

Ughn

MARKETING SURVEYING

LANDSCAPE ARCHITECTS

AMENDED: 12-2-200

LANDSCAPE CALCULATIONS:

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

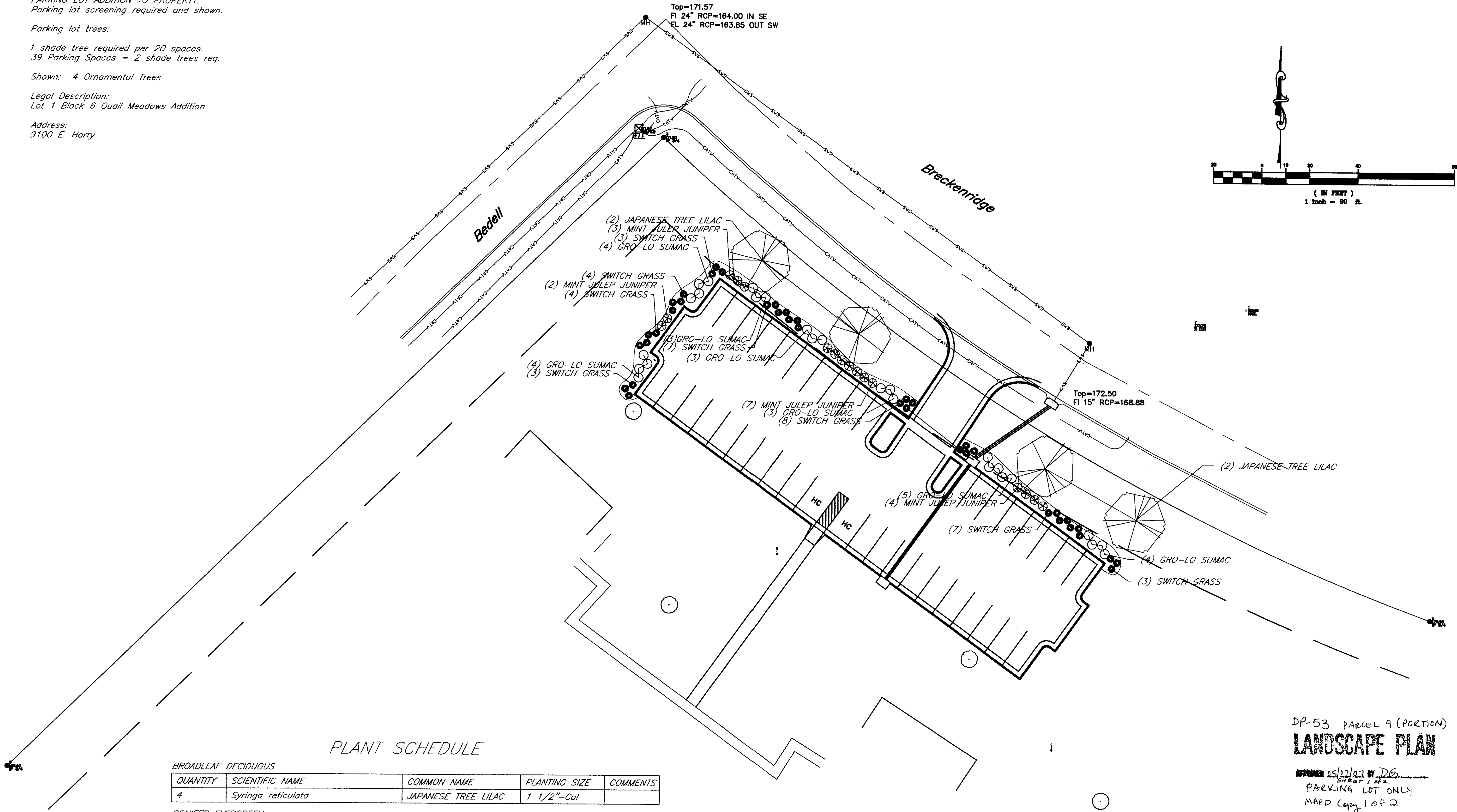
Parking lot trees:

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	

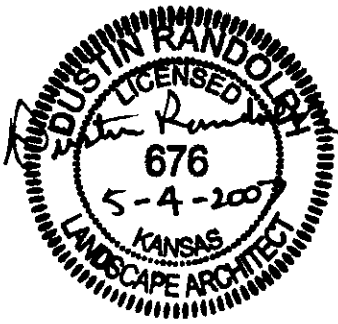
DECIDUOUS SHRUBS/GRASSES

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



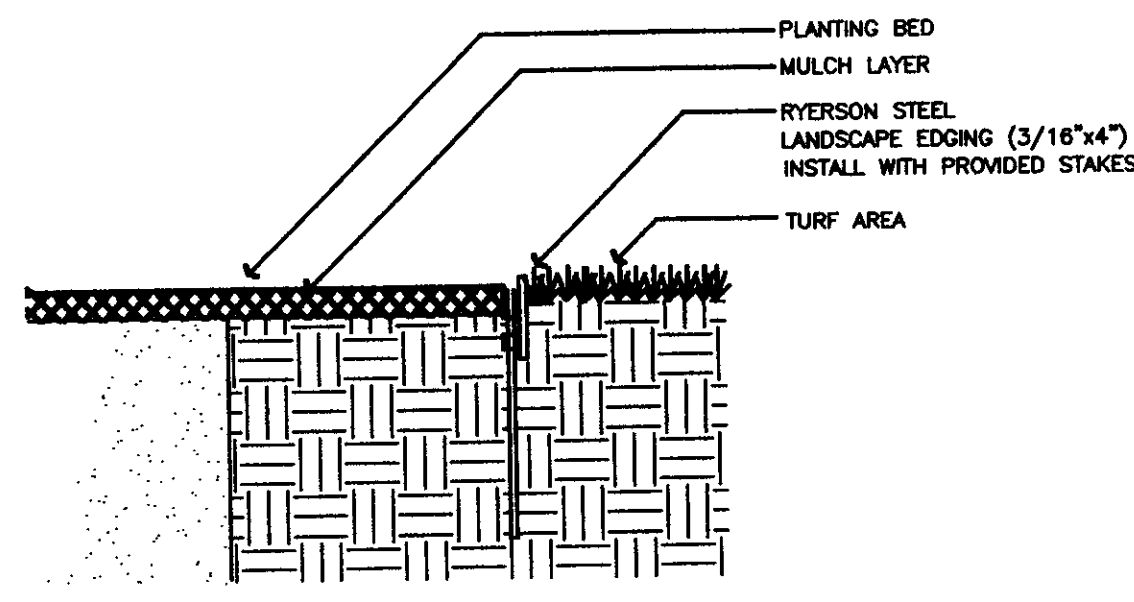
LANDWORKS
Studio
LANDWORKS STUDIO LLC
P.O. BOX 5783
OLATHE, KANSAS
66063



