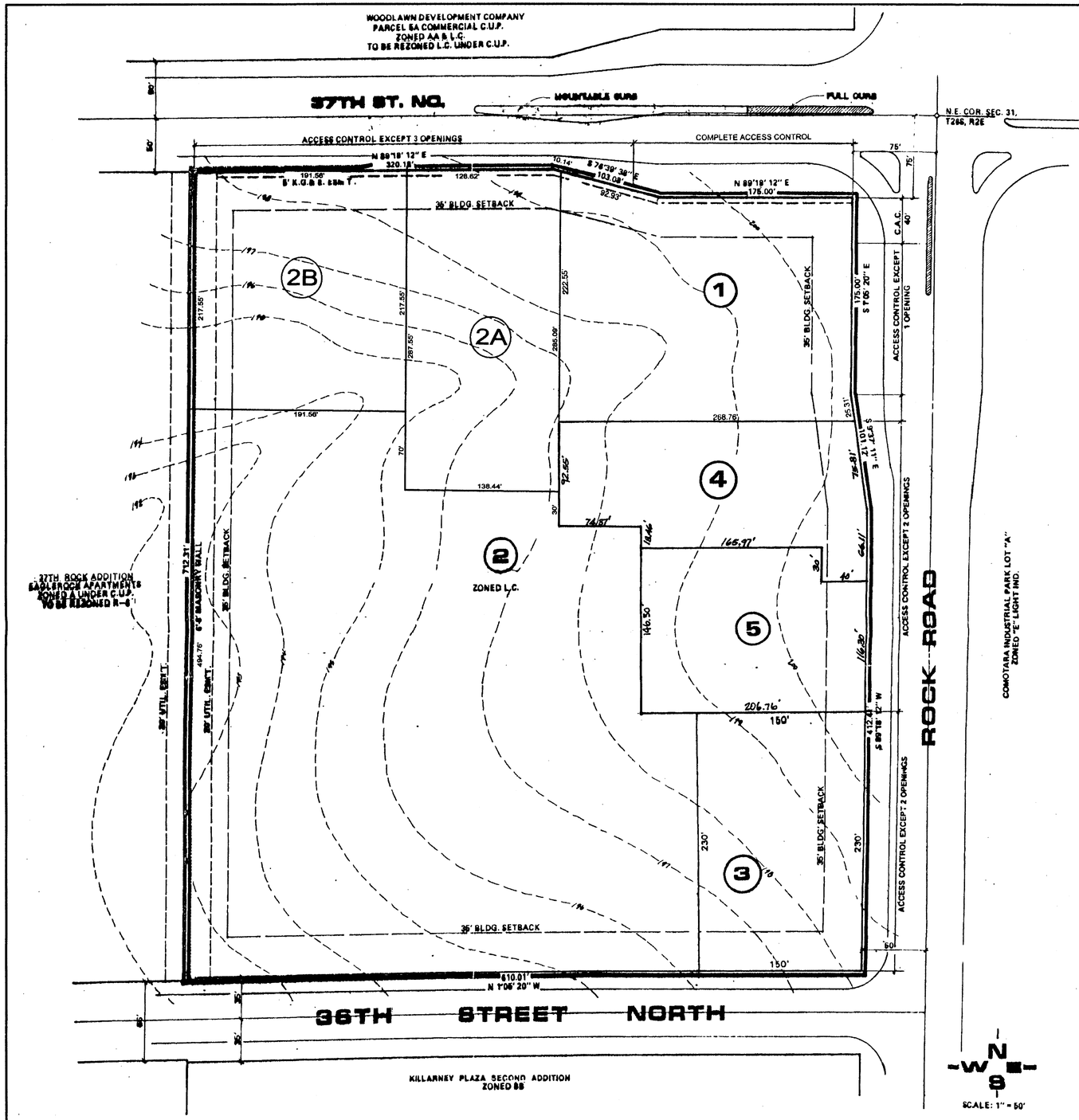


GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 8.76 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: IRRESPECTIVE OF HOW LAND IS LEASED OR SOLD.
   - 35' SETBACK ALONG ROCK ROAD.
   - 35' SETBACK ALONG 37TH STREET NORTH.
   - 35' SETBACK ALONG 36TH STREET NORTH.
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. See Admin. Adjustment dated 3/20/00

   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 (54,063 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 16,219 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 19,733 SQ. FT.
FLOOR AREA RATIO - 0.386
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 - 58,692 SQUARE FEET (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 75,517 SQUARE FEET
FLOOR AREA RATIO - 0.386
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 - 0.86 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 - 0.386
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 - 8,693.70 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 11,188.89 SQ. FT.
FLOOR AREA RATIO - 0.386
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 - 0.386
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 - 16,086 SQUARE FEET
FLOOR AREA RATIO - 0.386
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.

