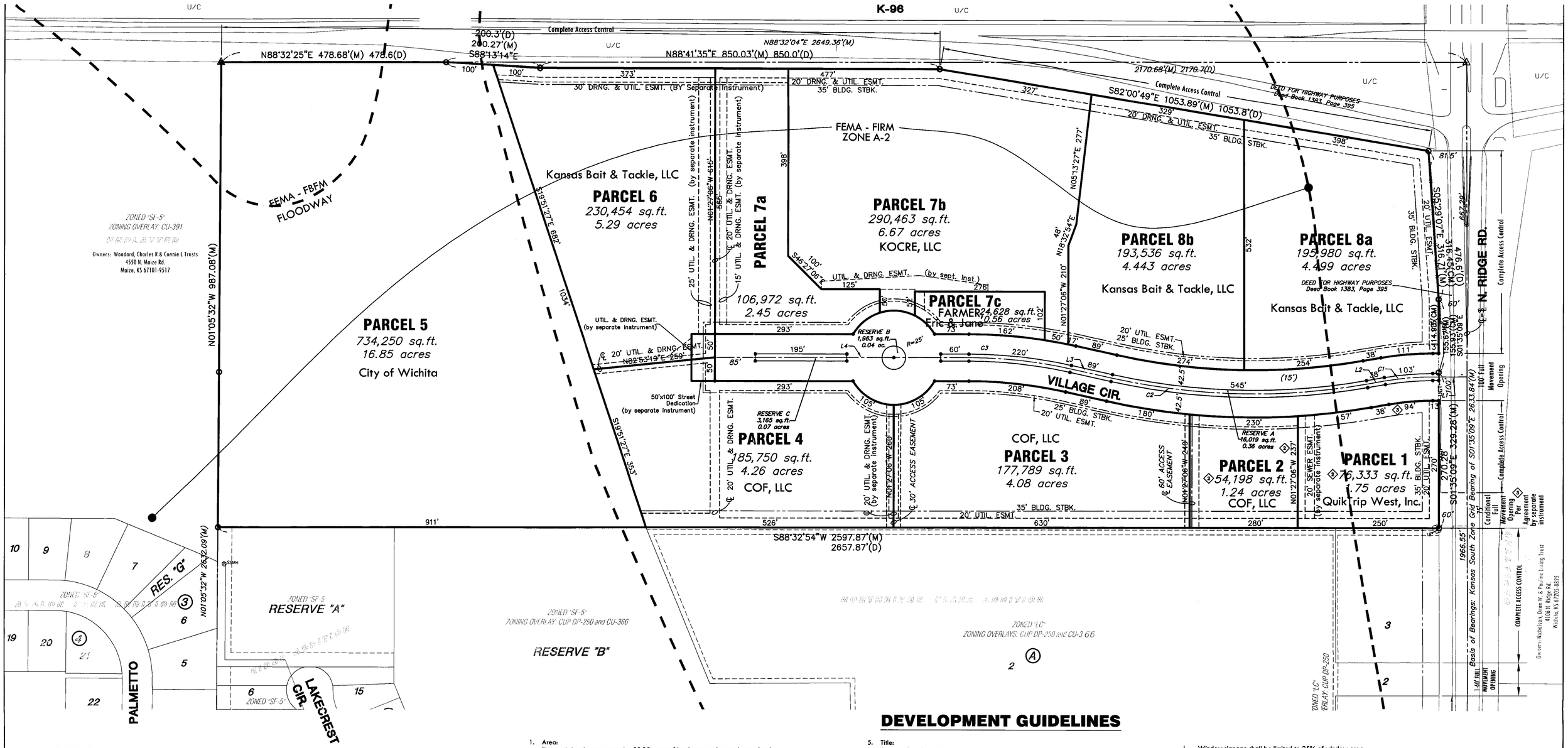
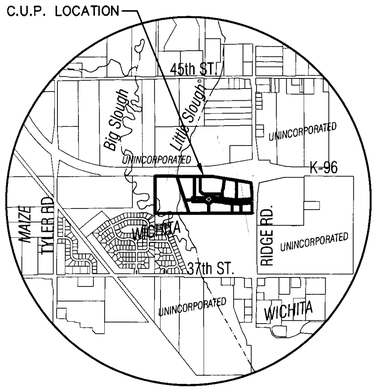


NOTES

1. ZONING:
   LC, GO, and SF-5
2. ANNEXATION:
   An annexation ordinance was approved by the City Council.
3. PUBLIC UTILITIES:
   Shall be extended to site
4. A legal description of the subject property is on file at the Planning Department.

100 0 100 200



VICINITY MAP

LEGEND

- SIGN
- GAS METER
- SANITARY SEWER MANHOLE
- TREES
- EDGE OF TREES
- FENCE
- GATE
- POWER POLE/GUY ANCHOR
- ELECTRIC BOX
- POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- TELEPHONE RISER
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- TELEPHONE LINE
- OVERHEAD ELECTRIC
- SECTION CORNER
- PROPERTY CORNER FOUND

APPROVED CUP
MAPC 12-09-04
BOCC 1-19-05
MAPD 1&2

ADJUSTMENT #4 (4) CUP2014- (Sept. __, 2014)
ADJUSTMENT #3 (3) CUP2014-11 (June 03, 2014)
ADJUSTMENT #2 (2) CUP2009-14 (June 30, 2009)
ADJUSTMENT #1 (1) CUP2005-71 (Dec. 21, 2005)

DEVELOPMENT GUIDELINES

1. Area:
   The total development contains 55.95 acres of land more or less and a net land area of 52.12 acres of land more or less.

2. Parcel Descrptions:

Parcel 1
Gross Area= 1.75 Ac. (2)(3)
Maximum Height=35 feet
Maximum Coverage=30%
Max. Gross Floor Area=35%

Parcel 2
Gross Area= 1.24 Ac. (2)
Maximum Height=35 feet
Maximum Coverage=30%
Max. Gross Floor Area=35%

Parcel 3
Gross Area= 4.08 Ac.
Maximum Height=60 feet * (see below)
Maximum Coverage=30%
Max. Gross Floor Area=35%

Parcel 4
Gross Area= 4.26 Ac.
Maximum Height=60 feet * (see below)
Maximum Coverage=30%
Max. Gross Floor Area=35%

Parcel 5
Gross Area= 16.85 Ac.
Maximum Height=NA feet
Maximum Coverage=NA
Max. Gross Floor Area=NA

Parcel 6
Gross Area= 5.29 Ac.
Maximum Height=60 feet * (see below)
Maximum Coverage=30%
Max. Gross Floor Area=35%

Parcel 7a
Gross Area= 2.456 Ac. (106,972 ± s.f.) (1)
Maximum Height=60 feet * (see below) (1)
Maximum Coverage=30%
Max. Gross Floor Area=35%
Max. Number of Buildings = One

Parcel 8a
(4) Gross Area= 4.499 Ac. (195,980 ± s.f.)
Maximum Height=60 feet * (see below)
Maximum Coverage=30%
Max. Gross Floor Area=35%

Parcel 7b
Gross Area= 6.67 Ac. (290,463 ± s.f.) (1)
Maximum Height=60 feet * (see below) (1)
Maximum Coverage=30%
Max. Gross Floor Area=35%
Max. Number of Buildings = One

Parcel 8b
(4) Gross Area= 4.443 Ac. (193,536 ± s.f.)
Maximum Height=60 feet * (see below)
Maximum Coverage=30%
Max. Gross Floor Area=35%

Parcel 7c
Gross Area= 0.565 Ac. (24,629 ± s.f.) (1)
Maximum Height=60 feet * (see below) (1)
Maximum Coverage=30%
Max. Gross Floor Area=35%
Max. Number of Buildings = One

* Heights greater than 35 feet shall have a 50' building setback along K-96.
* Heights less than or equal to 35 feet shall have 35' building setback along K-96

3. The following uses are permitted for all Parcels within the C.U.P.:
   A. For Parcels 1, 2, and 8, all uses permitted within the LC Zoning District (see item 3. D.).
   B. Parcels 3, 4, 6, 7a, 7b, and 7c, shall be allowed all uses permitted in the GO Zoning District, and the following uses: Personal Care Services, Personal Improvement Services, Printing and Copying Limited, Government Services, Banking and Financial Institution.
   C. Parcel 5 shall be limited to Floodplain, open space, drainage, lakes, landscaping, public access and pedestrian access.
   D. No Parcels within this C.U.P. shall allow use of adult entertainment establishment, residential use, recycling process center, pawn shop, private dub, nightclub, tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
   E. The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use unless specifically identified.

4. Architectural Controls:
   All building within the C.U.P. shall share a uniform architectural character, color, and same predominate exterior building material, as determined by the Director of Planning. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accents, and must employ materials similar to surrounding residential areas.

5. Title:
   The transfer of the title on all or any portion of the land included in the Community Unit Plan does not constitute a termination of the plan or any portion thereof; but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns and amended. However, the Director of the MAPD, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

6. Landscaping for this site shall be required as follows:
   (1) A. Landscaped street yards, buffers, and parking lot landscaping and screening - Shall be in accordance with the City of Wichita Landscape Ordinance. In addition, all parking lots along Village Circle (including all parking lots in Parcels 7-A, 7-B, and 7-C) shall provide parking lot landscaping equivalent to one tree per 20 parking spaces, provided however, the parking lot tree requirement is waived for Parcel 1. (3)
   B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permit(s).
   C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.

7. Screening for this site shall be required as follows:
   A. Rooftop mechanical equipment shall be screened from ground level view per Wichita-Sedgwick County Unified Zoning Code.
   B. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view.
   C. Unless otherwise noted Screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.
   D. Outdoor display and storage shall be subject to all conditions of Section III-B.14.e for (1) Parcels 1, 2 and 8. No outdoor display and storage shall be permitted in Parcels 3-7a, 7b, and 7c.
   E. A screening wall in conformance to Section III-C.2.b shall screen the rear of any building abutting the K-96 right-of-way line unless the building is constructed with a double-faced façade.

8. Setbacks:
   Setbacks are as indicated on the C.U.P. drawing or as specified in Wichita-Sedgwick County Unified Zoning Code. If contiguous Parcels are to be developed under the same ownership, setbacks between those Parcels will not be required. See Parcel Description; Parcel 8 additional building setback provisions.

9. Signs: As permitted under the Sign Code of the City of Wichita.
   Additionally, the following conditions apply:
   A. Parcels 1 through 4, and 6 through 8, inclusive, are subject to the requirements of the Sign Code for the City of Wichita for LC Zoning District except as noted herewith.
   B. No flashing, moving, portable, billboard, banner, or pennant signs shall be permitted (except for signs showing time and temperature).
   C. All signs along and adjacent to Ridge Road and K-96 roadways shall be monument (3) type signs having a maximum height 20 feet, except for Parcel 1 having a maximum height of 25 feet and maximum size of 200 square feet; and with the exception of a 30 foot monument type sign on either Parcels 6, 7a, 7b, 7c or 8 but not each. The maximum sign area for the 30 foot monument sign is 300 square feet and it may be used for development identification along K-96 and tenant signs for tenants within the C.U.P.
   D. A development marker/monument sign is permitted within Reserve "A" at the entrance of Ridge Road. The maximum sign area is 100 sq. ft. and is limited to a sign identifying the development name.
   E. The minimum distance between signs shall be 150 ft. except for those signs adjacent to the development marker/monument sign located in Reserve "A". The minimum distance between these signs is 50 ft. (3) (2)
   F. Along Ridge Road, Parcel 1 shall be permitted a maximum 1 monument sign and Parcel 8 (1) shall have a maximum 3 monument signs. The monument signs shall not exceed 20 feet in height with a maximum sign area of 100 sq. ft. each. Tenant signs for Parcels 1, 2, 3, and 4 shall be permitted on monument signs located within Parcel 1. Tenant signs for Parcels 6, 7a, 7b, 7c, and 8 shall be permitted on monument signs located with Parcel 8.
   G. Parcels 6, 7a, 7b, 7c; together as a group and 8 are permitted a maximum of 2 (1) monument signs each along K-96. The maximum sign area is 150 sq. ft. These signs may be used for tenants within the C.U.P.
   H. Building signage shall be permitted within the C.U.P. Building signage shall be limited to 20% of the wall area with a maximum size of 150 sq. ft. per elevation for 1 sign or may be divided into a maximum of 3 signs, 70 sq. ft. per sign per elevation, EXCEPT on Parcel 1 the signage shall be as follows:
      (3) Front elevation = 180 square feet + 22 square feet for canopy
      North elevation = 40 square feet + 22 for canopy
      South elevation = 40 square feet + 22 for canopy
   I. Parcels 3, 4, 7a, 7b, and 7c; together as a group are permitted a maximum of 2 (1) on-site signs each along Village Parkway with a maximum of 100 sq. ft. each. Parcel 6 is permitted a maximum of 1 on-site sign along Village Parkway with a maximum of 100 sq. ft.
   J. Accent lighting of monument signs shall be permitted.
   I. Window signage shall be limited to 25% of window area.
   J. Directional signs not exceeding 6 square feet in area shall be as permitted per Sign Code of the City of Wichita.