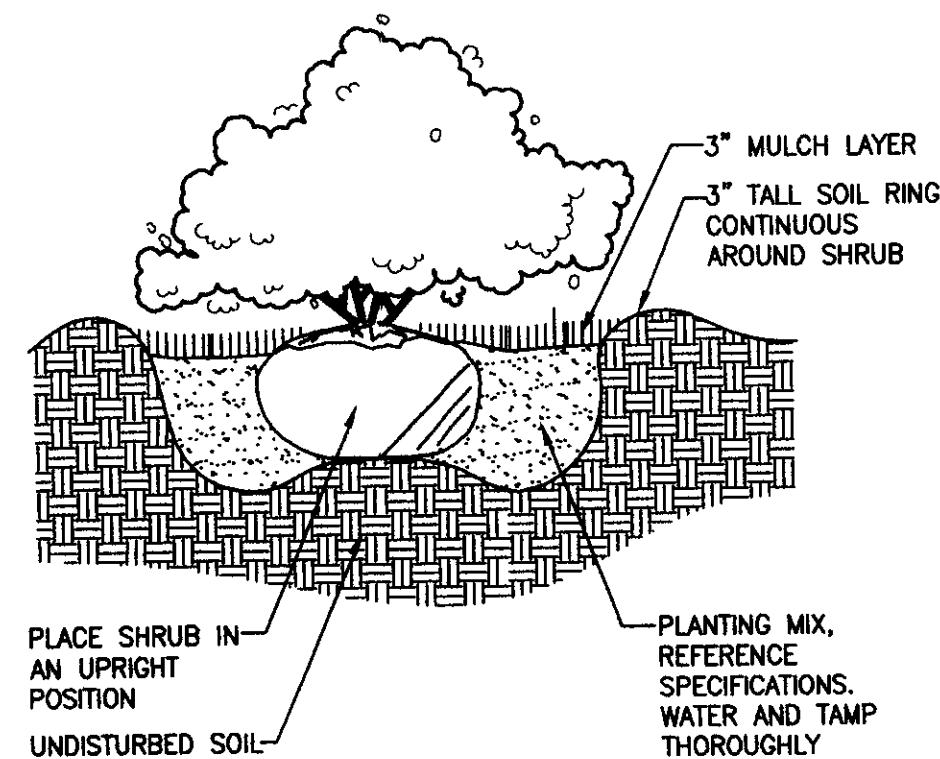
Claremont Apartments
Landscape Plan
Wichita, Kansas

PROJECT NUMBER

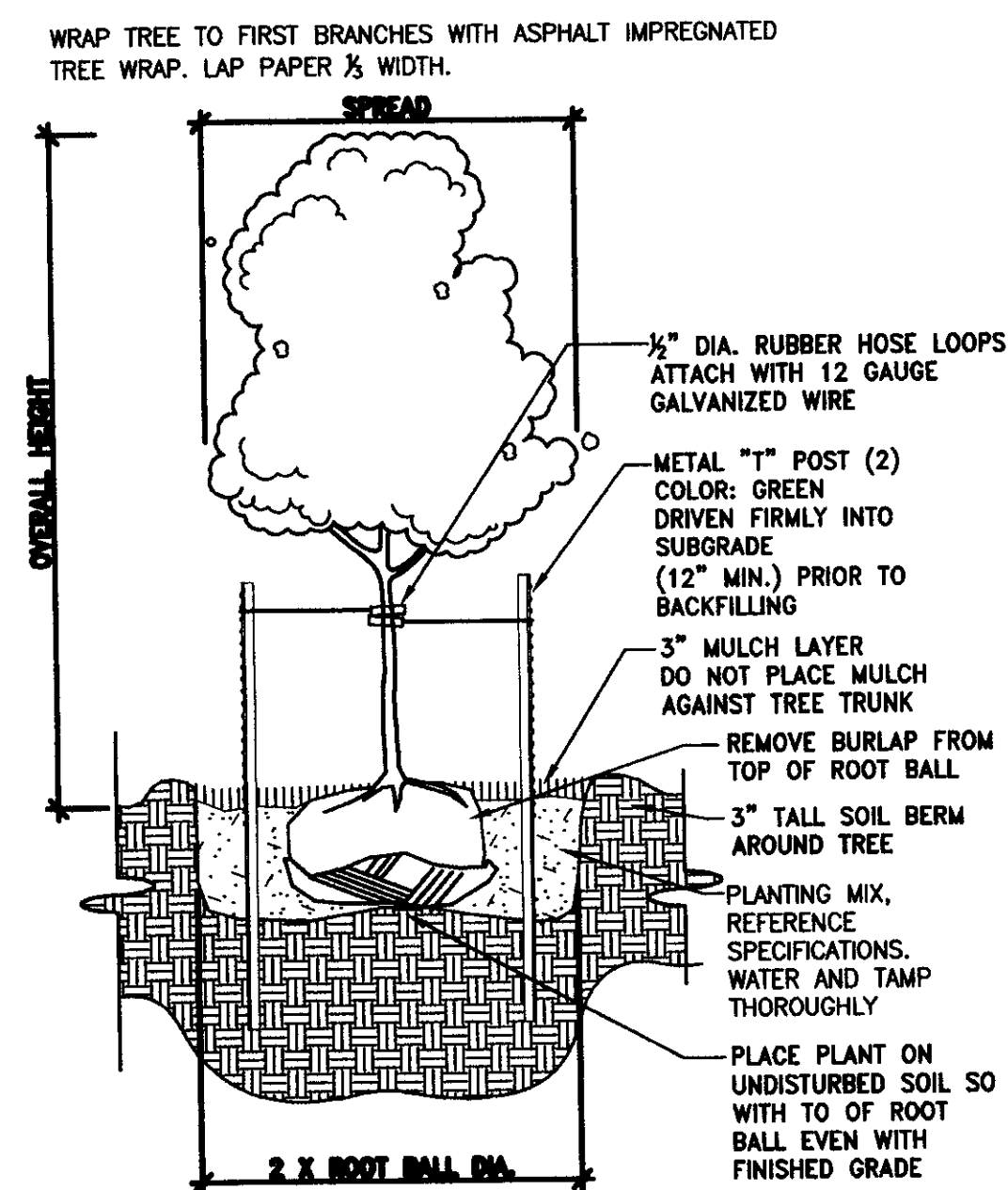
KEM NO.	FILE	DATE	SHEET
06106	landscape	5/07	L1
DESIGN	DRAWN	REVISED	OF
CLM	CLM		2