DP-121 AMENDMENT #2
PER ADMIN ADJUST. 11-8-07
BY CUP2008-33
7-16-18 BM
02-21-08 DM

APPROVED CUP
MAPC 02-21-08 BM

MAPD Copy 2 of 2

MAPD Copy 2 of 2

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

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE

PROJECT DATA

SITE DATA

LEGAL DESCRIPTION: That part of Lot 1, Block 1, Killarney 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 northwest corner thereof; thence east parallel with the south line of said Lot 1, 394.66 feet; thence south at right angles, 30.00 feet; thence east at right angles, 109.92 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 194.24 feet to the point of beginning; containing 75,149.8 s.f., more or less.

PARKING SPACES REQUIRED: (1) STALL / GUEST ROOM - (100)
(1) STALL / MGRS. 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	27,000 S.F.
SEPARATION (3) SIDES:	100% INCREASE
TOTAL ALLOWABLE:	54,000 S.F.
SPRINKLER:	NFPA 13

BUILDING AREAS:

FIRST FLOOR:	15,398 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

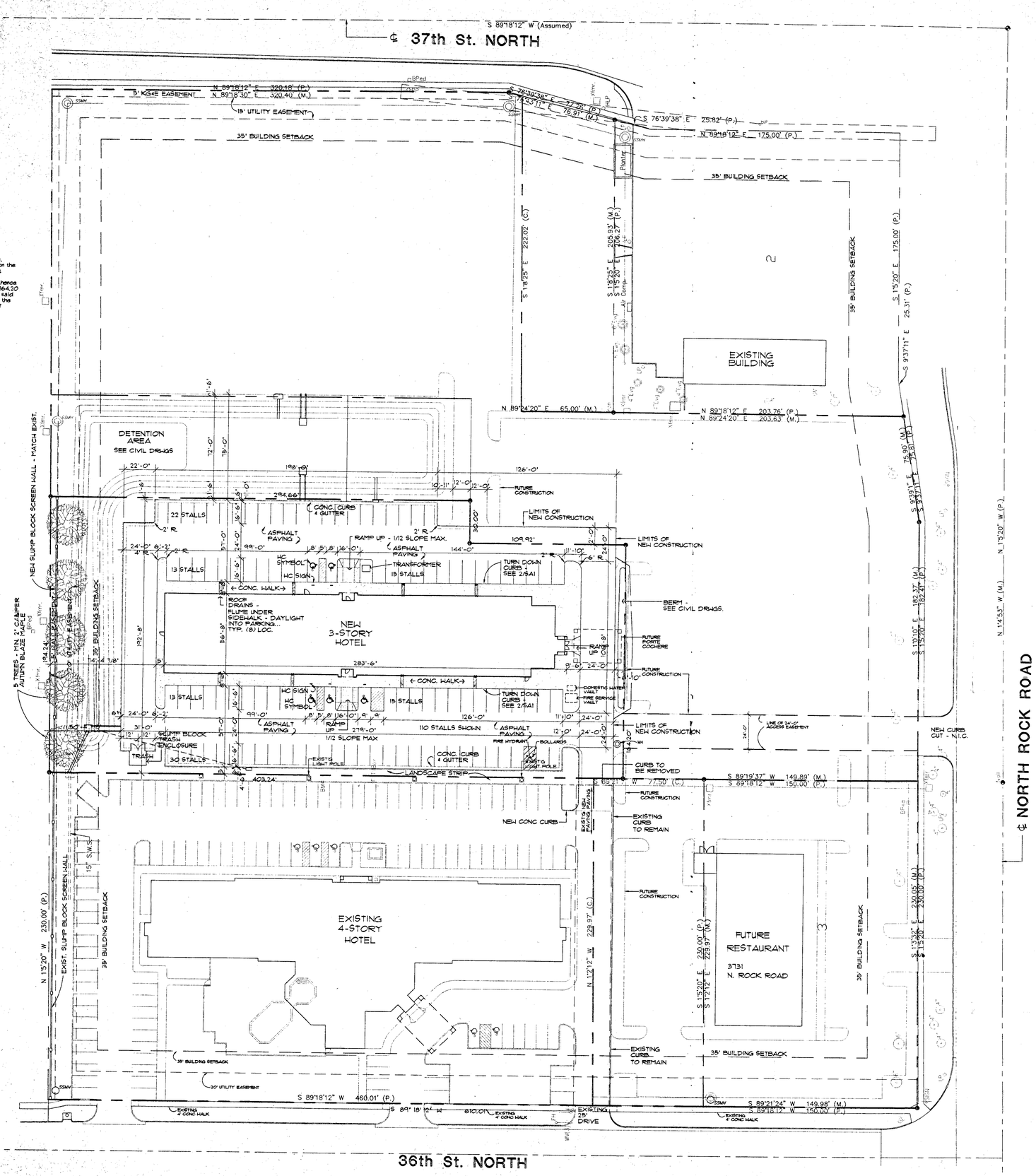
SITE
- SA-1 SITE ARCHITECTURAL PLAN
- SGI.1 SITE GRADING PLAN
- SGI.2 SITE GRADING PLAN
- SUI.1 SITE UTILITY PLAN
- SUI.2 SANITARY SEWER PLAN
- SUI.3 WATER LINE PLANS & PROFILES