10. Lighting:
   A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
   B. All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Director of the MAPD.
   C. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
   D. Light poles including above ground base shall be limited to 25 feet tall.
   E. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted, EXCEPT on Parcel 1 the red accent lighting banding around the store and canopy is approve per plans submitted and approved by the Director of the MAPD for a QuikTrip convenience store in conjunction with the approval of Adjustment #3. (3)

11. Parking:
   A. All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV, unless otherwise specified.
   B. No parking shall be permitted on Parcel 5.

12. Reserves:
   Reserves "A", "B", and "C", are intended for signs, landscaping, irrigation, open space, monuments, and water features. Reserve "A" and "C" shall allow for public access across Reserve "A" and "C", at various locations for driveways, as approved by the City Engineer. The reserves shall be owned and maintained by the lot owners or homeowners association. Parcel 5 shall function as a reserve allowing pedestrian access, open space, drainage, and floodplain.

13. No occupancy permits shall be issued for any development without services by municipal water and sewer services.

14. The following transportation improvements and Parcel access shall be provided:
   (2) A. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels 2-8 within the C.U.P. and also those adjacent Parcels recorded on the North Ridge Plaza CUP DP-250 as indicated on hereon between Parcels 2 and 3 and Parcels 3 and 4. Parcel 1 may in the future provide common access to the CUP Parcel south of it.
   B. Access easements shall be provided between Parcels 1 and 2 and shall circulate with the property to the South, and an access easement shall be provided between Parcels 3 and 4 and shall circulate with the property to the South.
   C. Guarantees for specific street and or signalization improvements for Ridge Road shall be further reviewed and determined at the time of final platting, but shall include: (2)
      1. A north bound left turn lane on Ridge Road.
      2. A south bound right turn lane on Ridge Road.
      3. A traffic signal at the intersection conditioned on meeting the required warrants.
      4. Accel/decel lane on Ridge Road shall extend to the South line of the C.U.P.
   D. Access controls shall be as shown on the Final Plat and revised upon the C.U.P.
   E. A site circulation plan for Parcels 7-A and 7-C shall be submitted to the Planning Director and Traffic Engineer for review and (1) approval prior to issuance of any building permit on these parcels. The review shall evaluate any additional access points for vehicular and pedestrian safety, insure proper cross-lot circulation with abutting parcels, and ensure adequate provision and layout of parking.

15. Grading Plan:
   A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.

16. All proposed new utilities shall be installed underground.

17. Final determination of minimum pad elevations (at least 2 feet higher than the 100 year flood elevation), street right-of-way, easements, and pavement widths on public private streets shall be resolved at the time of platting.

18. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

19. Any major changes within this Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the C.U.P. shall be done in accordance with the Unified Zoning Code.

20. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Ridge Road with the proposed buildings within the subject (3) property and/or to a sidewalk on Village Parkway that links to Ridge Road. If there are no sidewalks on Ridge Road at the time of development of Parcels 1 or 8, sidewalk linkage is not required across frontage of Ridge Road.

COMMUNITY UNIT PLAN DP-280

Approved (Jan. 19th, 2005)
CUP2004-50 / ZON2004-49

NORTH RIDGE VILLAGE

OWNER / DEVELOPER: Kansas Bait & Tackle, LLC, a Kansas limited liability company 7570 W. 21st ST. N., Bldg 1050 Suite B, Wichita, KS. 67205 (316)838-2020
COF, LLC, a Kansas limited liability company P.O. BOX 480, Fredonia, KS 66736 (620) 378-2114
OWNER : City of Wichita, as to Parcel 5

MKEC
Wichita, KS • 316.684.9600

J:\Projects\2014\140101048I_North Ridge Village\05-Civil\CAD\Plat\CUP2014-__ AA#4 DP-280.dwg 09/09/2014 08:11:25 PM CST

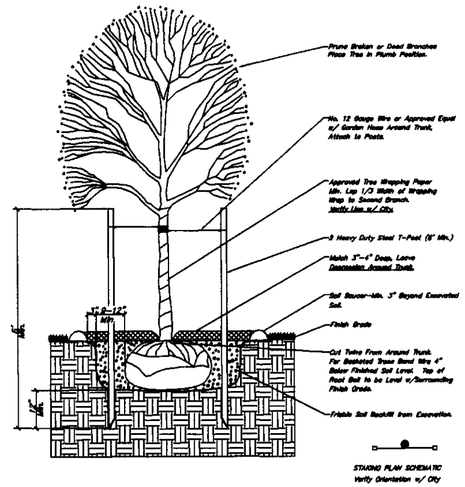
IRRIGATION NOTES:

1. All irrigation work is to be installed in compliance with all local codes and regulations.
2. Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
3. The Irrigation Contractor DOES NOT START irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which: Use Rainbird products or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City Codes.
4. Prior to construction, Irrigation Contractor to locate all exist and proposed utilities and electrical wiring.
5. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
6. All turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system and/or spray heads.
7. Heads to be adjusted to not spray on buildings, walks, or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so not to be susceptible to damage by automobile overhangs.
8. Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeving prior to any paving. Combine piping when possible to save on sleeving material. Sleeves to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
9. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
10. Irrigation Contractor to verify location of city water with GC prior to installation of system. Irrigation Contractor shall verify static pressure and volume of well water supply prior to installation of system.
11. Locate Irrigation Controller per Owner/G.C request.
12. Irrigation water is to be supplied as shown.

LANDSCAPE NOTES:

1. All landscape work shall be done in accordance with industry standards.

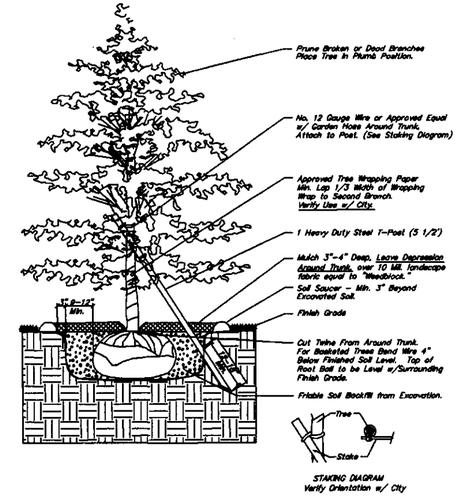
   All areas called out on the plan as "Sod" or "Seed" shall be installed and fertilized as follows:
   SOD--Kansas Premium Fescue Sod
   SEED--Kansas Premium Fescue Seed
   FERTILIZER--16-20-6 ratio 4#/1000 sq. ft.
2. Trees with broken leaders or no central leader will not be accepted.
3. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
4. Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
5. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
6. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
7. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
8. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
9. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
10. 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.
11. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
12. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
13. The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
14. General Contractor to supply all topsoil to site. Landscape contractor to supply necessary topsoil for seeding disturbed areas and 4" depth for finish grade in all planting beds.
15. General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
16. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.



TREE PLANTING & STAKING DETAIL

Deciduous Trees Larger than 2" Cal.
Evergreen Trees Larger than 8' Height

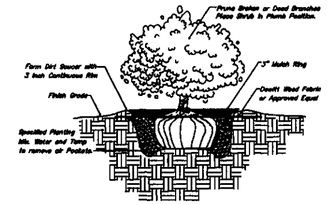
No Scale



TREE PLANTING & STAKING DETAIL

Deciduous Trees 2" Cal. and Smaller
Evergreen Trees 8' Height and Smaller

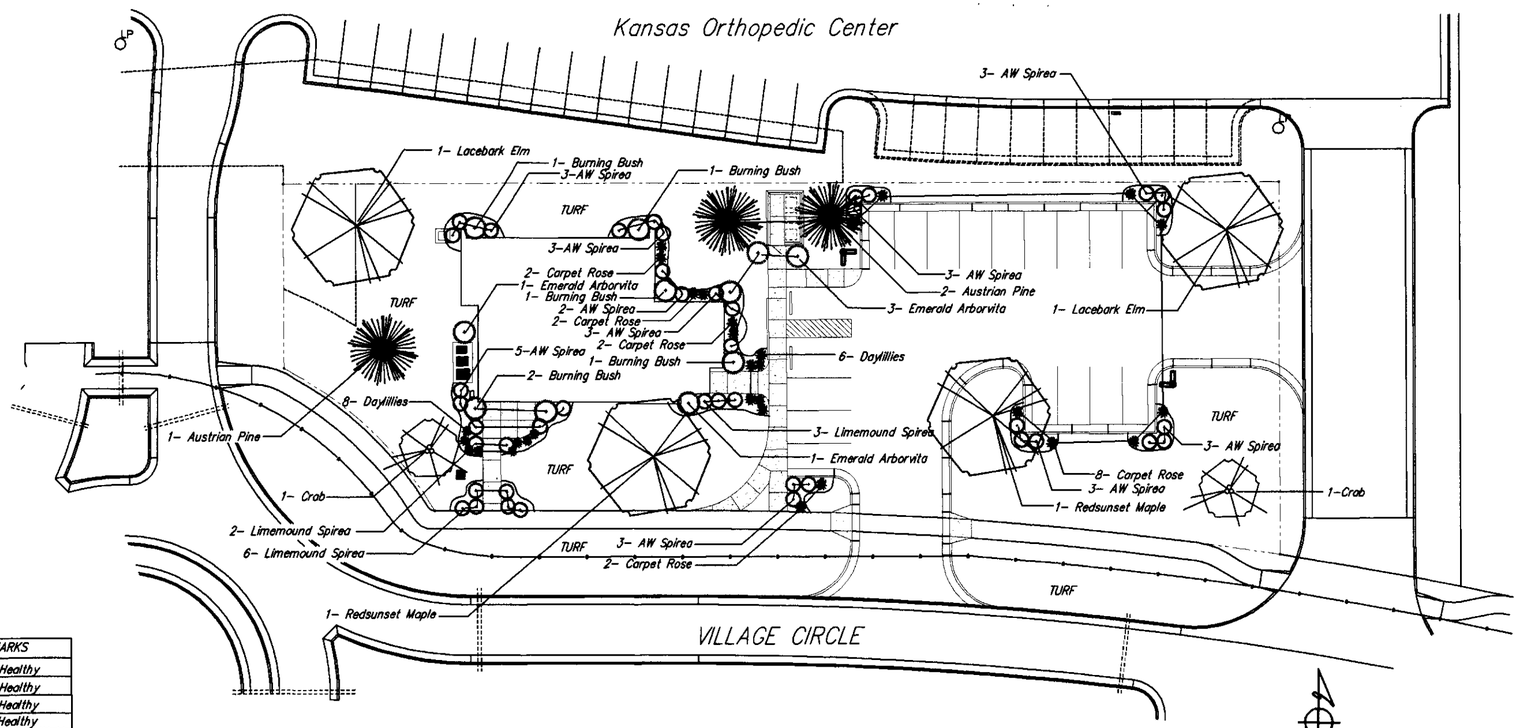
No Scale



SHRUB PLANTING DETAIL

5 Gallon and Smaller

No Scale



PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
2	Var Malus	Prairiefire Crabapple	2.5" Cal.	b&b	Full & Healthy
2	Ulmus parvifolia	Lacebark Elm	2.5" Cal.	b&b	Full & Healthy
2	Acer rubrum 'Red Sunset'	Red Sunset Maple	2.5" Cal.	b&b	Full & Healthy
3	Austrian Pine	Austrian Pine	6-8'	b&b	Full & Healthy
6	Euonymus alatus 'compacta'	Compact Burning Bush	5-Gal.	Container	Full & Healthy
31	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	3-Gal.	Container	Full & Healthy
13	Spiraea x bumalda "Limemound'	Limemound Spirea	3 Gal.	Container	Full & Healthy
5	Thuja occidentalis 'Emerald'	Emerald Arborvita	5-Gal.	Container	Full & Healthy
16	Carpet Roses	Coral	2-Gal.	Container	Full & Healthy
14	Stella de oro	Stella Daylillies	1-Gal.	Container	Full & Healthy

