PUD # 19

DESIGN STATEMENT

WaterWalk PUD

A Planned Unit Development (PUD)

July 14, 2005
revised June 8, 2007

Southeast Quarter, Section 20, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas (North of Kellogg Highway (U.S. 54) and West of Main Street)

Owner:
City of Wichita
c/o John Philbrick, Property Management
455 North Main Street
Wichita, KS 67202-1688
(316) 268-4421

Prepared by:
Johnson & Associates, inc.
100 East California, 3rd Floor
Oklahoma City, OK 73104
(405) 235-8075

APPROVED PUD
MAPC 8-25-05 DM
C.C. 9-26-06 DM

I. Purpose

The purpose of the WaterWalk Planned Unit Development (PUD) district is to recognize the special role this development plays in the revitalization of the city's core area by creating a distinct place with a recognizable image that is compatible with the site's downtown location and architectural context, and which furthers the overall implementation of the community's adopted downtown plans. The project site is in a sensitive location abutting the Arkansas River, Highway 54, and west of the area proposed for the downtown arena. The WaterWalk project will establish a mixed-use anchor bolstering downtown redevelopment efforts by offering destination commercial, office, entertainment and residential opportunities in a built environment that shares compatible architectural styles, materials, colors and massing. The development standards promoted by these regulations are intended to recognize the public-private cooperation necessary to complete this project by ensuring that the exterior of buildings, signage, circulation pattern, street appurtenances and surrounding grounds are developed in a manner consistent with the project's purpose.

II. Project Boundary

South of Lewis Street/Waterman Street, west of Main Street, north of U.S. Highway 54/ Kellogg and east of the Arkansas River (includes the boathouse).

III. Development Standards

The use and development regulations of the Central Business District (CBD) shall govern this PUD except as modified below.

1. Net area: Approximately 29 gross acres.

2. The transfer of title on all or any portion of the land included in the development does not constitute a termination of the plan or any portion thereof; said plan shall run with the land for development and shall be binding upon the present land owners, their successors and assigns and their lessees, unless amended.

3. If multiple ownership is anticipated, an owner's association agreement providing for the maintenance of any reserves, open space, internal drives, parking areas, drainage improvements, etc., shall be established within 90 days of the creation of multiple ownerships.

4. Utilities shall be installed underground.

5. Outdoor lighting standards shall share similar style, fixtures an color. Outdoor lighting sources shall employ cut-off luminaries and reflect light downward and away from residences. Lighting standards shall not exceed 30 feet in height above grade. Light cannons and other lighting features used as part of an entertainment program may be permitted.

6. Landscaping shall be installed per Landscape Ordinance CBD standards or an approved landscape plan. The landscape plan shall indicate the type, location and specification of plant materials to be installed prior to occupancy of buildings on the lot requiring landscaping. A financial guarantee for required plant materials and watering systems approved for the landscape plan shall be required prior to the occupancy of any building if the required landscaping has not been installed.

7. Roof-mounted heating, air conditioning and mechanical equipment located within 150 feet of residential zoning or public street right-of-way shall be either screened from ground level view or set back a minimum of 5 feet from the top edge of the building wall for every foot in height above the height of the wall. If roof-mounted heating, air conditioning and mechanical equipment is visible from the right-of-way or occupied areas of buildings within the PUD, the roof-mounted equipment shall be screened, painted, or camouflaged as appropriate.

8. Architectural Controls applies to all parcels except Parcel 2 (the boathouse):

    a. All buildings shall have similar architectural design and share exterior building materials and colors, except that each block of parcels may have somewhat different styles so long as they relate architecturally in materials, color or design to one another and create a unified development.

    b. Exterior building material color schemes shall tie building elements together and relate separate, freestanding buildings within the same development to each other. Exterior building colors are to be the colors of natural building and plant materials. Vivid or intense colors are to be used as accent only, not as the predominant exterior color for walls or roofs. Signage is exempt from the color restrictions.

    c. If visible from ground level, roofing materials shall be: colored standing-seam metal roof, wood, concrete, clay, or of a material that simulates those materials. Metal as an exterior building wall façade is prohibited.

    d. No building wall that faces a street shall have a blank uninterrupted length exceeding 30 feet without including architectural features such as columns, ribs, pilaster or piers, changes in plane, changes in texture or masonry pattern or an equivalent element (public art or mural) that subdivides the wall into human scale proportions. Any wall exceeding 30 feet in length shall include at least one change in wall plane, such as projections or recesses. Any building wall facing public areas such as streets or walkways shall include windows, entrance, arcades, arbors, awnings, trellises, landscaping or alternate architectural detail along no less than 60 percent of the façade.

e. All buildings in excess of two stories shall present architecturally a recognizable base, middle and top, or a clearly defined alternative building composition.

1) A recognizable base may consist of thicker walls, ledges or sills; textured materials such as stucco, stone or masonry; patterned materials such as smooth-finished stone or tile; lighter or darker colored materials, mullions or panels.

2) A recognizable top may consist of cornice treatments with textured materials such as stucco, stone or other masonry or differently colored materials; sloping roof with overhangs and brackets or stepped parapets.

3) Dumpster sites shall be screened per the zoning codes.

9. Signage shall be as permitted by the CBD district, with the following restrictions and/or exceptions:

a. All ground signs shall be monument type signs as identified below:

1) ***Project Title Sign:*** One project title sign at Main Street and Waterman Street for project identification with approximate dimensions of 35 feet high by 13 feet wide by 3 feet deep, with sign area not to exceed 460 square feet.

2) ***Project Title and Directory Signs:*** Two combination project title and project directory signs on Main Street near Dewey Street and at Lewis Street near Wichita Street with approximate dimensions of 16 feet high by 7 feet wide by 2 feet deep, with sign area not to exceed 120 square feet per sign.

3) ***Ground-mounted Directional Signs:*** Sign monuments with approximate dimensions of 7 feet high by 4 feet wide by 18 inches deep for project identification and directional signage, with sign area not to exceed 30 square feet per sign. Such ground-mounted directional signs shall be considered incidental and allowed within this PUD.

Ground sign monuments for individual businesses shall not exceed 12 feet in height and 100 square feet in area.

Total ground signage area for any street frontage shall not exceed 0.80 times the linear measurement of a street frontage. Ground signs shall be spaced a minimum of 60 feet apart. Spacing does not apply

to ground-mounted directional signs. No off-site, portable or billboard signs are permitted.

Electronic message boards to promote promotional events are permitted in this PUD. One roof-mounted sign, which may be a project title sign or an electronic message board/video sign for promotion of spacial events or businesses within the PUD (or a combination of both), is allowed upon administrative review and approval by the Superintendent of Central Inspection and the Director of Planning.

10. Access control shall be as platted; if platted access controls are not present, then access shall be per adopted access management guidelines.

11. Minimum lot size, lot width and building height shall be provided in accordance with the standards contained in CBD zoning district of the Unified Zoning Code. In the event that contiguous parcels are developed under the same ownership, setbacks between those parcels will not be required.