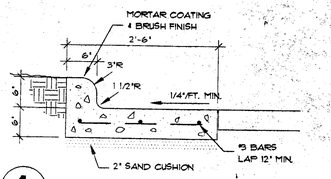
STRUCTURAL
- S-1 FOUNDATION PLAN / 2nd FLOOR FRAMING
- S-2 3rd FLOOR FRAMING / ROOF FRAMING
- S-3 STRUCTURAL DETAILS
- S-4 STRUCTURAL DETAILS

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

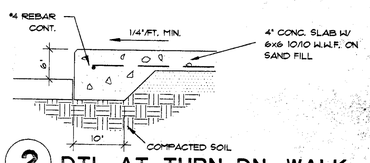
MECHANICAL
- FP1.1 PLUMBING D.W.V. PLAN
- FP1.2 PLUMBING PLAN
- M-1 H.V.A.C. PLAN

ELECTRICAL
- E-1 ONE LINE DIAGRAMS & SCHEDULES
- E-2 FIRST, SECOND, & THIRD FLOOR PLANS
- E-3 ENLARGED PLANS

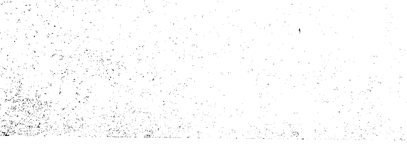




1 TYP. CURB/GUTTER DTL.
SCALE: 1" = 1'-0"



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



SITE ARCHITECTURAL PLAN
SCALE: 1" = 30'-0"

DATE DRAWN

REVISIONS
PER CITY COMMENTS 10-1-97

PRINTS ISSUED
CITY SUBMITTAL 9-25-97

JEFFKREHBIEL ASSOCIATES
ARCHITECTURE
1300 E. LEWIS WICHITA, KS 67211
316-267-8603 FAX 316-267-7656

REGISTERED ARCHITECT JEFFREY A. KREHBIEL 1561 STATE OF KANSAS

DATE 10-2-97

DP-121
Partial Lot 1
LANDSCAPE PLAN
APPROVED 10/5/97 BY [signature]