NOTE: VERIFY THAT PLANT TOTALS SHOWN ON PLAN MATCH WITH THE TOTALS LISTED IN PLANT SCHEDULE.
GRAPHIC RESPRESENTATION HOLDS PRIORITY

LANDSCAPE PLAN

DP-280 PARCEL 7C
LANDSCAPE PLAN
APPROVED 01/12/07 BY DG
MAPD Cong 1 of 2

1" = 40'

PROJECT DATA

LEGAL DESCRIPTION
LOT 6 BLOCK 1, NORTH RIDGE VILLAGE ADDITION

LANDSCAPE CALCULATIONS:

19 PARKING STALLS PROVIDED
PARKING LOT TREES SHOWN - 1

RANDALL L. JOHNSON
LICENSED
635
1-9-07
KANSAS
LANDSCAPE ARCHITECT

PRINTS ISSUED

REVISIONS

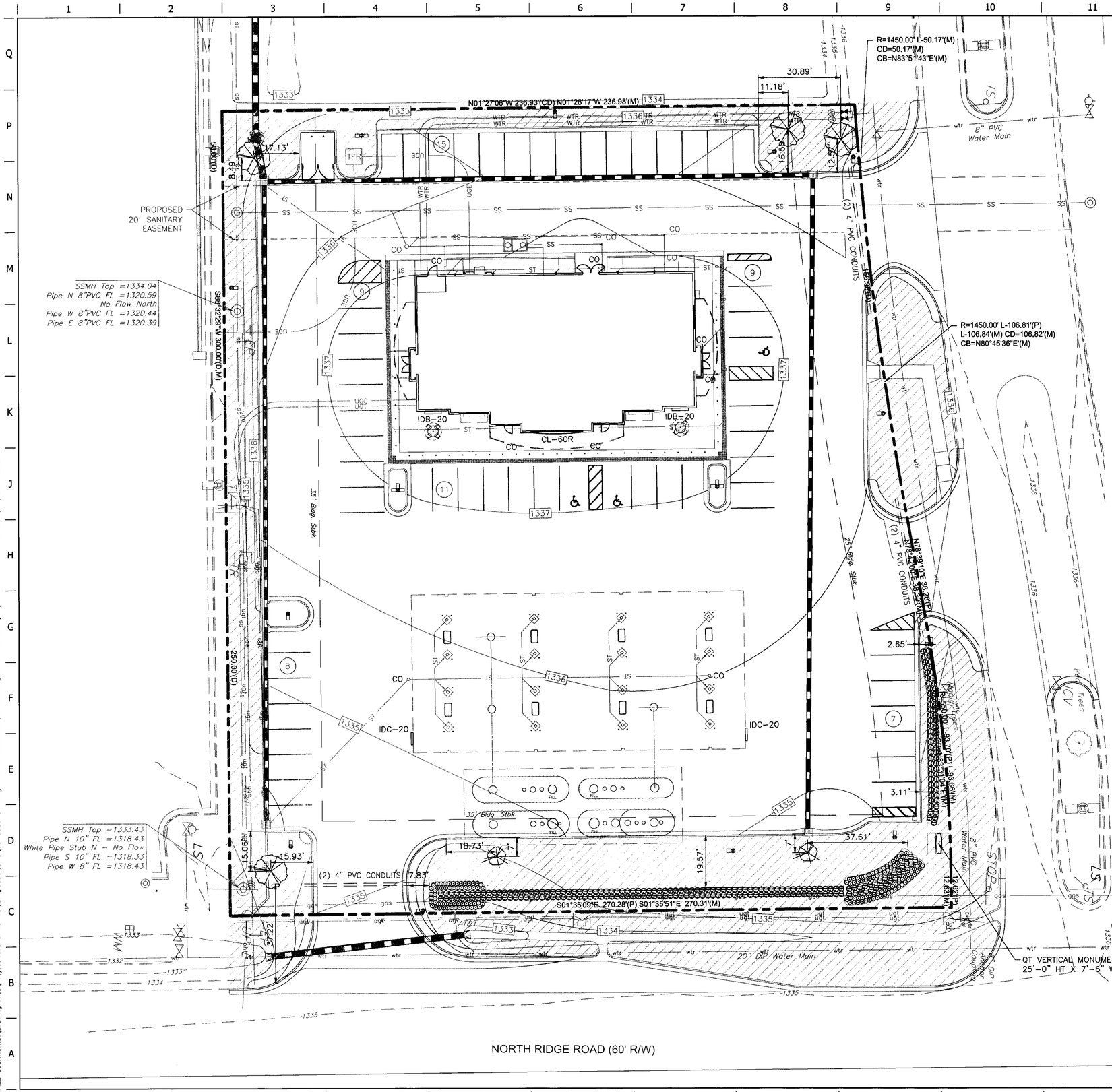
ERIC FARMER
DENTISTRY
WICHITA KANSAS

DRAWN	CHECKED
1/9/07 RLJ	

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER

JOB NO.



Landscape Schedule

USE	SYMBOL	COMMON NAME / *Botanical Name*	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS		CRIMSON PYGMY BARBERRY *Berberis Thunbergii*	15"ø X 15" HT MIN	136 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
		WINTERGREEN BOXWOOD *Microphylla Koreana* OR GREEN MOUNTAIN BOXWOOD *Buxus 'Green Mountain'*	24"ø X 24" HT MIN	246 EA.	
FRONTAGE TREES		WILLOW OAK *Quercus Phellos*	3" CALIPER 12' HT	4 EA.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
		CRAPE MYRTLE *Lagerstroemia Indica*	3" CALIPER (TOTAL) 6' HT	2 EA.	
MISC		FESCUE SOD		20796 S.F.	

STREET YARD REQUIREMENT: ZONE "LC"

REQUIREMENT	REQUIRED	PROVIDED
(AVG. LOT DEPTH: 277 L.F.x15(FACTOR)S.F.=4,155 S.F. METHOD 2 572 (TOTAL LINEAL FEET OF STREET FRONTAGE) -284 (GREATEST PERPENDICULAR DISTANCE) =288 (ADJUSTED STREET FRONTAGE NUMBER) x 15 (S.F. FACTOR FROM ABOVE) 4,320 (TOTAL LS STREET YARD REQUIRED)	4,320 S.F. TOTAL	11,715 S.F.

STREET YARD TREE REQUIREMENT

REQUIREMENT	REQUIRED	PROVIDED
1 SHADE TREE / 500 SF STREET FRONTAGE 1 SHADE TREE = 2 ORNAMENTAL TREES 1 SHADE TREE = 10 SHRUBS (1/3 REQ'D SHADE TREES MAY BE SUBSTITUTED)	4,4,320/500=9(8.64) TREES OR 6 TREES & 30 SHRUBS	6 SHADE TREES 429 SHRUBS

SCREENING REQUIREMENT

REQUIREMENT	REQUIRED	PROVIDED
CONTINUOUS ROW OF SHRUBS	CONTINUOUS ROW OF SHRUBS	AS SHOWN

PARKING LOT TREE REQUIREMENT

REQUIREMENT	REQUIRED	PROVIDED
1 TREE / 20 PARKING SPACES (1/2 OF STREET YARD TREES CAN BE COUNTED TOWARDS PARKING TREES)	59/20 = 2.95 (3 TREES)	(WAIVED ON PREVIOUS PROJECTS - #369 PER GOLTRY)

LANDSCAPE PLAN
APPROVED 4/18/14 BY AMG
DP-280

20 10 0 20 40

HARLAN DALE FOWLER LICENSED 10891 4-17-14 KANSAS PROFESSIONAL ENGINEER

PROJECT NO.:03-0359

CED
CERTIFIED ENGINEERING DESIGN, P.A.
1935 W. MAPLE STREET
WICHITA, KANSAS 67213
PH.(316)262-8808
FAX.(316)262-1669

QuikTrip No. 0359

4051 NORTH RIDGE ROAD
WICHITA, KS

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PROTOTYPE: P-77 (11/01/13)
DIVISION:
VERSION: 001
DESIGNED BY: MB
DRAWN BY: DED
REVIEWED BY: TK

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 01/08/14

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100

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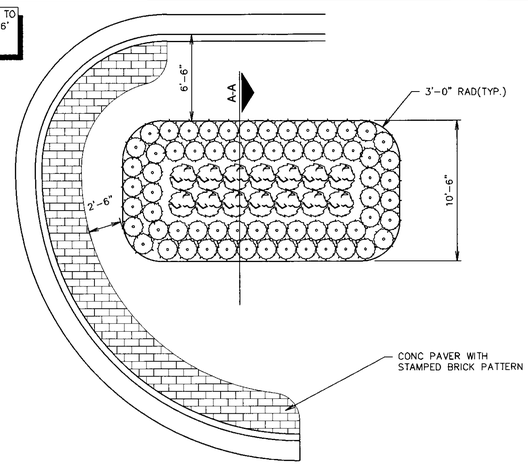
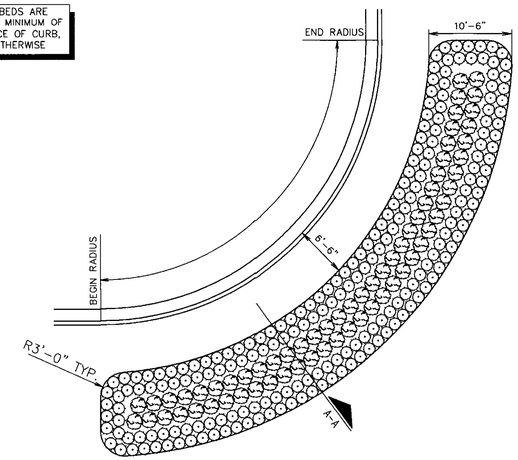
ALL LANDSCAPE BEDS ARE TO BE PLACED A MINIMUM OF 6' FROM THE FACE OF CURB, UNLESS NOTED OTHERWISE



L1 LANDSCAPE BED TYPE "A"

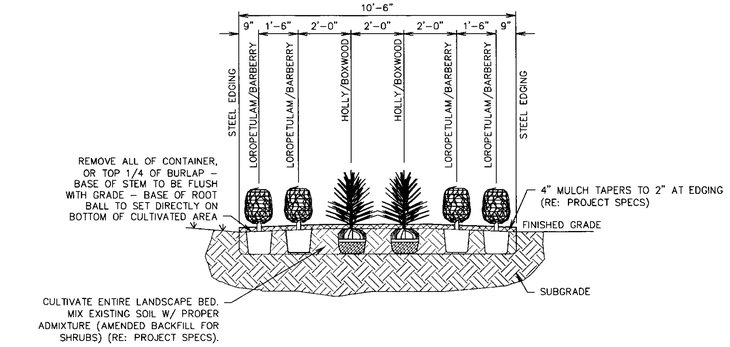
NTS | SN: LD001A004

ALL LANDSCAPE BEDS ARE TO BE PLACED A MINIMUM OF 6' FROM THE FACE OF CURB, UNLESS NOTED OTHERWISE



L6 LANDSCAPE BED TYPE "B"

NTS | SN: LD002A004



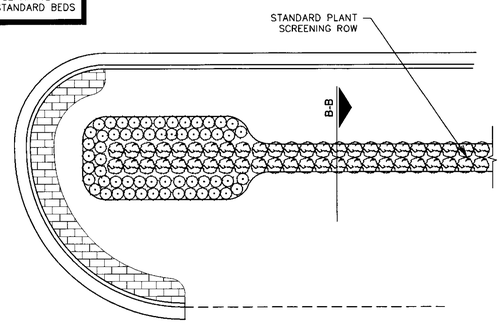
L11 SHRUB PLANTING SECTION A-A

NTS | SN: LD003A003

RE: LANDSCAPE PLANS FOR POSSIBLE "A" OR "B" BEDS AT END OF SCREENING ROW.

