

RIDGE PORT NORTH COMMUNITY UNIT PLAN

DP-237

PARCEL 1

A. Gross Area: 641,885 sq. ft. or 14.74 acres
B. Maximum Building Coverage: 176,518 sq. ft. or 27.5 %
C. Maximum Gross Floor Area: 224,680 sq. ft.
D. Floor Area Ratio: 35 %
E. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 65 feet.
F. Setbacks: Per Drawing
G. Access Points: Per Drawing
H. All uses allowed in "G0" General Office District including helistop. Excluded uses include: Correctional Placement, Residences, Cemetery, Recycling Collection Stations, Marine Facility and Group Residences. Multi-Family Dwellings are limited to 294 units.

PARCEL 2

A. Net Area: 53,910 sq. ft. or 1.24 acres
B. Maximum Building Coverage: 16,173 sq. ft. or 30 %
C. Maximum Gross Floor Area: 8,869 sq. ft.
D. Floor Area Ratio: 35 %
E. Maximum Number of Buildings: Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: Per Drawing
H. Access Points: Per Drawing
I. All uses allowed in "LC" Limited Commercial District with exceptions listed in G.P. #18

PARCEL 3

A. Net Area: 54,457 sq. ft. or 1.16 acres
B. Maximum Building Coverage: 15,137 sq. ft. or 30 %
C. Maximum Gross Floor Area: 17,660 sq. ft.
D. Floor Area Ratio: 35 %
E. Maximum Number of Buildings: Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. All uses allowed in "LC" Limited Commercial District with exceptions listed in G.P. #18

PARCEL 4

A. Net Area: 45,863 sq. ft. or 1.05 acres
B. Maximum Building Coverage: 13,765 sq. ft. or 30 %
C. Maximum Gross Floor Area: 16,059 sq. ft.
D. Floor Area Ratio: 35 %
E. Maximum Number of Buildings: Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. All uses allowed in "LC" Limited Commercial District with exceptions listed in G.P. #18

PARCEL 5

A. Net Area: 62,000 sq. ft. or 1.39 acres
B. Maximum Building Coverage: 18,000 sq. ft. or 30 %
C. Maximum Gross Floor Area: 21,000 sq. ft.
D. Floor Area Ratio: 35 %
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Limited to the uses allowed in the "NR" Neighborhood Retail and the following: college & university, indoor recreation, funeral home, motel/hotel, with the exceptions listed in General Provision #18 and restaurants, restricted to one drive-through only, with no outdoor seating, subject to the approved site plan for DP-237 Amendment #2.

PARCEL 6A

A. Net Area: 101,696 sq. ft. or 2.34 acres
B. Maximum Building Coverage: 30,509 sq. ft. or 30 %
C. Maximum Gross Floor Area: 35,594 sq. ft.
D. Floor Area Ratio: 35 %
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
J. The overall parking requirement on this site shall be reduced by a maximum of 20 percent of the UDC requirements of Article 16, Section 16-4, subject to the approved site plan for DP-237 Amendment #2.

PARCEL 6B

A. Gross Area: 36,606 sq. ft. or 0.89 acres
B. Maximum Building Coverage: 11,582 sq. ft. or 30 %
C. Maximum Gross Floor Area: 13,512 sq. ft.
D. Floor Area Ratio: 35 %
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Limited to the uses allowed in the "NR" Neighborhood Retail and the following: college & university, indoor recreation, funeral home, motel/hotel, with the exceptions listed in General Provision #18 and restaurants, restricted to one drive-through only, with no outdoor seating, subject to the approved site plan for DP-237 Amendment #2.

LEGAL DESCRIPTION:

Part of Ridge Port North Addition, Wichita, Sedgewick County, Kansas; Part of Ridge Port North 2nd Addition, Wichita, Sedgewick County, Kansas; and Part of Ridge Port North 6th Addition, Wichita, Sedgewick County, Kansas.
Reserve "A" Net Area: 260,153 sq. ft. or 5.97 acres
Reserve "B" Net Area: 696,262 sq. ft. or 15.98 acres
Reserve "C" Net Area: 172,888 sq. ft. or 3.97 acres

RESERVES:

PARCEL 7

A. Net Area: 97,649 sq. ft. or 2.24 acres
B. Maximum Building Coverage: 24,412 sq. ft. or 25 %
C. Maximum Gross Floor Area: 34,177 sq. ft.
D. Floor Area Ratio: 35 %
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 65 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. All uses allowed in "G0" General Office District including helistop. Excluded uses include: Correctional Placement, Residences, Cemetery, Recycling Collection Stations, Marine Facility and Group Residences.

PARCEL 8

A. Net Area: 66,325 sq. ft. or 1.52 acres
B. Maximum Building Coverage: 16,591 sq. ft. or 25 %
C. Maximum Gross Floor Area: 23,214 sq. ft.
D. Floor Area Ratio: 35 %
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 65 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. All uses allowed in "G0" General Office District including helistop. Excluded uses include: Correctional Placement, Residences, Cemetery, Recycling Collection Stations, Marine Facility and Group Residences.

PARCEL 9

A. Net Area: 174,483 sq. ft. or 4.01 acres
B. Maximum Building Coverage: 43,621 sq. ft. or 25 %
C. Maximum Gross Floor Area: 61,089 sq. ft.
D. Floor Area Ratio: 35 %
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 65 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. All uses allowed in "G0" General Office District including helistop. Excluded uses include: Correctional Placement, Residences, Cemetery, Recycling Collection Stations, Marine Facility and Group Residences.

PARCEL 10

A. Net Area: 75,543 sq. ft. or 1.73 acres
B. Maximum Building Coverage: 22,663 sq. ft. or 30 %
C. Maximum Gross Floor Area: 26,440 sq. ft.
D. Floor Area Ratio: 35 %
E. Maximum Number of Buildings: Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 65 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. All uses allowed in "LC" Limited Commercial District with exceptions listed in G.P. #18

PARCEL 11

A. Net Area: 122,687 sq. ft. or 2.82 acres
B. Maximum Building Coverage: 36,806 sq. ft. or 30 %
C. Maximum Gross Floor Area: 42,940 sq. ft.
D. Floor Area Ratio: 35 %
E. Maximum Number of Buildings: Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. All uses allowed in "LC" Limited Commercial District with exceptions listed in G.P. #18

PARCEL 12

A. Net Area: 76,255 sq. ft. or 1.75 acres
B. Maximum Building Coverage: 20,970 sq. ft. or 27.5 %
C. Maximum Gross Floor Area: 26,689 sq. ft.
D. Floor Area Ratio: 35 %
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 65 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. All uses allowed in "G0" General Office District including helistop. Excluded uses include: Correctional Placement, Residences, Cemetery, Recycling Collection Stations, Marine Facility and Group Residences.

PARCEL 13

A. Net Area: 648,928 sq. ft. or 14.90 acres
B. Maximum Building Coverage: 178,455 sq. ft. or 27.5 %
C. Maximum Gross Floor Area: 227,125 sq. ft.
D. Floor Area Ratio: 35 %
E. Maximum Number of Buildings: Five (5) - One sold building may be a temporary metal classroom unit and may be permitted for a period of time not to exceed three years from the time of approval (per Administrative Adjustment CUP2012-17).
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 65 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. All uses allowed in "G0" General Office District including helistop. Excluded uses include: Correctional Placement, Residences, Cemetery, Recycling Collection Stations, Marine Facility and Group Residences.

PARCEL 14

A. Net Area: 75,022 sq. ft. or 1.72 acres
B. Maximum Building Coverage: 20,626 sq. ft. or 27.5 %
C. Maximum Gross Floor Area: 26,251 sq. ft.
D. Floor Area Ratio: 35 %
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 65 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. All uses allowed in "G0" General Office District including helistop. Excluded uses include: Correctional Placement, Residences, Cemetery, Recycling Collection Stations, Marine Facility and Group Residences.

PARCEL 15

A. Net Area: 51,749 sq. ft. or 1.19 acres
B. Maximum Building Coverage: 14,231 sq. ft. or 27.5 %
C. Maximum Gross Floor Area: 18,112 sq. ft.
D. Floor Area Ratio: 35 %
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 65 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. All uses allowed in "G0" General Office District including helistop. Excluded uses include: Correctional Placement, Residences, Cemetery, Recycling Collection Stations, Marine Facility and Group Residences.

PARCEL 16

A. Net Area: 68,077 sq. ft. or 2.02 acres
B. Maximum Building Coverage: 24,221 sq. ft. or 27.5 %
C. Maximum Gross Floor Area: 30,827 sq. ft.
D. Floor Area Ratio: 35 %
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 65 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. All uses allowed in "G0" General Office District including helistop. Excluded uses include: Correctional Placement, Residences, Cemetery, Recycling Collection Stations, Marine Facility and Group Residences.

GENERAL PROVISIONS:

- Total Land Area: 3,628,548.0 sq. ft. or 83.30 acres
- Within the area to be rezoned "G0" there will be a minimum 15 acre reserve for drainage detention, sidewalks, etc. The location of this reserve will be determined at the time of platting after all platting requirements concerning drainage are completed. Building coverage and floor-area ratio are based upon 35 acres.
- Parking shall be provided in accordance with Section 28.04.140 et seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the CUP, drawing or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required. Setbacks not shown on the CUP drawing or as part of contiguous parcels under the same ownership, shall provide building setback per the UDC for the underlying zoning district.
- A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- Guarantees for street improvements for 37th Street North and Ridge Road shall be determined at the time of platting.
- Signs shall be in accordance with the Sign Code of The City of Wichita with the following conditions:
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.

- Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
- Portable and off-site signs are not permitted.
- Window display signs are limited to 25% of the window area.
- No signs shall be allowed on the rear of any buildings.
- All freestanding signs must be monument type and shall have a maximum height of 20 feet. The maximum square footage of sign face allowed in Parcels 2-6A, 10 and 11, shall not exceed 60% of lot frontage. Signage for Parcels 1, 7-9 & 12-15 shall be defined by the "G0" zoning district. Signs shall be spaced 150 feet apart regardless of parcel lines. The following exception: The monument sign to be located on Parcel 1 shall be located at least 115 feet east of a monument sign located on Parcel 3. This adjustment shall not be deemed to alter any other provisions of the CUP, except as expressly stated herein, and shall not be deemed to add an additional monument sign to the amount allowed by the Sign Code based on 150-foot spacing or to increase the maximum square footage of signage.
- Access Controls shall be as shown on the final plat.
- All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- Parcels 1, 7-9 & 12-15 separately; Parcels 2-4, 10 and 11 separately; and Parcels 5 & 6A, 6B separately shall share similar or consistent lighting elements (i.e., fixtures, poles, and arms, and etc.). Light poles within Parcel 13 may be round or square.
- The height of light poles shall be limited to 24 feet in height. The height of light poles within Parcel 13 shall be limited to 30 feet in height, including the base of the light poles.
- Extensive use of baculif, compacts and neon or fluorescent tube lighting on buildings is not permitted.
- Utilities shall be installed underground on all parcels.

12. Landscaping for this site shall be required as follows:

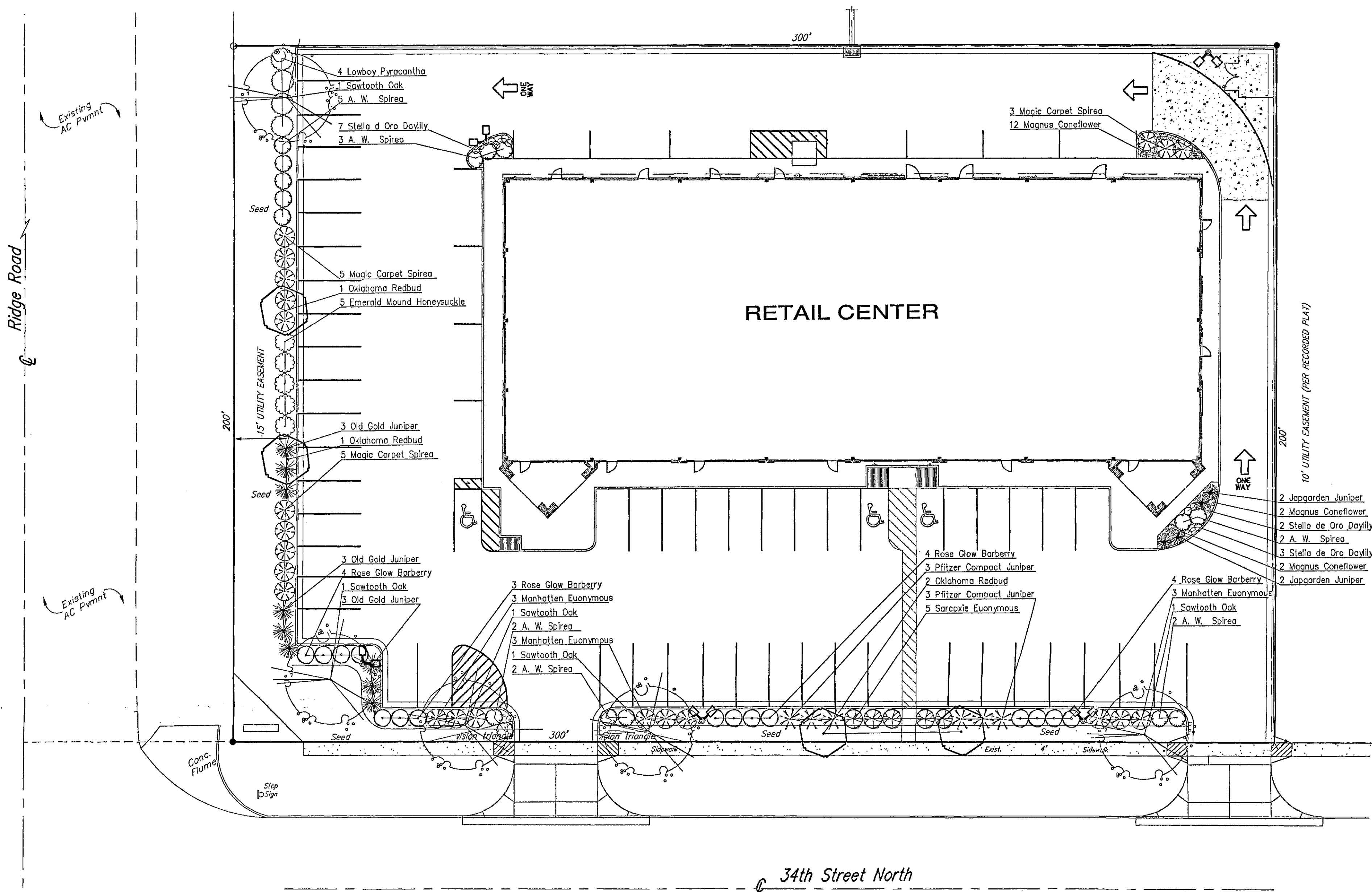
- Development of all parcels within the CUP, shall comply with the Landscaping Ordinance of the City of Wichita.
- A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit. If the required landscape has not been planted.
- A financial guarantee for the plant material approved on the landscape plan for that portion of the CUP, being developed shall be required prior to issuance of any occupancy permit. If the required landscape has not been planted.
- Screening Walls:
 - A six (6) foot high concrete wall shall be constructed along property lines of the CUP, within a wall easement where nonresidential uses are adjacent to residential uses except where there is the minimum 300 feet of planted reserve area on either side of the property line.
 - This solid screening wall shall be constructed of a pattern and color that is consistent with the building walls.
 - Along south property line of Parcel 9 where across the street from residential uses a landscape plan can be submitted in lieu of screening wall (See General Provision #12).
- Roof-top mechanical equipment shall be screened from ground level view per Unified Zoning Code.
- Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
- All buildings in Parcels 1, 7-9 & 12-15 separately; Parcels 2-4, 10 and 11 separately and Parcels 5-6A, 6B separately shall share uniform architectural character, color, texture and the same predominant exterior building material. Building walls and roofs must have predominantly earth-tone colors, with white colors limited to incidental accents, and must employ materials similar to surrounding residential areas. A temporary metal classroom unit may be permitted within Parcel 13 for a period of time not to exceed three years from the time of approval (per Administrative Adjustment CUP2012-17).
- Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and power access to all of building sites shall be provided for each phase of construction prior to the issuance of building permits.

- Parcels 3-4, 10 and 11 shall be zoned Limited Commercial. (See Parcel Descriptions). No parcel within this CUP, shall allow the use of adult entertainment establishments, group residential, halfway houses, correctional placement residences, private clubs, taverns and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Parcels 1, 7-9 & 12-15 shall be zoned General Office and may include drainage detention requirements. For uses allowed in Parcels 5 and 6A/6B see parcel descriptions.
- The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
- Amendments, adjustments or interpretations to this CUP, shall be done in accordance with Article 16, Section 16-13-15 of the Unified Zoning Code.
- The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any subsequent division of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- An overall site traffic circulation plan shall be submitted to the Director or Planning for approval prior to the issuance of building permits. One-way circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the CUP.
- At the time of platting the applicant will be required to guarantee off-site improvements. It is anticipated that these improvements will include a right and left turn deceleration and storage lanes at the two major accesses to Parcel 1. Left turn lanes will be provided for the southbound and westbound left turns at the intersection of 37th Street North and Ridge Road. The development would also be responsible for a portion of the cost to install traffic signals at the intersection.
- Prior to building building permits, a plan for a pedestrian walk system shall be submitted and approved by the Director of Planning. This walk system shall be along 37th Street North and Ridge Road with proposed buildings within the subject property as determined necessary by the Director of Planning.
- Any major change in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

REVISIONS:

Approved: December 30, 1998
Amendment #1: June 28, 1999
Administrative Adjustment: November 19, 2001
Administrative Adjustment: May 31, 2003
Administrative Adjustment: April 9, 2004
Administrative Adjustment: October 5, 2004
Administrative Adjustment: July 14, 2004
Administrative Adjustment: June 11, 2012
Administrative Adjustment: February 22, 2010
Administrative Adjustment: November 12, 2010
Administrative Adjustment: May 10, 2013
Administrative Adjustment: July 21, 2014
Administrative Adjustment: August 22, 2016

APPROVED CUP
MAP 1-18-2007
DP-237
RIDGE PORT NORTH COMMUNITY UNIT PLAN



IRRIGATION NOTES:

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

LANDSCAPE NOTES:

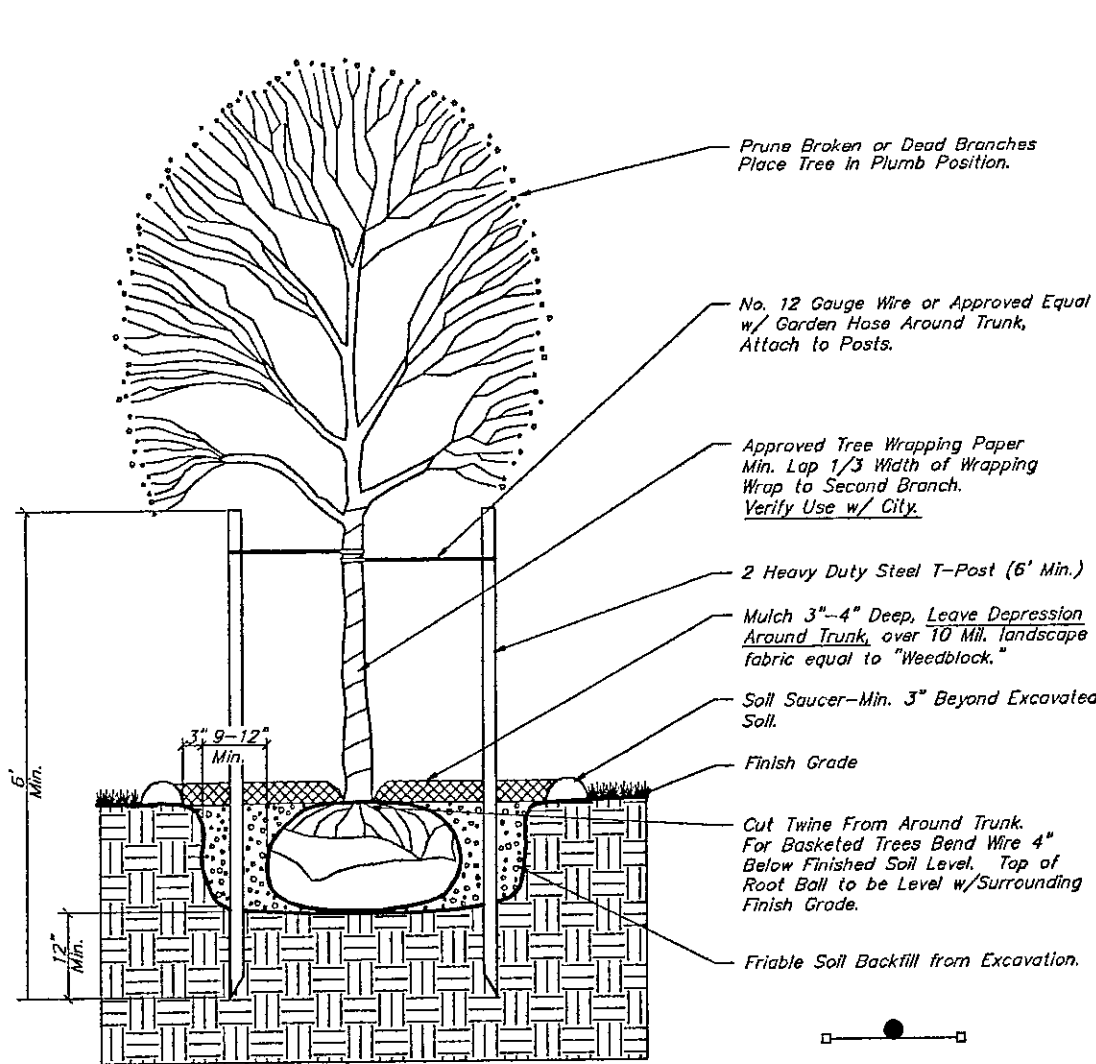
- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "SEED" shall be seeded and fertilized as follows:
SEED-- Kansas Premium Fescue Seed @ 6 lbs/1,000 sq. ft.
FERTILIZER-- 16-20-6 ratio 4#/1000 sq. ft.
- Trees with broken leaders or no central leader will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
- Mulch all planting beds with 3" of mulch using 1/4"-1/2" Pea Gravel. Over 10 Mil. landscape fabric equal to "Weedblock". Mulch all tree saucer walls with shredded Cypress mulch of uniform consistency.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be from Pro-Steel Company, using 10 gauge thickness, commercial grade, or approved equal.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect prior to starting construction.
- The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
- The landscape contractor is responsible to coordinate with the G.C. to install the plants and maintain the grounds, until final acceptance from the owner.
- The landscape contractor shall submit bid with unit prices for all plants, which include mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The landscape contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- General Contractor to supply all topsoil to site. Landscape contractor to supply necessary topsoil for planting areas. A 4" depth of topsoil to finish grade in all planting beds.
- Fall planting season shall be September 1 thru end of October. Spring planting season shall be April 1 thru end of June. For grass seeding, fall season shall be September 1 thru mid of October. Spring season for seeding shall be from March 15 thru mid May.
- Automatic Irrigation will be provided with a rain shut off device.

