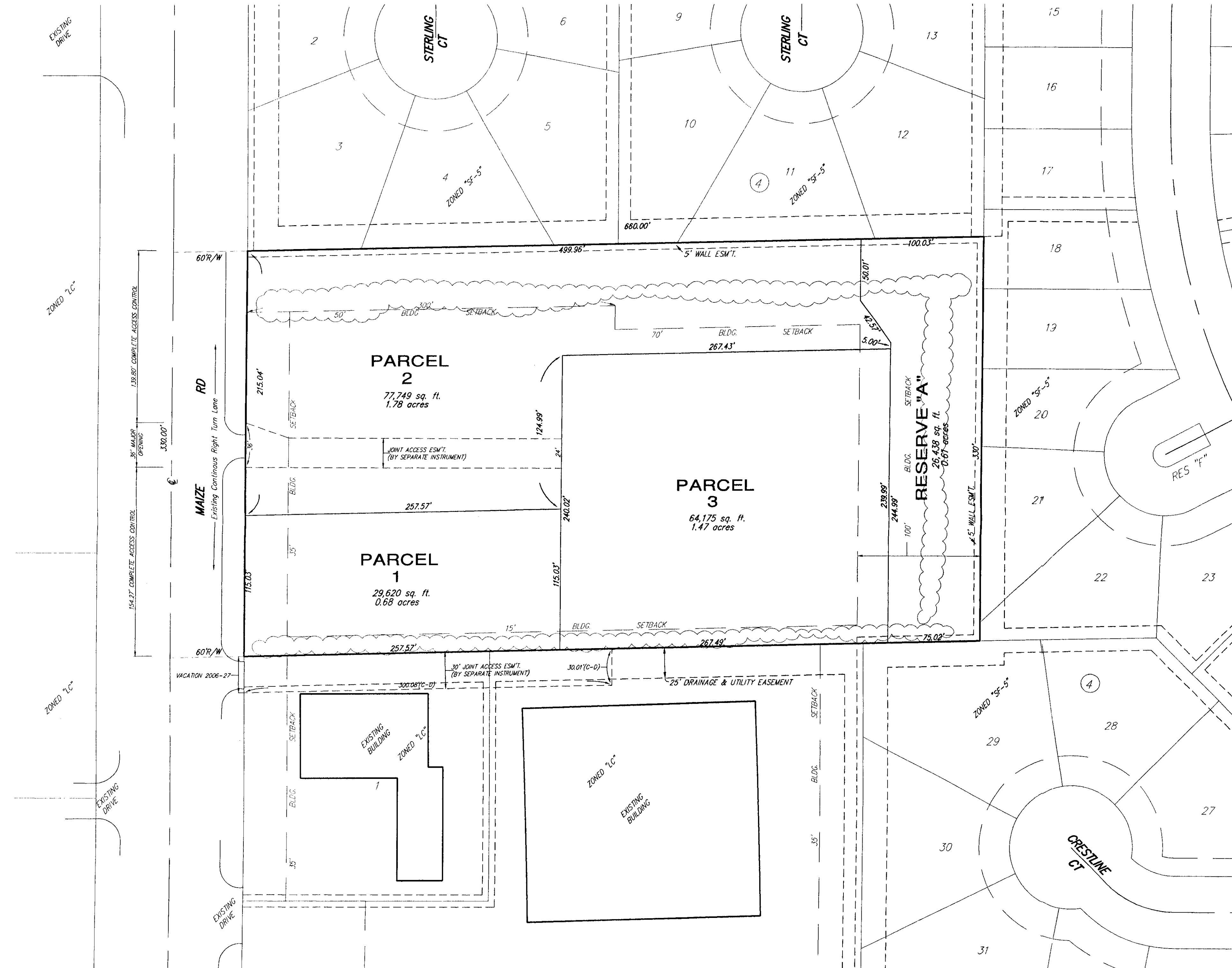


E.S. DEVELOPMENT MIDWEST COMMERCIAL COMMUNITY UNIT PLAN DP-293

GENERAL PROVISIONS:

1. Total Land Area: 197,982 ±% sq.ft. or 4.55 ± acres
Net Land Area: 197,982 ±% sq.ft. or 4.55 ± acres
2. Total Gross Floor Area: 69,294 sq.ft.
Total Floor Area Ratio: 35 percent
3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
4. Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
5. A Drainage Plan shall be submitted to City Engineering for approval.
6. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - A. All freestanding signs must be monument type and shall have a maximum height of 20 feet and shall be spaced a minimum of 150 feet apart, with no sign allowed within 70 of the northern property line, and a maximum sign face area of 264 square feet (0.8 times lineal footage) cumulative for the C.U.P.
 - B. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - C. Portable and off-site signs are not permitted.
 - D. Window display signs are limited to 25% of the window area.
 - E. No signs shall be allowed on the rear of any buildings.
7. Access shall be limited to one full movement and one right-in/right-out and be in compliance with the Access Management Policy.
8. All exterior lighting shall be shielded to direct light disbursement in a downward direction, subject to ART IV, Sect. IV-B(4).
9. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - A. Limited height of light poles including fixtures, lamps and base to 24 feet except within 100 feet of residential zoning districts and on the rear wall of building adjoining residential zoning districts lighting (building wall units and freestanding standards) shall be limited to 15 feet in height, including poles, fixtures lamps and base, and shall have directional shielding to prevent light spillage onto residential zoning districts and otherwise comply with General Provision 8.
 - B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
10. Utilities shall be installed underground on all parcels.
11. Landscaping for this site shall be required as follows:
 - A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.
 - B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
 - 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.
12. Screening Walls:
 - A. A eight (8) foot high concrete/masonry wall along the north, south, & east property lines of the C.U.P. where adjacent to residential zoning is required.
 - B. This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
 - C. Retain, transplant or replace the existing tree row of coniferous trees along the north and east property lines. Provide solid evergreen screening (this is in addition to the solid eight-foot masonry wall).
13. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
14. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view with materials similar to the exterior materials of the main buildings. Trash haulers shall not be permitted to pick-up trash in receptacles or dumpsters prior to 8 a.m. each day.
15. All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the 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 accent, and must employ materials similar to surrounding residential areas. Metal shall not be used as the predominant exterior material on any facade and shall not be permitted as the exterior material above the height of the screening wall except for trim for facades directly abutting residential zoning.
16. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
17. All parcels shall be zoned Limited Commercial. No parcel within this C.U.P. shall allow any of the following uses:
Adult Entertainment Establishments; Sexually Oriented Business; Asphalt/Concrete Plants; Private Clubs; Taverns; Drinking Establishments; Multi-Family; Accessory Apartment; Hotel and Motel, Group Residence, Limited; Group Residence, General; Neighborhood Swimming Pool; Cemetery; Correctional Placement Resid., Limited; Correctional Placement Resid., General; Golf Course; Recycling Collection Station, Private; Recycling Collection Station, Public; Reverse Vending Machine; Utility, Major; Animal Care, Limited; Animal Care, General; Bed and Breakfast Inn; Car Wash; Construction Sales and Services; Convenience Store; Helipad; Kennel, Hobby; Kennel, Board/Breeding/Training; Marine Facility; Recreational; Monument Sales; Night Club in the City; Parking Area, Commercial; Pawn Shop; Printing and Publishing, General; Recreation & Entertainment, Outdoor; Recreational Vehicle Campground; Secondhand Store; Service Station; Tavern and Drinking Establishment; Vehicle and Equipment Sales, Outdoor; Vehicle Repair, Limited; Asphalt or Concrete Plant, Limited; Asphalt or Concrete Plant, General; Manufacturing, Limited; Mining or Quarrying; Oil or Gas Drilling; Rock Crushing; Solid Waste Incinerator; Agricultural Research; Agricultural Sales and Service; Nursery and Garden Center; Wireless Communication Facility. Conditional uses shall be permitted only if approved by a CUP amendment. Prohibit restaurants with drive-in service or drive-through windows on the northern 150 feet of the CUP. Prohibit quick-service or fast-food restaurants with drive-through windows and/or with order boards on the eastern 300 feet of the property; drive-in service without order boards may be permitted for other types of restaurants or other retail uses on the eastern 300 feet of the property except for the northern 150 feet. Order boards may be permitted in the area not within 300 feet of the eastern property line and 150 feet of the northern property line. These order boards shall use noise mitigation techniques including ambient noise reduction (sound dampening) order boards, and partition and/or evergreen plant materials to reduce noise, also the order boards and speakers from the building shall be not be located to direct sound in a northerly direction.
18. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
19. The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
20. 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.
21. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
22. 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 Maize Road with the proposed buildings within the subject property.
23. Approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit. It is anticipated that this CUP will cross circulate with the Chadsworth Commercial Cup to the south.



