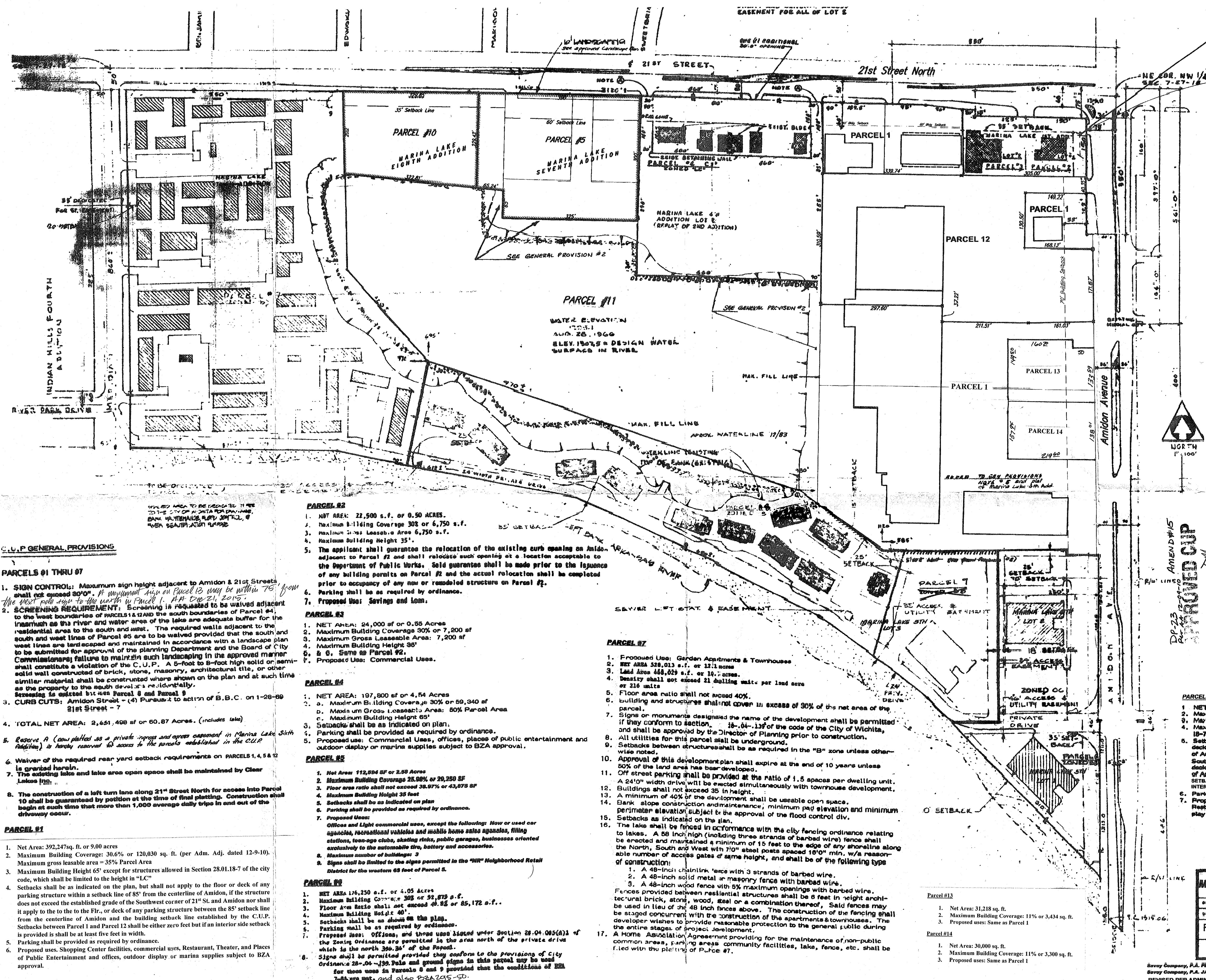
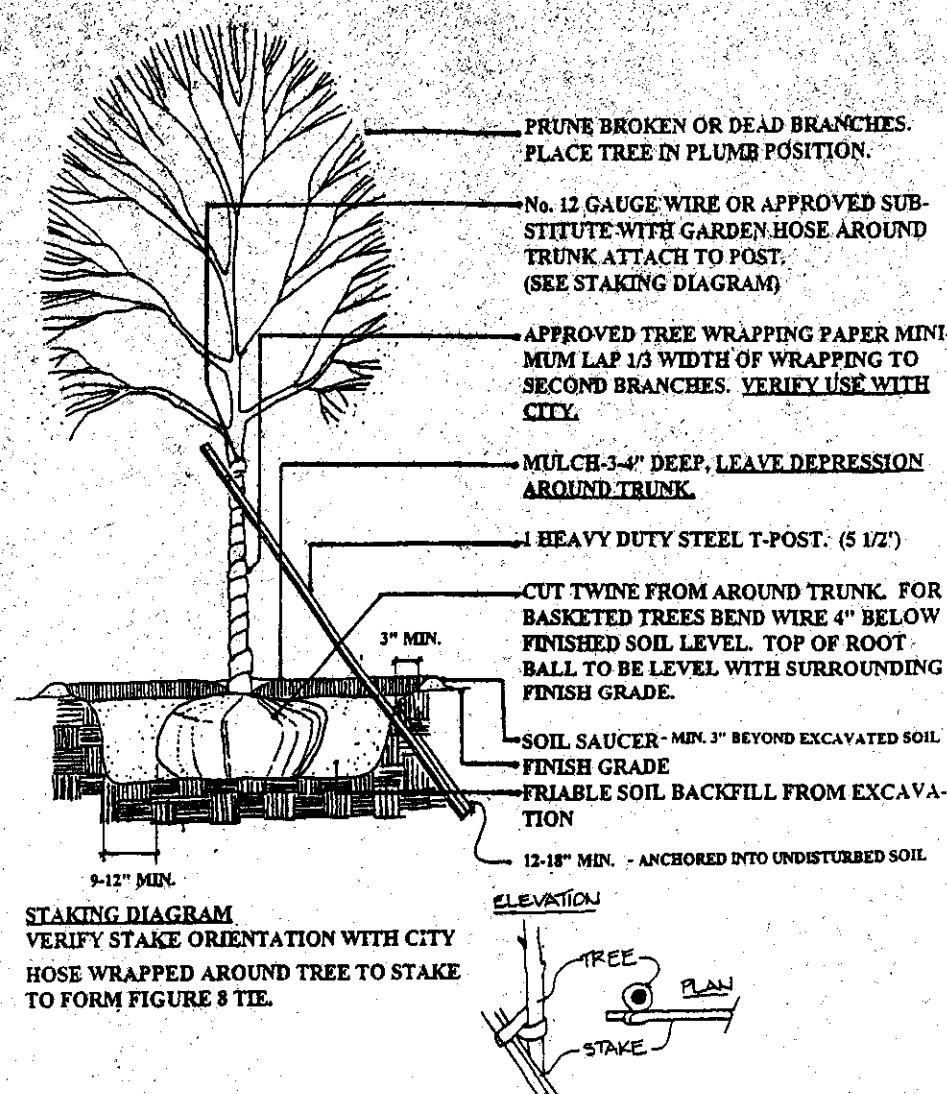




- Building setback reduced from 35' to 10' for the portion of the setback area shown on site plan for Marina Lake Development C.U.P. - DP-23 (Admin Adjust 01-11-99)
- PARCEL #1**
1. Net Area: 283,055 SF or 6.5 Acres.
 2. Approximate Land area 191,468 SF or 4.36 Acres.
 3. Density shall not exceed 23 dwelling units per acre or 140 units.
 4. Building and structures shall not cover in excess of 30% of the land area.
 5. Signs or monuments designating the name of the development shall conform to the code of the City of Wichita 28-04-136. See Item 1 in Parcel 6.
 6. All utilities shall be installed underground.
 7. Setbacks shall be as shown on the plan.
 8. Off street parking shall be provided at the ratio of 1.5 spaces per dwelling unit. A 24'-0" wide drive will be installed simultaneously with development.
 9. Buildings shall not exceed 40 feet in height except that one building may be constructed to a maximum of 60 feet.
 10. A minimum of 40% of the development shall be usable open space.
 11. Bank, slope construction and maintenance, drainage and pad elevations shall be approved by the City.
 12. Lake fencing will be omitted in accordance with ordinances of the City, 5.34.070.
 13. Proposed uses: Garden Apartments and Townhouses.
- PARCEL #2**
1. Net Area: 100,000 SF or 2.51 Acres.
 2. Maximum Building Coverage: 30% or 32,738.8 SF
 3. Density shall not exceed 49 d.u.'s
 4. Access easement on the east is to be used jointly by Parcels 6 and 9. No wall is permitted.
 5. Same as Parcel 6.
 6. Same as Parcel 6.
 7. Same as Parcel 6.
 8. Same as Parcel 6.
 9. Same as Parcel 6.
 10. Same as Parcel 6.
 11. Same as Parcel 6.
 12. Same as Parcel 6.
 13. Same as Parcel 6.
- PARCEL #3**
- A. Net Area: 70,163 SF or 1.61 Acres
 - B. Maximum Building Coverage: 14.25% or 10,000 SF
 - C. Gross Floor Area: 10,000 SF
 - D. Floor Area Ratio: 14.25%
 - E. Maximum Building Height: 35'
 - F. Proposed Uses:
Financial services, office, retail, general and restaurant (including drive-in or drive-through restaurant). Only one restaurant with drive-in or drive-through facilities is permitted on the parcel, and it must be located on the eastern 135 feet of the parcel; one restaurant with drive-through facilities only (no drive-in facilities) shall be permitted on the western 195 feet of the property only in compliance with the following provisions:
(1) Grouped access shall be required between Parcel 5 and Parcel 10. A pedestrian connection shall be required from the building on Parcel 5 to the arterial sidewalk on 21st Street North.
(2) A site plan for all of Parcel 10 shall be reviewed and approved by the Traffic Engineer for provision of adequate circulation, queuing and pedestrian connection prior to issuance of any building permit on the parcel.
(3) Lighting, including poles, lights and fixtures, and including wall-mounted lighting shall be limited to 20 feet in height within 100 feet of the west parcel line, and shall be shielded to prevent light trespass on adjoining properties to the west and north, in addition to compliance with Article IV, Sec. IV-B of the Unified Zoning Code.
(4) A screening wall between site and right of way in height constructed of brick, stone, masonry, architectural tile or other similar materials (not including wood or woven wire) in compliance with Article III, Sec. III-2.2.2(d) shall be on the west property line and along the south line of the developed area.
(5) Landscaping shall be per the City of Wichita Landscape Ordinance for the landscaped street yard and parking lot landscaping along 21st Street North and the buffering on the common property line to Parcel 7 to the west. Landscaping for the south property line shall be the same requirement as for Parcel 7. General Provision 82. The landscape plan prepared by a Kansas Landscape Architect shall be submitted and approved prior to issuance of any building permit.
a. Screening of mechanical equipment and outdoor work and storage areas shall be provided per Article IV, Sec. IV-B.3.b. of the UZC. For purposes of this requirement, Parcels 7 and 8 and Parcel 11 shall be considered one parcel.
b. The speaker shall be located at least 25 feet from the centerline of the street and shall not project more than 25 feet into the residential use in the vicinity and be in compliance with Art. IV, Sec. IV-C.6.
(6) Maximum number of buildings: 3
(7) Signs shall be limited to the signs permitted in the "RM" Neighborhood Retail District.
- PARCEL #4**
1. Net Area: 197,800 sf or 4.54 Acres
 - a. Maximum Building Coverage 30% or 59,340 sf
 - b. Maximum Gross Leasable Area: 50% Parcel Area
 - c. Maximum Building Height 65'
 3. Setbacks shall be as indicated on plan.
 4. Parking shall be provided as required by ordinance.
 5. Proposed use: Commercial Uses, offices, places of public entertainment and outdoor display or marina supplies subject to BZA approval.
- PARCEL #5**
1. Net Area: 112,594 SF or 2.58 Acres
 2. Maximum Building Coverage 25.98% or 29,250 SF
 3. Floor area ratio shall not exceed 38.97% or 43,875 SF
 4. Maximum Building Height 35 feet
 5. Setbacks shall be as indicated on plan
 6. Parking shall be provided as required by ordinance.
 7. Proposed Uses:
Offices and light commercial uses, except the following: Now or used car agencies, recreational vehicles and mobile home sales agencies, filling stations, teen-age clubs, skating rinks, public garages, businesses oriented exclusively to the automobile tire, battery and accessories.
a. Maximum number of buildings: 3
b. Signs shall be limited to the signs permitted in the "RM" Neighborhood Retail District for the western 65 feet of Parcel 5.
- PARCEL #6**
1. Net Area: 116,250 s.f. or 4.05 Acres
 2. Maximum Building Coverage: 30% or 32,738.8 s.f.
 3. Floor Area Ratio shall not exceed 40.92% or 45,172 s.f.
 4. Maximum Building Height: 40'
 5. Setbacks shall be as shown on the plan.
 6. Parking shall be as required by ordinance.
 7. Proposed Uses: Offices, and those uses listed under Section 28-04-085(a)1 of the Zoning Ordinance are permitted in the area north of the private drive which is the north 390.36' of the Parcel.
 8. Signs shall be permitted provided they conform to the provisions of City Ordinance 28-04-139. Pole and ground signs in this parcel may be used for those uses in Paragraphs 8 and 9 provided that the conditions of BZA 7-84 are met, and also PER 2015-5D.
- PARCEL #7**
1. Proposed Use: Garden Apartments & Townhouses
 2. Net Area: 528,013 s.f. or 12.11 acres
 3. Land Area: 668,029 s.f. or 15.2 acres
 4. Density shall not exceed 21 dwelling units per land area or 216 units
 5. Floor area ratio shall not exceed 40%.
 6. building and structures shall not cover in excess of 30% of the net area of the parcel.
 7. Signs or monuments designating the name of the development shall be permitted if they conform to section 28-04-136 of the code of the City of Wichita, and shall be approved by the Director of Planning prior to construction.
 8. All utilities for this parcel shall be underground.
 9. Setbacks between structures shall be as required in the "B" zone unless otherwise noted.
 10. Approval of this development plan shall expire at the end of 10 years unless 50% of the land area has been developed.
 11. Off street parking shall be provided at the ratio of 1.5 spaces per dwelling unit.
 12. A 24'-0" wide drive will be erected simultaneously with townhouse development.
 13. Buildings shall not exceed 35 in height.
 14. A minimum of 40% of the development shall be usable open space.
 15. Bank slope construction and maintenance, minimum pad elevation and minimum perimeter elevation subject to the approval of the flood control div.
 16. Setbacks as indicated on the plan.
 17. The lake shall be fenced in accordance with the city fencing ordinance relating to lakes. A 58 inch high (including three strands of barbed wire) fence shall be erected and maintained a minimum of 15 feet to the edge of any shoreline along the North, South and West with 7'0" steel posts spaced 10'0" min. w/a reasonable number of access gates of same height, and shall be of the following type of construction:
1. A 48-inch chainlink fence with 3 strands of barbed wire.
2. A 48-inch solid metal or masonry fence with barbed wire.
3. A 48-inch solid wood fence with 5% maximum openings with barbed wire.
Fences provided between residential structures shall be 6 feet in height architectural brick, stone, wood, steel or a combination thereof. Said fences may be used in lieu of the 48 inch fences above. The construction of the fencing shall be staged concurrent with the construction of the apartments & townhouses. The developer wishes to provide reasonable protection to the general public during the entire stages of project development.
- PARCEL #8**
1. Net Area: 31,218 sq. ft.
 2. Maximum Building Coverage: 11% or 3,434 sq. ft.
 3. Proposed uses: Same as Parcel 1
- PARCEL #9**
1. Net Area: 30,000 sq. ft.
 2. Maximum Building Coverage: 11% or 3,300 sq. ft.
 3. Proposed uses: Same as Parcel 1
- PARCEL #10**
1. Net Area: 197,493 sq. ft. or 4.53 Acres
 2. Maximum Building Coverage: 30.6% or 60,519 sq. ft.
 3. Maximum gross leasable area = 35% Parcel Area
 4. Maximum Building Height 65' except for structures allowed in Section 28-04-18-7 of the city code, which shall be limited to the height in "LC"
 5. Setbacks shall be as indicated on the plan, but shall not apply to the floor or deck of any parking structure within a setback line of 85' from the centerline of Amidon, if the structure does not exceed the established grade of the Southwest corner of 21st St. and Amidon nor shall it apply to the floor or deck of any parking structure between the 85' setback line from the centerline of Amidon and the building setback line established on the C.U.P. Setbacks between Parcel 1 and Parcel 12 shall be either zero feet but if an interior side setback is provided it shall be at least five feet in width.
 6. Parking shall be provided as required by ordinance.
 7. Proposed uses: Shopping Center facilities, commercial uses, Restaurants, Theater and Places of Public Entertainment and offices, outdoor display or marina supplies subject to BZA approval.
- PARCEL #11**
- Parcel #11 shall be maintained as open space and lake reserve and no future building sites shall be made out of the existing lake. (SEE O.P. #7)
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- PARCEL #177**
-



