APPROVED CUP
MAPD: April 4, 2022 per Administrative Adjustment for CUP2021-11
Lee Griffith

APPROVED CUP
MAPD: 05-26-2011 Admin
Steve Clark

Paper Minor Amendment CUP2019-12 May 23, 2019 MAPD copy 1 of 4

See additional Adjustment Cases

GENERAL PROVISIONS

1. This development contains 18.89± net acres.

2. The proposed development contains 12 Parcels with commercial uses. See parcel descriptions for specific uses on each Parcel.

3. All utilities shall be installed underground.

4. A drainage plan and guarantees for the drainage improvements shall be provided at the time of platting.

5. Final determination of street right-of-way and pavement widths shall be resolved at the time of platting.

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11. Masonry wall - A solid or semisolid wall constructed of brick, stone, masonry, architectural tile or other similar material (not including wood or woven wire) at least six feet but not more than 8 feet high shall be constructed along the following parcel lines: East lines of Parcels 9, 1B, and 1C, and south lines of Parcels 9 and 2B as shown. Construction of wall will require a building permit. No wall shall be constructed in a utility easement. Construction of wall shall take place for Parcels 9 1B, 1C, and 2B when building permits are issued for each Parcel. Openings in the wall to permit pedestrian access from the south or east shall be permitted if approved by the director of planning.

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One free standing monument type sign shall be shared by Parcels 8, 9, 10, 1B and 1C along 21st Street North. Parcels 4 and 5 shall each be permitted one free-standing monument sign along 21st Street North. One free standing monument type sign is permitted along 21st Street North for Parcel 3A. One free standing monument type sign is permitted along 21st Street North for Parcel 3B.
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16. If multiple ownership is anticipated, an owners association agreement providing for the maintenance of reserves, open space, internal drives, parking areas, drainage improvements, etc. shall be filed with the plat of the area.

17. Landscape buffers and screening - All landscaping and screening shall be in accordance with the city landscape ordinance. A landscape plan indicating the location, type and specification of plant materials shall be submitted to the planning department for their review and approval prior to the issuance of any building permit(s). The landscape plan shall also state how water is to be provided to the plant materials. A financial guarantee for the plant materials and watering system(s) approved for the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been installed.

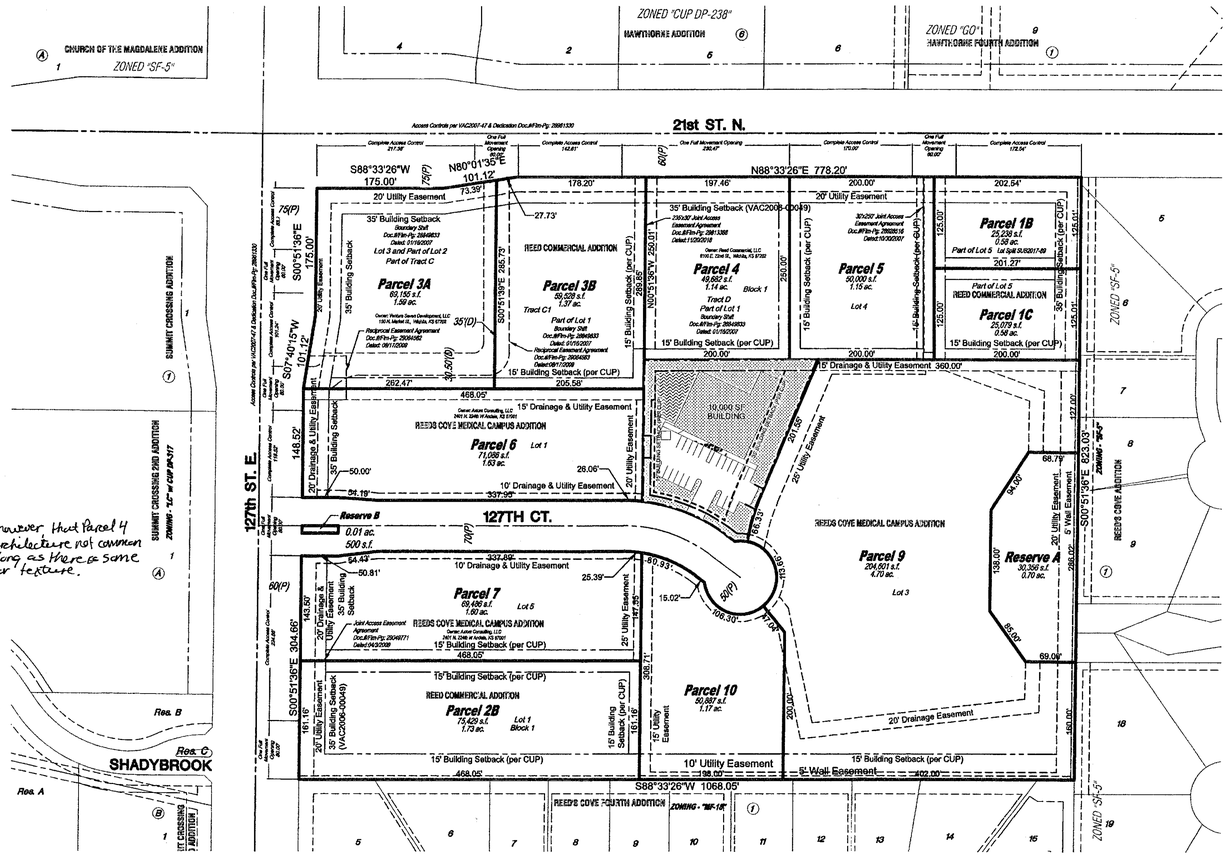
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A. Access to 21st Street North shall be limited to 3 openings:
1.) One 60' full movement opening being centered 321.82' east of the 21st and 127th Street intersection. (VAC2007-00047)
2.) One 230.46' full movement major opening being located in the easternmost 33 feet of Parcel 3B together with all frontage of Parcel 4.
3.) One 60' full movement major opening being centered on the common line to Parcels 1B, 1C and 5.

B. Access to 127th Street East shall be limited to 4 openings:
1.) One 60' right in/out opening, being located 188' south of 21st Street and 127th Street intersection. (VAC2007-00047)
2.) One 60' full movement opening being located 349.24' south of the 21st Street and 127th Street Intersection. (VAC2007-00047)
3.) One 80' full movement opening to 127th Court, as platted Reed's Cove Medical Campus.
4.) One 60' full movement opening being located in south 60' of Parcel 2B.

19. A plan for cross vehicular and pedestrian circulation is a requirement of the C.U.P. The walk system shall link proposed buildings within the C.U.P. with the sidewalks along 21st St. N. and 127th St. E. and between buildings developed with retail or office uses. The plan(s) shall be assured by required submission(s) and approval(s) by the director of planning prior to issuing building permit(s).

20. No building permits shall be issued until municipal water and sewer service is available to service this site.



CASE HISTORY

Adjustment #5 CUP2018-00050 12-6-2018
Adjustment #4 CUP2011-00014
Adjustment #3 CUP2009-00004 2-23-2009
Adjustment #2 CUP2007-00059 10-12-2007
Adjustment #1 CUP2006-00051 1-11-2007
Amendment #1 CUP2001-00017 7-19-2001
CUP2001-00017 Original
SCZ-0712 (LC) Dated: 1-14-2003

NORTH
SCALE: 1" = 100'
0 100 200

Deleted: Parcels 1A and 2A

Parcel 1B
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 0.58 acres (25,238 sq. ft.)
Maximum Building Coverage - 7,571 sq. ft. (30%)
Maximum Gross Floor Area - 8,833 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Maximum Number of Buildings - 1
Parking - per code
Setbacks - 35' along north and east property line 15' along the west and south property lines.

Parcel 1C
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 0.58 acres (25,318 sq. ft.)
Maximum Building Coverage - 7,524 sq. ft. (30%)
Maximum Gross Floor Area - 8,778 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Maximum Number of Buildings - 1
Parking - per code
Setbacks - 35' along the east property line 15' along the north, west and south property lines.

Parcel 2B
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 1.73 ac. (75,429 sq. ft.)
Maximum Building Coverage - 22,629 sq. ft. (30%)
Maximum Gross Floor Area - 26,400 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Maximum Number of Buildings - 2
Parking - per code
Setbacks - 35' adjacent to 127th St. East and the south line and 15' along north and east property lines.

PARCEL DESCRIPTIONS

Parcel 3A
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 1.59 ac. (69,155 sq. ft.)
Maximum Building Coverage - 20,747 sq. ft. (30%)
Maximum Gross Floor Area - 24,204 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Maximum Number of Buildings - 3
Parking - per code
Setbacks - 35' adjacent to 21st St. North and 127th St. East 15' along east and south property lines.

Parcel 3B
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 1.37 ac. (59,528 sq. ft.)
Maximum Building Coverage - 17,858 sq. ft. (30%)
Maximum Gross Floor Area - 20,835 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Maximum Number of Buildings - 3
Parking - per code
Setbacks - 35' adjacent to 21st St. North and 127th St. East 15' along east and south property lines.

Parcel 4
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 1.14 ac. (49,682 sq. ft.)
Maximum Building Coverage - 14,905 sq. ft. (30%)
Maximum Gross Floor Area - 17,389 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Maximum Number of Buildings - 2
Parking - per code
Setbacks - 35' adjacent to 21st St. North 15' along south, east, and west property lines.

Parcel 5
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 1.15 ac. (50,000 sq. ft.)
Maximum Building Coverage - 15,000 sq. ft. (30%)
Maximum Gross Floor Area - 17,500 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Max. Number of building - 2
Parking - per code
Setbacks - 35' adjacent to 21st St. North 15' along the south, east, and west property lines.

Parcel 6
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 1.63 acres (71,086 sq. ft.)
Maximum Building Coverage - 21,326 sq. ft. (30%)
Maximum Gross Floor Area - 24,320 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Maximum Number of Buildings - 2
Parking - per code
Setbacks - 35' along 127th St. East, 20' Adjacent to 127th Ct.; 15' along the north and east property lines.

Parcel 7
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 1.60 acres (69,486 sq. ft.)
Maximum Building Coverage - 20,846 sq. ft. (30%)
Maximum Gross Floor Area - 24,320 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Maximum Number of Buildings - 2
Parking - per code
Setbacks - 35' along 127th St. East, 20' Adjacent to 127th Ct.; 15' along the south and east property lines.

Parcel 8
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.Kennel Boarding Facility allowed in LC per CUP Minor Amendment and on site less than 5 acres per variance.
Gross area - 0.98 acres (42,511 sq. ft.)
Maximum Building Coverage - 12,753 sq. ft. (30%)
Maximum Gross Floor Area - 14,879 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Maximum Number of Buildings - 3
Parking - 1/500 SF Gross Building Area per CUP Amendment
Setbacks - 35' along the east property line 15' along the north, west and east property lines.

Parcel 9
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 4.00 ac. (174,115 sq. ft.)
Maximum Building Coverage - 52,234 sq. ft. (30%)
Maximum Gross Floor Area - 60,940 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 40'
Maximum Number of Buildings - 3
Parking - per code
Setbacks - 35' adjacent to 127th St. East 15' along north, south and east property lines.

Parcel 10
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 1.73 ac. (75,429 sq. ft.)
Maximum Building Coverage - 22,629 sq. ft. (30%)
Maximum Gross Floor Area - 26,400 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Maximum Number of Buildings - 3
Parking - per code
Setbacks - 35' adjacent to 127th St. East and the south line and 15' along south, west and east property lines.

COMMUNITY UNIT PLAN DP-222

REED COMMERCIAL

OWNER / DEVELOPER: Reed 127th/Commercial LLC and 21/127 LC 8100 E. 22nd St. Bldg. 1000 Wichita, KS 67226 316-684-7300
OWNER / DEVELOPER: RCHR Development, LLC 7200 W. 13th St. Ste. 5 Wichita, KS 67212 316-773-1313

*NOTE: ALL EXISTING SURVEY DATA FROM MKEC - 411 N WEBB RD, WICHITA, KS 67206

Wichita-Sedgwick County Metropolitan Area Planning Department

April 1, 2022

Amber Waves
Attn: Tyler Brewer
307 Greenwich Rd
Wichita, KS 67207

Jeffrey S. Gillam
730 N Ninth Street
Salina, KS 67401

RE: CUP2022-00011 – City Administrative Adjustment to CUP DP-222 related to General Provision 14 regarding architectural controls located approximately 650 feet east of North 127th Street East, on the south side of East 21st Street North (12959 East 21st Street North).

Legal Description: Lot 1, Block 1, Reed Commercial Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to the Reed Commercial Community Unit Plan DP-222. We understand that you desire to modify the architectural controls of General Provision #14 as follows in bold, underlined and italicized text:

14. Architectural Control: All buidling exteriors shall share a consistent architectural design, color and texture. Exterior utility boxes, mechanical equipment, and etc., shall be screened and/or painted accoding to the accetable color range. All lighting within each Parcel shall share consistent design (i.e. fixtures, poles, lamps, etc.). ***Provided, however, Parcel #4 may be developed with uses having unique architecture not common to other buidlings in the development as long as there is some shared element of either design, color, or texture.*** Variations must be approved by the Director of Planning.

On the basis of our review, we find that adjusting CUP DP-222 in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that CUP DP-222 shall be adjusted as stated in this letter. This adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit four (4) new copies and one (1) electronic copy of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR. 4/6/22

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

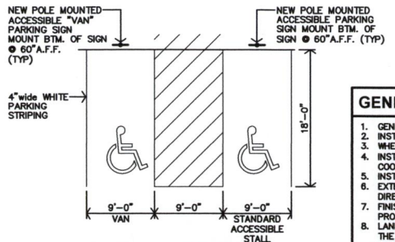
cc: MABCD
Becky Tuttle, Council Member District II
Cory Buchta, CSR, District II

Attachments:

1. Proposed Building Elevations
2. Site Pictures of existing buildings within CUP DP-222 along East 21st Street

SITE PLAN

APPROVED 4/1/22 BY

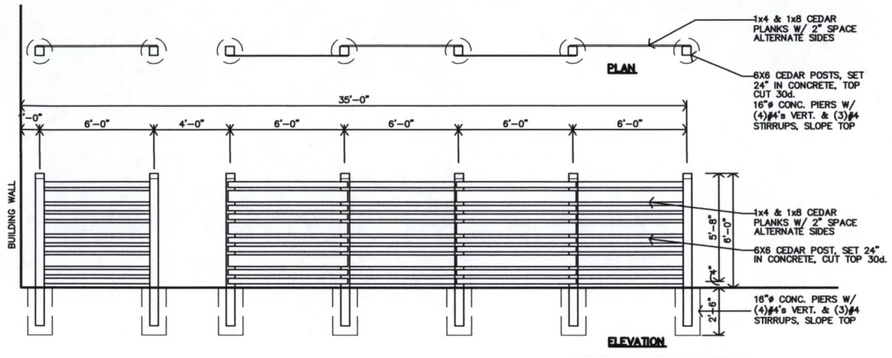


G TYPICAL ACCESSIBLE PARKING STALLS

1"=10'-0"

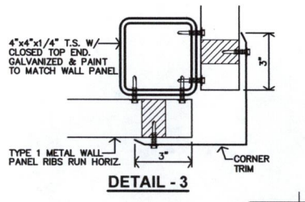
GENERAL SITE PLAN NOTES

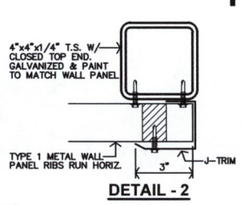
1. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
2. INSTALL MATERIALS AND FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR FINISH INSTALLATION.
3. WHERE CONCRETE ABUTS THE BUILDING, PROVIDE 3/4" EXPANSION JOINT & SEAL TOP WITH EPOXY SEALER.
4. INSTALL EXPANSION JOINTS IN CONCRETE SIDEWALK PAVING AT ±60" O.C. PROVIDE FILLER MATERIAL AND SEALANT. COORDINATE WITH ARCHITECT FOR FINAL LOCATIONS OF EXPANSION JOINTS.
5. INSTALL CONTROL JOINTS IN CONCRETE ROUGHLY SQUARE AND AREAS NOT TO EXCEED 100 S.F.
6. EXTERIOR DOOR LANDINGS SHALL BE WITHIN 1/2" OF INTERIOR FINISH FLOOR ELEVATION. MAXIMUM SLOPE IN ANY DIRECTION SHALL BE 1:50
7. FINISH FLOOR ELEVATION SHALL BE VERIFIED BY GENERAL CONTRACTOR AND CONFIRMED W/ PROPOSED GRADING TO PROVIDE DRAINAGE AWAY FROM THE BUILDING
8. LANDSCAPING, SEEDING, PLANTINGS, ETC. TO BE BY OTHERS. ALL AREAS AROUND THE SITE AND AS INDICATED ON THE SITE PLAN SHALL BE FINE GRADED WITH MIN. 2" TOP SOIL AREAS SHALL BE FREE OF ROCKS AND CLUMPS AS SUITABLE FOR SEEDING OR SODDING.
9. NEW PEDESTRIAN SIDEWALKS SHALL NOT HAVE A CROSS SLOPE GREATER THAN 1:50 AND SHALL NOT SLOPE IN THE DIRECTION OF TRAVEL GREATER THAN 1:20.
10. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THE CITY OF WICHITA.