PARCEL 1

- | | |
|--|-----------------------------|
| A. Net Area: | 29,620 sq.ft. or 0.68 acres |
| B. Maximum Building Coverage: | 8,886 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 10,367 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |

PARCEL 2

- | | |
|--|-----------------------------|
| A. Net Area: | 77,749 sq.ft. or 1.78 acres |
| B. Maximum Building Coverage: | 23,325 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 27,212 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |

PARCEL 3

- | | |
|--|-----------------------------|
| A. Net Area: | 64,175 sq.ft. or 1.47 acres |
| B. Maximum Building Coverage: | 19,253 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 22,461 sq.ft. |
| D. Floor Area Ratio: | 35 percent |
| E. Maximum Number of Buildings: | Two (2) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |

LEGAL DESCRIPTION:

Lot 1, Block "A", Agape Addition to Sedgwick County, Kansas, together with all of vacated 23rd St. N. and Crestline, as originally dedicated in said Agape Addition.

BENCHMARK:

City Of Wichita std. bench mark disc 64' and 99' south of the intersection of the centerlines of Maize Road and 21st Street North.
Elev. 1351.7 NGVD29

RESERVE "A"

Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, and screening walls as confined to easements. Reserve "A" shall be owned and maintained by the lot owners association for the addition.

DP-293
APPROVED CUP
MAPC 01-19-06
WCC 03-07-06
MAPD Copy 1 of 2



SCALE: 1" = 50'

Revised: per plat October 4, 2006
Revised: March 7, 2006
Drawn: November 28, 2005

DP-293

E.S. DEVELOPMENT
MIDWEST COMMERCIAL
COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



QTO RH 65
AREA = 6,533 SF
SEATING = 237
E = 1353.67

LIMITS OF
CONSTRUCTION
FOR LRH CONTRACTOR

NT ACCESS ESM'T.

SEPARATE INSTRUMENT

Q 20' UTILITY ESM'T.

Q 20' UTILITY ESM'T.

Q 20' UTILITY ESM'T.

Q 20' UTILITY ESM'T.

Q 20' UTILITY ESM'T.

Q 20' UTILITY ESM'T.

Q 20' UTILITY ESM'T.

Q 20' UTILITY ESM'T.

Q 20' UTILITY ESM'T.

Q 20' UTILITY ESM'T.

Q 20' UTILITY ESM'T.

Q 20' UTILITY ESM'T.

Q 20' UTILITY ESM'T.

Q 20' UTILITY ESM'T.

Q 20' UTILITY ESM'T.

Q 20' UTILITY ESM'T.

IRRIGATION NOTES:

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

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
2	<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple Ash	2" Cal.	B&B	Single Stem Only
2	<i>Malus species</i> 'Prairie Fire'	Prairie Fire Crabapple	2" Cal.	B&B	Single Stem Only
4	<i>Pinus nigra</i>	Austrian Pine	10"-12"	B&B	Single Stem Only
4	<i>Pyrus calleryana</i> 'Capital'	Capital Pear	2" Cal.	B&B	Single Stem Only
8	<i>Calamagrostis acutiflora</i>	Karl Forester Grass	2-Gal.	Container	Full & Healthy
4	<i>Euonymus alatus</i> 'Compacta'	Dwarf Burning Bush	5-Gal.	Container	Full & Healthy
42	<i>Hamamelis sp.</i>	Stella D'Ora Daylily	2-Gal.	Container	Full & Healthy
11	<i>Ilex glabra</i>	Inkberry Holly	2-Gal.	Container	Full & Healthy
10	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	5-Gal.	Container	Full & Healthy
8	<i>Juniperus horizontalis</i> 'Plumosa Compacta Youngstown'	Andorra Juniper	5-Gal.	Container	Full & Healthy
5	<i>Rosa</i> 'Flower Carpet Red'	Red Carpet Rose	5-Gal.	Container	Full & Healthy
4	<i>Spiraea x 'Goldmound'</i>	Goldmound Spirea	5-Gal.	Container	Full & Healthy

LANDSCAPE NOTES:

- 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.
- Trees with broken leaders or no central leader will not be accepted.
- 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".
- 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.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
- General Contractor to supply and place at a depth of 4", all topsoil on site.
- 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.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- 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.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- 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.
- The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- 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.
- General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
- Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
- Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.

DP-293 PARCEL 3
LANDSCAPE PLAN

05/10/07
MAPD Copy 2 of 2

NOTE:
The Contractor Must Use the Following Landscape Contractor:

Superior Landscape Management
PO Box 594
Andover, KS 67002
Ph: (316) 733-2223 Fax: (316) 733-8232

Any changes to the landscape material must be approved by Andy Saville at Superior Landscape Management.