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:

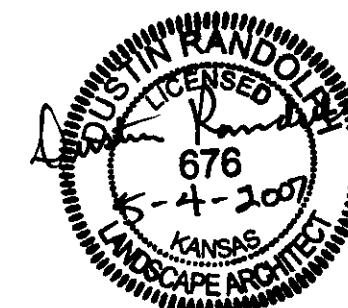
1. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE ENOUGH WATER TO MAINTAIN PLANTS IN A HEALTHY CONDITION.
2. REMOVE ALL RUBBISH AND DEBRIS FROM SITE AND LEAVE THE AREA IN A NEAT CLEAN 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: 05/01/07 BY: DS
SHEET 2 OF 2
PARKING LOT ONLY
MAPD COPY 1 OF 2



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

kemiller
engineering

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

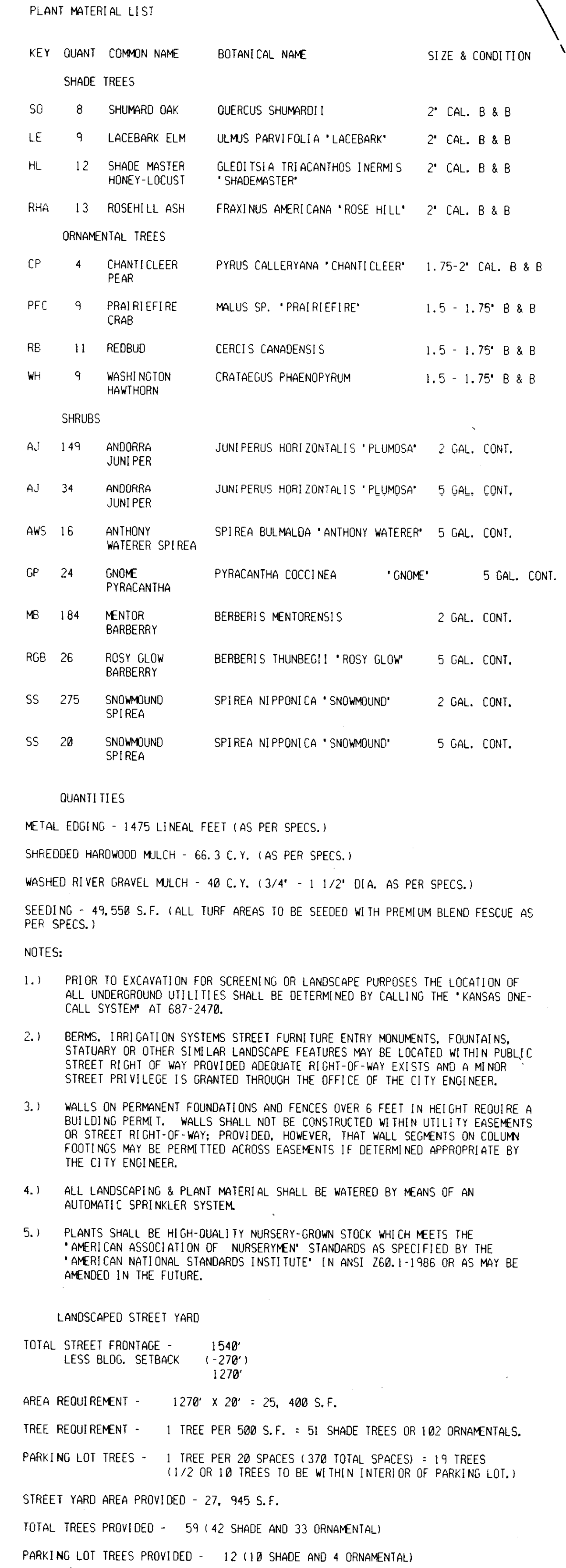
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10

