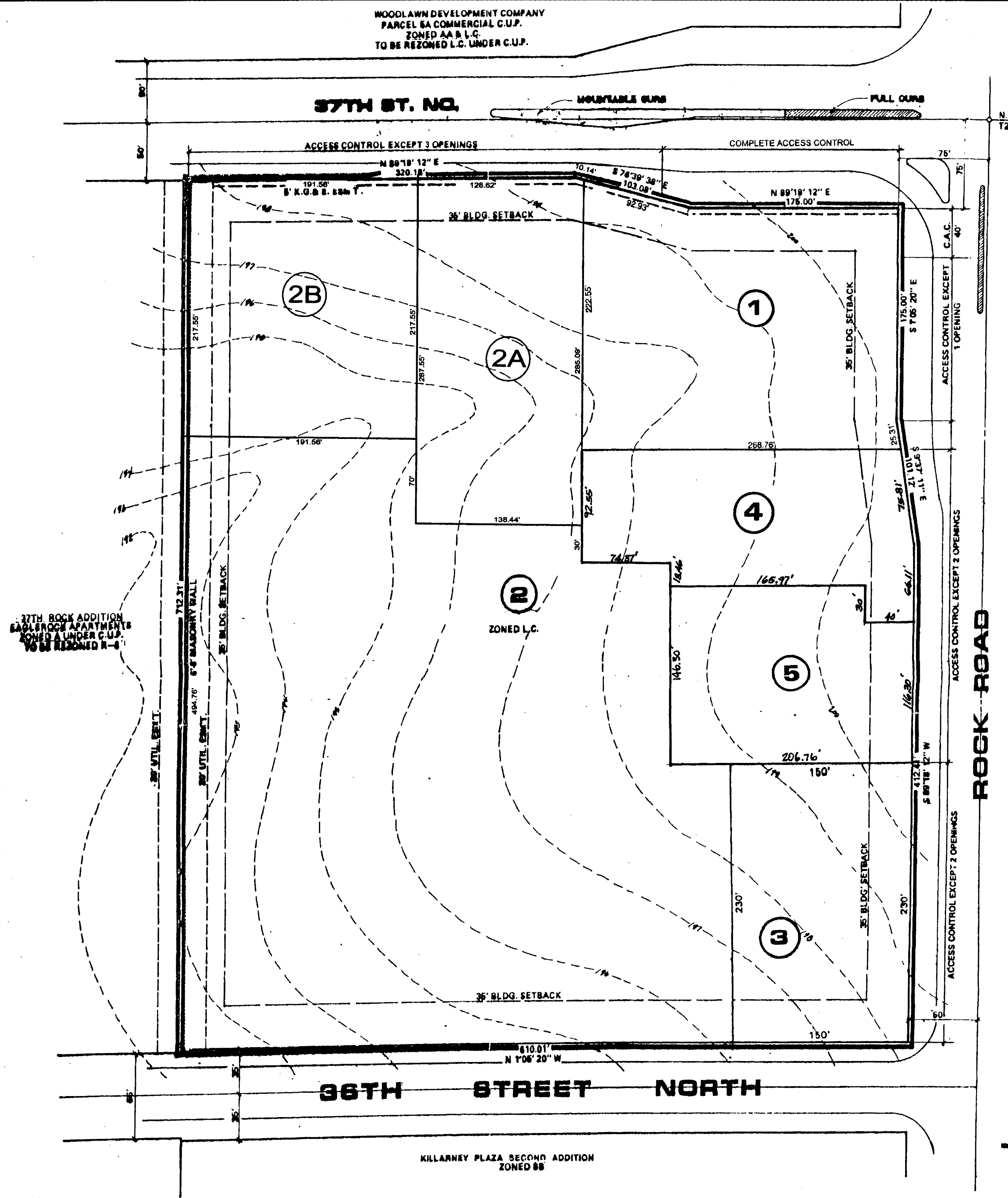


WOODLAWN DEVELOPMENT COMPANY
PARCEL 5A COMMERCIAL C.U.P.
ZONED AA R.L.C.
TO BE REZONED L.C. UNDER C.U.P.



GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 8.78 GROSS ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS SEVEN (7) PARCELS PERMITTING LIMITED COMMERCIAL USES. FOR SPECIFIC USES, SEE PARCEL DESCRIPTIONS.
3. SET BACKS ARE AS INDICATED ON PLAN VIEW OR IN GENERAL ARE AS FOLLOWS:
35' SETBACK ALONG ROCK ROAD.
35' SETBACK ALONG 37TH STREET NORTH.
35' SETBACK ALONG 36TH STREET NORTH.
IRRESPECTIVE OF HOW LAND IS LEASED OR SOLD.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. SIGNS - THE MAXIMUM SQUARE FOOTAGE OF SIGN AREA PERMITTED FOR POLE OR GROUND SIGNS SHALL BE CALCULATED AT 0.8 SQ. FT. PER FOOT OF LINEAR STREET FRONTAGE. AS THE FRONTAGE DEVELOPS ALONG 37TH ST. NORTH AND ROCK ROAD, POLE OR GROUND SIGNS SHALL BE SPACED A MINIMUM 150 FEET APART, EXCEPT WHENEVER A PARCEL HAS LESS THAN THREE HUNDRED THIRTY (330) FEET OF STREET FRONTAGE, AND EXISTING SIGN LOCATIONS MAKE SAID SPACING IMPOSSIBLE. IN SAID SITUATION, BUSINESS(ES) ON THE PARCEL SHALL BE ALLOWED ONE SIGN LOCATED AS APPROVED BY THE DIRECTOR OF PLANNING. SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 24.04 OF THE SIGN CODE OF THE CITY OF WICHITA WITH THE FOLLOWING EXCEPTION:
NO OFF-SITE, PORTABLE SIGNS, OR SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED.
6. ALL DRAINAGE WAYS AND DRAINAGE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY, PAVEMENT WIDTHS AND DECEL LANES ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.40.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.
9. A SIX (6) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE WEST PROPERTY LINE AS SHOWN ON PLAN VIEW.
10. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.

PARCEL DESCRIPTIONS:

- PARCEL NO. 1**
PROPOSED USES: ALL USES PERMITTED IN LIGHT COMMERCIAL DISTRICT, EXCEPT FOR FOOD LOCKER PLANTS, PUBLIC GARAGES, STORAGE GARAGES, MOTELS, HOTELS AND MORTUARIES. NO RESIDENTIAL USES SHALL BE PERMITTED.
GROSS AREA - 1.24 ACRES (54,083 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 16,219 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 19,733 SQ. FT.
FLOOR AREA RATIO - 0.388
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.
- PARCEL NO. 2**
PROPOSED USES: ALL USES PERMITTED IN LIGHT COMMERCIAL DISTRICT, EXCEPT FOR FOOD LOCKER PLANTS, PUBLIC GARAGES, STORAGE GARAGES AND MORTUARIES. NO RESIDENTIAL USES SHALL BE PERMITTED.
GROSS AREA - 4.49 ACRES (195,639 SQUARE FEET)
MAXIMUM BUILDING COVERAGE - 58,892 SQUARE FEET (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 75,517 SQUARE FEET
FLOOR AREA RATIO - 0.388
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 3
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.
- PARCEL NO. 3**
PROPOSED USES: SAME USES AS PARCEL NUMBER 2
GROSS AREA - 0.88 ACRES
MAXIMUM BUILDING COVERAGE - 11,200 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 14,000 SQ. FT.
FLOOR AREA RATIO - 0.374
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.
- PARCEL NO. 4**
PROPOSED USES: ALL USES PERMITTED IN LIGHT COMMERCIAL DISTRICT, INCLUDING VEHICLE REPAIR, LIMITED, EXCEPT FOR FOOD LOCKER PLANTS, PUBLIC GARAGES, STORAGE GARAGES AND MORTUARIES. NO RESIDENTIAL USES SHALL BE PERMITTED.
GROSS AREA - 0.70 ACRES (30,484.90 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 9,145.50 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 11,767.20 SQ. FT.
FLOOR AREA RATIO - 0.388
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.
- PARCEL NO. 5**
PROPOSED USES: SAME USES AS PARCEL NUMBER 2
GROSS AREA - 0.67 ACRES (28,979.01 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 8,893.70 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 11,188.89 SQ. FT.
FLOOR AREA RATIO - 0.388
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.
- PARCEL NO. 2A**
PROPOSED USES: ALL USES PERMITTED IN THE LIMITED COMMERCIAL DISTRICT, EXCEPT FOR FOOD LOCKER PLANTS, PUBLIC GARAGES, STORAGE GARAGES, MORTUARIES, AND CAR WASHES AS APPROVED BY AMENDMENT CUP2008-02. NO RESIDENTIAL USES SHALL BE PERMITTED.
GROSS AREA - 0.91 ACRES (39,797 SQUARE FEET)
MAXIMUM BUILDING COVERAGE - 11,939 SQUARE FEET (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 15,362 SQUARE FEET
FLOOR AREA RATIO - 0.388
MAXIMUM BUILDING HEIGHT - 45 FEET
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.
- PARCEL NO. 2B**
PROPOSED USES: ALL USES PERMITTED IN THE LIMITED COMMERCIAL DISTRICT, EXCEPT FOR FOOD LOCKER PLANTS, PUBLIC GARAGES, STORAGE GARAGES, AND MORTUARIES. NO RESIDENTIAL USES SHALL BE PERMITTED.
GROSS AREA - 0.96 ACRES (41,673 SQUARE FEET)
MAXIMUM BUILDING COVERAGE - 12,502 SQUARE FEET (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 16,006 SQUARE FEET
FLOOR AREA RATIO - 0.388
MAXIMUM BUILDING HEIGHT - 45 FEET
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8 WITH THE ADDITIONAL ALLOWANCE OF A 10% REDUCTION IN THE REQUIRED NUMBER PARKING SPACES FOR A RESTAURANT USE.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.

COMMERCIAL C.U.P. (AMENDED C.U.P. D.P.-121)

W.D.C. PARCEL NO.8

REVISED PER ADM. ADJ.: OCTOBER 22, 1999
REVISED PER ADM. ADJ.: DECEMBER 27, 1999
REVISED PER ADM. ADJ.: FEBRUARY 17, 2000
REVISED PER ADM. ADJ.: NOVEMBER 27, 2000
REVISED PER AMENDMENT CUP2008-02: FEBRUARY 21, 2008
REVISED PER ADM. ADJ. CUP2009-34: NOVEMBER 10, 2009
REVISED PER ADM. ADJ.: JULY 5, 2018



DP-121 AMENDMENT #2
PER ADM. ADJ. 11-10-19
APPROVED CUP
02-21-08 DM
MAPD COPY # 2
APPROVED CUP
02-21-08 DM
MAPD COPY # 2

DWG. NAME: S:\97066\Wmsat.dwg DATE: 10/01/97; TIME: 08:41; bjl

PROJECT DATA

SITE DATA

LEGAL DESCRIPTION: That part of Lot 1, Block 1, Killeney Plaza First Addition, Wichita, Sedgwick County, Kansas, described as beginning at a point on the west line of said Lot 1, being 281.55 feet south of the northeast corner thereof; thence east parallel with the south line of said Lot 1 294.66 feet; thence south at right angles 30.00 feet; thence east at right angles 129.22 feet; thence south at right angles 164.20 feet to a point on a line 230.00 feet north of and parallel with said south line; thence west along said line 403.24 feet to point on the west line of said Lot 1; thence north 154.24 feet to the point of beginning; containing 15,449.8 s.f., more or less.