PLANT SCHEDULE

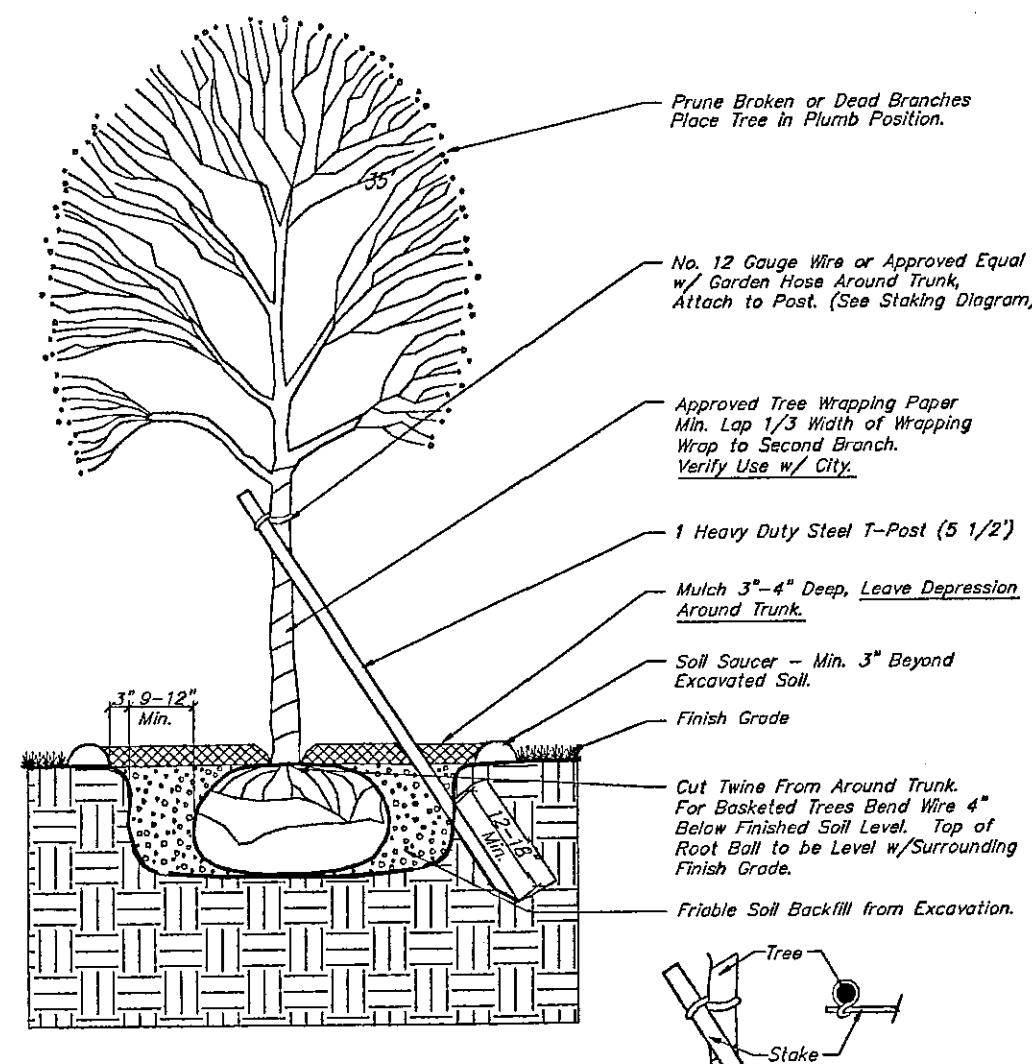
QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
5	<i>Quercus acutissima</i>	Sawtooth Oak	3" Cal.	B&B	Single Stem Only
4	<i>Cercis reniformis</i> 'Oklahoma'	Oklahoma Redbud	2" Cal.	B&B	Single Stem Only
14	<i>Berberis thunbergii</i> 'Rose Glow'	Rose Glow Barberry	5 Gal.	Cont.	Full & Healthy
9	<i>Euonymus alatus</i> 'Manhattan'	Manhattan Euonymus	5 Gal.	Cont.	Full & Healthy
5	<i>Euonymus radicans</i> 'Sarcocoe'	Sarcocoe Euonymus	5 Gal.	Cont.	Full & Healthy
9	<i>Juniperus chinensis</i> 'Armstrong Aurea'	Old Gold Juniper	5 Gal.	Cont.	Full & Healthy
6	<i>Juniperus chinensis</i> 'Pfitzer Compacta'	Pfitzer Compact Juniper	5 Gal.	Cont.	Full & Healthy
4	<i>Juniperus procumbens</i> 'Nana'	Dwarf Juniper	5 Gal.	Cont.	Full & Healthy
5	<i>Lonicera xylosteum</i> 'Emerald Mound'	Emerald Mound Honeysuckle	5 Gal.	Cont.	Full & Healthy
4	<i>Pyracantha coccinea</i> 'Lowboy'	Lowboy Pyracantha	5 Gal.	Cont.	Full & Healthy
16	<i>Spiraea bumada</i> 'Anthony Waterer'	Anthony Waterer Spirea	5 Gal.	Cont.	Full & Healthy
13	<i>Spiraea japonica</i> 'Magic Carpet'	Magic Carpet Spirea	5 Gal.	Cont.	Full & Healthy
16	<i>Echinacea purpurea</i> 'Magnus'	Magnus Coneflower	1 Gal.	Cont.	Full & Healthy
12	<i>Hemerocallis</i> 'Stella de Oro'	Stella de Oro Daylily	1 Gal.	Cont.	Full & Healthy

LANDSCAPE ORDINANCE CALCULATIONS

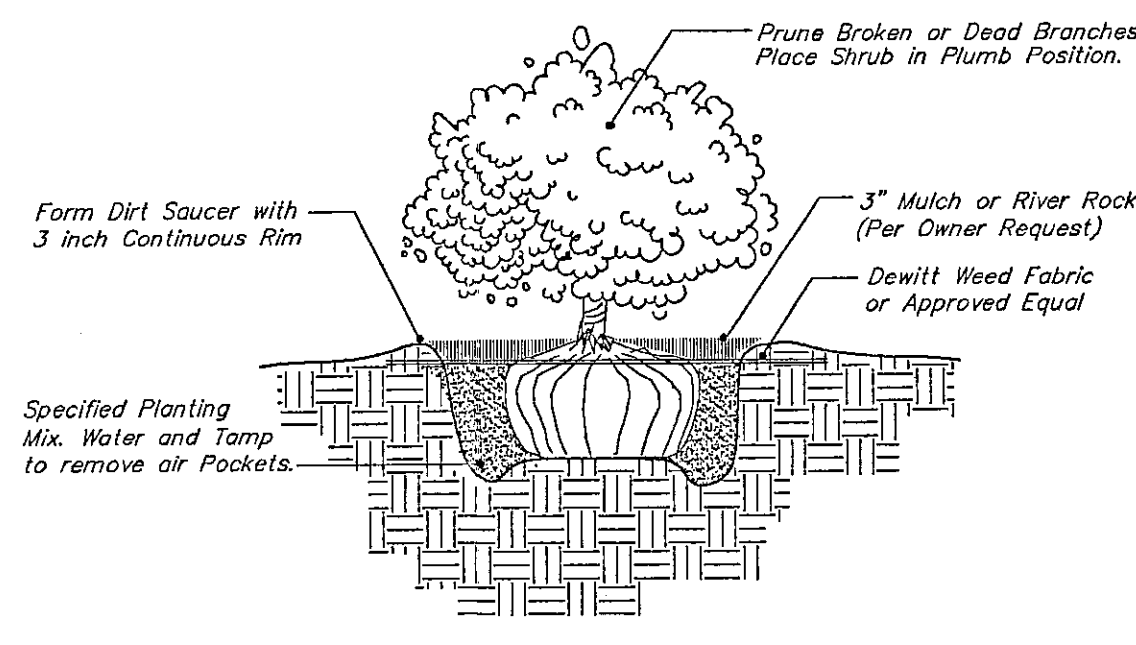
Streetyard requirement:	250.00'
Streetyard Required:	= 2,500 Sq. Ft.
Streetyard shown:	= 5,333 sq.ft.
Streetyard Trees Required:	2,500 / 500 = 5 Shade Trees
Streetyard Trees shown:	5 shade
Parking Lot Trees Required:	4 shade
Parking Lot Trees shown:	5 shade



TREE PLANTING AND STAKING DETAIL
Deciduous Trees 2" Cal. and Smaller
No Scale



TREE PLANTING AND STAKING DETAIL
Deciduous Trees 2" Cal. and Smaller
Evergreen Trees 6" Height and Smaller
No Scale



TYPICAL SHRUB PLANTING DETAIL
5 Gallon and Smaller
No Scale

REVISED SEPTEMBER 23, 2002

RIDGE FORT NORTH ADDITION, LOT 5
LANDSCAPE PLAN
CITY OF WICHITA

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

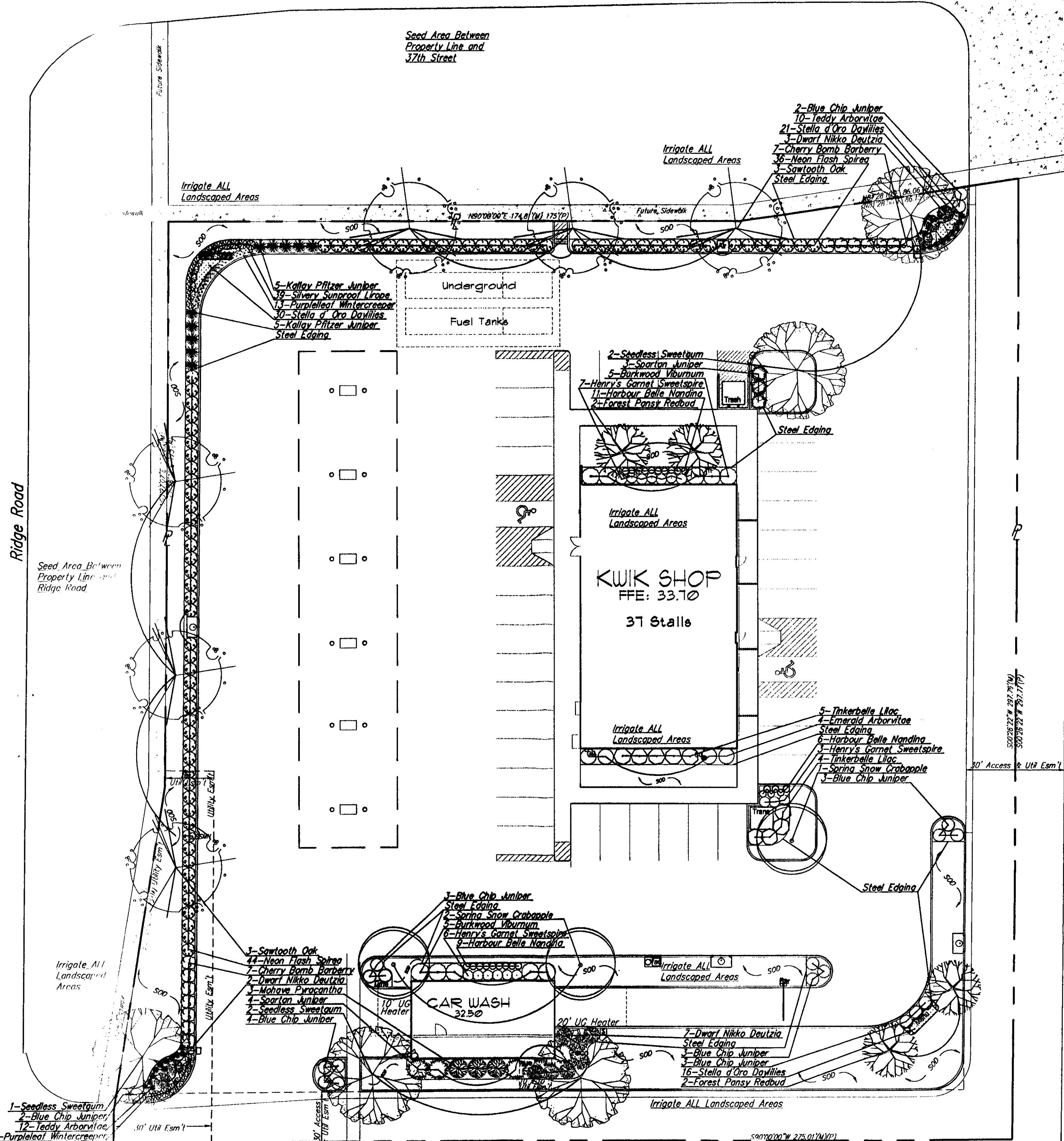
PROJECT NUMBER: _____ SHEET: **4** OF **4**

DESIGN: SCH DRAWN: SCH APPROVED: PJM DATE: 08/27/02 SCALE: 1"=20'

DP-237 PAKELS
LANDSCAPE PLAN

APPROVED 12/16/02 BY: JDB
MARTIN GRIM 10/1/02

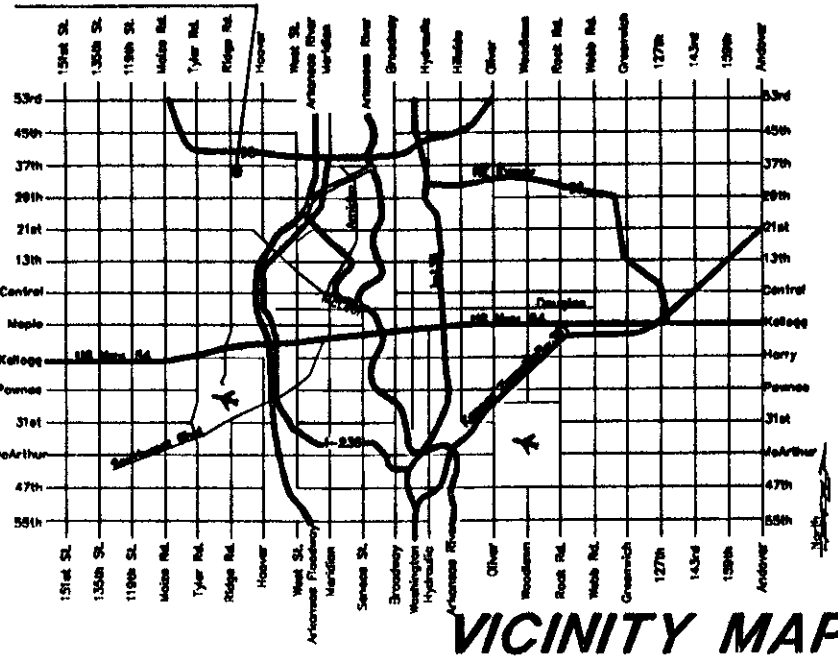
37th Street North



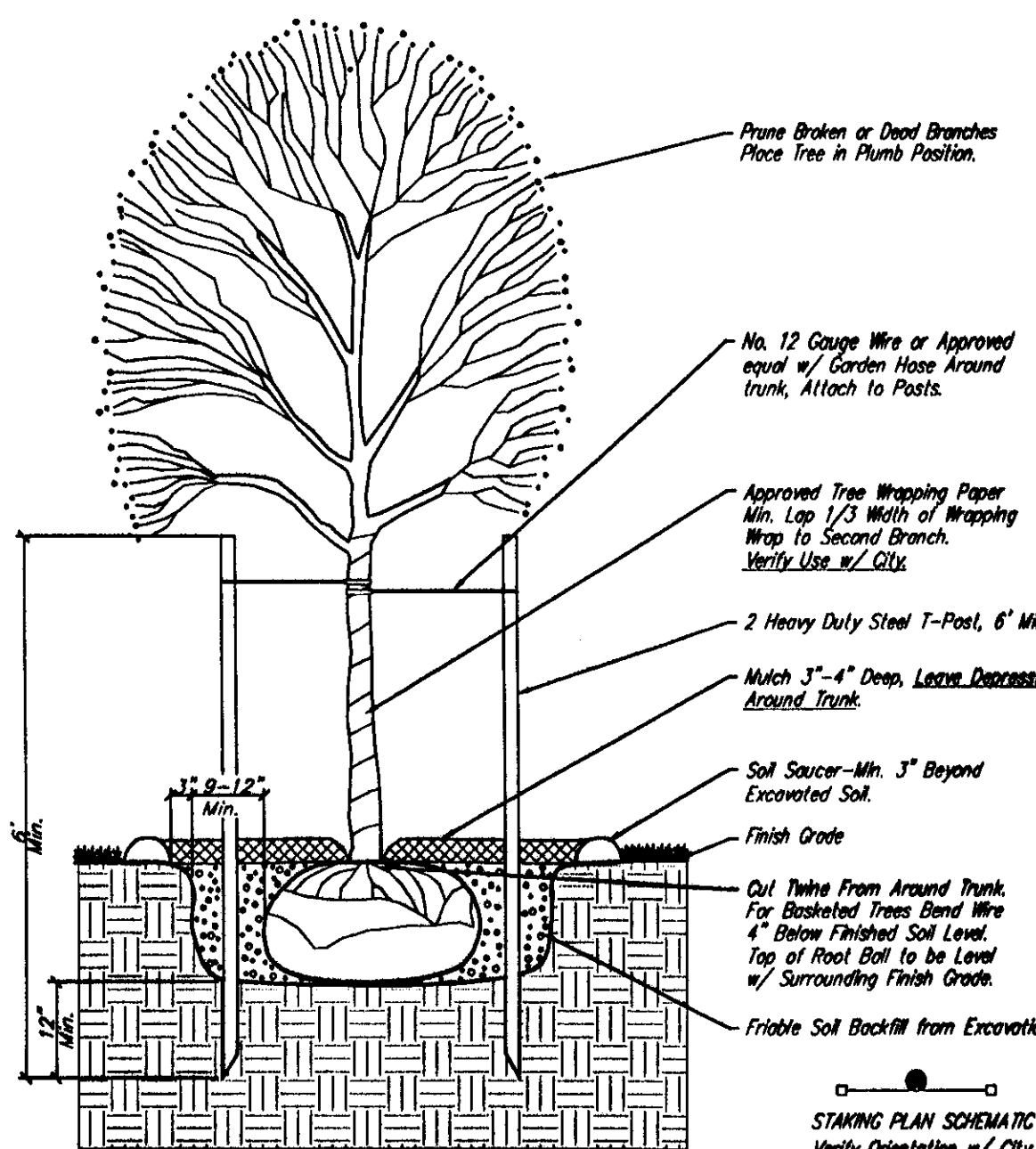
PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
5	Liquidambar styraciflua 'Robundiloba'	Fruttes Sweetgum	2" cal.	B4B	Single Stem Only
6	Quercus autissima	Sawtooth Oak	2" cal.	B4B	Single Stem Only
4	Cercis reniformis 'Forest Pansy'	Forest Pansy Redbud	15 gal.	Cont.	Single Stem Only
3	Malus 'Spring Snow'	Spring Snow Crabapple	15 gal.	Cont.	Single Stem Only
1	Juniperus chinensis 'Spartan'	Spartan Juniper	6'-Th.	B4B	Single Stem Only
10	Viburnum burkwoodii	Burkwood Viburnum	5 gal.	Cont.	Full & Healthy
4	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	6'-Th.	B4B	Single Stem Only
14	Berberis thunbergii 'Monrovia'	Cherry Bomb Barberry	2 gal.	Cont.	Full & Healthy
12	Deutzia gracilis 'Nikko'	Dwarf Nikko Deutzia	2 gal.	Cont.	Full & Healthy
16	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetgum	2 gal.	Cont.	Full & Healthy
20	Juniperus chinensis 'Blue Chip'	Blue Chip Juniper	2 gal.	Cont.	Full & Healthy
10	Juniperus chinensis 'Kallay Compact'	Kallay Pfitzer Juniper	2 gal.	Cont.	Full & Healthy
3	Pyracantha x 'Mohave'	Mohave Pyracantha	2 gal.	Cont.	Full & Healthy
80	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	2 gal.	Cont.	Full & Healthy
4	Syringa 'Balticella'	Tinkerbell Lilac	2 gal.	Cont.	Full & Healthy
21	Eurostylis fortunei coloratus	Purpleleaf Wintercreeper	1 gal.	Cont.	Full & Healthy
67	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	1 gal.	Cont.	Full & Healthy
1	Liriodendron 'Silver Sunroof'	Silver Sunroof Liriodendron	1 gal.	Cont.	Full & Healthy
26	Nandina domestica 'Jadee'	Harbour Belle Nandina	1 gal.	Cont.	Full & Healthy
22	Thuja occidentalis 'Teddy'	Teddy Arborvitae	1 gal.	Cont.	Full & Healthy

LOCATION

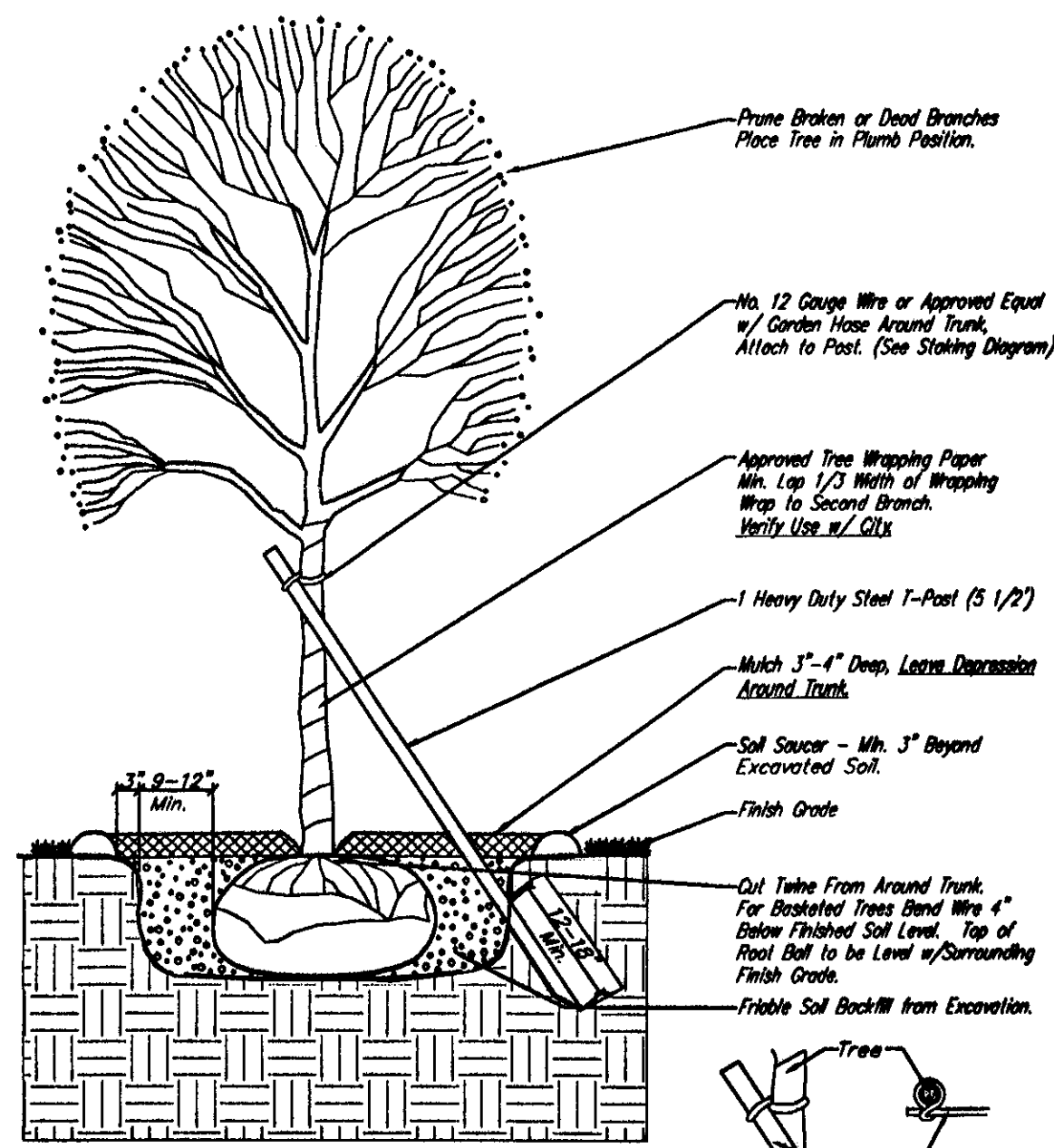


VICINITY MAP



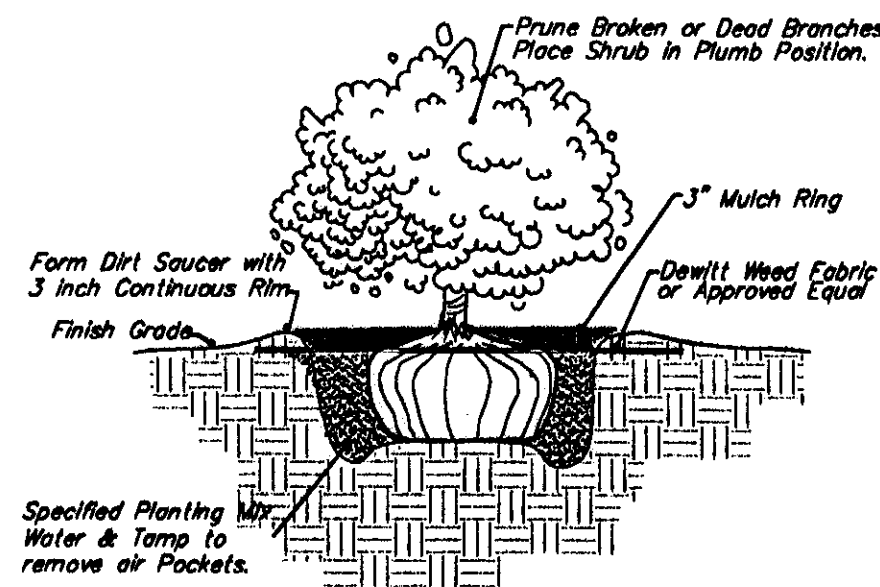
TREE PLANTING & STAKING

Deciduous Trees Larger than 2" Cal. and Smaller
Evergreen Trees Larger than 6' Height



TREE PLANTING & STAKING

Deciduous Trees 2" Cal. and Smaller
Evergreen Trees Larger than 6' Height



SHRUB PLANTING DETAIL

5 Gallon and Smaller

LEGAL DESCRIPTION

Lot 3, Ridge Port North Addition, Wichita, Sedgwick County, Kansas, together with a portion of Lot 2 in said Ridge Port North Addition described as beginning at the NE corner of said Lot 3; thence N81°28'10"E, along the north line of said Lot 2, 60.74 feet; thence S00°26'22"W, parallel with the west line of said Lots 3 and 2, 297.77 feet; thence S90°00'00"W, parallel with south line of said Lot 2, 275.01 feet, to a point on the west line of said Lot 2; thence N00°26'22"E, along the west line of said Lot 2, 10.11 feet; thence N08°58'13"E, along the west line of said Lot 2, 75.80 feet to the SW corner of said Lot 3; thence N90°00'00"E, along the south line of said Lot 3, 203.76 feet, to the SE corner of said Lot 3; thence N00°26'22"E, along the east line of said Lot 3, 203.76 feet to the Point of Beginning.