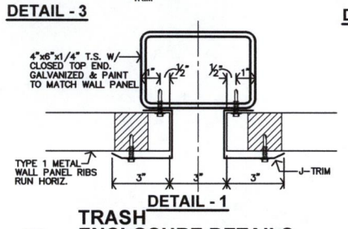


F PRIVACEY FENCE

1/4"=1'-0"

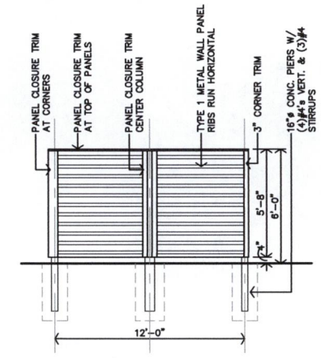






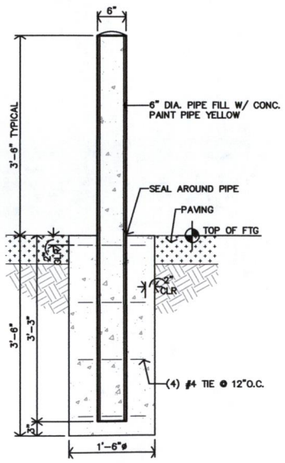
E TRASH ENCLOSURE DETAILS

1/4"=1'-0"



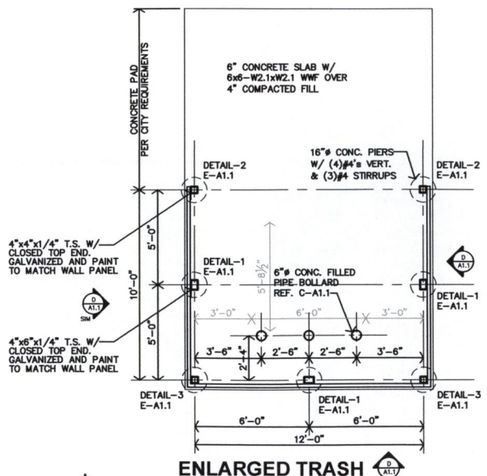
D ELEVATION TRASH ENCLOSURE

1/4"=1'-0"



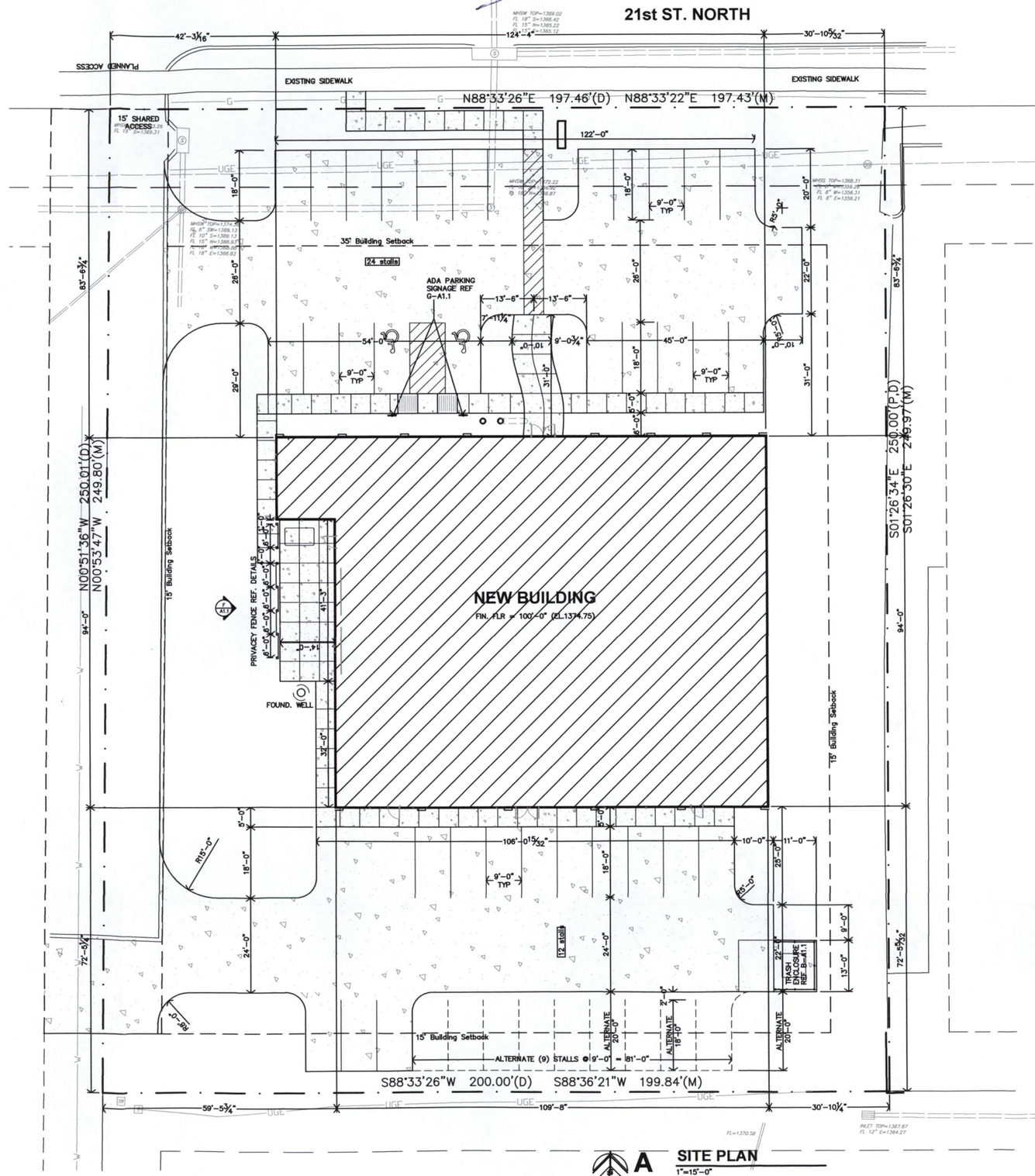
C BOLLARD SECTION

3/4"=1'-0"



B ENLARGED TRASH ENCLOSURE PLAN

1/4"=1'-0"



A SITE PLAN

1"=15'-0"

SITE PLAN
APPROVED 4/1/22 BY



D NORTHWEST RENDERING
NTS



C NORTH ENTRY RENDERING
NTS

REFLECTION - SW 7661
DOORS & FRAMES

GEORGIAN BLUE - SW 6509
ENTRY CANOPY

AFTERGLOW - SW 6667
GLASS SCREEN PRINT

DRYVITT - DOVER SKY
UPPER EFIS WALL COLOR

DRYVITT - GULL GRAY
LOWER EFIS WALL COLOR

BRUSHED ALUM.
STOREFRONT, SOFFIT, FASCIA



C COLOR PALETTE
NO SCALE



B NORTH RENDERING
NTS



A NORTH RENDERING
NTS

GENERAL PROVISIONS

1. This development contains 18.89± net acres.

2. The proposed development contains 12 Parcels with commercial uses. See parcel descriptions for specific uses on each Parcel.

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       3.) One 60' full movement major opening being centered on the common line to Parcels 1B, 1C and 5.

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       1.) One 60' right in/out opening, being located 188' south of 21st Street and 127th Street intersection. (VAC2007-00047)
       2.) One 60' full movement opening being located 349.24' south of the 21st Street and 127th Street intersection. (VAC2007-00047)
       3.) One 60' full movement opening to 127th Court, as platted Reed's Cove Medical Campus.
       4.) One 60' full movement opening being located in south 60' of Parcel 2B.

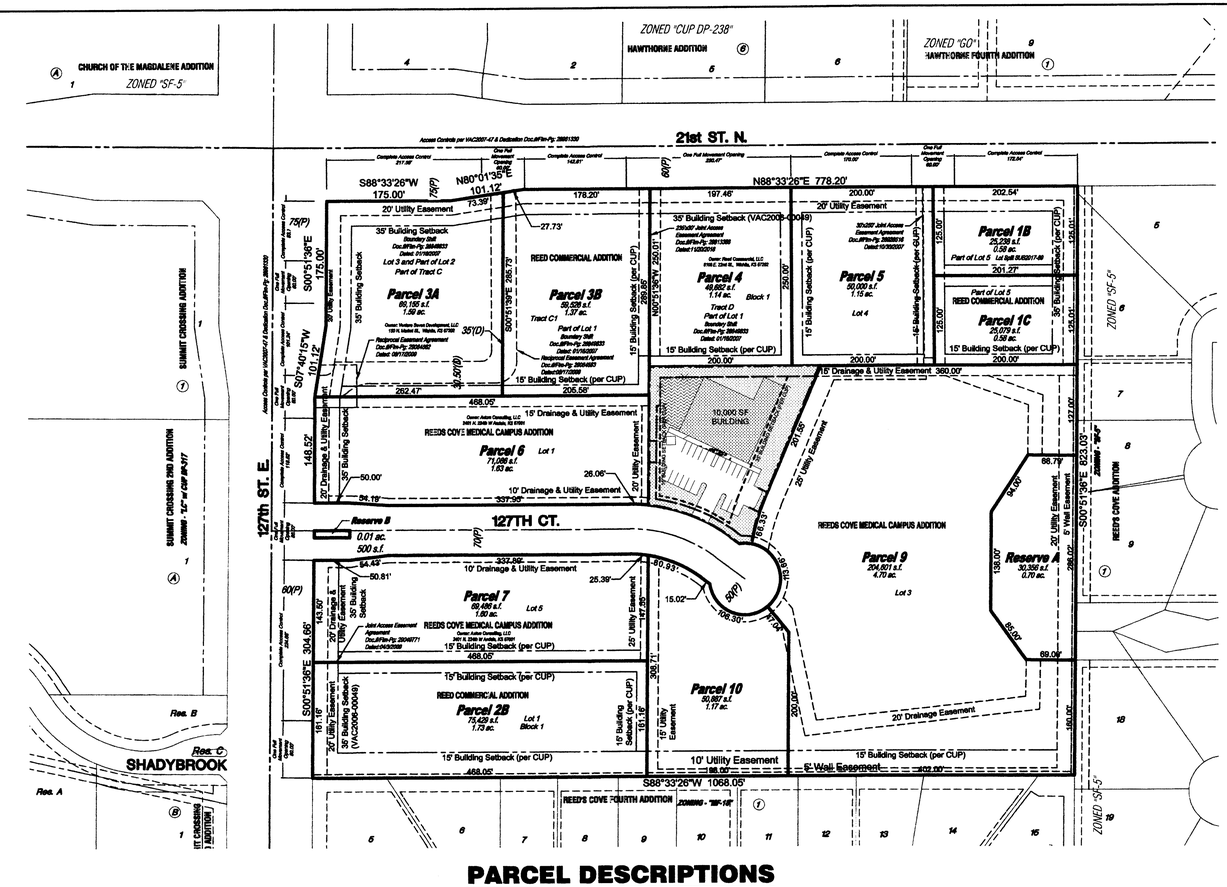
19. A plan for cross vehicular and pedestrian circulation is a requirement of the C.U.P. The walk system shall link proposed buildings within the C.U.P. with the sidewalks along 21st St. N. and 127th St. E. and between buildings developed with retail or office uses. The plan(s) shall be assured by required submission(s) and approval(s) by the director of planning prior to issuing building permit(s).

20. No building permits shall be issued until municipal water and sewer service is available to service this site.

CASE HISTORY

Adjustment #5 CUP2018-00050 12-6-2018
Adjustment #4 CUP2011-00014
Adjustment #3 CUP2009-00004 2-23-2009
Adjustment #2 CUP2007-00059 10-12-2007
Adjustment #1 CUP2006-00051 1-11-2007
Amendment #1 CUP2001-00017 7-19-2001
CUP2001-00017 Original
SCZ-0712 (LC) Dated: 1-14-2003

NORTH
SCALE: 1" = 100'
0 100 200



PARCEL DESCRIPTIONS

Parcel 3A
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 1.59 ac. (69,155 sq. ft.)
Maximum Building Coverage - 20,747 sq. ft. (30%)
Maximum Gross Floor Area - 24,204 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Maximum Number of Buildings - 3
Parking - per code
Setbacks - 35' adjacent to 21st St. North and 127th St. East 15' along east and south property lines.

Parcel 3B
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 1.37 ac. (59,528 sq. ft.)
Maximum Building Coverage - 17,858 sq. ft. (30%)
Maximum Gross Floor Area - 20,835 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Maximum Number of Buildings - 3
Parking - per code
Setbacks - 35' adjacent to 21st St. North and 127th St. East 15' along east and south property lines.

Parcel 4
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 1.14 ac. (49,682 sq. ft.)
Maximum Building Coverage - 14,905 sq. ft. (30%)
Maximum Gross Floor Area - 17,389 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Maximum Number of Buildings - 2
Parking - per code
Setbacks - 35' adjacent to 21st St. North 15' along south, east, and west property lines.

Parcel 5
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 1.15 ac. (50,000 sq. ft.)
Maximum Building Coverage - 15,000 sq. ft. (30%)
Maximum Gross Floor Area - 17,500 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Max. Number of building - 2
Parking - per code
Setbacks - 35' adjacent to 21st St. North 15' along the south, east, and west property lines.

Parcel 6
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 1.63 acres (71,086 sq. ft.)
Maximum Building Coverage - 21,326 sq. ft. (30%)
Maximum Gross Floor Area - 24,320 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Maximum Number of Buildings - 2
Parking - per code
Setbacks - 35' along 127th St. East, 20' Adjacent to 127th Ct.; 15' along the north and east property lines.

Parcel 7
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 1.60 acres (69,486 sq. ft.)
Maximum Building Coverage - 20,846 sq. ft. (30%)
Maximum Gross Floor Area - 24,320 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Maximum Number of Buildings - 2
Parking - per code
Setbacks - 35' along 127th St. East, 20' Adjacent to 127th Ct.; 15' along the south and east property lines.

Parcel 8
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.Kennel Boarding Facility allowed in LC per CUP Minor Amendment and on site less than 5 acres per variance.
Gross area - 0.98 acres (42,511 sq. ft.)
Maximum Building Coverage - 12,753 sq. ft. (30%)
Maximum Gross Floor Area - 14,879 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Maximum Number of Buildings - 3
Parking - 1/500 SF Gross Building Area per CUP Amendment
Setbacks - 35' along the east property line 15' along the north, west and east property lines.

Parcel 9
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 4.00 ac. (174,115 sq. ft.)
Maximum Building Coverage - 52,234 sq. ft. (30%)
Maximum Gross Floor Area - 60,940 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 40'
Maximum Number of Buildings - 3
Parking - per code
Setbacks - 35' adjacent to 127th St. East 15' along north, south and east property lines.

Parcel 10
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 1.73 ac. (75,429 sq. ft.)
Maximum Building Coverage - 22,629 sq. ft. (30%)
Maximum Gross Floor Area - 26,400 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Maximum Number of Buildings - 3
Parking - per code
Setbacks - 35' adjacent to 127th St. East and the south line and 15' along south, west and east property lines.

Deleted: Parcels 1A and 2A

Parcel 1B
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 0.58 acres (25,238 sq. ft.)
Maximum Building Coverage - 7,571 sq. ft. (30%)
Maximum Gross Floor Area - 8,833 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Maximum Number of Buildings - 1
Parking - per code
Setbacks - 35' along north and east property line 15' along the west and south property lines.

Parcel 1C
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 0.58 acres (25,318 sq. ft.)
Maximum Building Coverage - 7,524 sq. ft. (30%)
Maximum Gross Floor Area - 8,778 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Maximum Number of Buildings - 1
Parking - per code
Setbacks - 35' along the east property line 15' along the north, west and south property lines.

Parcel 2B
Land Uses: All uses permitted in L.C. Zoning District, except for night clubs as defined in City Code.
Gross area - 1.73 ac. (75,429 sq. ft.)
Maximum Building Coverage - 22,629 sq. ft. (30%)
Maximum Gross Floor Area - 26,400 sq. ft. (35%)
Floor area ratio - 0.35
Maximum Building Height - 35'
Maximum Number of Buildings - 2
Parking - per code
Setbacks - 35' adjacent to 127th St. East and the south line and 15' along north and east property lines.

APPROVED CUP
MAPC: 05-26-2011 Item
Staff Approved

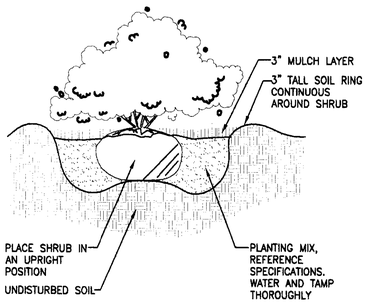
Upper Minor Amendment
CUP2019-12 May 28, 2019
MAPD copy 1 of 4

COMMUNITY UNIT PLAN DP-222

REED COMMERCIAL

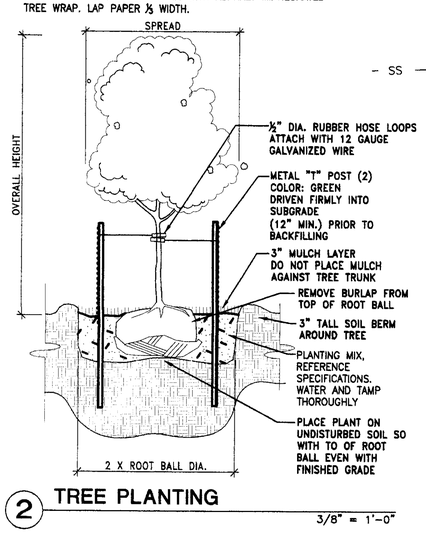
OWNER / DEVELOPER: Reed 127th/Commercial LLC and 21/127 LC 8100 E. 22nd St. Bldg. 1000 Wichita, KS 67226 316-684-7300
OWNER / DEVELOPER: RCHR Development, LLC 7200 W. 13th St. Ste. 5 Wichita, KS 67212 316-773-1313