PARKING SPACES REQUIRED: (1) STALL / GUEST ROOM - (100)
(1) STALL / MGR'S. APT. - (1)

PARKING SPACES PROVIDED: STANDARD 103
HANDICAPPED 4
VAN ACCESSIBLE 1
TOTAL PARKING 108

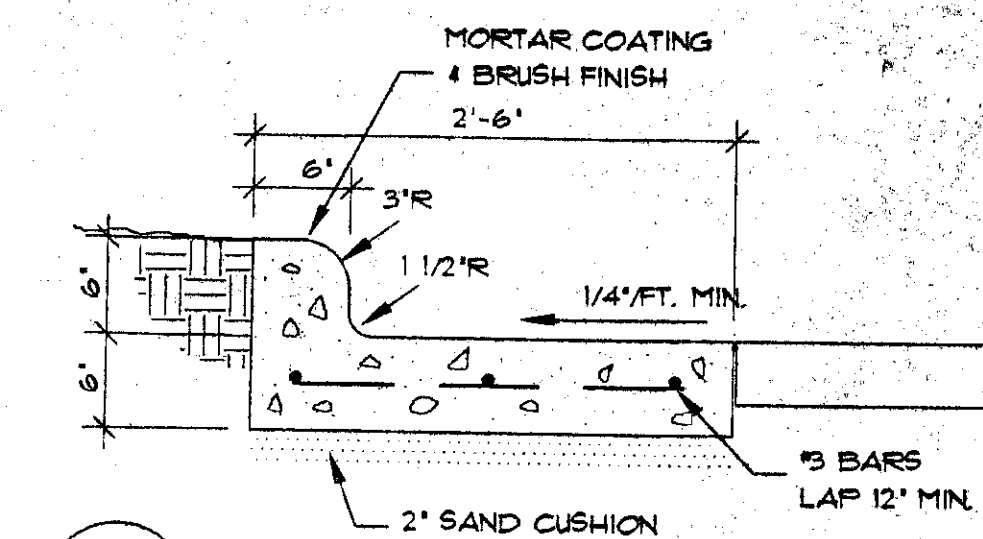
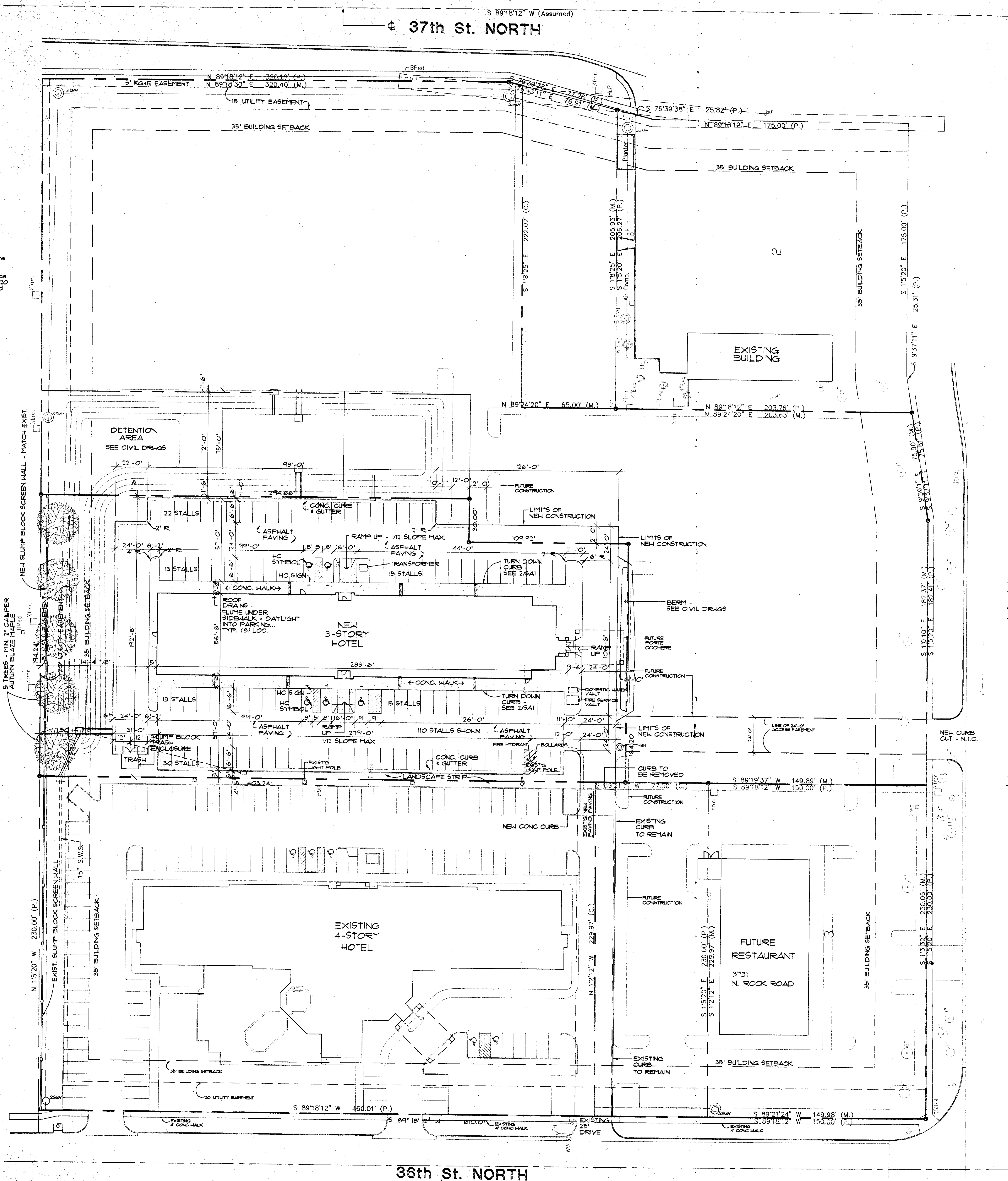
BUILDING DATA

BUILDING CODE: 1994 UNIFORM BUILDING CODE
OCCUPANCY GROUP: R-1
TYPE OF CONSTRUCTION: TYPE II - 1 HR.
BASIC ALLOWABLE: 13,500 S.F.
MULTI-STORY SEPARATION (3) SIDES: 21,000 S.F.
TOTAL ALLOWABLE: 54,000 S.F.
SPRINKLER: NFPA 13
BUILDING AREAS: FIRST FLOOR 15,395 S.F.
SECOND FLOOR 14,803 S.F.
THIRD FLOOR 14,803 S.F.
TOTAL AREA 45,001 S.F.

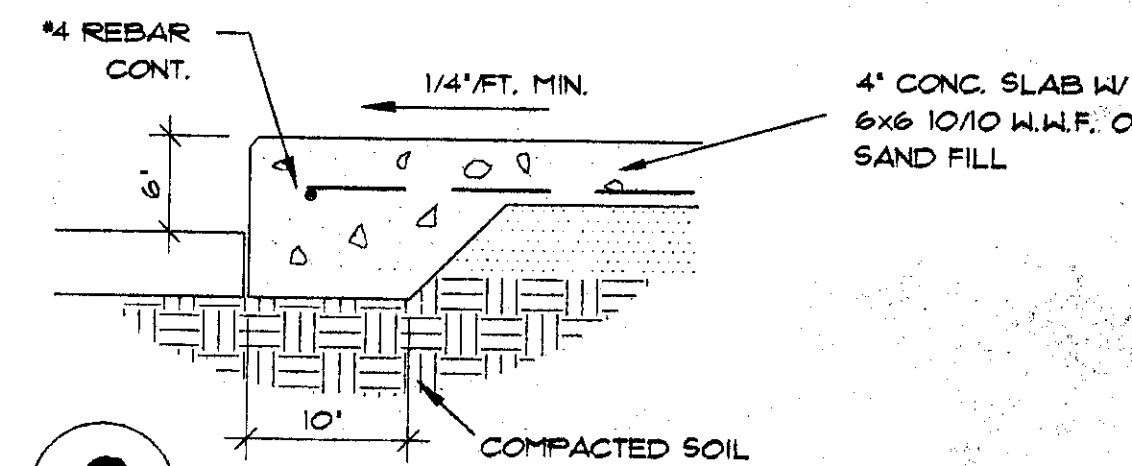
GUEST ROOMS
KING UNIT 42
DOUBLE UNIT 49
4 BED UNIT 2
3 BED UNIT 2
HANDICAP ACCESSIBLE UNIT 3
HANDICAP ACCESSIBLE KING UNIT 2
TOTAL UNITS 100

SHEET INDEX

- SITE**
SA-1 SITE ARCHITECTURAL PLAN
SG-1 SITE GRADING PLAN
SG-2 SITE GRADING PLAN
SUL-1 SITE UTILITY PLAN
SUL-2 SANITARY SEWER PLAN
SUL-3 WATER LINE PLANS & PROFILES
- STRUCTURAL**
S-1 FOUNDATION PLAN / 2nd FLOOR FRAMING
S-2 3rd FLOOR FRAMING / ROOF FRAMING
S-3 STRUCTURAL DETAILS
S-4 STRUCTURAL DETAILS
- ARCHITECTURAL**
A1.1 FIRST FLOOR PLAN
A1.2 SECOND & THIRD FLOOR PLAN
A1.3 TYPICAL ENLARGED UNIT PLANS
A1.4 ENLARGED FLOOR PLANS
A1.5 SCHEDULES, DETAILS
A2.1 EXTERIOR ELEVATIONS
A2.2 BUILDING SECTIONS
A3.1 WALL SECTIONS
A3.2 WALL SECTIONS
A4.1 STAIR PLANS & SECTIONS
A4.2 STAIR / ELEVATOR PLANS & SECTIONS
A5.1 ROOF PLAN
A6.1 INTERIOR ELEVATIONS
- MECHANICAL**
M-1 PLUMBING D.W.V. PLAN
M-2 PLUMBING PLAN
M-3 H.V.A.C. PLAN
- ELECTRICAL**
E-1 ONE LINE DIAGRAMS & SCHEDULES
E-2 FIRST, SECOND, & THIRD FLOOR PLANS
E-3 ENLARGED PLANS



1 TYP. CURB/GUTTER DTL.
SCALE: 1" = 1'-0"



2 DTL AT TURN DN. WALK
SCALE: 1" = 1'-0"

DP-121
Prelim Lot 1
LANDSCAPE PLAN
APPROVED 10/5/97 BY [Signature]

DATE DRAWN
REVISIONS
PER CITY COMMENTS: 10-1-97

PRINTS ISSUED
CITY SUBMITTAL
2-25-97

JEFFREHBIEL
ASSOCIATES
ARCHITECTURE
1300 E. LEWIS WICHITA, KS 67211
316.267.8233 FAX 316.267.8554



DATE 10-2-97

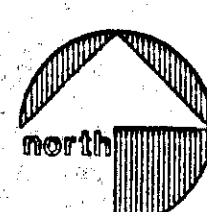
WICHITA INN - NORTH
3741 NORTH ROCK ROAD
WICHITA, KANSAS