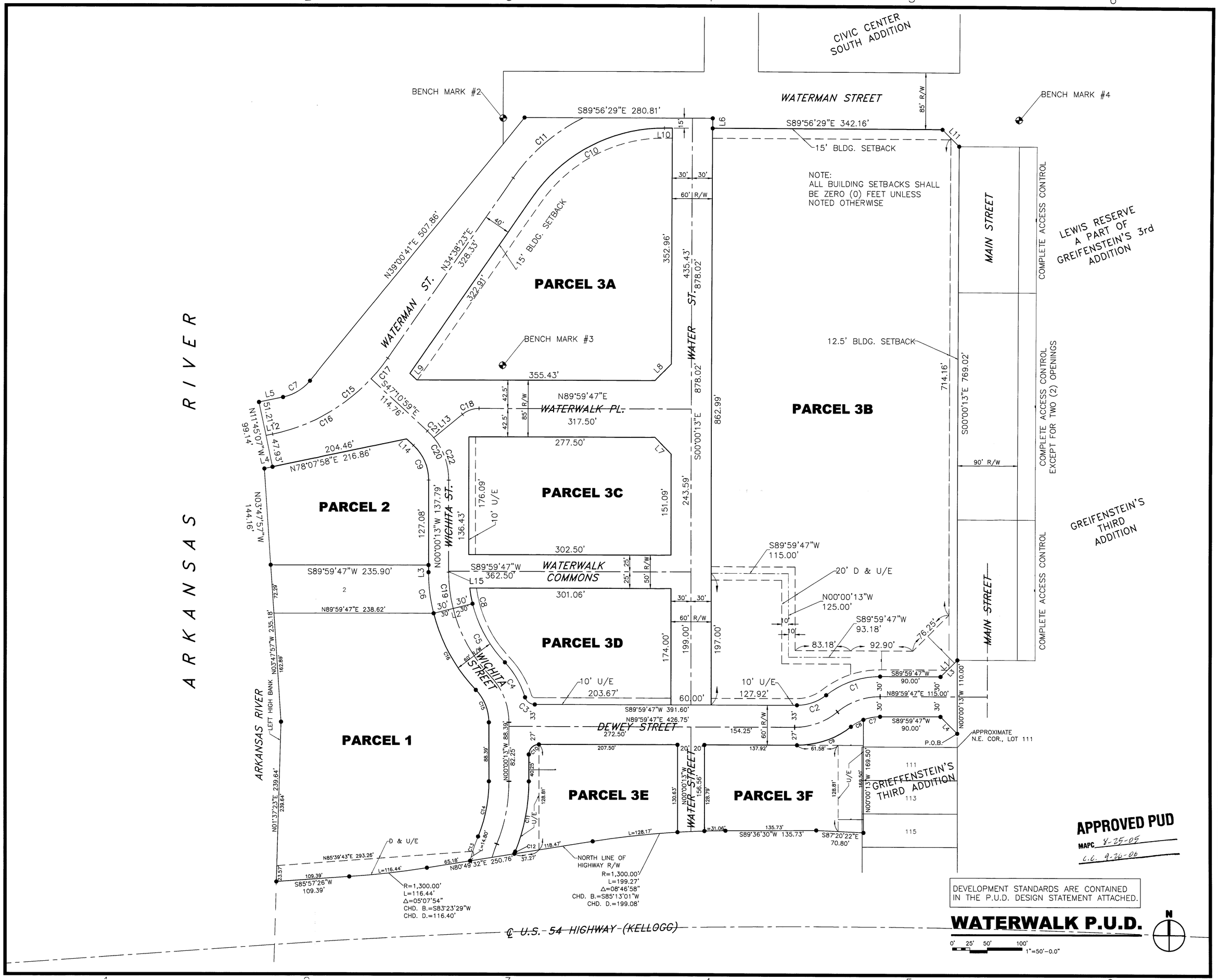
12. Permitted uses shall include any uses permitted by right, as well as uses allowed by Conditional Use listed in the CBD zoning district, except the following uses shall be prohibited: assisted living, neighborhood swimming pool, cemetery, convalescent care facility, limited and general; correctional facility, correctional placement residence, limited and general; golf course, recycling collection station, private and public; recycling processing center, reverse vending machine, utility, major; airport, animal care, general; car wash, construction sales and service, heliport, kennel, boarding, breeding and training, and hobby; monument sales, nurseries and garden center, pawn shop, post office substation, recreational vehicle campground, riding academy or stable, adult entertainment establishment as set forth in Title 3.05 and escort services as set forth in Title 3.07 of the city code, tattooing and body piercing, vehicle and equipment sales, vehicle storage yard, outdoor; warehouse, self-storage; wireless communication facilities utilizing ground-based towers, asphalt or concrete plant, limited; manufacturing general, mining or quarrying, oil or gas drilling, rock crushing, solid waste incinerator, outdoor storage, warehousing, welding or machine shop, agriculture, agricultural processing, agricultural research, agriculture sales and service and grain storage. Parcel 1 (Gander Mountain) is permitted outside display of merchandise offered for sale as identified on the site plan.

13. Prior to the beginning of construction on any parcel, a pedestrian plan depicting areas that are to be used for walkways and other public open space shall be approved by the Director of Planning. The pedestrian plan shall show how walkways and other open space within a parcel is connected to adjoining parcels and shall provide a logical and unified pedestrian system within the total project.

14. Exterior PUD Boundary Setbacks: All parcels in the WaterWalk PUD are per CBD standards. In addition, Parcel 3B shall have a 12.5-foot street-side building setback from the backside of the curb along the Main Street frontage and a 15-foot street-side building setback from the backside of the curb along the Waterman Street frontage, and Parcel 3A shall have a 15-foot street-side building setback from the back of the curb along the Waterman Street frontage. No other setbacks shall apply.

15. The Developer and the City of Wichita shall both provide off-street parking facilities. As delineated in the development agreement, as amended, prior to the issuance of building permits, the Developer and the City by agreement shall establish off-street parking requirements for each use/buildings.

16. Amendments, changes and/or modifications to all sections listed above may be permitted upon administrative approval of the Superintendent of Central Inspection and the Director of Planning.