BENCHMARK

Small Railroad Spike on the South Side of Power Pole Approx. 82.98' East of the North East corner of the Prop Line of Lot 3, Ridge Port North Addition, Wichita, Sedgwick County, KS Elevation=1333.63 (Mean Sea Level)

LANDSCAPE NOTES

- All landscape work shall be done in accordance with industry standards. All areas called out on the plan as "Sod" or "Seed" shall be installed and fertilized as follows:
SOD--Kansas Premium Fescue Sod
SEED--Kansas Premium Fescue Seed 8#/1,000 sq. ft. w/ Annual Rye 4#/1,000 sq. ft.
FERTILIZER--16-20-6 ratio 6#/1000 sq. ft.
- Trees with broken leaders or no central leader will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Trellon (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled to a depth of 10-12".
- Mulch all planting beds with minimum 3" of 3/4" - 1" Washed River Rock of uniform consistency. Mulch all tree saucer wells with minimum 3" of Shredded Hardwood mulch.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- The Landscape Contractor is to be responsible for all permits required and is to see that all work is performed in accordance with State and Local codes.
- The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- General Contractor to supply all topsoil to site. Landscape contractor to distribute necessary topsoil for seeding disturbed areas and 4" depth for finish grade in all planting beds.
- General Contractor to coordinate with appropriate Local City Official to Remove existing trees.
- Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.

IRRIGATION NOTES

- All irrigation work is to be installed in compliance with all local codes and regulations.
- Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
- The Irrigation Contractor DOES NOT START irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which: Use Rainbird products or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City Codes.
- Prior to construction, Irrigation Contractor to locate all exist and proposed utilities and electrical wiring.
- Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
- All turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system and/or spray heads.
- Heads to be adjusted to not spray on buildings, walks, or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so not to be susceptible to damage by automobile overhangs.
- Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeving prior to any paving. Combine piping when possible to save on sleeving material. Sleeves to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
- Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
- Irrigation Contractor to verify location of city water with GC prior to installation of system.
- Irrigation water is to be supplied as shown on Utility Plan, Sheet C1.3. Locate Irrigation Controller per Owner/G.C. request.

LANDSCAPE ORDINANCE CALCULATIONS

Two Streetyard requirements:
552' (Total str. Front.)
-122' (perp. distance)
425' x 20'
Streetyard Required = 85.00 sq.ft.
2 Streetyards shown = 9,046 sq. ft.
Streetyard Trees Required: 17 Shade Trees
Streetyard Trees shown: 11 Shade, 4 Orn., 50+ Shrubs
Parking Lot Trees Required: Met by Streetyard requirement
Parking Provided: 35 + 2 Handicap Stalls

DP-237 PARCEL 10

LANDSCAPE PLAN

APPROVED 2/13/05 BY DS
MAPD Copy 1 of 2

Revised:

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

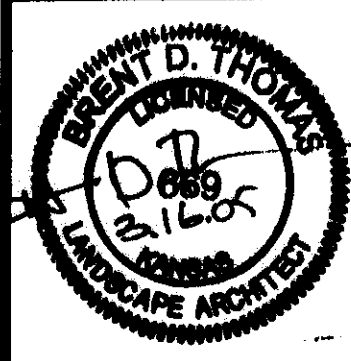
F:\ENGV\KWK SHOP 37 RIDGE\Siteplan.dwg

MOUGAGE VAN SICKLE & PERRY
ARCHITECTS - PLANNERS - LANDSCAPE ARCHITECTS
1215 S. WASHINGTON WICHITA, KANSAS 67202
TEL: 316-262-0149 FAX: 316-262-0149

Kwik Shop
CONVENIENCE STORES
ARCHITECTURAL & ENGINEERING DEPARTMENT
734 E. FOURTH ST., BOX 1927, HUTCHINSON, KS



KWK SHOP # 727
CONVENIENCE STORE & CAR WASH
37th STREET NORTH & RIDGE ROAD
WICHITA, KANSAS

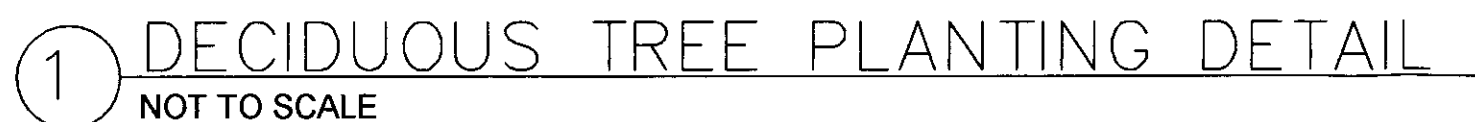


PROJECT NO. 04-12-E120
DATE 2-13-2005
REVISION

SHEET

C1.5

LANDSCAPE PLAN



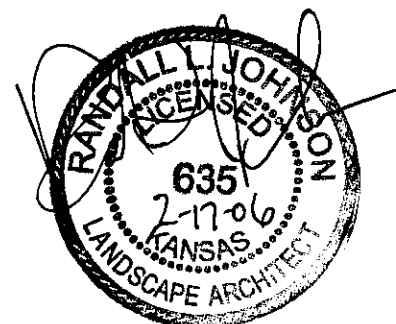
ELECTRICAL CONDUIT - 1120/SCHEDULE 40 PVC PIPE

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



PARKING LOT TREES SHOWN: 3 SHADE TREES, 3 ORNAMENTALS

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
		TREES			
	2	Autumn Blaze Maple	ACER FREMANII 'Autumn Blaze'	3.0 - 3.5"	Balled-in-Burlap
	3	River Birch	BETULA NIGRA	12'-14"	Balled-in-Burlap
	1	London Planetree	PLATANUS X ACERIFOLIA	2.5 - 3.0"	Balled-in-Burlap
	3	Prairiefire Crabapple	MALUS SPP.	2.0 - 2.5"	Balled-in-Burlap
	2	Chinese Pistache	PISTACHIA CHINENSIS	2.0 - 2.5"	Balled-in-Burlap
	5	Chanticleer Pear	PYRUS CALLERYANA 'Cleveland Select'	2.0 - 2.5"	Balled-in-Burlap
	3	Austrian Pine	PINUS NIGRA	6' - 7'	Balled-in-Burlap
	3	Lace Bark Elm	ULMUS PARVIFOLIA	3.0 - 3.5"	Balled-in-Burlap
		SHRUBS			
	8	Manhattan Euonymus	EUONYMUS KIAUTSCHOVICUS	5 Gal.	Container
	21	Sea Green Juniper	JUNIPERUS CHINENSIS 'Sea Green'	5 Gal.	Container
	4	Rose of Sharon	HIBISCUS SYRIACUS	5 Gal.	Container
	9	Maiden Grass	MISCANTHUS SINENSIS	3 Gal.	Container
	14	Diablo Nimbark	PHYSCARPUS OPULIFOLIUS 'Monlo'	3 Gal.	Container
	2	Dwarf Alberta Spruce	PICEA CLAUCA 'Conica'	7 Gal.	Container
	16	Low Boy Pyracantha	PYRACANTHA COCCINEA 'Low Boy'	5 Gal.	Container
	22	Neon Flash Spirea	SPIRAEA BUMALDA 'Neon Flash'	2 Gal.	Container
	15	Densiformis Yew	TAXUS X MEDIA 'Densiformis'	3 Gal.	Container

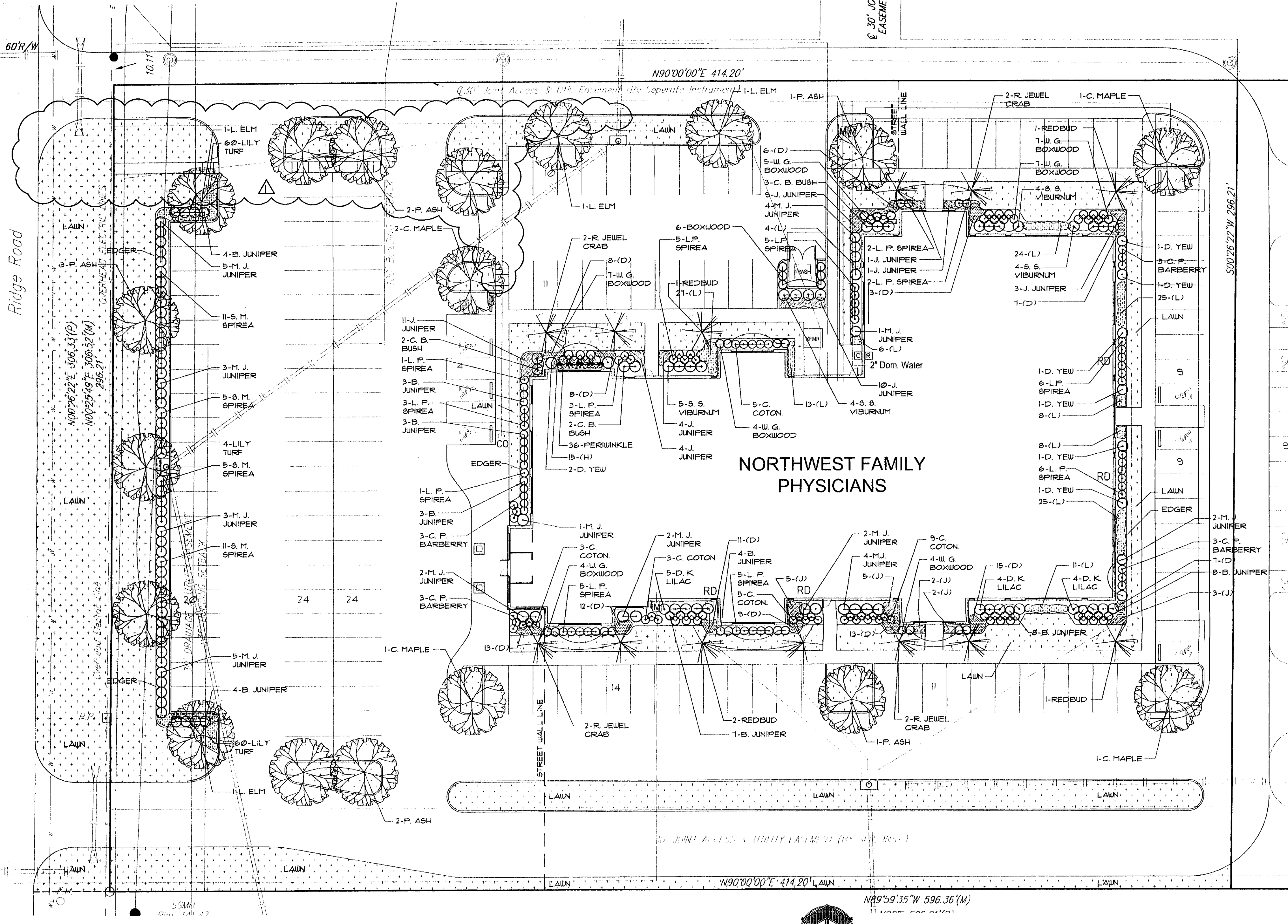


4. When clay soil is encountered in the establishment of the lawn or the installation of the planting material, it shall be improved in accordance with standard trade practice (ie. addition of lime gypsum, etc.).
5. Re-establish turf in all the areas disturbed by grading or utility trenching in the R.O.W..
6. After planting is completed, repair injuries to all plants as required. Limit amount of pruning to a minimum necessary to remove dead or injured twigs and branches. Prune in such a manner as not to change natural habit or shape of plant. Make cuts flush, leaving no stubs. Cut of one inch(1") or more to be planted with tree paint. Central leaders shall not be removed.
7. Use triangular spacing in all ground cover and annual beds unless stated otherwise on plans.
8. Plant ground cover within one foot(1') of trunk of trees or shrubs planted within area. Planting arrangement shall be triangular, with proper on-center spacing between plants.
9. Heavy duty black plastic edging shall be used to separate all turf areas from planting beds. Place edging flush with grade(see planting details).
10. Use shredded cypress mulch in all planting beds. Landscape contractor shall supply Owner/Architect with a sample of mulch for approval prior to starting construction.
11. Place mulch in beds and tree saucers per planting details.
12. Planting beds receiving mulch are to be free of weeds and grass. Treat beds with a pre-emergent herbicide prior to planting and mulch placement. Apply in accordance with standard trade practice. Do not apply herbicide in annual/perennial beds.
13. Seasonal annual/perennial beds are to be planted with local materials that will offer the longest lasting, boldest color display beginning at the time of installation.
14. Landscape contractor to remove tree stakes, tree wrap, and remove all dead wood on trees and shrubs one year after provisional acceptance.
15. Report any discrepancies in the planting plan to the architect prior to starting construction.
16. Prior to any excavation for landscaping purposed, the location of underground utilities shall be determined by calling the local utility companies. Landscape contractor shall be responsible for any damage done to existing utilities.
17. The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
18. Topsoil hauled onto the site shall be fertile, friable, natural loam topsoil, of unifor quality characteristic representing local soils which produce heavy growth of grass, grass or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
19. Landscape contractor to install weed barrier fabric in accordance with planting details prior to mulching.
20. All grass areas called out on the plans are to be seeded/sodded with local industry standard type variety. Submit seed type to Architect prior to installation. Starter fertilizer is also to be applied using local industry standards.

GREEN MEADOWS
LAWN AND LANDSCAPING
BHARATI CLINIC
37TH AND RIDGE ROAD, WICHITA, KANSAS

DP-237 PARCEL 4
LANDSCAPE PLAN

02/23/06 BY DB
MAPP Copy 1 of 2



PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
TREES				
CADDIS MAPLE	ACER SACCHARUM 'CADDIS'	2 - 2 1/2'	B # B	
LACEBARK ELM	ULMUS PARVIFOLIA	2 - 2 1/2'	B # B	
PATMORE ASH	FRAXINUS PENNSYLVANICA 'PATMORE'	2 - 2 1/2'	B # B	
ORNAMENTAL TREE				
EASTERN REDBUD	CERCIS CANADENSIS	1 1/2 - 2'	B # B	
RED JEWEL CRABAPPLE	MALUS X 'RED JEWEL'	1 1/2 - 2'	B # B	
DECIDUOUS SHRUBS				
COMPACT BURNING BUSH	EUONYMUS ALATUS COMPACTA	5' GAL.	CONT.	
CRANBERRY COTONEASTER	COTONEASTER APICULATA	3 GAL.	CONT.	
CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	3 GAL.	CONT.	
DWARF KOREAN LILAC	SYRINGA PATULA	3 GAL.	CONT.	
LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	3 GAL.	CONT.	
SUMMER SNOWFLAKE VIBURNUM	VIBURNUM PLICATUM	3 GAL.	CONT.	
SNOWMOUND SPIREA	SPIREA JAPONICA 'SNOWMOUND'	3 GAL.	CONT.	

PLANTING PLAN

1" = 20'-0"

COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
EVERGREEN SHRUBS				
BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	3 GAL.	CONT.	
DENSIFORMIS YEW	TAXUS X MEDIA 'DENSIFORMIS'	5 GAL.	CONT.	
MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MINT JULEP'	5 GAL.	CONT.	
WINTER GEM BOXWOOD	BUXUS MICROPHYLLA 'KOREANA'	3 GAL.	CONT.	
GROUNDCOVERS				
(J) JAPGARDEN JUNIPER	JUNIPERUS PROCUMBENS 'NANA'	3 GAL.	CONT.	SPACE 30" O.C.
(L) LILY TURF	LIRIOPE MUSCARI	1 GAL.	CONT.	SPACE 18" O.C.
(P) PERIWINKLE	VINCA MINOR	1 GAL.	CONT.	SPACE 15" O.C.
PERENNIALS				
(D) DAY LILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL.	CONT.	SPACE 18" O.C.
(H) HOSTA	HOSTA FORTUNEI 'ALBO MARGINATA'	1 GAL.	CONT.	SPACE AS SHOWN
LAWN				
FESCUE				

GENERAL PLANTING NOTES

- 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.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. VERIFY EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL ONE-CALL CENTER. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
- SOD FOR LAWN AREAS TO BE TOP QUALITY FINE BLADE FESCUE BLEND LOCALLY GROWN.
- 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.
- FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
- 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. CUTS OF ONE INCH (1").
- ALL LANDSCAPE EDGING IS TO BE RYERSON STEEL EDGING (COLOR GREEN). INSTALL EDGING WITH STAKES AND AT ELEVATION SPECIFIED BY MANUFACTURER.
- INSTALL SHREDDED HARDWOOD MULCH. PLACE 3'-4" OF MULCH IN ALL PLANT BEDS AND TREE SAUCERS.
- 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.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- SOD AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM.

LEGAL DESCRIPTION

PARCEL A:
A PORTION OF LOT 2, RIDGE PORT NORTH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS DESCRIBED AS BEGINNING AT THE SE CORNER OF SAID LOT 2, THENCE 590'00"00"W, ALONG THE SOUTH LINE OF SAID LOT 2, 182.01 FEET, THENCE N00°26'22"E, PARALLEL WITH THE EAST LINE OF SAID LOT 2, 236.21 FEET, THENCE N80°00'00"E, PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, 182.01 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, THENCE 800'26'22"W, ALONG THE EAST LINE OF SAID LOT 2, 236.21 FEET TO THE POINT OF BEGINNING.

PARCEL B:
ALL OF LOT 4, RIDGE PORT NORTH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS TOGETHER WITH A PORTION OF LOT 2 IN SAID RIDGE PORT NORTH ADDITION DESCRIBED AS BEGINNING AT THE SW CORNER OF SAID LOT 4, THENCE N00°26'22"E, ALONG THE WEST LINE OF SAID LOT 4, 236.21 FEET, THENCE N90°00'00"E, PARALLEL WITH THE SOUTH LINE OF SAID LOTS 2 AND 4, 414.20 FEET, THENCE S00°26'22"W, PARALLEL WITH THE EAST LINE OF SAID LOT 2, 236.21 FEET, THENCE 590'00'00"W, ALONG THE SOUTH LINE OF SAID LOTS 2 AND 4, 414.20 FEET TO THE POINT OF BEGINNING.

LANDSCAPE ORDINANCE CALC.

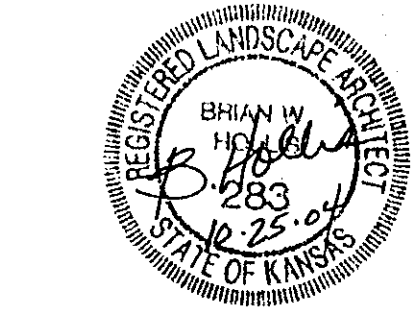
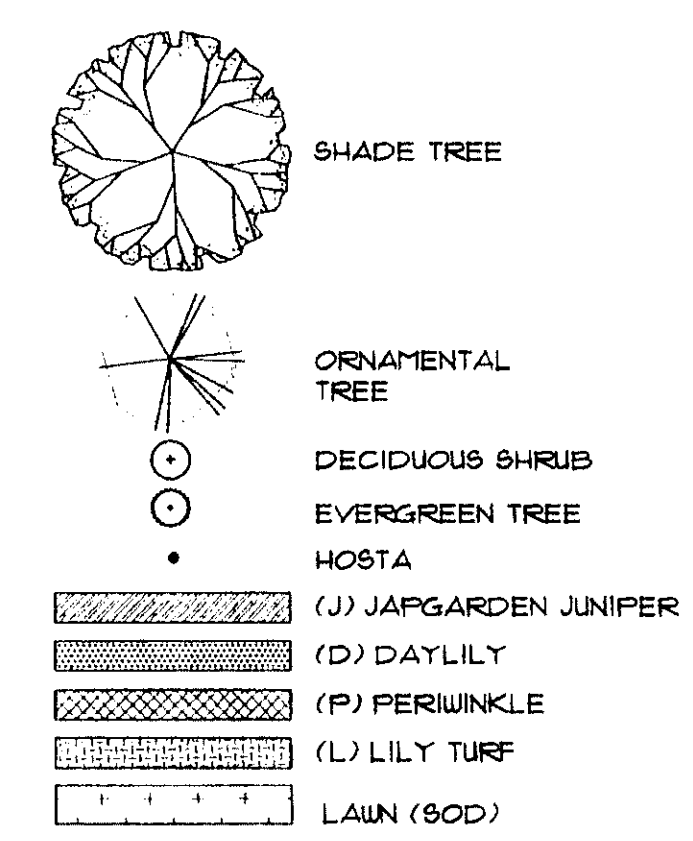
LANDSCAPE STREET YARD
236 (TOTAL LINEAL FEET OF STREET YARD FRONTAGE)
X 2.0 (S.F. FACTOR)
= 472 TOTAL S.F. OF LANDSCAPE STREET YARD REQ'D.
+ 500 (1 TREE PER 500 S.F.)
= 972 OR SAY 12 TREES REQ'D.