PROJECT NUMBER
97066
SHEET TITLE
SITE ARCHITECTURAL PLAN

SHEET NUMBER

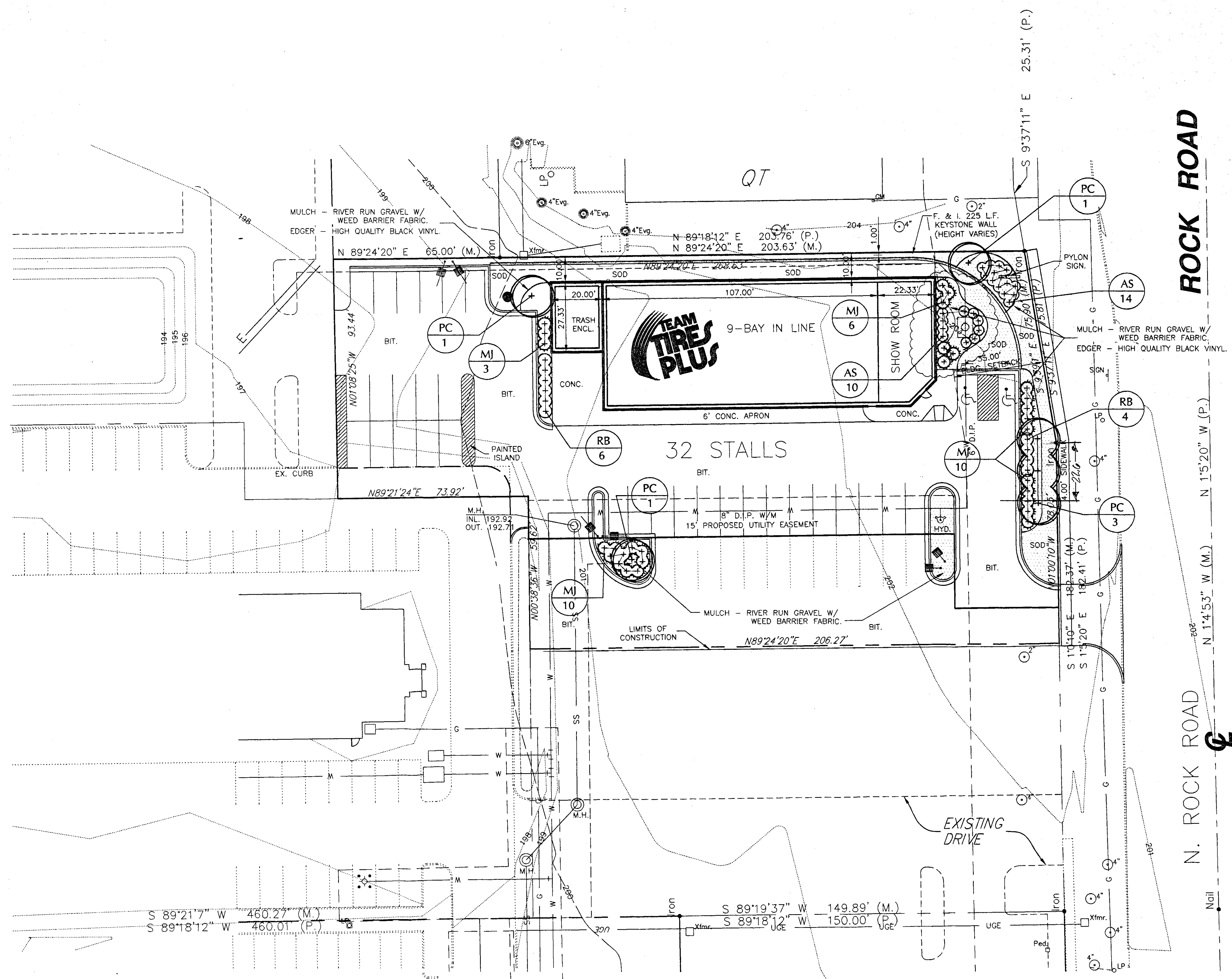
SA-1

OF SHEETS



SITE ARCHITECTURAL PLAN

SCALE: 1" = 30'-0"



ROCK ROAD

N. ROCK ROAD

LANDSCAPE CALCULATIONS

STREET YARD CALCULATIONS

140.33	(total street frontage)
X10	(from Table 2.1)
1403.3	(square feet landscaped steet yard required)
1403.3	divided by 500
	(1 shade tree per 500 sq. ft.)
3	SHADE TREES REQUIRED FOR STREET YARD
32	proposed stalls divided by 20
	(1 shade tree per 20 parking stalls)
1.62	shade trees required for parking lot
	(one-half of the street yard may be used to fulfill parking lot requirements.)

1.5 from LSY SHADE TREE REQUIRED FOR PARKING

4.5 TOTAL SHADE TREES REQUIRED FOR SITE

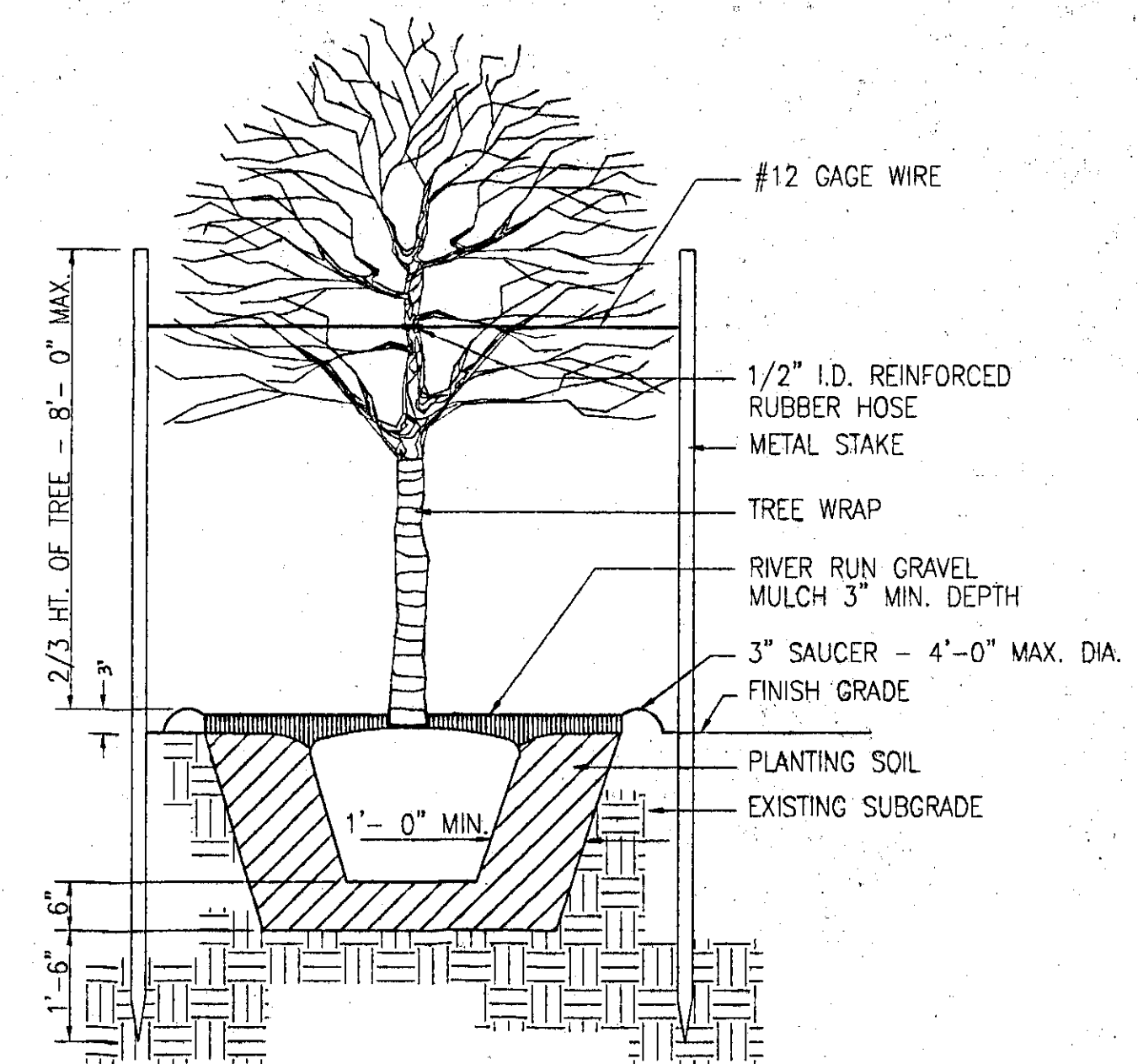
3.5

LANDSCAPE PROVIDED

0 SHADE TREE
 + 54 ORNAMENTALS (= 2.5 - Shade Tree)
 + 58 SHRUBS (= 5.5 Shade Trees) (Only 5 of LSY qualifies = 1 Tree)
 = 7.5 SHADE TREES PROVIDED
 2944.89 SF = STREET YARD LANDSCAPE AREA PROVIDED

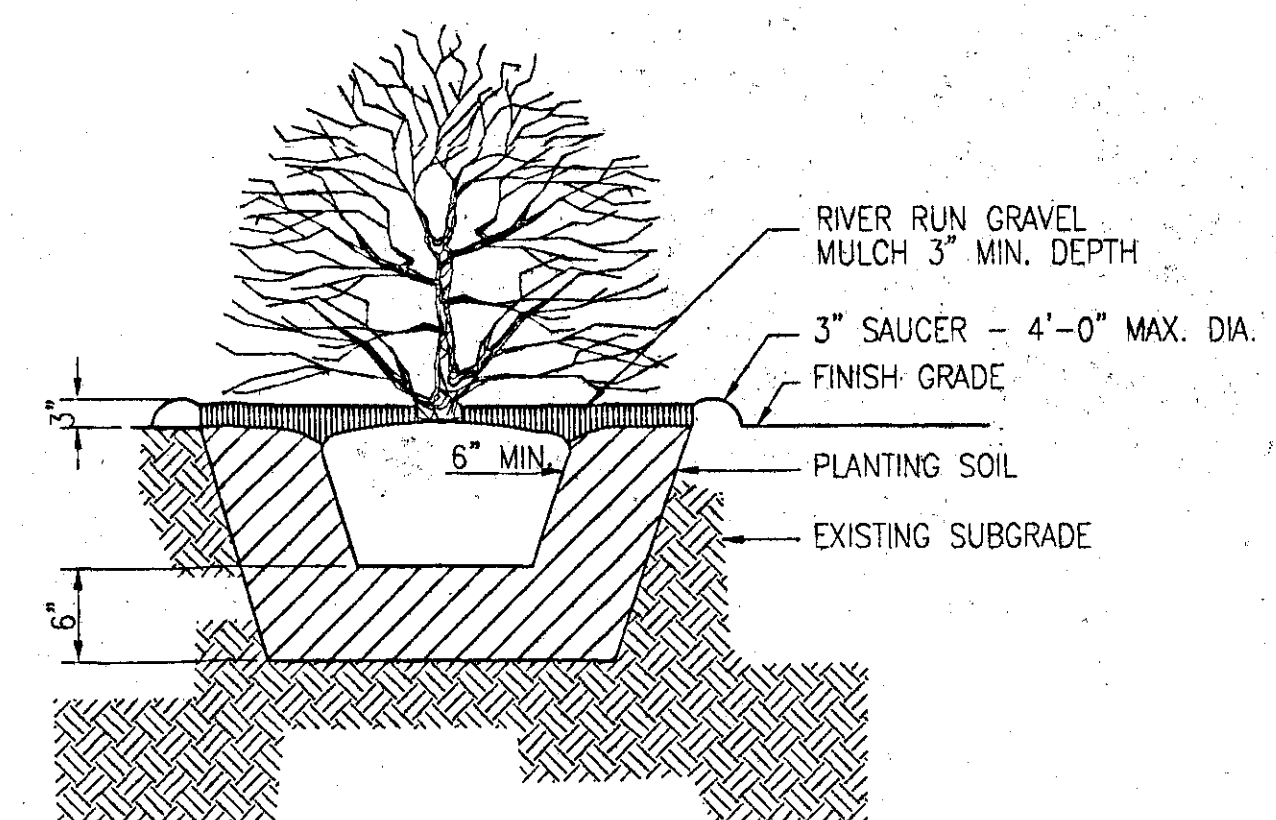
PLANTING SCHEDULE

CODE	COMMON NAME	BOTANICAL NAME	QTY.	SIZE
PC	PINKSPIRES CRABAPPLE	Malus 'Pink Spires'	6	1" CALIPER
		DECIDUOUS SHRUBS		
AS	ANTHONY WATERER SPIREA	Spiraea X bumalda 'Anthony Waterer'	24	18" potted
MJ	MINT JULEP JUNIPER	Juniperus chinensis 'Mint Julep'	26	24" potted
RB	RED LEAF BARBERRY	Berberis thunbergii atropurpurea	10	18" potted



TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

NOTES

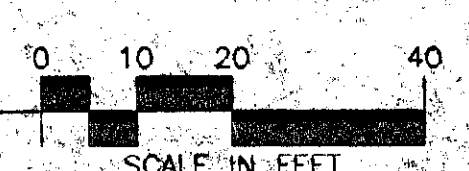
- ALL LANDSCAPING MATERIAL SHALL COMPLY WITH STATE AND LOCAL CONSTRUCTION STANDARDS.
- PLACE LANDSCAPE FABRIC SUCH AS 'DUON' OR EQUIVALENT IN LANDSCAPE AREA PRIOR TO THE PLACEMENT OF MULCH MATERIAL.
- CONTRACTOR SHALL BE REQUIRED TO MAINTAIN PLANTINGS FOR A PERIOD OF TWO WEEKS AND SHALL WARRANTY MATERIAL FOR A PERIOD NO LESS THAN ONE YEAR.
- MULCH MATERIAL FOR PLANTING BEDS SHALL BE 3/4" TO 1-1/2" RIVER RUN GRAVEL, PLACED TO A DEPTH OF 4 INCHES.
- SODDED AREAS TO RECEIVE 4" OF SELECT TOPSOIL.
- SHRUB BEDS TO RECEIVE 1'-0" OF SELECT TOPSOIL.
- ALL PLANTING SOIL BELOW ROOT BALL SHALL BE COMPACTED AND THOROUGHLY WATERED PRIOR TO PLANTING.
- EXTERIOR FAUCETS ON BUILDING SHALL BE PROVIDED FOR EFFICIENT IRRIGATION.

LANDSCAPE PLAN

APPROVED 2/28/00 BY D6
 Copy 2 of 2

LANDSCAPE PLAN

LANDSCAPING PLAN



YAGGY COLBY ASSOCIATES

ENGINEERS • ARCHITECTS
 SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS
 717 THIRD AVENUE SOUTHEAST
 ROCHESTER, MINNESOTA 55904
 507-288-6464
 FAX 507-288-5058
 EMAIL INFO@YAGGY.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS.

NUMBER DATE

9-BAY IN LINE BUILDING
 FACADE TOWER
 3745 NORTH ROCK ROAD
 WICHITA, KANSAS 67226
 LANDSCAPING PLAN

TEAM TIRES PLUS

PROJECT NUMBER 6320
 COMPUTER FILE 6320SITE4.DWG

DATE 12/30/99

DRAWN BY BJB/MSF

CHECKED BY 4/SP

REVISIONS
 01/11/00
 01/19/00
 02/22/00

SHEET NUMBER

C4

OF SHEETS

BM #1: City of Wichita Std. Disk at NW Corner
Concrete Field Drain. 150± E. of the E.L. of
Rock Road and 6' S. of S.L. 37th Street North.
Elev. 203.87

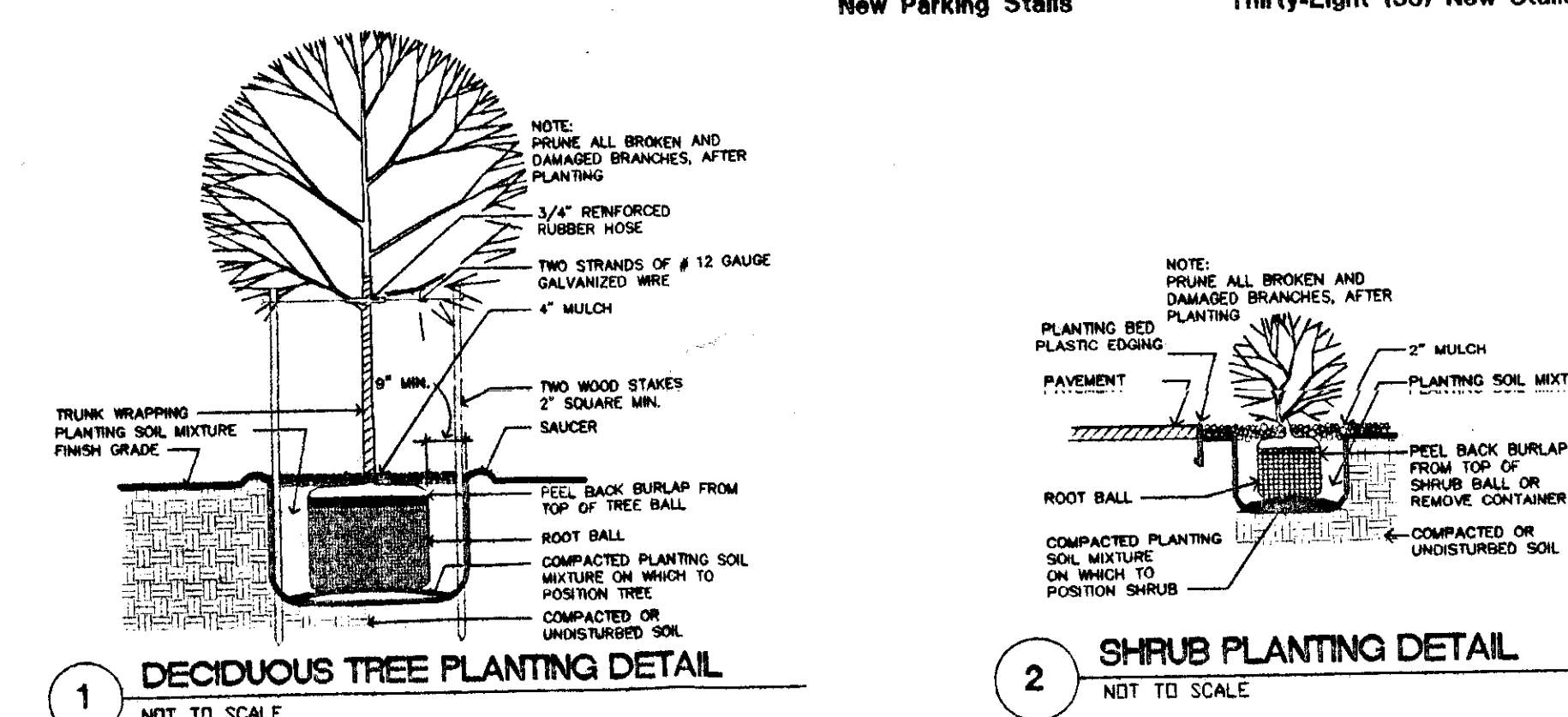
BM #2: '+' Cut in T.C. 10' E. of 2nd Light Pole E.
of W.L. Tract 2, N. of Northrock Suites Hotel.
Elev. 198.24

BM #3: '+' Cut in sidewalk at S.E. Corner of Lot 3,
Block 1, Killarney Plaza First Addition.
Elev. 200.24

LOT 1, BLOCK 1, KILLARNEY PLAZA FIRST ADDITION,
EXCEPT THE SOUTH 230 FEET THEREOF.

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES				
2	AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple Ash'	2' to 2 1/2' cal.	BB
2	OCTOBER GLORY MAPLE	Acer Rubrum 'October glory'	2' to 2 1/2' cal.	BB
1	SAWTOOTH OAK	Quercus acutissima	2' to 2 1/2' cal.	BB
SHRUBS				
14	CRIMSON PIGMY BARBERY	Berberis thunbergii var. 'atropurpurea' 'Crimson Pigmy'	2 gal.	Container
24	AUREA GOLDEN BARBERY	Berberis thunbergii var. 'atropurpurea' 'Aurea'	2 gal.	Container
15	ROSY GLOW BARBERY	Berberis thunbergii var. 'atropurpurea' 'Rose Glow'	2 gal.	Container
6	SNOWMOUND SPIREA	Spiraea nipponica	2 gal.	Container
12	FRDBELLI SPIREA	Spiraea bumalda 'Froebelii'	2 gal.	Container
			2 gal.	Container
24	BROADMOOR JUNIPER	Juniperus sabina 'Broadmoor'	2 gal.	Container

Landscape Required:	230	Total feet of frontage
	x 10	Req. Sq. Ft. factor
	2,300	Total landscape sq. ft. required
Landscape Shown:	3,780	Sq. Ft.
Shade trees required:	(4.5) Shade Trees	
Shade trees shown:	(5 Shade Trees)	
New Parking Stalls	Thirty-Eight (38) New Stalls	



1. ALL WORK SHALL BE DONE AS PER THE CITY OF WRIGHT LANDSCAPE SPECIFICATIONS AND LOCAL NURSERY STANDARDS.
2. ALL TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTED.
3. LANDSCAPING TO BE INSPECTED BY THE PROJECT MANAGER UPON DELIVERY.
4. TOPSOIL HAULED ONTO SITE SHALL BE FERTILE, Friable, Natural, Sandy Loam Topsoil, OF UNIFORM QUALITY CHARACTERISTIC OF REPRESENTATIVE NATURAL SOILS WHICH PRODUCE HEAVY GROWTH OF CROPS, GRASS OR OTHER VEGETATION. IT SHALL BE FREE OF SURBOL, CLAY LUMBS, BRUSH, WEEDS, ROOTS, STONES, TRASH OR OTHER MATTER TOXIC TO PLANT GROWTH.
5. TOPSOIL SHALL BE DELIVERED IN AN UNFROZEN AND NON-MUDDY CONDITION AND SHALL BE SUBJECT TO APPROVAL BY THE PROJECT MANAGER.
6. PLASTIC EDGING SHALL BE USED TO SEPARATE ALL FROM PLANTING BEDS. EDGING SHALL BE COBRA CC OR AN APPROVED EQUAL.
7. ALL PLANTING BEDS FOR SHRUBS SHALL HAVE THE EXISTING SOIL REMOVED AND REPLACED 18" IN DEPTH WITH IMPROVED TOPSOIL.