APPROVED PUD
MAPC 8-25-05
C.C. 9-26-06

Mark	Date:	Description

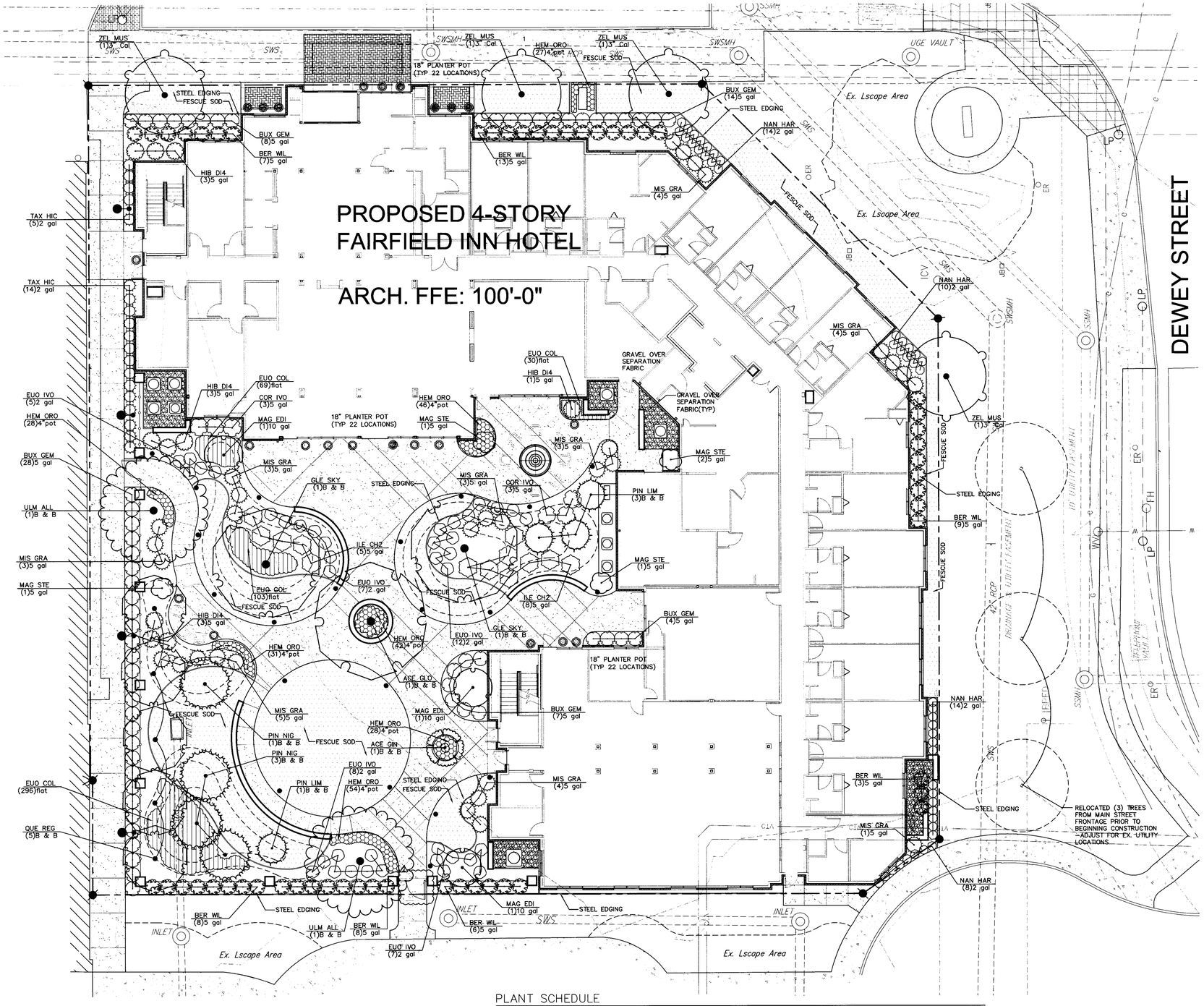
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Date 06/14/07
Drawn
Checked

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WICHITA
WATERWALK
PLANNED UNIT DEVELOPMENT
WATERWALK ADDITION

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A SITE LANDSCAPE PLAN

1"=10'-0"

NORTH

LANDSCAPE ORDINANCE:

PROPERTY ZONED UNDER PUD #19
LANDSCAPE REQUIREMENT PER LANDSCAPE ORDINANCE CBD STANDARDS OR APPROVED LANDSCAPE PLAN

PER 10.32.010 OF WICHITA CITY CODE CHAPTER 10.32 THE PROPERTY SHALL NOT BE REQUIRED TO PROVIDE LANDSCAPED STREETYARD.

PARKING FOR PROPOSED HOTEL IS PROVIDED IN ADJACENT PARKING GARAGE, NO PARKING LOT SCREENING OR LANDSCAPE REQUIRED.

NO BUFFER PLANTING IS REQUIRED.

PLANTER POT PLANT SCHEDULE

QTY	COMMON NAME	CONT	SIZE	REMARKS
176	Potted Annuals	4"pot		1/2 potted annuals trailing plants, 1/2 potted annuals upright plants
22	Accent Annual/Perennial	1 gal		

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	REMARKS
ACE GIN	2	Acer ginnala 'Flame'	Flame Amur Maple	B & B	6' Ht.	
ACE GLO	1	Acer rubrum 'October Glory' TM	October Glory Maple	B & B	3"Cal	
GLE SKY	2	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	B & B	3"Cal	
MAG EDI	3	Magnolia grandiflora 'Edith Bogue'	Edith Bogue Southern Magnolia	10 gal	6' Ht.	
MAG STE	3	Magnolia kobus stellata 'Royal Star'	Royal Star Magnolia	5 gal	4' ht.	
QUE REG	5	Quercus robur 'Regal Prince'	Regal Prince English Oak	B & B	3"Cal	
ULM ALL	2	Ulmus parvifolia 'Allee'	Allee Lacebark Elm	B & B	3"Cal	
ZEL MUS	4	Zelkova serrata 'Musashino'	Sawleaf Zelkova	3" Cal		
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**REMARKS**
PIN LIM	4	Pinus flexilis	Limber Pine	B & B	8' Ht.	
PIN NIG	4	Pinus nigra	Austrian Black Pine	B & B	10' Ht.	
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**HEIGHT**	**REMARKS**
BER WIL	54	Berberis x gladwynesis 'William Penn'	William Penn Barberry	5 gal	18"	
BUX GEM	61	Buxus microphylla 'Winter Gem'	Globe Winter Gem Boxwood	5 gal	18"	
COR IVO	6	Cornus alba 'Ivory Halo' TM	Tatarian Dogwood	5 gal	18"	
EUO IVO	39	Euonymus fortunei 'Ivory Jade'	Wintercreeper	2 gal	12"	
HIB DI4	10	Hibiscus syriacus 'Diana'	Rose of Sharon	5 gal	24"	
ILE CH2	13	Ilex x meserveae 'China Boy' TM	China Boy Holly	5 gal	18"	
NAN HAR	46	Nandina domestica 'Harbour Dwarf'	Dwarf Heavenly Bamboo	2 gal	14"	
TAX HIC	19	Taxus x media 'Hicksii'	Hicks Yew	2 gal	22"	
GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**HEIGHT**	**REMARKS**
MIS GRA	30	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 gal	24"	
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**		**REMARKS**
EUO COL	498	Euonymus fortunei 'Colorata'	Purple-leaf Winter Creeper	flat @ 12" oc		
HEM ORO	256	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	4"pot@ 12" oc		

GENERAL PLANTING NOTES:

1. PRIOR TO BEGINNING ANY WORK ON SITE, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL MATERIALS SPECIFIED HEREIN AND AS INDICATED ON THE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE ALLOWED WITHOUT THE LANDSCAPE ARCHITECT'S WRITTEN APPROVAL. ALTERNATIVE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE THE PLANT LIST AS DEEMED NECESSARY.PLANT SUBSTITUTIONS WILL ONLY BE ALLOWED UNDER THE FOLLOWING CONDITIONS: LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN SUBSTITUTION REQUEST TO THE LANDSCAPE ARCHITECT STATING WHICH PLANTS TO BE SUBSTITUTED AND THE REQUESTED SUBSTITUTION PLANT ALONG WITH EXPLANATION OF REQUEST. NO SUBSTITUTION SHALL CONSTITUTE AN INCREASE IN COST FROM THE ORIGINAL CONTRACTOR AMOUNT.
4. QUANTITIES OF PLANT MATERIALS INDICATED ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN IN THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES ON THE PLANTING PLANS
5. REPORT ANY DISCREPANCIES IN THE PLANTING PLANS TO THE LANDSCAPE ARCHITECT, PRIOR TO THE PURCHASE OF MATERIALS OR START OF CONSTRUCTION.
6. THE LANDSCAPE CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH THE LANDSCAPE SPECIFICATION SECTION 02900 LOCATED IN THE PROJECT MANUAL FOR ADDITIONAL PROJECT INSTRUCTIONS AND RESPONSIBILITIES.
7. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY UTILITIES, PAVING, WALLS OR OTHER IMPROVEMENTS DAMAGED BY LANDSCAPE OPERATIONS AT NOT ADDITIONAL COST TO THE PROJECT.
8. THE LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER AT 316-687-2470. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGED UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF THOSE LINES.
9. THE LANDSCAPE CONTRACTOR SHALL HAVE THE TOPSOIL TESTED BY A CERTIFIED TESTING LABORATORY AND OBTAIN RECOMMENDATIONS FOR SOIL AMENDMENT TYPE(S) AND QUANTITIES. SUBMIT A COPY OF THIS REPORT TO THE LANDSCAPE ARCHITECT FOR THEIR RECORDS. RECOMMENDATIONS SHALL BE SPECIFIC TO THE TOPSOIL TO BE USED AND THE PLANT MATERIALS SPECIFIED ON THE DRAWINGS.
10. TOPSOIL SHALL BE A FRIABLE LOAM WITH GOOD STRUCTURE. SOLUBLE SALTS SHALL NOT EXCEED 500ppm AND ORGANIC MATTER SHALL BE NO LESS THAN 1.5% BY WEIGHT. pH RANGE SHALL BE BETWEEN 6.0 AND 7.4. TOPSOIL SHALL BE FREE OF WEED SEED, ROCK OR OTHER DELETERIOUS MATERIALS.
11. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" IN SPECIFIED TURF AREAS AND 8" IN PLANTING BEDS. RESTORE ANY DISTURBED AREAS TO ORIGINAL CONDITION BY FILLING RUTS, AERATING COMPACTED AREAS AND SEEDING.
12. LANDSCAPE CONTRACTOR SHALL CULTIVATE PLANTING BEDS TO A DEPTH OF 12". TILL AMENDMENTS INTO THE PLANTING BED COMPLETELY WITH ROTOTILLER.
13. BACKFILL FOR PLANT EXCAVATIONS SHALL BE A CLEAN, NATURAL TOPSOIL MIXED WITH AMENDMENTS PRIOR TO PLANTING.
14. SOD: THE LANDSCAPE CONTRACTOR SHALL SOD AREAS INDICATED ON THE PLANS WITH A PREMIUM TALL FESCUE SOD. SOD SHALL BE A MINIMUM TWO-YEARS OLD AND LAID WITHIN 24 HOURS OF BEING CUT. SODDED AREAS SHALL BE LAID IN SUCH A WAY AS TO FORM A SOLID MASS WITH TIGHT-FITTING JOINTS. BUTT ENDS OF SOD, DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS. ROLL LIGHTLY TO ENSURE CONTACT WT SUBGRADE, ELIMINATE AIR POCKETS AND FORM A SMOOTH SURFACE. ANCHOR SOD ON SLOPES OF 3:1 OR GREATER.
15. SEED: PERMANENT SEED SHALL BE OF THE TYPE SPECIFIED ON THE DRAWINGS. SEED FESCUE AT THE RATE OF 5LBS./1000 SF FOR DISTURBED AREAS AND 10LBS./1000 SF FOR NEW LAWNS.
16. WHERE CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF LAWN OR INSTALLATION OF PLANT MATERIALS, THE LANDSCAPE CONTRACTOR SHALL IMPROVE SOIL IN ACCORDANCE WITH STANDARD TRADE PRACTICE. TAKE MEASURES TO ENSURE ADEQUATE DRAINAGE IS ACHIEVED AND NOT PLANTINGS ARE SUBJECTED TO PERPETUALLY WET CONDITIONS.
17. PLANT MATERIALS SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE GENUS AND SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD OF NURSERY STOCK". HEIGHT OF PLANT MATERIALS SHALL BE MEASURED FROM EXISTING SOIL LINE AT THE TOP OF ROOTBALL TO THE TOP OF CROWN.
18. 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 BY BY COVERING WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING THE GROWING SEASON, APPLY ANIT-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANIT-DESSICANT AFTER PLANTING TO REDUCE EVAPOTRANSPIRATION.
19. PLANTS DESIGNATED AS 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 WILL BE REJECTED.
20. PLANT LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED APPROXIMATE. THE LANDSCAPE CONTRACTOR SHALL ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UNFORESEEN CONFLICTS.
21. MULCH: THE LANDSCAPE CONTRACTOR SHALL PROVIDE SHREDDED CYPRESS MULCH FOR ALL PLANTING BEDS AND TREE SAUCERS. PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 4".
22. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT ALL BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. A SECOND APPLICATION SHALL BE APPLIED IF WEEDS EMERGE PRIOR TO PROJECT COMPLETION. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
23. THE LANDSCAPE CONTRACTOR SHALL APPLY A MYCORRHIZAL INOCULATE IN ALL PLANTING PITS. USE A BROAD SPECTRUM ENDO AND EXTO-MYCORRHIZAL PRODUCT IN GRANULAR OR TABLET FORM.
24. THE LANDSCAPE CONTRACTOR SHALL FERTILIZE ALL PLANTS AND LAWNS WITH A 10-20-10 SLOW RELEASE FERTILIZER AS DIRECTED BY INSTRUCTIONS ON PACKAGING.
25. LIMIT AMOUNT OF PRUNING TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWGS AND BRANCHES. PRUNE IN SUCH A MANNER AS TO NOT CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. APPLY WOUND SEALER TO ALL CUTS. CENTRAL LEADERS SHALL NOT BE REMOVED.
26. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIALS AND LEAVE THE AREA IN A NEAT AND CLEAN CONDITION AT THE END OF EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING OF EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES
27. REMOVE SOIL AND/OR DIRT THAT HAS ACCUMULATED OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.