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

NOTES --

- All trees to be planted fertilized, staked, mulched, pruned and wrapped in accordance with standard industry practices. All trees to be Northern grown - Plants grown in nurseries one (1) year or more, located in hardiness zones 3 - 6, per the USDA map. Trees furnished shall be well-branched, particularly with respect to the height-width relationship. Trees with broken leaders will not be accepted. Branching height for shade trees to be +/- 6 feet above finish grade. Trees provided shall be balled and burlapped - shade tree size - minimum 2" caliper, ornamentals trees - 1" caliper, conifers - minimum 5' high. All shrubs and ground covers are to be planted, fertilized, and pruned in accordance with standard industry practices. Shrubs provided shall be delivered in containers or balled and burlapped.
- All plant materials provided for this project shall be in accordance with - American National Standards Institute, Inc.: ANSI Z60.1 - 1973, American Standard for Nursery Stock.
- Soil in planting areas to be tested and modified as required.
- Top soil provided for this project shall be fertile, friable, natural loam soil, of uniform quality, characteristic of representative local soils to produce a heavy growth of vegetation. It should be free of subsoil, clay, trash, stones, etc. that would impede plant growth.
- Mulch 4" deep around trees and 2-4" deep in all shrub planting beds. Mulch material to be medium size, dry, shredded wood fiber of a quality, which meet industry standards or material as specified by the Owner.
- Edging where requested by the Owner (type per owner) shall be installed around all planting beds per the manufacturer's recommendations. Top of edging to align w/top of sidewalk where it occurs. Grade to be 1" below top of edging on lawn side.
- Planting times:
Spring: February 15 to May 31 - inclusive
Fall: September 15 to December 31 - inclusive
- The Landscape Contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
- The Landscape Contractor is responsible for the location of all utilities in the project area and their protection. Any damage to utility lines during construction will be repaired at the Landscape Contractor's expense. Location of underground utilities shall be determined by calling KS One - call system at (316) 687-2470.
- All turf areas disturbed by construction will be replanted. Seed - Kansas Premium Fescue Blend, sod - locally grown.
- Irrigation on this project will be provided by the use of a hose bib and hoses.

LANDSCAPE CALCULATIONS:

Landscape Street Yard:

Square footage required:

329.86' total feet of frontage
10 required sq. ft. factor

3299 sq. ft. required

Total required - 3299 sq. ft.

Total shown - +/- 3300 sq. ft.

Trees required:

3299 sq. ft. / 500 = 6.5 trees

**shown 7 shade trees
or equivalent**

Parking Lot: 124 spaces

78/20 spaces per tree = 3.9 = 4 trees

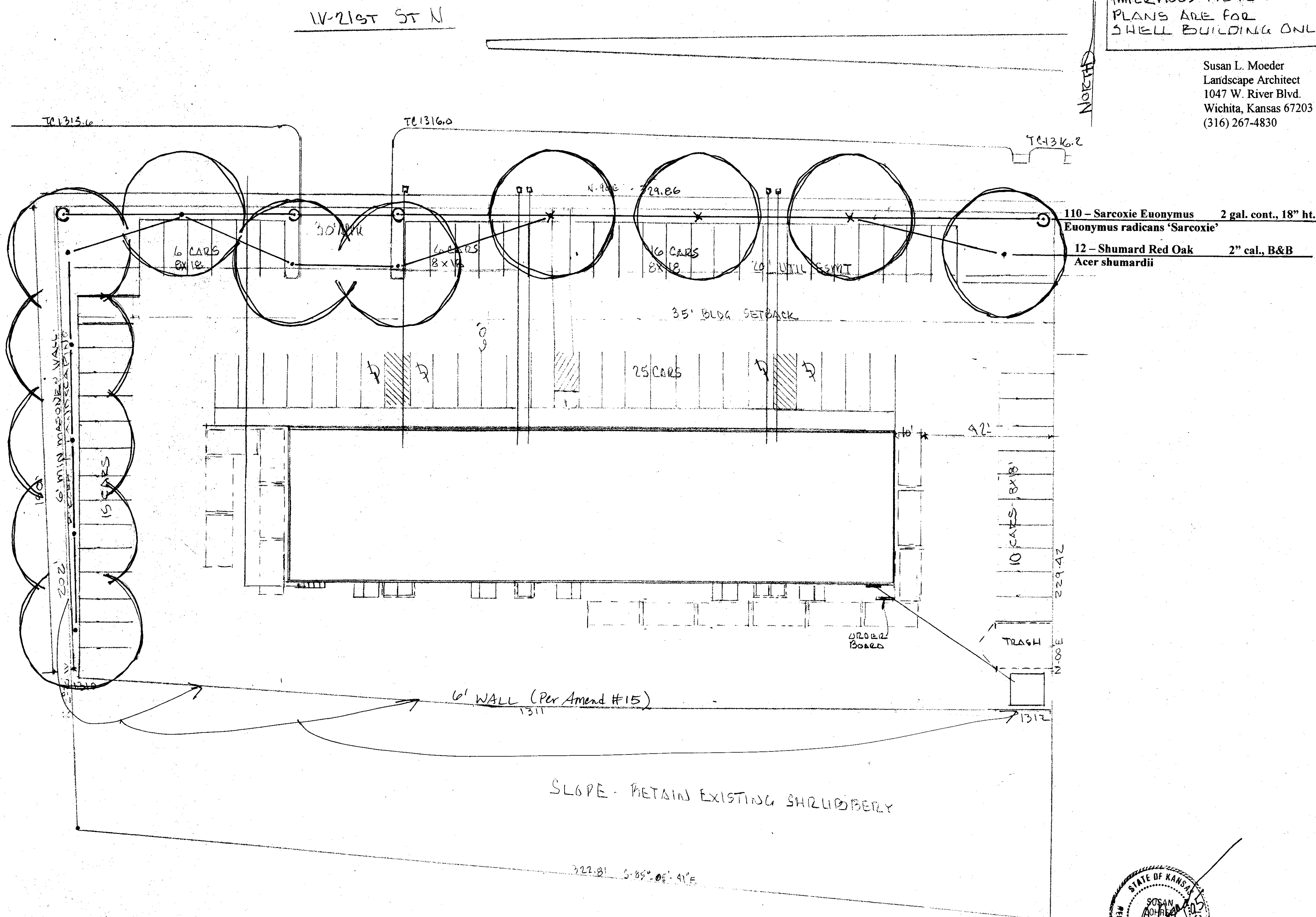
3 street yard trees may be counted as a parking lot tree = .5 tree required

**shown 1 ornamental tree
or equivalent**

Buffer Area:

150' l.f. lot length / 40' = 3.75 = 4 trees

**shown 4 shade trees
or equivalent**



LANDSCAPE PLAN

SITE PLAN

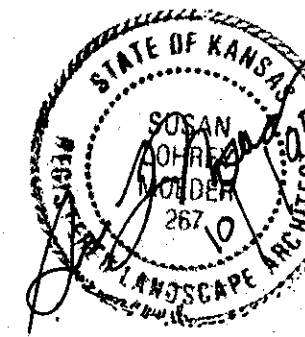
SCALE - 1" = 20'-0"

DP-23 PARCEL 10

LANDSCAPE PLAN

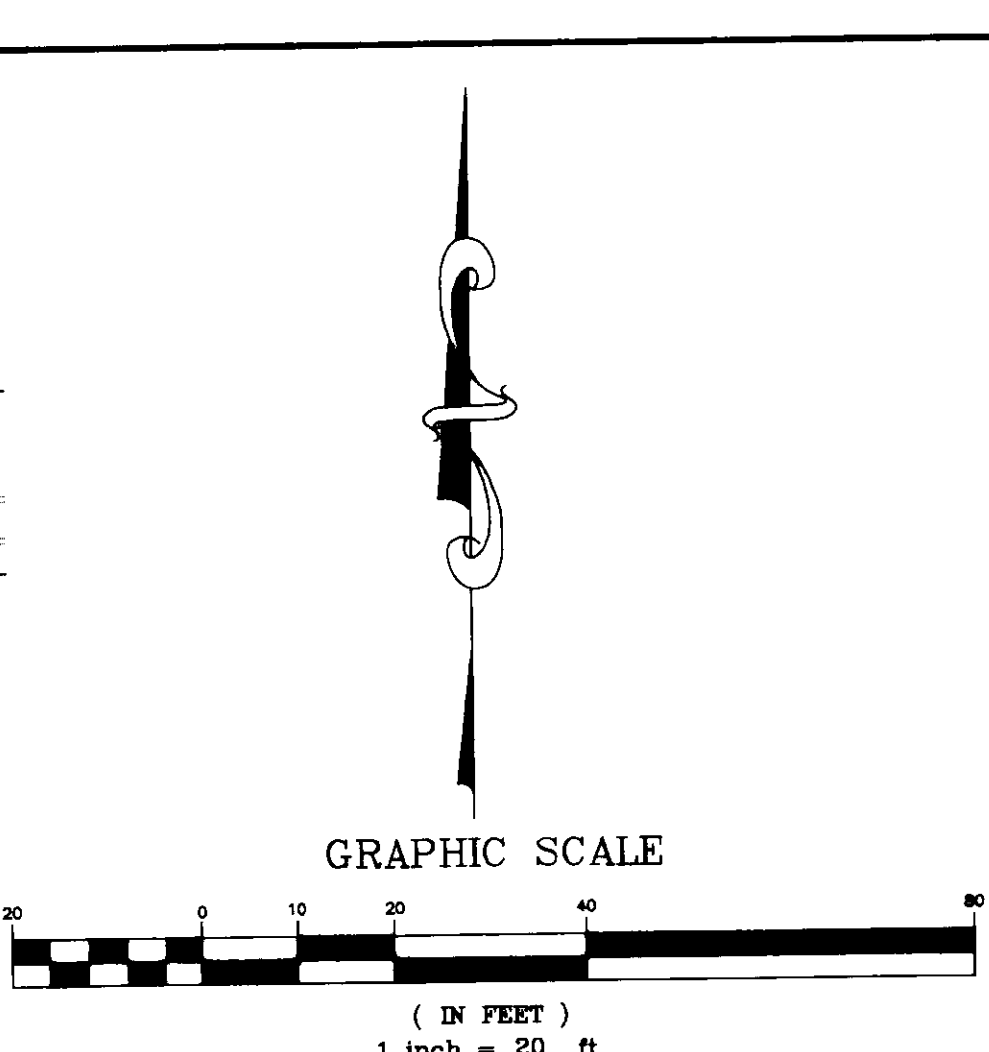
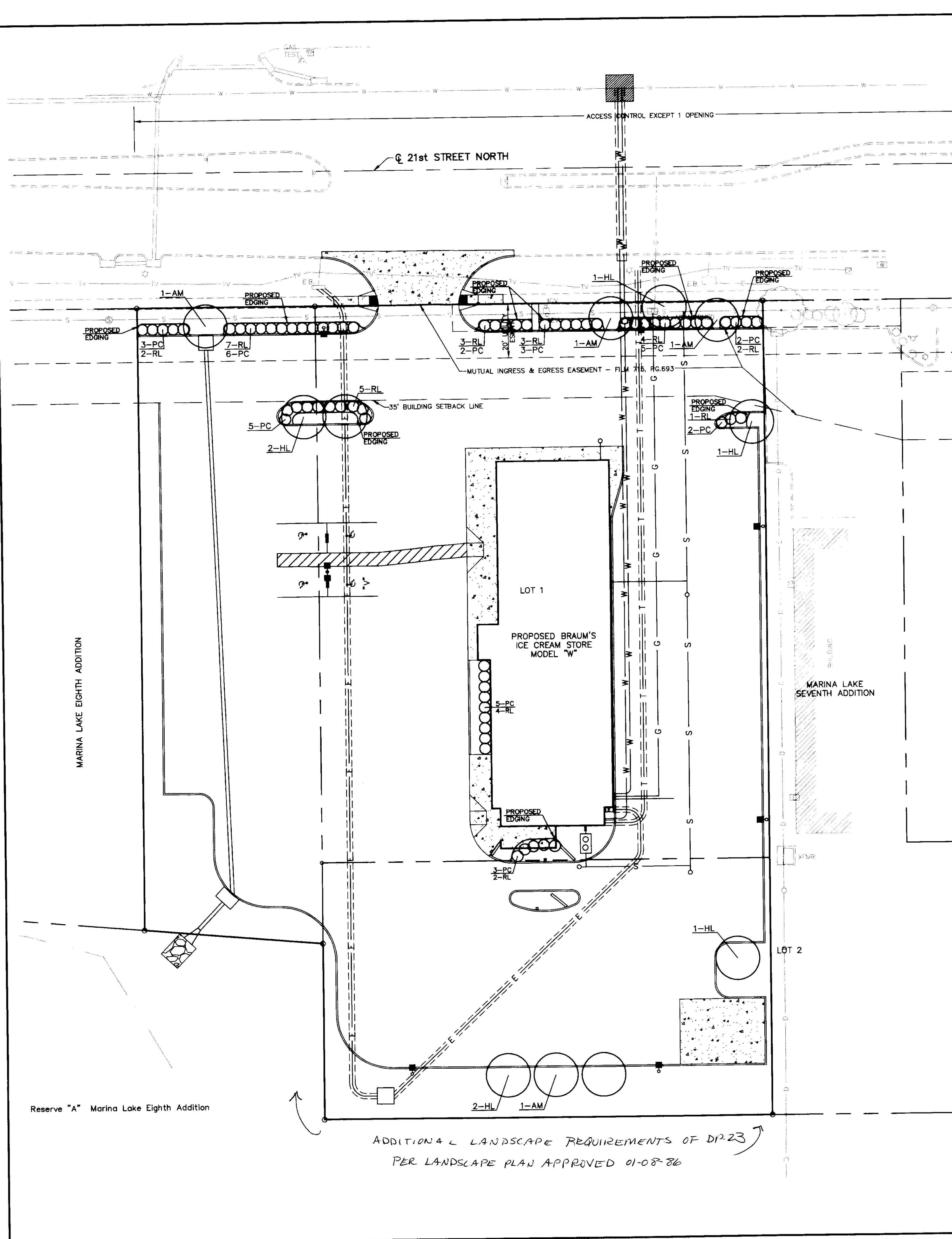
APPROVED 02/22/20 BY DS