DATE: OCT. 30TH 1997

DP-121
PARCEL 3
LANDSCAPE PLAN

APPROVED 11/3/97 BY [Signature]

SITE LANDSCAPE PLAN

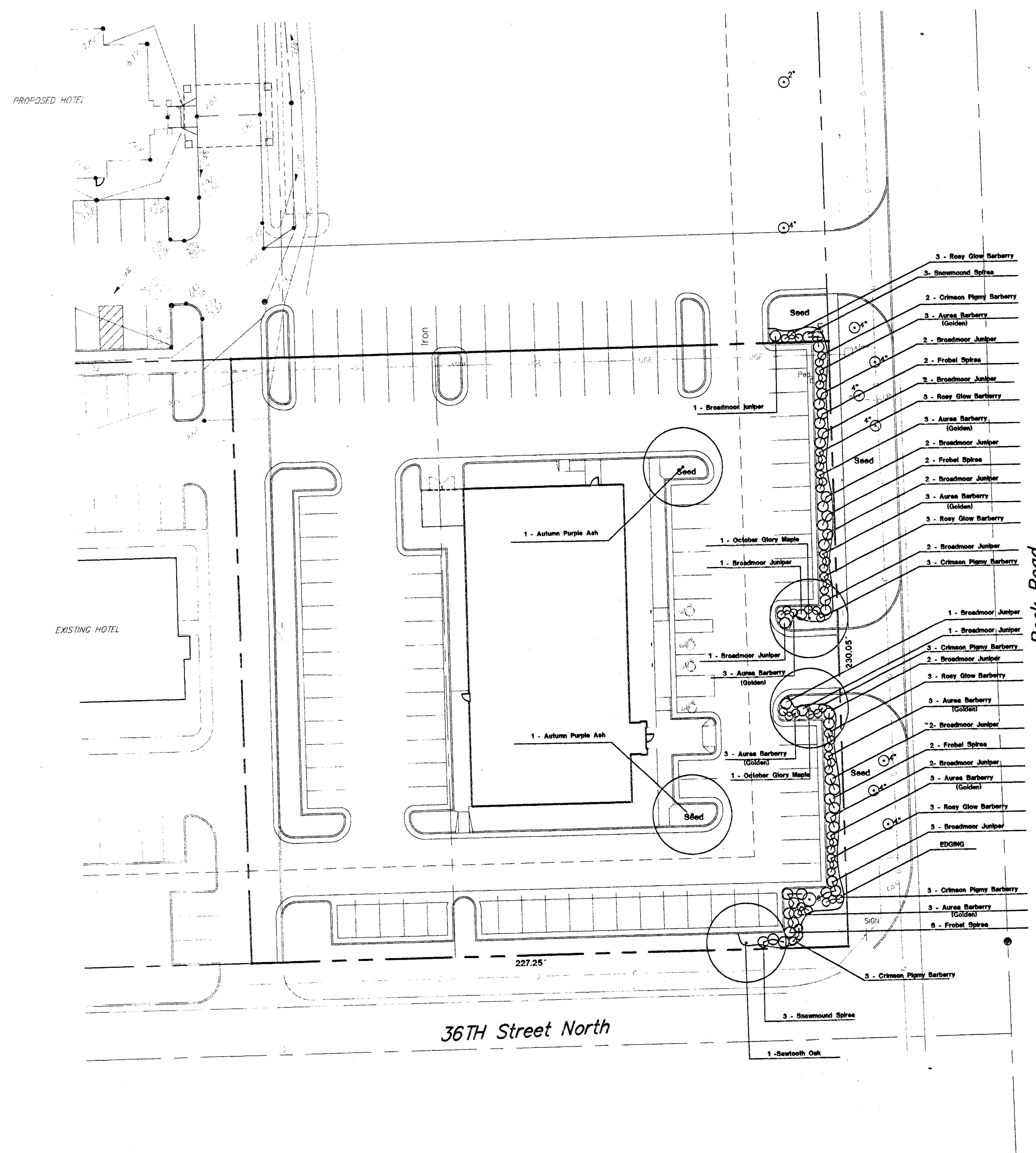
SCALE: 1" = 20'-0"

SRB 924 NORTH MAIN 316-264-8008
WICHITA, KANSAS 67203 FAX 264-4621

SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

NORTHROCK RESTAURANT

ROCK ROAD at 36th STREET NORTH
WICHITA, KANSAS



GENERAL PLANTING NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT 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.
4. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
5. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER AT (316) 681-2410. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
6. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISHED GRADING SHALL BE PERFORMED LANDSCAPE CONTRACTOR.
7. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
8. PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON PLANS UNLESS NOTED TO BE REMOVED.
9. SOD TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TALL FESCUE.
10. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE ROW.
11. 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.
12. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
13. 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") OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
14. BLACK PLASTIC EDGE MATERIAL SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE.
15. WEED BARRIER SHALL BE A WOVEN, POROUS MAT AS MANUFACTURED BY DUON BY PHILLIPS 66. THE WEED BARRIER SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS. ALL WEED BARRIER SHALL BE COMPLETELY COVERED BY MULCH MATERIAL.
16. USE GRAVEL MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUPPLY LANDSCAPE ARCHITECT WITH A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1/2" TO 1 1/2" DIA. ONLY.
17. PLACE 3"-4" OF MULCH IN ALL SHRUB BEDS.
18. 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 PERENNIAL BEDS.
19. PLACE 4" OF HARD WOOD MULCH IN ALL TREE SAUCERS.
20. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
21. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
22. AN AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED IN LANDSCAPE AREAS AS SHOWN ON THE PLAN. THE IRRIGATION SYSTEM IS TO BE INSTALLED AS SPECIFIED IN PROJECT SPECIFICATIONS.

LEGAL DESCRIPTION

LOT SPLIT
LOT 1, BLOCK 1, KILLARNEY PLAZA FIRST ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS

PARCEL #1:
That part of Lot 1, Block 1, Killarney Plaza First Addition, Wichita, Sedgwick County, Kansas, described as commencing at the NW Corner of said Lot 1; thence S01°25'20"E, along the west line of said Lot 1, 281.55 feet; thence N89°18'12"E, parallel with the south line of said Lot 1, 294.66 feet; thence S02°41'48"E, 30 feet; thence N89°18'12"E, 109.92; thence S02°41'48"E, 18.46 feet to a point on a line 376.29 feet north of and parallel with the south line of said Lot 1, for a place of beginning; thence N89°18'12"E, 165.97 feet; thence N80°41'48"E, 30 feet; thence N89°18'12"E, 40 feet to the east line of said Lot 1; thence S01°25'20"E, along the east line of said Lot 1, 116.30 feet to the east corner common to Lots 1 and 3, in said Block 1; thence S89°18'12"W, along the line common to said Lots 1 and 3, and extended, 206.76 feet to a point on a line bearing S02°41'48"E, from the place of beginning; thence N02°41'48"W, 146.30 feet to the place of beginning.

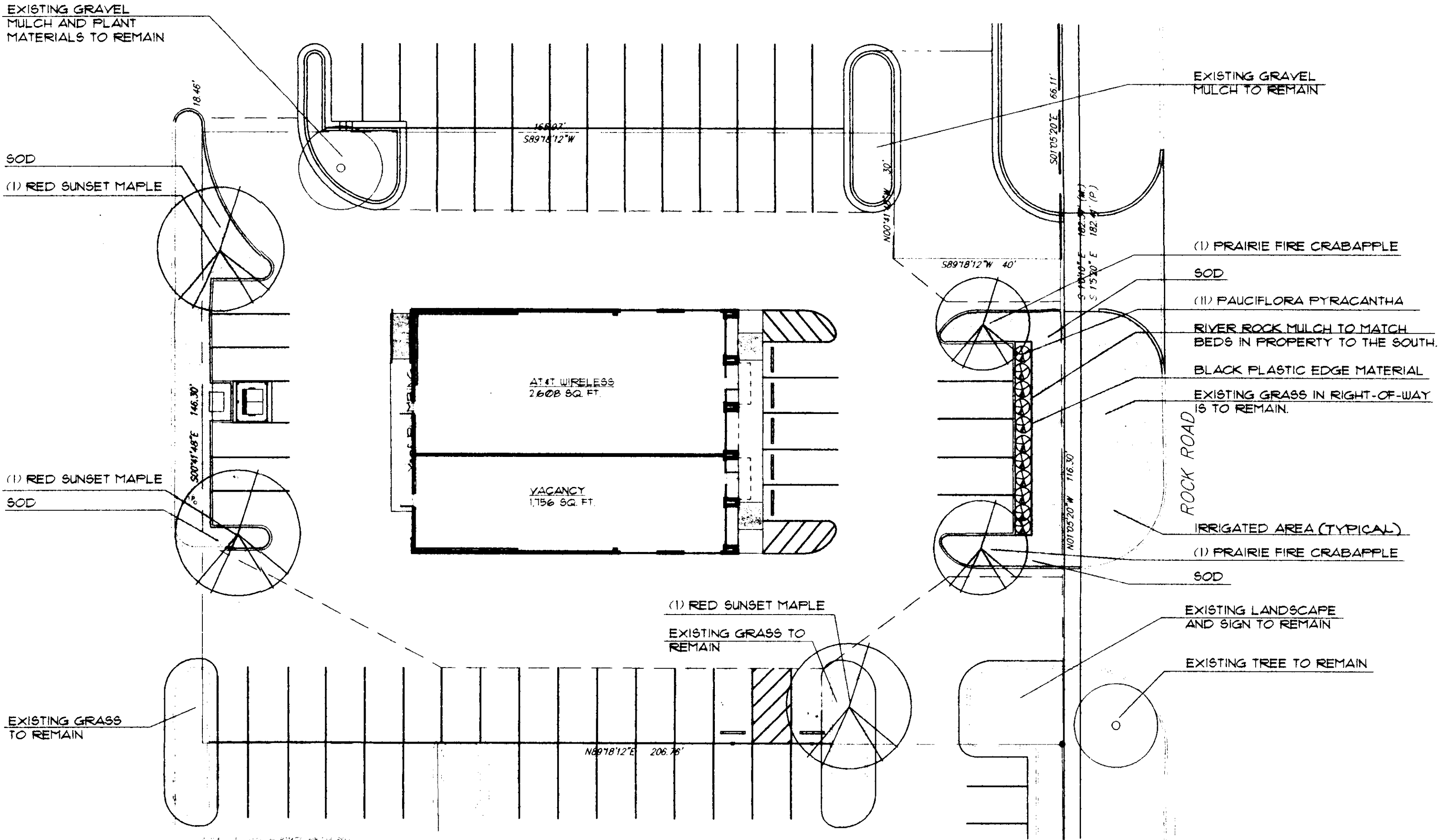
STREET YARD LANDSCAPE AREA

STREET FRONTAGE	116.3 LF
SQUARE FOOT FACTOR	X = 8 SF/LF
REQUIRED STREET YARD AREA	930.4 SF
PROVIDED STREET YARD AREA	1604.43 SF
REQUIRED STREET YARD TREES (ONE SHADE TREE/500 SF REQ. STREET YARD AREA)	2 TREES
PROVIDED STREET YARD TREES	1 SHADE TREES + 2 ORNAMENTAL TREES
41 PROVIDED PARKING STALLS + 2 HANDICAP PARKING STALL	
REQUIRED PARKING LOT TREES	3 TREES
(1 SHADE TREE/20 PARKING STALLS)	
PROVIDED PARKING LOT TREES	3 TREES (ONE PROVIDED BY STREET YARD TREES)

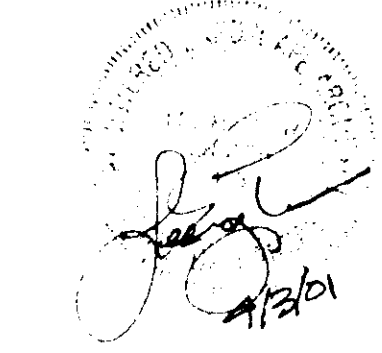
PARKING LOT SCREENING IS PROVIDED BY SHRUBS
NO LANDSCAPE PROPERTY LINE BUFFER IS REQUIRED

PLANT MATERIAL SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
3	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2" CAL.	B & B	
2	MALUS ' PRAIRIE FIRE' 'SHADEMASTER'	PRAIRIE FIRE CRABAPPLE	1 1/2" CAL.	B & B	
11	PYRACANTHA COCCINEA 'PAUCIFLORA'	PAUCIFLORA PYRACANTHA	30" HT.	5 GAL. MIN.	HEDGE PLANTED AT 4'-0" O.C.