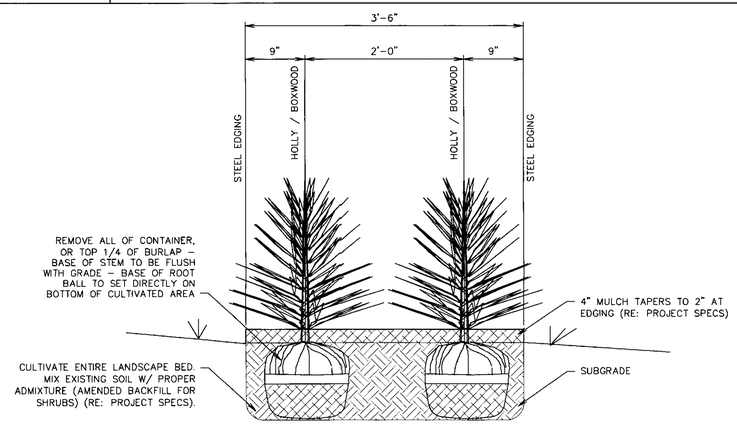
CONTINUE DOUBLE ROW OF LARGE PLANTS WHEN CONNECTING TO A SCREENING ROW. (RE: DETAIL BELOW).

STEEL EDGING DOES NOT SEPARATE SCREENING ROWS FROM STANDARD BEDS



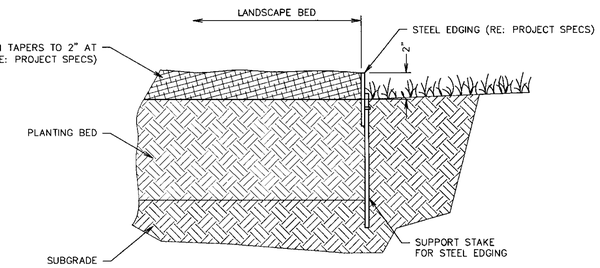
F1 SHRUB SCREENING BED

NTS | SN: LD004A004



F6 SHRUB SCREENING SECTION B-B

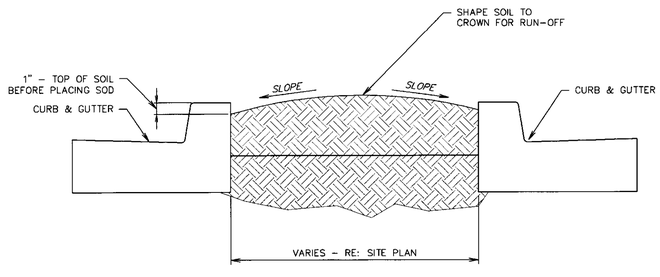
NTS | SN: LD005A003



F11 LANDSCAPE STEEL EDGING DETAIL

NTS | SN: LD006A004

NOTE: SLOPE ON LAWN AREAS NOT TO EXCEED 3:1 UNLESS NOTED OTHERWISE (RE: GRADING PLAN)

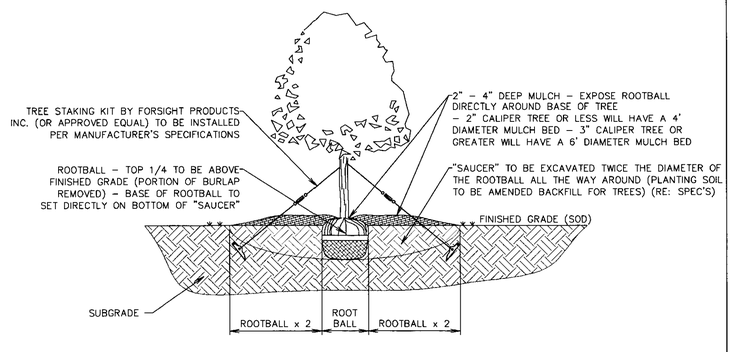


A1 TYPICAL LAWN SECTION

NTS | SN: LD007A002

FORESIGHT MODEL DTS40 FOR TREES LESS THAN OR EQUAL TO 3" CALIPER.

FORESIGHT MODEL DTS68 FOR TREES GREATER THAN 3" CALIPER.



A6 TREE PLANTING DETAIL - SECTION

NTS | SN: LD008A002

A11 NOT USED

NTS | SN:

HARLAN DALE FOWLER LICENSE 10891 4.7.14 KANSAS PROFESSIONAL ENGINEER

PROJECT NO.:03-0359

CED
CERTIFIED ENGINEERING DESIGN, P.A.
1935 W. MAPLE STREET
WICHITA, KANSAS 67213
PH.(316)262-8808
FAX.(316)262-1669

QuikTrip No. 0359

4051 NORTH RIDGE ROAD
WICHITA, KS

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PROTOTYPE: P-77 (11/01/13)
DIVISION:
VERSION: 001
DESIGNED BY: MB
DRAWN BY: DED
REVIEWED BY: TK

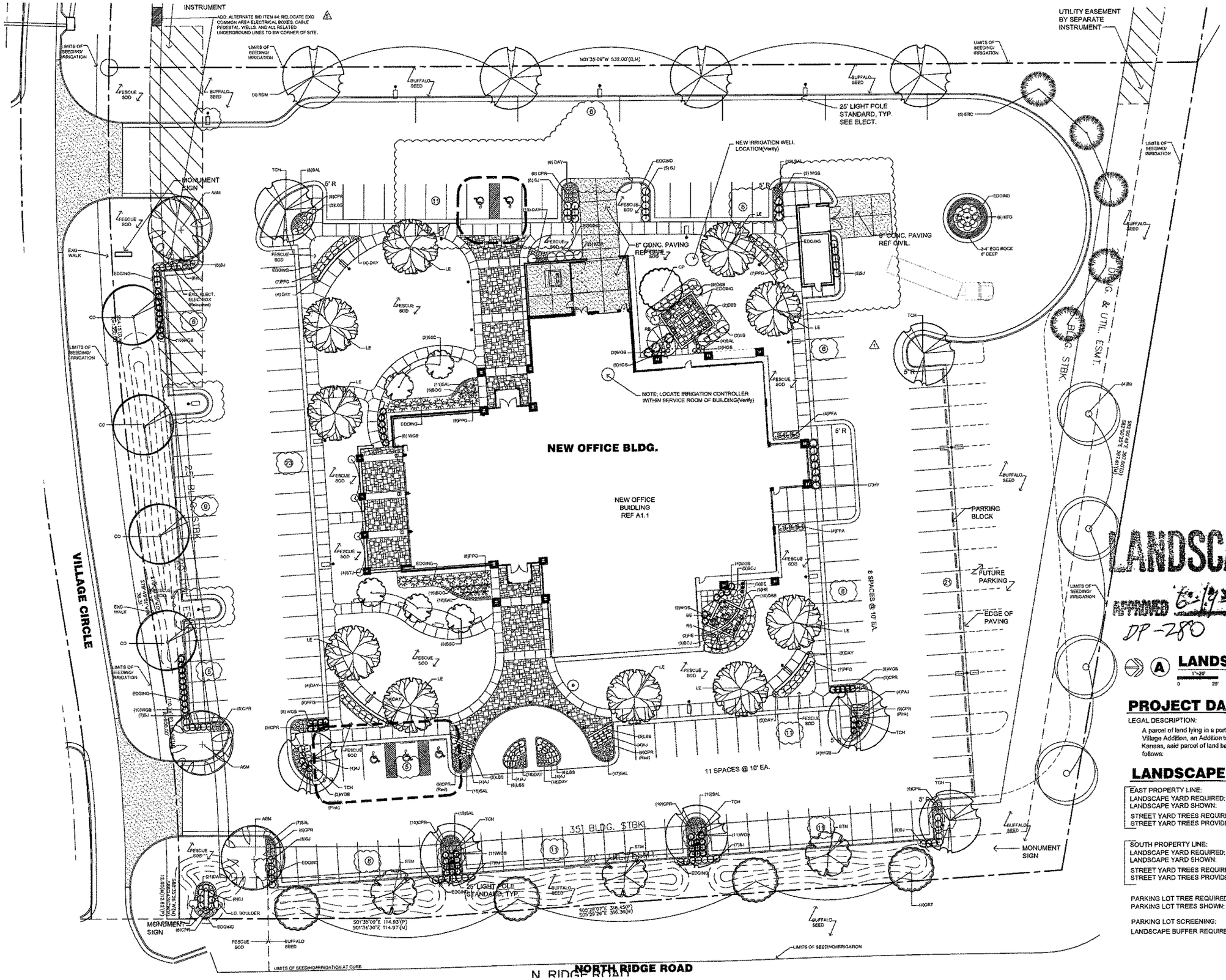
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 01/08/14

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
L500

FILE LOCATION: S:\Drawing Files\Project AMG 9-16-13\QT #0359\DWG\DETAILS LANDSCAPE.dwg TAB NAME:LS Detail Sheet 1 USER:agood/rich SAVED:3/20/2014 4:36 PM PLOTTED:4/17/2014 2:52 PM



LANDSCAPE PLAN

APPROVED 6-19-15 BY NES

DP-280

A LANDSCAPE PLAN

1"=20'

0 20'

PROJECT DATA

LEGAL DESCRIPTION:

A parcel of land lying in a portion of Lot 7, Block 1, North Ridge Village Addition, an Addition to Wichita, Sedgwick County, Kansas, said parcel of land being more particularly described as follows:

LANDSCAPE CALC.'S

EAST PROPERTY LINE:

LANDSCAPE YARD REQUIRED:	20' x 432' = 8,640 SF
LANDSCAPE YARD SHOWN:	19,000 S.F.
STREET YARD TREES REQUIRED:	8640/500 = 17 SHADE TREES
STREET YARD TREES PROVIDED:	12 SHADE TREES 7 ORNAMENTAL TREES

SOUTH PROPERTY LINE:

LANDSCAPE YARD REQUIRED:	20' x 414' = 8,280 SF
LANDSCAPE YARD SHOWN:	14,000 S.F.
STREET YARD TREES REQUIRED:	8280/500 = 16 SHADE TREES
STREET YARD TREES PROVIDED:	14 SHADE TREES 2 ORNAMENTAL TREES

PARKING LOT TREE REQUIRED:	144 NEW/20 = 7 SHADE TREES
PARKING LOT TREES SHOWN:	10 SHADE TREES
PARKING LOT SCREENING:	3-4' BERMS/SHRUBS
LANDSCAPE BUFFER REQUIRED:	NONE

SPANGENBERG PHILLIPS TICE ARCHITECTURE
121 N Mead Ste 201 Wichita KS 67202
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12 JUN 2015
UPDATED PERMIT & CONSTRUCTION SET

REPRINT	12 JUN 2015
AS1 01 △1	04 MAY 2015
PERMIT	20 APR 2015

LANDSCAPE PLAN

LS1

GENERAL LANDSCAPE SPECIFICATIONS

1. Landscape contractor shall provide all labor, materials and service necessary to furnish and install plantings as specified herein and as shown on these plans.
2. No material substitutions shall be made without Owner/Architect's approval. Alternate materials of similar size and character may be considered if specified plant materials cannot be obtained. Owner/Architect reserves the right to adjust plant list as deemed necessary.
3. Total quantities of materials shown on drawings shall take precedence over quantities shown on the plant schedule. Landscape contractor shall be responsible for verifying all quantities on the planting plans.
4. When clay soil is encountered in the establishment of the lawn or the installation of the plant material, it shall be improved in accordance with standard trade practice(ie. addition of lime gypsum, etc.).
5. Re-establish turf in all the areas disturbed by grading or utility trenching in the R.O.W..
6. 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. Cut of one inch(1") or more to be painted with tree paint. Central leaders shall not be removed.
7. Use triangular spacing in all ground cover and annual beds unless stated otherwise on plans.
8. Plant ground cover within one foot(1') of trunk of trees or shrubs planted within area. Planting arrangement shall be triangular, with proper on-center spacing between plants.
9. Commerical grade steel edging shall be used to separate all turf areas from planting beds. Place edging flush with grade(see planting details).
10. Use shredded cedar mulch in all planting beds. Landscape contractor shall supply Owner/Architect with a sample of mulch for approval prior to starting construction.
11. Place mulch in beds and tree saucers per planting details.
12. Planting beds receiving mulch are to be free of weeds and grass. Treat beds with a pre-emergent herbicide prior to planting and mulch placement. Apply in accordance with standard trade practice. Do not apply herbicide in annual/perennial beds.
13. Seasonal annual/perennial beds are to be planted with local materials that will offer the longest lasting, boldest color display beginning at the time of installation.
14. Landscape contractor to remove tree stakes, tree wrap, and remove all dead wood on trees and shrubs one year after provisional acceptance.
15. Report any discrepancies in the planting plan to the architect prior to starting construction.
16. Prior to any excavation for landscaping purposed, the location of underground utilities shall be determined by calling the local utility companies. Landscape contractor shall be responsible for any damage done to existing utilities.
17. 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.
18. Topsoil hauled onto the site shall be fertile, friable, natural loam topsoil, of unifor quality characteristic representing local soils which produce heavy groth of crops, grass or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
19. All grass areas called out on the plans are to be seeded/sodded with local industry standard type variety. Submit seed type to Architect prior to installation. Starter fertilizer is also to be applied using local industry standards.