WICHITA INN - NORTH
3741 NORTH ROCK ROAD
WICHITA, KANSAS

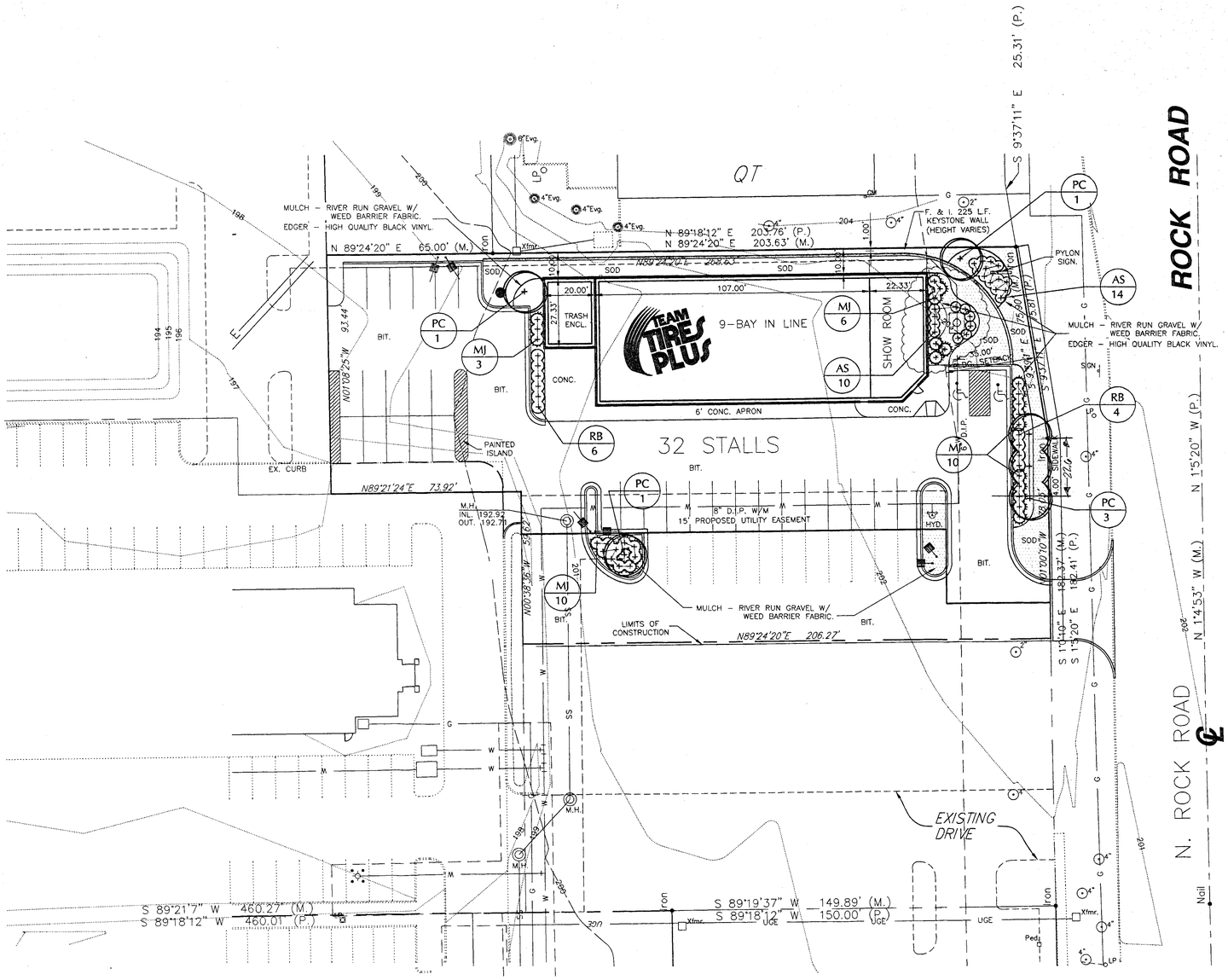
PROJECT NUMBER
97086

SHEET TITLE
SITE ARCHITECTURAL PLAN

SHEET NUMBER
SA-1

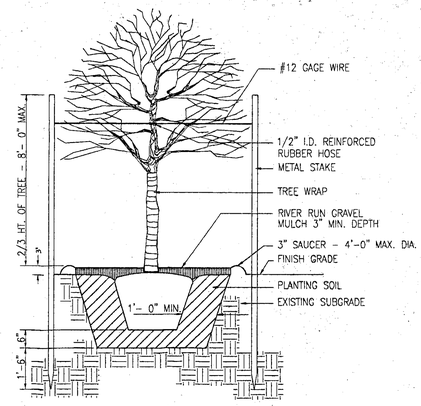
OF SHEETS

DWG. NAME: G:\97086\Winsa1.dwg; DATE: 10/01/97; TIME: 08:41; bill



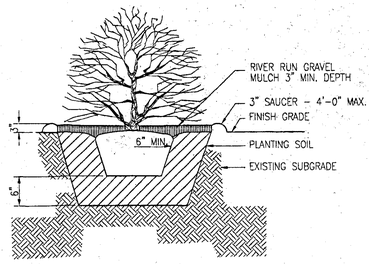
PLANTING SCHEDULE

CODE	COMMON NAME	BOTANICAL NAME	QTY.	SIZE
		TREES		
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	Juniperous chinensis 'Mint Julep'	26	24" potted
RB	RED LEAF BARBERRY	Berberis thunbergi atropurpurea	10	18" potted



TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

NOTES

1. ALL LANDSCAPING MATERIAL SHALL COMPLY WITH STATE AND LOCAL CONSTRUCTION STANDARDS.
2. PLACE LANDSCAPE FABRIC SUCH AS 'DUON' OR EQUIVALENT IN LANDSCAPE AREA PRIOR TO THE PLACEMENT OF MULCH MATERIAL.
3. 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.
4. MULCH MATERIAL FOR PLANTING BEDS SHALL BE 3/4" to 1-1/2" RIVER RUN GRAVEL, PLACED TO A DEPTH OF 4 INCHES.
5. SODDED AREAS TO RECEIVE 4" OF SELECT TOPSOIL.
6. SHRUB BEDS TO RECEIVE 1'-0" OF SELECT TOPSOIL.
7. ALL PLANTING SOIL BELOW ROOT BALL SHALL BE COMPACTED AND THOROUGHLY WATERED PRIOR TO PLANTING.
8. EXTERIOR FAUCETS ON BUILDING SHALL BE PROVIDED FOR EFFICIENT IRRIGATION.

DP 121
Parcel 4

LANDSCAPE PLAN

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

LANDSCAPE CALCULATIONS

STREET YARD CALCULATIONS

140.33 X10	(total street frontage) (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

PARKING CALCULATIONS

32	proposed stalls divided by 20 (1 shade tree per 20 parking stalls)
~~1.6~~2	shade trees required for parking lot (one-half of the street yard may be used to fulfill parking lot requirements.)
1.5 from LSY 0.5 from PK Lot	SHADE TREE REQUIRED FOR PARKING
~~4.5~~ 3.5	TOTAL SHADE TREES REQUIRED FOR SITE

LANDSCAPE PROVIDED

0 SHADE TREE
+ ~~3~~4 ORNAMENTALS (=2.5 - Shade Tree)
+ ~~58~~41SHRUBS (=5.5 Shade Trees) (Only 1/3 of LSY qualifies=1 Tree)

= ~~7.5~~ 3.0 SHADE TREES PROVIDED

2944.89 SF = STREET YARD LANDSCAPE AREA PROVIDED

LANDSCAPING PLAN

SCALE IN FEET 0 10 20 40

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.