*NOTE: ALL EXISTING SURVEY DATA FROM MKEC - 411 N WEBB RD, WICHITA, KS 67206



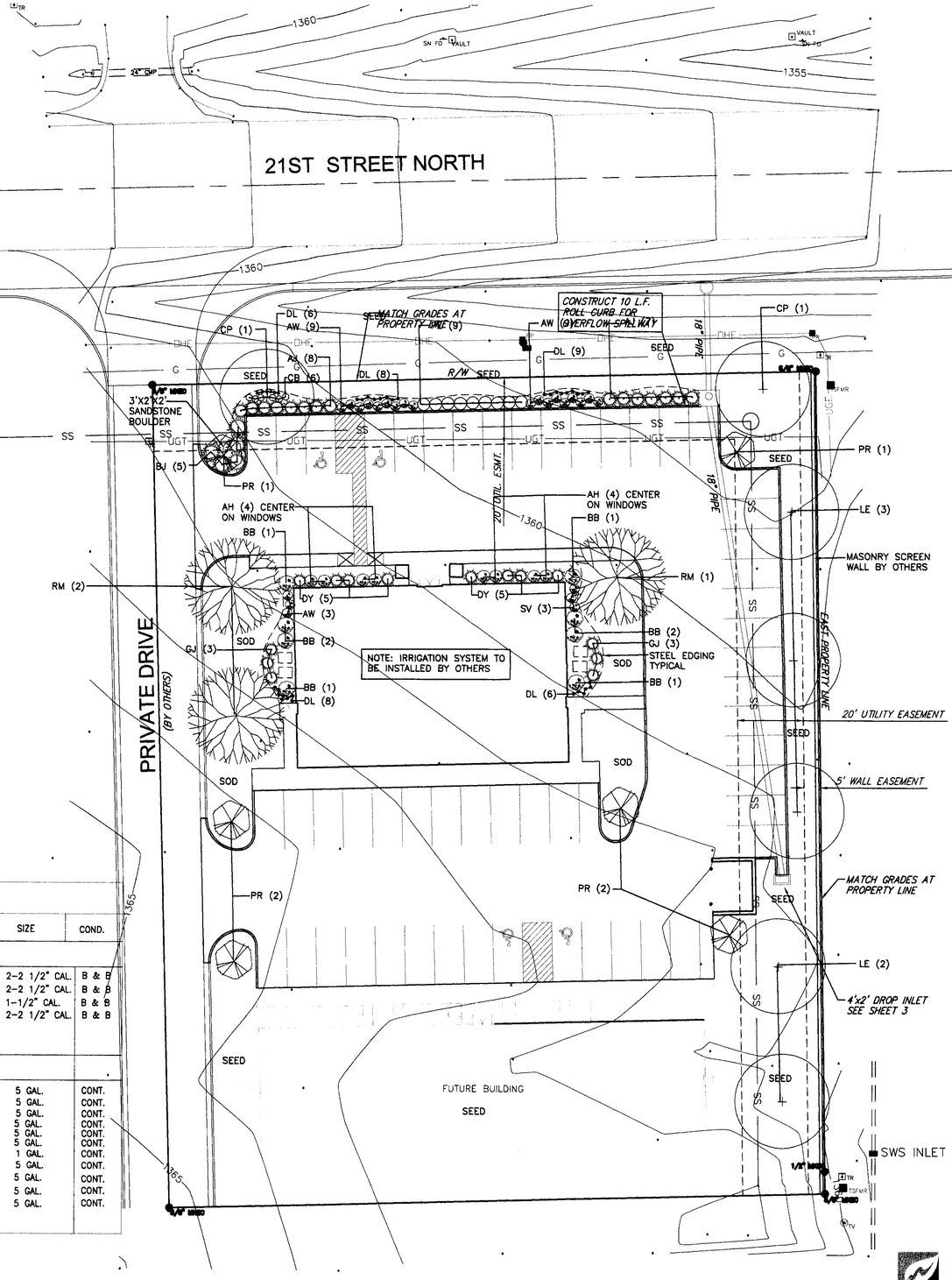
1 SHRUB PLANTING

¾" = 1'-0"



2 TREE PLANTING

3/8" = 1'-0"



PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
TREES					
CP	2	CHINESE PISTACHE	PISTACIA CHINENSIS	2-2 1/2" CAL.	B & B
LE	5	LACEBARK ELM	ULMUS PARVIFOLIA	2-2 1/2" CAL.	B & B
PR	6	CHANTICLEAR PEAR	PYRUS CALLERYANA 'CHANTICLEAR'	1-1/2" CAL.	B & B
RM	3	RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2-2 1/2" CAL.	B & B
SHRUBS/PERENNIALS/BOULDERS					
AW	21	ANTHONY WATERER SPIREA	SPIRAEA x BUMALDA 'ANTHONY WATERER'	5 GAL.	CONT.
AH	8	ANNABELLE HYDRANGEA	HYDRANGEA 'ANNABELLE'	5 GAL.	CONT.
AJ	15	ANDORRA JUNIPER	JUNIPERUS 'ANDORRA COMPACTA'	5 GAL.	CONT.
BB	8	BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT.
BJ	5	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL.	CONT.
CB	6	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	5 GAL.	CONT.
DL	37	STELLA DE ORO DAYLILY	HEMEROCALLIS 'STELLA DE ORO'	1 GAL.	CONT.
DY	10	DENSIFORMIS YEW	TAXUS X MEDIA 'DENSIFORMIS'	5 GAL.	CONT.
GJ	6	GOLDCOAST JUNIPER	JUNIPERUS CHINENSIS 'GOLD COAST'	5 GAL.	CONT.
PE	9	PAULLII EUONYMUS	EUONYMUS KIAUTSCHOVICUS 'PAULII'	5 GAL.	CONT.
SV	3	SUMMER SNOWFLAKE VIBURNUM	VIBURNUM PLICATUM	5 GAL.	CONT.
	1	SANDSTONE BOULDERS	MIN. SIZE 3'LX2'WX2'H EXPOSED		

LANDSCAPE CODE INFO

REQUIRED LANDSCAPE STREET YARD

AVERAGE LOT DEPTH = 250'
SQ. FOOT FACTOR = 10
LINEAR FOOT STREET FRONTAGE = 200'
10X200 = 2000 SF OF LANDSCAPE STREET YARD REQUIRED
3617 SF LANDSCAPE STREET YARD PROVIDED

SHADE TREES REQUIRED = 2000/500 = 4 REQUIRED
2 SHADE TREES AND 4 ORNAMENTAL TREES PROVIDED = 4 SHADE TREES

PARKING LOT SCREENING REQUIRED AND SHOWN.

PARKING LOT TREES:
1 SHADE TREE REQUIRED PER 20 SPACES.
53 SPACE LOT = 3 SHADE TREES REQUIRED.
6 ORNAMENTAL TREES PROVIDED = 3 SHADE TREES

BUFFERS:
BUFFER REQUIRED ALONG EAST PROPERTY LINE 1 TREE PER 40 LF
200 LF/40 = 5 SHADE TREES REQUIRED, 5 TREES PROVIDED

LEGAL DESCRIPTION:
LOT 5 BLOCK 1 REED COMMERCIAL ADDITION

ADDRESS: UNKNOWN

WATER:
WATER WILL BE PROVIDED BY IRRIGATION SYSTEM INSTALLED BY OWNER.

LANDSCAPE NOTES

GENERAL NOTES:
1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.

2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THE PLANS.

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

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

5. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY.

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

2. LANDSCAPE CONTRACTOR SHALL PROVIDE 4" DEPTH OF CLEAN SHREDDED TOPSOIL FOR ALL PLANTING BEDS.

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

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

2. PROTECT ALL PLANTS FROM DRYING.

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

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

5. SEED AND SOD SHALL BOTH BE KANSAS PREMIUM BLEND FESCUE. SOD AREAS AROUND THE BUILDING.

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

7. PROVIDE 3" COLORADO RIVER ROCK MULCH OVER A PERMEABLE WEED BARRIER IN ALL PLANTING BEDS.

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

PLANTING PREPARATION:
1. COVER ALL PLANTING BEDS WITH 1" DEPTH OF COMPOSTED COTTON BOLL MULCH AND TILL TO A DEPTH OF 6".

2. BACKFILL ALL ALL PLANTED MATERIALS WITH A MIX OF ⅓ COTTON BOLL COMPOST AND ⅔ EXISTING SOIL. ADD LOCALLY AVAILABLE SLOW RELEASE STARTER FERTILIZER TO BACKFILL MIX AS PER MFRS. RECOMMENDATIONS.

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

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

3. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.

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

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

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

DP-222 "PORTION OF PARCEL 1"
LANDSCAPE PLAN
MAPD Cpg. 1 of 2

LANDWORKS studio
532 S. MARKET
WICHITA, KS 67202
TEL: 316-264-3250
FAX: 316-264-3050
LANDSCAPE ARCHITECTURE

REED COMMERCIAL PROPERTY
LANDSCAPE PLAN
WICHITA, KANSAS

Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main, Wichita, Kansas 67203, www.rbkansas.com
(316) 264-8008, (316) 264-4621 fax, E-mail: info@rbkansas.com

DESIGN	DWR
DRAWN	DWR
REVIEW	
UTILITY	
DATE	July 3, 2007
RB JOB	3074E
SHEET	1 OF 1
DRAWING FILE	LANDPLAN
PROJECT NUMBER	Proj. No.

3074E

DATE	DESCRIPTION

OFFICES FOR
CORNERSTONE FINANCIAL, LLC
Wichita, Kansas

JUSTIN RANDOLPH LICENSED 676 7/27/07 KANSAS LANDSCAPE ARCHITECT

RODGER A. BROOKS / ARCHITECT
11360 SW 60th STREET AUGUSTA, KS 67010-8064
316-775-6262 fax 775-6161 brooksarch@aol.com

PROJECT NUMBER 07780
ISSUE DATE 07-27-07

LANDSCAPE PLAN
L1

PLANTING 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. 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, I.E. ADDITION OF LIME, GYPSUM, ETC.

3. REESTABLISH TURF IN ALL THE AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.

4. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMANS "AMERICAN STANDARD OF NURSERY STOCK". OWNER RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH IN THEIR OPINION FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.

5. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE ROOT-PRUNED THROUGH THE USE OF A VERTICAL SLICING METHOD PRIOR TO PLANTING.

6. WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURELY TIE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON TREE PLANTING DETAIL.

7. 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.

8. 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.

9. GUARANTEE ALL SEED AREAS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

10. GUARANTEE TREES AND SHRUBS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN TWO DAYS OF REQUEST PENDING FAVORABLE SEASONAL PLANTING TIMES.

11. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OF SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.

12. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.

13. AT THE COMPLETION OF PLANTING OPERATIONS, ALL PLANTS SHALL BE INSPECTED BY THE OWNER. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.

14. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND REMOVE ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER FINAL ACCEPTANCE.

15. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL.

16. ANY PLANTING BED ADJACENT TO WALKS OR CURBING SHALL HAVE THE GRADE TO A SUFFICIENT DEPTH TO ALLOW TOP OF THE MULCH TO MATCH THE TOP OF WALK OR CURBING.

17. FERTILIZER WITH MILORGANITE, DISTRIBUTED UNIFORMLY AT THE RATE OF 1000 POUNDS PER ACRE.

18. PRIOR TO SEEDING, MOW, GRUB RAKE ALL VEGETATION WHICH MIGHT INTERFERE AND REMOVE ALL DEBRIS FROM THE SITE. THOROUGHLY TILL AREA AFTER PREPARATION, TO A DEPTH OF AT LEAST 6 INCHES.

19. SUBMIT TYPEWRITTEN INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF LANDSCAPE WORK.

20. LABEL AT LEAST 1 TREE, 1 SHRUB, AND 1 GROUND COVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.

21. PLANT TREES, SHRUBS AND GROUND COVERS DURING NORMAL SEASON FOR SUCH WORK. DO NOT PLANT IN FROZEN GROUND.

22. MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE BY OWNER. MAINTENANCE CONSISTS OF SPRAYING PRUNING, WATERING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. REMOVE AND REPLACE PLANT MATERIAL FOUND TO BE DEAD OR IN AN UNHEALTHY CONDITION.

GENERAL PLANTING NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCH./LANDSCAPE ARCH. FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF THE WORK.

2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.

3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCH. OR OWNER'S REPRESENTATIVE'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCH. RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.

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

5. UTILITIES HAVE BEEN SHOWN ON THE PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.

6. SEED TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TALL FESCUE. SOW AT RATE SPECIFIED BY SEED PRODUCER.

7. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.

8. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.

9. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.

10. CULTIVATE GROUND COVER PLANTING BEDS TO DEPTH OF 8". TILL COMPOST AND WELL-ROTTED MANURE INTO THE PLANTING BED AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/MANURE TO THREE (3) PARTS SOIL.

11. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

12. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.

13. PLANT GROUND COVER/ANNUALS 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.

15. STEEL EDGER BY "PROSTEEL, INC.". EDGER TO BE 10 GAUGE (1/8" X 4" HIGH) AND PAINTED GREEN. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. TOP OF EDGER TO ALIGN WITH SIDEWALK/CURB WHERE OCCURS. GRADE TO BE 1" BELOW TOP OF EDGER ON LAWN SIDE. REFER TO EDGER DETAIL.

16. USE SHREDDED CEDAR WOOD MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR TO PROVIDE SAMPLE TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL.

17. PLACE 4" OF MULCH IN ALL TREE SAUCERS. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS.

18. TREAT PLANTING BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.

19. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.

20. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/FINAL ACCEPTANCE.

21. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.

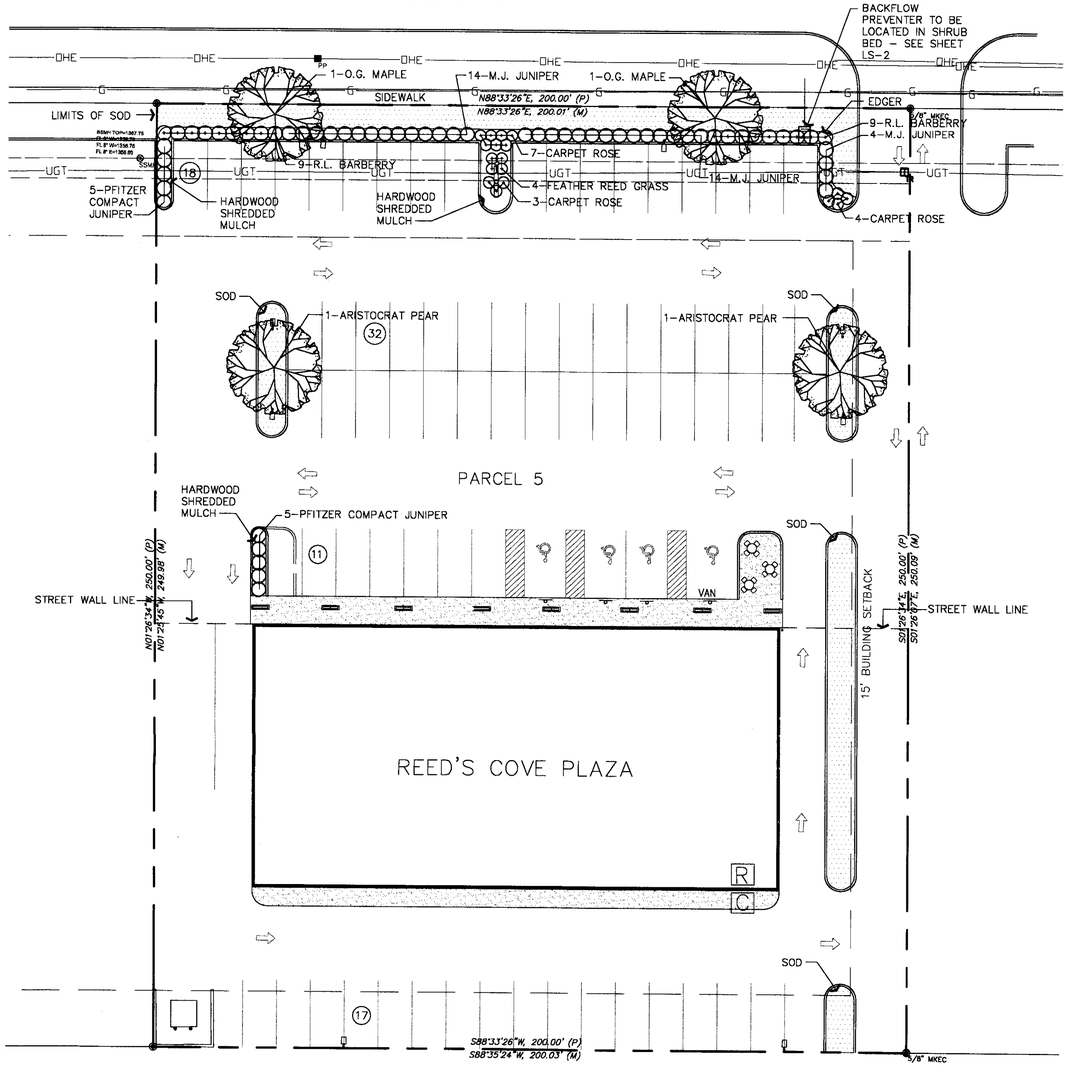
PARKING CALCULATIONS

REQUIRED PARKING:
42 SPACES

PROVIDED PARKING:
79 SPACES (INCLUDES 4 HANDICAP)

LEGAL DESCRIPTION

PARCEL 5 BLOCK 1
REED COMMERCIAL ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



SITE PLAN
1" = 20'-0"

NORTH

LANDSCAPE CODE CALCULATIONS

LANDSCAPED STREET YARD REQUIRED

Landscaped Street Yard Required:
200 Total feet of frontage
x10 Req'd square foot factor
2,000 Total sq. ft. required

Landscaped Street Yard Shown:
9,210 Total sq. ft.

Shade Trees Required:
2,000 ÷ 500 = 4 trees required

Shade Trees Shown:
4 shade trees provided

NO BUFFERS REQUIRED

PARKING LOT SCREENING AND LANDSCAPING
Parking lot is screened w/shrubs

Parking Lot Trees Required
79 Total stalls
÷20 (one tree per 20 spaces)
3.95 or say 4 trees req'd.

(One-half of the req'd. street yard trees may be used to fulfill parking lot tree requirement)

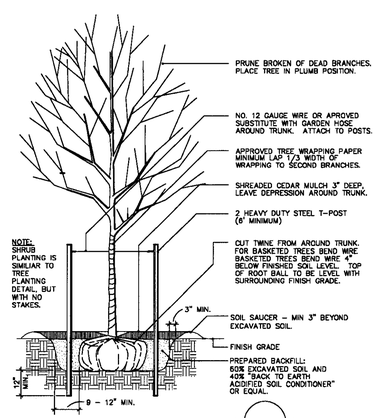
One-half of 2 street yard trees = 2

Parking Lot Trees Shown:

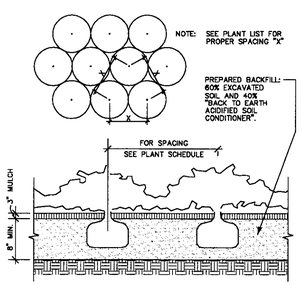
4 total parking lot trees req,d.
-2 (one half street yard trees)
2 shade trees req'd as parking lot trees.