SEED #1: Kansas Premium Fescue Blend (6-8 pounds per 1000 SF)
Buffalo/Rye Seed Blend (.....)

21. Warranty period for planted plants shall be 2 Years from date of installation.
22. Maintenance period for planted plants shall be 1 year from date of installation.
23. At the end of the guarantee period the Owner's Representative and Landscape Contractor shall meet to review for replacements. Dead plants and those not in a vigorous, thriving condition shall be replaced as originally specified in the following planting season. There shall be no additional cost to the Owner for replacements except due to vandalism. Grass areas not acceptable shall be reseeded or resodded immediately in the same planting season or if weather conditions require the following season
24. Landscape Contractor shall submit bid with unit prices for all plants which include mulch, installation, guarantee, etc...

GENERAL IRRIGATION NOTES:

WATER FOR IRRIGATION TO COME FROM NEW WELL WATER. INCLUDE SYSTEM AND COST TO PURIFY HARD WATER AND TO NEUTRALIZE SALT IN WATER SUPPLY.

CONTRACTOR TO DRILL A NEW WATER WELL AND SUPPLY PUMP TO HANDLE NEW IRRIGATION SYSTEM. (Verify location w/Owner)

ALL IRRIGATION EQUIPMENT SHALL BE SCREENED FROM VIEW OF PUBLIC AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A MOISTURE-SENSING DEVICE OR AUTOMATIC RAIN SHUT-OFF DEVICE AS A FREEZE DETECTOR.

SYSTEM IS TO CONSIST OF SEPERATE DRIP EMITTER ZONES, SPRAY HEAD ZONES, AND TURF ROTOR ZONES. EACH WITH SEPERATE VALVES AND STATIONS ON THE CONTROLLER

CONTROLLER(S) ARE TO BE A SOLID STATE TYPE WITH LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMMING, DRIP STATIONS AND BE CAPABLE OF MULITIPLE VALVES PER STATION.

POP-UP ROTORS AND POP-UP SPRAY HEADS SHALL BE USED TO IRRIGATE ALL TURF AREAS. IRRIGATION HEADS SHALL HAVE A MINIMUM 4" RISER.

ALL PLANTING BEDS SHALL BE IRRIGATED BY A DRIP IRRIGATION SYSTEM.

A RAIN SENSOR SHALL BE LOCATED ON TOP OF BUILDING NEAR CONTROLLER. RAIN SENSOR SHALL BE WIRED TO INTERRUPT VALVE COMMON WIRE BUT LEAVE CLOCK ACTIVATED.

MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE ENDS AND LOW POINTS OF THE IRRIGATION MAINLINE. PLACE MANUAL VALVES IN LATCHABLE VALVE BOXEX FOR EASY ACCESS. PLACE ON CUBIC FOOT OF GRAVEL BELOW VALVE.

BACKFLOW PREVENTION DEVICE SHALL BE A REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY. INSTALLED AS PER CITY, COUNTY AND STATE REGULATIONS.

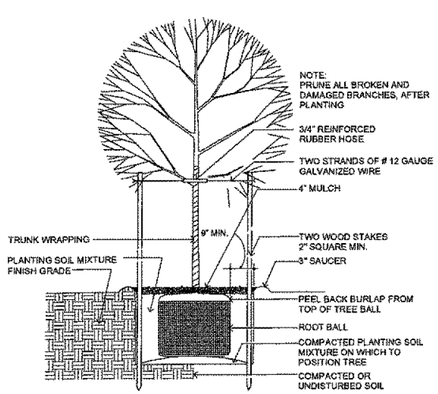
IRRIGATION MAINLINE - CLASS 200 PVC - 18" BURIAL DEPTH MINIMUM
IRRIGATION LATERAL LINE - CLASS 160 PVC - 12" BURIAL DEPTH MINIMUM
IRRIGATION DRIP LINE - FOLYETHYLENE PIPE - 3" BURIAL DEPTH MINIMUM
ELECTRICAL CONDUIT - 1120/SCHEDULE 40 PVC PIPE
IRRIGATION SLEEVES - SCHEDULE 40 PVC - 18" BURIAL DEPTH MINIMUM

ONE GALLON PER HOUR DRIP EMITTER ARE TO BE DISTRIBUTED AS FOLLOWS:
1 DRIP EMITTER PER 2"-4" GROUNDCOVER
2 DRIP EMITTERS PER 1-5 GALLON SHRUB OR GROUND COVER
4 DRIP EMITTERS PER TREE

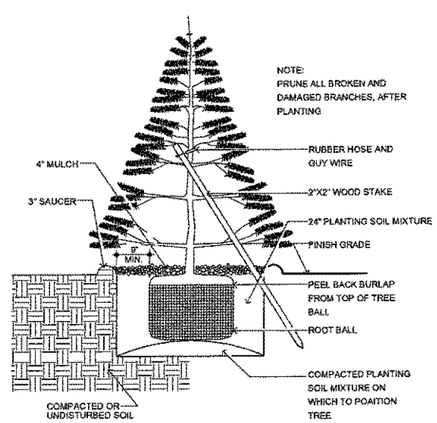
PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE ARCHITECT, AN IRRIGATION LAYOUT PLAN, IRRIGATION EQUIPMENT DETAILS, AND A BOOKLET CONTAINING CATALOG CUTS, PERFORMANCE CHARTS AND TECHNICAL INFORMATION IN SUFFICIENT DETAIL TO DETERMINE SYSTEM SUITABILITY FOR THIS PROJECT.

ADJUST ALL IRRIGATION EQUIPMENT SO THAT SIDEWALKS, PAVING, FENCES, BLDG. FACADES REMAIN DRY OF DIRECT SPRAY OF EXCESS WATER RUN-OFF AND SPRAY.

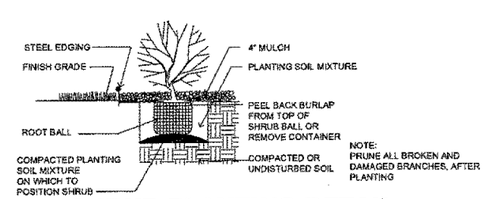
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
ABM	3	AUTUMN BLAZE MAPLE	Acer rubrum x freemanii 'Autumn Blaze'	3" - 3 1/2" cal	Balled-in-Burlap
BO	4	BUR OAK	Quercus macrocarpa	3" - 3 1/2" cal	Balled-in-Burlap
CP	1	CHINESE PISTACHE	Pistacia chinensis	2.0 - 2.5" cal.	Balled-in-Burlap
CO	4	CHINKAPIN OAK	Quercus muehlenbergii	3" - 3 1/2" cal	Balled-in-Burlap
ERC	5	EASTERN RED CEDAR	Juiperus virginiana	8'-10' ht.	Balled-in-Burlap
GRT	4	GOLDEN RAINTREE	Koelreuteria paniculata	1.5"-2" cal.	Balled-in-Burlap
LE	10	LACEBARK ELM	Ulmus parvifolia	3" - 3 1/2" cal	Balled-in-Burlap
RDM	4	RED MAPLE	Acer rubrum	3" - 3 1/2" cal	Balled-in-Burlap
RB	2	RIVER BIRCH	Betula nigra " Heritage'	2.0 - 2.5" cal.	Balled-in-Burlap
STM	3	SHANTUNG MAPLE	Acer truncatum(Multi-Stem)	1.5"-2" cal.	Balled-in-Burlap
STJ	26	SPARTAN JUNIPER	Juniperus chinensis 'Spartan'	6'-8' ht.	Balled-in-Burlap
SSC	5	SPRING SNOW CRAB	Malus species(fruitless)	1.5"-2" cal.	Balled-in-Burlap
TCH	7	THORNLESS HONEYLOCUST	Gleditzia triacanthos " Shademaster'	3" - 3 1/2" cal	Balled-in-Burlap
SHRUBS					
AJ	24	ANDORRA JUNIPER	Juniperus horizontalis 'Compacta'	5 Gal.	Container
BJC	8	BLUE CHIP JUNIPER	Juniperus horizontalis 'Blue Chip'	5 Gal.	Container
BOG	16	BLUE OAT GRASS	Helictotrichon sempervirens	5 Gal.	Container
CPR	117	CARPET ROSE	Rosa 'Red Carpet'	5 Gal.	Container
DBB	8	DWARF BURNING BUSH	Euonymus alatus 'compactus'	5 Gal.	Container
HY	7	HICKSII YEW	Taxus x media x 'Hicksii'	5 Gal.	Container
KFG	8	"KARL FOERSTER" GRASS	Calamagrostis x acutiflora 'Karl Foerster'	5 Gal.	Container
KOR	5	"DOUBLE" KNOCK OUT ROSE	Rosa sp.	5 Gal.	Container
LBS	26	LITTLE BLUESTEM	Schizachyrium scoparium	5 Gal.	Container
PFA	8	PINK FLOWERING ALMOND	Prunus glandulosa 'Rosa Plea'	5 Gal.	Container
PFG	29	PURPLE FOUNTAIN GRASS	Pennisetum setaceum	5 Gal.	Container
PPG	16	PAMPASS GRASS	Erianthus ravennae	5 Gal.	Container
SJ	66	SPREADING JUNIPER	Juniperus "Sea Green"	5 Gal.	Container
VS	3	VANHOUTTE SPIREA	Spiraea nipponica 'Vanhouttei'	5 Gal.	Container
WGB	80	WINTERGEM BOXWOOD	Buxus microphylla koreana	5 Gal.	Container
GROUNDCOVERS					
DAY	93	DAYLILLY	Hemerocallis 'Stella'	1 Gal.	Container
HOS	12	HOSTA	Hosta - Royal Standard	1 Gal.	Container
BER	4	BERGENIA	Bergenia- 12-18" tall variety	1 Gal.	Container
HER	5	HEUCHERA	Heuchera - 12-18" tall variety	1 Gal.	Container
SAL	121	SALVIA	Salvia x superba 'Mainacht'	1 Gal.	Container



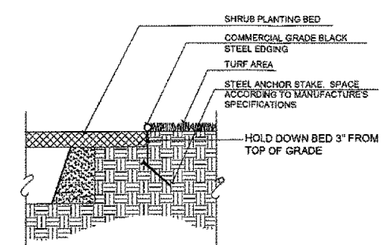
1 **DECID. TREE PLANTING DETAIL**
NOT TO SCALE



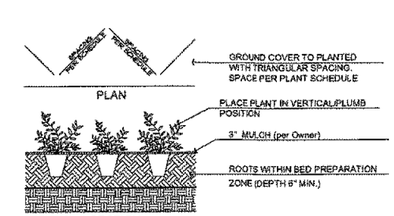
2 **EVERGREEN TREE PLANTING DETAIL**
NOT TO SCALE



2 **SHRUB PLANTING DETAIL AT EDGING/BED AREAS**
NOT TO SCALE



5 **EDGING DETAIL**
NOT TO SCALE



3 **GROUND COVER PLANTING**
NOT TO SCALE

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121 N Mead Ste 201 Wichita KS 67202
T 316.267.4002 F 316.267.1509
www.sptarchitecture.com

AMERICAN AG CREDIT NEW OFFICE BUILDING
4105 N. RIDGE ROAD, WICHITA, KS 67205

12 JUN 2015
UPDATED PERMIT & CONSTRUCTION SET

REPRINT 12 JUN 2015
PERMIT 20 APR 2015

LANDSCAPE NOTES/LEGEND & DETAILS

LS2

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 8, 2014

Quick Trip West Incorporated, c/o Joe Kim
4705 South 129th East Ave.
Tulsa, OK 74134

MKEC Engineering, Inc. c/o Brian Lindebak
411 N Webb Rd.
Wichita, KS 67206

RE: CUP2014-11 - City CUP administrative adjustment to DP-280 to address access, landscaping requirements, sign height, sign spacing, building sign size, fluorescent tube lighting, cross-lot access and pedestrian access, generally located south of K-96 and west of Ridge (4051 N. Ridge).