182 TREES PROVIDED (15 SHADE + 6 ORNAMENTAL)
1423 S.F. OF LANDSCAPE STREET YARD PROVIDED
NO BUFFERS REQUIRED

PARKING LOT SCREENING AND LANDSCAPING
PARKING LOT IS SCREENED W/ SHRUBS

PARKING LOT TREES
147 PARKING STALLS
+ 20 (ONE TREE PER 20 STALLS)
= 167 OR SAY 2 TREES REQ'D. (1/2 MUST BE INTERIOR)
15 TREES PROVIDED (16 INTERIOR)
(ONE-HALF OF THE STREET YARD TREES MAY BE USED TO FULFILL PARKING LOT TREE REQUIREMENT)

PLANTING LEGEND



Wilson Darnell Mann P.A.
105 N. Washington Wichita, Kansas 67202
ph 316.262.4700 fx 316.262.0002
www.wdmdesign.com

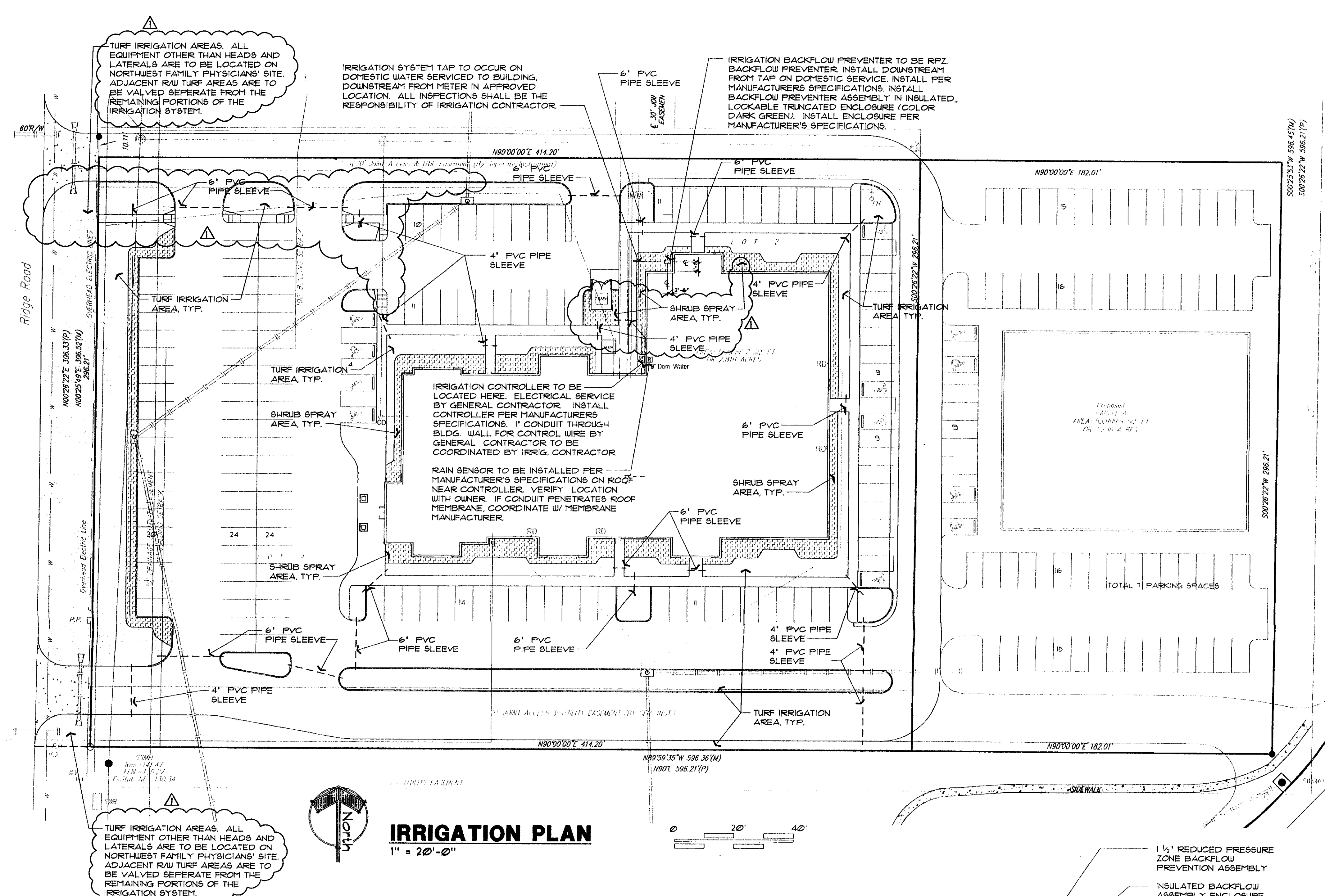
**NORTH WEST
FAMILY PHYSICIANS**

LANDSCAPE PLAN
DP-237 PARCELS 1/1
APPROVED 10/23/04 BY DDM
SHEET 1 of 2
MAPD C011012

NORTH RIDGE ROAD
WICHITA, KANSAS

PRINTS ISSUED
05/26/04 - FOR REVIEW ONLY
06/18/04 - O.C.I.
7/07/04 - FOR REVIEW
08/03/04 WITH O.C.I. COMMENTS INCORPORATED
FOR CONSTRUCTION
10/25/04 REV.

WDM No. 04022
drawn: TA
checked: BH
PLANTING PLAN



GENERAL IRRIGATION NOTES

1. THE DESIRED WATER COVERAGE OF THE IRRIGATION SYSTEM IS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO INSTALL EQUIPMENT NECESSARY TO PROVIDE A COMPLETE, FUNCTIONAL SYSTEM THAT IS IN COMPLIANCE WITH THE SPECIFICATIONS, APPLICABLE CODES, AND REGULATIONS.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION WHICH WILL ILLUSTRATE TYPE OF HEADS, VALVES, CONTROLLER, PIPING AND ACCESSORIES. IRRIGATION HEADS, VALVES AND CONTROLLER ARE TO BE FROM A SINGLE MANUFACTURER. ALL EQUIPMENT MUST HAVE A MANUFACTURER'S FIVE YEAR WARRANTY. VERIFY AVAILABLE STATIC PRESSURE AND SUPPLY VOLUME.
3. CONTRACTOR WILL VERIFY STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY AND DESIGN ENTIRE IRRIGATION SYSTEM ACCORDINGLY. EACH ZONE OF IRRIGATION SYSTEM IS TO BE DESIGNED WITH A MAXIMUM OF 50 GALLONS PER MINUTE.
4. IRRIGATION PLAN IS A SCHEMATIC DRAWING TO REPRESENT DESIRED WATER COVERAGE. FIELD ADJUSTMENTS MAY BE NECESSARY TO AVOID UNFORESEEN OBSTACLES AND SIMPLIFY INSTALLATION.
5. SYSTEM IS TO CONSIST OF SEPARATE SHRUB SPRAY HEAD ZONES AND TURF SPRAY HEAD ZONES EACH WITH SEPARATE VALVES AND STATIONS ON THE CONTROLLER.
6. IRRIGATION CONTROLLER IS TO BE A HYBRID SOLID STATE TYPE WITH PLASTIC LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMMING FOR SPRAY AND SHRUB SPRAY. STATIONS AND BE CAPABLE OF MULTIPLE VALVES PER STATION. IRRIGATION CONTROLLER TO BE LOCATED AS SHOWN ON IRRIGATION PLAN.
7. MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE ENDS AND LOW POINTS OF THE OF THE IRRIGATION MAINLINE. PLACE MANUAL VALVES IN LATCHABLE VALVE BOX FOR EASY ACCESS. PLACE ONE CUBIC FOOT OF GRAVEL BELOW VALVE.
8. AUTOMATIC DRAIN VALVES ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE LOW POINT IS AT END OF LINE LOCATE VALVE A MINIMUM OF 12" FROM END SPRINKLER HEAD. PLACE VALVES ON TOP OF ONE CUBIC FOOT OF FILL GRAVEL.
9. PROVIDE PVC SLEEVES FOR IRRIGATION PIPES AND WIRING THAT CROSSES UNDER WALKS, STREETS AND CONCRETE PADS. COMBINE PIPING WHENEVER POSSIBLE TO REDUCE QUANTITY OF SLEEVING MATERIALS.
10. WHEN INSTALLING IRRIGATION PIPE ALONG CURBS OR IN ISLANDS, PLACE PIPE AS CLOSE TO CURB AS POSSIBLE TO ALLOW FOR PLANTING TREES.
11. ADJUST ALL IRRIGATION EQUIPMENT SO SIDEWALKS, PAVING AND BUILDING REMAIN DRY OF DIRECT SPRAY OR EXCESS WATER RUN-OFF.
12. RAIN SENSOR NOTE: SHALL BE LOCATED NEAR CONTROLLER ON ROOF OF BUILDING. WIRE SO RAIN SWITCH INTERRUPTS VALVE COMMON AND 14. LEAVES CLOCK ACTIVATED.

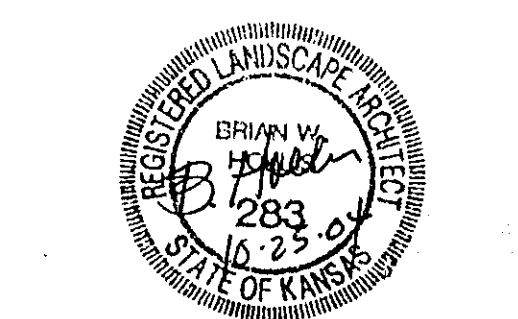
IRRIGATION LEGEND



DP-237 PARCEL 2 & 11
LANDSCAPE PLAN
APPROVED 10/15/04 BY D.S.
SHEET 2 of 2
M. L. D. D. D.

**NORTH WEST
FAMILY PHYSICIANS**

Wilson Darnell Mann P.A.
105 N. Washington Wichita, Kansas 67202
ph 316.262.4700 fx 316.262.0002
www.wdmdesign.com

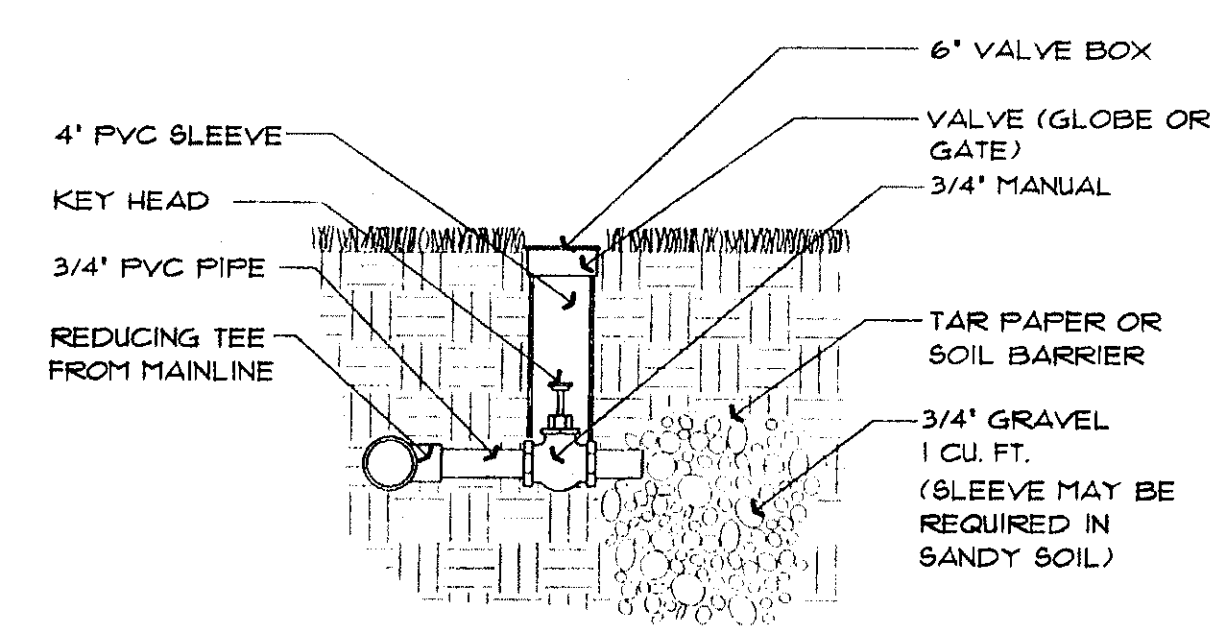


PRINTS ISSUED
05/26/04 - FOR REVIEW ONLY
06/18/04 - O.C.I.
7/07/04 FOR REVIEW
08/03/04 WITH O.C.I. COMMENTS INCORPORATED
FOR CONSTRUCTION
10/25/04 REV.

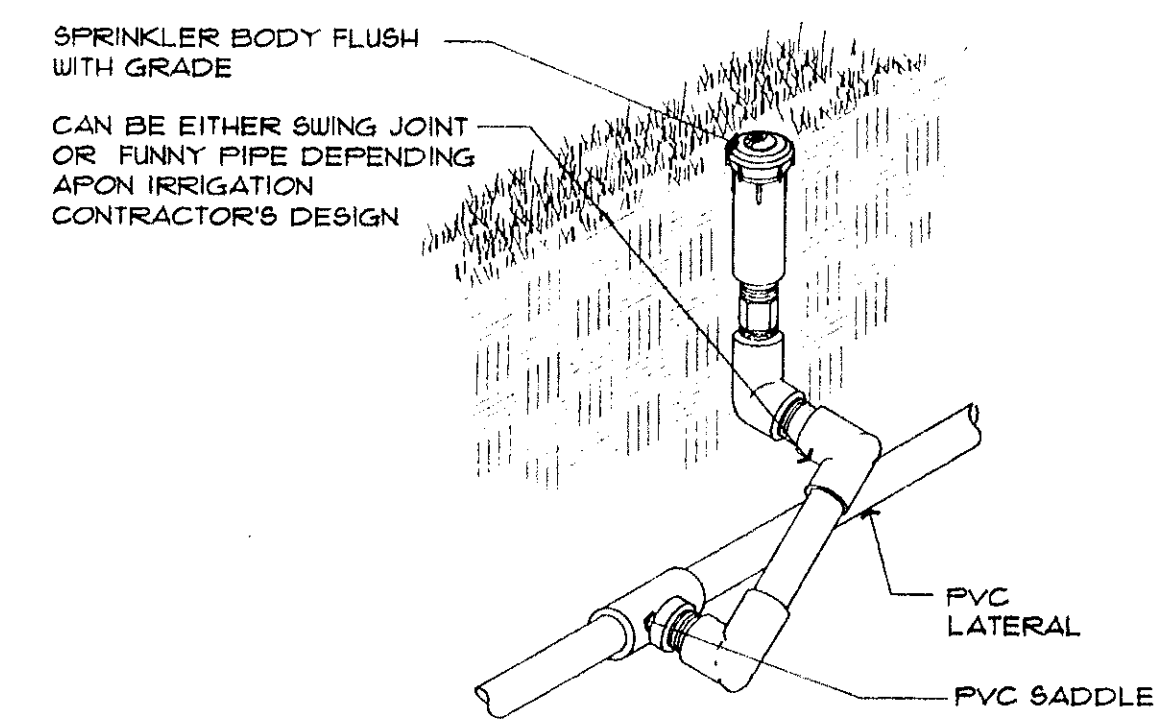
WDH No. 04022
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checked: BH

IRRIGATION PLAN

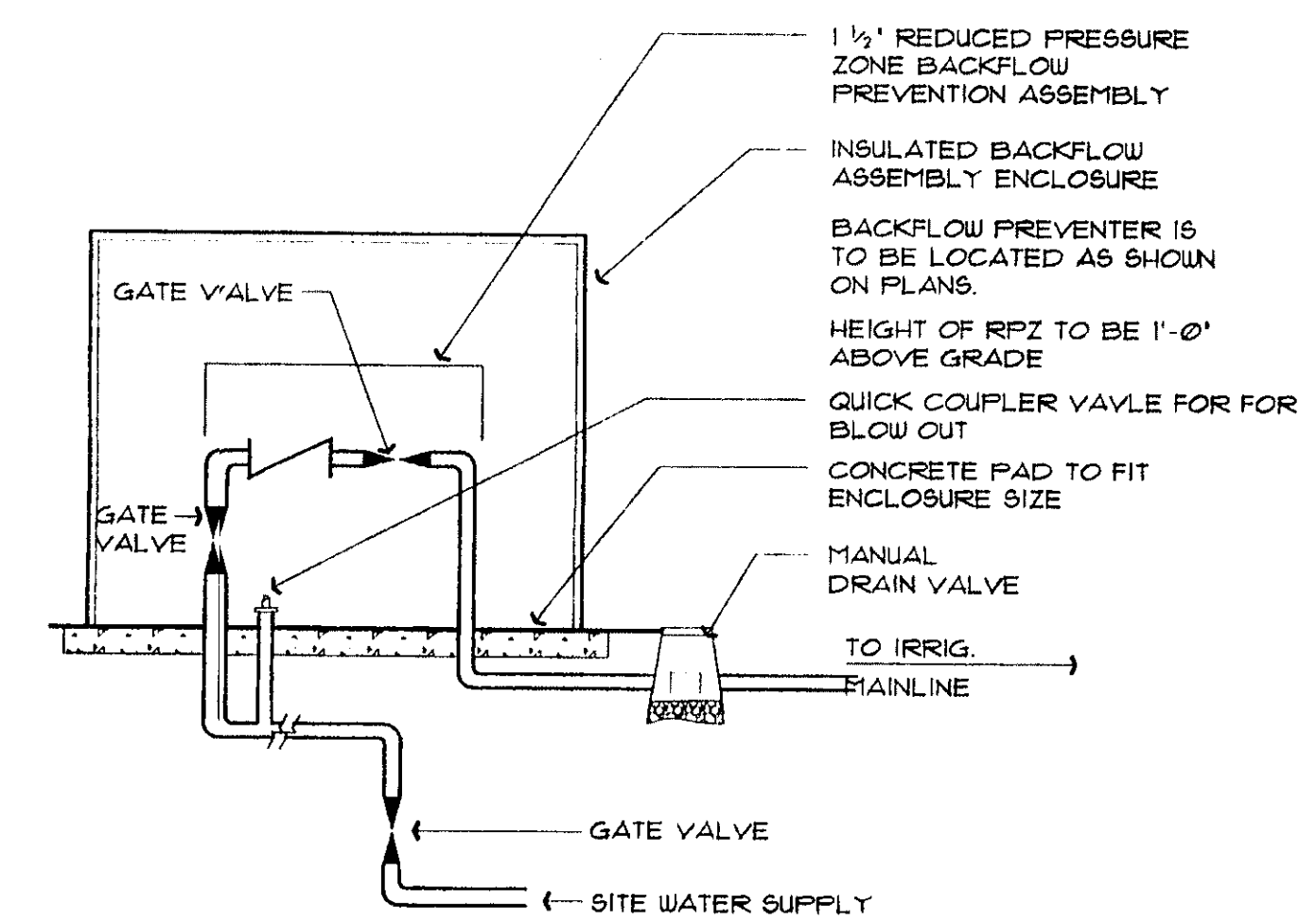
1 MANUAL VALVE DETAIL
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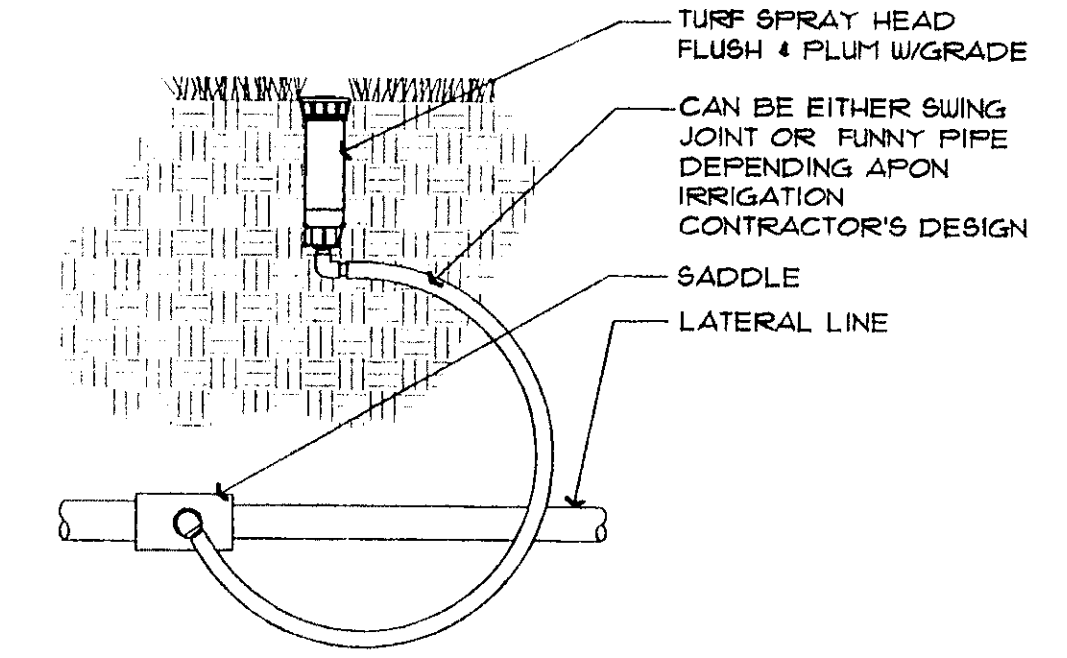
2 ROTOR DETAIL
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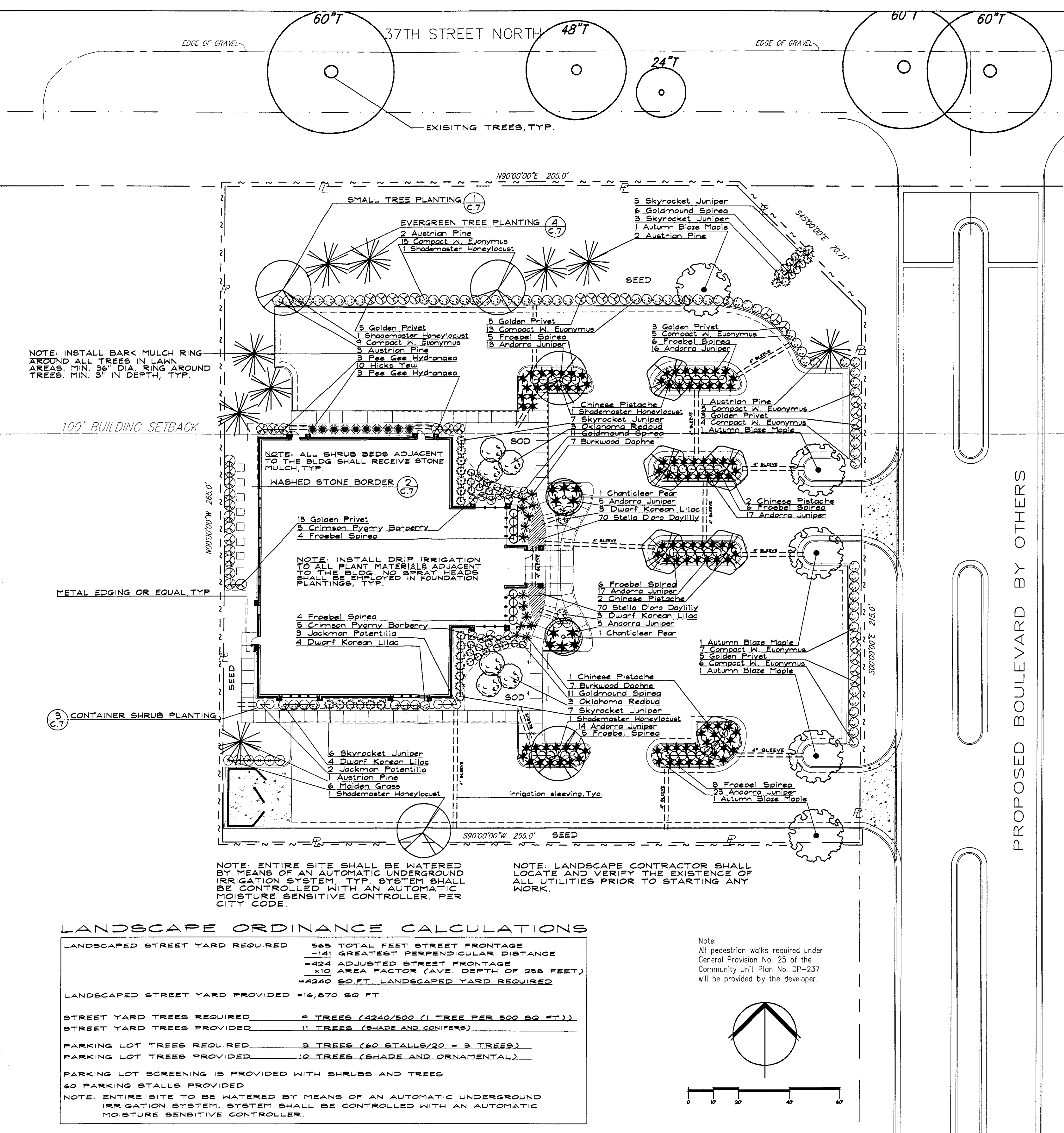