SITE LANDSCAPE PLAN



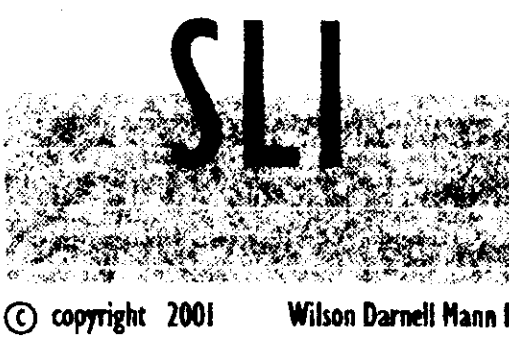
Wilson Darnell Mann P.A.
105 N. Washington - Wichita, Kansas 67202
ph 316.262.4700 fx 316.262.0002
www.wdmdesign.com

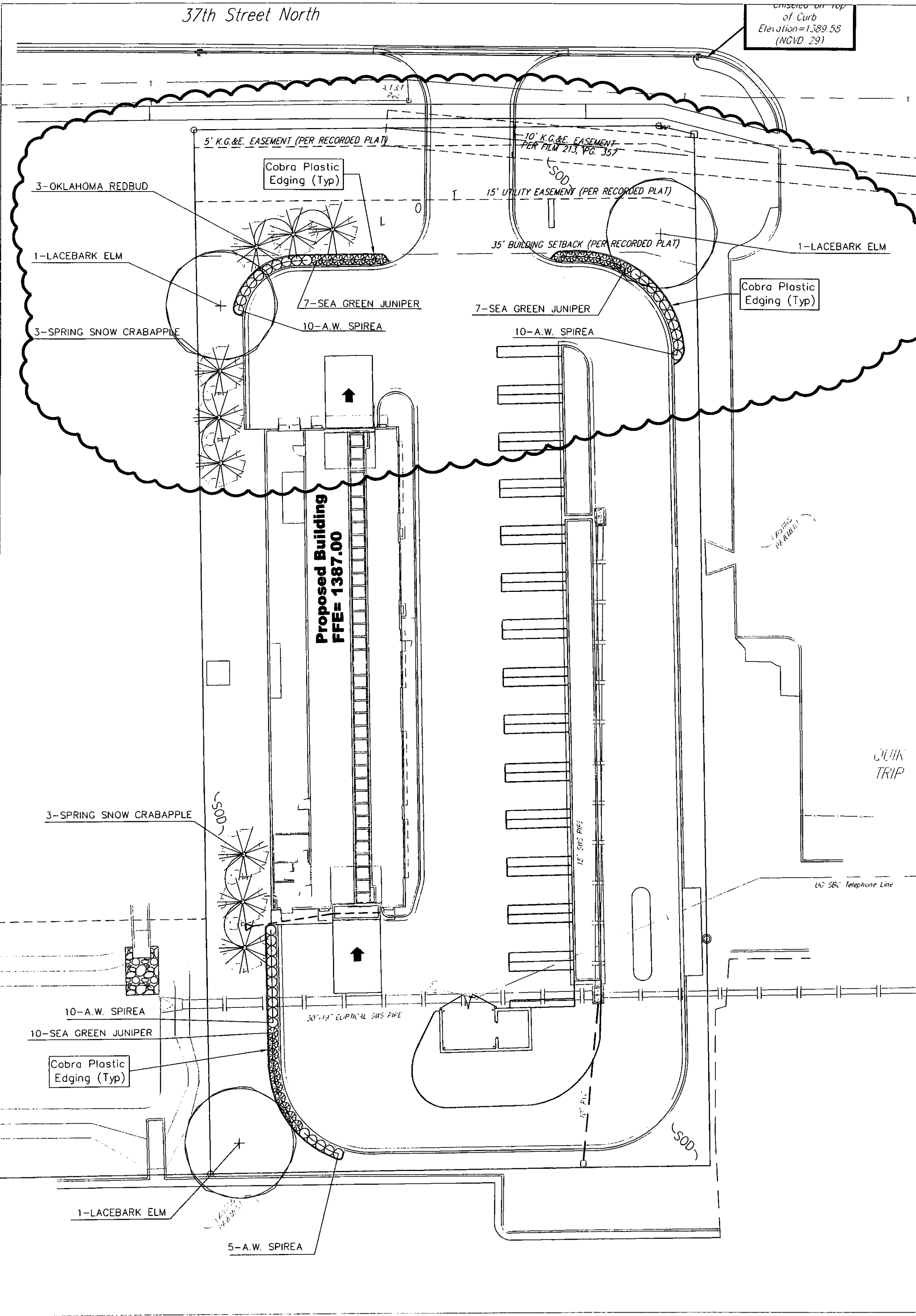
TEAM PLAYERS
TENANT BUILDING
3715 N. ROCK
WICHITA, KANSAS

PRINTS ISSUED
3-13-01 PERMIT SET
4-3-01 REVISED PERMIT

WDM No. 221
drawn: LME
checked: MC
SITE LANDSCAPE PLAN

DP-121 W.D.C. PARCEL No. 8 C.U.P.
PARCEL 5
LANDSCAPE PLAN
APPROVED 4/16/01 BY [Signature]
MAPD Copy 1 of 2





SITE LANDSCAPE PLAN

Scale 1"= 20'-0"



LANDSCAPE ORDINANCE CALCULATIONS

Streetyard Requirement:	138.8' x 15' = 2,082 sq. ft.
Total Streetyard Shown:	4,887.8 sq. ft.
Streetyard Trees Required:	1 per 500 sq.ft. = 4 Shade Trees
Streetyard Trees Shown:	2 Shade, 5 Ornamentals=4.5 Shade Trees

IRRIGATION NOTES:

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

BENCHMARK

"□" Chiseled on Top of Curb Approx. 21' North of NE Property Corner of Lot 1, Block 1 Killorney Plaza First Addition to Wichita, Sedgwick County, Kansas. Elev. = 1389.58 NGVD 29

LEGAL DESCRIPTION

A portion of Lot 1, Block 1 Killorney Plaza First Addition to Wichita, Sedgwick County, Kansas

SITE INFORMATION

Total Area: ±39,796.98 sq. ft. (0.91 acres)
Disturbed Area: ±39,796.98 sq. ft. (0.91 acres)
Impervious Area: ±29167.84 sq. ft. (0.67 acres)
Building Area: 4,920 sq. ft.

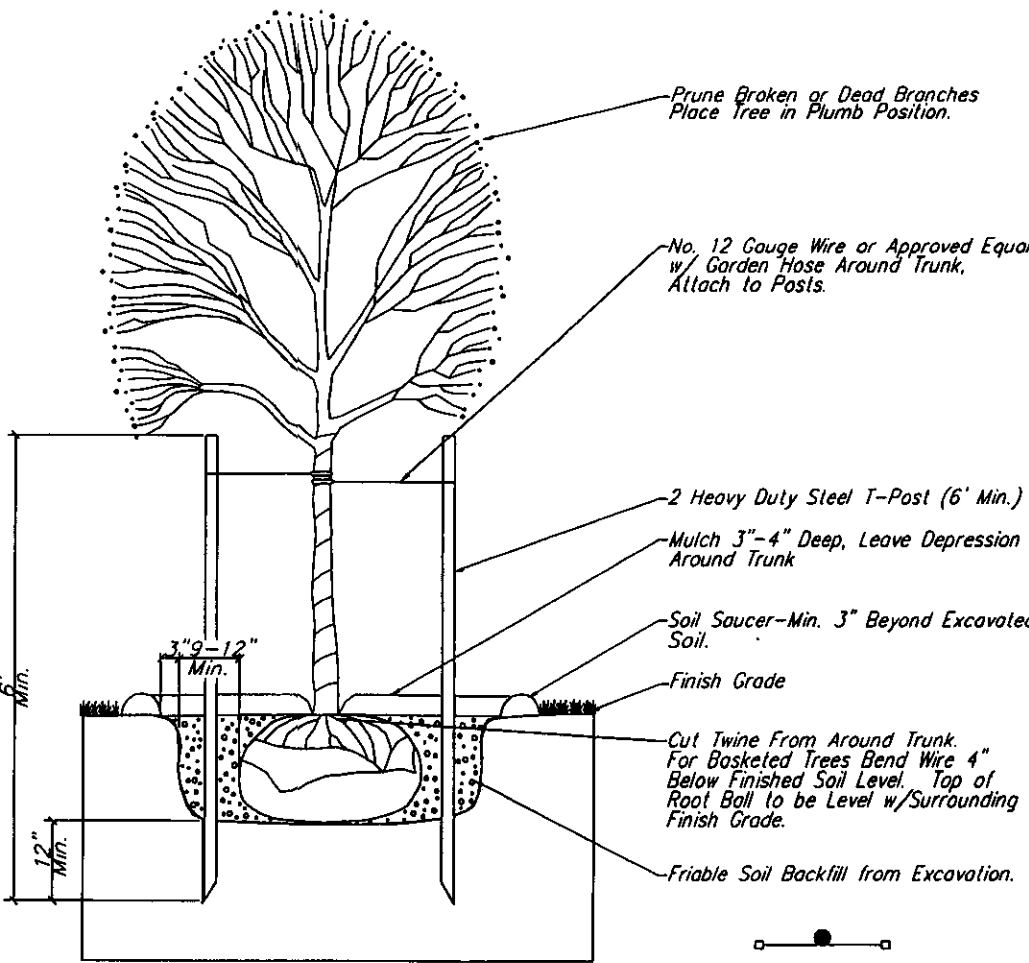
LANDSCAPE NOTES:

- 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
FERTILIZER--16-20-6 ratio 4#/1000 sq. ft.
- Trees with broken leaders or no central leader will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
- Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
- General Contractor to supply and place at a depth of 4", all topsoil on site.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
- The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
- Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
- Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
3	Ulmus parvifolia	Locebark Elm	3" Cal.	B&B	Single Stem Only
3	Cercis reniformis 'Oklahoma'	Oklahoma Redbud	2" Cal.	B&B	Single Stem Only
6	Malus species 'Spring Snow'	Spring Snow Crabapple	2" Cal.	B&B	Single Stem Only
24	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5-Cal.	Container	Full & Healthy
35	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	5-Cal.	Container	Full & Healthy