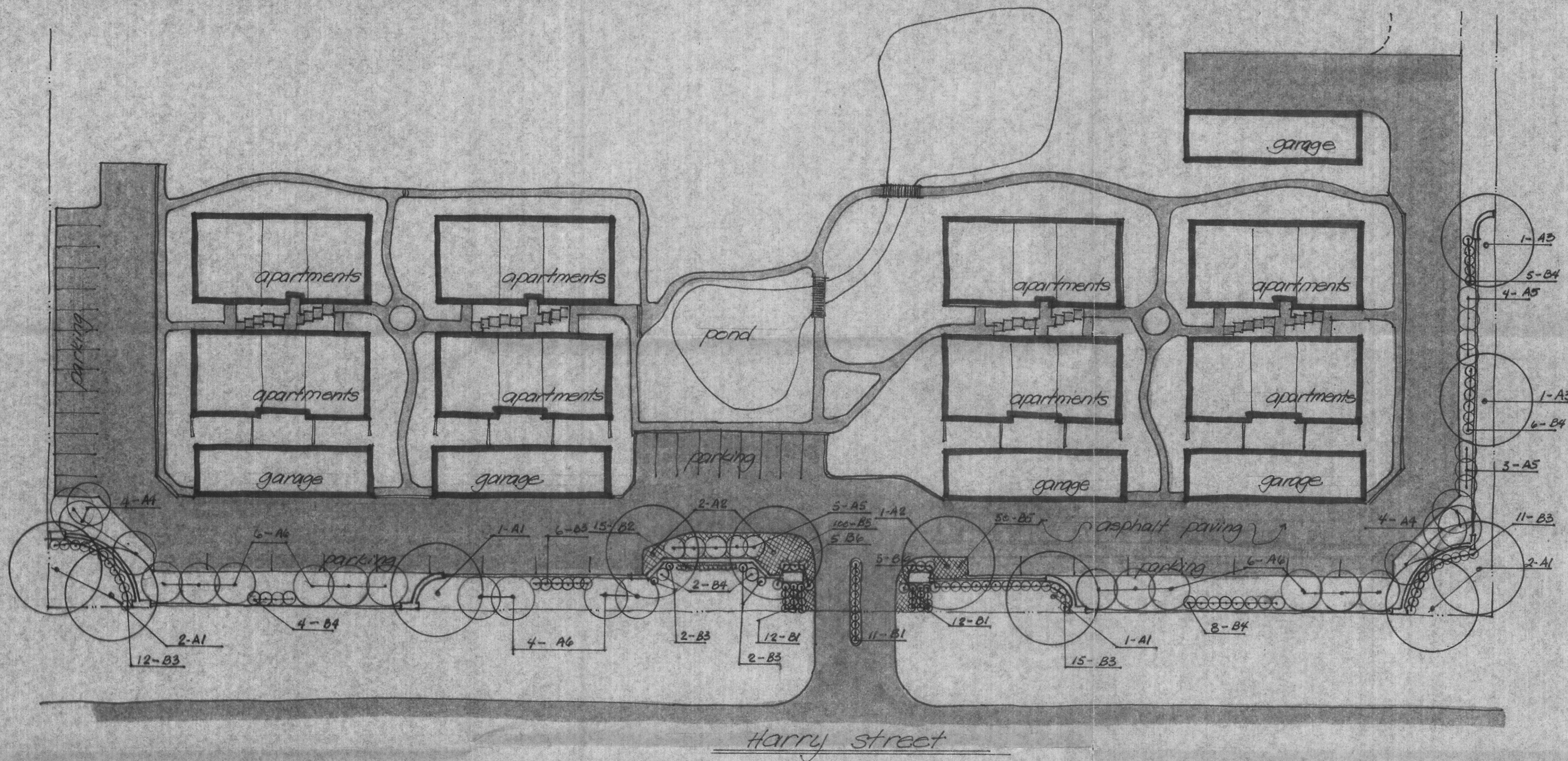
NR 11 244 1CF



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ENGINEERING
CONSULTANTS**
PROFESSIONAL ASSOCIATION
OF ENGINEERS

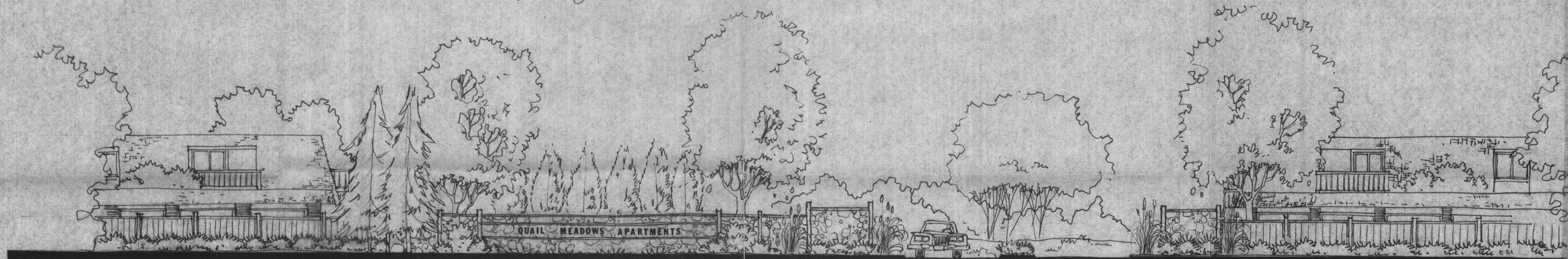
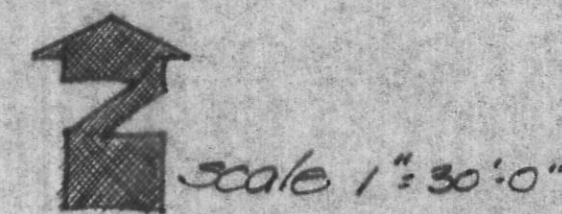


usr/ustn/dgn: 92599/landscop.dgn
date plotted: 3/20/95
deliver to: rob hartman



plan view phase I

illustrating landscape plan for required planting strip

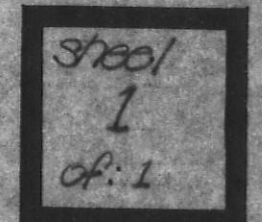
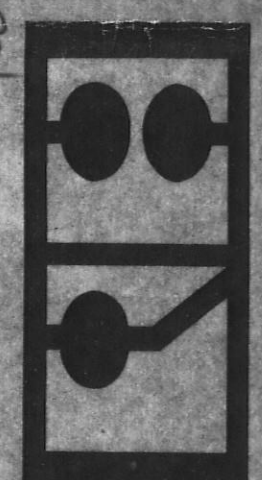