PLANT SCHEDULE

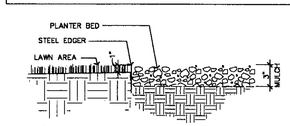
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
	SHADE TREE				
2	O.G. RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2-2 1/2" CAL.	B & B	
2	ARISTOCRAT PEAR	PYRUS CALLERYANA 'ARISTOCRAT'	2-2 1/2" CAL.	B & B	
	DECIDUOUS SHRUBS				
14	CARPET ROSE	ROSA X NOARE 'RED CARPET ROSE'	5 GAL.	CONT.	COLOR RED
18	R.L. BARBERRY	BERBERIS THUNBERGII VAR. 'ATROPURPUREA'	5 GAL.	CONT.	COLOR RED
	ORNAMENTAL GRASSES				
4	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'Karl Foerster'	5 GAL.	CONT.	
	EVERGREEN SHRUB				
32	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MINT JULEP'	5 GAL.	CONT.	
10	PFITZER COMPACT JUNIPER	JUNIPERUS CHINENSIS PFITZERIANA COMPACTA	5 GAL.	CONT.	
	LAWN				
	FESCUE GRASS	-----	-----	SOD	



1 TREE STAKING DTL.
NO SCALE



2 GROUND COVER PLANTING DTL.
NO SCALE



3 EDGER DTL.
NO SCALE

WINTER ARCHITECTS
1024 EAST FIRST STREET
WICHITA, KS. 67214
PH. 316-267-7142

PROJECT ARCHITECT:

PLANTING PLAN

DATE
08/23/07

DRAWN BY:
TFA

CHECKED BY:

SHEET NO.
LS-1

REED'S COVE PLAZA
21st STREET N AND E. 127th STREET
WICHITA, KANSAS

THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF WINTER ARCHITECTS INC. AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT ITS PRIOR WRITTEN CONSENT.

DAN WINTER, ARCHITECT

PR 222 Parcel 5
LANDSCAPE PLAN
10/23/07 PC
11/26/07 MAPC Comments
1 of 2

DANIEL R. WINTER LICENSED 2980 KANSAS PROFESSIONAL ARCHITECT

Landscape Schedule

USE	SYMBOL	COMMON NAME *Botanical Name*	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	⊕	CRIMSON PYGMY BARBERRY *Berberis Thunbergii*	3 GAL. 15"ø X 15" HT MIN	252 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
SHRUBS	⊕	WINTERGREEN BOXWOOD *Microphylla koreana*	5 GAL. 24"ø X 24" HT MIN	204 EA.	
TREES	⊙	ROSE OF SHARON *Hibiscus syriacus*	3" CALIPER (TOTAL) 6' HT	6 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
TREES	⊛	SKYLINE HONEY LOCUST *Gleditsia Triacanthos(skyline)*	3" CALIPER 12' HT	6 EA.	
MISC		FESCUE SOD		51,536 S.F.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
MISC		FESCUE SEED		14,275 S.F.	
MISC	MULCH	CYPRUS MULCH		280 C.F.	
MISC	STEEL EDGING	STEEL EDGING – 10 GAUGE		600 L.F.	
MISC	TREE STAKING KITS	24-04-026 TREE STAKING KIT ARBOR PRO-40		6 EA.	

Landscape Requirements

AREA	REQUIRED	PROVIDED
LANDSCAPED STREET YARD	–524.52 L.F. (TOTAL STREET FRONTAGE) –54.14 L.F. (GREATEST PERPENDICULAR DISTANCE TO BUILDING(CANOPY) FROM A PROPERTY LINE.) 524.52–54.14 = 470.38 L.F. 470.38 X 10 (S.F. FACTOR) = 4,703.80 S.F.	5,060 S.F. TOTAL AREA – 1,632 S.F. LANDSCAPED = 3,428 S.F. SOD AREA = 68% OF LANDSCAPED AREA IS SOD.
TREES & SHRUBS REQUIRED	1 SHADE TREE/500 S.F. 4,703.80/500 = 9.4 = 10 TREES ½ OF TREES CAN BE SUBSTITUTED WITH 10 SHRUBS EACH 10/3X10 = 33 SHRUBS (7 SHADE TREES AND 33 SHRUBS)	6 SHADE TREES + 2 GROUPINGS OF 3 ROSE OF SHARON(2 ORNAMENTAL EQUIVELANT) = 7 SHADE TREES. 456 SHRUBS
REQUIRED BUFFERS	NA	NA
PARKING LOT SCREENING & LANDSCAPE AREA	A CONTINUOUS SCREEN ALONG ALL FRONTAGE, EXCEPT DRIVEWAYS	CONTINUOUS SCREENING HAS BEEN PROVIDED WITH SHRUBS
PARKING LOT TREES	ONE SHADE TREE OR 2 ORNAMENTAL TREES PER 20 SPACES PROVIDED. ½ OF THE REQUIRED TREES IN STREET YARD CAN BE COUNTED FOR PARKING LOT TREES. 28/20 PARKING SPACES = 1.40 = 2 SHADE TREE.	1/2 OF STREET YARD TREES = 3 1/2 SHADE TREES. NO ADDITIONAL TREES HAVE BEEN PROVIDED FOR.

ONE CALL KANSAS
KS: 1-800-344-7233
WICHITA: 687-2470

MATCH LINE (SEE NEXT SHEET)

S88°33'26"W, 262.47'

10' ELECTRICAL EASEMENT

QT MONUMENT SIGN: P-011V @ 16'-4" HT X 94 SF.

(2) 4" CONDUITS

1 1/4" IRRIGATION W/ 1" METER

QUIKTRIP
STORE No. 327
12825 EAST 21ST STREET NORTH, WICHITA, KS
STD. 4600 SERIES BLDG. (4,555 SQ. FT.) w/ MECHANICAL SCREEN, METAL FASCIA AND ILLUMINATED RED BAND 4 SIDES
F.F.E. = 1384.68' BLDG HT @ FRONT ENTRANCE=16'-4"

TRASH ENCLOSURE

TRANSFORMER ON CONCRETE PAD

SCHEDULE 40 PVC SLEEVE UNDER STREET CURB

E-037 E-046 E-037

N00°45'47"W, 486.74'

127'-8"

G-022 G-022 G-022

44.86'

9.25'

4' 3' (MAX.)

(2) 4" CONDUITS

35.25' 22' 22' 22' 22' 66.2'

20' UTILITY EASEMENT(TYP)

QT MONUMENT SIGN: P-011V @ 16'-4" HT X 94 SF.

N89°15'17"E, 73.40'

N89°58'47"W, 175.00'(M)

127th. STREET

21st. STREET

20 10 0 20 40

QuikTrip
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

GENERAL NOTES

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DP-222 PARCEL 3

LANDSCAPE PLAN

APPROVED 09-05-08 BY DB
SHEET 1 of 4
MAPD Copy 1 of 2

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No.	Revision	Date

Crafton Tull Sparks
8200 East 34th Street North, Bldg. 1600
Suite 1603, Wichita, KS 67226
316.634.6776 FAX: 316.634.6777
www.craftontullsparks.com
architecture | engineering

FRANK R. RIGGINS LICENSED LANDSCAPE ARCHITECT
9-02-08

LANDSCAPE PLAN
PHASE 1

DRAWN BY: CKW	SHEET 12
DESIGNED BY: CKW	
CHECKED BY: JCM	
ISSUE DATE: 9/02/08	OF 33

QuikTrip Store No.: 327 — 12825 EAST 21ST STREET NORTH — WICHITA, KANSAS

G:\QT_Folder_Wichita\Job Folder\083003-00\ENG\DWG\0327 Base(2008 06 09 Rev).dwg – Landscape–PH 1 Sep 02, 2008 – 9:09am

Landscape Schedule

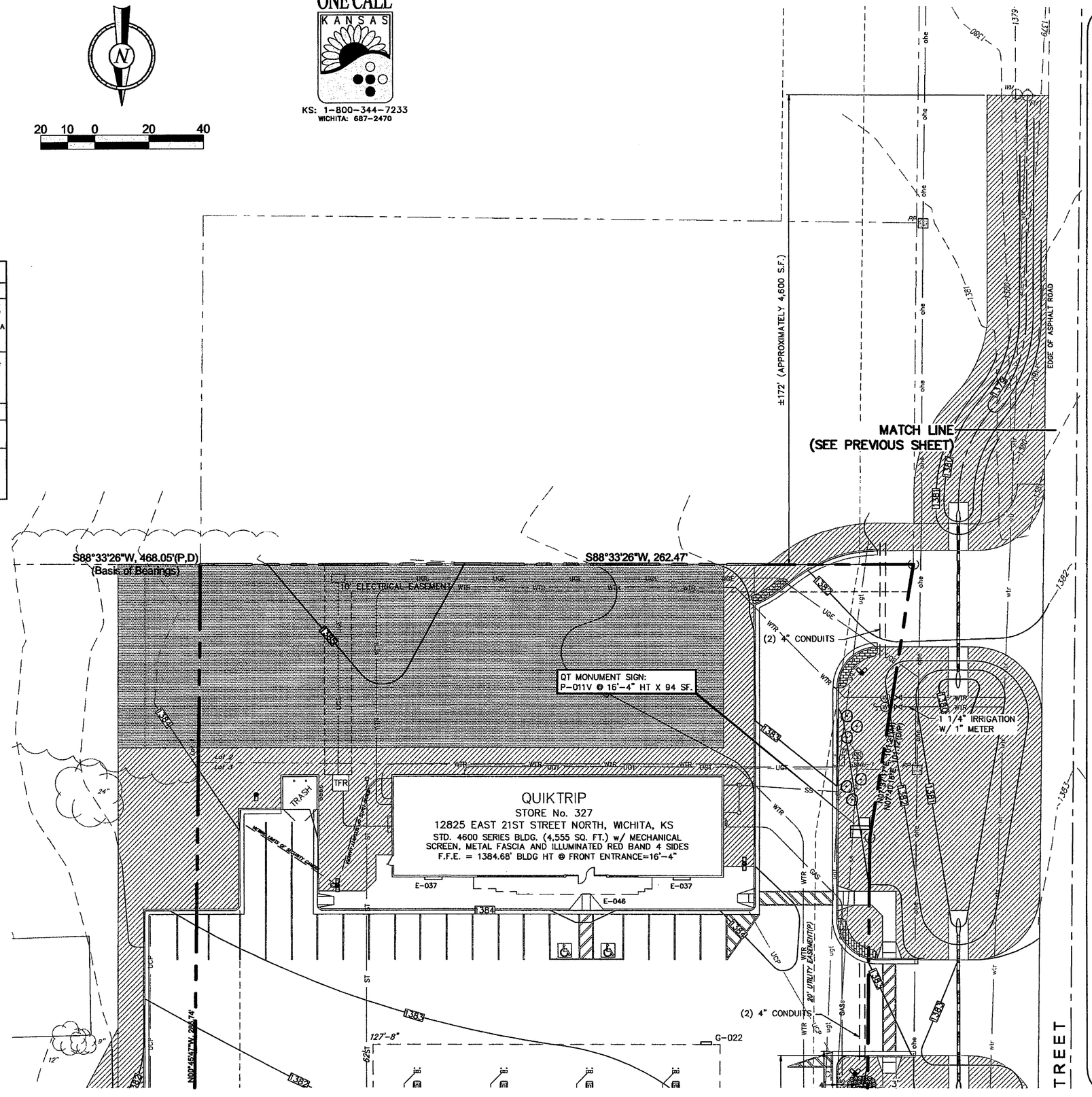
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20 10 0 20 40

ONE CALL KANSAS
KS: 1-800-344-7233
WICHITA: 687-2470



QuikTrip
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

GENERAL NOTES

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DP-222 PARCEL 3

LANDSCAPE PLAN

APPROVED 09-15-08 BY DG
SHEET 2 of 4
MAPD copy 1 of 2

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No.	Revision	Date

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8200 East 34th Street North, Bldg. 1600
Suite 1603, Wichita, KS 67226
316.634.6776 FAX: 316.634.6777
www.craftontullsparks.com
architecture | engineering

FRANK R. RIGGS LICENSED LANDSCAPE ARCHITECT
9-02-08

LANDSCAPE PLAN (CONT'D)
PHASE 1

DRAWN BY: CKW	SHEET 13
DESIGNED BY: CKW	
CHECKED BY: JCM	
ISSUE DATE: 9/02/08	OF 33

WICHITA, KANSAS
12825 EAST 21ST STREET NORTH
QuikTrip Store No.: 327

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S88°33'26"W, 468.05'(P,D)
(Basis of Bearings)

S88°33'26"W, 262.47'

10' ELECTRICAL EASEMENT

QUIKTRIP
STORE No. 327
12825 EAST 21ST STREET NORTH, WICHITA, KS
STD. 4600 SERIES BLDG. (4,555 SQ. FT.) w/ MECHANICAL SCREEN, METAL FASCIA AND ILLUMINATED RED BAND 4 SIDES
F.F.E. = 1384.68' BLDG HT @ FRONT ENTRANCE=16'-4"

QT MONUMENT SIGN:
P-011V @ 16'-4" HT X 94 SF.

(2) 4" CONDUITS

1 1/4" IRRIGATION W/ 1" METER

(2) 4" CONDUITS

127'-8"

G-022

G-022's

3' (MAX.)

44.86'

9.25'

170.62'

N00°45'47"W, 175.00'(M)
N00°51'38"W, 175.00'(D/P)

20' UTILITY EASEMENT(P)

35.25' 22' 22' 22' 22' 66.2'

7.5'

(2) 4" CONDUITS

QT MONUMENT SIGN:
P-011V @ 16'-4" HT X 94 SF.

N88°33'28"E, 175.01'(M)
N88°33'26"E, 175.00'(D/P)

N80°05'17"E, 73.40'

127th. STREET

21st. STREET

N88°33'26"E

FESCUE SOD(13,320 S.F.)

Lot 1
Lot 2
Lot 3

E-037 E-046 E-037

TRASH

TFR

TRANSFORMER

ONE CALL KANSAS
KS: 1-800-344-7233
WICHITA: 687-2470

20 10 0 20 40

G:\QT_Folder_Wichita\Job Folder\083003-001\ENG\DWG\0327 Base(2008 06 09 Rev).dwg - Landscape-PH 2 Sep 02, 2008 - 9:27am

QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

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DP-222 PARCEL 3

LANDSCAPE PLAN

APPROVED 05-05-08 BY DG
SHEET 3 OF 4
MAPD copy 1 of 2

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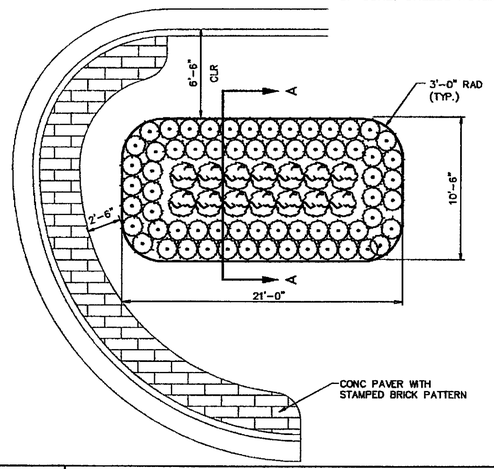
FRANK R. RIGGS
LICENSED
KANSAS
LANDSCAPE ARCHITECT
9-02-08

LANDSCAPE PLAN
PHASE 2

DRAWN BY: CKW	SHEET 14
DESIGNED BY: CKW	OF 33
CHECKED BY: JCM	
ISSUE DATE: 9/02/08	

WICHITA, KANSAS
12825 EAST 21ST STREET NORTH
QuikTrip Store No. : 327

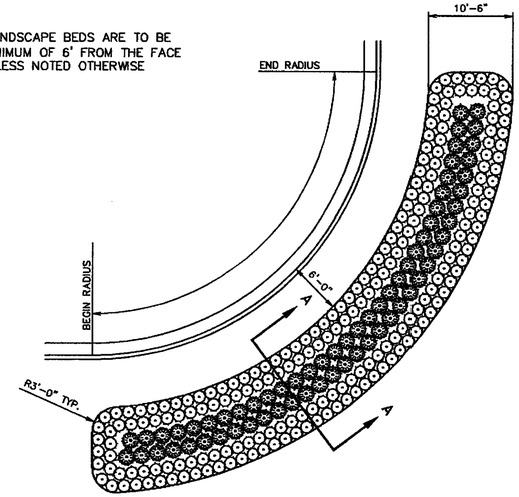
NOTE: ALL LANDSCAPE BEDS ARE TO BE PLACED A MINIMUM OF 6' FROM THE FACE OF CURB, UNLESS NOTED OTHERWISE



LD 1-1
NOT TO SCALE

LANDSCAPE BED TYPE "A"

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

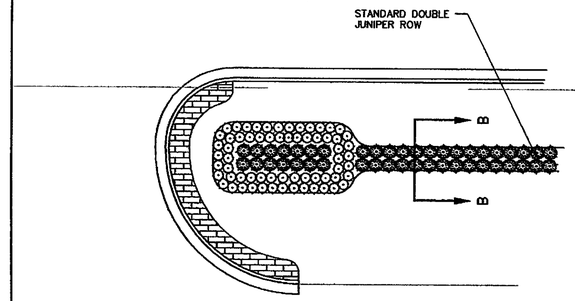


LD 1-2
NOT TO SCALE

LANDSCAPE BED TYPE "B"

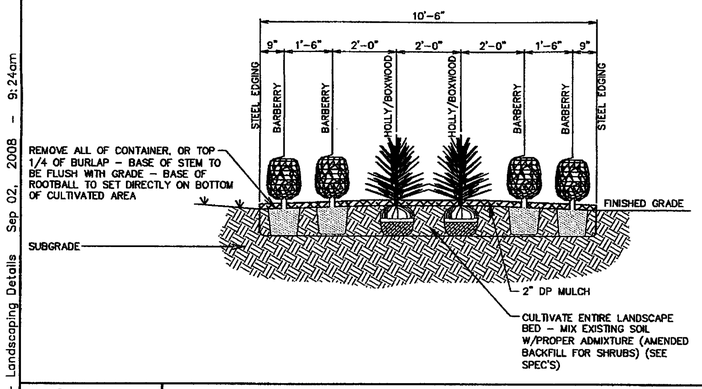
REFER TO LANDSCAPE PLANS FOR POSSIBLE "A" OR "B" BEDS AT END OF JUNIPER ROW.

BARBERRIES WRAP AROUND END OF STANDARD "TYPE A OR B" BED – STEEL EDGING DOES NOT SEPARATE JUNIPER SCREENING FROM STANDARD BEDS.