LANDSCAPE ORDINANCE CALCULATIONS

Parking Lot Trees Required: 1 per 20 Spaces = 1.9 = 2 Shade Trees
Parking Lot Trees Shown: 2 Shade Trees, 6 Ornamental Trees, 5 Total

REVISION 2 - 24 Apr 2007

REVISION 1 - 12 Mar 2007

BAUGHMAN
E.S. DEVELOPMENT
LANDSCAPE PLAN
OFFICE MAX

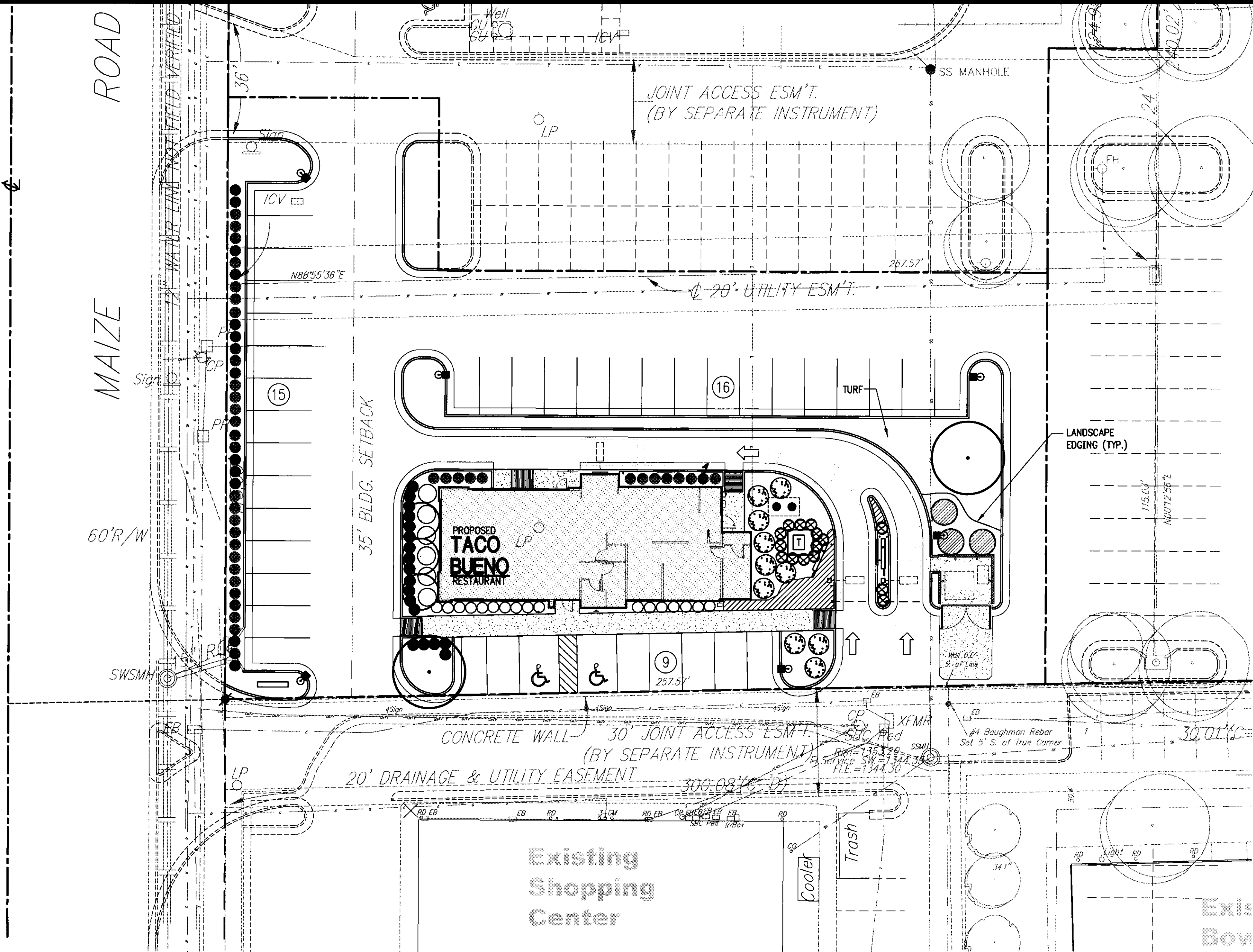
Baughman Company, P.A. 315 E. 10th St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER	DESIGN	DRAWN
REVISIONS	MS	DML
APPROVED	MS	DATE
SCALE	AS SHOWN	3.16.07
SHEET		

4 OF 4

E:\eng\ES_Development\baug_NEW\OFFICE MAX.dwg

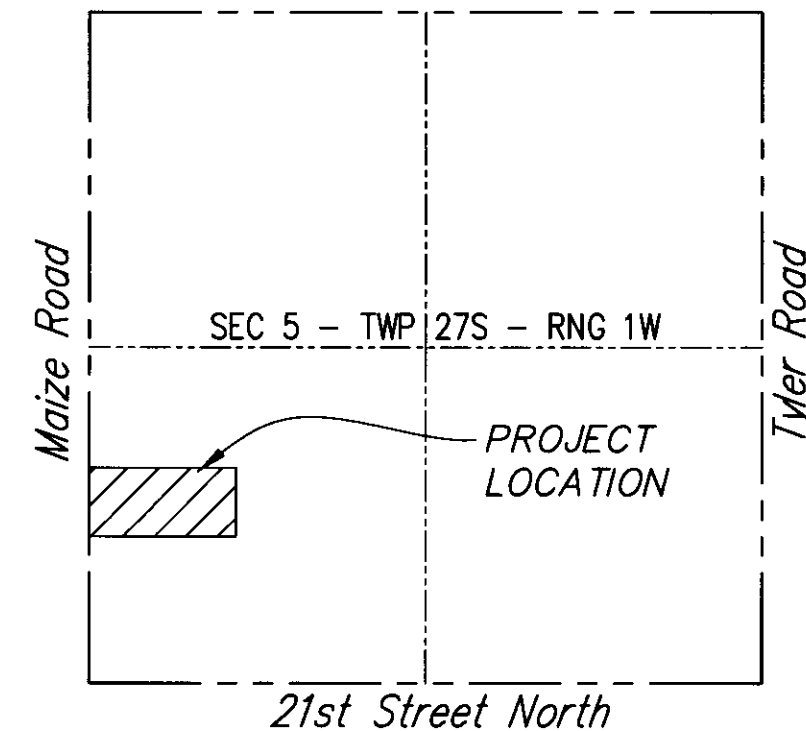
07-02-E760



VICINITY MAP:

NOT TO SCALE

29th Street North



21st Street North

LANDSCAPE CALCULATIONS:

AVERAGE LOT DEPTH:	257.57'
REQ'D LANDSCAPE STREET YARD:	115 TOTAL LF STREET FRONTAGE X 10 FACTOR 1,150 SF REQ'D.
LANDSCAPE STREET YARD PROVIDED:	4,388 SF
SHADE TREE REQUIREMENT WITHIN LANDSCAPE STREET YARD:	115 TOTAL LF STREET FRONTAGE X 10 FACTOR 1,150 SF OF LANDSCAPE STREET YARD REQ'D. 1 SHADE TREE / 500 SF X 1,150 SF = 10 SHRUBS / 1 TREE X 40 SHRUBS = 4 SHADE TREES
SHADE TREES PROVIDED:	10 SHRUBS / 1 TREE X 40 SHRUBS = 4 SHADE TREES
REQ'D PARKING LOT SCREENING	PROVIDED AS SHOWN
REQ'D PARKING LOT TREES:	1 SHADE TREE/20 PARKING STALLS X 40 PARKING STALLS = 2 SHADE TREES.
PARKING LOT TREES PROVIDED:	2 SHADE TREES

GENERAL NOTES:

1. SEE SHEET C-1 FOR GENERAL NOTES.

GRADING NOTES:

1. ALL FILL TO BE COMPACTED TO 95% A.A.S.H.O. STANDARD COMPACTION.

LANDSCAPE NOTES:

- REFER TO SPECIFICATION SECTION 2200 AND DRAWINGS C1, C2, C2A, C3, C4, C5, AND C6. REFER TO TO GEOTECHNICAL REPORT AVAILABLE FROM THE G.C. FOLLOW RECOMMENDATIONS FOUND THEREIN.
- THE GENERAL CONTRACTOR SHALL LEAVE THE SITE AT FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
- PLANT MATERIAL: ALL PLANTS SHALL BE HEALTHY, VIGOROUS AND REPRESENTATIVE OF SPECIES SPECIFIED. ALL PLANTS SHALL BE WELL BRANCHED AND PROPORTIONED AND FREE OF ALL INSECTS, DISEASES, BARK BRUSES, SCRAPES, CRACKED BRANCHES AND PHYSICAL DAMAGE. SUBSTITUTION OF SPECIES OR SIZE MUST HAVE PRIOR APPROVAL.
- PLANT GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWELVE (12) MONTHS. THE GUARANTEE SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE. THIS REPLACEMENT SHALL NOT BE CONSIDERED A "GUARANTEED" REPLACEMENT.
- TOPSOIL REQUIREMENTS FOR PLANTING OPERATIONS AND GRADING/MOUNDS SHALL BE NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF CLAY LUMPS, STONES, ROOTS AND OTHER FOREIGN MATTER. ALL FILL TO BE COMPACTED TO 85% ASTM D698 STANDARD COMPACTION.
- MULCH: ALL PLANTING BEDS SHALL BE MULCHED 3" DEEP OVER WEED PREVENTIVE FABRIC.
- PLANTING PERIOD: EXECUTE ALL LAWNWORK AND PLANTING DATES AS DIRECTED BY THE OWNER.
- INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS AND WITH THE GENERAL PLANTING SPECIFICATIONS AS SET FORTH BY THE GOVERNING MUNICIPALITY.
- THE BRANCHES OF DECIDUOUS TREES AND SHRUBS MAY BE SELECTIVELY THINNED BY UP TO 1/3 IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE, HOWEVER, IN NO CASE SHALL TRIMMING RESULT IN REDUCING THE OVERALL SIZE OF THE PLANT BELOW THAT SPECIFIED. NEVER CUT CENTRAL GROWTH LEADER ON EVERGREEN TREES.
- CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL UNDERGROUND UTILITIES. CONTRACTOR TO NOTIFY TACO BUENO REPRESENTATIVE OF ANY UNDERGROUND OBSTRUCTIONS AND RECEIVE APPROVAL IF NECESSARY, TO MOVE PLANTS FROM LOCATIONS SHOWN ON PLANS.
- LANDSCAPE MATERIALS SHALL BE LOCATED SO AS NOT TO OBSTRUCT VISUAL OR PHYSICAL ACCESS TO FIRE HYDRANTS. LOCATE ALL LANDSCAPE MATERIALS IN CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS AT TRANSFORMERS, METERS, OVERHEAD LINES, ETC. SEE SITE UTILITIES PLAN.
- REMOVE ALL EXCESS ORGANIC MATERIAL FROM SITE AND DISPOSE OF IT IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
- FERTILIZE ALL PLANT AREAS ACCORDING TO GOOD HORTICULTURAL PRACTICE FOR EACH PLANT TYPE AND SOIL CONDITION.
- ALL NON-SHRUB AREAS MUST BE FINISHED WITH LOCALLY GROWN SOD OF A VARIETY PRODUCING FINE TURFGRASS SUITABLE OF THIS LOCATION.
- PLANTING LOCATIONS SHOWN ARE GRAPHICAL REPRESENTATIONS ONLY.

PLANT LIST:

REQUIRED TREES SHALL HAVE A MIN. CALIPER OF 2" @ 1' ABOVE FIN. GRADE.

KEY	PLANT	QTY	REMARKS
	'RED SUNSET' MAPLE Acer rubrum 'Red Sunset'	1	2" CAL. BALLED/BURLAP
	EASTERN REDBUD Cercis canadensis	10	1" CAL./6" HT MIN B/B OR CAN
	JUDD VIBURNUM Viburnum x juddii	17	5 GALLON CAN.
	PFTZER COMPACT JUNIPER Juniperus chinensis pfitzeriana compacta	60	5 GALLON CAN. 5" O.C.
	GOLD COAST JUNIPER Juniperus chinensis 'Gold Coast'	24	5 GALLON CAN. 5" O.C.
	GNOME PYRACANTHA Pyracantha angustifolia 'Gnome'	25	24" ht. 3'-6" O.C.
	MAIDEN GRASS Miscanthus sinensis 'purpurascens'	15	5 GALLON CAN.
	DWARF BURNING BUSH Eunonymus alata 'Compacta'	25	24" ht. 3'-6" O.C.
	MONKEY GRASS Liriope muscari	25	1 GALLON CAN. 18" O.C.

G.C. TO VERIFY PLANT QUANTITY FOR BIDDING PURPOSES.