PLANTER POT NOTES:

1. LANDSCAPE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTER POT BACKFILL MATERIAL AND PLANTS AS SPECIFIED AND AS SHOWN ON THIS PLAN.
2. PLANTER BACKFILL MATERIAL SHALL BE A PROFESSIONAL POTTING SOIL MATRIX CONSISTING OF LOAM, VERMICULITE, COMPOST, ETC. PLANTER BACKFILL SHALL CONTAIN VERY LIMITED AMOUNTS OF LEAF AND BARK DEBRIS, MANURE AND ANY OTHER TANNIN PRODUCING MATERIALS. SUBMIT SPECIFICATION OF PLANTER BACKFILL MATERIAL FOR APPROVAL BY LANDSCAPE ARCHITECT.
3. LANDSCAPE CONTRACTOR SHALL TAILOR PLANTER BACKFILL TO THE SPECIFIED PLANT MATERIALS AMENDING THE BACKFILL ACCORDINGLY TO pH AND ORGANIC MATTER CONTENT.
4. FERTILIZE ALL PLANTS WITH 10-20-10 COMMERCIAL SLOW-RELEASE FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
5. SEASONAL ANNUALS ARE TO BE PLANTED WITH LOCAL MATERIALS THAT WILL OFFER THE LONGEST LASTING AND BOLDEST COLOR DISPLAY AT THE TIME OF INSTALLATION. MATERIAL AND COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
6. PLANTER POTS SHALL BE 18" DIAMETER GLAZED CLAY POTS WITH SAUCERS. SUBMIT PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR APPROVAL .

PUD #19 PARCEL 3B
LANDSCAPE PLAN
APPROVED 06-11-10 BY DS
SHEET 1 of 2
MAPD Copy 1 of 2

PRINTS ISSUED

DATE	PURPOSE	NO.
03/29/2010	MARRIOTT 65%	
04/29/2010	FOR PERMIT	
06/02/2010	COMMENT RESPONSE	1
06/11/2010	COMMENT RESPONSE	2

FAIRFIELD INN and SUITES
WICHITA, KS.

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Engineering · Planning · Interiors · Landscapes

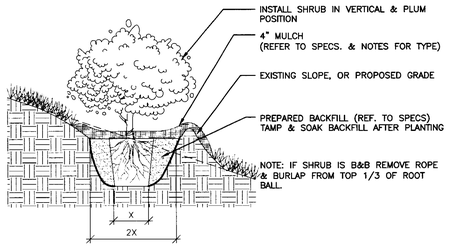
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KANSAS
LANDSCAPE ARCHITECT
6.18.10

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CONTACT: JEFF JEDICKE

PROJECT NUMBER: **10150**

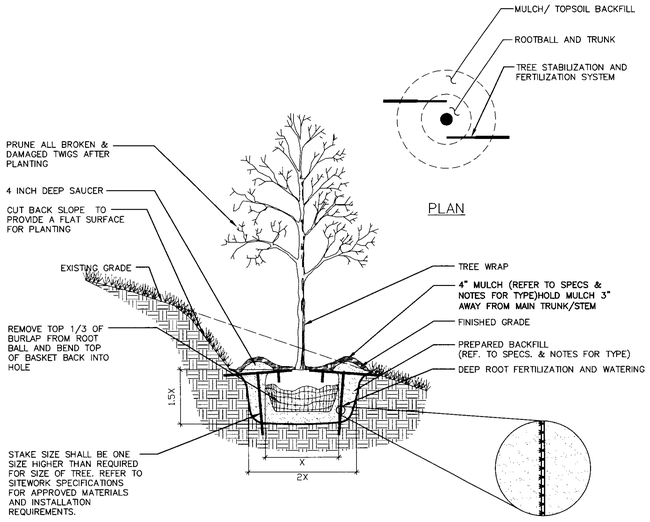
SHEET TITLE: Landscape Plan Notes & Schedule

SHEET NUMBER: **LP1**



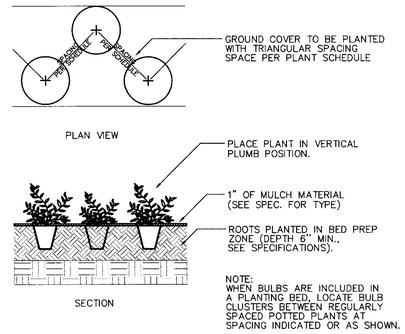
1 SHRUB PLANTING DETAIL

1/2"=1'-0"



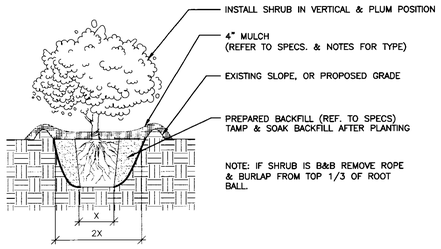
4 TREE PLANTING / STABILIZATION ON SLOPE

3/8" = 1'-0"



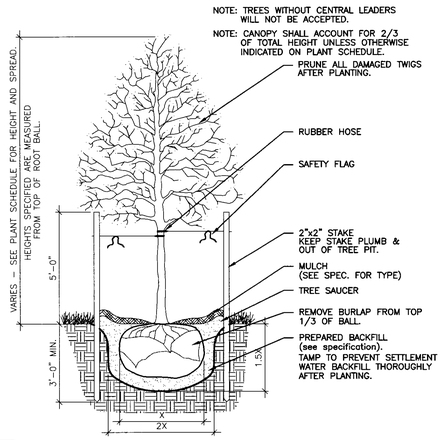
7 GROUNDCOVER PLANTING DETAIL

NTS



2 SHRUB PLANTING DETAIL

1/2"=1'-0"

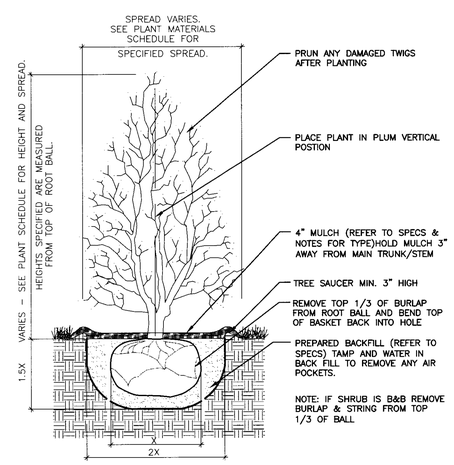


5 TREE PLANTING & STAKING DETAIL

3/8" = 1'-0"

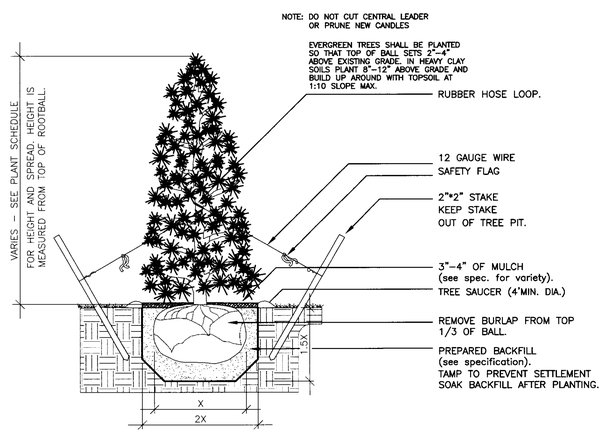
8 EDGING DETAIL

STEEL 3/16"=1'-0"