LD 1-3
NOT TO SCALE

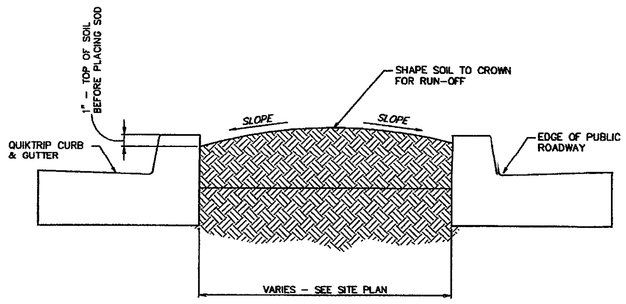
JUNIPER SCREENING BED



LD 1-4
NOT TO SCALE

SHRUB PLANTING SECTION A – A

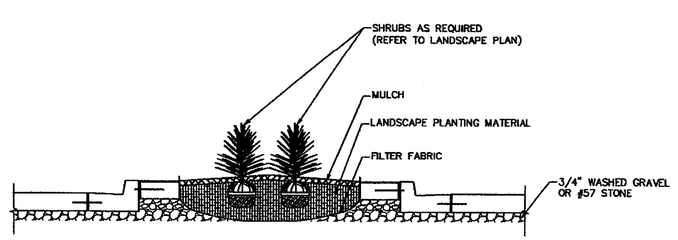
NOTE: SLOPE ON LAWN AREAS NOT TO EXCEED 3:1 UNLESS NOTED OTHERWISE (SEE GRADING PLAN)



LD 1-5
NOT TO SCALE

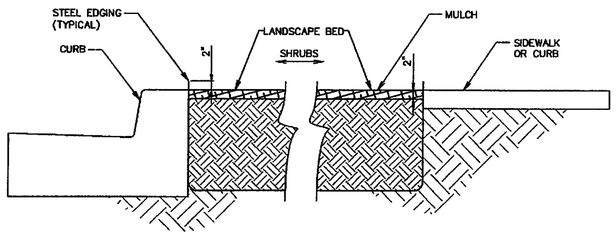
TYPICAL LAWN SECTION

NOTE: LANDSCAPE PARKING ISLANDS ARE TO BE IRRIGATED WITH A NETAFIRM TECHLINE SUBSURFACE DRIPPERLINE (1-888-638-2346 or NETAFIRM-USA.COM) OR APPROVED EQUAL. A SPRAY OR ROTARY HEAD SPRINKLER SYSTEM IS NOT AN ACCEPTABLE IRRIGATION METHOD FOR LANDSCAPE PARKING ISLANDS.



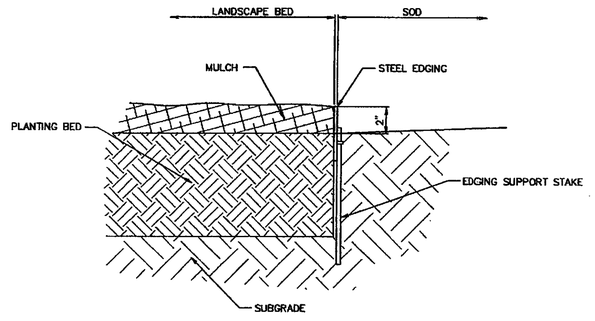
LD 1-6
NOT TO SCALE

JUNIPER SCREENING SECTION B – B



LD 1-7
NOT TO SCALE

LANDSCAPE EDGING DETAIL ADJACENT TO SIDEWALK/CURB



LD 1-8
NOT TO SCALE

LANDSCAPE EDGING DETAIL ADJACENT TO SOD

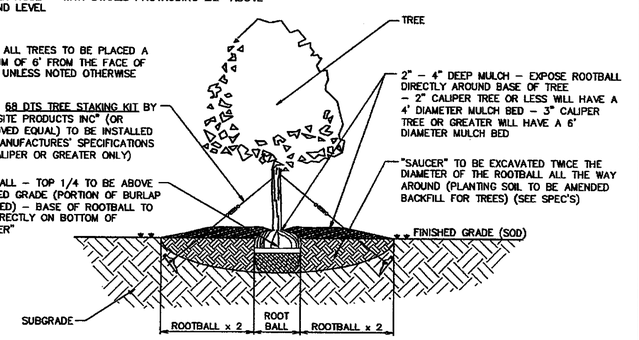
NOTE:
BASED ON CALIPER; TREES SHALL BE STAKED PER ONE OF THE FOLLOWING OPTIONS.

- 3" ø OR LARGER: PER THIS DETAIL.
- LESS THAN 3"ø SHALL BE SECURED WITH TYPICAL WIRE/TWINE SUPPORTS FASTENED TO WOOD STAKES AT THE GROUND AND PADDED AROUND THE TREE TRUNK WITH RUBBER HOSE – WITH STAKES PROTRUDING ±2" ABOVE GROUND LEVEL

NOTE: ALL TREES TO BE PLACED A MINIMUM OF 6' FROM THE FACE OF CURB, UNLESS NOTED OTHERWISE

MODEL 68 DTS TREE STAKING KIT BY "FORESITE PRODUCTS INC" (OR APPROVED EQUAL) TO BE INSTALLED PER MANUFACTURES' SPECIFICATIONS (3" CALIPER OR GREATER ONLY)

ROOTBALL – TOP 1/4 TO BE ABOVE FINISHED GRADE (PORTION OF BURLAP REMOVED) – BASE OF ROOTBALL TO SET DIRECTLY ON BOTTOM OF "SAUCER"



LD 1-9
NOT TO SCALE

TREE PLANTING DETAIL – SECTION

QuikTrip
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

GENERAL NOTES

DP-222 PARCEL 3

LANDSCAPE PLAN

APPROVED 09-05-08 BY DG
SHEET 4 of 4
MAPD Copy 1 of 2

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No.	Revision	Date

Crafton Tull Sparks
8200 East 34th Street North, Bldg. 1600
Suite 1603, Wichita, KS 67226
316.634.6776 FAX: 316.634.6777
www.craftontullsparks.com
architecture | engineering

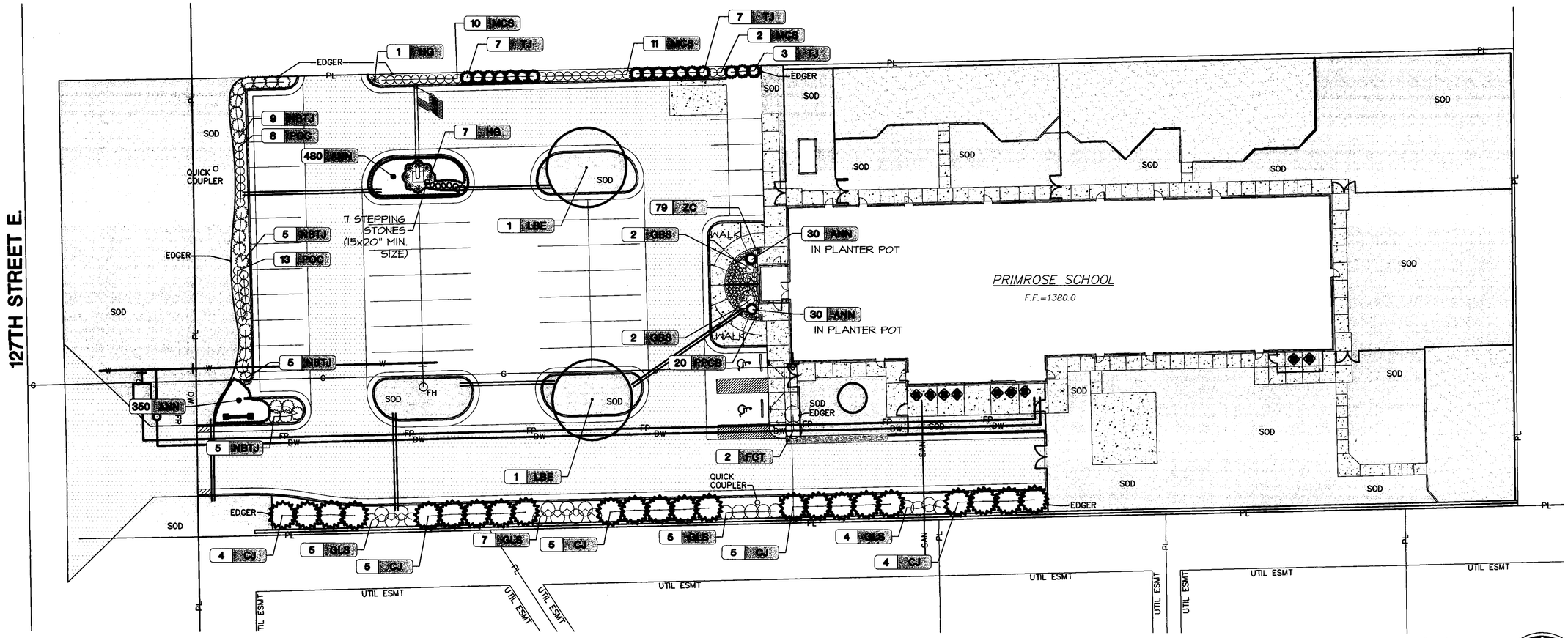
FRANK R. RIGGIN
LICENSED
747
PROFESSIONAL
LANDSCAPE ARCHITECT
9.2.08

LANDSCAPING DETAILS

DRAWN BY: TSM	SHEET 17
DESIGNED BY: WAR	
CHECKED BY: RHW	
ISSUE DATE: 9/02/08	OF 33

WICHITA, KANSAS
12825 EAST 21ST STREET NORTH
QuikTrip Store No.: 327

G:\QT_Folder_Wichita\Job Folder\083003-00\ENG\DWG\0327 Base(2008 06 09 Rev).dwg - Landscaping Details Sep 02, 2008 - 9:24am



SCALE: 1"=20'
20 10 0 20

MASTER PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION/REMARKS
TREES					
CJ	23	'CANAERTI' JUNIPER	Juniperus virginiana 'Canaertii'	6' Height	Balled and Burlapped
LBE	2	LACEBARK ELM	Ulmus parvifolia 'Allee'	3" cal.	Balled and Burlapped
TJ	17	'TAYLOR' JUNIPER	Juniperus virginiana 'Taylor'	6' Height	Balled and Burlapped
SHRUBS, ORNAMENTAL GRASSES, PERENNIALS AND ANNUALS					
ANN	890	ANNUALS	Varieties To Be Determined	4" Pots	Container
FCT	2	'FASCINATION' CHASTE TREE	Vitex agnus-castus 'Fascination'	5 gal	Container
GBS	4	'GLOBOSA' BLUE SPRUCE	Picea pungens 'Glauca Globosa'	5 gal	Container
GLS	21	'GRO-LOW' FRAGRANT SUMAC	Rhus aromatica 'Gro-low'	3 gal	Container
HG	8	'HAMELN' DW. CHINESE FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln'	3 gal	Container
MCS	23	'MAGIC CARPET' SPIREA	Spiraea japonica 'Magic Carpet'	3 gal	Container
NBTJ	24	'NEW BLUE TAM' JUNIPER	Juniperus tamariscifolia 'New Blue'	5 gal	Container
POC	21	'PETITE ORCHID' CRAPEMYRTLE	Lagerstroemia indica 'Monhid'	3 gal	Container
PPCB	20	'PALACE PURPLE' CORAL BELLS	Heuchera micrantha 'Palace Purple'	1 gal	Container
ZC	79	'ZAGREG' COREOPSIS	Coreopsis verticillata 'Zagreb'	1 gal	Container

LANDSCAPE ORDINANCE CALCULATIONS:

FRONTAGE OF SITE = 162', DEPTH OF LOT = 468'

SQUARE FOOTAGE FACTOR = 20

REQUIRED L.S. STREET YARD = 162 x 20 = 3,240 SF

LANDSCAPED STREET YARD PROVIDED = 7,249 SF

STREET YARD TREES REQUIRED = 3,240/500 = 6.45 ROUNDS UP TO 7 SHADE TREES EQUIV.

TREES PROVIDED = 13 SHADE PLUS 52 SHRUBS = 18 SHADE TREE EQUIVALENT

PARKING STALLS PROVIDED = 46

PARKING LOT TREES REQUIRED = 2.3 ROUNDS UP TO 3

PARKING LOT TREES PROVIDED = 3; (2 ARE IN INTERIOR ISLANDS)

BUFFER REQUIRED (SOUTH PROPERTY LINE) = 468'/40'= 11.7 SHADE TREES = (ROUNDS TO) 12 SHADE TREES IN ADDITION TO 6' MIN. HT. SOLID SCREEN FENCE OR WALL

BUFFER PROVIDED = 6' HT. SOLID SCREEN WALL PLUS 12 SHADE TREES

NOTE: 'TAYLOR' JUNIPERS ARE NOT INCLUDED IN ANY COUNTS

ALL PARKING STALLS ARE SCREENED FROM 127TH STREET E. BY A CONTINUOUS ROW OF SHRUB PLANTINGS

NOTES

1. ALL PAVEMENT, SIDEWALKS, CURB & GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WICHITA SPECIFICATIONS.
2. WHEELCHAIR RAMP LOCATIONS TO SERVE THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH THE BUILDING PLANS PRIOR TO CONSTRUCTION.
3. EDGING OUTSIDE OF PLAYGROUND AREAS SHALL BE CURV-RITE ALUMINUM EDGING, APPROX. 14 GUAGE X 4". INSTALL TOP FLUSH WITH TOP OF ADJOINING WALKS OR BACKS OF CURBS.
4. EDGING WITHIN PLAYGROUND AREAS SHALL BE TUFF-TIMBERS HEAVY DUTY PLASTIC AS MANUFACTURED BY LANDSCAPE STRUCTURES, INC., AND AVAILABLE FROM ATHCO, INC., LENEXA, KANSAS
5. MULCH SHALL BE 3" DEPTH PINE BARK. MULCH 36" DIAMETER RING X 6" DEPTH AROUND EACH TREE PLANTED IN TURF AREA.
6. PLANTING SOIL AMENDMENTS SHALL BE BACK-TO-EARTH COTTON BUR COMPOST AND MILORGANITE MIXED INTO BACKFILL SOIL PLUS NEW LAWN STARTER FERTILIZER (INCORPORATED INTO THE TOP 1-2" OF BACKFILL SOIL).
7. ALL LAWN AND SHRUB BED AREAS ON SITE SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM, (SEE SPECIFICATION SECTION). IRRIGATION SYSTEM SHALL BE EQUIPPED WITH TWO QUICK COUPLERS WHERE SHOWN AND AN AUTOMATIC RAIN SENSING DEVICE WHICH WILL SHUT OFF SYSTEM FOLLOWING PERIODS OF ADEQUATE RAIN.
8. ALL PLANTS SHALL CONFORM TO ANSI Z60.1 FOR SIZE AND QUALITY STANDARDS.
9. INSTALL KANSAS PREMIUM BLEND FESCUE SOD IN ALL AREAS SHOWN ON PLAN AS "SOD".
10. STEPPING STONES SHALL BE 3" THICK BOTTOM LEDGE SILVERDALE LIMESTONE OR APPROVED EQUAL.

DP222 Parcel 2B
LANDSCAPE PLAN
APPROVED 02/25/09 BY DK
MAPD Copy 1 of 2

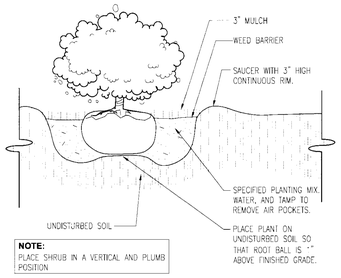
LICENSED LANDSCAPE ARCHITECT
RANDAL JAY DAVIS
365
STATE OF KANSAS
1-30-09

MKEC ENGINEERING CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

PRIMROSE SCHOOL
AT REED'S COVE
WICHITA, KANSAS

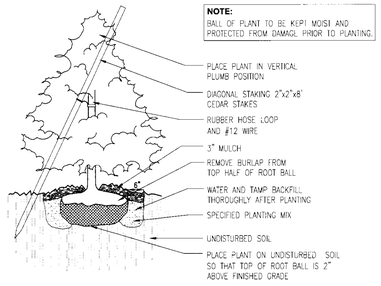
LANDSCAPE PLAN
SHEET TITLE
08622
PROJECT NUMBER
RJD
DESIGN BY
RJD
DRAWN BY
JAG
CHECKED BY
ISSUED
January 09
REVISED
SHEET NO.
LA1.1

PLOTTED: Tuesday, February 03, 2009 @ 05:03PM
H:\CIVIL\021211\08622\LANDSCAPE\08622_L1.DWG



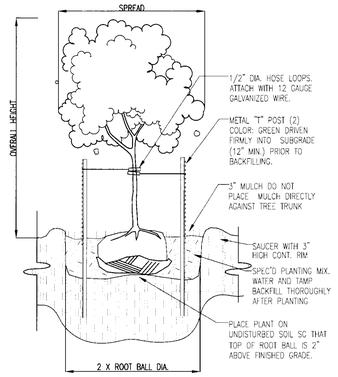
1 SHRUB PLANTING

Scale: 3/4"= 1'-0"



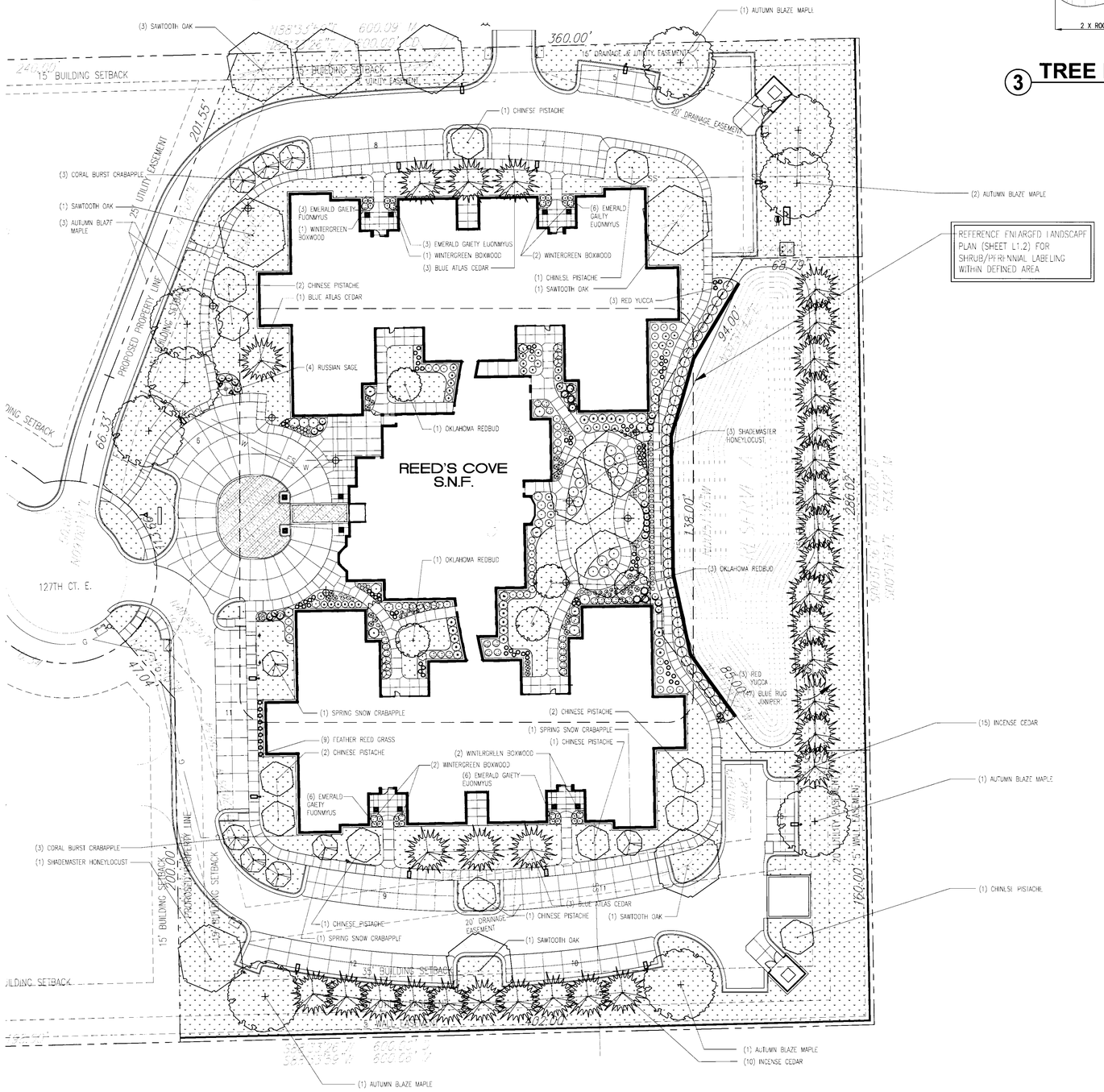
2 CONIFEROUS TREE PLANTING

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



3 TREE PLANTING

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



A LANDSCAPE PLAN

SCALE: 1" = 30'-0"