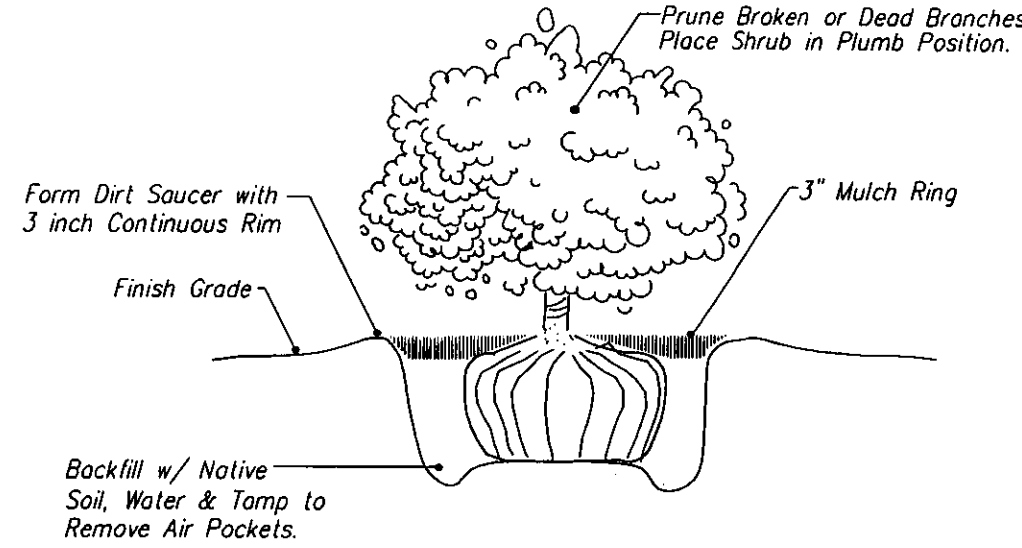
5



1 TREE PLANTING & STAKING DETAIL

Deciduous Trees Larger than 2" Cal.
Evergreen Trees Larger than 6" Height

No Scale



2 SHRUB PLANTING DETAIL

5 Gallon and Smaller

No Scale

DP-121 PARCEL 2A
LANDSCAPE PLAN

APPROVED 03-13-09 BY [Signature]
SUPERSEDES PLAN APPROVED 10-24-08
MAPD Copy 1 of 2

- Revised 02.17.09 by DML
- Revised 02.09.09 by DML



Legend's Car Wash
37th & Rock

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 F 3162627271 F 3162620149

ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER DESIGN DML DRAWN DML

REVISIONS: 07.21.08 DML APPROVED DATE 06.10.2008

10.29.08 DML SCALE AS SHOWN

12.04.08 DML SHEET

4 OF 5

PLANTING SPECIFICATIONS

- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL, IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE, I.E. ADDITION OF LIME, GYPSUM, ETC.
- REESTABLISH TURF IN ALL THE AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD OF NURSERY STOCK". OWNER RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH IN THEIR OPINION FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
- PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE ROOT-PRUNED THROUGH THE USE OF A VERTICAL SLICING METHOD PRIOR TO PLANTING.
- WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURELY TIE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON TREE PLANTING DETAIL.
- 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.
- 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.
- GUARANTEE ALL SOD AREAS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION. GUARANTEE ASS SEED AREAS FOR ONE CALENDAR YEAR AFTER SUBSTANTIAL COMPLETION.
- GUARANTEE TREES AND SHRUBS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN TWO DAYS OF REQUEST PENDING FAVORABLE SEASONAL PLANTING TIMES.
- GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OF SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
- AT THE COMPLETION OF PLANTING OPERATIONS, ALL PLANTS SHALL BE INSPECTED BY THE OWNER. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND REMOVE ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER FINAL ACCEPTANCE.
- NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL.
- ANY PLANTING BED ADJACENT TO WALKS OR CURBING SHALL HAVE THE GRADE TO A SUFFICIENT DEPTH TO ALLOW TOP OF THE MULCH TO MATCH THE TOP OF WALK OR CURBING.
- FERTILIZER WITH MLIORGANITE SHALL BE DISTRIBUTED UNIFORMLY AT THE RATE OF 1000 POUNDS PER ACRE.
- PRIOR TO SEEDING, MOW, GRUB RAKE ALL VEGETATION WHICH MIGHT INTERFERE AND REMOVE ALL DEBRIS FROM THE SITE. THOROUGHLY TILL AREA AFTER PREPARATION, TO A DEPTH OF AT LEAST 6 INCHES.
- SUBMIT TYPEWRITTEN INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF LANDSCAPE WORK.
- LABEL AT LEAST 1 TREE, 1 SHRUB, AND 1 GROUND COVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.
- PLANT TREES, SHRUBS AND GROUND COVERS DURING NORMAL SEASON FOR SUCH WORK. DO NOT PLANT IN FROZEN GROUND.
- MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE BY OWNER. MAINTENANCE CONSISTS OF SPRAYING PRUNING, WATERING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. REMOVE AND REPLACE PLANT MATERIAL FOUND TO BE DEAD OR IN AN UNHEALTHY CONDITION.
- TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. SEE SHEET LS2.

LEGAL DESCRIPTION

A portion of Lot 1, Block 1, Killarney Plaza First Addition, an Addition to Wichita, Sedgwick County, Kansas described as commencing at the north common corner to Lots 1 and 2 in said Block 1; thence N76°39'38"W, along the north line of said Lot 1, 76.26 feet to a deflection point in the north line of said Lot 1; thence S89°18'12"W along the north line of said Lot 1, 128.62 feet to the point of beginning; thence S01°05'20"E, parallel with the west line of Lot 2 in said Block 1, 287.55 feet; thence S89°18'12"W, parallel with the north line of said Lot 1, 191.56 feet to a point on the west line of said Lot 1; thence N01°05'20"W, along the west line of said Lot 1, 287.55 feet to the NW. corner of said Lot 1; thence N89°18'12"E, along the north line of said Lot 1, 191.56 feet to the point of beginning.

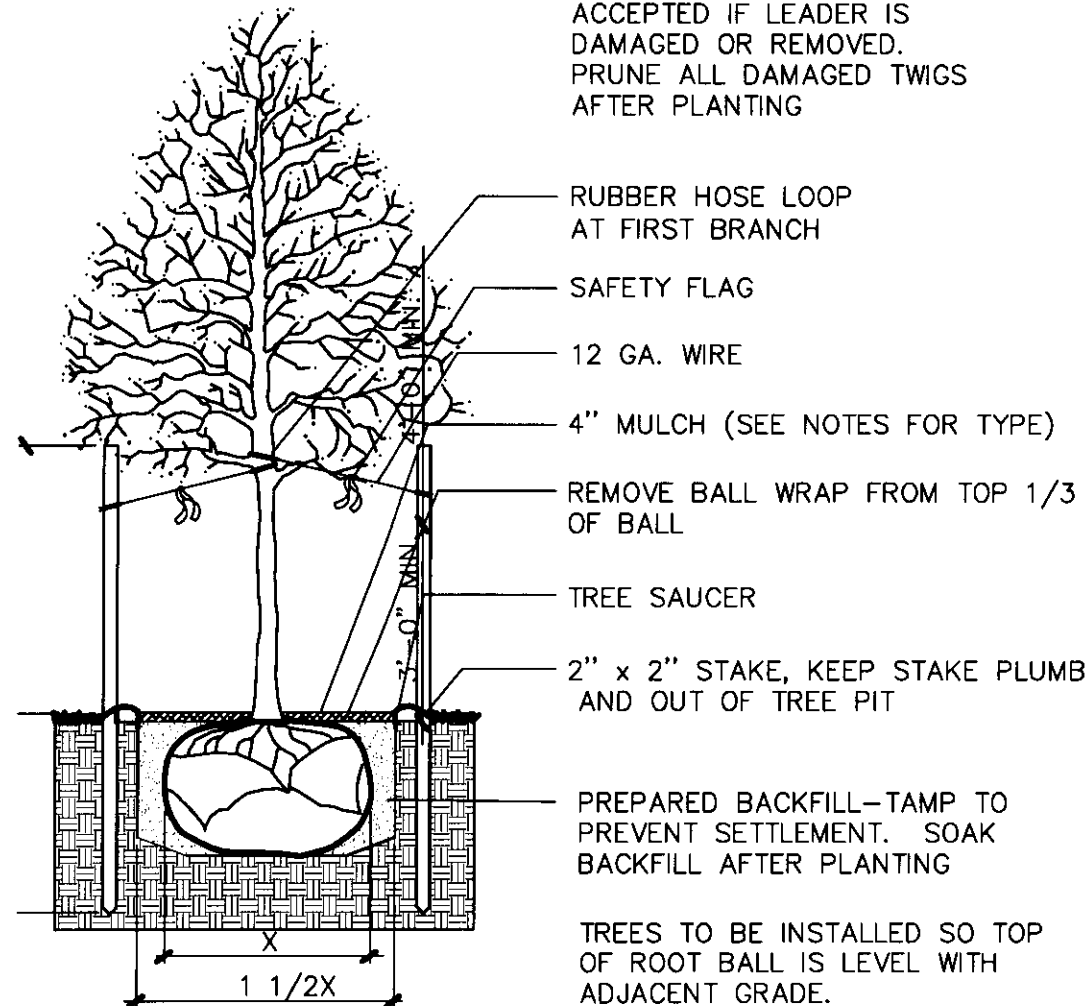
PARKING CALCULATIONS

PARKING REQUIREMENTS:
REQUIRED - RESTAURANT:
PARKING 1 SPACE PER (3) OCCUPANTS
152 + 3 = 51 SPACES
PARKING - 52 SPACES
PROVIDED ±3 HANDICAPPED SPACES
55 TOTAL SPACES

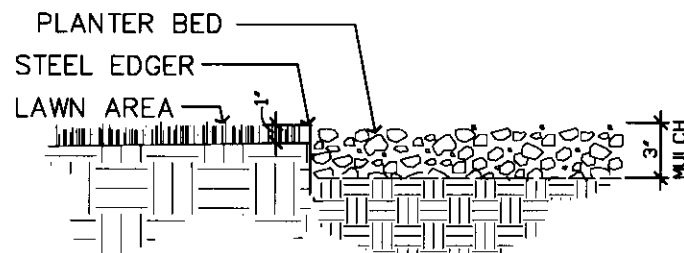
LEGEND

SOD/SEED (TO BE DETERMINED BY OWNER)

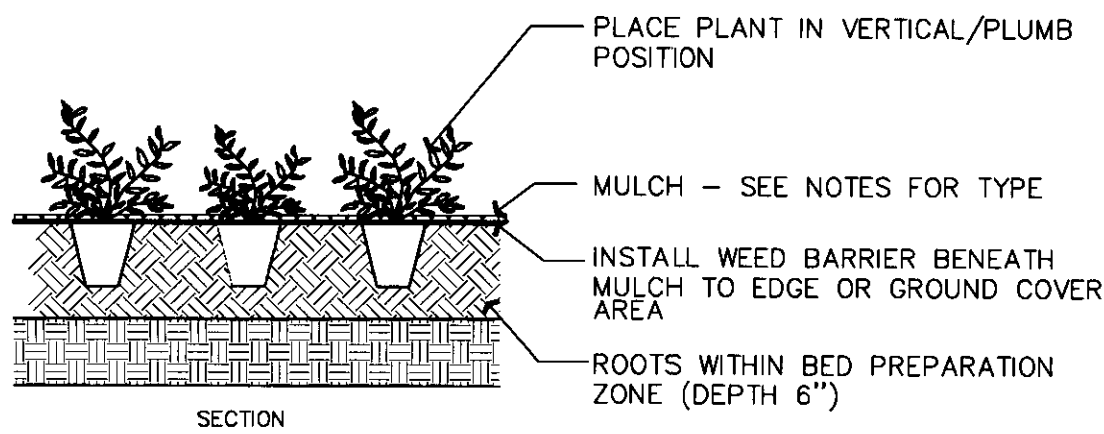
UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.