3 RPZ DETAIL
NO SCALE



4 TURF SPRAY DETAIL
NO SCALE





PLANT LIST - OVERALL PLAN						
Code	Scientific Name	Common Name	Quantity	Size	Root Cond.	Remarks
TREES						
As	Acer saccharum 'Autumn Blaze'	Autumn Blaze Maple	5	2-1/2' Cal.	BB	Single Trunk
Cr	Cercis reniformis 'Oklahoma'	Oklahoma Redbud	6	6'-7' Hgt.	BB	Clump form
Gt	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	5	2-1/2' Cal.	BB	Single Trunk
PC	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2	6'-7' Hgt.	BB	Specimen
Pc	Pistacia chinensis	Chinese Pistache	6	2-1/2' Cal.	BB	Single Trunk
Pn	Pinus nigra	Austrian Pine	9	5'-6' Hgt.	BB	Branches to ground
SHRUBS						
Bt	Barberis thunbergii var. 'Crimson Pygmy'	Crimson Pygmy Barberry	10	3 Gal.	Cont.	Healthy & full
Db	Daphne x burkwoodii	Burkwood Daphne	14	5 Gal.	Cont.	Healthy & full
Ea	Euonymus alata 'Compactus'	Compact Winged Euonymus	64	3 Gal.	Cont.	Healthy & full
Ha	Hydrangea arborescens 'Grandiflora'	Pee Gee Hydrangea	6	5 Gal.	Cont.	Healthy & full
JA	Juniperus chinensis 'Andorra'	Andorra Juniper	115	3 Gal.	Cont.	Healthy & full
Jc	Juniperus chinensis 'Skyrocket'	Skyrocket Juniper	27	6'-7' Hgt.	BB	Uniform plants per bed
Lv	Ligustrum x vicaryi	Golden Privet	34	3 Gal.	Cont.	Healthy & full
Sb	Spiraea x bumalda 'Freabelii'	Freabel Spirea	8	5 Gal.	Cont.	Specimen
Sj	Spiraea japonica 'Goldmound'	Goldmound Spirea	28	3 Gal.	Cont.	Healthy & full
Sp	Syringa meyeri 'Palibon'	Dwarf Korean Lilac	14	5 Gal.	Cont.	Healthy & full
Pf	Potentilla fruticosa 'Jackman's Variety'	Jackman Potentilla	5	3 Gal.	Cont.	Healthy & full
Tm	Taxus x media 'Hicksii'	Hicks Yew	10	5'-6' Hgt.	Cont.	Upright, uniform plants
PERENNIALS / GROUNDCOVERS / GRASSES / VINES / ANNUAL FLOWERS, BULBS						
H	Heimerocallis varieties	Stella D'Oro Daylily and others	140	6" pot	Cont.	Yellow, white & pink. Plant 1" OC
Ms	Miscanthus sinensis	Maiden Grass	6	3 Gal.	Cont.	Healthy & full

LANDSCAPE NOTES

- The Contractor shall locate and verify the existence of all utilities prior to starting work.
- Final grade areas as indicated in the Grading Plan. Mound all islands in parking lots 6" higher in center from curb elevation. Preserve existing trees and plants as indicated.
- Coordinate landscape work with other contractors of utility and irrigation work and irrigation sleeving.
- Refer to separate manual for the Landscape Specifications Sections: 02810 - Underground Irrigation, 02930 - Finish Grading, Seeding & Sodding and 02950 - Trees, Shrubs, Vines, Groundcovers & Florals.
- Prepare soil test as called for in the specifications and submit soil test and recommendations to the Project Landscape Architect or Marshall Erdman & Associates' representative. Apply soil amendments for lawn areas to correct acid or alkaline soils that adjust pH between 6.0 to 6.8. Evenly distribute ground limestone or sulfur and incorporate thoroughly into soil.
- Refer to specification Section 02930, Part 2, Materials: for seed & sod types and installation.
- Install premixed planting mixtures as indicated in the specification Section 02950, Part 3, Execution.
- Refer to specification Section 02950, Part 3, Execution: for Hot-weather Planting Procedures when temperatures exceed 85 degrees F.
- Mulch Trees with decomposed bark mulch. Shrub beds shall receive washed river rock 1/2" to 1" in diameter. fication Section 02950, Part 2, Products: for mulch types.
- Install 1/8" x 4" metal edging (10 gauge) or equivalent where indicated with a dashed line in anodized black color.
- The Contractor shall provide maintenance for the plantings and lawn areas as indicated in the specifications: Lawns - 30 Days Trees, shrubs, vines, groundcovers & perennials - 60 Days Bulbs - 30 Days Annuals - 30 Days
- Upon completion of the maintenance and approval for final acceptance, the Contractor shall supply the Owner and the Project Landscape Architect or Marshall Erdman & Associates' representative written maintenance instructions, for maintenance during and after the guarantee period.
- Warranty periods as indicated in the specification are: Lawns - 90 Days Trees, shrubs, vines, groundcovers & perennials - 1 year Bulbs - 90 Days Annuals - 30 Days
- Provide BASE BID of all lawns, plants, mulches and edgings. Include separate irrigation cost for irrigation of lawns and plants. Submit UNIT COSTS for all plant materials. (Unit costs include all labor).
- Refer to Landscape Details & Entry Details. Plant List quantities include plants from all sheets and detail plans.
- Provide Add Alternate Bid for deleting lawn areas and installing plant beds, trees and mulches as indicated on the plan for plant labels in a dashed boxes.

IRRIGATION GENERAL NOTES

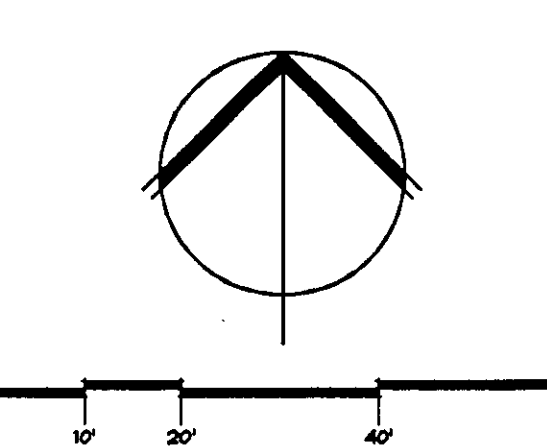
- It is the responsibility of the irrigation Contractor to familiarize themselves with all grade differences, location of walls, retaining walls, structures, and utilities. The Irrigation Contractor shall repair and/or replace all items damaged by his/her work. He/she shall coordinate work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways, and paving, etc.
- All mainline pipe shall be located within landscape areas (unless sleeved under paving). Locate a min. of 12" from back of curb, sidewalks, or any hardscape edge.
- All pipe and wire sleeves to be Sch 40 PVC and sized per plan.
- All non-pressure lateral line shall be installed in sleeve in trench. Sleeve shall be installed at time of trench placement. All non-pressure lateral line shall extend a min. of 6" beyond edge of sleeve and 12" beyond edge of hardscape and shall be capped in place, each end. Minimum depth of 20"-24" below finish grade.
- All pressure supply line shall be installed in a sleeve in trench. Sleeve shall be installed at time of trench placement. All pressure supply lines shall extend a min. of 6" beyond edge of sleeve and 12" beyond edge of hardscape and shall be capped in place, at each end. Minimum depth of 20"-24" below finish grade.
- All control wire sleeves shall be sized as required for number of wires at sleeve location. Sleeve shall extend 6" beyond edge of all hardscape surfaces into planter area at each end and shall be capped in place, at each end. Minimum depth of 20"-24" below finish grade.
- All mainline piping, lateral piping, and control wires shall each be installed in separate sleeves.
- Pipe sizes shall conform to nationally accepted standards. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at time of said rejection.
- Irrigation Contractor shall pressure test mainline prior to installation of valves, lateral, heads, or emitters. Pressure test line at 150 p.s.i. for a min. of two (2) hours to check for leaks or any cause of pressure drop. Repair as necessary until pressure is maintained.
- Irrigation Contractor shall make final adjustments to all spray heads and emitter tubing. Spray heads shall be adjusted to eliminate any overspray onto surrounding walks and hardscape surfaces. Spray heads shall be adjusted to provide head-to-head coverage in lawn areas. Adjust drip emitter tubing to provide one tube per shrub and three tubes per tree, spaced equidistant around root ball. Secure tubing in place with tubing stake. Any excess tubing shall be used to double up on tubing counts to adjacent shrubs. All openings on all emitters shall be used for the shrubs. Additional openings on the tree emitters shall be capped and saved for use as the tree matures.
- Irrigation Contractor shall contact owner's representative to coordinate final location and installation of the irrigation controller.

NOTE: IRRIGATION CONTROLLER SHALL BE SET TO RUN THE IRRIGATION SYSTEM AT NON-PEAK BUSINESS HOURS.

LANDSCAPE ORDINANCE CALCULATIONS

LANDSCAPED STREET YARD REQUIRED		565 TOTAL FEET STREET FRONTAGE
		-141 GREATEST PERPENDICULAR DISTANCE
		=424 ADJUSTED STREET FRONTAGE
		x10 AREA FACTOR (AVE. DEPTH OF 256 FEET)
		=4240 SQ.FT. LANDSCAPED YARD REQUIRED
LANDSCAPED STREET YARD PROVIDED		=16,670 SQ FT
STREET YARD TREES REQUIRED		9 TREES (4240/500 (1 TREE PER 500 SQ FT.))
STREET YARD TREES PROVIDED		11 TREES (SHADE AND CONIFERS)
PARKING LOT TREES REQUIRED		3 TREES (60 STALLS/20 = 3 TREES)
PARKING LOT TREES PROVIDED		10 TREES (SHADE AND ORNAMENTAL)
PARKING LOT SCREENING IS PROVIDED WITH SHRUBS AND TREES		
60 PARKING STALLS PROVIDED		
NOTE: ENTIRE SITE TO BE WATERED BY MEANS OF AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL BE CONTROLLED WITH AN AUTOMATIC MOISTURE SENSITIVE CONTROLLER.		

Note:
All pedestrian walks required under General Provision No. 25 of the Community Unit Plan No. DP-237 will be provided by the developer.



LANDSCAPE PLAN DP-237

APPROVED 06/01/01 BY Ds

WAPD Copy 1 of 2

PORTION OF PARCEL 18

WAPD 06-02-01

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
1125-06-02-01 • 1125-06-02-01 • WICHITA, KANSAS 67201

MID-KANSAS PEDIATRIC ASSOCIATES BUILDING

VIA CHRISTI PROPERTY SERVICES, INC

WICHITA, KANSAS

SITE LANDSCAPE PLAN

Project Number D4945

Scale: 1" = 20'

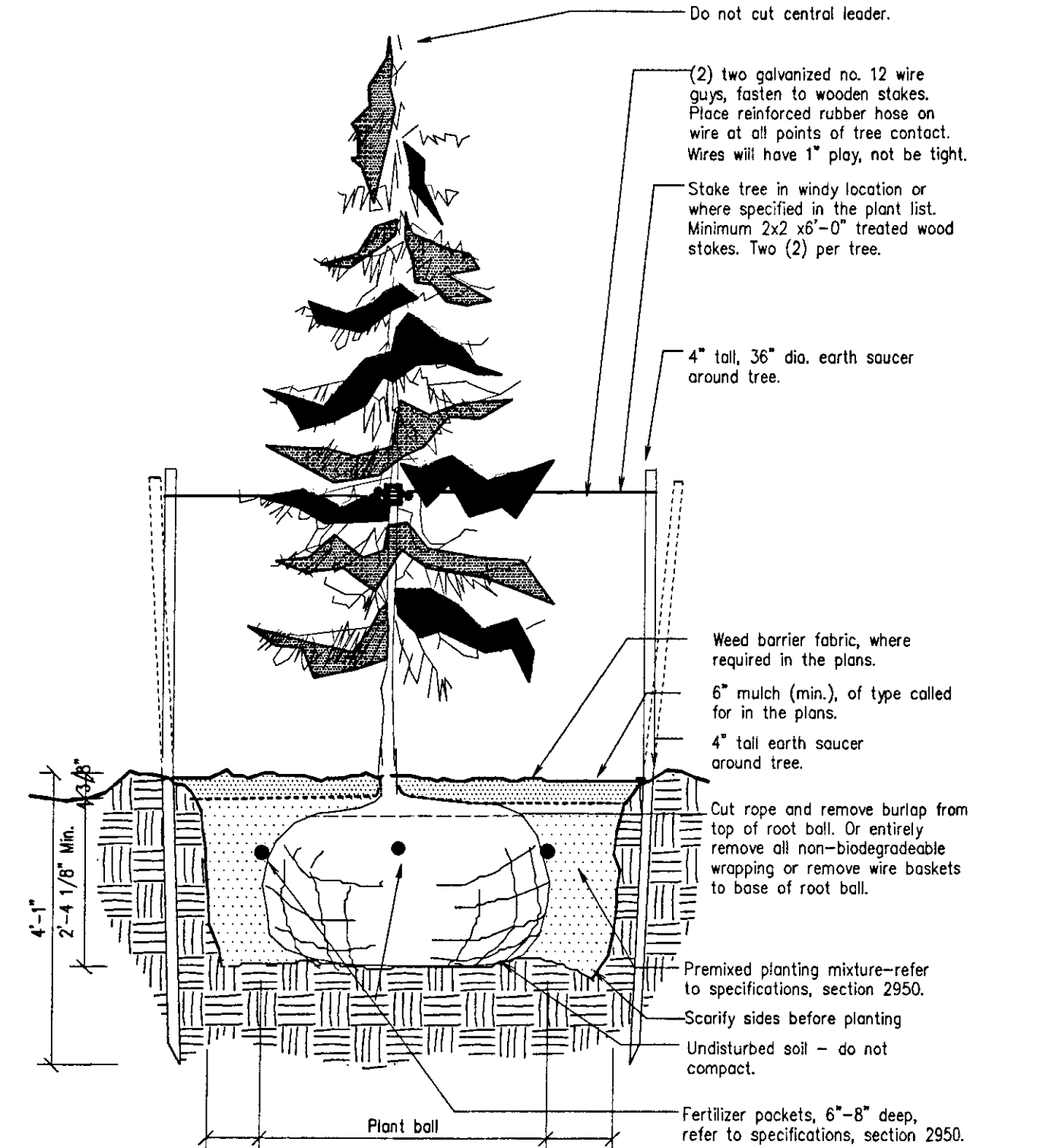
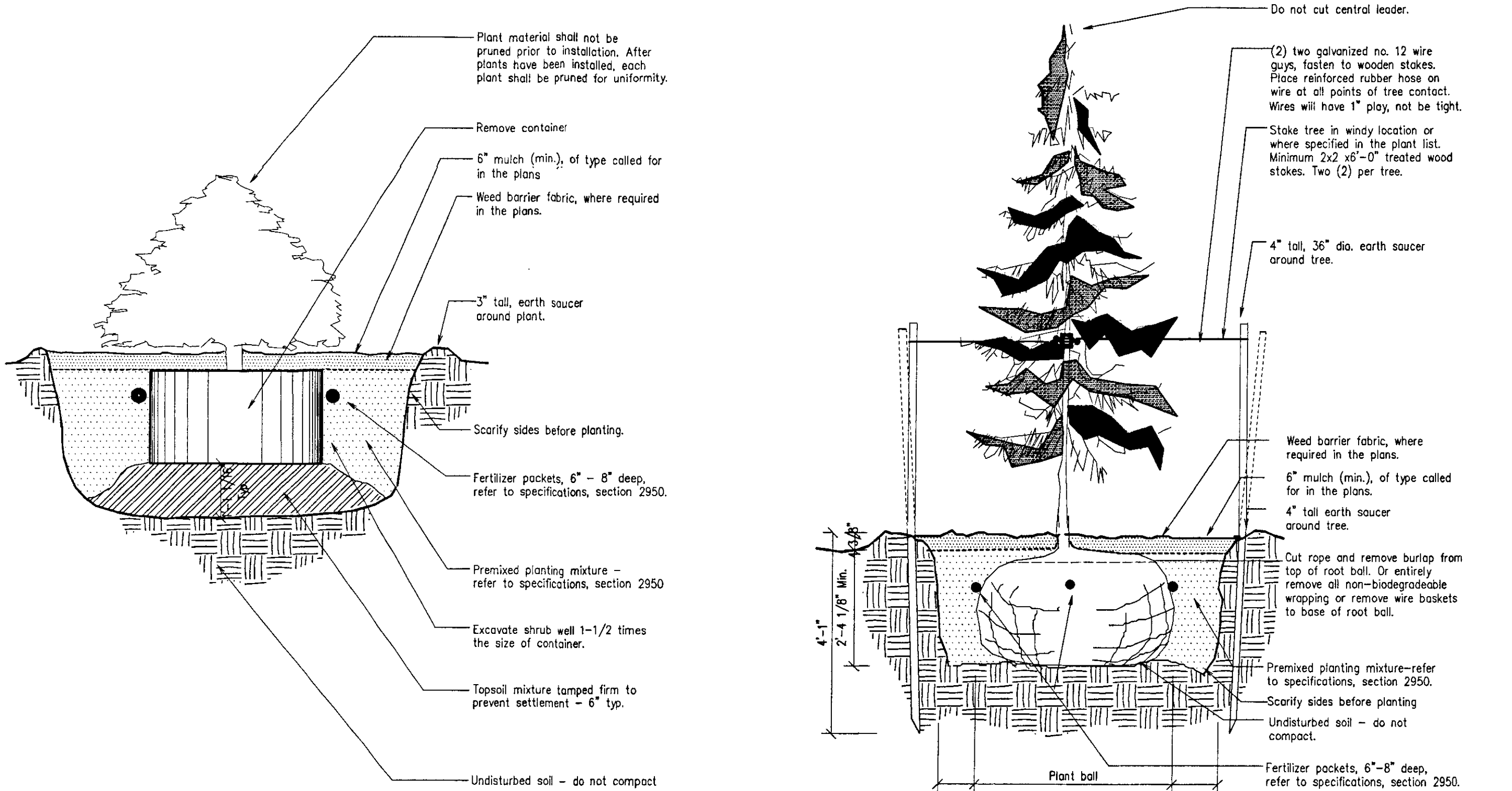
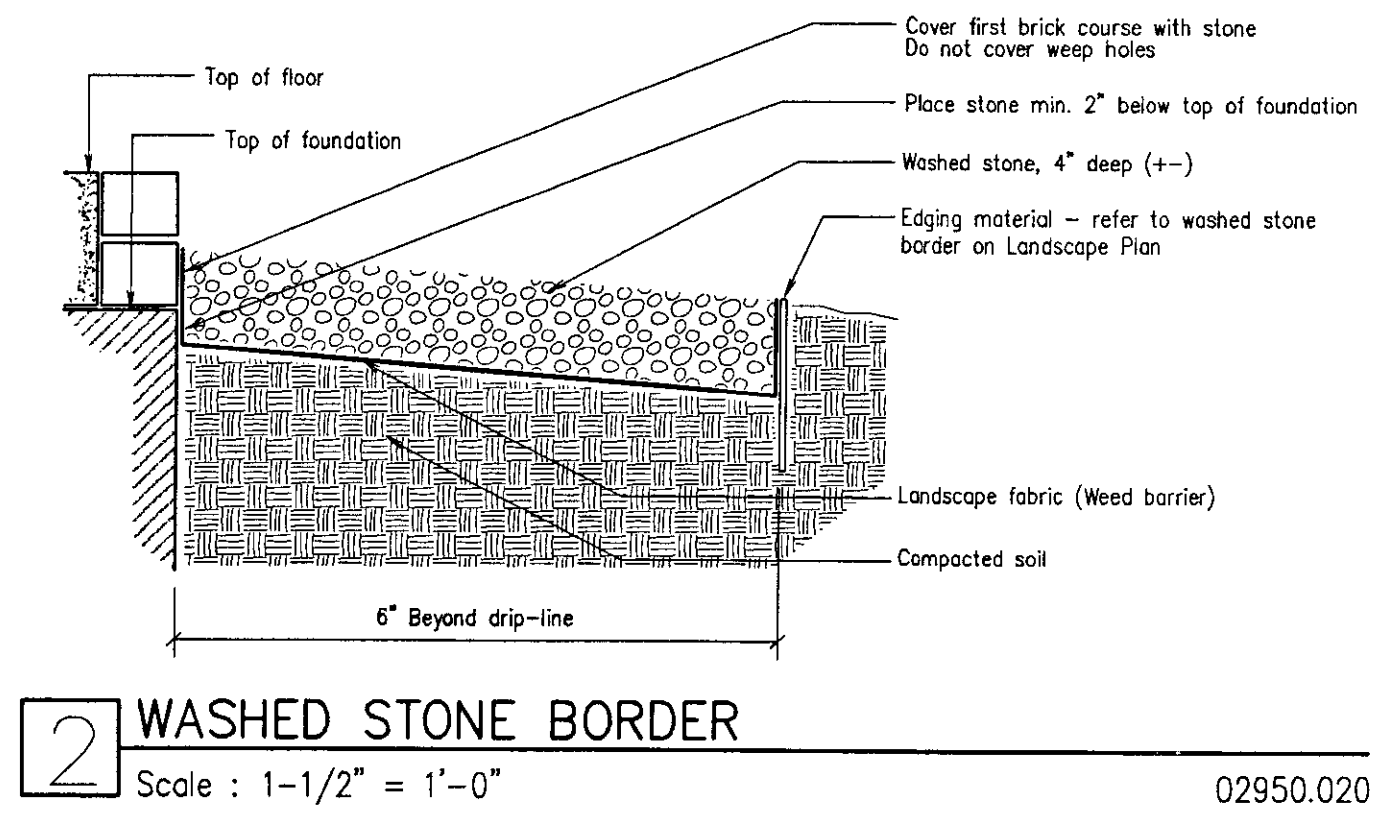
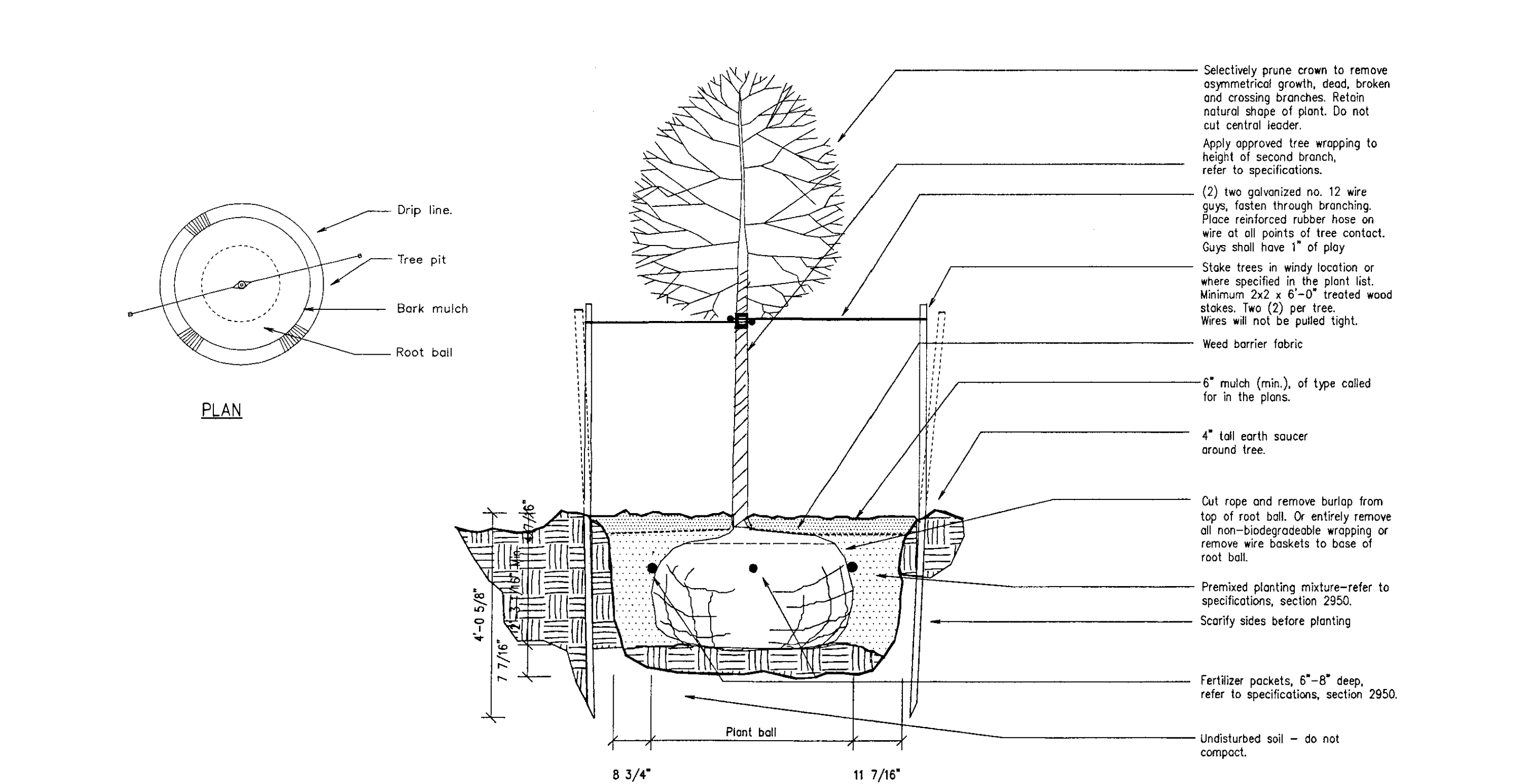
Drawn: ECE