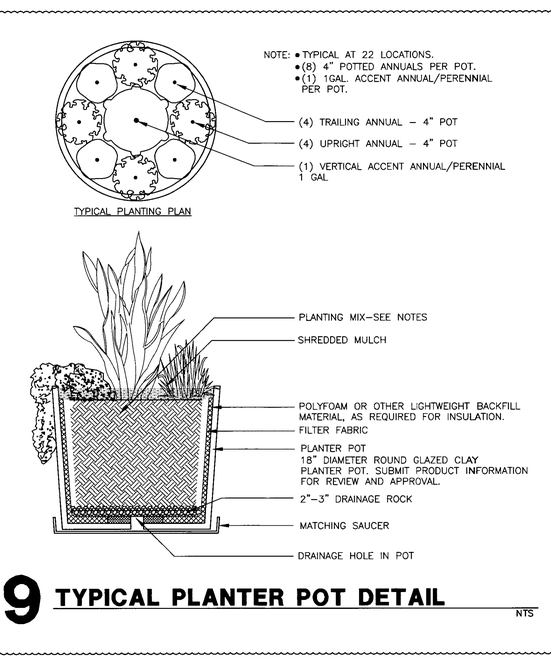
3 UPRIGHT SHRUB PLANTING DETAIL

3/8" = 1'-0"



6 CONIFER PLANTING & STAKING DETAIL

NO SCALE



9 TYPICAL PLANTER POT DETAIL

NTS

PUD#19 PARCEL 3B
LANDSCAPE PLAN
APPROVED 06-11-10 BY DG
SHEET 2 OF 2
MAPD Log 10f2

PRINTS ISSUED

DATE	PURPOSE	NO.
03/29/2010	MARRIOTT 65%	
04/29/2010	FOR PERMIT	
06/02/2010	COMMENT RESPONSE	1

FAIRFIELD INN and SUITES
WICHITA, KS.

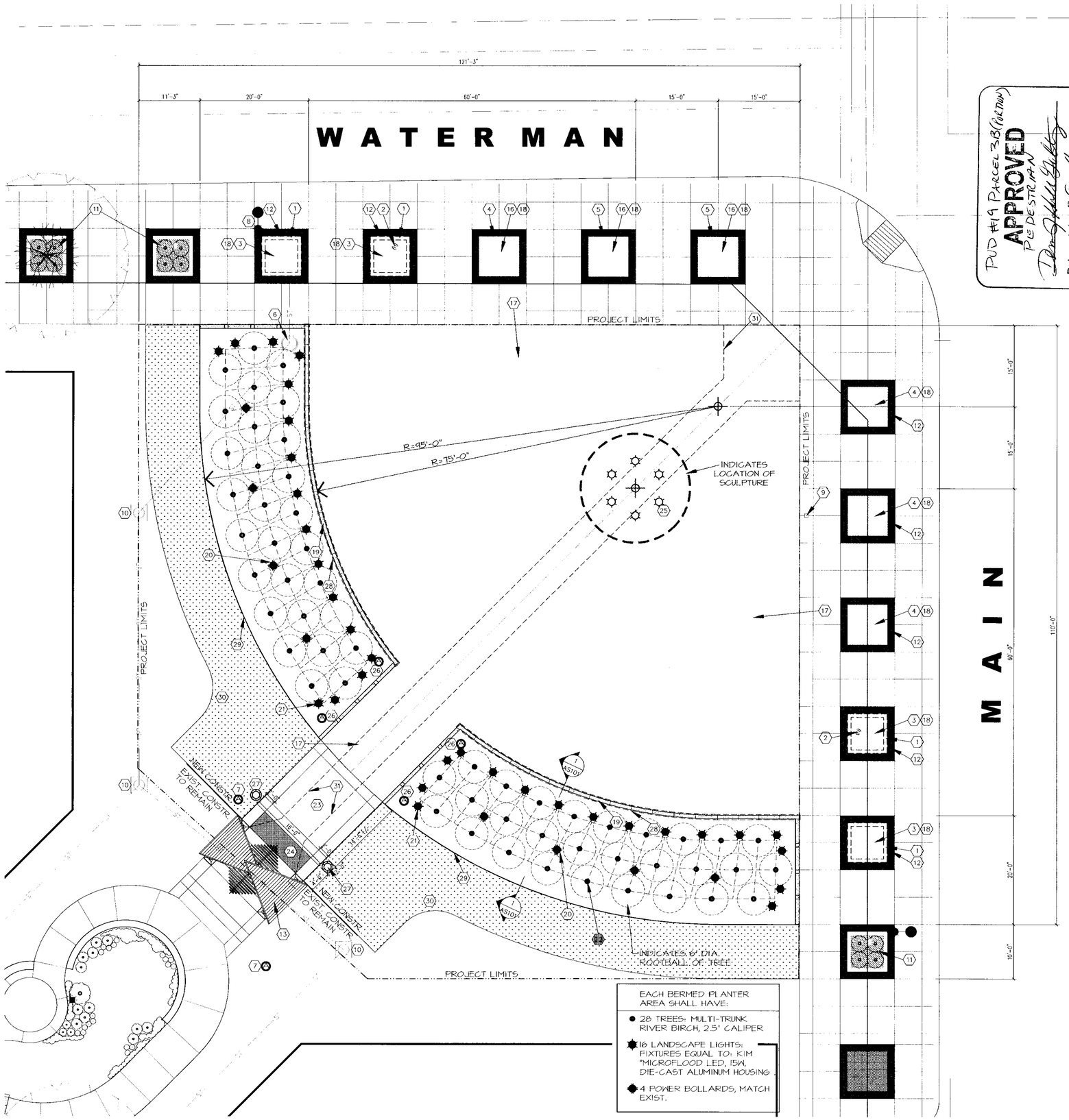
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345 RIVERVIEW, WICHITA, KS 67203
Phone (316) 268-0230 Fax: (316) 268-0206
CONTACT: JEFF KOCH

PROJECT NUMBER: 10150

SHEET TITLE: Planting Details

SHEET NUMBER: LP2

JEFFREY ALAN KOCH LICENSED 679 KANSAS LANDSCAPE ARCHITECT 4.16.10



EACH BERMED PLANTER AREA SHALL HAVE:

- 28 TREES: MULTI-TRUNK RIVER BIRCH, 2.5" CALIPER
- 16 LANDSCAPE LIGHTS: FIXTURES EQUAL TO: KIM "MICROFLOOD LED, 15W, DIE-CAST ALUMINUM HOUSING
- 4 POWER BOLLARDS, MATCH EXIST.