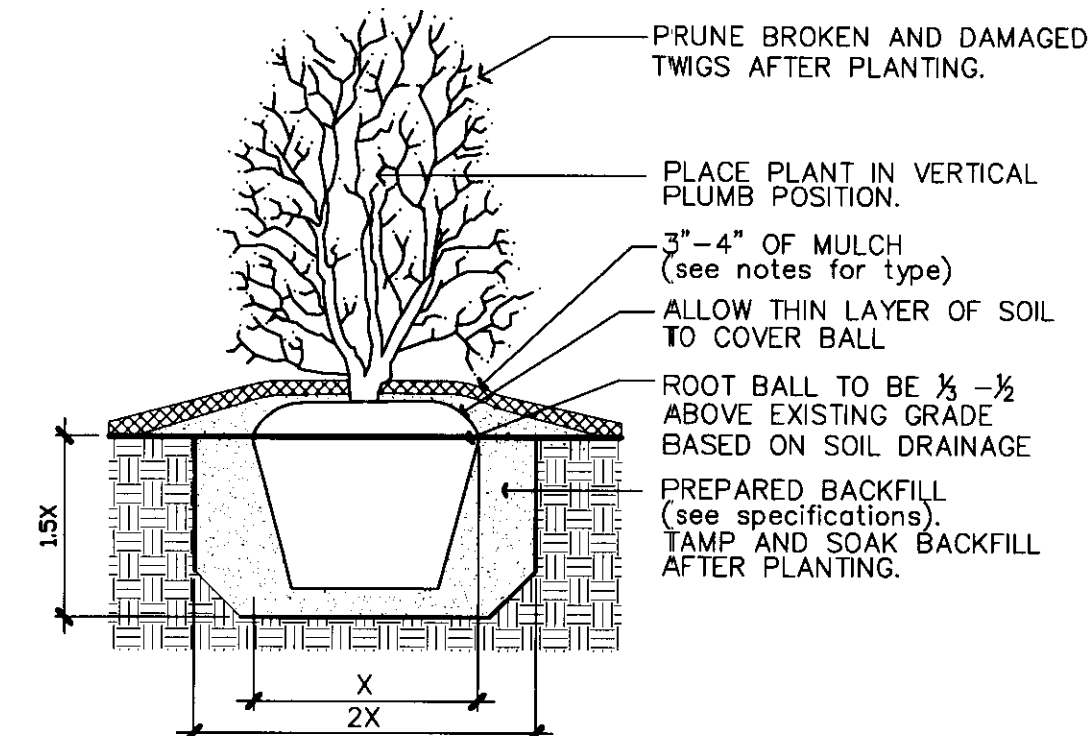
③ TREE PLANTING DETAIL
IN TURF AREAS NO SCALE



① EDGER DETAIL
NO SCALE



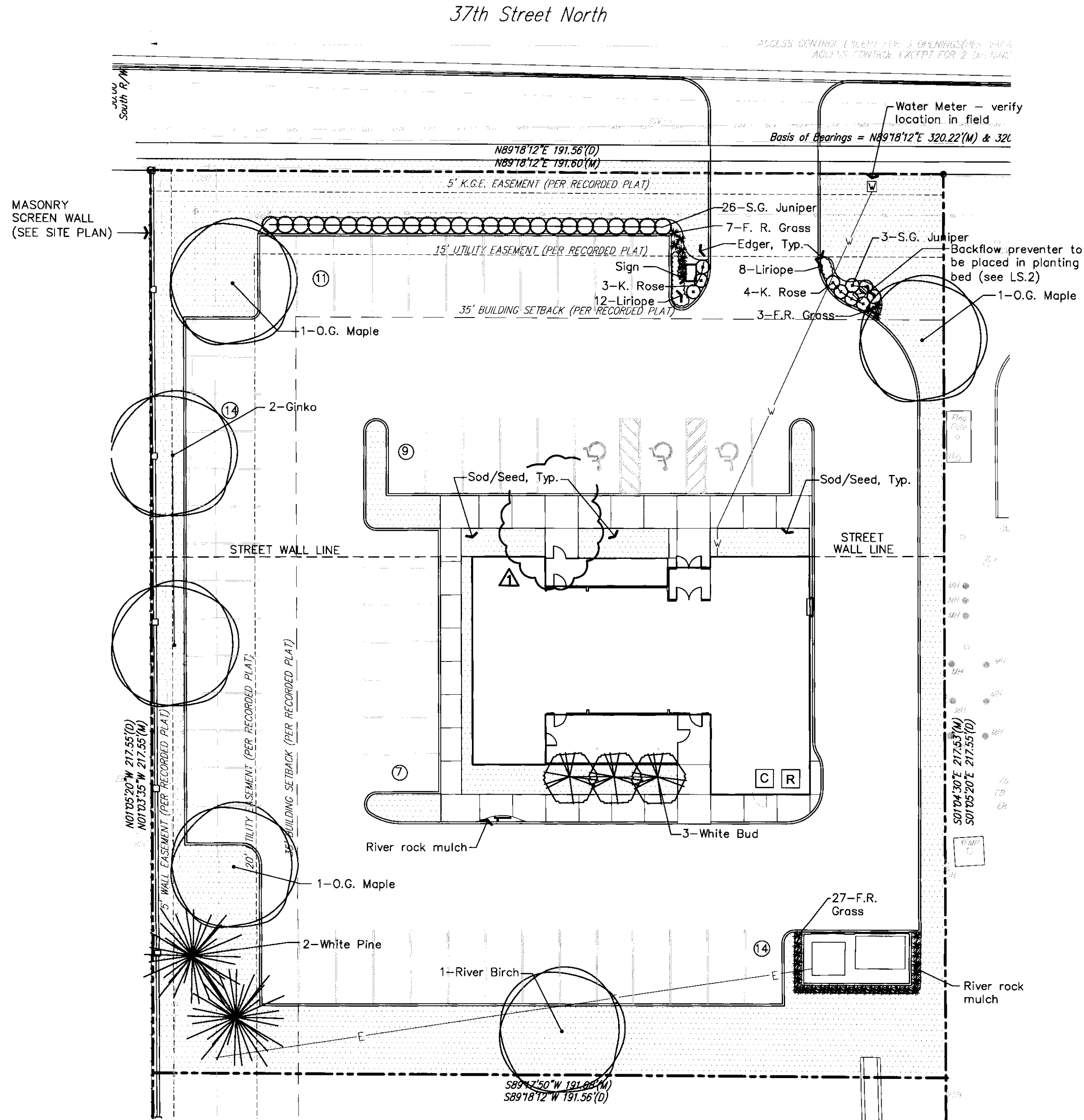
② GROUND COVER DETAIL
NO SCALE



④ SHRUB PLANTING DETAIL
NO SCALE

GENERAL PLANTING NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCH./LANDSCAPE ARCH. FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF THE WORK.
- 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 LANDSCAPE ARCH. OR OWNER'S REPRESENTATIVE'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCH. RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- UTILITIES HAVE BEEN SHOWN ON THE PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- SEED TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TALL FESCUE (UNLESS SPECIFIED BY OWNER). SOW AT RATE SPECIFIED BY SEED PRODUCER.
- SOD TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TALL FESCUE OR OTHER TURF GRASS RECOMMENDED FOR THE SPECIFIC AREA.
- RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
- REESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SEED, SOD OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.
- 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.
- CULTIVATE GROUND COVER PLANTING BEDS TO DEPTH OF 8". TILL COMPOST AND WELL-ROTTED MANURE INTO THE PLANTING BED AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/MANURE TO THREE (3) PARTS SOIL.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- PLANT GROUND COVER/ANNUALS WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE TRIANGULAR, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- TREAT PLANTING BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- USE RIVER ROCK COBBLES IN ALL PLANTING BEDS, UNLESS NOTED OTHERWISE ON PLAN. LANDSCAPE CONTRACTOR SHALL SUPPLY OWNER'S REPRESENTATIVE WITH A SAMPLE OF COBBLES FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF RIVER ROCK COBBLES TO RANGE FROM 2"-6" DIA.
- POROUS WOVEN WEED BARRIER SHALL BE INSTALLED IN ALL PLANTING BEDS. ALL PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASSES. TERMINATE EXISTING UNWANTED PLANT MATERIALS BY USE OF A NON-SELECT HERBICIDE LIKE "ROUND-UP". USE HERBICIDE ONLY AS DIRECTED BY MANUFACTURER.
- PLACE FULL LAYER OF RIVER ROCK COBBLES ON TOP OF WEED BARRIER UNTIL THE FABRIC IS NO LONGER VISIBLE.
- STEEL EDGER BY "PROSTEEL, INC." (OR EQUIVALENT, TO BE APPROVED BY OWNER). EDGER TO BE 10 GAUGE (1/8" X 4" HIGH) AND PAINTED GREEN. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. TOP OF EDGER TO ALIGN WITH SIDEWALK/CURB WHERE OCCURS. GRADE TO BE 1" BELOW TOP OF EDGER ON LAWN SIDE. REFER TO EDGER DETAIL.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/FINAL ACCEPTANCE.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.



PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
	SHADE TREE				
3	October Glory Red Maple	Acer rubrum 'October Glory'	2" CAL.	B & B	
2	Ginkgo	Ginkgo biloba	2" CAL.	B & B	
1	River Birch	Betula nigra 'Dura Heat'	2" CAL.	B & B	
	ORNAMENTAL TREE				
3	White Redbud	Cercis canadensis 'Alba'	1-1/2" CAL.	B & B	
	EVERGREEN TREE				
2	White Pine	Pinus strobus	8' Min. Ht.		
	DECIDUOUS SHRUB				
7	Knock-out Rose	Rose x 'Radrazz'	3 Gal.	Cont.	
	EVERGREEN SHRUB				
29	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal.	Cont.	
	ORNAMENTAL GRASSES				
37	Feather Reed Grass	Calamagrostis acutiflora 'Stricta'	3 Gal.	Cont.	
	PERENNIAL/GROUNDCOVER				
20	Liriope	Liriope muscari 'Big Blue'	1 Gal.	Cont.	Planted 18" O.C.

LANDSCAPE CODE CALCULATIONS

LANDSCAPED STREET YARD REQUIRED

Landscaped Street Yard Required:
192 Total feet of frontage
x10 Req'd square foot factor
1,920 Total sq. ft. req'd
Landscaped Street Yard Shown:
5,200 Total sq. ft. provided
Street Yard Trees Required:
1,920 ÷ 500 = 3.8 or say 4 trees req'd
Street Yard Trees Shown:
3 shade trees + 10 shrubs = 4 trees provided
BUFFERS REQUIRED
Buffer with screening provided
217 LF ÷ 40 = 5.4 or say 6 trees req'd
4 shade trees + 2 evergreen trees = 6 trees provided

PARKING LOT SCREENING AND LANDSCAPING

Parking lot is screened w/shrubs
Parking Lot Trees Required
55 Total stalls
±20 (one tree per 20 spaces)
2.75 or say 3 trees req'd.
(One-half of the req'd. street yard trees may be used to fulfill parking lot tree requirement. One-half of 4 street yard trees = 2)
Parking Lot Trees Shown
3 (plus) trees provided

LANDSCAPE PLAN

APPROVED 11-25-09 BY *DS*
MAD copy 1 of 2

SITE PLANTING PLAN

1" = 20'-0"

ISSUE DATE

CITY REVIEW	11-06-2009
REVISIONS PER CITY COMMENTS	11-06-2009
REVISIONS	11-19-2009

HOT DOGGITY RESTAURANT

7931 E 37th STREET
SEDGWICK COUNTY
WICHITA, KS

architect of record:

**Kaufman
Design
Group**

ARCHITECTURE

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U+W design

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SHEET TITLE

PLANTING PLAN

SHEET NUMBER

LS1

OF SHEETS