partial elevation

illustrating entrance to apartment complex
scale 1/8"=1'-0"

plant list				
code	quantity	plant name	method planted	
A1	6	London planetree	BB - 1 1/4 - 1 1/2"	
A2	3	thornless Honey Locust	1 1/4 - 1 1/2" BB	
A3	2	Japanese pagodatree	BB - 1 1/4 - 1 1/2"	
A4	8	piñon	BB - 1 1/4 - 1 1/2"	
A5	12	Keteleeri juniper	BB - 5-6'	
A6	16	Austrian pine	BB - 5-6'	
B1	35	Compact pfitzer Juniper	BB - 18-24"	
B2	15	Sargents juniper	BB Cont.	
B3	48	Manhattan Euonymus	BB - 15-18"	
B4	25	Firethorn pyracantha	BB - 24-30"	
B5	150	Purple leaf Honeysuckle	2 1/2" pots	
B6	10	pampas grass	field clump	

RODGER A BROOKS - ARCHITECT
Professional Association
EAST SIDE FINANCIAL CENTER
7701 EAST KELLOGG AVENUE SUITE 725
WICHITA KANSAS 67207 (316) 894-0147



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

planting plan prep by
Bill G. Gung - land Arch.
12/19/75

OFFICE COPY
DO NOT REMOVE

APPROVED IN
ASSOCIATION WITH

DP-53
12/19/75 R.A.B.

$$I'' = 20$$

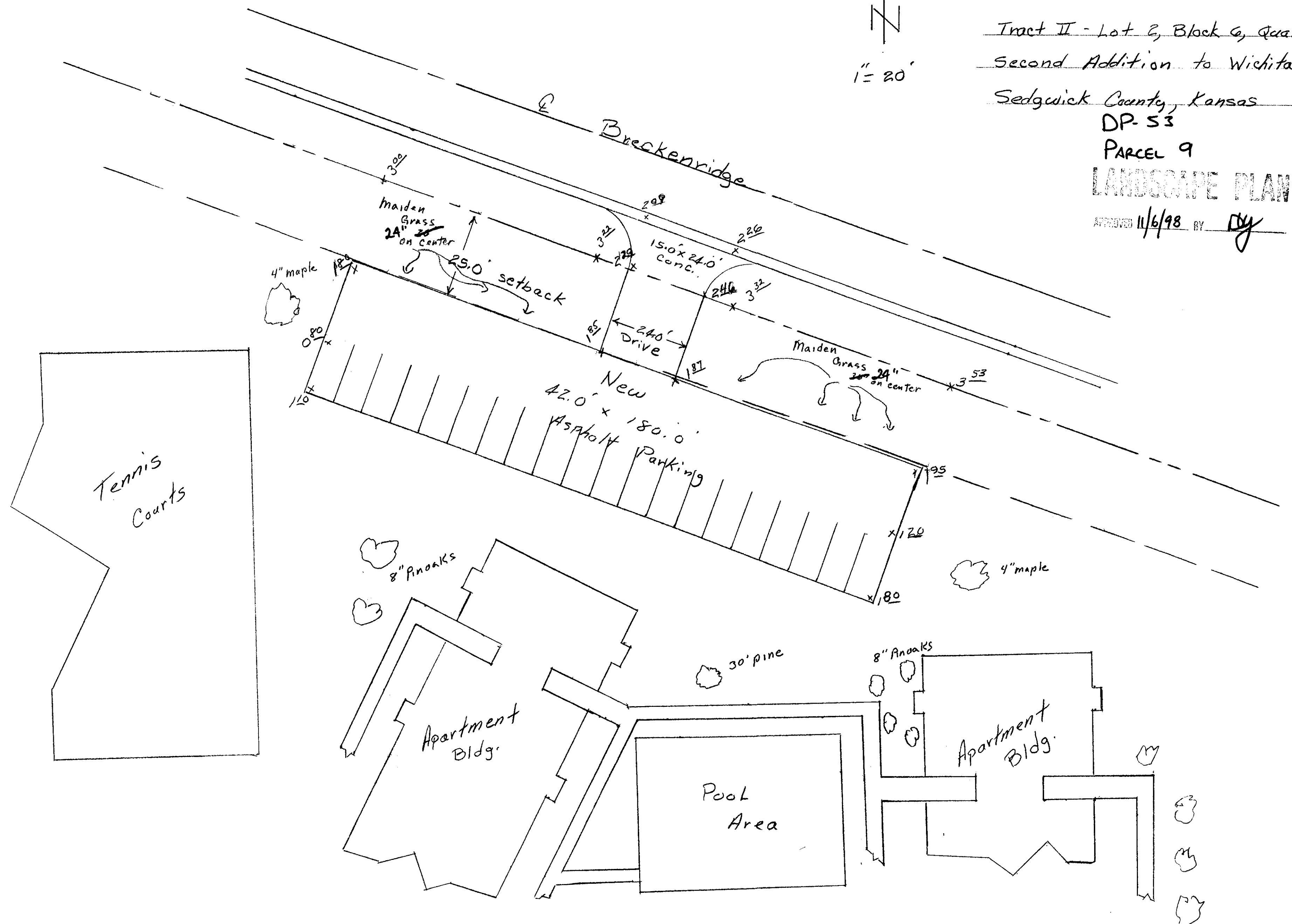
Tract II - Lot 2, Block 6, Quail Meadows
Second Addition to Wichita,
Sedgewick County, Kansas