NORTH

0 10' 30'
5 20 50'

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER SCREEN CALCULATIONS

SOUTH PROPERTY LINE = 402 FT. / 40 = 11 TREES REQUIRED (11 TREES PROVIDED)
EAST PROPERTY LINE = 573 FT. / 40 = 15 TREES REQUIRED (15 TREES PROVIDED)

LANDSCAPE NOTES

1. CONTRACTOR SHALL PROVIDE FINISH GRADING AND FESCUE SODDING OF AREAS SHOWN ON PLAN.
2. TURF GRASS SHALL BE KANSAS PREMIUM FESCUE BLEND SOD.
3. ALL SHRUB BEDS AND LAWN AREAS SHALL BE WATERED VIA AN INGROUND IRRIGATION SYSTEM SUPPLIED BY DOMESTIC WATER SOURCE (RE: IRRIGATION CONCPET PLAN).
4. ALL SHRUB BEDS SHALL RECEIVE A 3" LAYER OF 1" TO 2" WASHED NATIVE RIVER GRAVEL W/ LANDSCAPE FABRIC UNDERLAYMENT.
5. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT ARCHITECT'S APPROVAL.
6. QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
7. PLANTING BED EDGING SHALL BE 4" STEEL EDGING (COLOR: GREEN) OR APPROVED EQUAL. INSTALL STEEL EDGING ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
8. LANDSCAPE FABRIC UNDERLAYMENT SHALL BE DUPONT LANDSCAPE PRO PROFESSIONAL GRADE LANDSCAPE FABRIC OR APPROVED EQUAL. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS: DUPONT (GARDEN.PRODUCTS@USA.DUPONT.COM) 1.800.448.9835
9. ANY PLANTING BED ADJACENT TO WALKS OR CURBING SHALL HAVE THE GRADE LOWERED TO A SUFFICIENT DEPTH TO ALLOW THE TOP OF THE MULCH TO MATCH THE TOP OF WALK OR CURBING.
10. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL, SOIL SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE, I.E. ADDITION OF LIME, GYPSUM, ETC. REFERENCE SPECS. FOR ADDITIONAL INFORMATION.
11. CONTRACTOR SHALL SUBMIT A SAMPLE OF THE PROPOSED WASHED RIVER GRAVEL FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
12. REFERENCE GRADING PLAN FOR ALL PROPOSED SLOPES IN SHRUB BEDS AND LAWN AREAS. O.C. SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION IN ALL PAVED AND UNPAVED AREAS.

PLANT LIST (FOR SHEET L1.1 & L1.2)

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
TREES RE: 2/L1.1, 3/L1.1				
9	AUTUMN BLAZE MAPLE	ACER RUBRUM X FREEMANII	3" CAL.	B&B
7	BLUE ATLAS CEDAR	CEDRUS ATLANTICA 'GLAUCA'	8-10' HT.	B&B
11	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CAL.	B&B
6	CORAL BURST CRABAPPLE	MALUS 'CORALBURST'	3" CAL.	B&B
25	INCENSE CEDAR	CALOCEDRUS DECURRENS	8-10' HT.	B&B
5	OKLAHOMA REDBUD	CERCIS RENIFORMIS 'OKLAHOMA'	3" CAL.	B&B
7	SAWTOOTH OAK	QUERCUS ACUTISSIMA	3" CAL.	B&B
4	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER	3" CAL.	B&B
3	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	3" CAL.	B&B
SHRUBS RE: 1/L1.1				
12	ANDORRA COMPACT JUNIPER	JUNIPERUS 'ANDORRA COMPACTA'	5 GAL.	CONT.
43	ANTHONY WATERER SPIREA	SPIRAEA X BUMALDA 'ANTHONY WATERER'	2 GAL.	CONT.
63	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONNI'	5 GAL.	CONT.
7	BRILLIANT RED CHOKEBERRY	ARONIA ARBUTIFOLIA	5 GAL.	CONT.
4	BURKWOOD VIBURNUM	VIBURNUM X BURKWOODII	5 GAL.	CONT.
42	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	3 GAL.	CONT.
7	DWARF BURNING BUSH	EUONYMUS ALATUS	5 GAL.	CONT.
42	EMERALD GAIETY EUONYMUS	EUONYMUS FORTUNEI 'EMERALD GAIETY'	2 GAL.	CONT.
25	EMERALD SPREADER YEW	TAXUS CUSPIDATA 'MONLOO'	5 GAL.	CONT.
33	GOLDMOUND SPIREA	SPIRAEA X. BUMALDA 'GOLDMOUND'	2 GAL.	CONT.
18	GREENMOUND JUNIPER	PROCUMBENS NANA	5 GAL.	CONT.
7	NIGRA YEW	TAXUS X MEDIA 'NIGRA'	5 GAL.	CONT.
12	ROSE OF SHARON	HIBISCUS SYRIACUS 'HELENE'	5 GAL.	CONT.
38	WINTERGREEN BOXWOOD	BUXUS SEMPERVIRENS 'WINTERGREEN'	3 GAL.	CONT.
ORNAMENTAL GRASSES AND PERENNIALS RE: 1/L1.1 (SIM.)				
29	BEARDED IRIS	IRIS GERMANICA	1 GAL.	CONT.
21	BLUE RUSSIAN SAGE	PEROVSKIA	1 GAL.	CONT.
21	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	5 GAL.	CONT.
33	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	CONT.
44	STELLA DE ORO DAYLILY	HEMEROCALLIS 'STELLA DE ORO'	1 GAL.	CONT.

SITE LEGEND

KANSAS PREMIUM FESCUE BLEND SOD

TREES, SHRUBS, AND PERENNIALS RE: 1,2,3/L

4" STEEL EDGING RE: LANDSCAPE NOTES #7

DP-222 PARCEL 9
LANDSCAPE PLAN
APPROVED 07-19-11 BY PS
SHEET 1 OF 2
MAPD Copy 1 of 2

GLMV Architecture
420 S. Emporia, Wichita, KS 67202
Tel: (316) 265-9367
125 S. Washington, Wichita, KS 67202
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www.glmv.com

MARK D. McGIVERAN LICENSED 2517 07/31/2011 KANSAS PROFESSIONAL ARCHITECT

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REED'S COVE SKILLED NURSING FACILITY

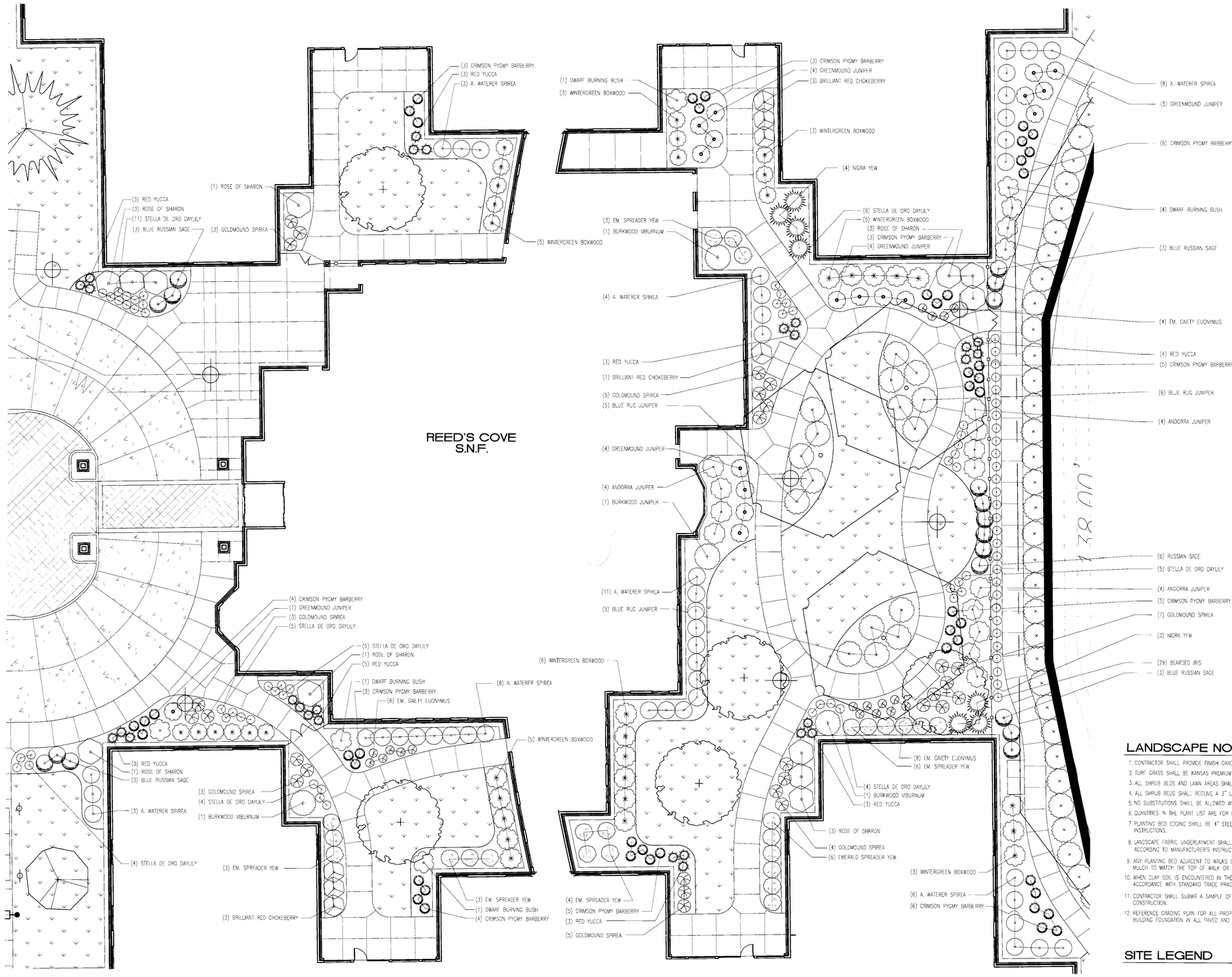
2114 N. 127th Court East
WICHITA, KS 67228

Mark	Date:	Description
	06/30/11	Issued for Permit

LANDSCAPE PLAN

Job No. 10018
Date 06/30/11
Drawn
Checked

Dwg. L1.1 of



LANDSCAPE NOTES

1. CONTRACTOR SHALL PROVIDE FINISH GRADING AND FESCUE SODDING OF AREAS SHOWN ON PLAN.
2. TURF GRASS SHALL BE KANSAS PREMIUM FESCUE BLEND SOD.
3. ALL SHRUB BLDS AND LAWN AREAS SHALL BE WATERED VIA AN INGROUND IRRIGATION SYSTEM SUPPLIED BY A WATER WELL.
4. ALL SHRUB BEDS SHALL RECEIVE A 3" LAYER OF 1" TO 2" WASHED NATIVE RIVER GRAVEL W/ LANDSCAPE FABRIC UNDERLAYMENT.
5. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT ARCHITECT'S APPROVAL.
6. QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
7. PLANTING BED EDGING SHALL BE 4" STEEL EDGING (COLOR: GREEN) OR APPROVED EQUAL. INSTALL STEEL EDGING ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
8. LANDSCAPE FABRIC UNDERLAYMENT SHALL BE DUPONT LANDSCAPE PRO PROFESSIONAL GRADE LANDSCAPE FABRIC OR APPROVED EQUAL. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS: DUPONT (GARDEN.PRODUCTS@USA.DUPONT.COM) 1.800.448.9835
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10. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL, SOIL SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE. i.e. ADDITION OF LIME, GYPSUM, ETC. REFERENCE SPECS. FOR ADDITIONAL INFORMATION.
11. CONTRACTOR SHALL SUBMIT A SAMPLE OF THE PROPOSED WASHED RIVER GRAVEL FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
12. REFERENCE GRADING PLAN FOR ALL PROPOSED SLOPES IN SHRUB BEDS AND LAWN AREAS. G.C. SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION IN ALL PAVED AND UNPAVED AREAS.

SITE LEGEND

KANSAS PREMIUM FESCUE BLEND SOD

TREES, SHRUBS, AND PERENNIALS
RE: 1,2,3/L

4" STEEL EDGING
RE: LANDSCAPE NOTES #7

(A) ENLARGED LANDSCAPE PLAN

NORTH

SCALE: 1" = 20'-0"

DP-222 PARCEL 9
LANDSCAPE PLAN
APPROVED 07-19-11 BY DG
SHEET 8 of 2
MAPD Copy 1 of 2

GLMV Architecture
420 S. Emporia, Wichita, KS 67202
Tel: (316) 265-9367
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Tel: (316) 262-0451
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MARK D. McELVAIN LICENSED 2511 07-20-11 KANSAS PROFESSIONAL ARCHITECT

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REED'S COVE SKILLED NURSING FACILITY

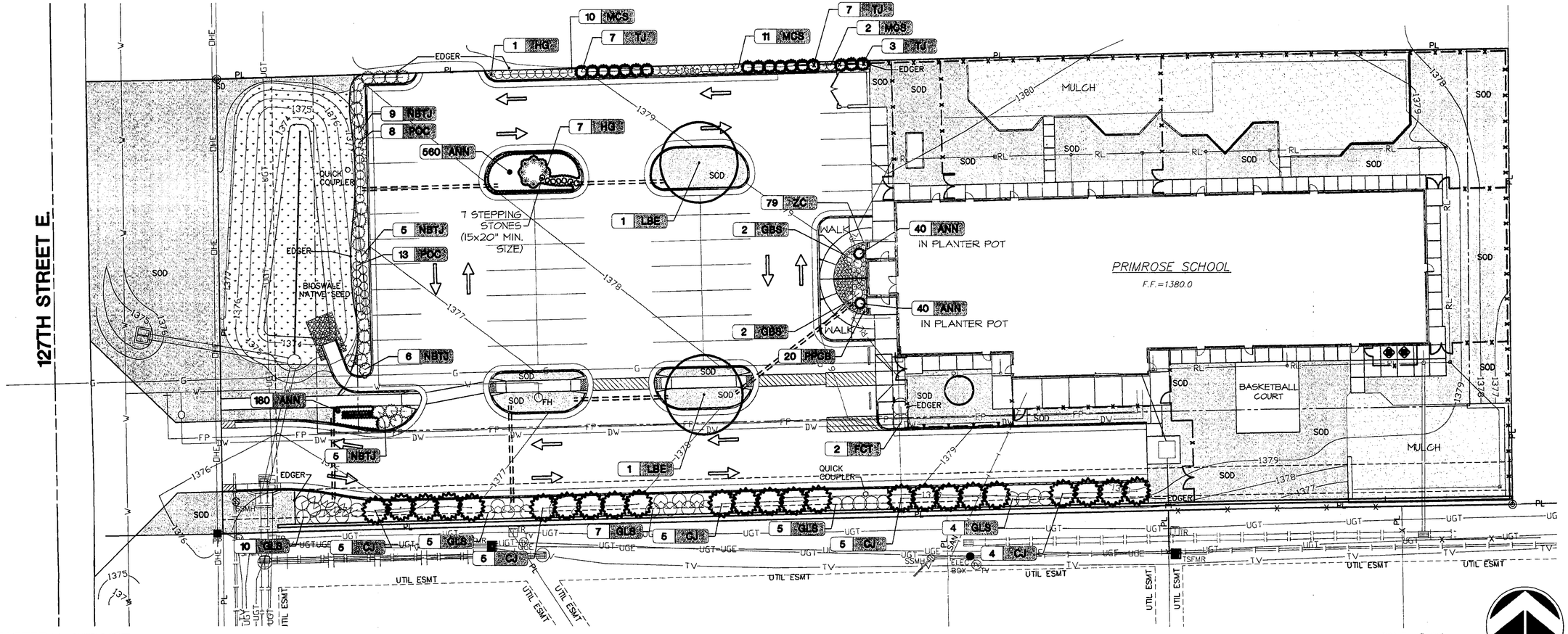
2114 N. 127th Court East
WICHITA, KS 67228