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-280 The North Ridge Village Community Unit Plan (CUP). We understand that on Parcel 1 you wish to convert a right only access point to a full conditional movement and delete easements consistent with vacation VAC2014-07; waive the landscaping parking lot tree requirement; increase the monument sign height from 20 to 25 feet for a 200 square foot sign; decrease the minimum distance between signs from 75 to 50 feet for the development marker / monument in Reserve A; increase building signs from 70 square feet to 180 square feet for the front elevation, 40 square feet for the north and south elevations, and 22-square foot canopy signs on the front, north and south canopy elevations subject to an approved elevation drawing; allow florescent tube lighting with staff elevation drawing approval; allow for future common access to property to the south; and adjust GP 20 to allow a walk system to link sidewalks along Ridge Road with the proposed buildings within the subject property and/or to a sidewalk on Village Parkway that links to Ridge Road.

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

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except 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.

John L. Schlegel
Director of Planning

Thomas J. Stolz
MABCD Director

cc: JR Cox, MABCD
Paul Hays, MABCD
Jeff Longwell, CM District V
Martha Sanchez, NA District V

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 1, 2014

Kansas Bait and Tackle LLC, attn. Steve Peeples
5400 E. Central Ave.
Wichita, KS 67208

MKEC attn. Brian Lindebak
411 N. Webb
Wichita, KS 67206

30

RE: CUP2014-40 - City Administrative Adjustment to DP-280 to create Parcels 8a and 8b, consistent with a Lot Split, generally located south of K-96 and west of Ridge Road.

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-280, the North Ridge Village Community Unit Plan (CUP). We understand that you wish to create Parcels 8a and 8b, consistent with a lot split of Parcel 8. Building coverage and floor area will be distributed proportionately on the revised CUP. Uses permitted on the existing parcels do not change.

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

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except 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.

John L. Schlegel
Director of Planning

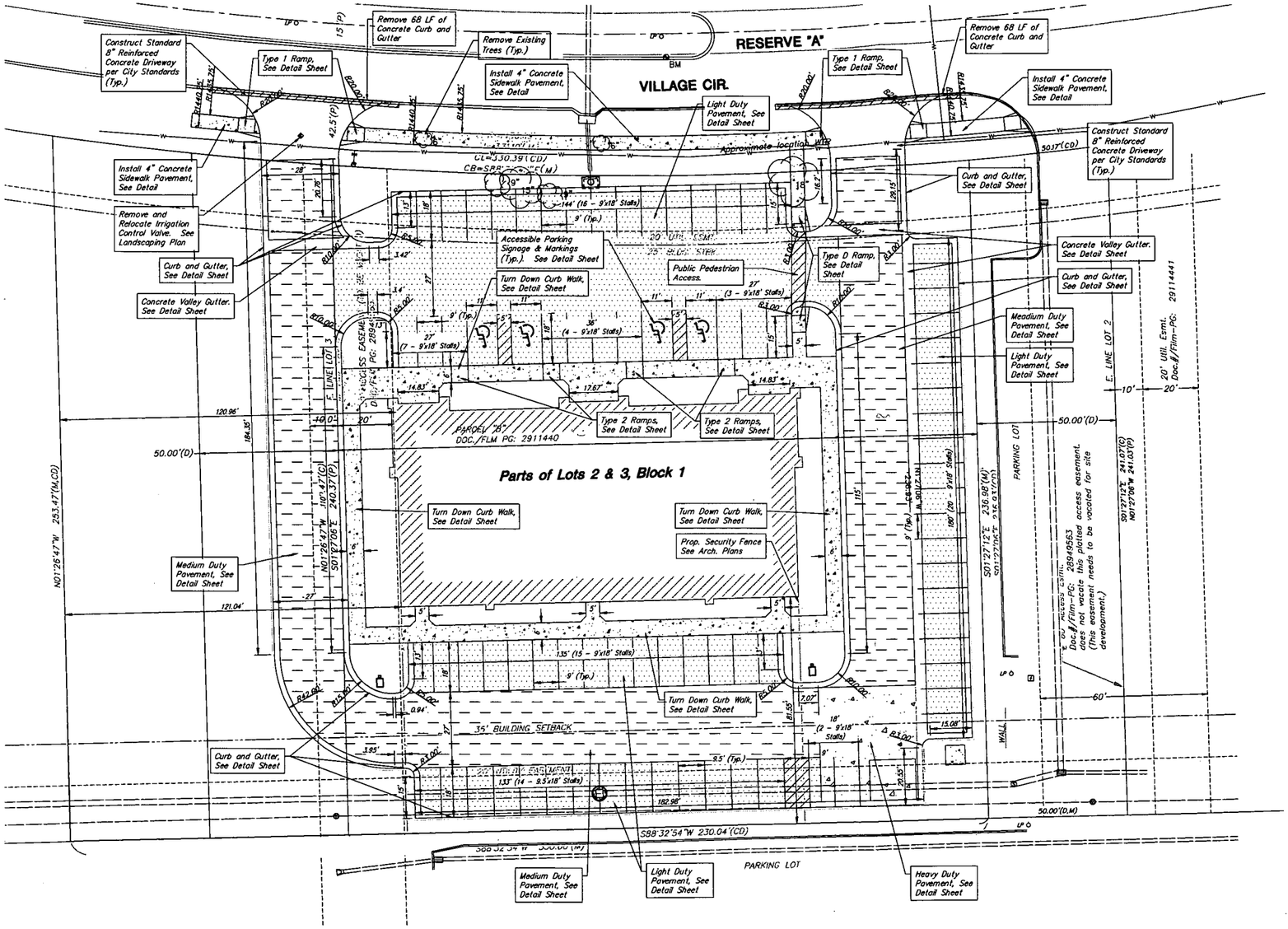
Tom J. Stolz
MABCD Director

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

T 316.268.4421 F 316.268.4390

www.wichita.gov

cc: JR Cox, MABCD
Paul Hays, MABCD
Jeff Longwell, CM District V
Martha Sanchez, NA District V



LAYOUT LEGEND

Existing Utilities:

GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
EXSS	Sanitary Sewer Line
SWS	Stormwater Sewer Line
PIPELINE	Petroleum Pipeline
TELE	Telephone Line
WTR	Water Line
Fire	Fire Line
RD	Roof drain
CaTV	Cable TV Line
X	Fence Line

Proposed Utilities:

UGE	Underground Electric Line
WTR	Water Line
SS	Sanitary Sewer Line
GAS	Gas Service Line
RD	Roof Drain
Fire	Fire Sprinkler Line
SWS	Storm Water Sewer

PAVING LEGEND

- SIDEWALK
- HEAVY DUTY CONCRETE
- LIGHT DUTY ASPHALT
- MEDIUM DUTY ASPHALT

SITE DIMENSION PLAN

20 0 20 Scale 1"= 20'-0"

Parcel 2
APPROVED
DP-280 Ped Walk per GP#20
3-21-19

LEGAL DESCRIPTION

The west 230.00' of Lot 2 & the east 50.00' 3, Block 1, North Ridge Village Addition, Wichita, Kansas.

SITE INFORMATION

Total Area:	±78,842.25 sq. ft. (1.81 acres)
Disturbed Area:	±78,842.25 sq. ft. (1.81 acres)
Impervious Area, pre-const:	±0 sq. ft. (0.00 acres)
Impervious Area, post-const:	±48,343.82 sq. ft. (1.11 acres)

BENCHMARKS

Site Benchmark - 1
"X" chiseled on top of curb on south side of island 9' west of the southeast end of return.
Elevation = 1336.61 (NAVD 88)

KANSAS ONE CALL

Contractor shall be required to provide notice to Kansas One Call at 687-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.

Kansas One Call 1-800-DIG-SAFE

UTILITY CONTACTS

The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas)	1-888-482-4950
Black Hills Energy (Gas)	1-800-303-0357
Westar Energy (Electric)	383-8650
Cox Communications (Telecommunication)	262-4270
AT&T (Telecommunication)	268-2759
City of Wichita Water Dept. (Water)	268-4563 or 268-4908
City of Wichita Sewer Maint.(San. Sewer)	268-4024 or 262-6000
City of Wichita Storm Sewer Maint. (Storm Sewer)	268-4090
City of Wichita Traffic Maint.(Traf. Control)	268-4034 or 268-4203
Conoco Pipeline Co. (Petroleum)	1-800-231-2551
Williams Pipeline Co. (Petroleum)	529-6600 or 1-800-324-9696
Phillips Pipeline Co. (Petroleum)	1-800-766-8230

SITE NOTES

1. Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
2. Traffic affected by construction on this project shall be handled in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
3. The Contractor shall provide appropriate signage throughout the sequence of construction clearly stating where construction entrances are.
4. The Contractor shall take all necessary precautions to protect the general public during the construction and demolition process. This may include the use of fences and signage.
5. The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
6. Signing and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be painted markings in conformance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
7. Dimensions shown are to face of curb or edge of pavement unless otherwise noted.

SHELDEN ARCHITECTUR
INSPIRED SPAC
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800 E. First, Suite 14
Wichita, Kansas 6720
SHELDENARCHITECTURE.CO