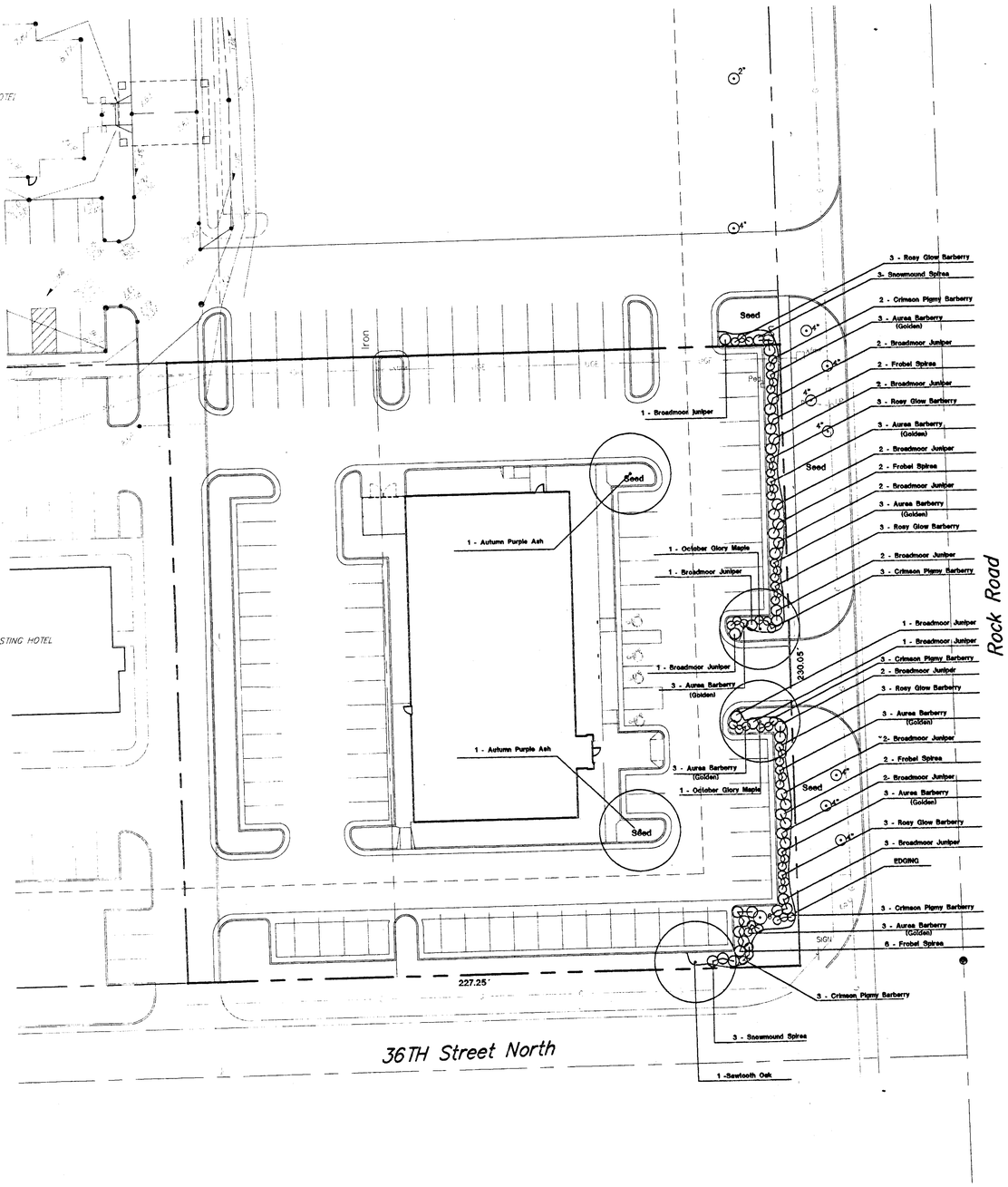
NUMBER DATE

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 MSR
REVISIONS 01/11/00, 01/18/00, 02/22/00

SHEET NUMBER C4
OF 4 SHEETS



NORTHROCK RESTAURANT

ROCK ROAD at 36th STREET NORTH
WICHITA, KANSAS

Bench Marks:

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

Legal Description:

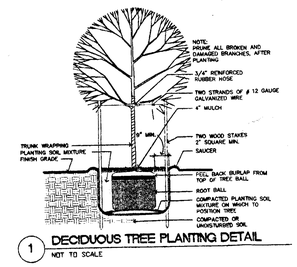
LOT 1, BLOCK 1, KILLARNEY PLAZA FIRST ADDITION, EXCEPT THE SOUTH 230 FEET THEREOF.