Mark	Date:	Description
	06/30/11	Issued for Permit

ENLARGED LANDSCAPE PLAN

Job No.	10018
Date	06/30/11
Drawn	
Checked	

L1.2
Dwg. of



MASTER PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION/REMARKS
TREES					
CJ	24	'CANAERTI' JUNIPER	Juniperus virginiana 'Canaertii'	6' Height	Balled and Burlapped
LBE	2	LACEBARK ELM	Ulmus parvifolia 'Allee'	3" cal.	Balled and Burlapped
TJ	17	'TAYLOR' JUNIPER	Juniperus virginiana 'Taylor'	6' Height	Balled and Burlapped
SHRUBS, ORNAMENTAL GRASSES, PERENNIALS AND ANNUALS					
ANN	890	ANNUALS	Varieties To Be Determined	4" Pots	Container
FCT	2	'FASCINATION' CHASTE TREE	Vitex agnus-castus 'Fascination'	5 gal	Container
GBS	4	'GLOBOSA' BLUE SPRUCE	Picea pungens 'Glauca Globosa'	5 gal	Container
GLS	26	'GRO-LOW' FRAGRANT SUMAC	Rhus aromatica 'Gro-low'	3 gal	Container
HG	8	'HAMELN' DW. CHINESE FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln'	3 gal	Container
MCS	23	'MAGIC CARPET' SPIREA	Spiraea japonica 'Magic Carpet'	3 gal	Container
NBTJ	25	'NEW BLUE TAM' JUNIPER	Juniperus tamariscifolia 'New Blue'	5 gal	Container
POC	21	'PETITE ORCHID' CRAPEMYRTLE	Lagerstroemia indica 'Monhid'	3 gal	Container
PPCB	20	'PALACE PURPLE' CORAL BELLS	Heuchera micrantha 'Palace Purple'	1 gal	Container
ZC	79	'ZAGREG' COREOPSIS	Coreopsis verticillata 'Zagreb'	1 gal	Container

BIOSWALE PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING	NOTES
–	100	SWEET FLAG	ACORUS CALAMUS	PLUG	PLACE IN BOTTOM/DEEP ZONE OF BIOSWALE
–	100	TUSSOCK SEDGE	CAREX STRICTA	PLUG	PLACE IN BOTTOM/DEEP ZONE OF BIOSWALE
–	100	FOX SEDGE	CAREX VULPINOIDEA	PLUG	PLACE IN BOTTOM/DEEP ZONE OF BIOSWALE
–	75	TORREY'S RUSH	JUNCUS TORREYI	PLUG	PLACE IN BOTTOM & FRINGE ZONE OF BIOSWALE
–	50	PRAIRIE BLAZING STAR	LIATRIS PYCNOSTACHYA	PLUG	PLACE IN BOTTOM & FRINGE ZONE OF BIOSWALE
–	150	WILD BLUE INDIGO	BAPTISIA AUSTRALIS	PLUG	PLACE IN FRINGE ZONE OF BIOSWALE
–	175	SKY BLUE ASTER	ASTER AZUREUS	PLUG	PLACE IN FRINGE ZONE OF BIOSWALE
–	175	BLUE LOBELIA	LOBELIA SIPHILITICA	PLUG	PLACE IN FRINGE ZONE OF BIOSWALE
–	150	BEE BALM	MONARDA FISTULOSA	PLUG	PLACE IN FRINGE ZONE OF BIOSWALE

NOTE: PLANT PLUGS 24" O.C. – SPORADICALLY PLACE PLANTS TO ACHIEVE A NATURALIZED/NATIVE APPEARANCE.

LANDSCAPE ORDINANCE CALCULATIONS:

FRONTAGE OF SITE = 162', DEPTH OF LOT = 468'

SQUARE FOOTAGE FACTOR = 20

REQUIRED L.S. STREET YARD = 162 x 20 = 3,240 SF

LANDSCAPED STREET YARD PROVIDED = 11,233 SF

STREET YARD TREES REQUIRED = 3,240/500 = 6.45 ROUNDS UP TO 7 SHADE TREES EQUIV.

TREES PROVIDED = 13 SHADE PLUS 52 SHRUBS = 18 SHADE TREE EQUIVALENT

PARKING STALLS PROVIDED = 46

PARKING LOT TREES REQUIRED = 2.3 ROUNDS UP TO 3

PARKING LOT TREES PROVIDED = 3; (2 ARE IN INTERIOR ISLANDS)

BUFFER REQUIRED (SOUTH PROPERTY LINE) = 468'/40'= 11.7 SHADE TREES = (ROUNDS TO) 12 SHADE TREES IN ADDITION TO 6' MIN. HT. SOLID SCREEN FENCE OR WALL

BUFFER PROVIDED = 6' HT. SOLID SCREEN WALL PLUS 12 SHADE TREES

NOTE: 'TAYLOR' JUNIPERS ARE NOT INCLUDED IN ANY COUNTS

ALL PARKING STALLS ARE SCREENED FROM 127TH STREET E. BY A CONTINUOUS ROW OF SHRUB PLANTINGS

NOTES

1. *ALL PAVEMENT, SIDEWALKS, CURB & GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WICHITA SPECIFICATIONS.*
2. *WHEELCHAIR RAMP LOCATIONS TO SERVE THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH THE BUILDING PLANS PRIOR TO CONSTRUCTION.*
3. *EDGING OUTSIDE OF PLAYGROUND AREAS SHALL BE CURV-RITE ALUMINUM EDGING, APPROX. 14 GUAGE X 4". INSTALL TOP FLUSH WITH TOP OF ADJOINING WALKS OR BACKS OF CURBS.*
4. *EDGING WITHIN PLAYGROUND AREAS SHALL BE TUFF-TIMBERS HEAVY DUTY PLASTIC AS MANUFACTURED BY LANDSCAPE STRUCTURES, INC., AND AVAILABLE FROM ATHCO, INC., LENEXA, KANSAS*
5. *MULCH SHALL BE 3" DEPTH PINE BARK. MULCH 36" DIAMETER RING X 6" DEPTH AROUND EACH TREE PLANTED IN TURF AREA.*
6. *PLANTING SOIL AMENDMENTS SHALL BE BACK-TO-EARTH COTTON BUR COMPOST AND MILORGANITE MIXED INTO BACKFILL SOIL PLUS NEW LAWN STARTER FERTILIZER (INCORPORATED INTO THE TOP 1-2" OF BACKFILL SOIL).*
7. *ALL LAWN AND SHRUB BED AREAS ON SITE SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM, (SEE SPECIFICATION SECTION). IRRIGATION SYSTEM SHALL BE EQUIPPED WITH TWO QUICK COUPLERS WHERE SHOWN AND AN AUTOMATIC RAIN SENSING DEVICE WHICH WILL SHUT OFF SYSTEM FOLLOWING PERIODS OF ADEQUATE RAIN.*
8. *ALL PLANTS SHALL CONFORM TO ANSI Z60.1 FOR SIZE AND QUALITY STANDARDS.*
9. *INSTALL KANSAS PREMIUM BLEND FESCUE SOD IN ALL AREAS SHOWN ON PLAN AS "SOD".*
10. *STEPPING STONES SHALL BE 3" THICK BOTTOM LEDGE SILVERDALE LIMESTONE OR APPROVED EQUAL.*

LANDSCAPE PLAN

APPROVED BY 2/28/12

DP-222

BLD 00242

MONICA L. PALMER
LICENSED
713
01-16-2013
LANDSCAPE ARCHITECT

PLOTTED: Monday, January 16, 2012 @ 04:17PM

J:\PROJECTS\2011\110101701 PRIMROSE SCHOOL\LS-CIVIL\CAD\LANDSCAPE\08622_L1.DWG

MKEC ENGINEERING CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

PRIMROSE SCHOOL

AT REED'S COVE

WICHITA, KANSAS

LANDSCAPE
SHEET TITLE

11701
PROJECT NUMBER

MLP | MLP | MLP
DESIGNED DRAWN CHECKED

ISSUED
January 2012

REVISED

SHEET NO.
LA 1.1

May 27, 2011

Physicians Development Group, LLC
Attn: Butch Nuss
7200 West 13th Street North, Suite 5
Wichita, KS 67212

RE: CUP2011-00014 DP-222 Reed Commercial Addition Community Unit Plan Amendment # 2 on property zoned LC Limited Commercial, to divide Parcel 1A and 2A into five parcels, amend signage and add an internal cul-de-sac to serve the property; generally located east of 127th Street East and south of 21st Street North.

Dear Ladies and Gentlemen:

At its regular meeting on **May 26, 2011**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** Amendment #2 to DP-222 subject to re-platting within one year of approval and subject to the following conditions:

1. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
2. The transfer of title of all or any portion of the land included within 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, unless amended.
3. The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

Property owners may also file written protest petitions on zoning related items heard by the MAPC. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially within 200 feet of the property or within the CUP for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **June 9, 2011, at 5 PM** Such petitions may cause the application to be disapproved, if the land area encompassed by the

protesting owners exceeds 20% of the land area within 200 feet of the perimeter of the application area, unless the Council overrides such a protest and approves the application by a vote of 6 of its members.

If there are no valid appeals or protest petitions filed opposing this action by **June 9, 2011**, the action of the MAPC will be considered final. If appeals or protest petitions are filed, you will be advised of the date your application will be forwarded to the Governing Body for review and final action.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

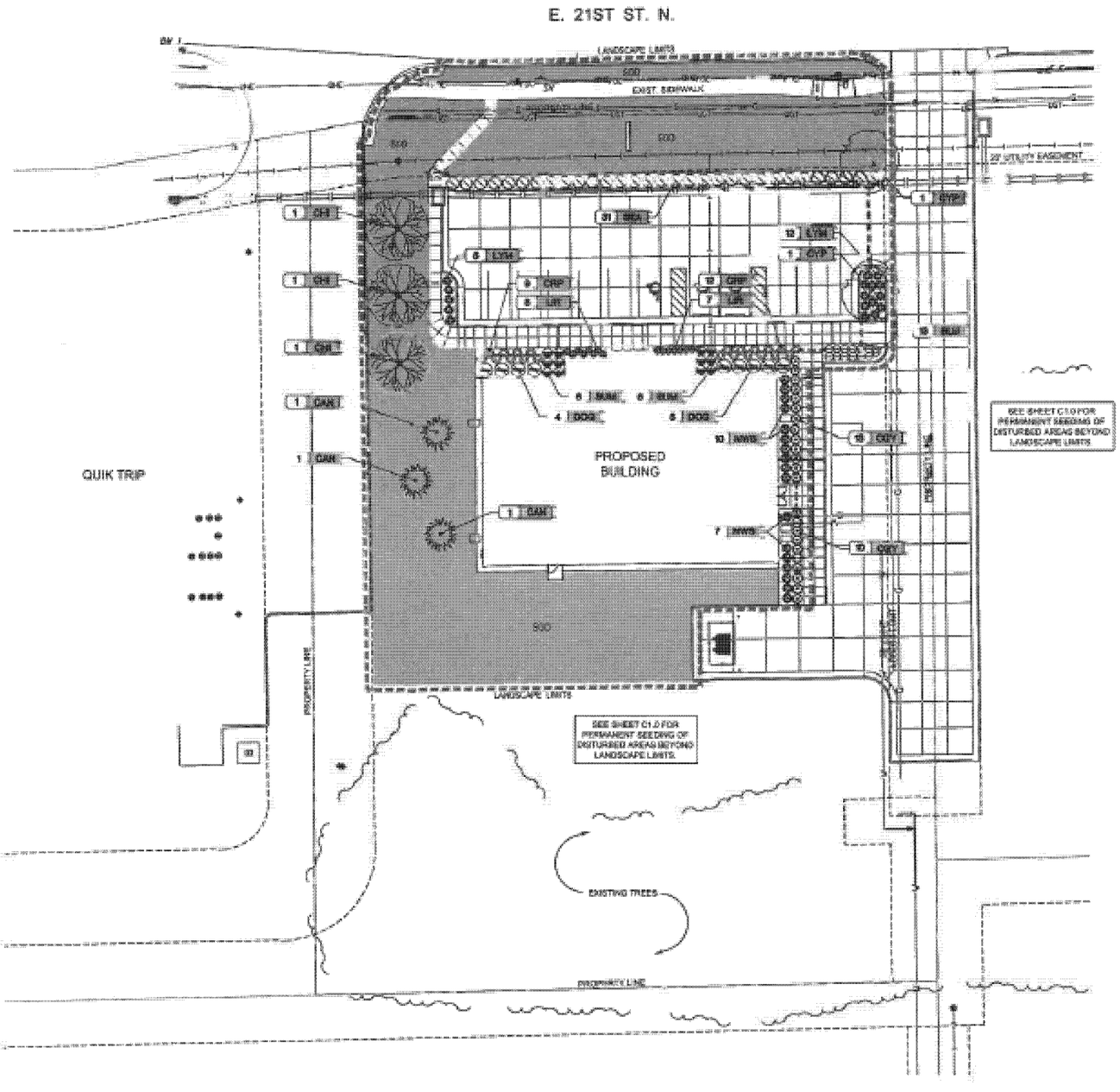
Sincerely,

Donna Goltry, A.I.C.P.
Principal Planner
Current Plans Division

DG:mc

Copies to: Ruggles & Bohm, Attn: Chris Bohm, 924 N Main St., Wichita, KS 67203
Rocky Creek Master HOA,8100 E 22nd St. N, #100, Wichita, KS 67226
Rosemont Estates Homeowners Association, 7309 E 21st St. N, Wichita, KS 67206
Minneha Township, Attn: Don Gragg, #50 E St Cloud Place, Wichita, KS 67230
WCC II, Pete Meitzner, Mail Stop 1-13
NA II, Antoine Sherfield, Mail Stop 1-135
Julianne Kallman, Engineering Mail Stop 1-71

DP-222



LANDSCAPE PLAN

APPROVED 1-4-19 BY NES

LANDSCAPE ORDINANCE CALCULATIONS

FRONTAGE OF SITE = 205'. DEPTH OF LOT = 280'

SQUARE FOOTAGE FACTOR = 15 SQ. FT. PER LINEAR FOOT

REQUIRED LANDSCAPED STREET YARD = 205 x 15 = 3,075 SQ. FT.

LANDSCAPED STREET YARD PROVIDED = 6,830 SQ. FT.

STREET YARD TREES REQUIRED = 3,075/500 = 7 TREES

TREES PROVIDED = 5 PROPOSED TREES + 30 SHRUBS (2) = 8 TREE EQUIVALENT

PARKING STALLS PROVIDED = 20 STALLS

PARKING LOT TREES REQUIRED = 20/20 = 1 TREE

PARKING LOT TREES PROVIDED = 1/2 TREES REQUIRED BY STREET YARD REQUIREMENTS.

LEGEND

- SOD AREA
- LANDSCAPE LIMITS
- IRRIGATION SLEEVE
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING OVERHEAD ELECTRIC
- EXISTING FIBER OPTIC CABLE
- EXISTING GAS
- EXISTING UNDERGROUND TELEPHONE

SCALE: 1"=20'

MKEC

LANDSCAPE PLANS FOR

ARK VALLEY ORTHOTICS & PROSTHETICS

WICHITA, KANSAS

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LANDSCAPE PLAN

PROJECT NO.	1801015674
DATE	12/11/18
SCALE	1"=20'
DESIGNED	RKD
DRAWN	RKD
CHECKED	SPE

NO.	REVISION	DATE
0	ISSUED FOR PERMIT	12-11-18

SHEET NO.

L1.0

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.kansas811.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 ALLEVIATE 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. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL FROM THE OWNER'S REPRESENTATIVE.

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

7. SOIL GRADES ADJACENT TO BUILDINGS SHALL BE SIX (6) INCHES LOWER THAN BUILDING FINISH FLOOR ELEVATION. MULCH SHALL BE A MINIMUM OF 3" LOWER THAN FINISH FLOOR ELEVATION.

8. PLANTING SOIL AMENDMENTS FOR ALL BED AREAS SHALL BE THOROUGHLY MIXED INTO PLANTING BACKFILL TOPSOIL. DEPTH FOR TOPSOIL SHALL BE AS FOLLOWS:
   PARKING LOT ISLANDS = 24" MINIMUM
   PLANTING BEDS = 18" MINIMUM
   SOD AREAS = 6" MINIMUM

9. ALL SHRUB/PERENNIAL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS TREFLAN OR EQUAL. APPLY AS PER MANUFACTURER'S RECOMMENDATION. THE PRE-EMERGENT SHALL NOT BE APPLIED UNTIL AFTER ALL PLANTING AND MULCHING WITHIN THESE AREAS ARE COMPLETE. DO NO DISTURB AREAS AFTER APPLICATION. WATER IN AS DIRECTED.

10. INSTALL 3" MIN. DEPTH FINE-SHREDDED, DARK HARDWOOD BARK MULCH IN PLANTING BED AREAS AND WITHIN A 3' DIAMETER CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS. PULL MULCH AWAY FROM TREE TRUNKS WITHIN 3" OF TRUNK.

11. 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-LINE" IRRIGATION BAGS OR BY HAND WATERING.

12. AREAS DENOTED AS "SOD" SHALL BE PLANTED WITH THE FOLLOWING GRASS TYPE:
   SOD:
   GARDEN WISE FESCUE/BLUE MIXTURE, OBTAINABLE FROM CHAMMER GRASS FARM, INC., 8121 N. 119TH, MAIZE, KANSAS 67101, PHM (316) 722-1230.
   FERTILIZER:
   SEE SPECIFICATIONS

13. ALL SOD AREAS SHALL BE INSTALLED AS FOLLOWS: AFTER FINAL GRADE IS ESTABLISHED AND ALL SOIL AREAS DRAWN AS INTENDED, AND ALL SURFACE IRREGULARITIES HAVE BEEN REMOVED, THOROUGHLY PREPARE SCORED BY TILLING TO A MIN IMUM 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. ALL PLANTS SHALL CONFORM TO ANSI Z60.1 FOR SIZE AND QUALITY STANDARDS.

15. 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.

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

17. 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.

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

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

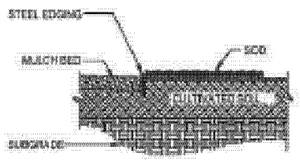
20. ALL LANDSCAPE PLANTS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING INITIAL ACCEPTANCE. DEAD OR DEFICIENT PLANTINGS SHALL BE ACCEPTABLY REPLACED, IN PROPER PLANTING SEASON, ONE TIME AT NO COST TO THE OWNER. SOD AND SEED AREAS MAY BE FINAL ACCEPTED AT TIME OF COMPLETION OF ESTABLISHMENT, (SEE NOTES ABOVE),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

21. 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.

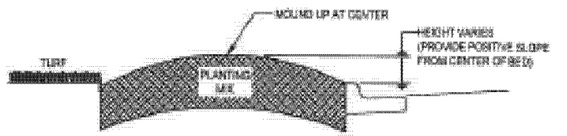
22. LANDSCAPE AND TURF AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSING DEVICE.