Checked: JAL

Document Release
4-20-01 FIRST PRINTING
5-17-01 PROGRESS
5-23-01 REVISED FOR PERMIT

C-6

Marshall Erdman & Associates, Inc.
Architecture • Engineering • Manufacturing • Construction
Madison Hartford Washington, DC Atlanta Dallas Denver San Jose



MID-KANSAS PEDIATRIC ASSOCIATES BUILDING

VIA CHRISTI PROPERTY SERVICES, INC

WICHITA, KANSAS

DETAIL SHEET

Project Number
D4945

Scale:
AS NOTED

Drawn:
ECE

Checked:

Document Release
4-20-01 FIRST PRINTING
5-23-01 FOR PERMIT

Sheet Number
C.7

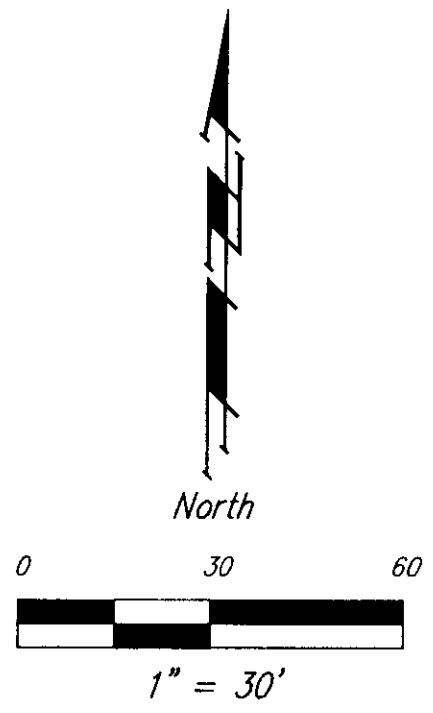
Marshall Erdman & Associates, Inc.
Architecture • Engineering • Manufacturing • Construction

Medison Hartford Washington, DC Atlanta Denver San Jose

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
313-282-2201 • 313-282-2201 • 313-282-2201

UNDEVELOPED

UNDEVELOPED



LEGAL DESCRIPTION:

That part of Lot 1, (approx 4.0 Acres) Ridge Part North 2nd Addition, Wichita, Sedgwick County, Kansas. See lot split legal for description.

LANDSCAPE NOTES:

See landscape detail sheet for landscape and irrigation notes and specifications.

Proposed Assisted Living Facility

Now PAGE 9
DP-237 Portion of Parcel 1
LANDSCAPE PLAN

APPROVED *[Signature]* BY *[Signature]*

MAPD Copy 1 of 2

PLANT SCHEDULE:

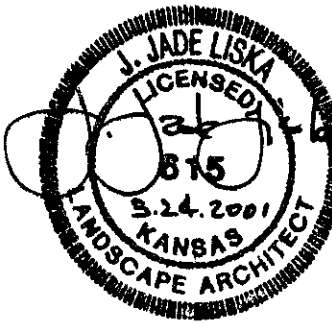
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
4	<i>Acer rubrum</i> x <i>freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	2 1/2" Cal.	B & B	Single Stem Only
4	<i>Fraxinus pennsylvanica</i> 'Marshall's Seedless'	Marshall's Seedless Ash	2 1/2" Cal.	B & B	Single Stem Only
9	<i>Quercus shumardii</i>	Shumard Oak	2 1/2" Cal.	B & B	Single Stem Only
2	<i>Acer ginnala</i> 'Flame'	Amur Flame Maple	1 1/2" Cal.	B & B	Single-Stem Only
14	<i>Malus species</i> 'Prairiefire'	Prairiefire Crabapple	1 1/2" Cal.	B & B	Single Stem Only
6	<i>Pistacia chinensis</i>	Chinese Pistache	1 1/2" Cal.	B & B	Single Stem Only
14	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	1 1/2" Cal.	B & B	Single Stem Only
14	<i>Juniperus scopulorum</i> 'Welchii'	Welch Juniper	7 Gal.	Cont.	Single Stem Only
6	<i>Pinus edulis</i>	Pinyon Pine	6' - 8' Ht.	B & B	Single Stem Only
3	<i>Pinus nigra</i>	Austrian Pine	6' - 8' Ht.	B & B	Single Stem Only
123	<i>Berberis thunbergii</i> 'atropurpurea'	Crimson Pygmy Barberry	2 gal.	Cont.	
44	<i>Buxus microphylla</i> var. <i>kar.</i> 'Winter Gem'	Winter Gem Boxwood	2 gal.	Cont.	
51	<i>Chaenomeles speciosa</i> 'Texas Scarlet'	Texas Scarlet Dwf. Quince	2 gal.	Cont.	
34	<i>Deutzia gracilis</i> 'Nikko'	Dwf. Nikko Deutzia	2 gal.	Cont.	
12	<i>Euonymus alatus</i> 'Compacta'	Compact Burning Bush	5 gal.	Cont.	
47	<i>Ilex x meserveae</i> 'Mesog'	China Girl Holly (#4878)	5 gal.	Cont.	
46	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	2 gal.	Cont.	
20	<i>Ligustrum x vicaryi</i>	Golden Vicary Privet	5 gal.	Cont.	
16	<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	5 gal.	Cont.	
79	<i>Spiraea japonica</i> 'Froebel'	Froebel Spirea	2 gal.	Cont.	
14	<i>Syringa patula</i>	Dwarf Korean Lilac	5 gal.	Cont.	
4	<i>Viburnum x juddi</i>	Judd Viburnum	5 gal.	Cont.	
54	<i>Iberis species</i>	October Glory Candytuft	1 gal.	Cont.	8" O.C. Spacing
80	<i>Hemerocallis species</i>	Black Eyed Stella Daylily	1 gal.	Cont.	12" O.C. Spacing
69	<i>Liriope muscari</i>	Majestic Liriope	1 gal.	Cont.	18" O.C. Spacing
50	<i>Hosta sieboldiana</i> 'Francee'	Francee Hosta (Plantain Lily)	1 gal.	Cont.	24" O.C. Spacing
127	<i>Hosta 'Gold Standard'</i>	Gold Std. Hosta (" ")	1 gal.	Cont.	15" O.C. Spacing

1,300 L.F. Metal Edging for Planting Beds. (See Note #6)
11,000 sq.yds. Sod Area (Kansas Premium Fescue Sod) (See Note #2)
185 cu.yds. Topsoil for Earth Berms (See Note #12)

Existing Lake

Static Surface: 132.60

Proposed Landscape by Via Christi,
See Pond Landscape Plan for
exact locations.



CORNERSTONE ASSISTED LIVING CARE
LANDSCAPE PLAN
3836 N. RIDGE ROAD - VIA CHRISTI NW CAMPUS

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER SHEET 1 OF 2

DESIGN	DRAWN	APPROVED	DATE	SCALE
JUL	JUL	NBW	5-2001	

LANDSCAPE NOTES:

- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Sod" shall be sodded and fertilized as follows:
SOD—
Kansas Premium Fescue Sod
(equal parts of the top fescue brands for 1999)
FERTILIZER—
16-20-6 ratio 4#/1000 sq. ft.
- Trees with broken leaders or no central leader will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
- Mulch all planting beds with 3" of mulch using 1/4"-1/2" Pea gravel. Mulch all tree saucer wells with 3" shredded mulch, of uniform consistency, Use 10 Mil. landscape fabric or equal to "Weedblock" in all planting beds.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be from Pro-Steel Company, using 10 gauge thickness, commercial grade, or approved equal.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
- The landscape contractor is responsible for construction and final grading of earth berms (See note #7). Construct earth berms so as not to collect and/or dam water.
- The landscape contractor is responsible to coordinate with the G.C. to install the plants and maintain the grounds, until final acceptance from the owner.
- The landscape contractor shall submit bid with unit prices for all plants, which include mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The landscape contractor is responsible for any damage done to the exterior of the building or any other part of the building when installing or maintaining the plantings before final acceptance.
- General Contractor to supply all topsoil to site. Landscape contractor to supply topsoil for earth berms and finish grade all areas prior to seeding.

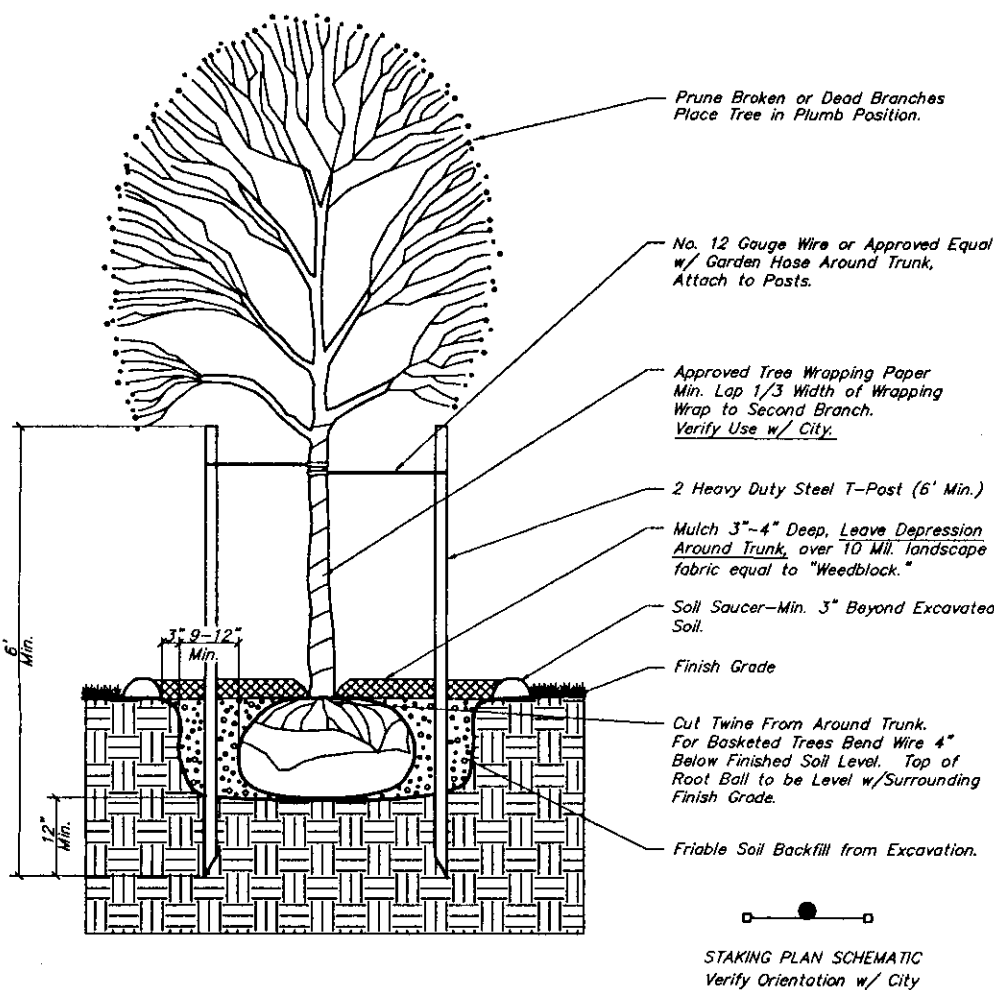
SITE INFORMATION:

- Landscape Contractor shall be responsible for minimal disturbance to COMMONS AREA seeding and erosion control matting. If any disruption occurs due to landscaping or irrigation improvements, landscape contractor shall replace or fix all areas at his own expense.
- If extra seeding or earthwork is necessary when landscaping and irrigation improvements are completed, landscape contractor shall inform the Owner and/or Landscape Architect to request the necessary improvements to complete the areas in question. OWNER approval is mandatory before any extra work is to begin beyond the landscape contractors original scope of work.

IRRIGATION NOTES:

- All irrigation work is to be installed in compliance with all local codes and regulations.
- Irrigation Contractor shall design system so that turf heads are on separate zones from shrub spray heads.
- The Irrigation Contractor DOES NOT START irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which:

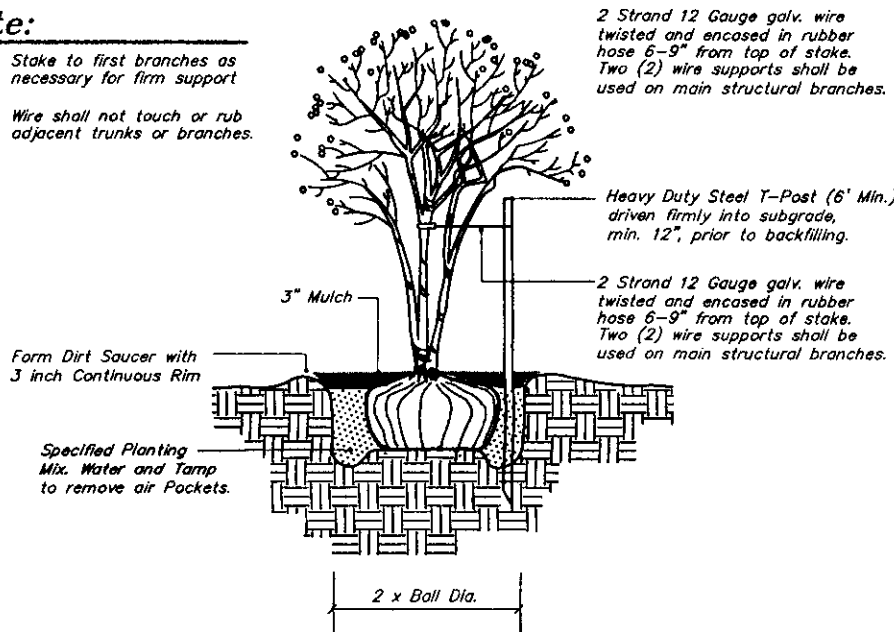
Use Toro products or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City of Wichita Codes.
- Prior to construction, the Irrigation Contractor shall determine locations of all existing and proposed utilities and electrical wiring.
- Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
- All turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system and/or spray heads.
- Heads will be adjusted to NOT spray on buildings, walks, and drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so as not to be susceptible to damage by automobile overhangs.
- Irrigation Contractor is responsible to coordinate with the Paving Contractor (Ritchie Paving) to locate installed sleeving provided by Ritchie under their paving contract. Combine piping whenever possible to save on sleeving material. Irrigation Contractor to use sleeving provided by Ritchie Paving. Contact Naamen Ritchie at 462-0200.
- Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
- Irrigation Contractor to verify location of well(s) with GC prior to installation of system. Irrigation Contractor shall verify static pressure and volume of well water supply prior to installation of system. Alternate Bid cost with city water with meter installation included.
- Irrigation Controller is to be located per Owner/Architect requested location. Call Dan Dakken (Arch.) with Law-Kingdon Architects at 316-268-0230.



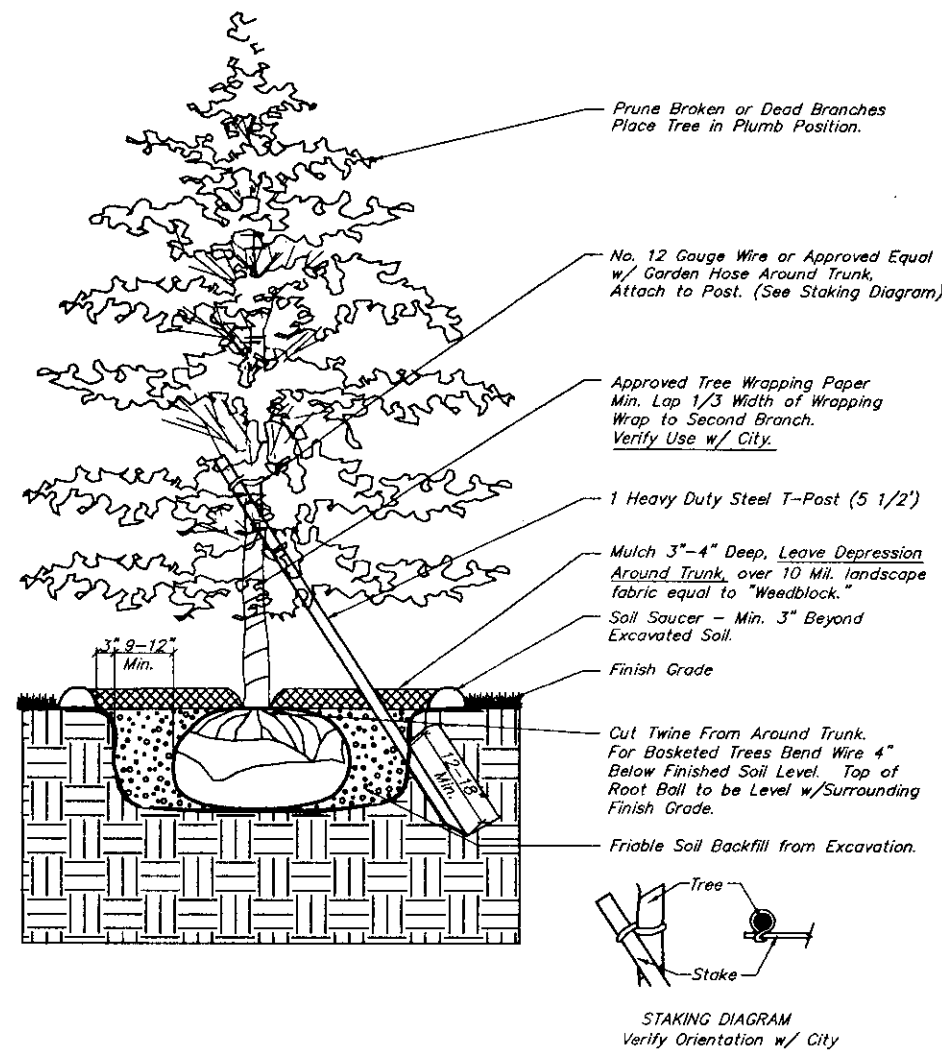
TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 2" Cal.
Evergreen Trees Larger than 6' Height

Note:

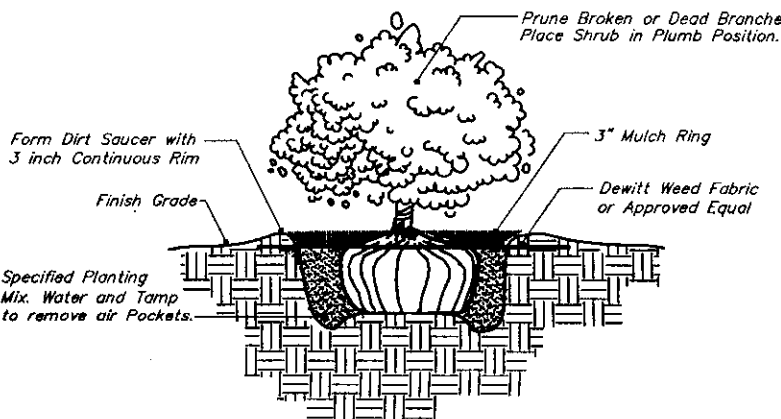
- Stake to first branches as necessary for firm support.
- Wire shall not touch or rub adjacent trunks or branches.