A **WATERWALK - MAIN AND WATERMAN SCULPTURE PLAZA - ARCH. SITE PLAN**

0' 4' 8' 12' 1/8"=1'-0"

PUD #19 Parcel 3B (Portion)
APPROVED
PLEDESTRIAN
Date: 06-25-11
MAPD Copy 1 of 2

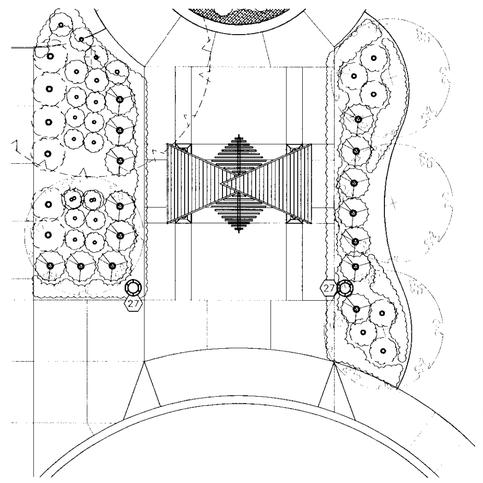
GENERAL NOTES

1. FOR SUBGRADE DRAINAGE SEE – SITE DRAINAGE PLAN B/AS102
2. PROVIDE AND APPLY CITY OF WICHITA APPROVED ANTI-GRAFFITI SEALER TO ENTIRE BRICK PAVER PLAZA. APPROVED SEALER MANUFACTURER: PK PROFESSIONAL PRODUCTS OF KANSAS, INC., WICHITA, KS.
3. CONCRETE PLANTER WALLS SHALL BE FINISHED WITH A MEDIUM SANDBLAST ON ALL SURFACES EXPOSED TO VIEW. ACTUAL SANDBLAST TEXTURE SHALL BE APPROVED BY CITY OF WICHITA PROJECT MANAGER.

SITE PLAN NOTES

1. REMOVE CONC. PLANTER CURB
2. REMOVE EXIST. ELECTRICAL RECEPTACLE BOLLARD AND CONC. BASE
3. REMOVE EXIST. TREE AND LANDSCAPING, REMOVE AND CAP IRRIGATION.
4. REMOVE RED BRICK PAVERS AND SALVAGE TO BE RE-USED
5. REMOVE CHARCOAL BRICK PAVERS AND SALVAGE TO BE RE-USED
6. EXIST. MANHOLE – ADD EXTENSION RINGS TO RAISE LID TO NEW ELEVATION IN PLANTER
7. EXIST. AUDIO SPEAKER MOUNTED ON CONC. BASE TO REMAIN
8. EXIST. "CREDENZA" STREET LIGHT POLE TO REMAIN
9. EXIST. HOSE BIBB IN RECESS HAND HOLE TO REMAIN
10. EXIST. STORM WATER AREA DRAIN TO REMAIN
11. EXIST. LANDSCAPING TO REMAIN
12. EXIST. CHARCOAL BRICK PAVER BORDER TO REMAIN
13. EXIST. GATEWAY STRUCTURE TO REMIAN, PROTECT FROM DAMAGE DURING CONSTRUCTION
14. EXIST. WATER LINE TO REMAIN
15. EXIST. UNDERGROUND ELECTRICAL POWER TO REMAIN
16. INSTALL 16" WIDE CHARCOAL PAVER BRICK BORDER WITH SALVAGED PAVER BRICKS
17. SHADED AREA INDICATES NEW 4"X8" DECORATIVE BRICK PAVERS
18. INSTALL NEW DECORATIVE BRICK PAVERS WITHIN NEW OR EXIST. BRICK BORDERS
19. CONCRETE SEATING WALL AT PLANTER FRONT, SIDES TAPER TO GRADE, SEE DETAIL 1/AS101
20. INDICATES LOCATIONS OF NEW ELECTRICAL RECEPTACLE BOLLARDS
21. INDICATES LOCATIONS OF NEW GROUND-MOUNTED LANDSCAPE LIGHTING FIXTURES
22. INDICATES LOCATIONS OF TREES WITH 6' DIA. ROOT BALL
23. NEW EXTENSION OF CONC. SIDEWALK
24. INSTALL RED BRICK PAVERS TO MATCH EXISTING, RE-USE SALVAGED BRICK
25. NEW IN-GROUND LIGHT FIXTURES TO LIGHT SCULPTURE (TOTAL 6)
26. NEW AUDIO SPEAKER MOUNTED ON CONC. BASE TO MATCH EXIST.
27. NEW LIGHT BOLLARDS TO MATCH EXIST.
28. INDICATES CAST STONE CAP ON CONC. SEATING WALL
29. METAL LANDSCAPE EDGING
30. NEW SOD AREA – EXTEND EXISTING IRRIGATION SYSTEM INTO THIS AREA
31. REMOVE EXISTING CONC. SIDEWALK

PUD# 19 PARCEL 3B (PORTION)
LANDSCAPE PLAN
APPROVED 06.29.11 BY DG
MAPD Copy 1 of 2



B **WATERWALK - SOUTH GATEWAY SITE PLAN AT DEWEY**

0' 4' 8' 12' 1/8"=1'-0"

GLMV Architecture
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125 S. Washington, Wichita, KS 67202
Tel: (316) 262-0451
www.glmv.com