PLANT LIST

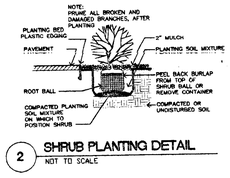
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES				
2	AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple Ash'	2" to 2 1/2" cal.	BB
2	OCTOBER GLORY MAPLE	Acer Rubrum 'October glory'	2" to 2 1/2" cal.	BB
1	SAWTOOTH OAK	Quercus acutissima	2" to 2 1/2" cal.	BB
SHRUBS				
14	CRIMSON PIGMY BARBERRY	Berberis thunbergii var. atropurpurea'Crimson pigmy'	2 gal.	Container
24	AUREA GOLDEN BARBERRY	Berberis thunbergii var. atropurpurea'Aurea'	2 gal.	Container
15	ROSY GLOW BARBERRY	Berberis thunbergii var. atropurpurea'Rose glow'	2 gal.	Container
6	SNOWMOUND SPIREA	Spiraea nipponica	2 gal.	Container
12	FROBELLI SPIREA	Spirea bumalda 'Frobelli'	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 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

1. ALL WORK SHALL BE DONE AS PER THE CITY OF WICHITA LANDSCAPE SPECIFICATIONS AND LOCAL NURSERY STANDARDS.
2. ALL TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTED. ALL LANDSCAPING TO BE INSPECTED BY THE PROJECT MANAGER UPON DELIVERY.
3. TOPSOIL HAULED ONTO SITE SHALL BE FERTILE, FRIABLE, NATURAL SANDY 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 SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, ROOTS, STONES, 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 PROJECT MANAGER.
4. PLASTIC EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. EDGING SHALL BE COBRA COMMERCIAL GRADE OR AN APPROVED EQUAL.
5. ALL PLANTING BEDS FOR SHRUBS SHALL HAVE THE EXISTING SOIL REMOVED AND REPLACED 18" IN DEPTH WITH THE APPROVED TOPSOIL.
6. CONTRACTOR SHALL INSTALL DEWITT WEED BARRIER FABRIC OR APPROVED EQUAL IN ALL PLANTING BEDS PRIOR TO MULCHING.
7. INSTALL 2" DEPTH OF MULCH IN ALL SHRUB PLANTING BEDS AND 4" DEPTH OF MULCH IN ALL TREE PLANTINGS. MULCH SHALL BE SHREDDED CYPRESS MULCH.
8. ALL AREAS MARKED AS SEED SHALL BE A FESCUE BLEND.
9. CONTRACTOR SHALL LOCATE ALL ABOVE AND BELOW GROUND UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION BY CALLING KANSAS ONE-CALL @ 887-2470. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
10. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS REQUIRED AND IS TO SEE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES.
11. LANDSCAPE CONTRACTOR SHALL SUBMIT A BID WITH UNIT PRICES FOR ALL PLANTS WHICH INCLUDE MULCH, INSTALLATION, STAKING, AND GUARANTEES.
12. IRRIGATION OF PROPOSED SHRUBS AND TREES SHALL BE ACCOMPLISHED BY THE USE OF AN AUTOMATIC SYSTEM.
13. REPORT ANY DESCREPANCIES IN THE PLANTING PLAN TO THE PROJECT MANAGER PRIOR TO THE START OF ANY CONSTRUCTION.

DP-121
PARCEL 3
LANDSCAPE PLAN
APPROVED 11/3/97 BY [signature]

DATE: OCT. 27TH 1997

north

SITE LANDSCAPE PLAN

SCALE: 1" = 20'-0"

SRB 924 NORTH MAIN WICHITA, KANSAS 67203 316-264-8008 FAX 264-4621
SAVOY, RUGGLES & BOHM, P. A.
ENGINEERING & SURVEYING

DATE DRAWN
10-31-97
REVISIONS

PRINTS ISSUED

DATE

JEFF KREHBIEL ASSOCIATES
ARCHITECTURE
1300 E. LEWIS WICHITA, KS 67211
316-267-3533 FAX 316-267-8556

NORTHROCK RESTAURANT
ROCK ROAD at 36th STREET NORTH
WICHITA, KANSAS

PROJECT NUMBER
97065
SHEET TITLE

SHEET NUMBER

OF SHEETS

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) 681-2470. 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 GRADDING 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 R.O.W.