PLANT SCHEDULE

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING	NOTES
DECIDUOUS TREES					
CHI	3	CHINESE PISTACHE	PISTACIA CHINENSIS 'KEITH DAVEY'	10'-20' MIN. HT. / B&B	MULE TRAIN ONLY
CYP	2	'SHAWNEE BRAVE' BALDCYPRESS	TAXODIUM DISTICHUM 'MICKELSON'	2.5" CAL. / B&B	BRANCHING HT. 5' MIN.
EVERGREEN TREES					
CHA	3	CHAMAERTI JUNIPER	JUNIPERUS VIRGINIANA 'CHAMERTII'	7'-9" MIN. HT.	
SHRUBS/PERENNIALS					
CRP	21	'CHERRY DAZZLE' DWARF CRAPEMYRTLE	LAGERSTROEMIA CAMAD I 'CHERRY DAZZLE'	#3 CONT.	
DOG	8	'HURON' GRAY DOGWOOD	CORNUS RACEMOSA 'HURZAM'	#3 CONT.	
EVERGREEN SHRUBS					
COY	20	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	#3 CONT.	
SEA	21	'SEA GREEN' JUNIPER	JUNIPERUS x PFITZERIANA 'SEA GREEN'	#3 CONT.	
ORNAMENTAL GRASSES					
NWS	17	'NORTHWIND' SWITCHGRASS	PANICUM VIRGATUM 'NORTHWIND'	#3 CONT.	
LYM	17	BLUE DUNE LYME GRASS	ELYMUS ARENARIUS 'BLUE DUNE'	#2 CONT.	
BLU	13	'BLONDE AMBITION' BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.	
PERENNIALS					
SUM	12	'SUM & SUBSTANCE' HOSTA	HOSTA x 'SUM & SUBSTANCE'	#2 CONT.	
LIR	15	'BIG BLUE' LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	#1 CONT.	
TURF GRASS					
SOD	1,405 S.Y.	FESCUE/ GARDEN WISE FESCUE/BLUE MIXTURE'			SOD

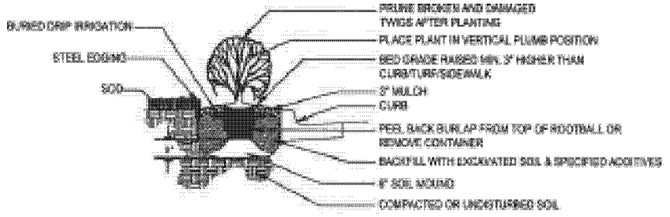


BED EDGING AT TURF DETAIL
NOT TO SCALE



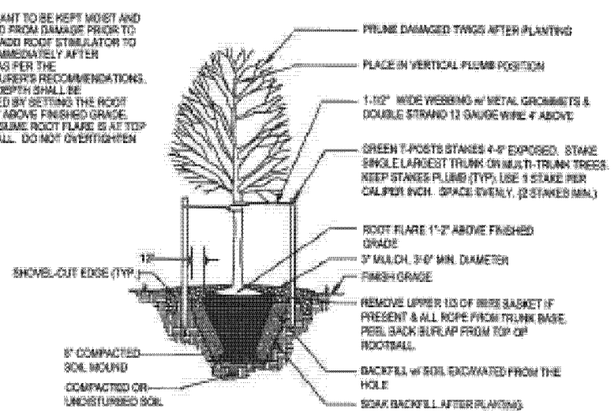
TYPICAL PLANTING BED DIAGRAM
NOT TO SCALE

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:
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

MKEC Engineering

LANDSCAPE PLANS FOR

ARK VALLEY ORTHOTICS & PROSTHETICS

WICHITA, KANSAS

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LANDSCAPE DETAILS

PROJECT NO.	18010100074
DATE	12/11/19
SCALE	N/A
DESIGNED	RKO
DRAWN	RKO
CHECKED	SPE

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	12.11.19

SHEET NO.
L1.1

Wichita-Sedgwick County Metropolitan Area Planning Department

May 10, 2019

Axiom Consulting LLC
Attn: Fred Hermes
2401 N. 224th West
Andale, KS 67001

Dogs & Cats, LLC/ Blake Bauer
530 McCall Rd
Suite 110
Manhattan, KS 66502

RE: **CUP2019-00012** –City Minor Amendment of Reed Commercial Community Unit Plan (CUP) DP-222 on Property Zoned LC Limited Commercial; Generally Located on the East Side of North 127th Street East and South of East 21st Street North

Dear Applicants:

At its regular meeting on **May 9, 2019**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request with the following conditions:

1. The amendment shall apply only to the Parcel 8. All other requirements of the CUP remain in effect unless or until a separate zoning action is filed.
2. The facility shall be developed according to the approved site plan with an eight foot vinyl fence along all outdoor play areas.
3. The transfer of title of all or any portion of the land included within 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, unless amended.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the minor amendment to CUP DP-222, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the minor amendment is null and void.
5. The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **May 23, 2019**. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **May 23, 2019 at 5:00 p.m.**

If there are no protests, the MAPC's approval is final. If there are protests, this application will be presented to the Wichita City Council on **Tuesday, June 11, 2019, beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

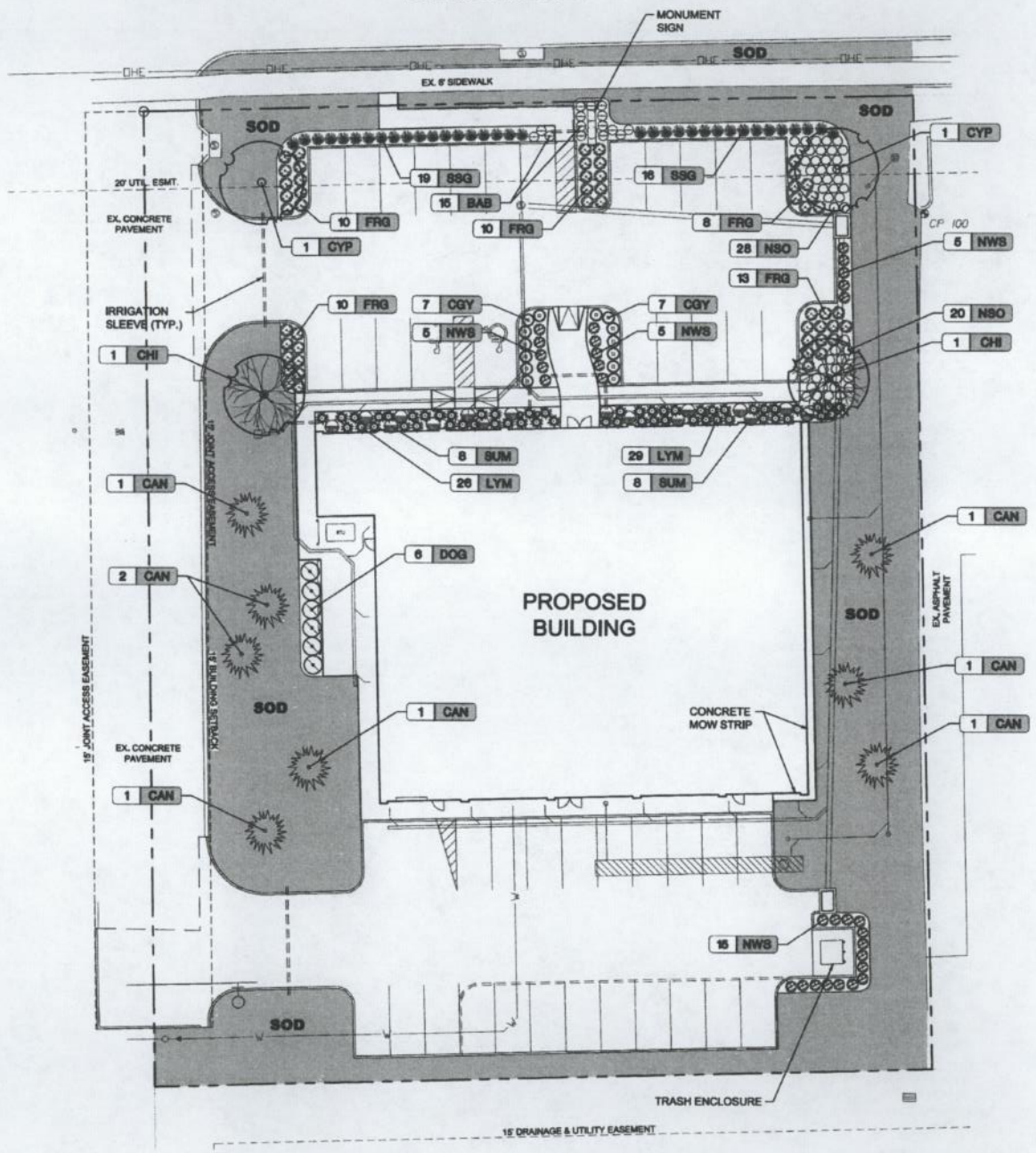
This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Kathy L. Morgan

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: MABCD
Becky Tuttle, Council Member District II
Cory Buchta, CSR District II
CoreNorth Capital Planning LLC, 13111 E. 21st Street N., Wichita, KS 67230



PLANT SCHEDULE

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING	NOTES
DECIDUOUS TREES					
CHI	2	CHINESE PISTACHE	PISTACIA CHINENSIS	15'-20' MIN. HT. / B&B	MALE TREES ONLY
CYP	2	'SHAWNEE BRAVE' BALDCYPRESS	TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	3" CAL. / B&B	BRANCHING HT. 5' MIN.
EVERGREEN TREES					
CAN	8	CANAERTI JUNIPER	JUNIPERUS VIRGINIANA 'CANAERTII'	7' - 8' MIN. HT.	
DECIDUOUS SHRUBS					
DOG	6	'HURON' GRAY DOGWOOD	CORNUS RACEMOSA 'HURZAM'	#5 CONT.	
EVERGREEN SHRUBS					
CGY	14	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	#3 CONT.	
ORNAMENTAL GRASSES					
NWS	30	'NORTHWIND' SWITCHGRASS	PANICUM VIRGATUM 'NORTHWIND'	#3 CONT.	
NSO	48	NORTHERN SEA OATS	CHASMANTHIUM LATIFOLIUM	#2 CONT.	
FRG	51	FEATHER REED GRASS	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	#3 CONT.	
LYM	55	'BLUE DUNE' LYME GRASS	ELYMUS ARENARIUS 'BLUE DUNE'	#2 CONT.	
SSG	35	'SHENANDOAH' SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#3 CONT.	
BAB	15	'BLONDE AMBITION' BLUE GRAMA	BOUTELOUA GRACILLIS 'BLONDE AMBITION'	#2 CONT.	
PERENNIALS					
SUM	16	'SUM AND SUBSTANCE' HOSTA	HOSTA x 'SUM AND SUBSTANCE'	#2 CONT.	
TURF GRASS					
SOD	1,625 SY	FESCUE: GARD'N WISE 'FESCUE/BLUE MIXTURE'			SOD

LEGEND

FESCUE SOD

IRRIGATION SLEEVES

N

SCALE: 1"=20'

0 20 40

LANDSCAPE ORDINANCE CALCULATIONS

FRONTAGE OF SITE = 197'. DEPTH OF LOT = 250'

SQUARE FOOTAGE FACTOR = 10 SQ. FT. PER LINEAR FOOT

REQUIRED LANDSCAPED STREET YARD = 197 x 10 = 1,970 SQ. FT.

LANDSCAPED STREET YARD PROVIDED = 5,755 SQ. FT.

STREET YARD TREES REQUIRED = 1,970/500 = 3.94 = 4 TREES

TREES PROVIDED = (2) CHINESE PISTACHE + (2) BALDCYPRESS = 4 TREES TOTAL

PARKING STALLS PROVIDED = 34 STALLS

PARKING LOT TREES REQUIRED = 34/20 = 1.7 = 2 TREES

PARKING LOT TREES PROVIDED = 1/2 THE STREET YARD TREES

LANDSCAPE PLAN

APPROVED 4/28/22 BY NES

DP-222

MKEC
Wichita, KS • 316-684-9600

SITE CIVIL ENGINEERING PLANS FOR

AMBER WAVES

WICHITA, KANSAS

RYAN K. OTT
LICENSED
739
1-27-2023
KANSAS
LANDSCAPE ARCHITECT

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LANDSCAPE PLAN

PROJECT NO.	2101010591
DATE	JAN 2022
SCALE	1" = 20'

DESIGNED	DRAWN	CHECKED
RKO	RKO	KPG

NO.	REVISION	DATE

SHEET NO.
L1.0

PLOTTED: Thursday, January 27, 2022 @ 07:59AM
J:\PROJECTS\2021\2101010591_AGR_REED COMMERCIAL TRACT D LOT 1\02 210591 CAD\SHTS\05 CIVIL\SHTS\2101591 LANDSCAPE PLAN.DWG

PLOTTED: Thursday, January 27, 2022 @ 08:00AM

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 MATERIALS. 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. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL FROM THE OWNER'S REPRESENTATIVE.

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

7. MULCH ADJACENT TO BUILDINGS SHALL BE SIX (6) INCHES LOWER THAN BUILDING FINISH FLOOR ELEVATION.

8. ALL SHRUB/PERENNIAL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS TREFLAN OR EQUAL. APPLY AS PER MANUFACTURER'S RECOMMENDATION. THE PRE-EMERGENT SHALL NOT BE APPLIED UNTIL AFTER ALL PLANTING AND MULCHING WITHIN THESE AREAS ARE COMPLETE. DO NO DISTURB AREAS AFTER APPLICATION. WATER IN AS DIRECTED.

9. INSTALL 3" MIN. DEPTH FINE-SHREDDED, DARK HARDWOOD MULCH IN ALL PLANTING BED AREAS AND WITHIN A 4' DIAMETER CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS. PULL MULCH AWAY FROM TREE TRUNKS WITHIN 3" OF 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 (IF APPLICABLE).

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. 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. INSTALL QUICK COUPLER NEAR MAIN BUILDING ENTRANCE.

15. CONTRACTOR SHALL INCLUDE IN HIS BID A COMPLETE IRRIGATION SYSTEM INCLUDING BUT NOT LIMITED TO; ALL LABOR, MATERIALS, PIPING , VALVES, SPRINKLERS, HEADS, SPECIALTIES, CONTROLS, AND WIRING FOR AUTOMATIC CONTROL OF THE IRRIGATION SYSTEM AND ZONES. INCLUDE ALL DESIGN, LAYOUT, SUBMITTALS, PERMITS, AND REQUIREMENTS ASSOCIATED WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS AND REGULATIONS.

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.

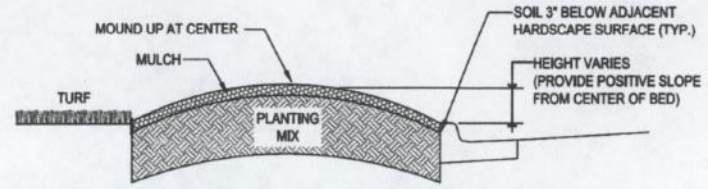
22. STAKES AND GUYING SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.

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

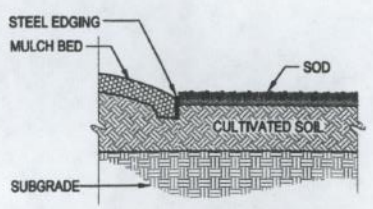
24. ALL LANDSCAPE PLANTS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING INITIAL ACCEPTANCE. DEAD OR DEFICIENT PLANTINGS SHALL BE ACCEPTABLY REPLACED, IN PROPER PLANTING SEASON, ONE TIME AT NO COST TO THE OWNER. SOD AREAS MAY BE FINAL ACCEPTED AT TIME OF COMPLETION OF ESTABLISHMENT WITH NO FURTHER GUARANTEE 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 AND PARKING ISLANDS SHALL BE A MINIMUM OF TWENTY-FOUR INCHES (24") DEPTH.

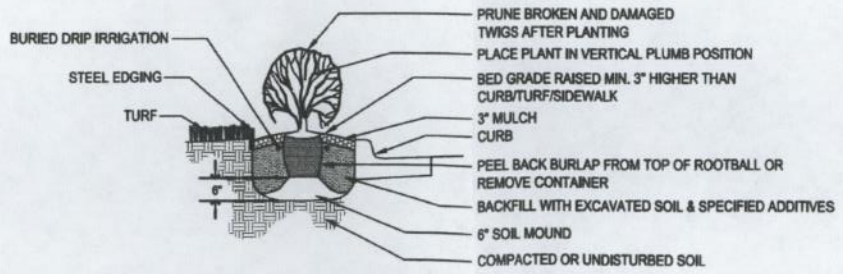


TYPICAL PLANTING BED DIAGRAM
NOT TO SCALE



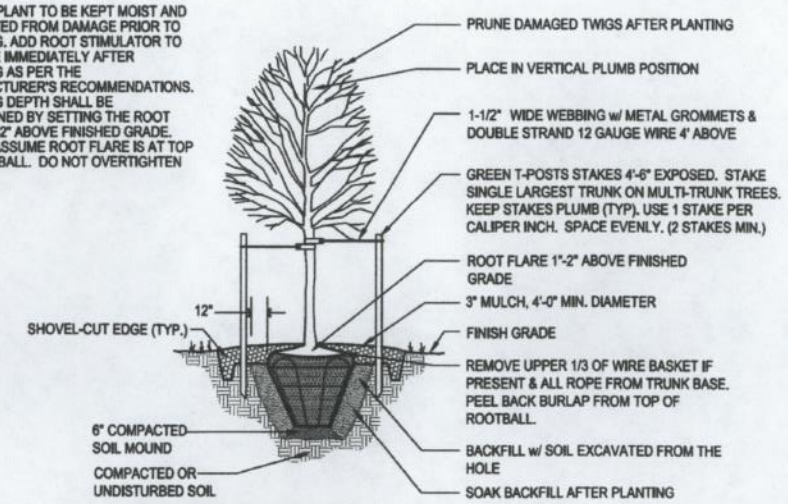
BED EDGING AT TURF DETAIL
NOT TO SCALE

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:
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

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SITE CIVIL ENGINEERING PLANS FOR
AMBER WAVES
WICHITA, KANSAS



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LANDSCAPE DETAILS

PROJECT NO.	2101010591
DATE	JAN 2022
SCALE	N/A
DESIGNED	DRAWN CHECKED

NO.	REVISION	DATE

SHEET NO.
L1.1

J:\PROJECTS\2021\2101010591_ADR_REED COMMERCIAL, TRACT D LOT 1100 2101591 CAD\SHT\B05 CIVIL\SHT\2101591 LANDSCAPE DETAILS.DWG