TYPICAL MULTI-TRUNK TREE PLANTING DETAIL
5 Gallon and Larger

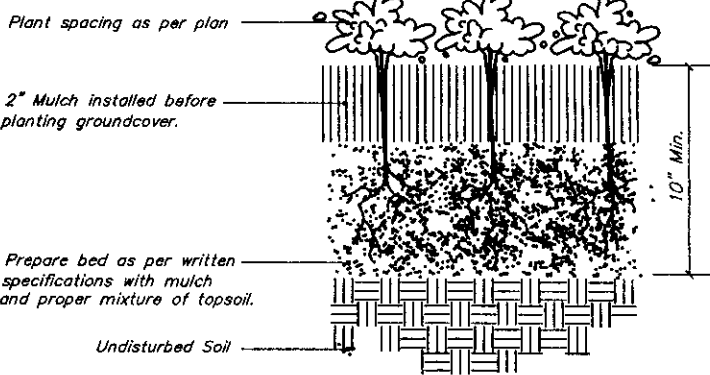


TREE PLANTING & STAKING DETAIL
Deciduous Trees 2" Cal. and Smaller
Evergreen Trees 6' Height and Smaller



TYPICAL SHRUB PLANTING DETAIL
3 Gallon and Smaller

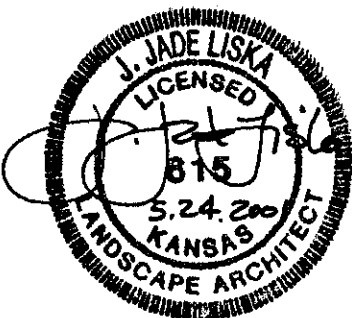
Plant Spacing	
SPACING "O"	ROW "A"
6" O.C.	5.2"
12" O.C.	10.4"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"



TYPICAL GROUNDCOVER PLANTING DETAIL
1 Gallon and Smaller

PLANT SCHEDULE:

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
	See Individual Sheets for Planting Schedules				



CORNERSTONE ASSISTED LIVING CARE

LANDSCAPE DETAILS

3836 N. RIDGE ROAD

BAUGHMAN COMPANY P.A.

ENGINEERING, SURVEYING, & PLANNING

316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER

DESIGN JUL

DRAWN JUL

APPROVED JUL

DATE 5-2001

SCALE

SHEET 2 OF 2

BENCHMARK:

CITY DISC - SW Corner Ridge Road
& 34th Street North, 80.8' S. &
63.7' W. of Both Centerlines.
Elev.=139.15 City Datum

SITE INFORMATION:

Total Site Area: 3.41± acres
148,685.37 sq.ft.
Impervious Area: 1.82± acres
78,320.26 sq.ft.
New Parking stalls shown:
101 Stalls with 4 Handicap
(4 Van Accessible)

IRRIGATION NOTES:

- All irrigation work is to be installed in compliance with all local codes and regulations.
- Irrigation Contractor shall design system so that turf heads are on separate zones from shrub spray heads.
- The Irrigation Contractor DOES NOT START irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which:
Use Rainbird products or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City of Wichita Codes.
- Prior to construction, the Irrigation Contractor shall determine locations of all existing and proposed utilities and electrical wiring.
- Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
- All turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system and/or spray heads.
- Heads will be adjusted to NOT spray on buildings, walks, and drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so as not to be susceptible to damage by automobile overhangs.
- Irrigation Contractor is responsible to coordinate with the Paving Contractor to locate and install required sleeving for irrigation lines prior to any paving. Combine piping whenever possible to save on sleeving material. Sleeves shall be a min. 20" below finish grade. Verify final depth with paving contractor for adequate coverage.
- Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
- Irrigation Contractor to verify location of well(s) with GC prior to installation of system. Irrigation Contractor shall verify static pressure and volume of well water supply prior to installation of system. Alternate Bid cost with city water with meter installation included.
- Irrigation Controller is to be located per Owner/G.C requested location. Call Don Berntsen (G.C) with Triple B Construction at 641-2152 (mobile).

LANDSCAPE NOTES:

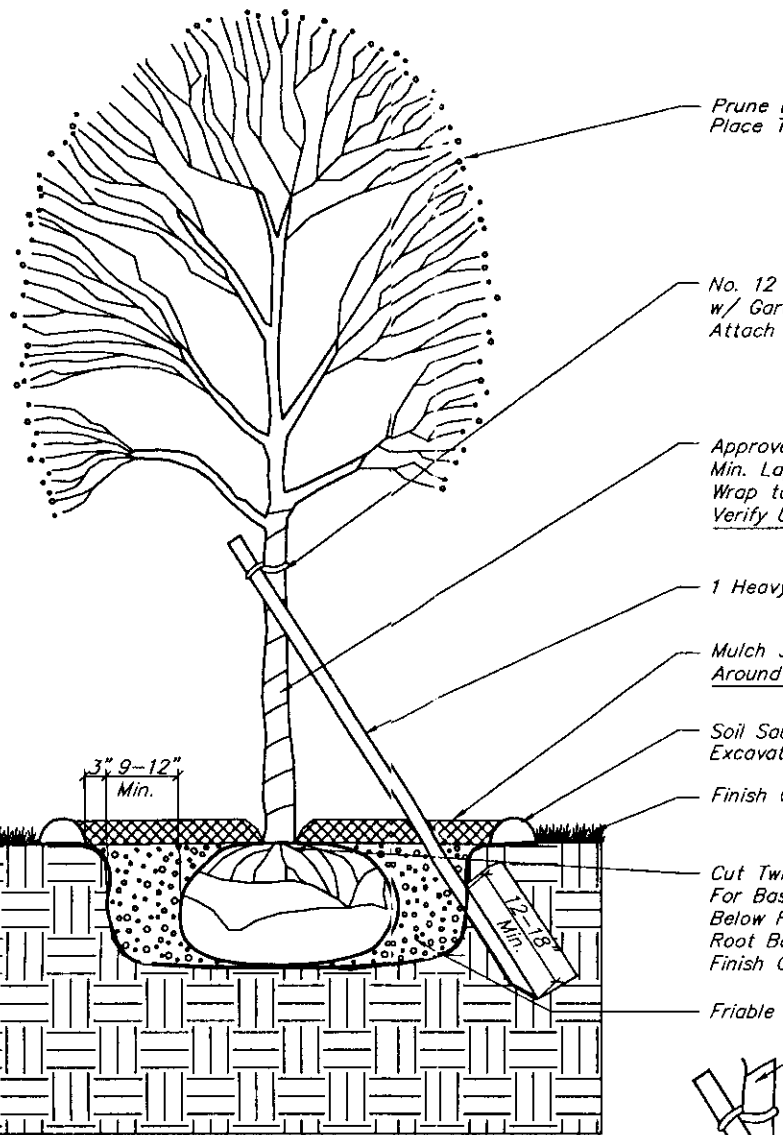
- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "SOD" shall be sodded and fertilized as follows:
SEED—
Kansas Premium Fescue Sod
FERTILIZER—
16-20-6 ratio 4#/1000 sq. ft.
- Trees with broken leaders or no central leader will not be accepted.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

LANDSCAPE ORDINANCE CALCULATIONS:

Two Streetyard requirements: 540.10' (total str. front.)
= 145' (perp. distance)
395.10 x 15'
= 5,927 sq.ft.
Streetyard Required = 5,927 sq.ft.
2 Streetyards shown = 8,307 sq.ft.
Streetyard Trees Required: 12 Shade Trees
Streetyard Trees shown: 7 Shade, 4 Orn., 40 shrubs
Parking Lot Trees Required: Met by Streetyard requirement
Buffer Requirements (Non-Residential to Residential, 400')
Shown Buffer: Existing 6' Conc. Screening Wall & 400' L.F. (1 per 40') = 10 Trees

TREE PLANTING & STAKING DETAIL

Deciduous Trees Longer than 2" Cal.
Evergreen Trees Longer than 6' Height



TREE PLANTING & STAKING DETAIL

Deciduous Trees 2" Cal. and Smaller
Evergreen Trees 6' Height and Smaller

PLANT SCHEDULE:

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
11	Fraxinus pennsylvanica 'Urbanite'	Urbanite Ash	2 1/2" Cal.	B & B	Single Stem Only
6	Liquidambar styraciflua	American Sweet Gum	2 1/2" Cal.	B & B	Single Stem Only
1	Acer ginnala 'Flame'	Amur Flame Maple	1 1/2" Cal.	B & B	Single-Stem Only
3	Pyrus Calleryana 'Capital'	Capital Pear	1 1/2" Cal.	B & B	Single Stem Only
24	Berberis thunbergii 'atrina'	Crimson Pygmy Barberry	1 gal.	Cont.	Full & Healthy
32	Berberis thunbergii 'atrina'	Red Leaf Barberry	2 gal.	Cont.	Full & Healthy
78	Juniperus chinensis 'Kalley Pfitzer'	Kalley Pfitzer Juniper	2 gal.	Cont.	Full & Healthy
56	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	2 gal.	Cont.	Full & Healthy
26	Ligustrum x vicaryi	Golden Vicary Privet	2 gal.	Cont.	Full & Healthy
48	Spiraea x bumalda 'Gold Flame'	Gold Flame Spirea	2 gal.	Cont.	Full & Healthy

TYPICAL SHRUB PLANTING DETAIL

5 Gallon and Smaller

LANDSCAPE PLAN

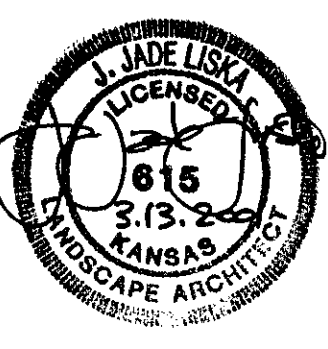
APPROVED 3/21/01 BY [Signature]

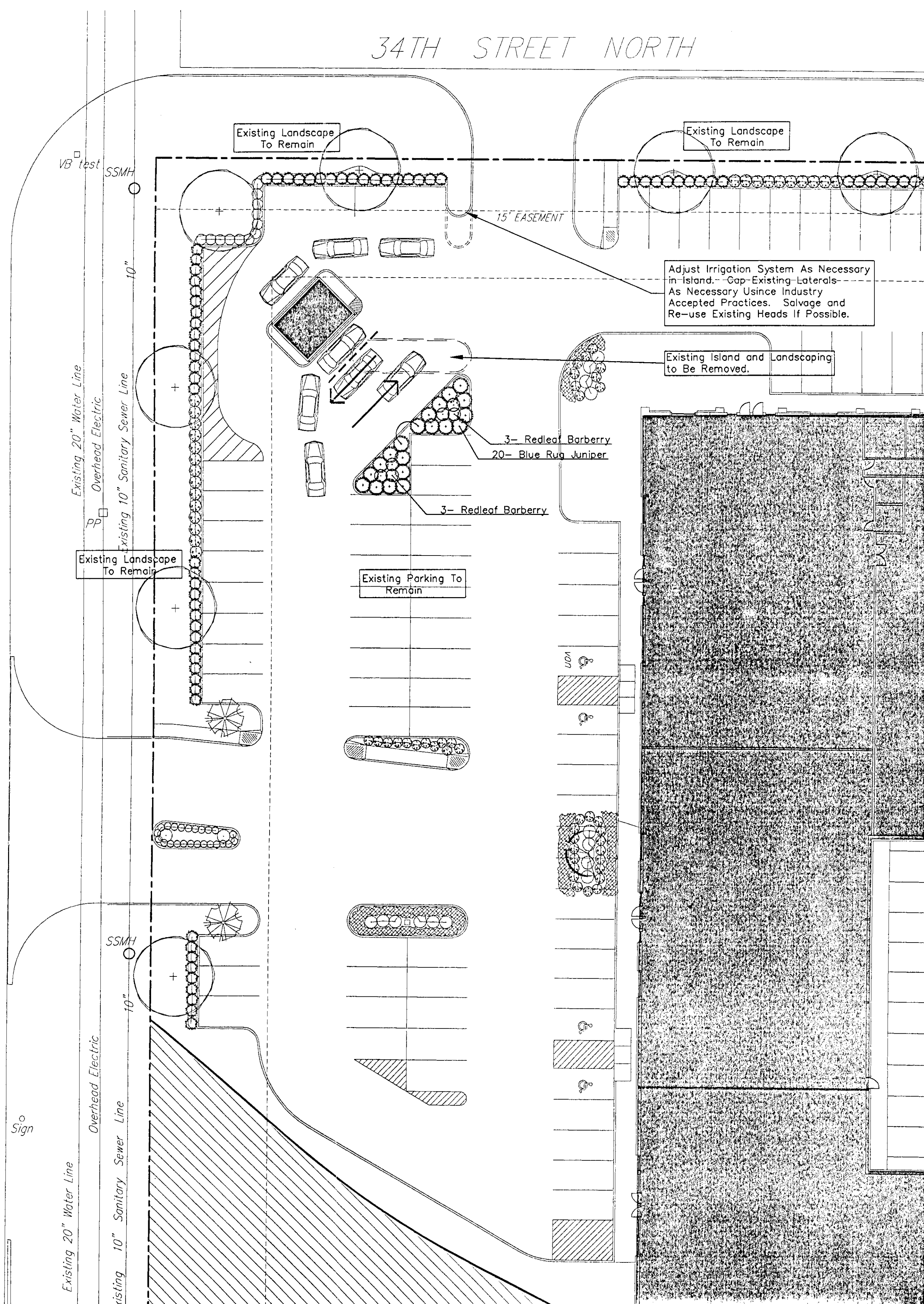
REVISION: West Buffer Change Per Planning Dept. 3-12-01 JLL
REVISION: East Buffer Requirement Per Planning Dept. 2-2-01 JLL

RETAIL CENTER FOR HEARTH AND HOME
LANDSCAPE PLAN
RIDGE ROAD AND 34th STREET NORTH

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 319 ELLIS • WICHITA, KANSAS 67211

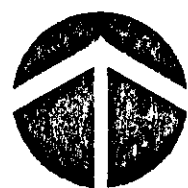
PROJECT NUMBER
LOT 6, RIDGEPORT NORTH ADDITION
DESIGN JLL DRAWN JWW/JLL APPROVED JLL DATE 07-2001 SCALE 1" = 30' SHEET 01 OF 01





SITE LANDSCAPE PLAN

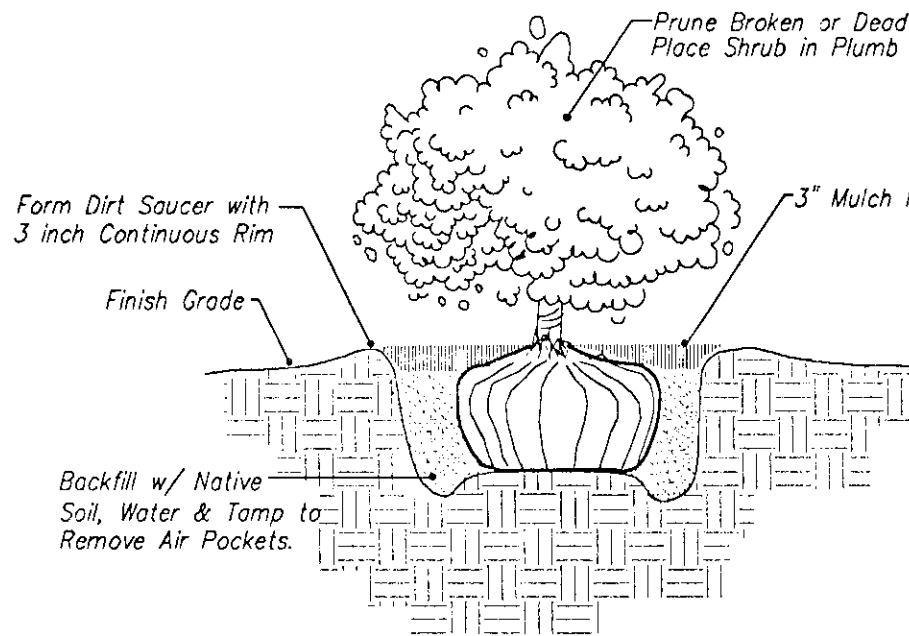
Scale 1"= 20'-0"



SCOPE OF WORK

Site work shall consist of the construction of a drive-thru coffee kiosk and related utility connections. One existing island and the landscaping contained within will be removed and a parking lot area light relocated. A new island will be constructed, which will contain landscaping to replace what was removed, as well as the relocated area light. No other on-site landscaping will be removed or modified.

The landscape ordinance calculations from the landscape plan approved in 2000 is included for information only and is intended to demonstrate compliance with the landscape ordinance.



SHRUB PLANTING DETAIL

5 Gallon and Smaller No Scale

ORIGINAL LANDSCAPE ORDINANCE CALCULATIONS:

Two Streetyard requirements: 540.10' (total str. front.) - 145' (perp. distance) = 395.10 x 15' = 5,927 sq.ft.
2 Streetyards shown: = 8,307 sq.ft.
Streetyard Trees Required: 12 Shade Trees
Streetyard Trees shown: 7 Shade, 4 Orn., 40 shrubs
Parking Lot Trees Required: Met by Streetyard requirement
Buffer Requirements (Non-Residential to Residential, 400')
Shown Buffer: Existing 6' Conc. Screening Wall & 400' L.F. (1 per 40') = 10 Trees

PLANT SCHEDULE:

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
6	<i>Berberis thunbergii</i> atro. 'Red Leaf'	Red Leaf Barberry	2 gal.	Cont.	Full & Healthy
20	<i>Juniperus horizontalis</i> 'Blue Rug'	Blue Rug Juniper	2 gal.	Cont.	Full & Healthy

LEGAL DESCRIPTION

Lot 6, Ridgeport North Addition to Wichita, Sedgwick County, Kansas.

LANDSCAPE NOTES:

- All landscape work shall be done in accordance with industry standards.
- Trees with broken leaders or no central leader will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
- Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
- General Contractor to supply and place at a depth of 4", in both islands to be disturbed.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
- The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
- Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.

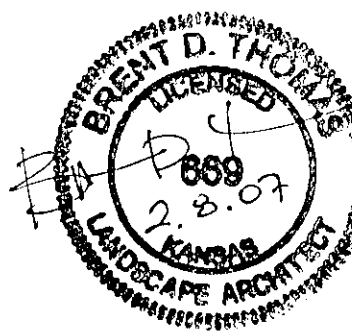
SITE INFORMATION:

Total Site Area: Site Area: 3.41± acres
148,685.37 sq.ft.
Impervious Area: 1.82± acres
79,320.26 sq.ft.
Existing Parking: 101 Stalls with 4 Handicap (4 Van Accessible)
Parking Provided after New Construction: 84 Stalls with 4 Handicap (4 Van Accessible)

DP-237 PARCEL 6
ADDENDUM TO PLAD APPROVED 03-21-01 UJ

LANDSCAPE PLAN

APPROVED 02/12/07 BY DS
MAPD Copy 1 of 2



Baughman Company, P.A.
315 Billie Wichita, KS 67211
316-262-7271 316-262-0149

REVISED
15 JAN 07
PERMIT
17 NOV 06

LANDSCAPE
PLAN

L1



Wichita-Sedgwick County Metropolitan Area Planning Department

September 26, 2013

Catholic Diocese of Wichita
c/o Msgr. Robert Hemberger
424 N Broadway
Wichita, KS, 67202

Baughman Co. PA
c/o Russ Ewy
315 Ellis, Wichita, KS, 67211

Ref: CUP2013-00013 - City Community Unit Plan (CUP) Administrative Adjustment to DP 237, the Ridge Port North CUP, to increase the number of buildings allowed within Parcel 13 from one building to five buildings; generally located on the southeast corner of 37th Street North and Ridge Road.

Legal: Lot 5, Block A, Ridge Port North 6th Addition.

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-237, the Ridge Port North Community Unit Plan (CUP). We understand that you wish to increase the number of buildings allowed within Parcel 13 from one (1) building to (5) five buildings.

Your proposal does not increase Parcel 13's maximum building coverage, its maximum gross floor area, its floor ratio, its maximum building height or any of the other provisions of Parcel 13.

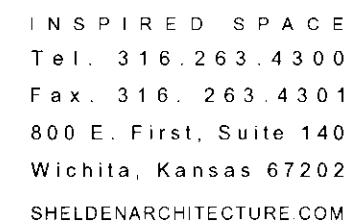
We find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation of the original plan.

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

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

T 316.268.4421 F 316.268.4390

www.wichita.gov



SITE BENCHMARK
Chiseled square on top of inlet on east side of
Via Christi Ridge Plaza approximately 403' south
of south lot line of Lot 1, Block A, Ridge Port
North 6th Addition.
Elevation=1330.89 (NAVD 88)

The north 230.15 feet of Lot 1, Block A,
Ridge Port North 6th Addition, Wichita,
Sedgwick County, Kansas.

Total Area:	75,016 sq. ft. (±1.72 acres)
Disturbed Area:	75,016 sq. ft. (±1.72 acres)
Existing Impervious Area:	0 sq. ft.
Proposed Impervious Area:	44,320 sq. ft. (1.02 acres)
Pervious Area:	30,696 sq. ft. (0.70 acres)

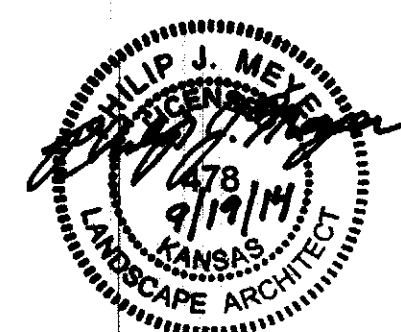
1. Contractor shall be required to provide notice to Kansas One Call at 687-2470 a minimum of two (2) working days prior to any excavation or work adjacent to utilities.
2. The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas).....	1-888-482-4950
Black Hills Energy (Gas).....	1-800-303-0357
Westar Energy (Electric).....	383-8650
Great Plains Communications (Telecommunication).....	262-4270
AT&T (Telecommunication).....	268-2759
City of Wichita Water Dept. (Water).....	268-4563
	or 268-4908
City of Wichita Sewer Maint.(San. Sewer).....	268-4024
	or 262-6800
City of Wichita Storm Sewer Maint. (Storm Sewer).....	268-4090
City of Wichita Traffic Maint.(Traf. Control).....	268-4034
	or 268-4203
Conoco Pipeline Co. (Petroleum).....	1-800-231-2551
Williams Pipeline Co. (Petroleum).....	529-6600
	or 1-800-324-9686
Phillips Pipeline Co. (Petroleum).....	1-800-766-8230
3. Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
4. Traffic affected by the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.
5. The Contractor shall verify all utility locations prior to construction of this project.
6. Signing and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be painted markings in conformance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
7. Dimensions shown are to face of curb or edge of pavement unless otherwise noted.
8. The Contractor shall receive written approval from adjacent landowners prior to proceeding with any construction work on landowner's property.