SCOTT R. SERVIS
SCOTT R. SERVIS
KANSAS
PROFESSIONAL ENGINEER
3/8/19

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com
BAUGHMAN

CNL - MEDICAL
7329 W VILLAGE CIRCLE
WICHITA, KS

PROJECT NO.	16-00
ISSUE:	DATE:
SITE PERMIT	08 MAR

SITE DIMENSION PLAN

C1.0

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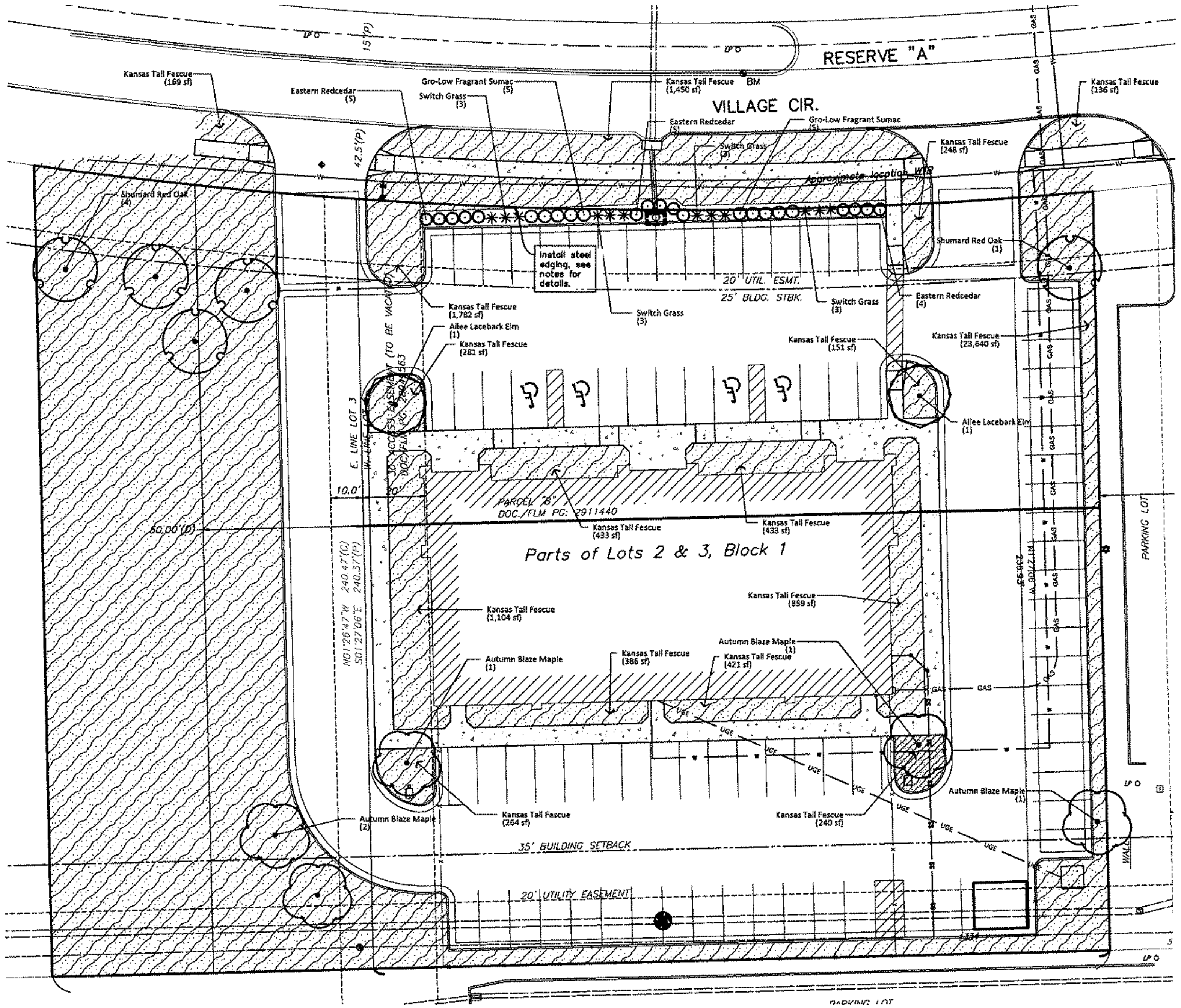
Parcel 2

APPROVED

DP-280 Arch Rev per GP#4

3-21-19



LANDSCAPE PLAN

20 0 20 Scale 1"= 20'-0"

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	5	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2"CAL
	5	QUERCUS SHUMARDII	SHUMARD RED OAK	B & B	2"CAL
	2	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	B & B	2"CAL
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**POINTS**
	14	JUNIPERUS VIRGINIANA 'GREY OWL'	EASTERN REDCEDAR	3 GAL	
	12	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	3 GAL	
	10	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL	
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**		
	31,996 SF	FESTUCA ARUNDINACEA SOD	KANSAS TALL FESCUE		

LEGAL DESCRIPTION

The west 230.00' of Lot 2 & the east 50.00' 3, Block 1, North Ridge Village Addition, Wichita, Kansas.

SITE INFORMATION

Total Area:	±78,842.25 sq. ft. (1.81 acres)
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Impervious Area, post-const:	±48,343.82 sq. ft. (1.11 acres)

Parking Requirements

10,391 s.f. of medical office X 1 stall/333 sf = 32 Stalls Required

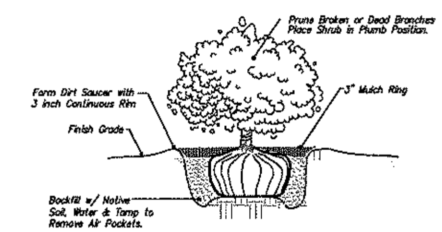
Total Stalls Provided = 83 (Includes 4 HC Stalls)

BENCHMARKS

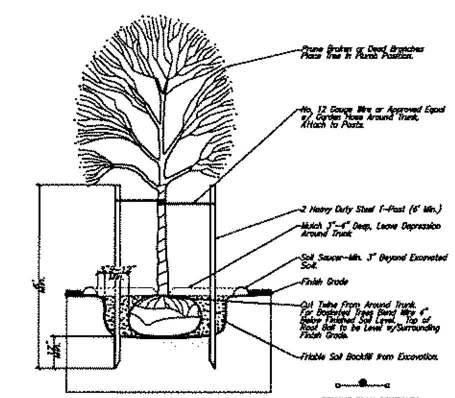
Site Benchmark - 1

"X" chiseled on top of curb on south side of island 9' west of the southeast end of return.

Elevation = 1336.61 (NAVD 88)



1 **SHRUB PLANTING DETAIL**
5 Gallon and Smaller — No Scale



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

Requirements: Street Yard Requirements Village Circle	
Lot Width	245 lf
Square Footage Factor	10
Street frontage	331 lf
Required Landscape Street Yard	3,310 Sq. Ft.
1 Shade Tree Required per 500 Sq. Ft.	7 Shade Trees required
	7 Shade Trees 7 Total Trees Provide
	10,757 sq.ft. Street yard Provided
Parking lot trees per CUP DP-280 1 tree per 20 stalls	83 parking stalls
	5 Shade Trees Required 5 total trees
Total Trees Required	12 trees
	12 Shade Trees Provided 12 total trees

LANDSCAPE NOTES

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out as seeded shall be seeded at 2.5 to 3 lbs per 1,000 sq ft and fertilized at 40 lbs per acre.
3. Trees with broken leaders or no central leader will not be accepted.
4. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
5. Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be premium cedar mulch of uniform consistency.
6. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
7. General Contractor to supply and place at a depth of 4", all topsoil on site within the Limits of Construction.
8. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
9. Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
12. The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
13. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
14. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
15. The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
16. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
17. Landscape to be watered manually. If automatic system is requested by owner, contractor to consult irrigation notes below.

IRRIGATION NOTES

1. All irrigation work is to be installed in compliance with all local codes and regulations.
2. Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
3. The Irrigation Contractor DOES NOT START irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which: Use Rainbird, Toro, Hunter products, or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City Codes.
4. Prior to construction, Irrigation Contractor to locate all exist and proposed utilities and electrical wiring.
5. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
6. All irrigated turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system and/or spray heads. Per Owner's request, the Buffalo Grass will not irrigation installed.
7. Heads to be adjusted to not spray on buildings, walks, or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so not to be susceptible to damage by automobile overhangs.
8. Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeving prior to any paving. Combine piping when possible to save on sleeving material. Sleeves to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
9. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
10. Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.
11. Locate Irrigation Controller per Owner's direction.

LANDSCAPE PLAN
APPROVED 5/16/19 BY N[illegible]

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AARON HARNDEN LICENSED LANDSCAPE ARCHITECT KANSAS 5/16/19

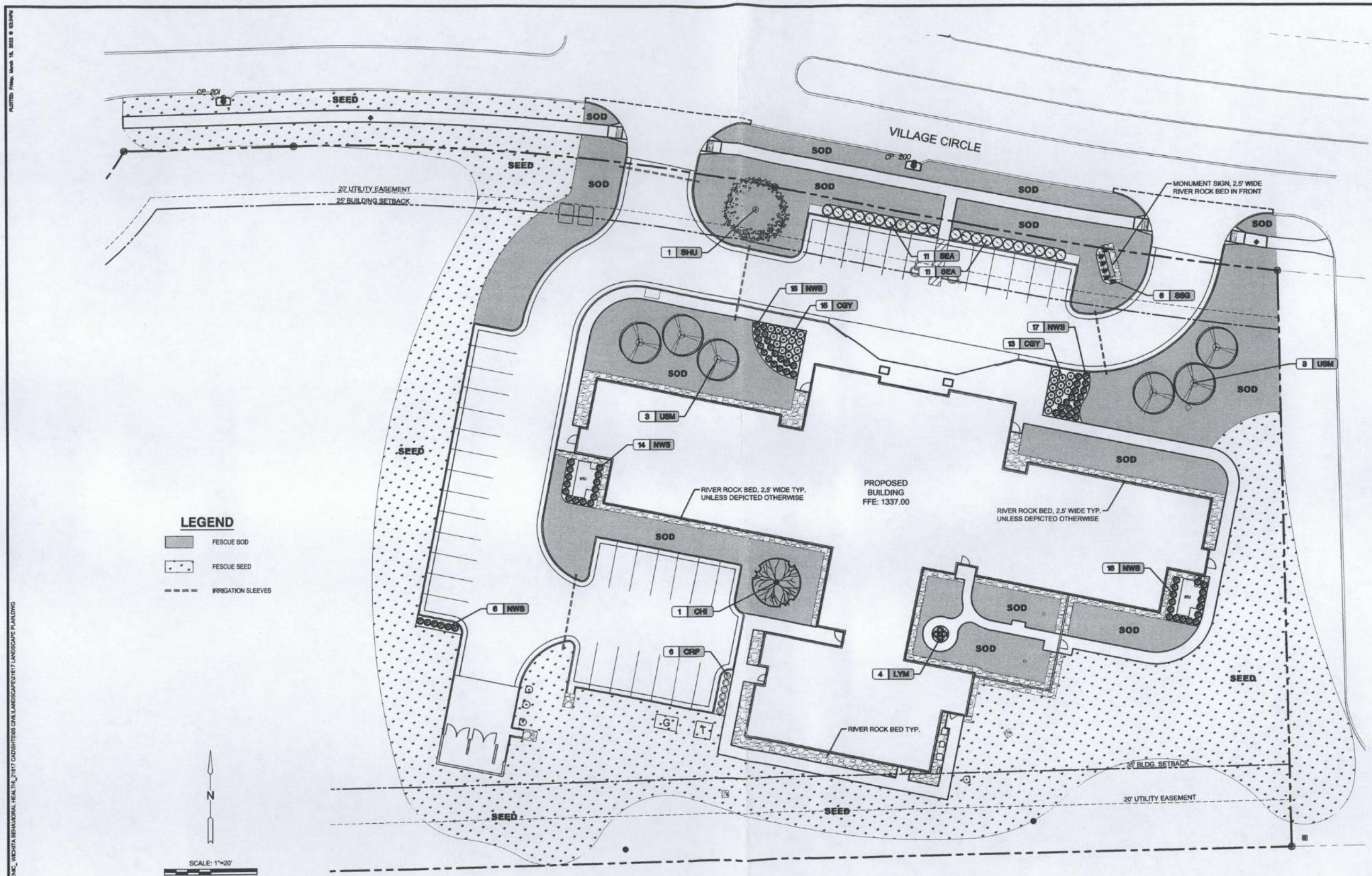
CNL - MEDICAL
7329 W VILLAGE CIRCLE
WICHITA, KS

WICHITA, KS

PROJECT NO.	16-0000
ISSUE:	DATE:
SITE PERMIT	08 MAR 19

LANDSCAPE PLAN

L1.0



LEGEND

- FESCUE SOD
- FESCUE SEED
- IRRIGATION SLEEVES

LANDSCAPE PLAN
APPROVED 3/28/22 BY NGS

DP-280

MKEC
Wichita, KS • 316-684-9600

SITE CIVIL ENGINEERING PLANS FOR

CORTERRA OF WICHITA

WICHITA, KANSAS

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LANDSCAPE PLAN

PROJECT NO.	2101010617
DATE	MAR 2022
SCALE	1" = 20'

DESIGNED	DRAWN	CHECKED
RKO	RKO	KPG

NO.	REVISION	DATE

SHEET NO.
L1.0

RYAN K. OTTO
LICENSED
739
3.18.2022
KANSAS
LANDSCAPE ARCHITECT

PLOTTED: Friday, March 18, 2022 @ 03:31PM

J:\PROJECTS\2021\2101010617_BCBHC_WICHITA BEHAVIORAL HEALTH_21617 CAD\SHTS\00 CIVIL\LANDSCAPE\21617 LANDSCAPE PLAN.DWG

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH ALL APPLICABLE SPECIFICATIONS RELATED TO THE LANDSCAPE AND IRRIGATION.

2. LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL. UTILITIES CAN BE FLAGGED BY CALLING 811, OR 1-800-344-7233, OR ONLINE AT www.kansasonecall.com. DAMAGE TO UTILITIES SHALL BE AVOIDED DURING THE COURSE OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.

3. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE MASS GRADING CONTRACTOR TO INSURE THEY THOROUGHLY RIP AND ALLEVIATED ALL COMPACTED SOILS FROM THEIR HAULING AND PLACEMENT OPERATIONS.