MULCH NOTE:

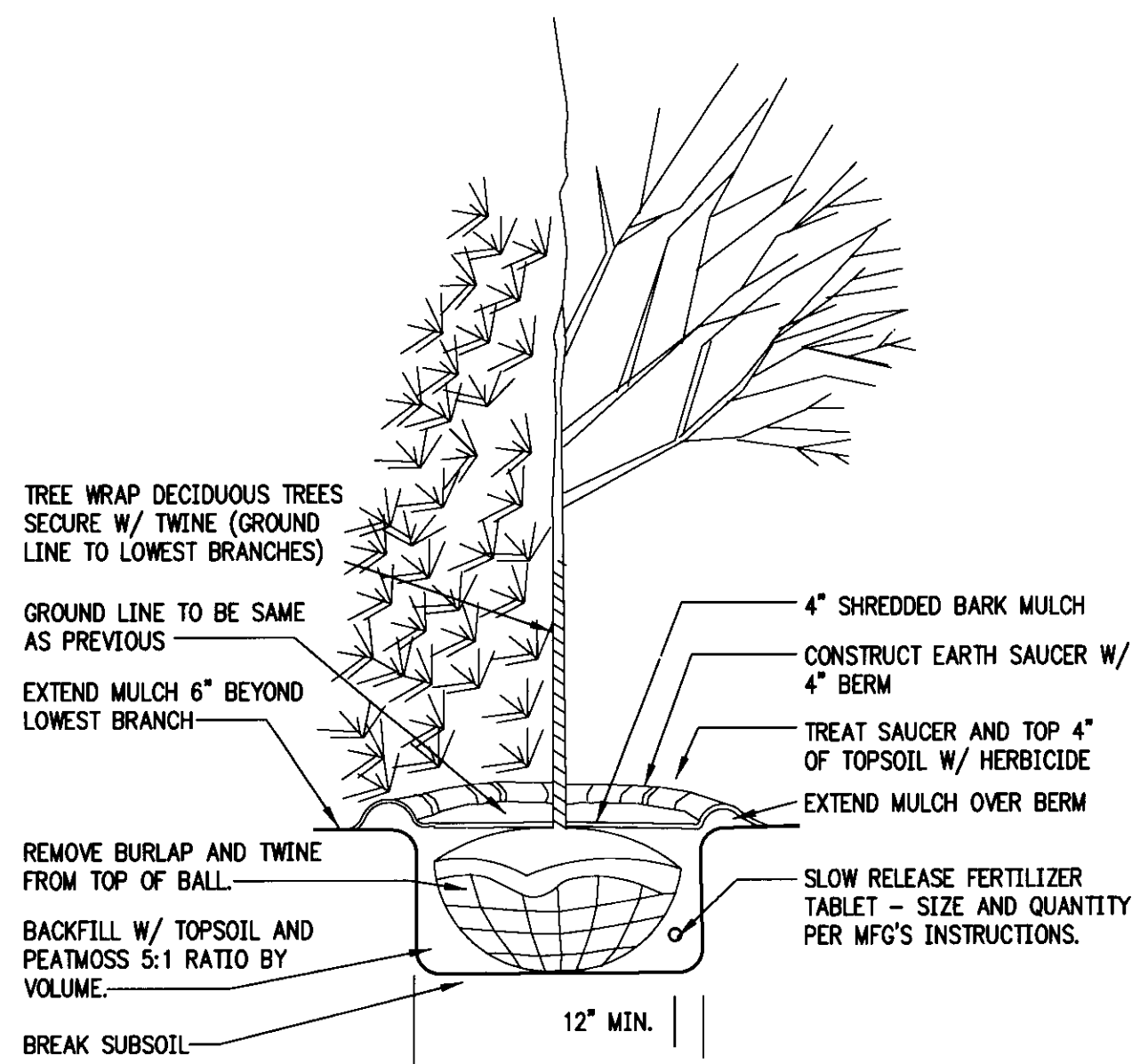
AREAS ADJACENT TO BUILDING:
CRUSHED BRICK, LAVA ROCK OR OTHER DARK COLORED,
NON-FLAMMABLE MULCH.

ALL OTHER AREAS:

CLASS "A" SHREDDED CYPRESS MULCH/ PINE STRAW OWNER APPROVED EQUAL.

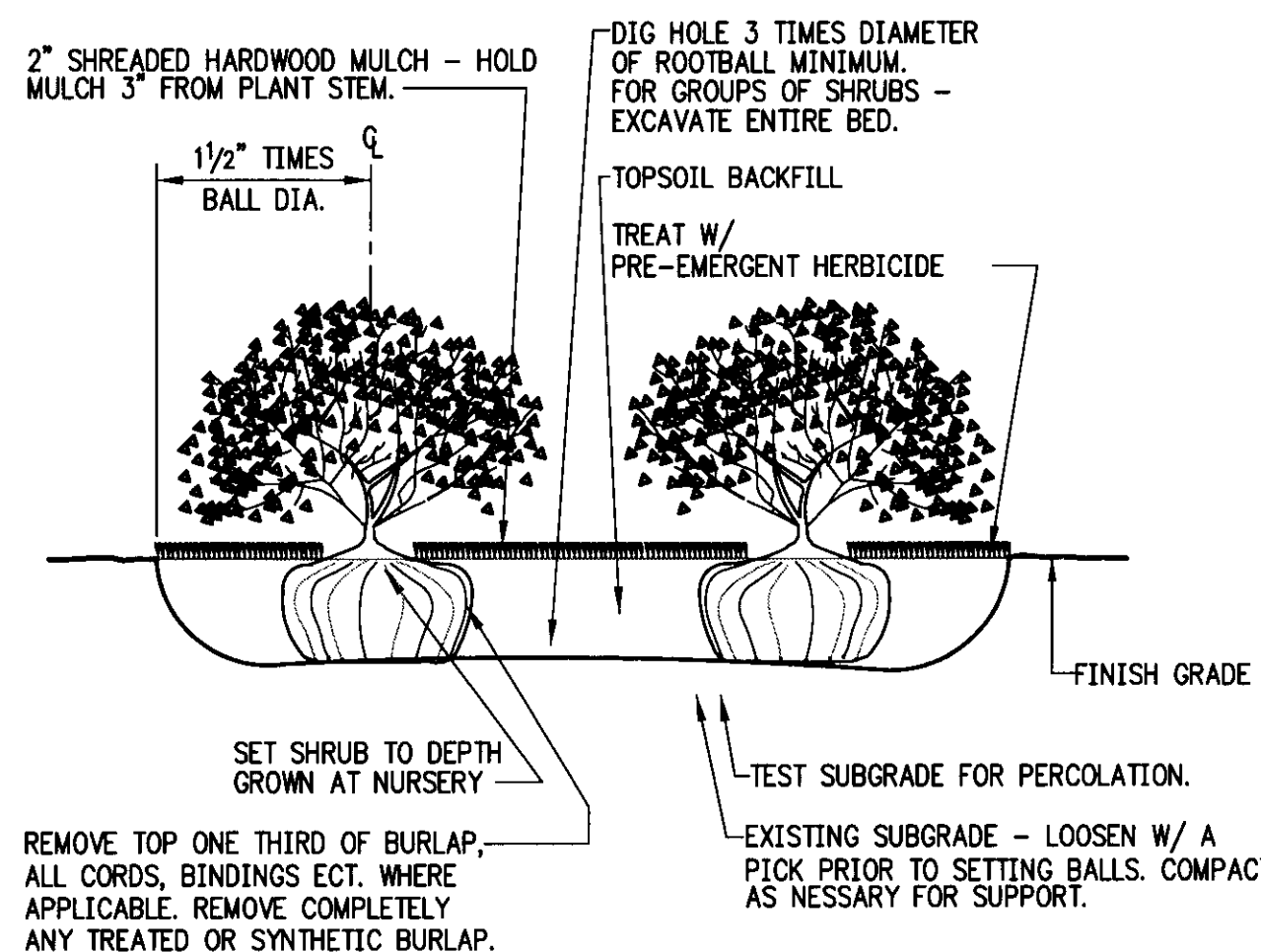
IRRIGATION NOTE:

LAWN AND PLANT BEDS WILL BE IRRIGATED:
SYSTEM TO BE INCLUDED IN ELEC. CONTRACTOR'S BID.
THE IRRIGATION SYSTEM WILL INCLUDE ALL PIPING,
HEADS, CONTROLLER, BACKFLOW PREVENTOR,
WIRING, SLEEVES UNDER HARD SURFACES AND
OTHER NORMAL EQUIPMENT TO PROVIDE 100%
COVERAGE OF ALL PLANTED AND LAWN AREAS.
PROVIDE SHOP DRAWINGS FOR APPROVAL BY
OWNER PRIOR TO BEGINNING ANY CONST. ON SITE.
THE SYSTEM MUST BE PROVIDED WITH A RAIN SHUT-OFF OR MOISTURE
SENSING DEVICE. TURF AREAS SHALL BE IRRIGATED SEPERATELY FROM
PLANTING BEDS, DRIP IRRIGATION IN BEDS IS RECOMMENDED.



PLANTING & STAKING DETAIL

SCALE: N.T.S.



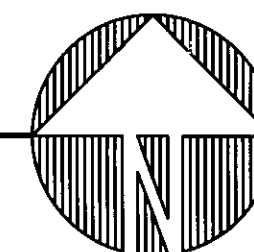
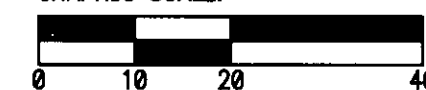
SHRUB PLANTING DETAIL

SCALE: N.T.S.

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE:



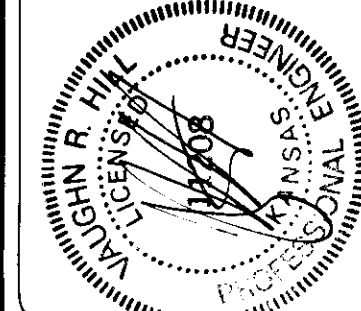
JOB NO. :

06084

PROJECT:

TACO BUENO RESTAURANTS, INC.
3033 KELLWAY DRIVE, SUITE 122
CARROLLTON, TEXAS 75006
(972) 417-4827

OWNER:



ARCHITECT/ENGINEER:

VAUGHN R. HILL, P.E.
JANET L. PUGH, R.A.
239-C SOUTHLAND DRIVE
LEXINGTON, KENTUCKY 40503
(859) 276-2006

DATE: 09/11/06

DRAWN BY: TRG

CHECKED BY: TRG

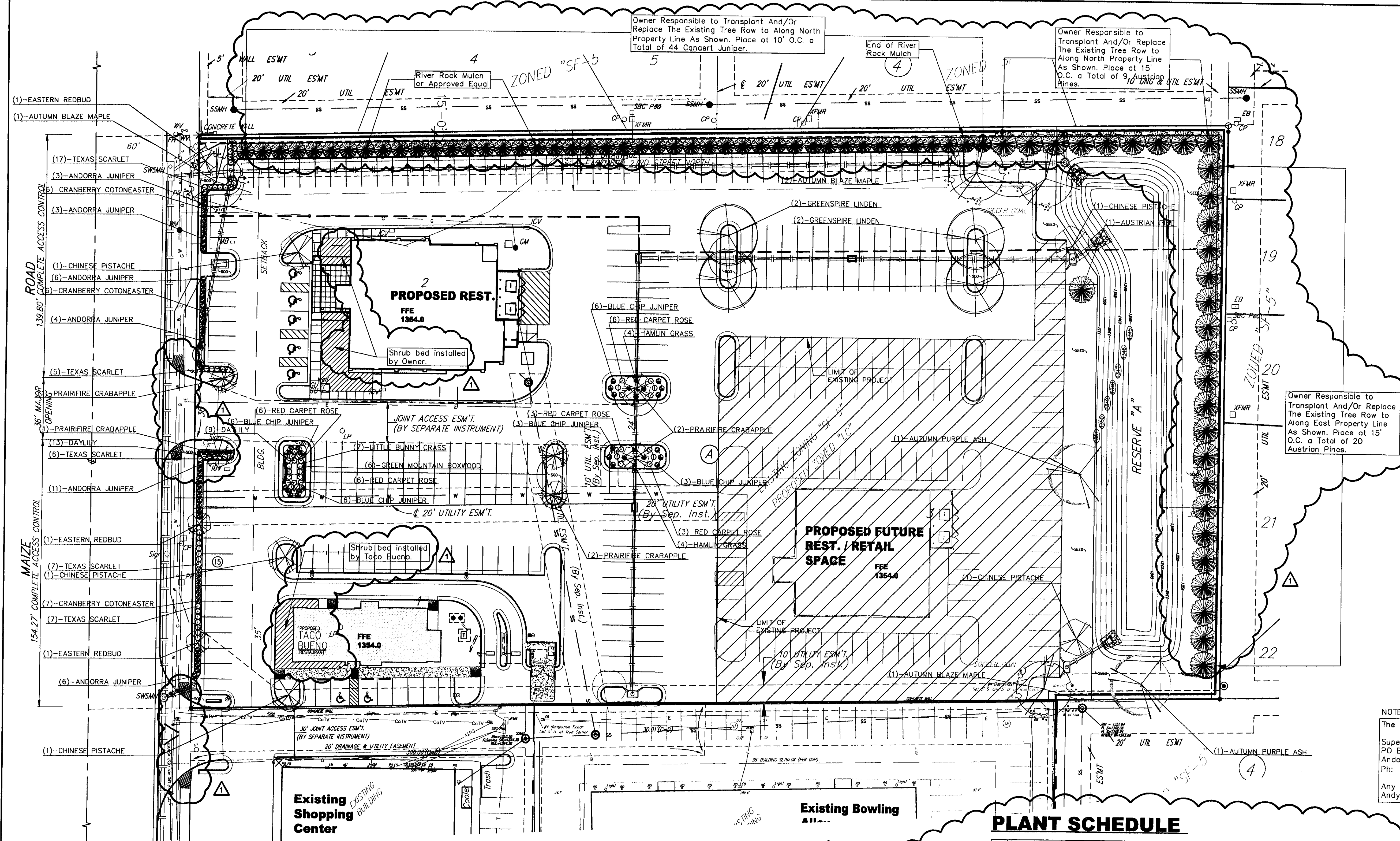
REVISIONS:

NO.	REVISION
1	
2	
3	
4	
5	
6	

LANDSCAPE PLAN

SHEET NO.