MAPD Log 1 of 2



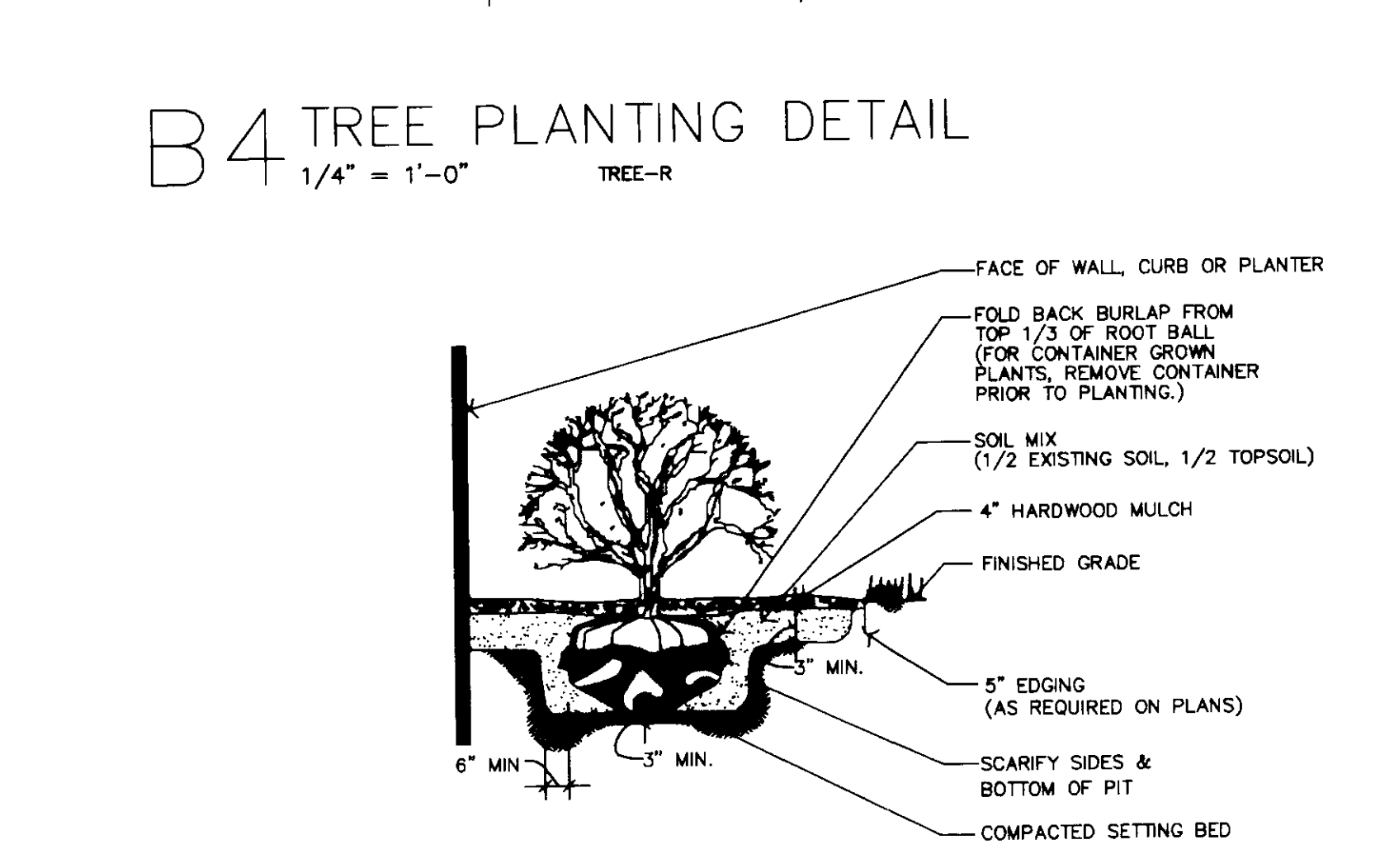
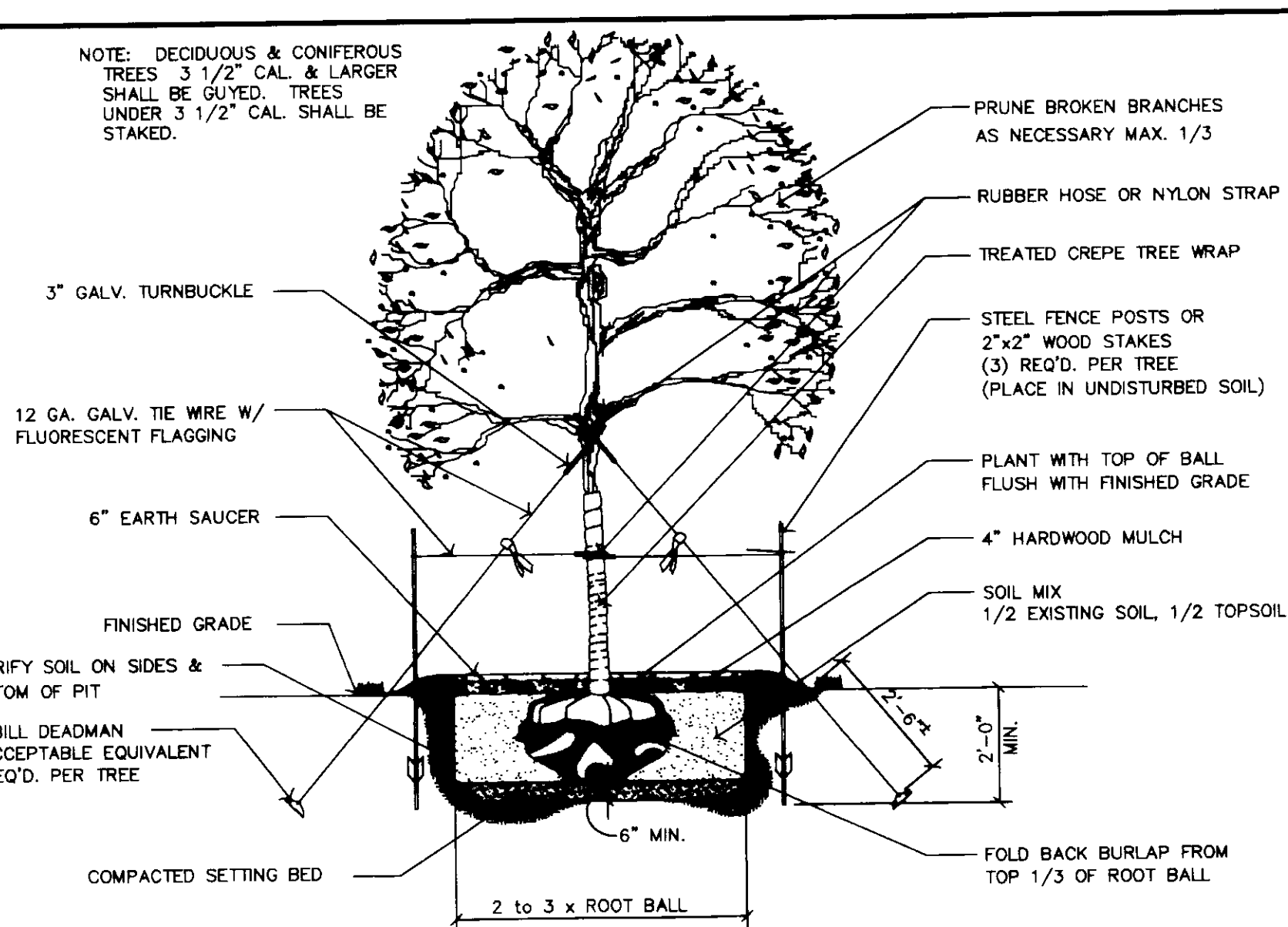
Susan L. Moeder
Landscape Architect
1047 W. River Blvd.
Wichita, Kansas 67203
(316) 267-4830

6359



- IRRIGATION PERFORMANCE SPECIFICATION:**
THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM.
1. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
 2. WATER LINE TYPE, SIZE, LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
 3. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
 4. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
 5. LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
 6. WATER TAP, METER SET METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
 7. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 8. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
 9. AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - AS CONSTRUCTED LOCATION OF ALL COMPONENTS
 - COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
 - PIPE SIZE AND QUANTITY
 - INDICATION OF SPRINKLER HEAD SPRAY PATTERN
 - CIRCUIT IDENTIFICATION SYSTEM
 - DETAILED METHOD OF WINTERIZING SYSTEM
 10. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
 11. CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
 12. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 13. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.

- LANDSCAPE NOTES:**
1. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES AND STRUCTURES PRIOR TO PLANT INSTALLATION.
 2. ALL SHRUB BEDS AND TREE BASINS SHALL RECEIVE A MINIMUM OF 4" OF HARDWOOD MULCH WITH WEED BARRIER FABRIC (DEWITT PRO-5 OR EQUIVALENT). DO NOT USE WALNUT PRODUCTS. CREATE A SMOOTH, UNIFORM SURFACE.
 3. PLACE PLANTS ACCORDING TO PLAN FOR BEST APPEARANCE FOR REVIEW AND FINAL ORIENTATION BY LANDSCAPE ARCHITECT OR ENGINEER.
 4. PRIOR TO SEEDING/SODDING THE CONTRACTOR SHALL FINE GRADE BY RAKING, ROLLING AND/OR DRAGGING TO ENSURE DRAINAGE & CREATE A SMOOTH, UNIFORM SURFACE.
 5. ALL AREAS NOT DESIGNATED AS PAVEMENT OR LANDSCAPED AREAS SHALL BE SODDED ACCORDING TO SPECIFICATIONS.
 6. ALL LANDSCAPED AREAS AND TURF SHALL BE IRRIGATED BY MEANS OF AN AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH SPECIFICATIONS.
 7. ALL SHRUB BEDS ADJACENT TO TURF AREAS SHALL BE EDGED WITH A POLYETHYLENE EDGING MATERIAL INSTALLED WITH TOP EXPOSED 1/2" MIN. ABOVE MULCHING MATERIAL.



PLANT SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	
SHRUBS					
RL	33	BERBERIS THUNBERGII ATROPURPUREA	RED LEAF BARBERRY	3 GAL.	CONT.
PC	36	JUNIPERUS CHINENSIS PFITZERIANA COMPACTA	PFITZER COMPACT JUNIPER	3 GAL.	CONT.
TREES					
RM	4	ACER RUBRUM 'AUTUMN FLAME'	RED MAPLE	2 1/2" CAL.	B & B
HL	7	GLEDTISIA TRIACANTHOS VAR. 'INERMIS' SHADEMASTER'	HONEYLOCUST	2 1/2" CAL.	B & B

PREPARED BY:
VSR DESIGN
VANCE RZEPKA, OWNER
4500 W. 90TH TERRACE, SUITE 301B
PRAIRIE VILLAGE, KANSAS 66207
PHONE: (913) 484-5211

REV

DATE

DESCRIPTION

1	10-22-08	REVISED LANDSCAPE PLAN PER CITY COMMENTS
0	10-2-08	INITIAL ISSUE

2319 NORTH JACKSON
P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
785-762-3040 FAX 785-762-7744
KAW VALLEY ENGINEERING, INC.
WEB SITE: www.kawvalley.com

KAW VALLEY ENGINEERING, INC.

Office: Junction City, Mo. Kansas City, Mo. Lawrence, Mo.

2223 WEST 21ST STREET NORTH
WICHITA, KANSAS

BRAUM'S ICE CREAM & DAIRY STORES

LANDSCAPE PLAN

DESIGN ARCHITECTS

thesmallgroup

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Edmond, Oklahoma 73034

voice 405.840.1111 fax 405.840.1191

a limited liability company
member - american institute of architects

KRAYBILL ARCHITECT

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WICHITA, KANSAS 67211
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Professional Engineering
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Oklahoma City, OK 73106
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darr & collins

Consulting Engineers
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Edmond, Oklahoma 73013
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a limited liability company

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No.

Revision

Date

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2		
3		
4		

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Project Title:

BRAUM'S
MODEL W STORE

3000 N.E. 63RD
Oklahoma City, Oklahoma

Project: 06.24.001

Project #:

06.24.001

Designed By:

Drawn By:

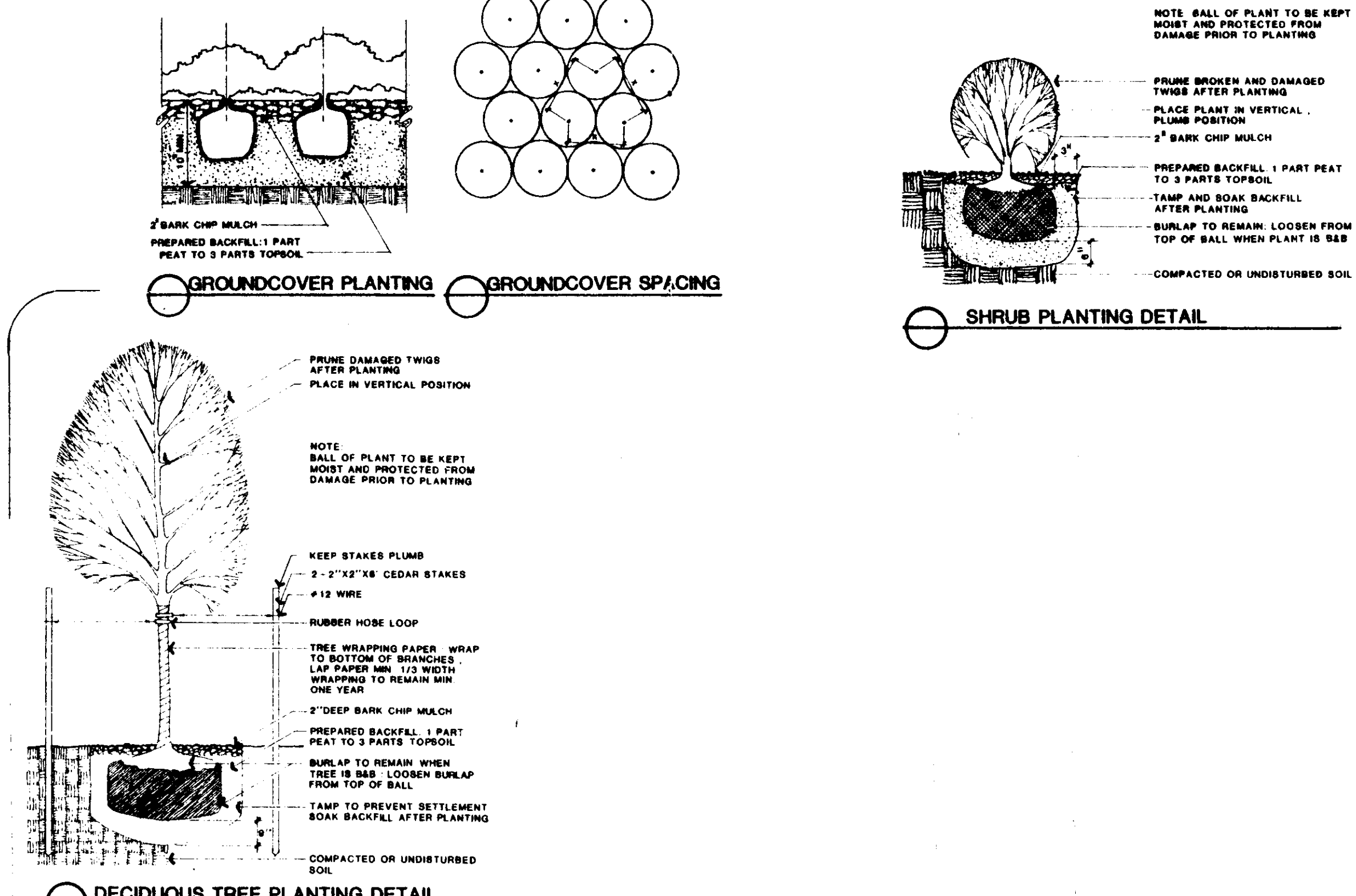
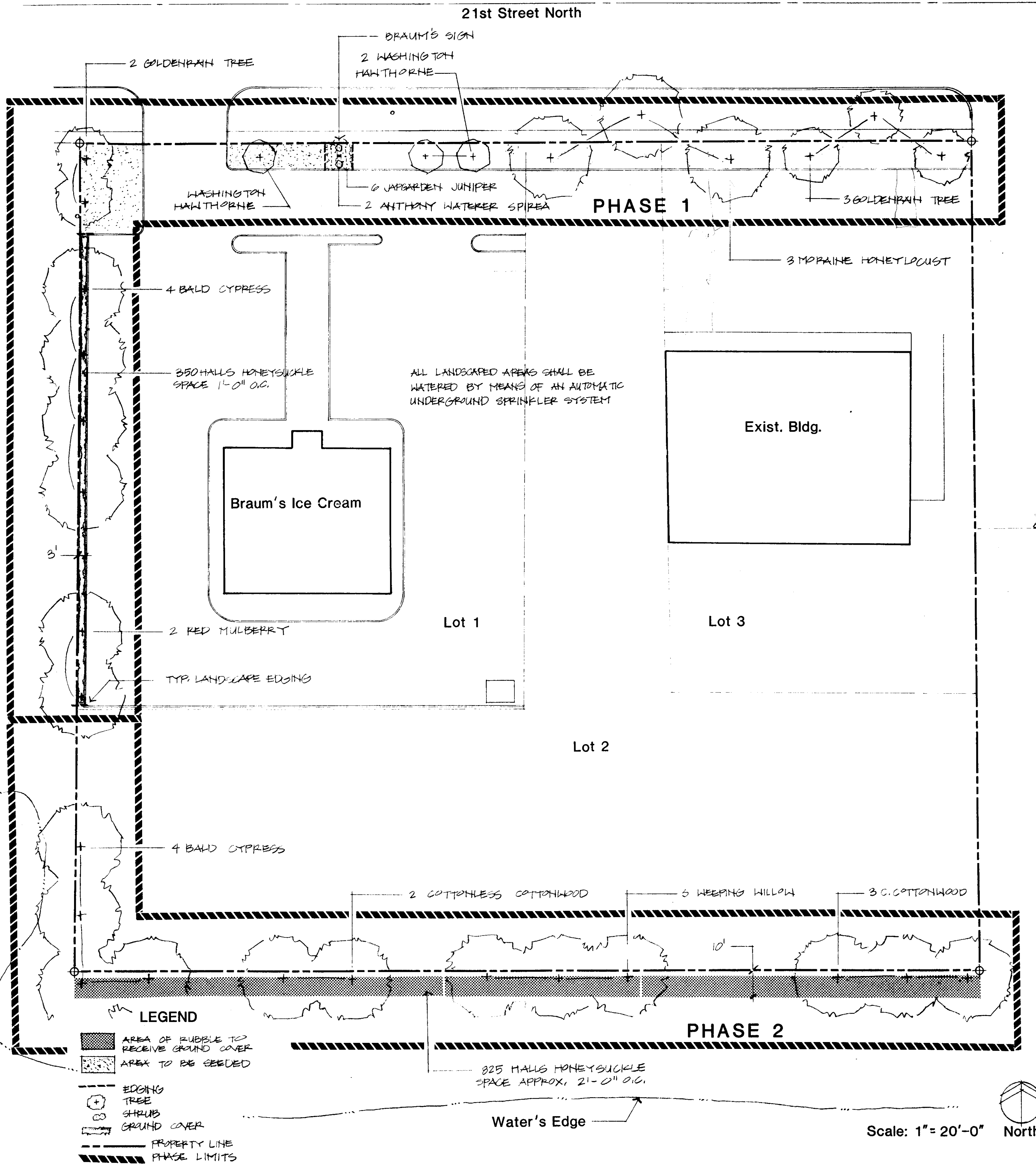
Scale:

as noted

Date:

Sheet Title:

Sheet No.:



PLANTING DETAILS

PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE
2	WHITE MULBERRY	MORUS RUBRA ALBA	1 1/2" - 1 1/2" CAL
5	GOLDENRAIN TREE	KOELREUTERIA PANICULATA	"
3	BRAUFORD PEAR	GLADISTIA TRIACANTHOS "MORRINE"	1 1/2" - 2" CAL
3	MORRINE HONEYLOCUST		
5	COTTONLESS COTTONWOOD	POPULUS DELTOIDES	"
3	BALD CYPRESS	TAXODIUM DISTICHUM	"
3	WEeping WILLOW	SALIX BABYLONICA	6'-8' HT.
3	WASHINGTON HAWTHORNE	CRATAEGUS PHAENOPYRUM	6'-8' HT. (SINGLE TRUNK)
2	ANTHONY WATERER SPIREA	SPIREA X BUMALDA	2' CAL.
6	JAPANESE JUNIPER	JUNIPERUS PROCEMBENS	"
1175	HALLS JAPANESE HONEYSUCKLE	LONICERA JAPONICA HALLIANA	2 1/2" POT

GENERAL NOTES

- LANDSCAPE EDGING SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE 2" X 6" STAKE AT ALL TURNS, ENDS AND AT 5'-0" O.C. WITH 10" LONG 2" X 2" CEDAR STAKES.
- PLANTING OF PHASE I SHALL BE ACCOMPLISHED IN THE PLANTING SEASON WHICH OCCURS DURING OR IMMEDIATELY FOLLOWING THE COMPLETION OF CONSTRUCTION OF BRAUMS IN LOT 1. PLANTING OF PHASE II TO BE ACCOMPLISHED IN THE PLANTING SEASON DURING OR IMMEDIATELY FOLLOWING THE CONSTRUCTION OF BLDGS. ON LOT 2.
- BARK CHIP MULCH SHALL BE SHREDDED BARK LOCALLY PRODUCED FROM CHIPPING UP TREE BRANCHES. PLACE AT 2" DEPTH IN ALL GROUND COVER BEDS AND IN TREE & SHRUB SAUCERS.
- SEED SHALL BE "REBEL" FESCUE BROADCAST AT A RATE OF 10 LBS. PER 1000 SQ. FT. AREA TO BE SEEDED SHALL BE FERTILIZED AND ROTOTILLED TO A DEPTH OF 6". AFTER SEEDING, ALL AREAS SHALL BE WATERED UNTIL THE SEED MIX GERMINATES INTO AN ESTABLISHED COVER.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITY LINES AND REPAIRING THEM IF THEY SHOULD BE DAMAGED AS A RESULT OF HIS ACTIONS.
- ALL PLANT MATERIAL & PLANTING PROCEDURES TO CONFORM TO "AMERICAN STANDARD FOR NURSERY STOCK" - ANSI Z60.1-1973. PLANTS WITH BROKEN BALLS SHALL BE UNACCEPTABLE.
- PLANTING OPERATIONS SHALL BE DONE DURING NORMAL PLANTING SEASON AND ONLY WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE.
- PLANTING WHICH OCCURS IN THE 10' WIDE AREA OF RUBBLE ALONG THE SOUTH PL. SHALL BE DONE IN THE FOLLOWING MANNER: (a.) REMOVE EXISTING WEEDS (b.) PLANT TREES AS CLOSE TO THE TOP OF THE SLOPE AS POSSIBLE (c.) HONEYSUCKLE PLANTS SHALL BE PLANTED IN THE SOIL POCKETS BETWEEN THE EXISTING CHUNKS OF CONCRETE, SPACE PLANTS APPROX. 2'-0" O.C. POCKETS IN RUBBLE NEEDING NEW OR ADDTL. PREPARED BACKFILL IN ORDER TO PLANT THE HONEYSUCKLE SHALL RECEIVE A MIX CONSISTING OF ONE PART PEAT TO THREE PARTS TOPSOIL.

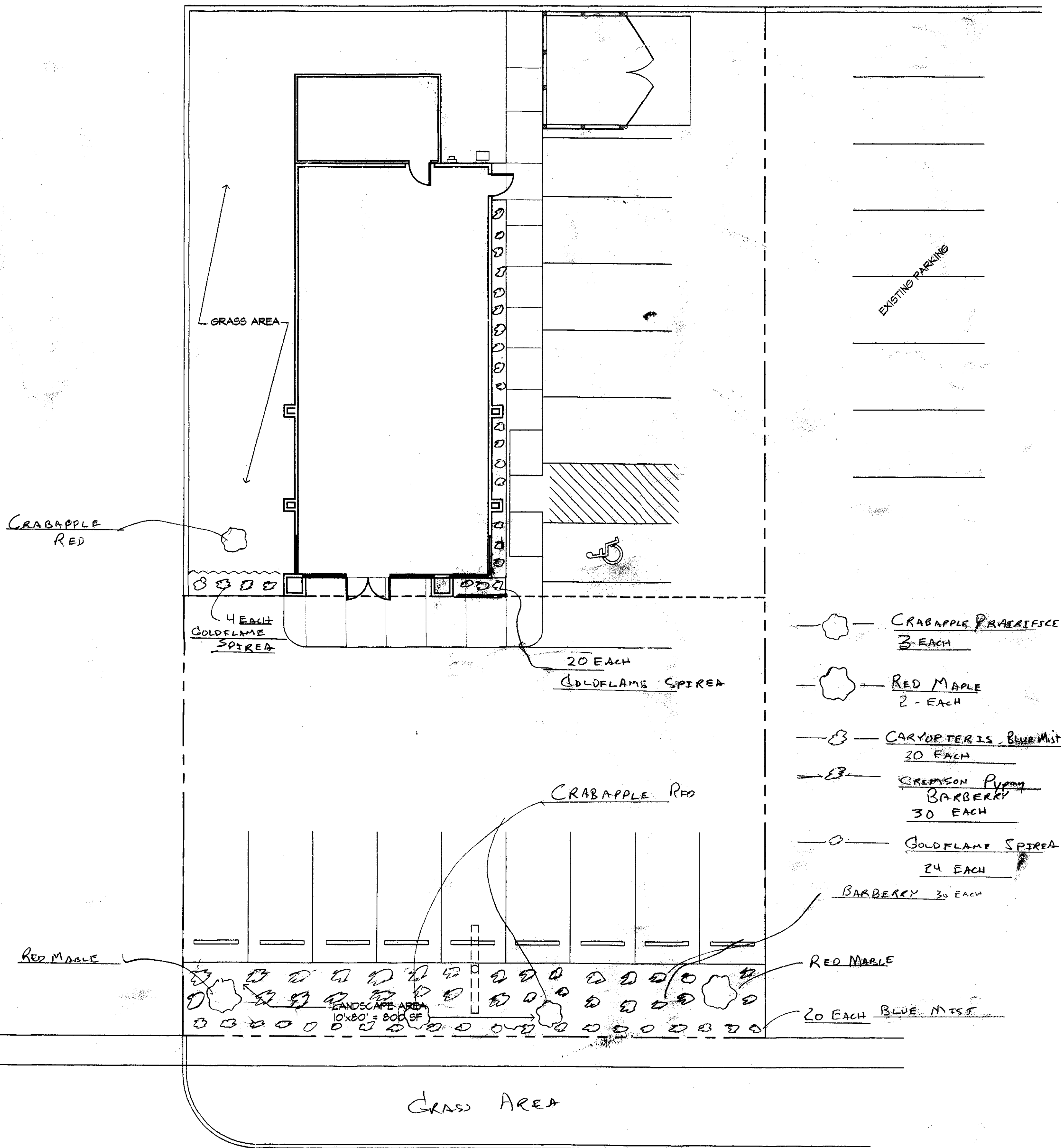
MAR 2004 1002

PDS INCORPORATED
PLANNING DEVELOPMENT SERVICES, INC.
River Park Place 727 North Waco Suite 125
Wichita, KS 67203 316-262-0451 Tele 417-375-PDS WIC

MARINA LAKE SEVENTH ADDITION
Landscape Planting Buffer

DRAWN FEB. 1985
CHECKED
REVISED

SHEET OF



A

SITE LANDSCAPE PLAN

1"=10'-0"

PARKING REQUIREMENTS

6 PARKING SPACES REQUIRED
15 PARKING SPACES PROVIDED

LEGAL DESCRIPTION

LOT 2, MARINA LAKE 4th ADDITION (REPLAT OF 2nd ADD.)
TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS
PARCEL 4 OF MARINA LAKE DEVELOPMENT C.U.P.

LOT INFORMATION

LOT AREA: 11,200 S.F.
FRONT YARD LANDSCAPE REQ'T: 800 S.F.
TOTAL IMPERVIOUS AREA: 8,842 S.F.
TOTAL PERVIOUS AREA: 2,358 S.F.

DP-23 MARINA LAKES PORTION OF PARCEL 4 LANDSCAPE PLAN

APPROVED 4/11/09 BY DS
MAPD Copy 1 of 2



Pot-Lin Market Bldg
1302 E. Lincoln
Wichita, KS 67211
(316) 691-8898 Tel
(316) 691-8828 Fax

DAVID A HANEQ ARCHITECT
302 north rock rd. suite 201, wichita, kansas 67206, 316 684 0880

NEW DELIVERY / CARRY-OUT FOR
PAPA JOHN'S
2111 W. 21st STREET NORTH
WICHITA, KANSAS



drawn by:

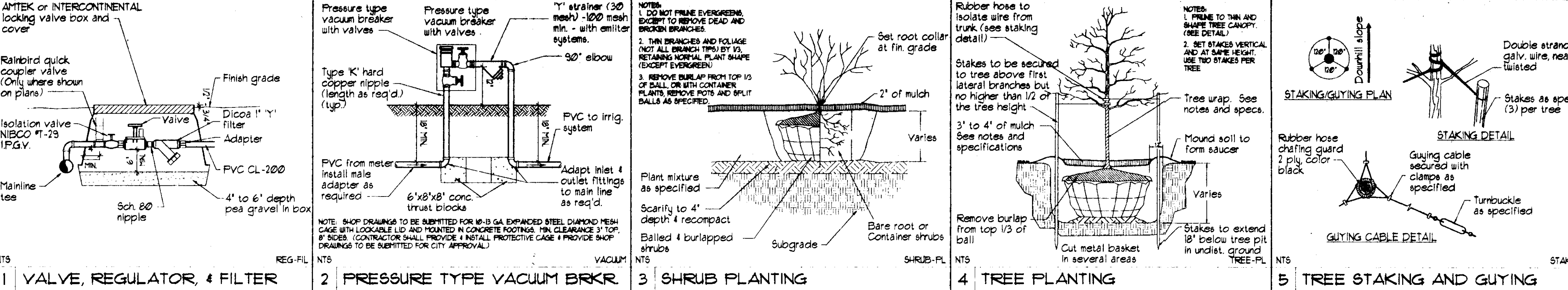
name	date

job number:

122.9906

SL-1

of sheets



LANDSCAPE LEGEND

Seed
See specifications

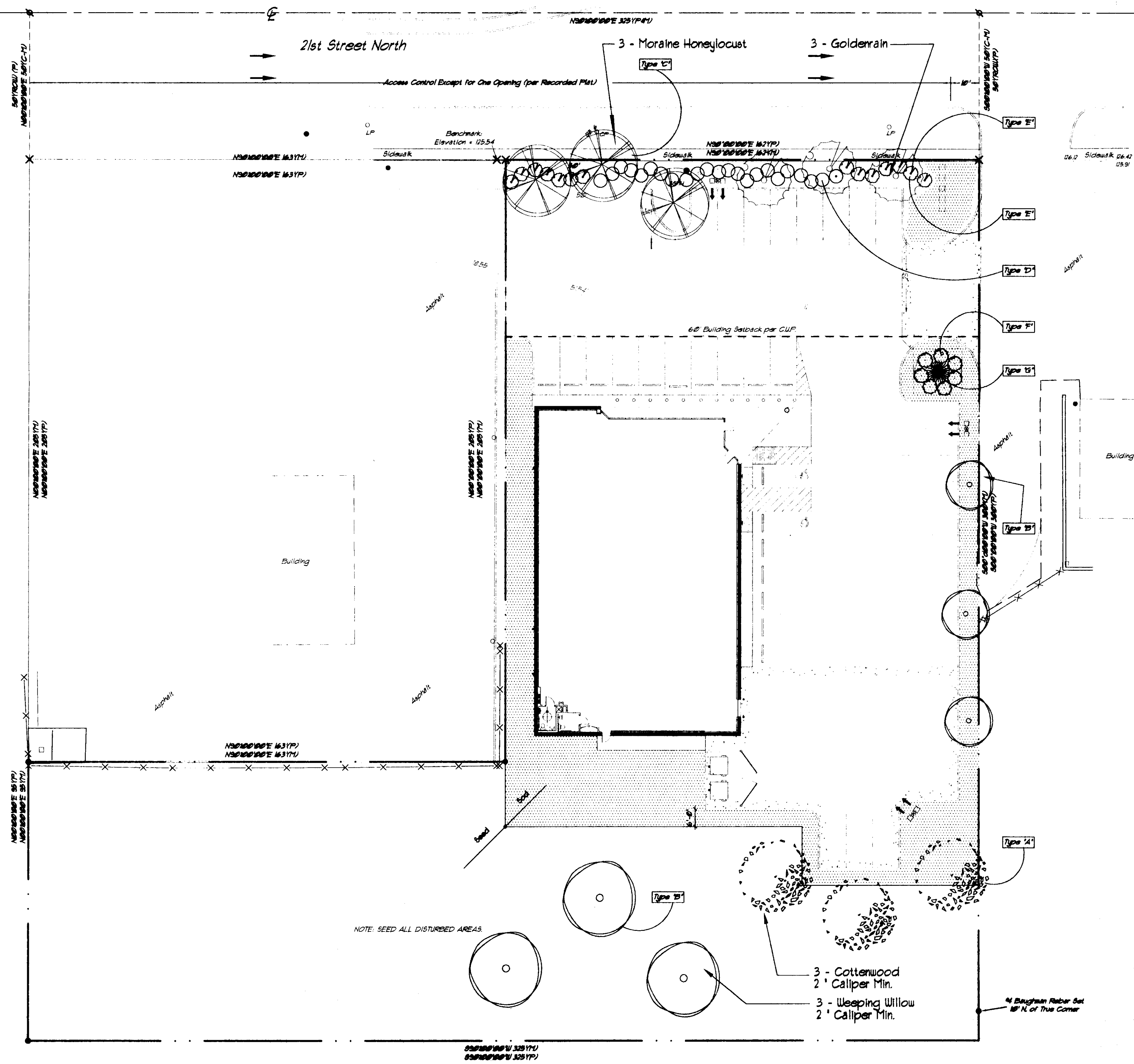
Soil
See specifications

GENERAL NOTES

- All landscape areas to be grass common to region except where other plant material is called for.
- All heavily planted areas to receive automatic permanent irrigation. Contractor to provide design drawings for approval prior to installation.
- All trees and shrubs to be planted in mulch beds with edge strips to separate turf grass areas.
- Grass & irrigation to extend from property lines to back of city sidewalks and/or curbs.
- Install 1 1/2" dia. PVC pipe sleeves where irrigation lines cross or are under pavement.
- For any landscape area so designated to remain whether on or off site, remove weeds, rocks, construction items, etc. then scarify area, reseed, and fertilize. ROW curb and gutters are to be cleaned of debris.
- Finished grades in landscape islands shall be installed so that they are 1" lower than the top of the surrounding curb.
- PROVIDE A WEED MAT FOR ALL PLANTING AREAS!!!