REGISTERED ARCHITECT DARYL D. UNRUH 2201 STATE OF KANSAS
5·20·2011

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WICHITA WATERWALK

PUBLIC IMPROVEMENTS - MAIN AND WATERMAN SCULPTURE PLAZA WICHITA, KANSAS

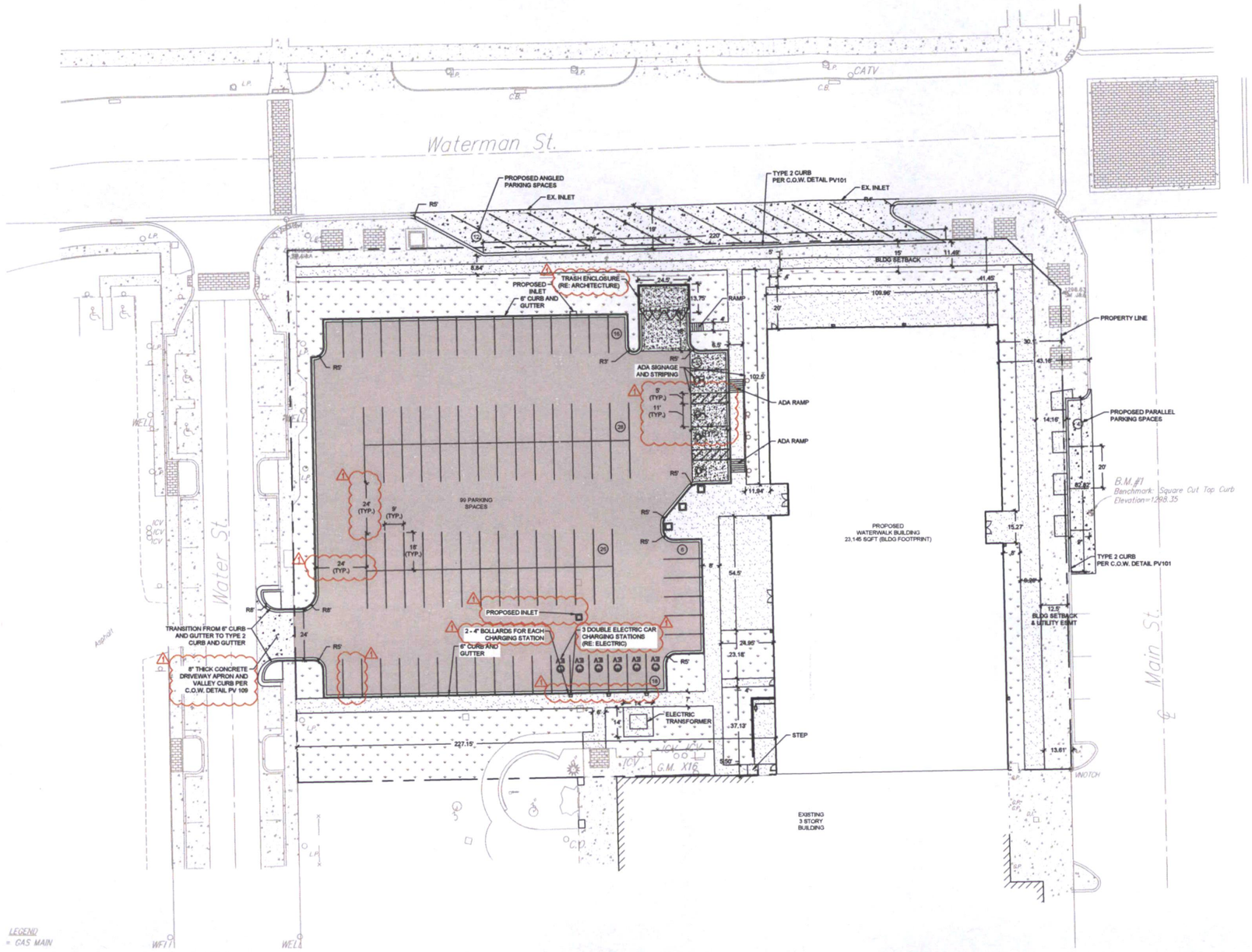
Mark	Date:	Description

MAIN AND WATERMAN SCULPTURE PLAZA ARCH. SITE PLAN

Job No.	1064.025
Date:	05/20/11
Drawn	DCU
Checked	MRM

AS-100

Sheet 2 of 4



1 **SITE PLAN**
1" = 20'-0"

GRAPHIC SCALE 20'

NORTH

SITE INFORMATION

ADDRESS: 415 S MAIN STREET, WICHITA, KS 67202

LEGAL DESCRIPTION: THAT PART OF LOT 1, BLOCK 5, WATERWALK PHASE 2 ADDITION, AN ADDITION TO WICHITA,SEDGWICK COUNTY, KANSAS, DESCRIBED AS COMMENCING AT THE EASTERLY MOST SOUTH CORNER OF SAID LOT 1; THENCE N00°00'13"W, ALONG THE EAST LINE OF SAID LOT 1, 540.21 FEET TO THE POINT OF BEGINNING; THENCE S89°59'47"W, 171.83 FEET; THENCE N00°00'13"W, 0.50 FEET; THENCE S89°59'47"W, 195.35 FEET TO THE WEST LINE OF SAID LOT 1; THENCE N00°00'13"W, ALONG THE WEST LINE OF SAID LOT 1, 253.73 FEET TO THE N.W. CORNER OF SAID LOT 1; THENCE S89°59'29"E, ALONG THE NORTH LINE OF SAID LOT 1, 342.16 FEET TO THE WESTERLY MOST N.E. CORNER OF SAID LOT 1; THENCE S44°58'21"E, ALONG THE NORTHEASTLY LINE OF SAID LOT 1, 36.41 FEET TO THE EASTERLY MOST N.E. CORNER OF SAID LOT 1; THENCE S00°00'13"E, ALONG THE EAST LINE OF SAID LOT 1, 228.81 FEET TO THE POINT OF BEGINNING.

PROPOSED USE: PER SECTION 2.4.2.1

ZONING CLASSIFICATION: PUD-19

BUILDING FOOTPRINT AREA: 23,145 SQFT

FEMA CLASSIFICATION, MAP NUMBER AND DATES: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP (FIRM) NUMBER 20173C0352G, EFFECTIVE DECEMBER 22, 2016, THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.

SITE PLAN NOTES

1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
3. CONTRACTOR SHALL CONTACT DIG SAFE PRIOR TO ANY EXCAVATION/DIGGING.
4. ALL EXISTING CONDITIONS, DIMENSIONS, AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION. FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
5. G.C. SHALL REPAIR ALL DISTURBED LANDSCAPING.

ADA NOTES

1. ANY AND ALL NEW SITE FEATURES SHOWN ON PLANS AND NOTED AS "ADA" SHALL BE BUILT IN COMPLIANCE TO CURRENT FEDERAL, STATE AND LOCAL ACCESSIBILITY RULES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO KNOW AND UNDERSTAND ALL CURRENT ACCESSIBILITY REGULATIONS AS THEY PERTAIN TO THE CONSTRUCTION OF ACCESSIBLE SITE FEATURES.
2. ALL NEW CONCRETE SIDEWALK PAVEMENT SHALL BE INSTALLED WITH A MAXIMUM 5% RUNNING SLOPE AND A MAXIMUM 2% CROSS SLOPE. A MINIMUM 5'X5' STOOP WITH A MAXIMUM OF 1.5% SLOPE IN ALL DIRECTIONS SHALL BE INSTALLED AT EACH PUBLIC ENTRANCE DOOR.
3. SURFACES OF ALL NEW CONCRETE PAVEMENT PATHWAYS SHALL BE SMOOTH AND EVEN WITH NO ABRUPT CHANGES IN ELEVATION OF 1/4" OR GREATER AS REQUIRED BY THE ACCESSIBILITY DESIGN REGULATIONS.

ALTERNATES

1. CONCRETE PAVEMENT FOR 30,946 SQ FT FOR REMAINDER FOR PARKING LOT IN LIEU ASPHALT. SEE SHEET C501

LEGEND

- CONCRETE PAVEMENT (SEE SHEET C501)
- CONCRETE SIDEWALK (SEE SHEET C501)
- PARKING LOT ASPHALT (SEE SHEET C501)
- LANDSCAPE AREA (SEE SHEET LP101)

APPROVED

PUD #19 Pedestrian Plan per GP #13

2-20-20

GLMV Architecture

WATERWALK, LLC
DOWNTOWN WICHITA OFFICE
S. MAIN STREET, WICHITA, KS 67202

	DESCRIPTION	DATE
1	ADDENDUM 1	02/17/20

PROJECT NO: 18257.19003
DATE: 01/30/2020
DRAWN BY: JH
CHK'D BY: ALM

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SITE PLAN

C101

PLOTTED BY: JACOB HODSON PLOTTED ON: Friday, February 14, 2020 16:18:19
FILENAME: 18257-19003 SITE_current.dwg DWG FILEPATH: X:\18257-19003\Dr\Cad\Working Files