C-4



LANDSCAPE NOTES:

1. All landscape work shall be done in accordance with industry standards.
2. 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.
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 shredded cypress 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.
8. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
9. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
12. The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
13. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
14. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
15. The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
16. General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
17. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
18. Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.

NOTE:
The Contractor Must Use the Following Landscape Contractor:
Superior Landscape Management
PO Box 594
Andover, KS 67002
Ph: (316) 733-2223 Fax: (316) 733-8232
Any changes to the landscape material must be approved by Andy Saville at Superior Landscape Management.

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 ORDINANCE CALCULATIONS

Streetyard Requirement:	215' x 20' = 4,300 sq. ft.	115' x 8' = 920 sq. ft.
Total Streetyard Required:	5,220 sq. ft.	
Total Streetyard Shown:	5,310 sq. ft.	
Streetyard Trees Required:	1 per 500 sq. ft. = 11 Shade Trees	
Streetyard Trees Shown:	10 Shade Trees, 5 Ornamental Trees = 12.5 Shade Trees Total	
Parking Lot Trees Required:	1 per 20 Spaces = 15.2 = 16 Shade Trees	
Parking Lot Trees Shown:	14 Shade Trees, 4 Ornamental Trees = 16 Shade Trees Total	

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
4	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	2" Cal.	B&B	Single Stem Only
3	Cercis canadensis	Eastern Redbud	2" Cal.	B&B	Single Stem Only
2	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	2" Cal.	B&B	Single Stem Only
44	Juniperus virginiana 'Canoe'	Canoe Juniper	2" Cal.	B&B	Single Stem Only
6	Malus species 'Prairie Fire'	Prairie Fire Crabapple	8"-10"	B&B	Single Stem Only
30	Pinus nigra	Austrian Pine	10"-12"	B&B	Single Stem Only
5	Pistacia chinensis	Chinese Pistache	2" Cal.	B&B	Single Stem Only
4	Tilia cordata 'Greenspire'	Greenspire Linden	2" Cal.	B&B	Single Stem Only
6	Buxus x 'Green Mountain'	Green Mountain Boxwood	2-Gal.	Container	Full & Healthy
42	Chaenomeles speciosa 'Texas Scarlet'	Texas Scarlet Flowering Quince	2-Gal.	Container	Full & Healthy
19	Cotoneaster apiculatus	Cranberry Cotoneaster	2-Gal.	Container	Full & Healthy
22	Hemerocallis sp.	Stella D'Oro Daylily	2-Gal.	Container	Full & Healthy
24	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	2-Gal.	Container	Full & Healthy
33	Juniperus horizontalis 'Phumosa Compacta Youngstown'	Andorra Juniper	2-Gal.	Container	Full & Healthy
24	Rosa 'Flower Carpet Red'	Red Carpet Rose	5-Gal.	Container	Full & Healthy
7	Penisetum alopecuroides 'Little Bunny'	Little Bunny Grass	1-Gal.	Container	Full & Healthy
6	Penisetum alopecuroides 'Hornet'	Dwarf Hornet Grass	1-Gal.	Container	Full & Healthy

DP-293 PARCEL 2 & RESERVE A
LANDSCAPE PLAN
11/13/06
MAP Copy 1 of 2
REVISION 1 - 10.26.06

E.S. Development
Site Landscape
Site Plan

Baughman Company, P.A. 315 E. 11th St., Wichita, KS 67211 P 316-261-7271 F 316-261-7272
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER

DESIGN DML
DRAWN DML

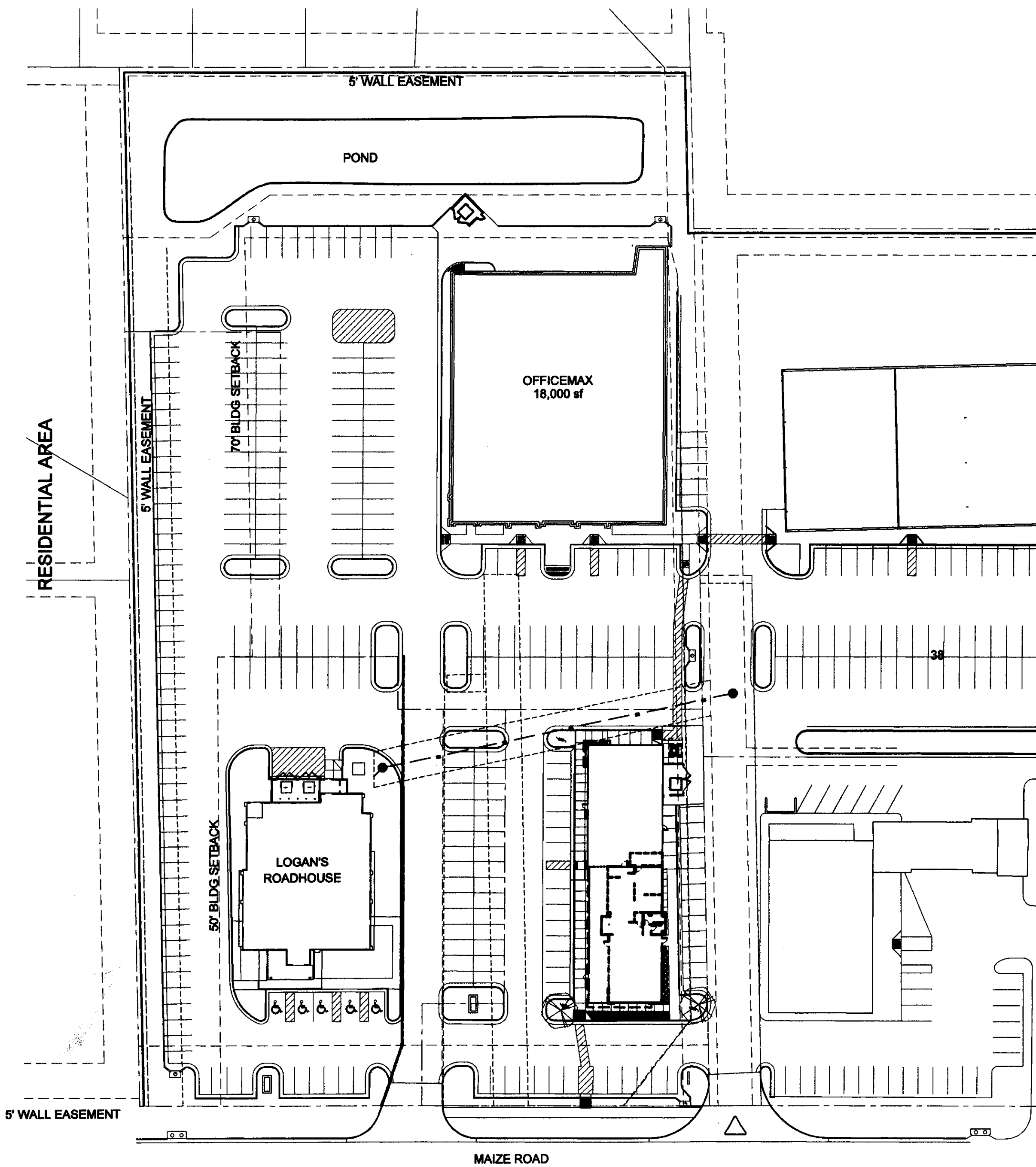
APPROVED DATE 08/06

REVISIONS

SCALE Noted
SHEET

1 OF 1

E:\E.S. Development\SITEPLAN Landscape.dwg 06-05-E562



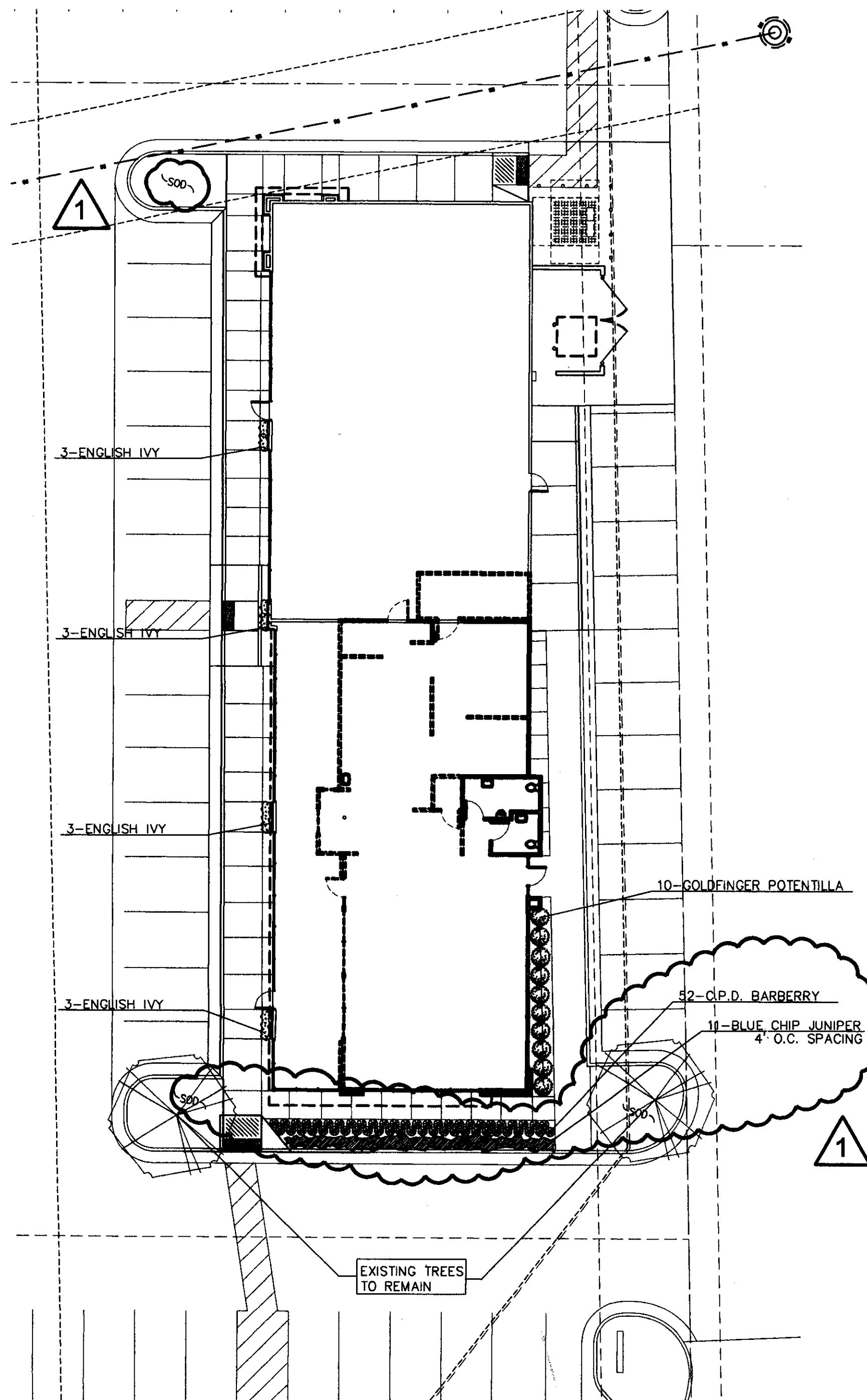
SITE LANDSCAPE PLAN

IRRIGATION NOTES:

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

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
52	<i>Barberis thunbergii 'Crimson Pigmy'</i>	Crimson Pigmy Dwarf Japanese Barberry	1-Gal.	Container	Full & Healthy
12	<i>Hedera helix</i>	English Ivy	1-Gal.	Container	Full & Healthy
11	<i>Juniperus horizontalis 'Blue Chip'</i>	Blue Chip Juniper	1-Gal.	Container	Full & Healthy
10	<i>Potentilla fruticosa 'Goldfinger'</i>	Goldfinger Potentilla	2-Gal.	Container	Full & Healthy



SITE LANDSCAPE PLAN

Scale 1/16"= 1'-0"

LANDSCAPE NOTES:

- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Sod" shall be installed and fertilized as follows:
SOD--Kansas Premium Fescue Sod
FERTILIZER--16-20-6 ratio 4#/1000 sq. ft.
- Trees with broken leaders or no central leader will not be accepted.
- 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".
- 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.
- General Contractor to supply and place at a depth of 4", all topsoil on site.
- 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.
- Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.
- 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.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- 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.
- The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- 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.
- Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
- Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.

NOTE:
Contractor to remove and replace any landscape that is damaged during the construction process per standard city landscape practices.

DR-293 PARCEL 1

LANDSCAPE PLAN

APPROVED 04-04-08 BY DG
SUPERSEDES PORTION OF
PLAN APPROVED 09-19-06
MAPDCopy 1 of 2



E.S. DEVELOPMENT LANDSCAPE PLAN TACO BUENO REMODEL	
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7211 F 316-262-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE	
PROJECT NUMBER	DESIGN DML DRAWN DML
REVISIONS: 03.11.08 DML	APPROVED DATE 01.25.08
SCALE AS SHOWN	SHEET 1 OF 1
E:\eng\E.S. Development\Taco Bueno Remodel\landscape plan.dwg 07-02-E760	



21st AND MAIZE ROAD, WICHITA, KANSAS

PLANNING REVIEW

Date: 3-7-08

© 2008 Sheldon Architecture, Inc.