DP-237
MAPD of 2 of 2

Landscape Streetyard Required:	325' frontage $\times 10$ S.F. factor 3,250 S.F. required
Landscape Streetyard Shown:	15,517 S.F. shown
Streetyard Trees Req.:	$3,250/500=6.5 \Rightarrow 7$ Shade Trees
Streetyard Trees Shown:	7 Shade = 7 Shade Trees
Required Buffers:	N/A
Parking Lot Trees Required:	61 stalls $30 \text{ Shade} = 3.05 \Rightarrow 4$ Shade Trees
Parking Lot Trees Shown:	2 Orn., 3 Shade Tree = 4 Shade Trees

Scale 1"= 20'-0"



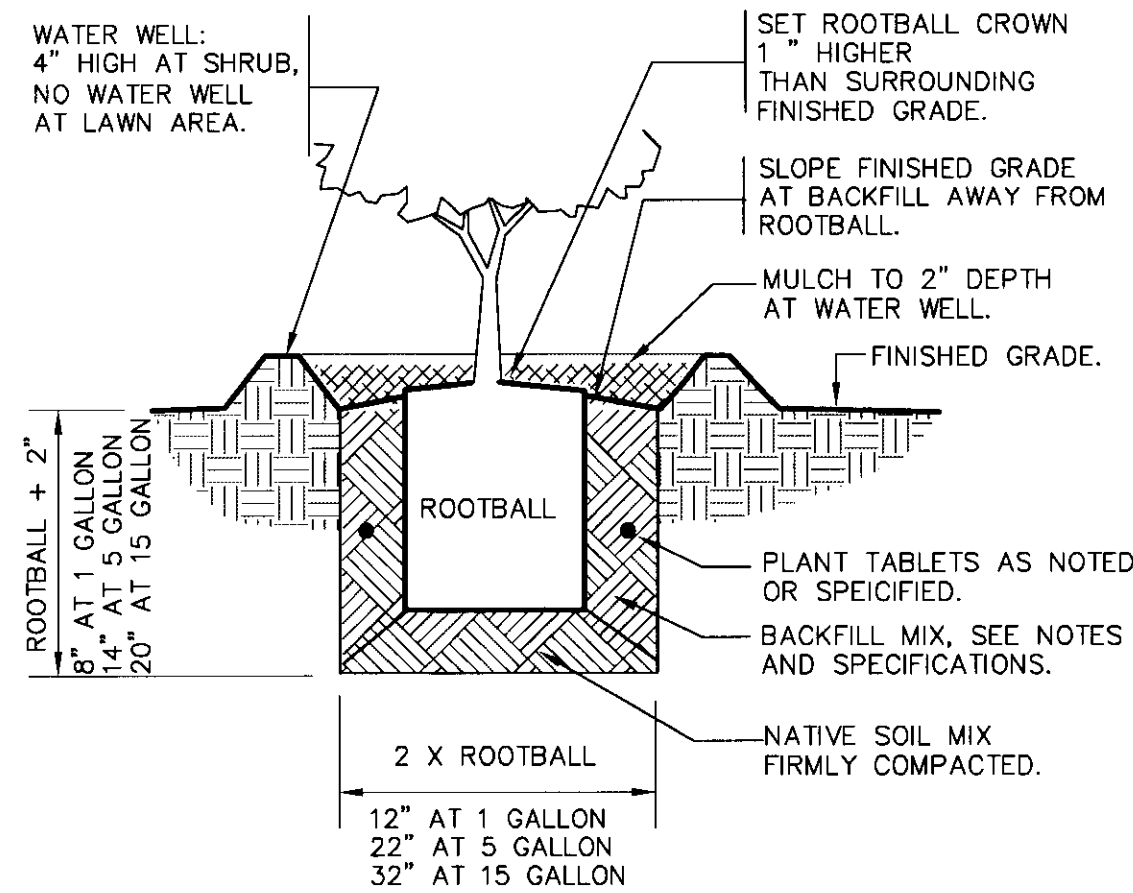
Baughman Company, P.
315 Ellis Wichita, KS 672
P316-262-7271 F316-262-01
EA Projects & Ridge Port Commercial Dental
Office Site Plans
(1408E111); Engineering, RPN-Landscape
BAUGHMAN JOB NO: 1408E111

**CHILDREN'S DENTAL PROFESSIONALS
WICHITA, KANSAS**

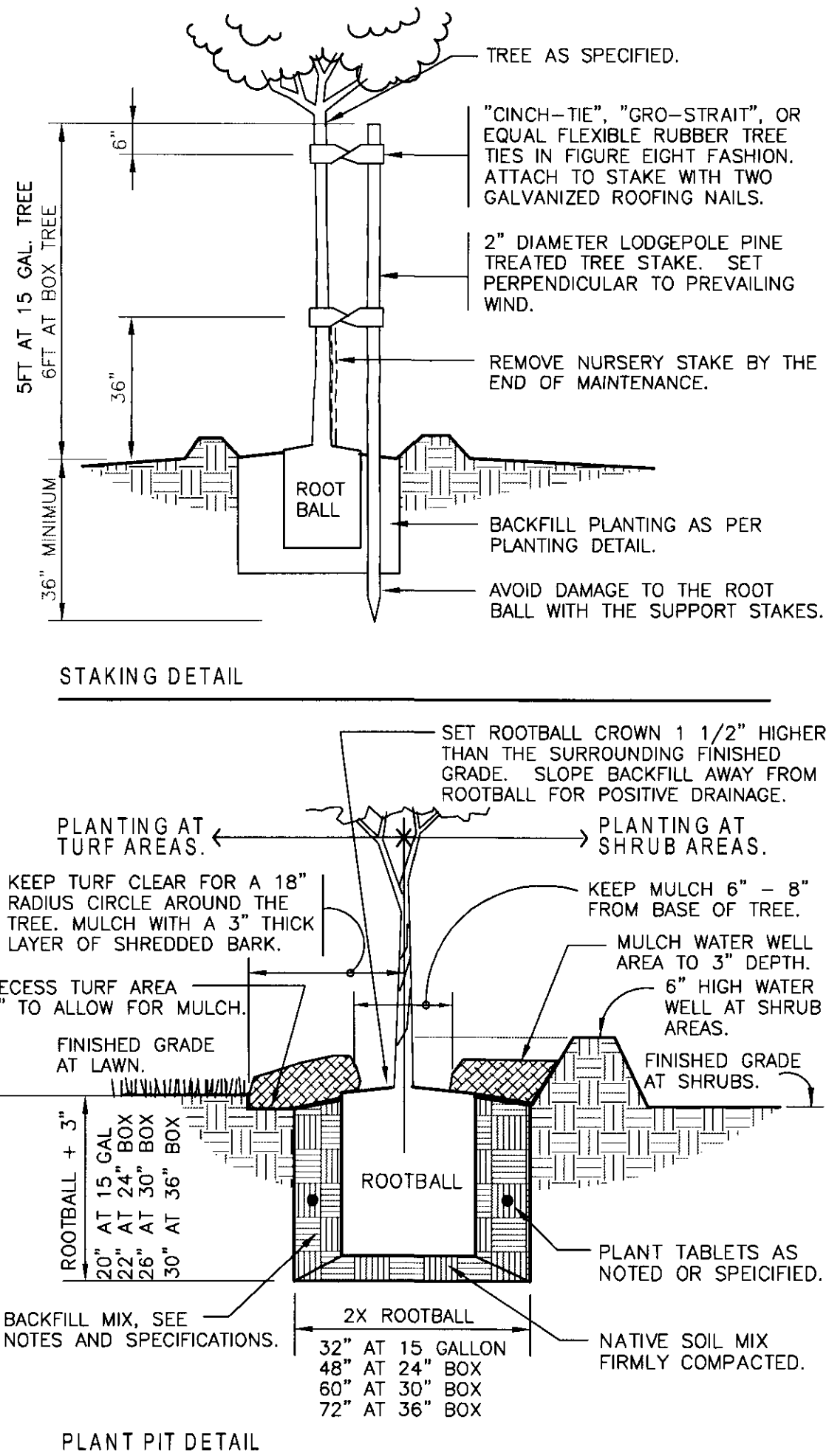
LANDSCAPE
PLAN

L1.0

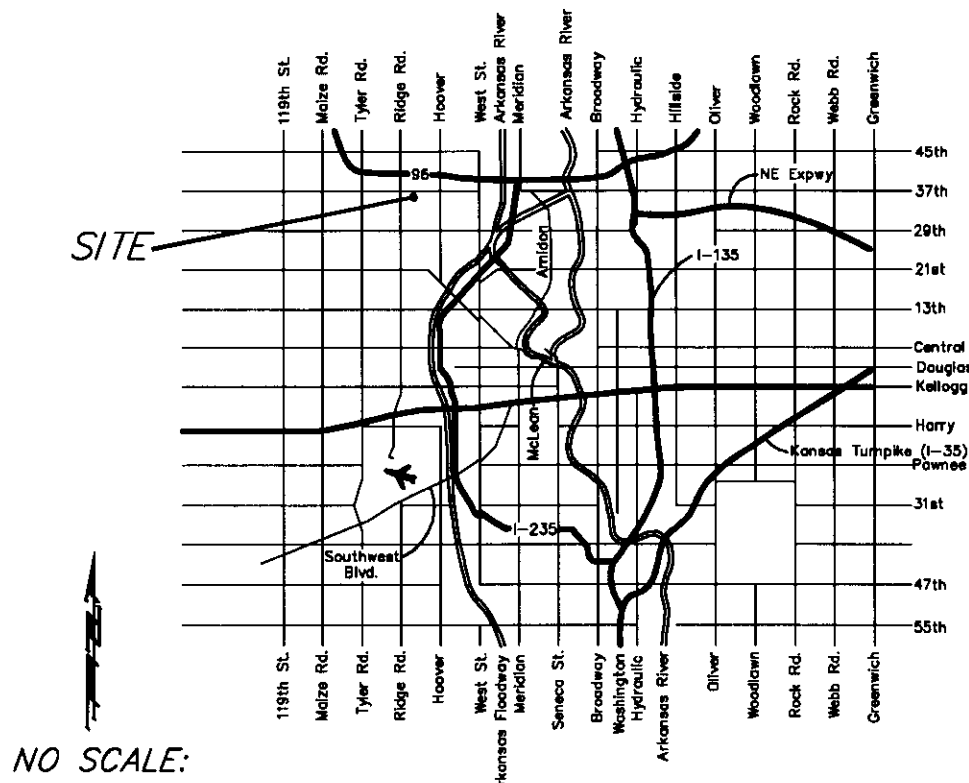
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	1	<i>Acer freemanii</i> 'Autumn Blaze' Full & Healthy	Autumn Blaze Maple	B & B	3"Cal	
	2	<i>Cercis canadensis</i> Full & Healthy	Eastern Redbud	B & B	2"Cal	
	3	<i>Pinus strobiformis</i>	Southwestern White Pine	B & B		6'-8' H
	2	<i>Platanus x acerifolia</i>	London Plane Tree	B & B	3"Cal	
	4	<i>Quercus shumardii</i>	Shumard Red Oak	B & B	3"Cal	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	23	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	2 gal		
	25	<i>Cornus sericea</i> 'Kelseyi' Full & Healthy	Kelseyi Dogwood	3 gal		
	25	<i>Juniperus x pfitzeriana</i> 'Aurea Improved' Full & Healthy	Gold Coast Juniper	3 gal		
	20	<i>Spiraea nipponica</i> 'Snowmound' Full & Healthy	Snowmound Spirea	3 gal		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	48,209 sf	<i>Festuca arundinacea</i>	Kansas Premium Tall Fescue	seed		
	2,454 sf	<i>Festuca arundinacea</i>	Kansas Premium Tall Fescue	sod		


$$1'' = 1' - 0''$$

329333.13-01


$$1'' = 1' - 0'$$

329343.16-03



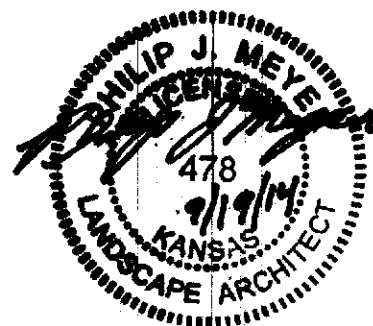
1. All Irrigation work is to be installed in compliance with all local codes and regulations.
2. Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
3. The Irrigation Contractor SHALL NOT START irrigation construction until final shop drawings are submitted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

SITE BENCHMARK
Chiseled square on top of inlet on east side of
Via Christi Ridge Plaza approximately 403' south
of south lot line of Lot 1, Block A, Ridge Port
North 6th Addition.
Elevation=1330.89 (NAVD 88)

The north 230.15 feet of Lot 1, Block A,
Ridge Port North 6th Addition, Wichita,
Sedgwick County, Kansas.

Total Area:	75,016 sq. ft. (±1.72 acres)
Disturbed Area:	75,016 sq. ft. (±1.72 acres)
Existing Impervious Area:	0 sq. ft.
Proposed Impervious Area:	44,320 sq. ft. (1.02 acres)
Pervious Area:	30,696 sq. ft. (0.70 acres)

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



Baughman Company, P.A.
315 Ellis Wichita, KS 67211
P316-262-7271 F316-262-0149
E3 Projects Ridge Port Commercial Dental
Office Site Plans
(1408E111). Engineering, RPN-Landscape.dwg
BAUGHMAN JOB NO: 1408E111



Wichita-Sedgwick County Metropolitan Area Planning Department

August 18, 2016

H & S Home Center, LLC
Attn: Susan Wright
2226 Amarado Ct.
Wichita, KS 67205

Baughman Company, P.A.
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

RE: CUP2016-30 – City CUP Administrative Adjustment to CUP DP-237, to create Parcels 6A and 6B from Parcel 6 as per LSP2016-10. The property is generally located on the southeast corner of 34th Street North and North Ridge Road.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-237, to reflect a lot split on Parcel 6 (LSP2016-10). Proposed modifications are as follows:

1. Create Parcels #6A and #6B from Parcel #6.
2. Where ever Parcel 6 is referenced in the General Provisions it will be changed to reflect Parcels 6A & 6B
3. Parcel #6A
 - A. Net Area: 101,696 sq. ft. or 2.34 acres
 - B. Maximum Building Coverage: 30,509 sq. ft. or 30 %
 - C. Maximum Gross Floor Area: 35,594 sq. ft.
 - D. Floor Area Ratio: 35%
 - E. Maximum Number of Buildings: One (1)
 - F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
 - G. Setbacks: See Drawing
 - H. Access Points: See Drawing
 - I. Limited to the uses allowed in the "NR" Neighborhood Retail and the following: college & university, indoor recreation, funeral home, motel/hotel, with the exceptions listed in General Provision #18 and restaurants, restricted to one drive-through only, with no outdoor speaker, subject to the approved site plan for DP-237 Amendment #2.
 - J. The overall parking requirement on this site shall be reduced by a maximum of 20 percent of the UZC requirements of Article IV, Section IV-A, subject to the approved site plan for DP-237 Amendment #2.
4. Parcel #6B
 - A. Net Area: 38,606 sq. ft. or 0.89 acres
 - B. Maximum Building Coverage: 11,582 sq. ft. or 30 %

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T 316.268.4421 F 316.268.4390

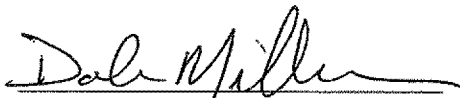
www.wichita.gov

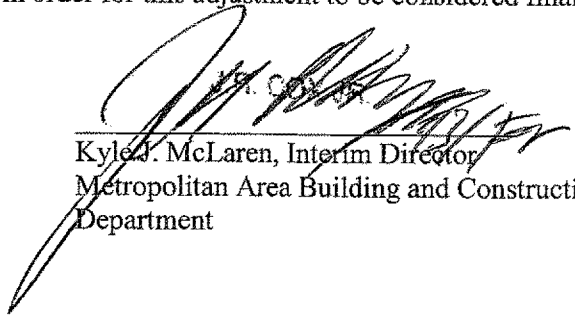
- C. Maximum Gross Floor Area: 13,512 sq. ft.
 - D. Floor Area Ratio: 35%
 - E. Maximum Number of Buildings: One (1)
 - F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
 - G. Setbacks: See Drawing
 - H. Access Points: See Drawing
 - I. Limited to the uses allowed in the "NR" Neighborhood Retail and the following: college & university, indoor recreation, funeral home, motel/hotel, with the exceptions listed in General Provision #18 and restaurants, restricted to one drive-through only, with no outdoor speaker, subject to the approved site plan for DP-237 Amendment #2.
 - J. The overall parking requirement on this site shall be reduced by a maximum of 20 percent of the UZC requirements of Article IV, Section IV-A, subject to the approved site plan for DP-237 Amendment #2.
5. Update CUP document to reflect status of property as shown in this CUP DP-237 Administrative Adjustment.

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

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

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


Dale Miller, Director
Metropolitan Area Planning Department


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

cc: J.R. Cox, MABCD
Paul Hays, MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Liaison District V



Wichita-Sedgwick County Metropolitan Area Planning Department

July 23, 2015

Crystal Walker / Mariah Frazier
DEJ Properties, LLC
7075 West 37th Street North, Suite B
Wichita, Kansas 67205

RE: City Community Unit Plan Administrative Adjustment (CUP2015-00021) to Parcel 14 of the Ridge Port Community Unit Plan (CUP) DP-237 to permit additional signage on land located east of North Ridge Road and south of west 37th Street North (6943 West 37th Street North).

Community Unit Plan DP-237, General Provision 7 states that signage within DP-237 is to be per the Sign Code. Parcel 14 is zoned GO General Office (GO). In the GO district, the sign code permits a single-tenant one 32 square-foot pole sign and one 32 square-foot building sign per elevation per each major use in the building. Parcel 14 is developed with a single major use, a dentist office. The applicant is seeking to have building signage on both the north facing building elevation and the west facing building elevation both of which are proposed to have a combined area of 141 square feet (as shown on the attached renderings submitted with the application.

We have reviewed your request and have approved the requested adjustments as described above and shown on the attached renderings submitted with CUP2015-00021 subject to:

- 1) The adjustment to CUP DP-237 granted by CUP2015-00021 applies only to Parcel 14.
- 2) The submission within 30 days to MAPD of a four revised copies of the Ridge Port North CUP that reflect the approved adjustment.

Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of the CUP. The zoning notification signs may now be removed from the property.

W. David Barber
Interim Director of Planning

Thomas J. Stolz
Director of the Metropolitan Area Building and
Construction Department

cc: Brian Frye, WCC

J.R. Cox, MABCD
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T 316.268.4421 F 316.268.4390

www.wichita.gov



Wichita-Sedgwick County Metropolitan Area Planning Department

July 21, 2014

Via Christi Property Services, Inc.
Attn: Terri Alexander
1035 North Emporia, Ste. 230
Wichita, KS 67214

Baughman Company P.A.
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

RE: City Administrative Adjustment (CUP2014-00021) to adjust the boundaries of Parcel 14 of the Ridge Port North Community Unit Plan DP-237 to match a lot split and to re-spread area calculations to reflect revised configuration of Lot 1, Block A, Ridge Port North 6th Addition and to create a new Parcel 16 from Parcel 14. CUP DP-237 is located at the southeast corner of 37th Street North and North Ridge Road.

Currently, Parcel 14 of CUP DP-237 contains 3.74 acres. The applicant proposes to divide Parcel 14, creating a new Parcel 16; leaving Parcel 14 with 1.72 acres and the newly created Parcel 16 with 2.02 acres.

	Parcel 14	Parcel 16
Net Area:	75,002 sq. ft. or 1.72 acres	88,077 sq. ft. or 2.02 acres
Max. Building Coverage	20,626 sq. ft. or 27.5%	24,221 sq. ft. or 27.5%
Max. Gross Floor Area	26,251 sq. ft.	30,827 sq. ft.
Floor Area Ratio	35%	35%
Max. No. Buildings	1	1
Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall not be greater than 65 feet.		

Setbacks and access points per drawing.

All uses allowed in the GO General Office district including helistop. Excluded uses include: correctional placement residences, cemetery, recycling collection stations, marine facility and group residences.

We have reviewed your request and have approved the requested adjustment as described above.

All other applicable development standards shall apply unless specifically adjustment or amended.

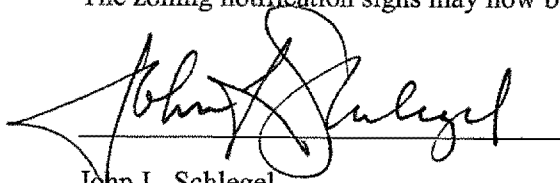
Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of the CUP.

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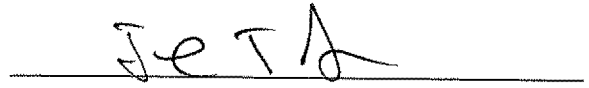
T 316.268.4421 F 316.268.4390

www.wichita.gov

The zoning notification signs may now be removed from the property.

A handwritten signature in black ink, appearing to read "John L. Schlegel", written over a horizontal line.

John L. Schlegel
Director of Planning

A handwritten signature in black ink, appearing to read "Tom J. Stolz", written over a horizontal line.

Tom J. Stolz
Director of the Metropolitan Area Building and
Construction Department

March 30, 2011

Kwik Shop Convenience Stores
Ed Soper
P.O. Box 1527
Hutchinson, KS 67504

TriMark Signworks, Inc.
Byron West
319 South Oak Street
Wichita, KS 67213

RE: DP-237 - CUP Adjustment to allow an electronic message center sign on Parcel 10, generally located on the southwest corner of 37th Street North and North Ridge Road (CUP2011-11).

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced Community Unit Plan, DP-237 Parcel #10. We understand that you desire to install an electronic message center sign.

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

Our signatures below indicate that an administrative adjustment has been granted to permit an electronic message center sign on Parcel 10, subject to the other applicable standards contained in DP-237.

The zoning notification signs may now be removed from the property. The revised CUP will note this administrative adjustment and date.

John L Schlegel
Director of Planning

Kurt A Schroeder
Superintendent of Central Inspection

cc: Kurt Schroeder, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Jeff Longwell, WCC District V



Wichita-Sedgwick County Metropolitan Area Planning Department

June 11, 2012

Catholic Diocese of Wichita, Kansas
Attn.: Msgr. Robert Hemberger
424 N. Broadway
Wichita, KS 67202

Baughman Company, P.A.
Attn.: Russ Ewy
315 Ellis
Wichita, KS 67211

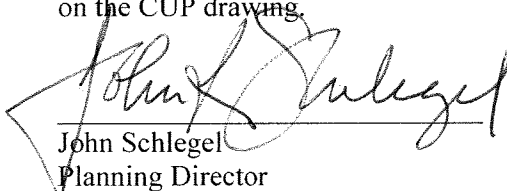
Re: CUP2012-17 – City Administrative Adjustment to waive the architectural compatibility requirements of Community Unit Plan DP-237, Ridge Port North Community Unit Plan (CUP), to permit the placement of one temporary modular unit on the GO General Office (“GO”) zoned Parcel 13; generally located south of 37th Street North, east of North Ridge Road (Lot 5, Block A, Ridge Port North 6th Addition, 3642 North Ridge Road).

Dear Sir:

We have reviewed your request for an Administrative Adjustment to Parcel 13 to waive the architectural compatibility requirements of Community Unit Plan DP-237 to permit the placement of one temporary (up to three years) modular unit to house two classrooms associated with the existing St. Catherine of Siena Parish Church or school. See the attached photo of the proposed modular unit and the site plan depicting the location of proposed modular unit.

Our signatures below indicate that an Administrative Adjustment is hereby GRANTED, subject to the following conditions: 1) One temporary modular unit is permitted for up to three years from the date of this approval letter; 2) the modular unit shall be generally placed at the location shown on the attached site plan and 3) shall be similar in size and appearance as the image of the modular unit submitted with the application.

The zoning adjustment sign may now be removed from the property. We will make a notation of the adjustment on the CUP drawing.


John Schlegel
Planning Director


Rick Stubbs and/or Donte Martin
City of Wichita Superintendent of Central Inspection
(Interim Zoning Administrator)