PLANT LIST

QUANTITY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT TYPE	REMARKS
3	A	populus tremuloides COTTONWOOD	2" GAL.	B & B	Male Only
3	B	salix babylonica weeping willow	2" GAL.	B & B	
3	C	gladiolus trianthus var. nivalis HONEY LOCUST	2" GAL.	B & B	
23	D	larix x media 'nicks' MICKS YEW	18"	5 GAL.	
14	E	taxus canadensis 'sea green' SEA GREEN JUNIPER	18"	5 GAL.	
1	F	barberry thunbergii 'BAGGATELLE' BARBERRY	18"	5 GAL.	
1	G	taxus occidentalis 'emerald' EMERALD ARBORVITAE	4" TALL	B & B	
3	H	koelerutera paniculata GOLDENRAIN TREE	2" +	B & B	



UTILITY OPERATING AUTHORITIES

Sanitary Sewer & Storm Water Sewer
City of Wichita Central Inspection
City Hall - 455 N. Main
Wichita, KS 67202 316-268-4341

Water
Wichita Water Department
City Hall - 455 N. Main
Wichita, KS 67202 316-268-4555

Peoples Natural Gas Company
1611 South Hoover
Wichita, KS 67203 316-942-8811

KPL Gas Service
1801 East 26th Street North
Wichita, KS 67219 316-832-3337

K&H
2601 N. Market
Wichita, KS 67202 316-261-6824

DP-23
Parcel 5 (Portion)
REVISED
LANDSCAPE PLAN
APPROVED 11/26/97 BY [Signature]
Adds to PREVIOUSLY
APPROVED LANDSCAPE PLAN.

ARCHITECT:
ROY THOMAS HEIGLE
60 MADISON AVENUE, 10th FLOOR
MEMPHIS, TENNESSEE 38103
TEL: (901) 495-8151 FAX: (901) 495-8901

AutoZone STORE DEVELOPMENT
Store No.: 644
2217 W. 21st STREET
WICHITA, KS 67203

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

REVISIONS
1. 11/25/97
2.
3.
4.
5.
6.
7.

ARCHITECT: RTH
DRAFTSMAN: GLW
CHECKED BY: BAR
PERMIT DATE: 08/12/97
PROTOTYPE RUC: 12N RIGHT

L1.0

PLANTING NOTES

GENERAL

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
2. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL REFER TO SPECIFICATION SECTION 02900 FOR ADDITIONAL REQUIREMENTS AND RELATED TO PLANTING AND LANDSCAPING. THE CONTRACTOR WILL BE EXPECTED TO FOLLOW ALL THE REQUIREMENTS CALLED FOR IN THE SPECIFICATIONS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. 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 SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
6. REPORT DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASE OF MATERIALS OR STARTING CONSTRUCTION.
7. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S WRITTEN 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.
8. PLANT SUBSTITUTIONS WILL ONLY BE ALLOWED UNDER THE FOLLOWING CONDITIONS: LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN SUBSTITUTION REQUEST TO THE LANDSCAPE ARCHITECT STATING WHAT PLANTS TO BE SUBSTITUTED AND THE REQUESTED SUBSTITUTION PLANT ALONG WITH EXPLANATION OF SUBSTITUTION REQUEST. NO SUBSTITUTION SHALL CONSTITUTE AN INCREASE IN COST FROM THE ORIGINAL CONTRACT AMOUNT. ANY PLANT SUBSTITUTIONS NOT APPROVED SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF INSPECTION.
9. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF CONSTRUCTION.

PLANTING PREPARATION

11. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF TOPSOIL. TOPSOIL SHALL BE A FRIABLE LOAM WITH GOOD STRUCTURE. SOLUBLE SALTS SHALL NOT EXCEED 500ppm AND ORGANIC MATTER SHALL BE NO LESS THAN 3%. The pH SHALL RANGE BETWEEN 5.5 AND 7.4. REFER TO SPECIFICATION SECTION 02900.
12. THE OWNER SHALL HAVE TOPSOIL TESTED BY A CERTIFIED TESTING LABORATORY AND OBTAIN RECOMMENDATIONS FOR SOIL AMENDMENT TYPE(S) AND QUANTITIES. RECOMMENDATIONS SHALL BE SPECIFIC TO THE TOPSOIL OF THIS REPORT TO THE LANDSCAPE ARCHITECT FOR THEIR RECORDS. THE LANDSCAPE CONTRACTOR SHALL BE EXPECTED TO AMEND SOILS PER THE RECOMMENDATIONS AND SPECIFICATIONS.
13. BACKFILL: FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL TOPSOIL MIXED WITH AMENDMENTS AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.
14. PARKING LOT ISLANDS AND PERIMETER PLANTING BEDS SHALL BE EXCAVATED TO A DEPTH OF 24" AND BACKFILLED WITH APPROVED TOPSOIL AND REQUIRED AMENDMENTS.
15. RAISED PLANTERS SHALL BE EXCAVATED TO A MINIMUM 12" BELOW FINISH GRADE OF ADJACENT SIDEWALK, SUBDRAINAGE SYSTEM INSTALLED AND BACKFILLED WITH APPROVED PLANTING SOIL MIX.
16. CONTRACTOR SHALL REFER TO SPECIFICATION SECTION 02900 FOR INSTRUCTIONS RELATED TO THE PRESENCE OF UNSUITABLE SUBSOILS AND TOPSOILS.

PLANTING MATERIALS

17. REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
18. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
19. 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." THESE STANDARDS SHALL REPRESENT THE GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
20. ALL TREES SHALL HAVE STRAIGHT TRUNKS (FOR SINGLE STEM SPECIES) AND FULL CROWN AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
21. ALL PLANT MATERIAL SELECTION: TREES SHALL BE TAGGED BY THE LANDSCAPE ARCHITECT AT THE TREE GROWER NURSERY PRIOR TO PURCHASE AND DELIVERY TO SITE FOR ALL OTHER PLANT MATERIAL SELECTIONS REFER TO SECTION 02900 OF THE SPECIFICATIONS FOR INSTRUCTIONS.
22. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
23. PLANT LOCATIONS AND QUANTITIES SHOWN ARE APPROXIMATE. ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID CONFLICTS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING INDICATED ON THE PLANS.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
25. 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 PLANTING TO REDUCE TRANSPIRATION.
26. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICIATED IN THE PLANT SCHEDULE. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR 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.
27. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
28. WHERE INDICATED ON PLANS AND DETAILS, PLANTING BEDS SHALL BE COMPLETELY MUCHED AS SPECIFIED. PLACE 4" OF MULCH IN ALL SHRUB BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS. PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER.
29. 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.
30. WHERE TURF GRASS WILL BE ESTABLISHED ADJACENT TO CONCRETE CURBS, EITHER A 16" OR 24" (DEPENDING UPON AVAILABILITY) WIDE SOD STRIP IS REQUIRED.

RELATED ITEMS

31. WEED MAT IS REQUIRED IN LANDSCAPE ISLANDS AS SPECIFIED. THE CONTRACTOR SHALL USE A 4.1oz WOVEN POLYPROPYLENE, NEEDLE-PUNCHED FABRIC WEED BARRIER IN SHRUB BEDS. OVERLAP EDGES A MINIMUM OF 6". SECURE EDGES IN GROUND. INSTALL IN ALL LANDSCAPE BEDS.
32. ALL PLANTING BEDS SHALL BE SEPERATED FROM TURF AREAS WITH STEEL EDGING. EDGING SHALL BE ½" X 4" INTERLOCKING STEEL EDGING WITH METAL STAKES SUFFICIENT TO HOLD EDGING IN PLACE. EDGING SHALL NOT EXTEND ABOVE ANY ADJACENT SIDEWALKS.

LAWNS AND SEEDING

33. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH THE SWPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPP PLAN FOR THIS SITE.
34. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING OPERATIONS.
35. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF THE SWPP PLAN.
36. FESCUE SOD SHALL BE A LOCALLY AVAILABLE PREMIUM FESCUE BLEND. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND ESTABLISHMENT OF THE SOD TO THE LIMITS INDICATED ON THE PLANS. SOD SHALL COMPLY WITH THE REQUIREMENTS IN SECTION 02900 OF THE SPECIFICATIONS. ROLL SOD FOR A SMOOTH AND CONSISTENT FINAL LAWN.
37. SEED MIX: TOTAL RATE: 5lbs/1000 SF
- 50% PREMIUM FESCUE BLEND RATE: 3lbs/1000 SF
- 50% ANNUAL RYEGRASS: RATE: 2lbs/1000 SF

INSPECTIONS/MAINTENANCE AND CLEAN-UP

38. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME INDICATED IN THE SPECIFICATION SECTION 02900.
39. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPECIFICATION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
40. 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.
41. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
42. 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. CENTRAL LEADERS SHALL NOT BE REMOVED.
43. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, GUYS, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
44. PROVIDE NOTIFICATIONS TO THE OWNERS CIVIL ENGINEERING CONSULTANT (CEC) FOR MEETING AND EVENT NOTIFICATIONS FOR THE FOLLOWING:

- PRE-WORK MEETING
- PLANT MATERIAL SELECTION MEETING AT GROWER
- PLANTING OPERATIONS
- ISLAND INSPECTION
- TREE TRANSPLANTING (IF APPLICABLE)
- SUBSTANTIAL COMPLETION INSPECTION
- FINAL INSPECTION
- WARRANTY INSPECTION

ALERT TO CONTRACTOR

ALL WM GENERAL CONTRACTING WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES AND FINAL GRADING) BY THE MILESTONE DATE IN THE PROJECT DOCUMENTS. OUTLOT AREAS TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

UTILITY LOCATES

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

CONTACT KANSAS ONE-CALL A MINIMUM 2 WORKING DAYS PRIOR TO WORK AT 1-800-344-7233 (WICHITA: 687-2470)

CITY OF WICHITA PUBLIC UTILITY LOCATE SHALL BE CONTACTED A MINIMUM 2 DAYS PRIOR TO WORK AT 316-268-4280.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
ACE GIN	8	Acer ginnala 'Flame'	Flame Amur Maple	6' Height	
PIS CHI	3	Pistacia chinensis	Chinese Pistache	2.5" Cal.	
ULM ALL	7	Ulmus parvifolia 'Allee'	Allee Lacebark Elm	3" Cal	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
CAL KAR	70	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal	
JUN PFI	36	Juniperus chinensis 'Kallays Compact'	Kalloy Compact Pfitzer Juniper	5 gal	
JUN YOU	10	Juniperus horizontalis 'Youngstown'	Youngstown Andorra Juniper	5 gal	
LIG GOL	30	Ligustrum vicaryi	Golden Privet	5 gal	
RHU GRO	99	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	
ROS KN2	26	Rosa shrub 'Knock Out'	Knock Out Rose	5 gal	
SPI MOU	86	Spiraea x bumalda 'Goldmound'	Gold Mound Spirea	5 gal	

DP-23 PARCEL 1 (PORTION)

LANDSCAPE PLAN

APPROVED 12-18-11 BY DG
SHEET 2 of 3
MAPD copy 1 of 2



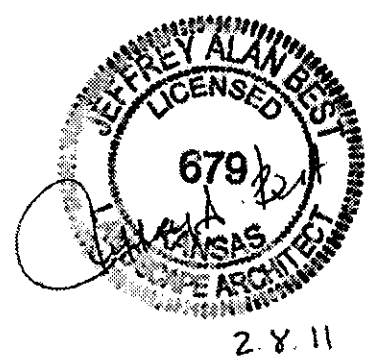
STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT WICHITA, KANSAS. IT IS THE PROPERTY OF LAW/KINGDON ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF LAW/KINGDON ARCHITECTURE. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF LAW/KINGDON ARCHITECTURE IS UNAUTHORIZED AND MAY BE CONTRARY TO THE LAW.

CONSULTANTS

WALMART MARKET
WICHITA, KS
STORE NO. 5990-00
JOB NUMBER: 4349-101 PHOTO:

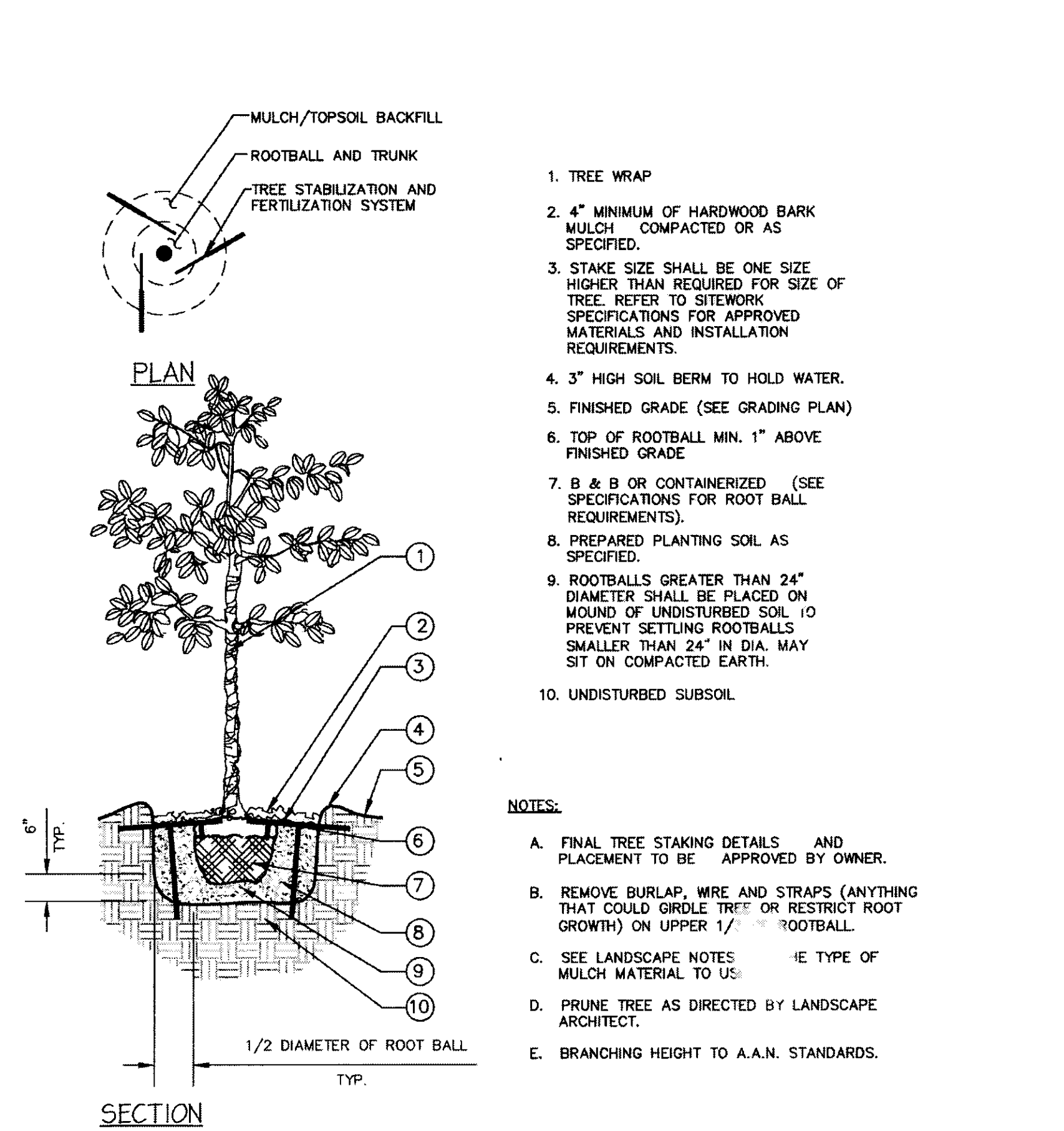
ISSUE BLOCK			

CHECKED BY: JIB
DRAWN BY: WAW
FILE NAME:
PROTO CYCLE:
DOCUMENT DATE: 02-08-11

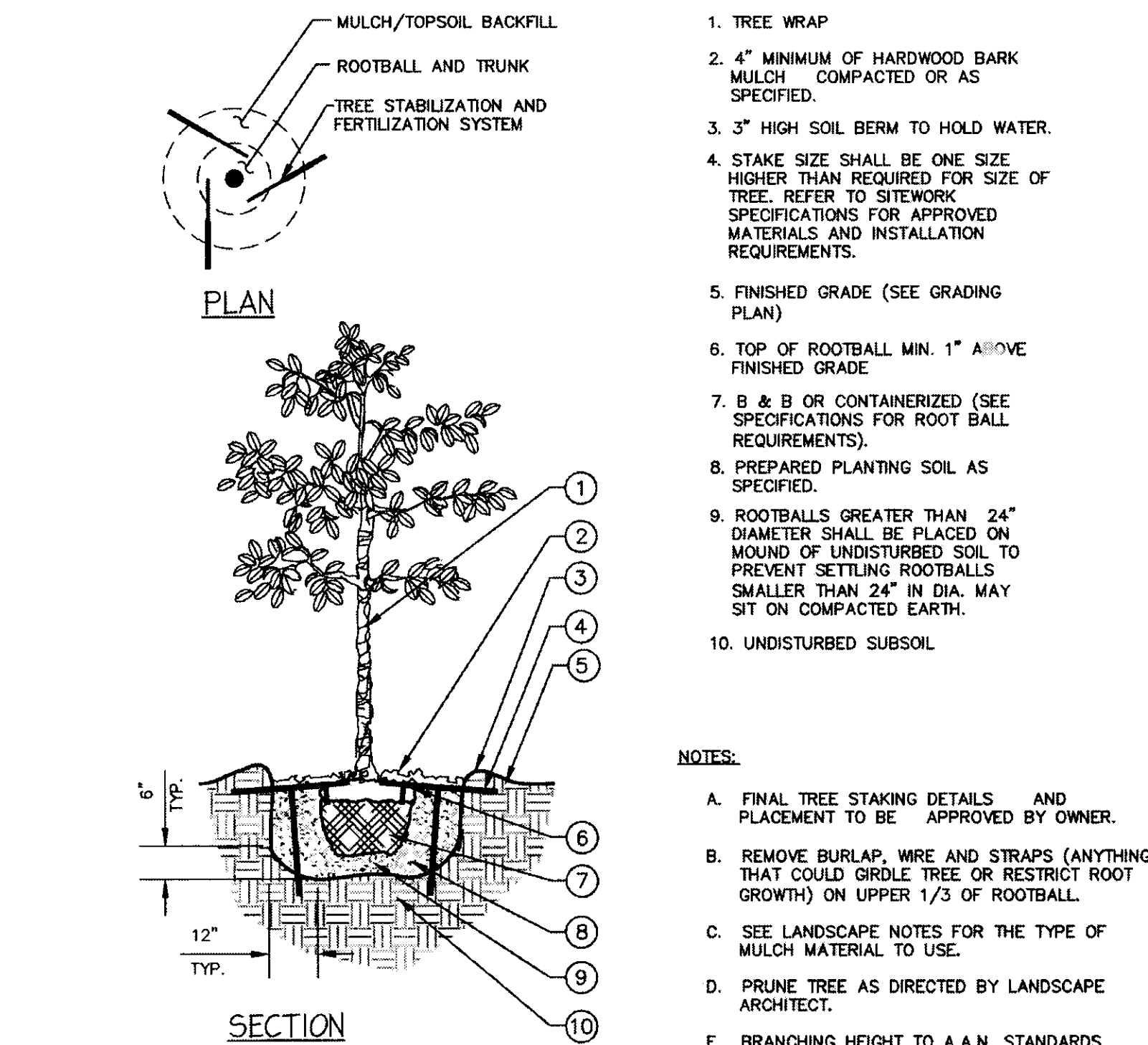


SHEET TITLE:
Landscape
Planting
Concept Plan

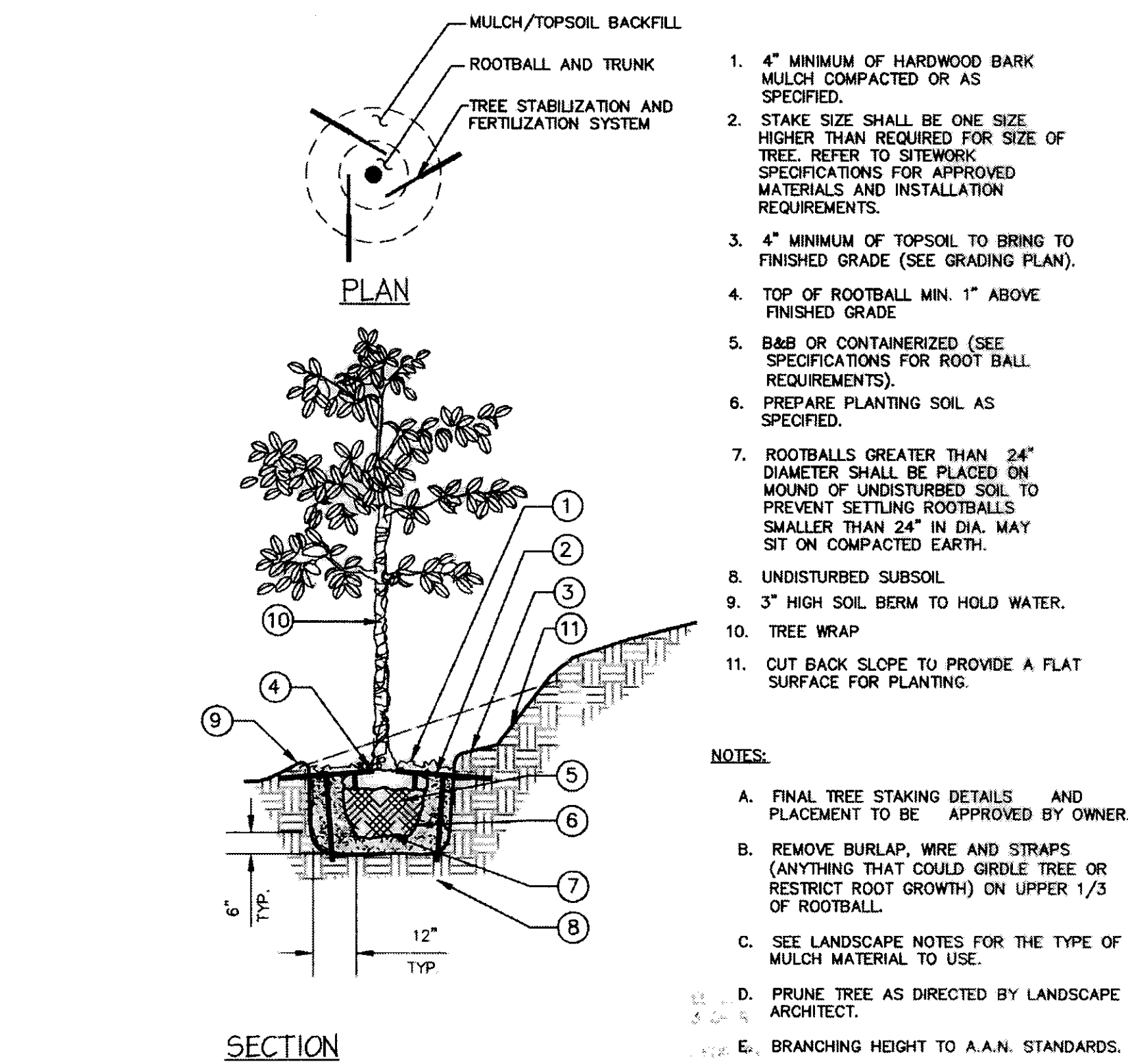
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LP2



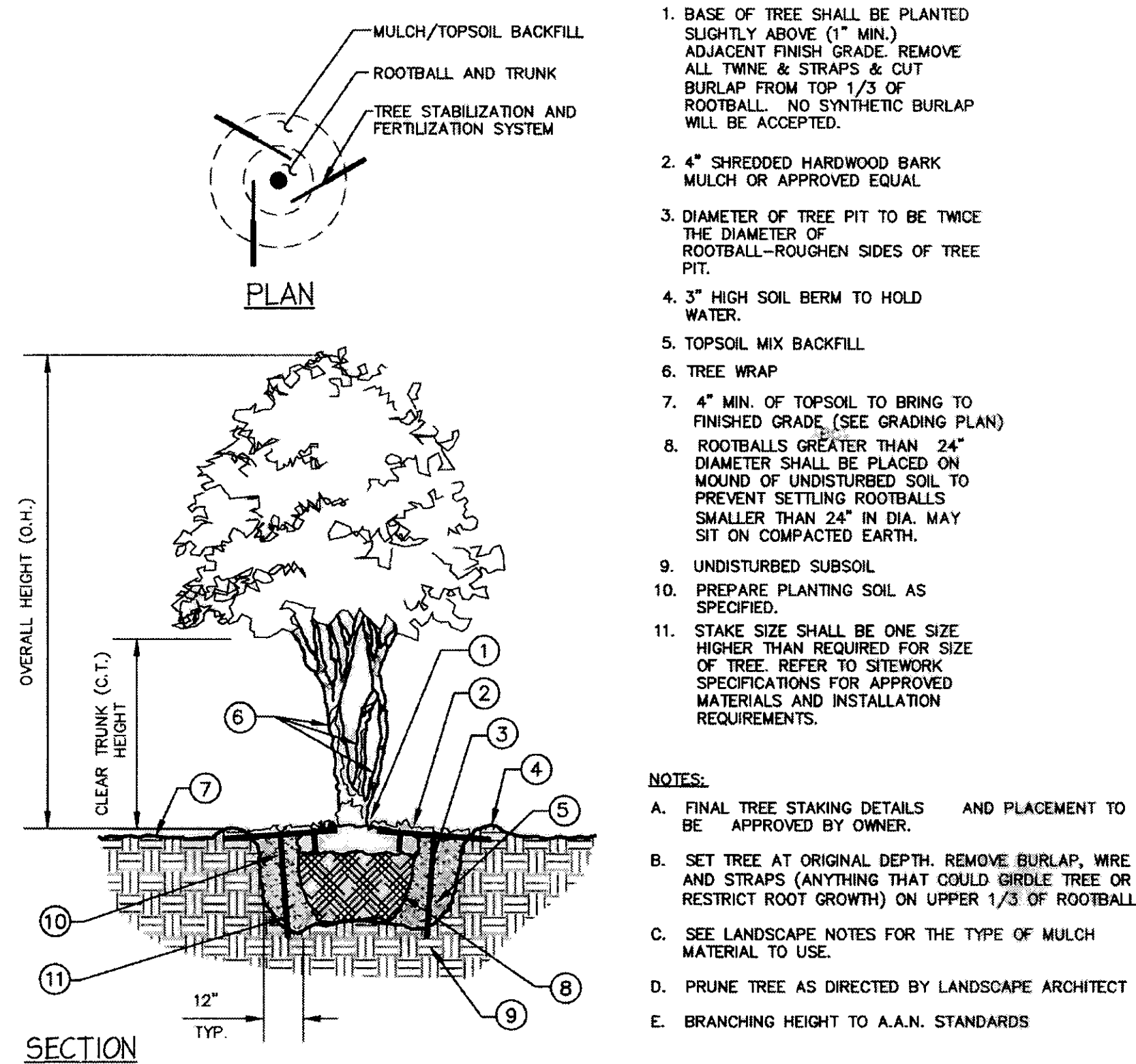
1 LARGE TREE PLANTING - 14' OR GREATER NTS