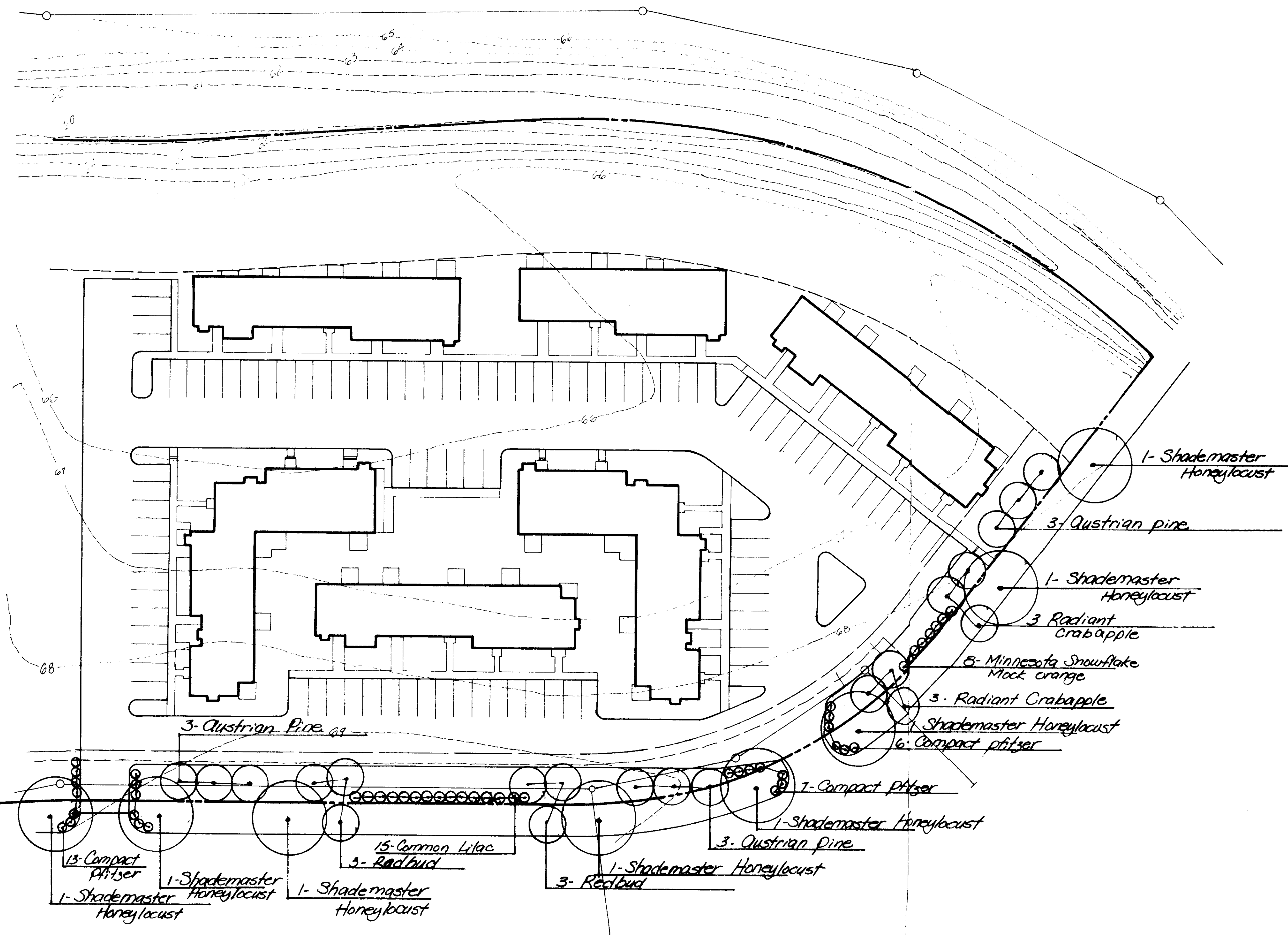
DP. 53

PARCEL 9

LANDSCAPE PLAN

APPROVED 11/6/98 BY DJ





PLANTING LIST

[illegible]

LANDSCAPE PLAN

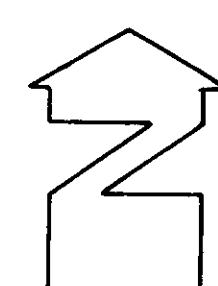
APPROVED FOR A PORTION
OF PARCEL No. 4 OF
QUAIL CREEK C. U. P.

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.

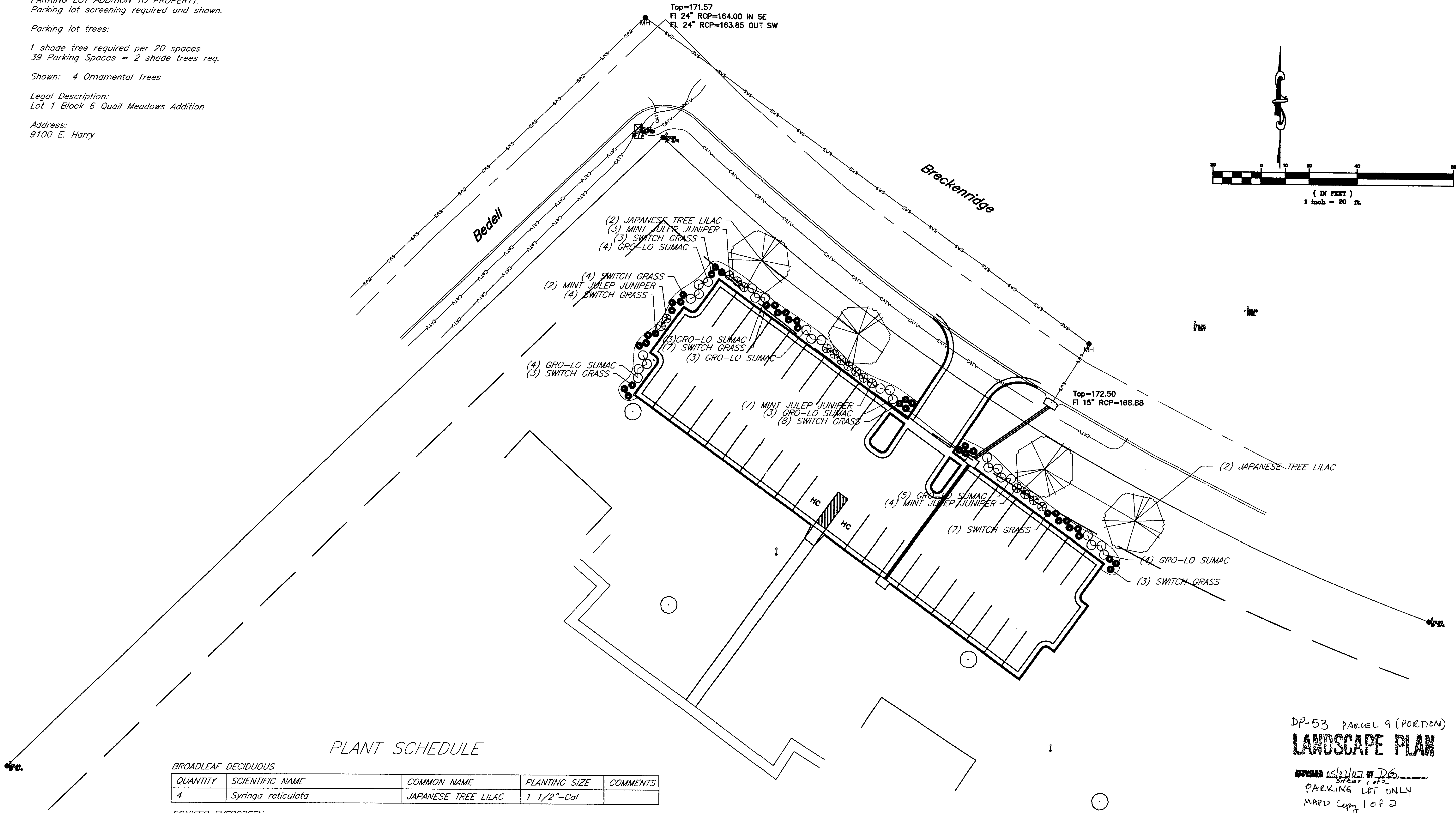
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Shown: 4 Ornamental Trees