4. ALL WATER REQUIRED FOR LANDSCAPE OPERATIONS AND FOR ESTABLISHING LANDSCAPE ON THIS SITE WILL BE PROVIDED BY THE OWNER FROM ON-SITE SOURCES AND SUPPLIED TO THE LANDSCAPE CONTRACTOR AT NO CHARGE.

5. PLANTING DATES FOR PLANT MATERIAL SHALL BE DURING THE MONTHS BETWEEN FEB. 15TH AND MAY 31ST OR SEPT. 15TH AND DEC. 15. PLANTING SHALL ONLY BE CONDUCTED WHEN THE GROUND IS NOT FROZEN, SNOW-COVERED, OR IN AN OTHERWISE UNSUITABLE CONDITION FOR PLANTING.

6. LANDSCAPE BED EDGES SHALL BE LINED WITH PRO-STEEL EDGING (OR APPROVED EQUAL).

7. A 4" MINIMUM DEPTH RIVER ROCK BED SHALL BE PLACED AROUND THE PERIMETER OF THE BUILDING. PLACE LANDSCAPE FABRIC PRIOR TO ROCK INSTALLATION. ROCK BED SHALL BE LINED WITH PRO-STEEL EDGING ON THE SIDE OPPOSITE THE BUILDING.

8. PLACE 4" MINIMUM DEPTH OF RIVER ROCK IN ALL PLANTING BEDS. LANDSCAPE FABRIC SHALL BE PLACED PRIOR TO RIVER ROCK INSTALLATION. RIVER ROCK SHALL BE APPROXIMATELY 4" DIAMETER STONES. RIVER ROCK SHALL BE EARTH TONES IN COLOR. SUBMIT RIVER ROCK SAMPLE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.

9. TREES PLANTED IN LAWN AREAS ONLY SHALL RECEIVE A 3" MINIMUM DEPTH, DARK HARDWOOD MULCH PLACED IN A 4' DIAMETER CIRCLE AROUND THE TRUNK. PULL MULCH AWAY FROM TREE TRUNK.

10. IF POSSIBLE, BASED ON TIME OF YEAR SITE IS READY FOR LANDSCAPING, PLANT TREES PRIOR TO ROUTING/INSTALLING IRRIGATION LINES AND SUSTAIN TEMPORARILY BY WATERING WITH IRRI-"GATOR" SLOW-DRIP IRRIGATION BAGS OR BY HAND WATERING. FOLLOW TREE PLANTING WITH INSTALLATION OF IRRIGATION SYSTEM, THEN BY SODDING AND SEEDING.

11. FESCUE SOD SHALL BE HARVESTED & PLACED BETWEEN THE DATES OF APRIL 1ST AND JUNE 15TH UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WATER ALL SOD UNTIL LANDSCAPE JOB IS COMPLETE.

12. AREAS DENOTED AS 'SOD' SHALL BE PLANTED WITH THE FOLLOWING GRASS TYPE:
SOD:
KANSAS PREMIUM FESCUE, OBTAINABLE FROM CRANMER GRASS FARM, INC., 6121 N. 119TH, MAIZE, KANSAS 67101, PH# (316) 722-7230.

13. ALL SOD AREAS SHALL BE INSTALLED AS FOLLOWS: AFTER FINAL GRADE IS ESTABLISHED AND ALL SOIL AREAS DRAIN AS INTENDED, AND ALL SURFACE IRREGULARITIES HAVE BEEN REMOVED, THOROUGHLY PREPARE SODBED BY TILLING TO A MINIMUM DEPTH OF 3" AND HARROWING. ROLL SOD FOLLOWING LAYING FOR GOOD SOD/SOIL CONTACT AND KEEP IN A MOIST (BUT NOT SATURATED) CONDITION FOR FIRST TWO WEEKS TO PROMOTE GOOD ROOTING. FERTILIZE WITH 1 LB. ACTUAL NITROGEN PER 1,000 S.F. AT TIME OF PLANTING.

14. SEED SHALL BE "KANSAS PREMIUM BLEND" FESCUE SEED DRILLED AT A RATE OF 8 LBS/1000 SF. PLANT SEEDS AT 1/4" DEPTH. SOIL SHALL BE KEPT MOIST TO ENCOURAGE GERMINATION.

15. ALL LANDSCAPE AND TURF AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN-SENSING DEVICE TO SHUT OFF THE SYSTEM DURING PERIODS OF ADEQUATE RAIN.

16. PLACEMENT OF IRRIGATION CONTROLLER SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.

17. COORDINATE LANDSCAPE PLANTING WITH IRRIGATION CONTRACTOR. THE TREE PLANTINGS SHALL BE IN PLACE OR STAKED BEFORE IRRIGATION LINE ROUTING BEGINS TO AVOID CONFLICTS. THE IRRIGATION SYSTEM SHALL BE COMPLETE AND FULLY FUNCTIONAL IN ALL LAWN AREAS BEFORE SOD/SEED IS PLACED.

18. ALL PLANTS SHALL CONFORM TO ANSI Z60.1 FOR SIZE AND QUALITY STANDARDS.

19. LABEL EACH PLANT WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. DO NOT REMOVE UNTIL AFTER PROVISIONAL ACCEPTANCE.

20. SUBSTITUTION OF PLANT SPECIES FOR THOSE LISTED IN THE PLANT LIST IS NOT PERMISSIBLE. ONLY SIZE WILL BE CONSIDERED.

21. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL; FREE OF PEST AND DISEASES. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST. ALL TREES SHALL BE STRAIGHT-TRUNKED, OR OF TYPICAL FORM TO THE SPECIES, FULL-HEADED AND MEET THE REQUIREMENTS AS SPECIFIED. ALL TREES MUST BE STAKED.

22. STAKES AND GUYING SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.

23. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY.

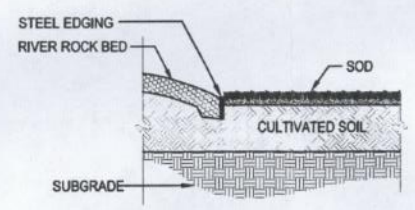
24. ALL LANDSCAPE PLANTS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING INITIAL ACCEPTANCE. DEAD OR DEFICIENT PLANTINGS SHALL BE ACCEPTABLY REPLACED, IN PROPER PLANTING SEASON, ONE TIME AT NO COST TO THE OWNER. SOD AREAS MAY BE FINAL ACCEPTED AT TIME OF COMPLETION OF ESTABLISHMENT WITH NO FURTHER GUARANTEE REQUIRED.

25. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, (INCLUDING WATERING AND MOWING), SOD AREAS UNTIL ACCEPTANCE OF THESE AREAS. WHEN READY, THE LANDSCAPE CONTRACTOR SHALL REQUEST INSPECTION OF ESTABLISHED SODDED AREAS BY THE OWNER'S REPRESENTATIVE.

26. TOPSOIL FOR ALL LANDSCAPE BEDS SHALL BE A MINIMUM OF EIGHTEEN INCHES (18") DEPTH. SIX INCHES (6") MINIMUM DEPTH OF TOPSOIL REQUIRED AT SOD AND SEED LOCATIONS.

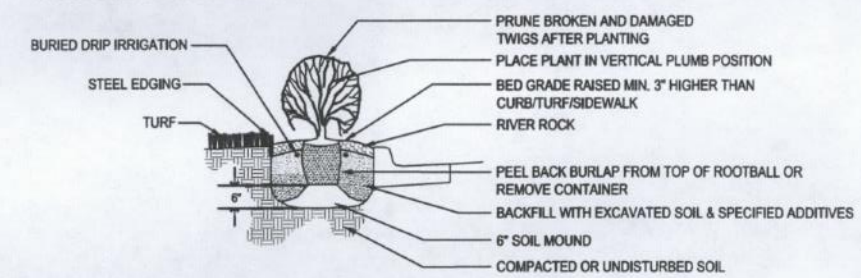
PLANT SCHEDULE

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING	NOTES
DECIDUOUS TREES					
CHI	1	CHINESE PISTACHE	PISTACIA CHINENSIS	15'-20' MIN. HT. / B&B	MALE TREES ONLY
SHU	1	SHUMARD OAK	QUERCUS SHUMARDII	3" CAL. / B&B	BRANCHING HT. 5' MIN.
ORNAMENTAL TREES					
USM	6	'URBAN SUNSET' SHANTUNG MAPLE	ACER TRUNCATUM x PLATANOIDES 'JFS-KW187' PP 27545	2" CAL. / B&B	
DECIDUOUS SHRUBS					
CRP	6	'CHERRY DAZZLE' DWARF CRAPEMYRTLE	LAGERSTROEMIA GAMAD 1 'CHERRY DAZZLE'	#3 CONT.	
EVERGREEN SHRUBS					
CGY	28	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	#3 CONT.	
SEA	22	'SEA GREEN' JUNIPER	JUNIPERUS x PFITZERIANA 'SEA GREEN'	#3 CONT.	
ORNAMENTAL GRASSES					
NWS	71	'NORTHWIND' SWITCHGRASS	PANICUM VIRGATUM 'NORTHWIND'	#3 CONT.	
LYM	4	'BLUE DUNE' LYME GRASS	ELYMUS ARENARIUS 'BLUE DUNE'	#2 CONT.	
SSG	6	'SHENANDOAH' SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#3 CONT.	
TURF GRASS					
SOD	2,305 SY	FESCUE: GARD'N WISE 'FESCUE/BLUE MIXTURE'			SOD
SEED	32,100 SF	FESCUE: KANSAS PREMIUM BLEND		SEED AT 8 LBS/1,000 SF	SEED



BED EDGING AT TURF DETAIL
NOT TO SCALE

NOTES:
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING.
ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY.

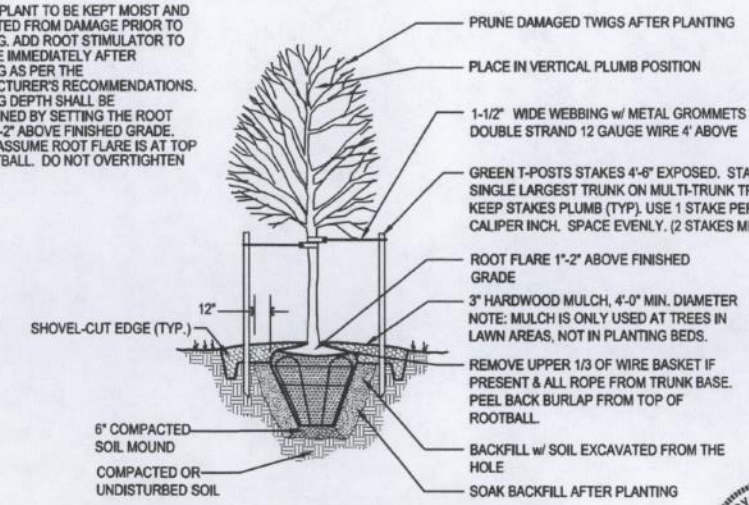


SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
1. BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING.
2. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS.
3. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY.

ORNAMENTAL GRASS PLANTING DETAIL
NOT TO SCALE

NOTES:
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH SHALL BE DETERMINED BY SETTING THE ROOT FLARE 1"-2" ABOVE FINISHED GRADE. DO NOT ASSUME ROOT FLARE IS AT TOP OF ROOTBALL. DO NOT OVERTIGHTEN GUYS.



TREE PLANTING IN TURF AREA DETAIL
NOT TO SCALE

RYAN KOTH LICENSED 739 KANSAS LANDSCAPE ARCHITECT

MKEC
Wichita, KS • 316-684-9600

SITE CIVIL ENGINEERING PLANS FOR
CORTERRA OF WICHITA
WICHITA, KANSAS

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LANDSCAPE DETAILS

PROJECT NO.	2101010617
DATE	MAR 2022
SCALE	N/A

DESIGNED	DRAWN	CHECKED
RKO	RKO	KPG

NO.	REVISION	DATE

SHEET NO.
L1.1

PLOTTED: Friday, March 18, 2022 @ 03:59PM

J:\PROJECTS\2020\2101010617_SCERMC_WICHITA BEHAVIORAL HEALTH_21617 CAD\SHEETS\05 CIVIL\LANDSCAPE\21617 LANDSCAPE DETAILS.DWG