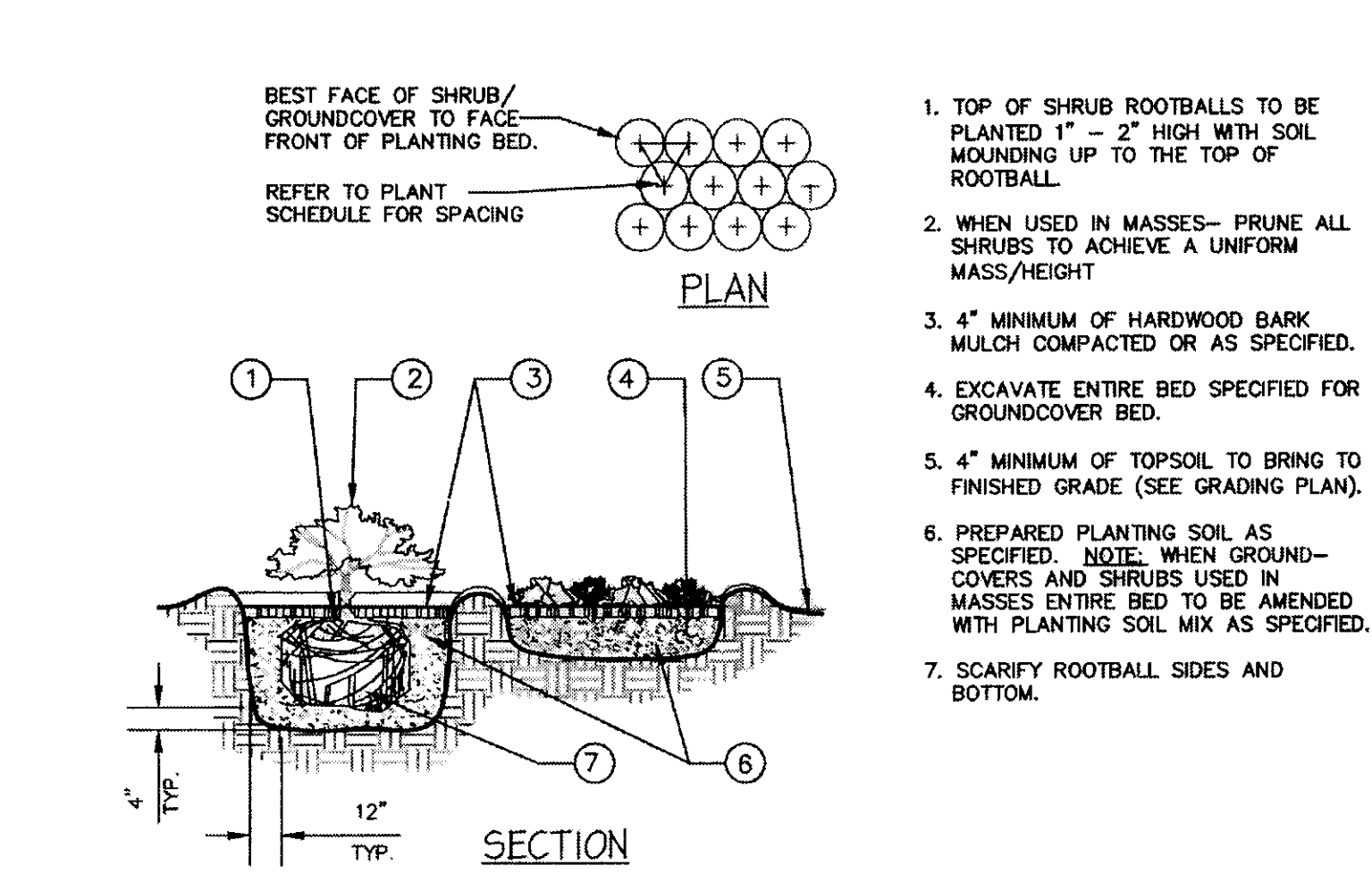
2 SMALL TREE PLANTING - 14' OR LESS NTS



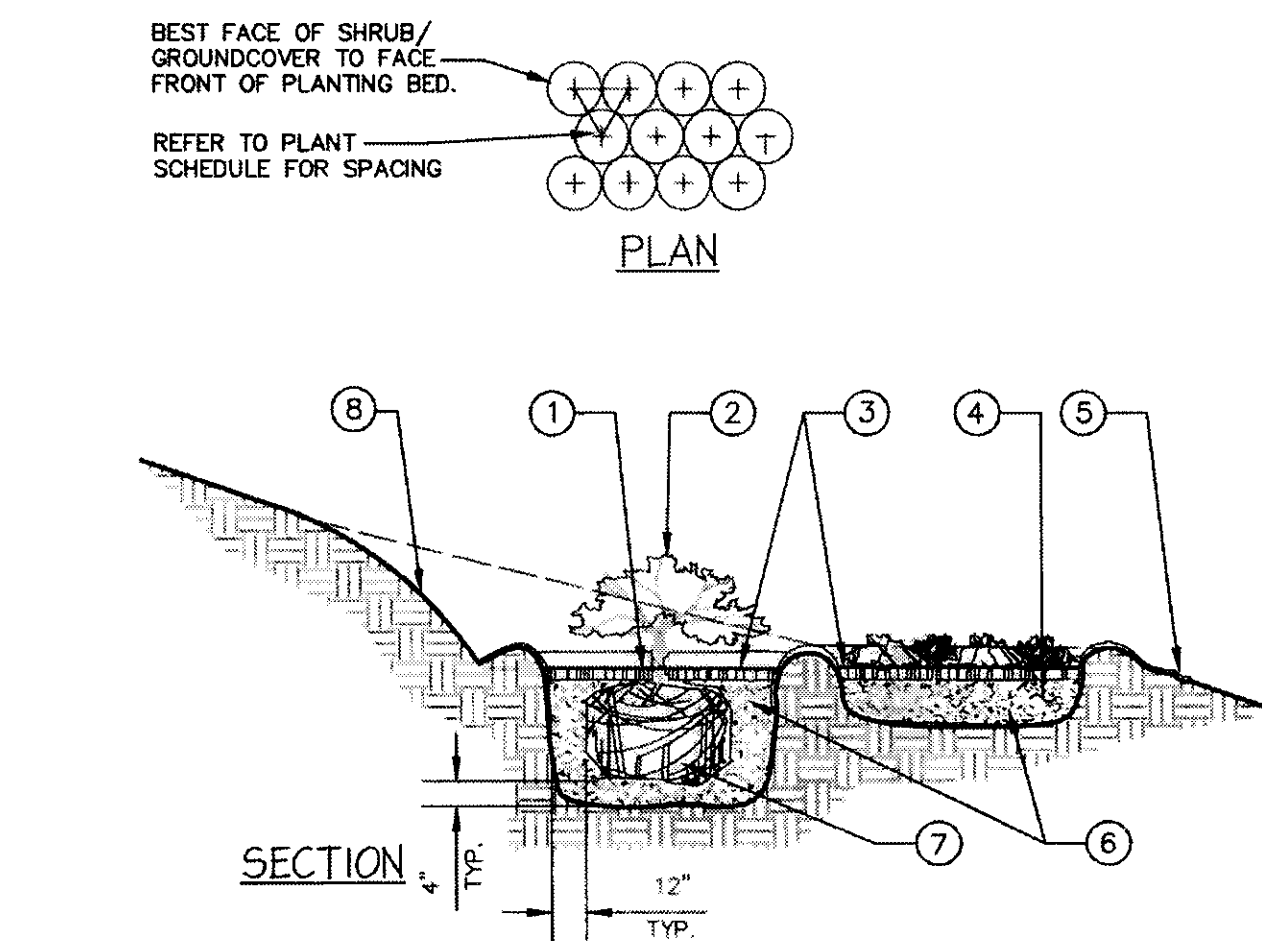
3 TREE PLANTING ON SLOPE NTS



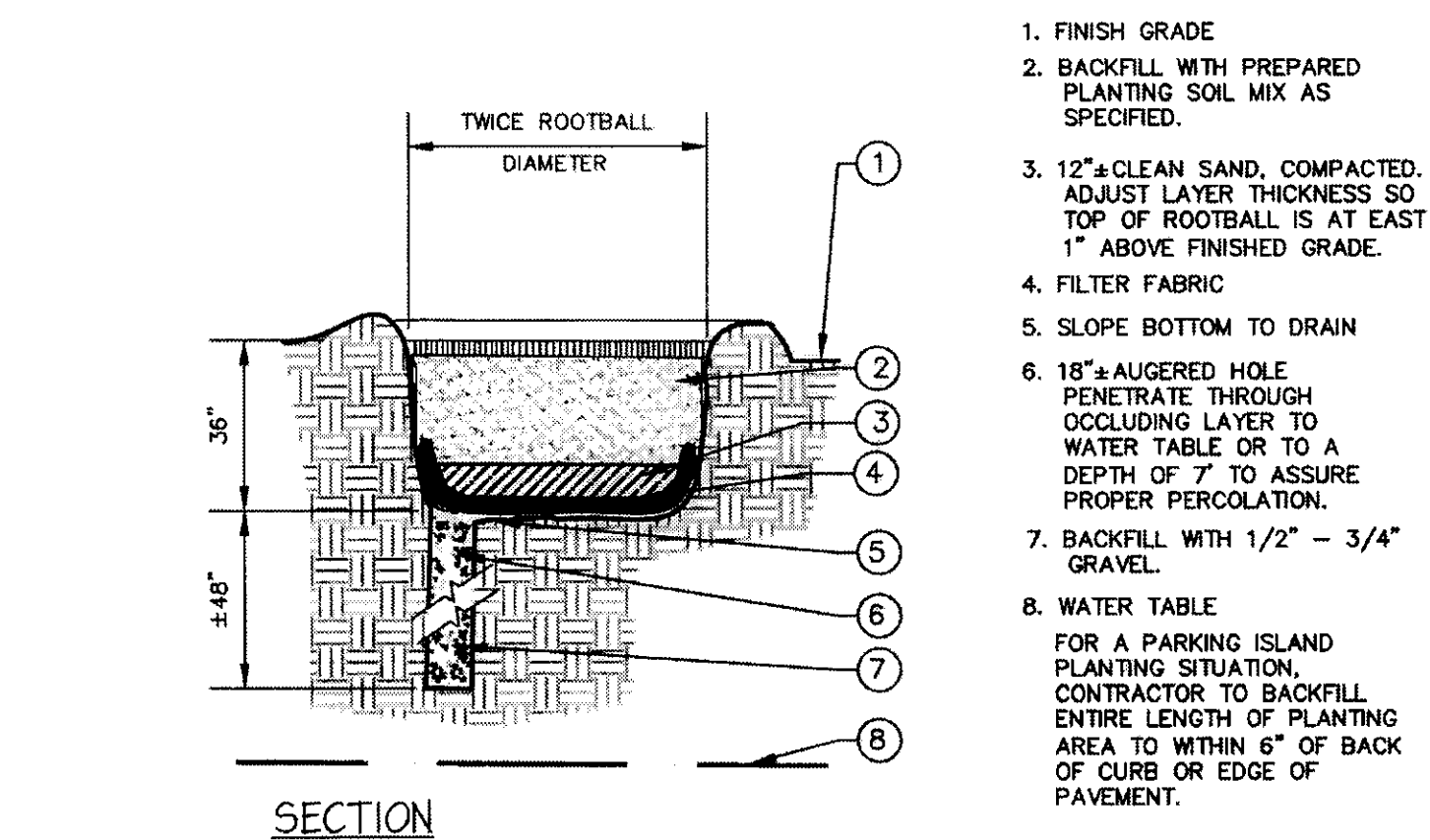
4 MULTI-TRUNK TREE PLANTING NTS



5 SHRUB/GROUNDCOVER PLANTING NTS



6 SHRUB/GROUNDCOVER PLANTING ON SLOPE NTS



7 POOR DRAINAGE CONDITION NTS

DR-23 PARCEL 1 (PORTION)
LANDSCAPE PLAN
 APPROVED 02-18-11 BY *DR*
 SHEET 3 of 3
 MAPD Copy 1 of 2



Wichita-Sedgwick County Metropolitan Area Planning Department

July 18, 2016

Marina Point Office Park, LLC
1999 N. Amidon
Wichita, KS 67203

Kaw Valley Engineering
Tim Austin
200 N. Emporia
Wichita, KS 67202

RE: CUP2016-26 – City CUP Administrative Adjustment to DP-23 to decrease the distance required between on-site signs for Parcel 6, Lot 2, Marina Lake 5th Addition; generally located on the southwest of W. 21st Street N. and west of Amidon Avenue (1999 N. Amidon).

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-23 of the Marina Lake Development Community Unit Plan (“CUP”). We understand that you wish to reduce the distance between on-site signs on Lot 2 of Parcel 6 to within 150-feet, but no less than 85-feet.

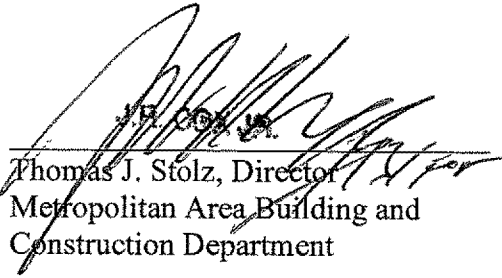
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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. This approval is subject to the following conditions:

1. The sign shall be permitted and installed within one year.
2. This Administrative Adjustment applies only to the reduction of distance between on-site signs to 150-feet on Parcel 6, Lot 2.
3. A Minor Street Privilege Permit must be obtained and kept current in order for this parking reduction to be in compliance with the Administrative Adjustment.

The "Development Application" sign should now be removed from the property.


Dale Miller, Director
Metropolitan Area Planning Department


Thomas J. Stolz, Director
Metropolitan Area Building and
Construction Department

cc: J.R. Cox, MABCD
Janet Miller, Council Member District VI
Martha Sanchez, Community Liaison District VI



Wichita-Sedgwick County Metropolitan Area Planning Department

December 19, 2016

TriMark Signs
Attn: Jodi Rogers
318 S. Osage
Wichita, KS 67213

RE: CUP2016-45 – City CUP Administrative Adjustment to DP-23 to decrease the distance required between on-site signs for Parcel 14, Marina Lake 6th Addition; generally located southwest of W. 21st Street N. and west of Amidon Avenue (2037 N. Amidon).

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-23 of the Marina Lake Development Community Unit Plan (“CUP”). We understand that you wish to reduce the distance between on-site signs on Parcel 14 to adjacent signs on Parcel 1 and Parcel 13 to within 73-feet to allow a monument sign on the east side of Parcel 14.

On the basis of our review, we find that adjusting the CUP in the manner stated above 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. This approval is subject to the following conditions:

1. The sign shall be permitted and installed on the existing base within one year.
2. This Administrative Adjustment applies only to the reduction of distance between on-site signs to 73-feet on Parcel 14 to adjacent signs on Parcel 1 and Parcel 13.

The “Development Application” sign should now be removed from the property.

Dale Miller, Director
Metropolitan Area Planning Department

Kyle J. McLaren, Interim Director
Metropolitan Area Building and
Construction Department

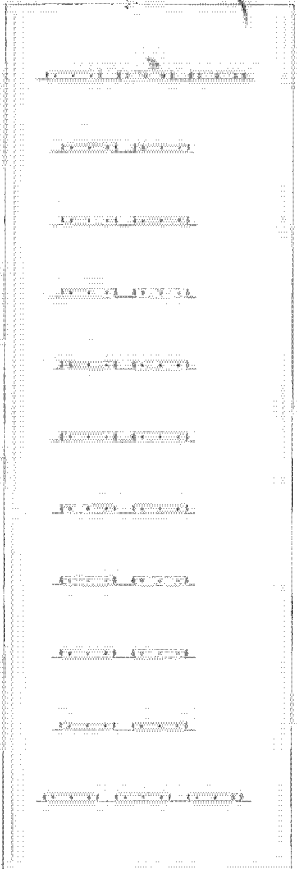
cc: Kyle J. McLaren, MABCD
J.R. Cox, MABCD
Janet Miller, Council Member District VI
Brandon Findley, Community Liaison District VI

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov

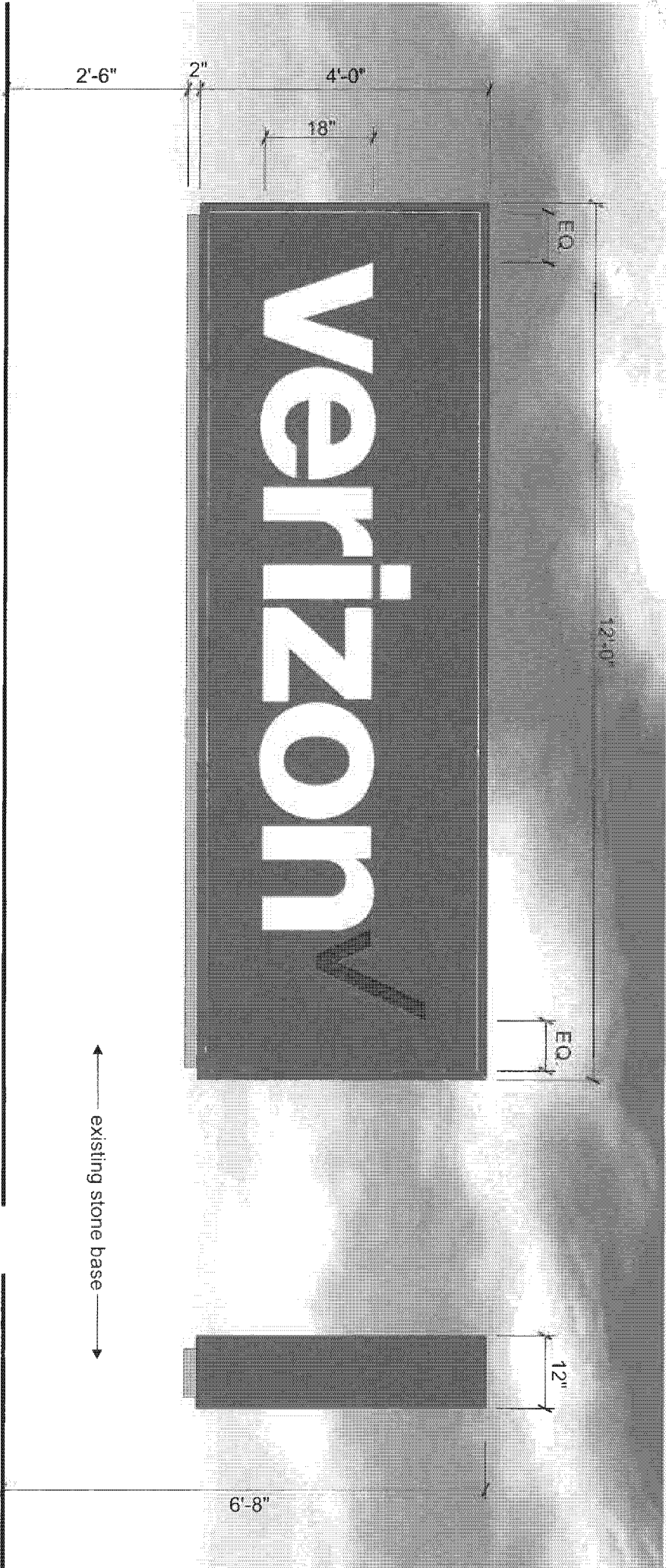
Monument Sign



24 ea. GEWHDSPS6
2 ea. GEPS24-100U-NA
Total Electrical Amp Load = 2.2 Amps
One (1) 120 Volt - 20 Amp
Circuit Breaker Required for Sign

FRONT VIEW - LED LAYOUT

Scale: 3/8"= 1'-0"



FRONT VIEW

Scale: 1/2"= 1'-0"

SIDE VIEW

Scale: 1/2"= 1'-0"

GENERAL SPECIFICATIONS:

One (1) DF, internally illuminated, fabricated aluminum sign cabinet on existing stone base
Flat polycarbonate faces with surface applied vinyl graphics
"verizon" text to be dropped out of Opaque Dark Gray 3M 7725-41 vinyl background
"Check" vinyl to be 3M 3630-143 translucent vinyl, oversized 1/8", and applied to polycarbonate FIRST so that Opaque Gray vinyl overlaps on edges
Sign cabinet to be painted to match PMS Cool Gray 10 Matte finish
Sign cabinet to be internally illuminated via White LED modules
Sign to be installed with anchor bolts set all throughout existing concrete blocks

COLOR SPECIFICATIONS

- 3M #3630-143 Poppy Red Translucent Vinyl
- White Polycarbonate
- 3M 7725-41 Opaque Dark Gray vinyl
- PMS Cool Gray 10 Matte Finish
- PMS Cool Gray 4 Matte Finish