Legal Description:
Lot 1 Block 6 Quail Meadows Addition

Address:
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BROADLEAF DECIDUOUS

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CONIFER EVERGREEN

QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS
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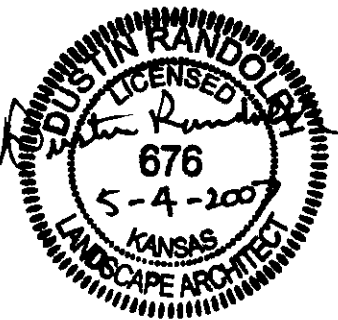
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DP-53 PARCEL 9 (PORTION)

LANDSCAPE PLAN

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



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

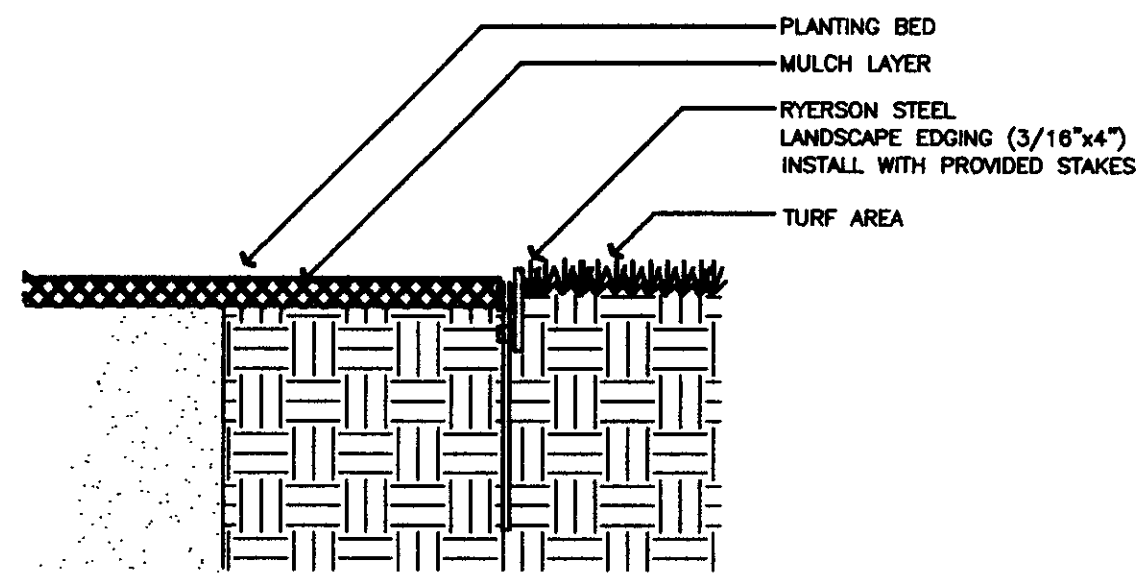


518 S. Market
Wichita, KS 67202

Claremont Apartments
Landscape Plan
Wichita, Kansas

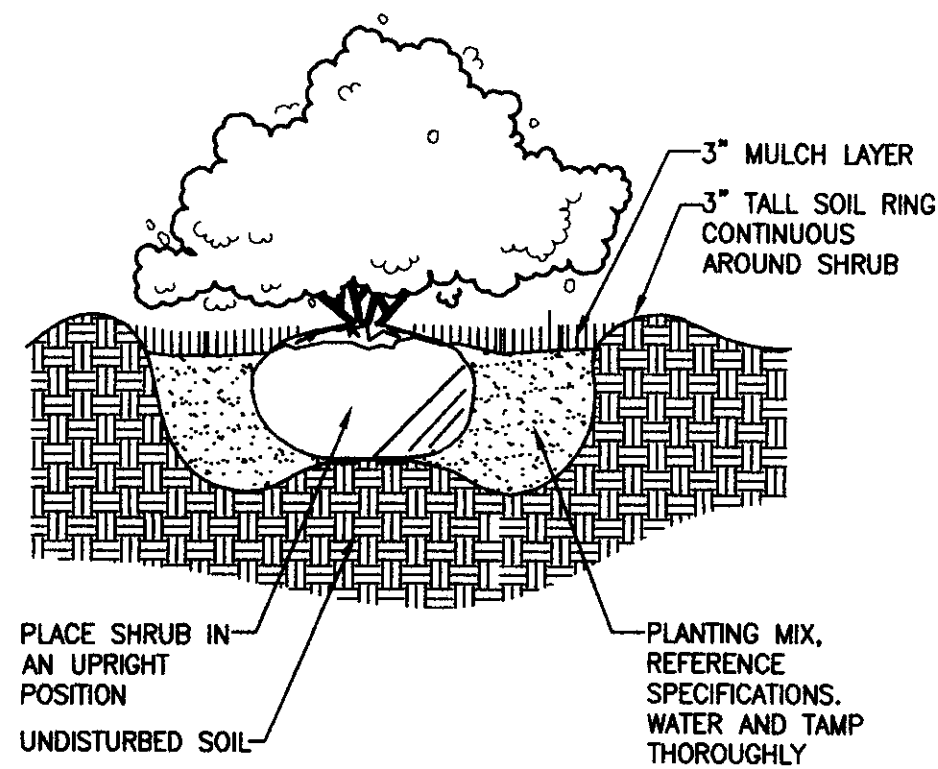
PROJECT NUMBER

DESIGN	DRAWN	REVISD	SHEET