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 N.W. Corner of said Lot 1: thence S01°05'20"E, along the west line of said Lot 1, 287.35 feet; thence N89°18'12"E, parallel with the south line of said Lot 1, 234.66 feet; thence S00°41'48"E, 30 feet; thence N89°18'12"E, 109.92; thence S00°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, 165.57 feet; thence N00°41'48"E, 30 feet; thence N89°18'12"E, 40 feet to the east line of said Lot 1; thence S01°05'20"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 S00°41'48"E, from the place of beginning; thence N00°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

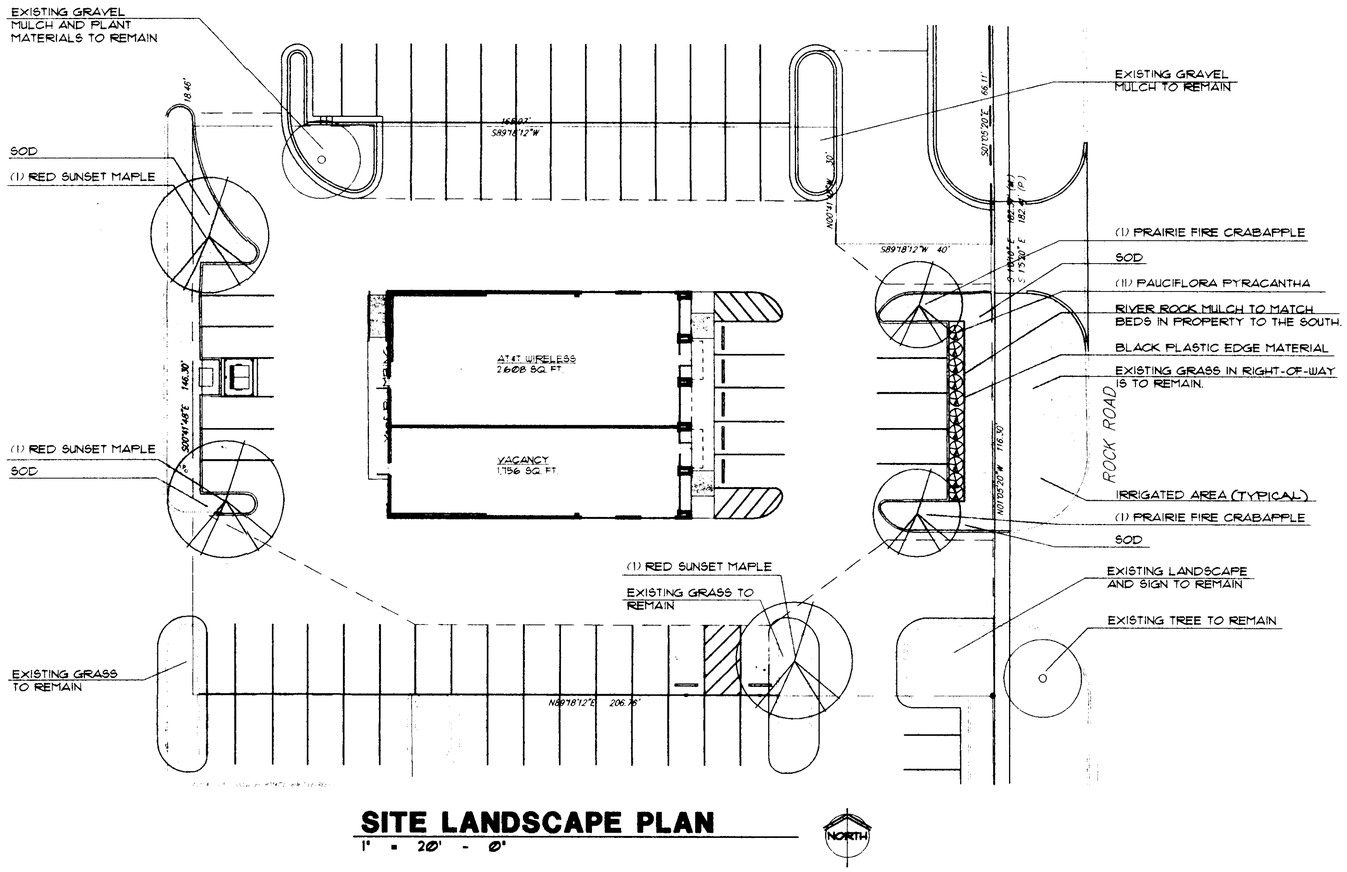
41 PROVIDED PARKING STALLS + 2 HANDICAP PARKING STALL

REQUIRED PARKING LOT TREES (1 SHADE TREE/20 PARKING STALLS)	3 TREES
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

1" = 20' - 0"

NORTH

DP-121 W.D.C. PARCEL NO. 8 C.U.P.