Client Review Status

Allen Industries, Inc. requires that an " ☐ Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name

Title

Date

Declaration

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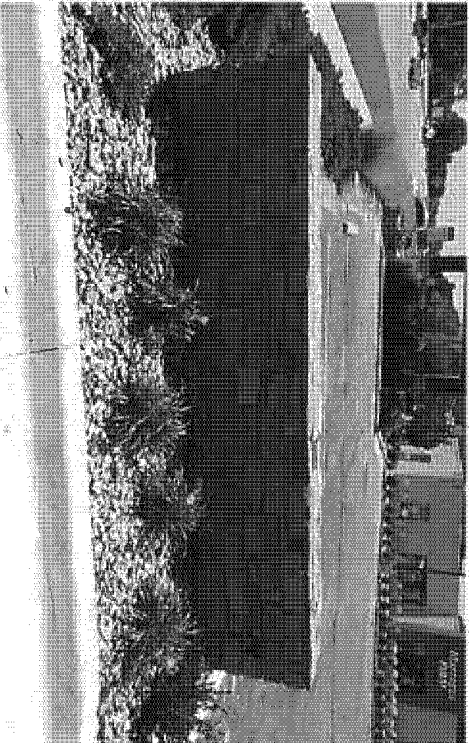
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Date / Description

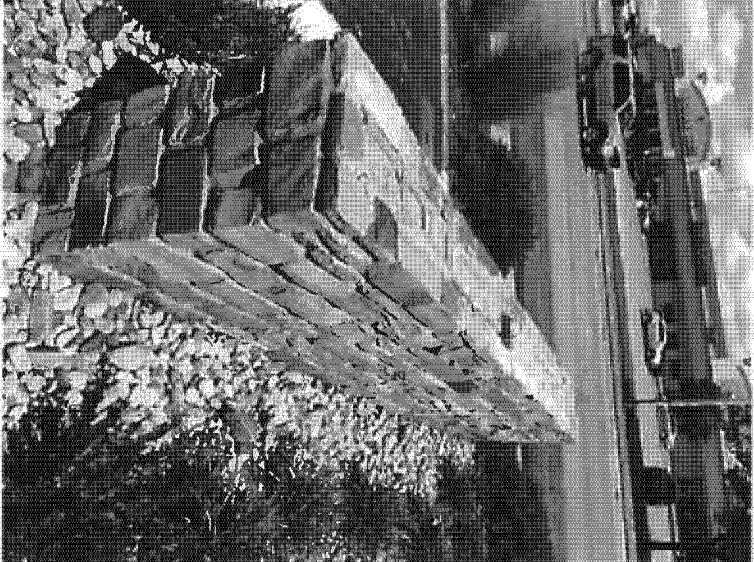
Date	Description
06/08/16	Issue Date
06/09/16	09/01/16
06/29/16	09/08/16
07/18/16	09/20/16
08/29/16	

Project Information

Client	Verizon / Cellular Sales
2037 N. Amdon Ave.	
Wichita, KS 67203	
File	VW CS-060 Wichita, KS
Sales	Design MJ PM TA



EXISTING BASE



EXISTING BASE





Wichita-Sedgwick County Metropolitan Area Planning Department

August 24, 2015

Amidon Partners, Ltd.
713 W. Southwest Loop 323, #145
Tyler, TX 75701

Tri-Mark Signs
Karie Kerr
3310 W. Central
Wichita, KS 67203

RE: CUP2015-27 – City CUP Administrative Adjustment to DP-23 to increase the size of the wall sign for Parcel 6, Lot 1; generally located on the south side of W. 21st Street N. and west of Amidon Avenue (1919 N. Amidon).

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-23, Parcel 6, Provision #8, of the Marina Lake Development Community Unit Plan ("CUP"). We understand that you wish to increase the wall sign on the southeast elevation of the Grace Med Clinic building from 32 square feet to 82 square feet.

General Provisions of CUP DP-23 allows only 32 square feet of signage per business per building in GO General Office zoning district, as prescribed by Chapter 24.04.193.3 of the Sign Code of the City of Wichita.

On the basis of our review, we find that adjusting the CUP in the manner stated above 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. This approval is subject to the following conditions:

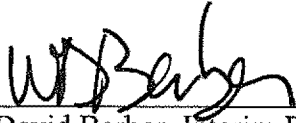
1. The sign shall be permitted and installed within one year.
2. The wall sign in Parcel 6 shall be limited to 82 square feet.
3. This Administrative Adjustment applies only to the 82 square feet sign on the southeast elevation of the south building on Parcel 6, Lot 1.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

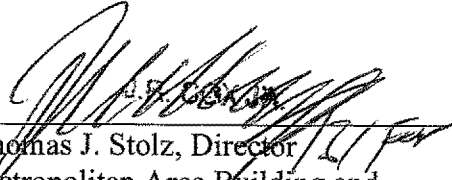
T 316.268.4421 F 316.268.4390

www.wichita.gov

The "Development Application" sign should now be removed from the property.



W. David Barber, Interim Director
Metropolitan Area Planning Department



Thomas J. Stolz, Director
Metropolitan Area Building and
Construction Department

cc: J.R. Cox, MABCD
Janet Miller, Council Member District VI
Janet Johnson, Community Liaison District VI



Wichita-Sedgwick County Metropolitan Area Planning Department

October 12, 2015

Kaw Valley Engineering
Attn: Tim Austin
200 N. Emporia, Suite 100
Wichita, KS 67202

RE: CUP2015-35 – City CUP Administrative Adjustment to CUP DP-23, to create Parcels 13 and 14 from Parcel 1. The property is generally located on the southwest corner of Amidon and North 21st Street West.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-23, to reflect two lot splits on Parcel 1 (LSP2015-16 and LSP2015-28). Proposed modifications are as follows:

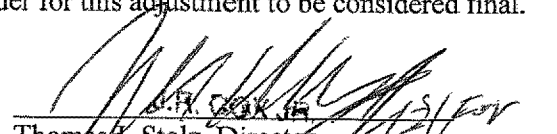
1. Create Parcels #13 and #14 from Parcel #1.
2. Parcel #1
 - a. Net Area: 392,247sq. ft. or 9.00 acres
 - b. Maximum Building Coverage: 30.6% or 120,030 sq. ft. (per Adm. Adj. dated 12-9-10).
3. Parcel #13
 - a. Net Area: 31,218 sq. ft.
 - b. Maximum Building Coverage: 11% or 3,434 sq. ft.
 - c. Proposed uses: Shopping Center facilities, commercial uses, Restaurant, Theater, and Places of Public Entertainment and offices, outdoor display or marina supplies subject to BZA approval.
4. Parcel #14
 - a. Net Area: 30,000 sq. ft.
 - b. Maximum Building Coverage: 11% or 3,300 sq. ft.
 - c. Proposed uses: Shopping Center facilities, commercial uses, Restaurant, Theater, and Places of Public Entertainment and offices, outdoor display or marina supplies subject to BZA approval.
5. Update CUP document to reflect status of property as shown in this CUP DP-23 Administrative Adjustment.

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.


W. David Barber, Interim Director
Metropolitan Area Planning Department


Thomas J. Stolz, Director
Metropolitan Area Building and Construction
Department

cc: J.R. Cox, MABCD
Janet Miller, CM District VI
Martha Sanchez, Community Liaison District VI
VRE First Bite, LLC, 1211 S White Chapel Blvd., Southlake, TX 76092
CC Marina, LLC, 7171 W. 95th St. Ste. 230, Overland Park, KS 66212
Sam Malinowsky, KVE, 2319 N. Jackson, Junction City, KS 66441
Keith Beatty, KVE, 1104 E. 12th Street, Emporia, KS 66801



Wichita-Sedgwick County Metropolitan Area Planning Department

December 21, 2015

VRE First Bite LLC
1211 S. White Chapel Blvd.
Southlake, TX 76092

Dynamic Sign Solutions attn. Heather Branson
800 W. Maple
Wichita, KS 67213

RE: CUP2015-50 - City Administrative Adjustment to DP-23 to reduce sign spacing for a sign on Parcel 13 from 150' to 75' in LC Limited Commercial zoning, generally located at the southwest corner of Amidon and 21st Street N. (2053 N. Amidon).

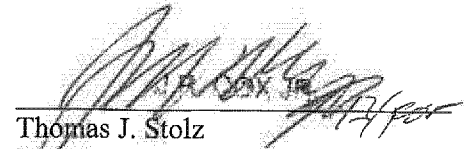
Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-23, the Marina Lake Development Community Unit Plan (CUP). We understand that you wish to reduce sign spacing for a monument sign on Parcel 13 from 150' to 75' from the existing shopping center entry sign to the north. Therefore General Provision 1 shall be adjusted to add: "Per administrative adjustment dated December 21, 2015, a monument sign on Parcel 13 may be within 75' from the next pole sign to the north in Parcel 1."

On the basis of our review, we find that adjusting the CUP as 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 as 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.**


Dale Miller
Director of Planning
Thomas J. Stolz
MABCD Director

cc: JR Cox, MABCD
Janet Miller, CM District VI
Martha Sanchez, Community Service Representative District VI

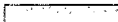
GENERAL PLANTING NOTES

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 OWNER'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. 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.
6. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL UTILITY LOCATOR SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
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. SOD/SEED TYPE SHALL BE LOCALLY AVAILABLE TALL FESCUE BLEND OR OTHER TURF GRASS RECOMMENDED FOR THE SPECIFIC AREA.
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 6-10-4 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.
12. ALL LANDSCAPE EDGING IS TO BE A 4" x 3/8" PAINTED STEEL EDGING. PLACE EDGING FLUSH WITH GRADE.
13. INSTALL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS AND TREE SAUCERS. 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 MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
15. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS HEALTHY CONDITION.
16. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
17. REESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SEED, SOD OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.
18. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.
19. TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. SEE SHEET LS2.

LEGAL DESCRIPTION

A PORTION OF LOT 1, MARINA LAKE FOURTH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS

PLANTING LEGEND

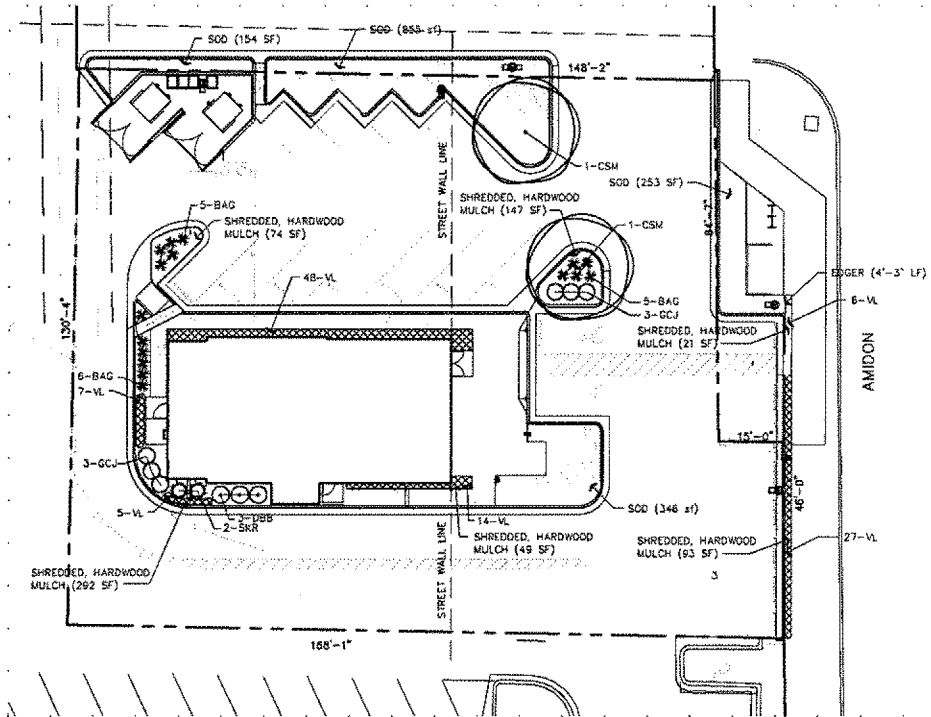
- SIDEWALK 
- SOD/SEED 
- PERENNIALS 

LANDSCAPE CODE CALCULATIONS

LANDSCAPED STREET YARD		PARKING LOT SCREENING AND LANDSCAPING	
Landscaped Street Yard Required:		Parking lot screening not provided due to existing conditions.	
131 LF Amidon		Parking lot trees required	
x .8 square footage factor		19 parking stalls x 20 = 1 tree required	
1,048 total landscaped street yard required		(One-half of the req'd. street yard trees may be used to fulfill parking lot tree requirement)	
Landscaped Street Yard Provided:		One-half of 2 street yard trees = 1	
943 Total sq. ft. provided (due to existing conditions)		Parking lot trees provided:	
Street Yard Trees Required:		1 parking lot tree provided	
1,048 + 500 = 2 trees required (up to 1/2 can be provided by shrubs)		NO REQUIRED BUFFERS	
Shade Trees Provided:			
2 shade trees provided			

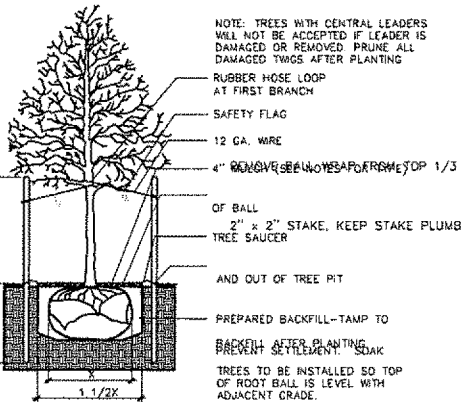
PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
2	DECIDUOUS TREE				
	Caddo Sugar Maple	Acer saccharum 'Caddo'	2" CAL.	B & B	
2	EVERGREEN TREE				
	Sky Rocket Juniper	Juniperus virginiana 'Skyrocket'	6-8' ht.	B & B	
6	EVERGREEN SHRUB				
	Gold Coast Juniper	Juniperus procumbens 'Gold Coast'	3 Gal.	Cont.	
3	DECIDUOUS SHRUB				
	Dwarf Burning Bush	Euonymus alatus 'Compactus'	3-5 Gal.	Cont.	
107	PERENNIALS & GRASSES				
	Variegated Liriope	Liriope muscari 'Variegata'	4" pot	Cont.	
16	Blonde Ambition Grama Grass	Bouteloua gracilis 'Blonde Ambition'	1 gal.	Cont.	



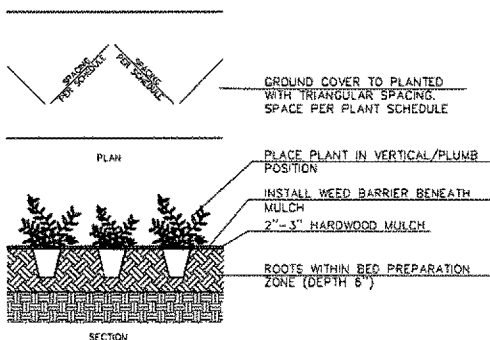
LANDSCAPE PLAN

APPROVED 6/18/19 BY NCS

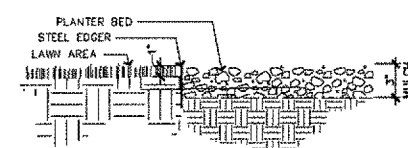


1 TREE PLANTING DETAIL

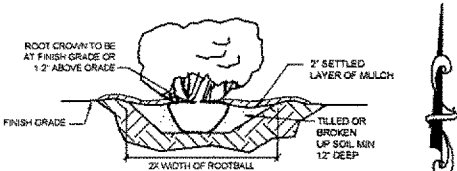
UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.



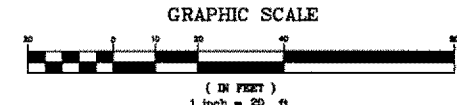
2 GROUND COVER DETAIL



3 EDGER DETAIL



4 SHRUB PLANTING DETAIL



200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH: (316) 440-4304 | FAX: (316) 440-4309
kawvalley.com | kawvalley.com



CHIPOTLE
2121 N. Amidon
WICHITA, KANSAS

PROJ. NO.	C16_0337
DESIGNER	TFA
CIN	
SHEET	REV
LS1	A

PLANTING PLAN

REV	DATE	DESCRIPTION
A	6/17/19	CITY REVIEW

DSN	DWN	CHK
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