CLM	CLM		L1
			OF 2



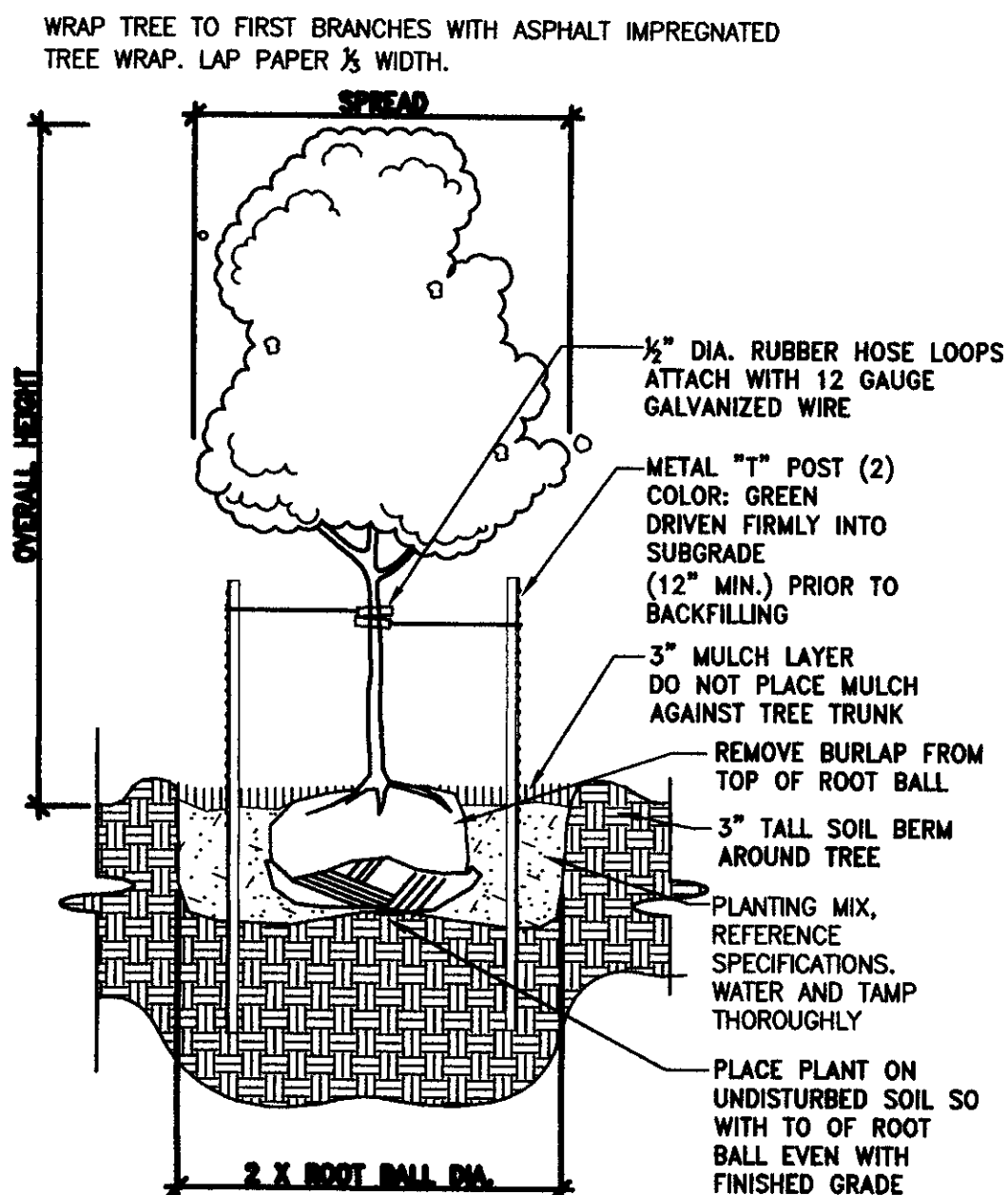
1 EDGING DETAIL

NO SCALE



2 SHRUB PLANTING

3/4\"/>



3 TREE PLANTING

3/8\"/>

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8. PROVIDE 3\"/>

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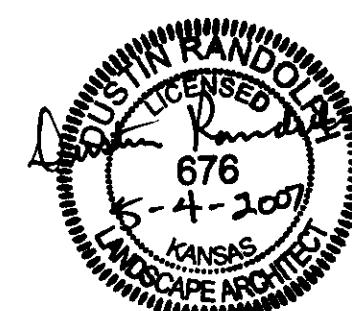
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DP-53 PARCEL 9 (PORTION)
LANDSCAPE PLAN

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



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studio
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OLATHE, KANSAS
66063



Claremont Apartments
Landscape Plan
Wichita, Kansas

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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