PARCEL 5

LANDSCAPE PLAN

APPROVED 4/16/01 BY DS

MAPD Copy 1 of 2

wdm architects

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

TEAM PLAYERS TENANT BUILDING

3745 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

SLI

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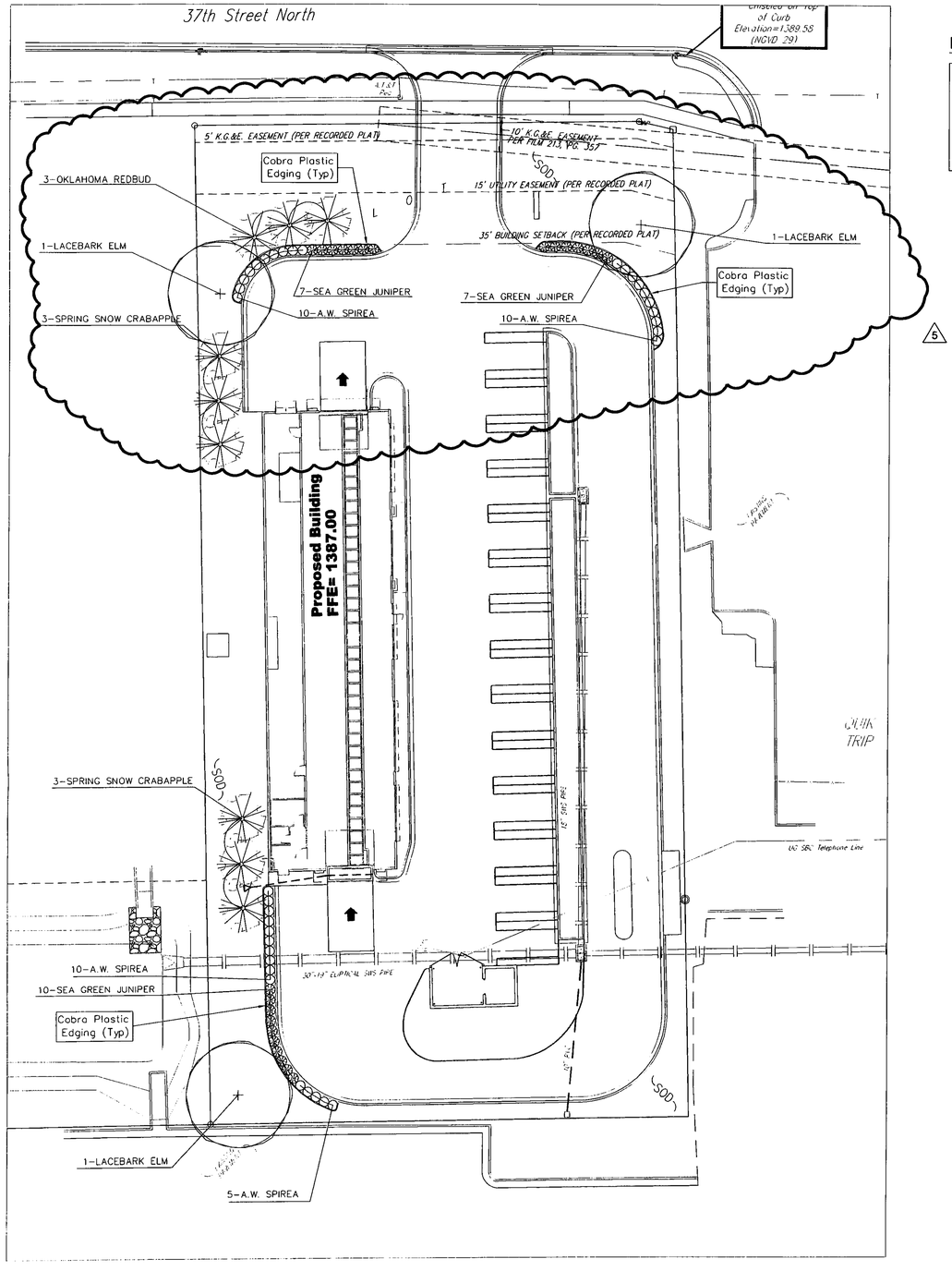

37th Street North
Chiseled on Top of Curb Elevation=1,389.58 (NGVD 29)
5' K.G.&E. EASEMENT (PER RECORDED PLAT)
10' K.G.&E. EASEMENT PER MISC. BK. 213, PG. 357
15' UTILITY EASEMENT (PER RECORDED PLAT)
35' BUILDING SETBACK (PER RECORDED PLAT)
Cobra Plastic Edging (Typ)
3-OKLAHOMA REDBUD
1-LACEBARK ELM
7-SEA GREEN JUNIPER
10-A.W. SPIREA
3-SPRING SNOW CRABAPPLE
Proposed Building FFE= 1387.00
SOD
EXISTING PARKING
CURB TRIP
10" SAN. SEWER
10" SAN. SEWER
10" SAN. SEWER

PLANTING SPECIFICATIONS

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

2. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL, IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE, I.E. ADDITION OF LIME, GYPSUM, ETC.

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

4. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF 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.

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

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

7. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS.

8. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

9. GUARANTEE ALL SOD AREAS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION. GUARANTEE ASS SEED AREAS FOR ONE CALENDAR YEAR AFTER SUBSTANTIAL COMPLETION.

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

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

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

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

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

15. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL.

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

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

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

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

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

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

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

23. TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. SEE SHEET LS2.

GENERAL PLANTING NOTES

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

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

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

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

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

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

7. SOD TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TALL FESCUE OR OTHER TURF GRASS RECOMMEDED FOR THE SPECIFIC AREA.

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

9. 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.

10. 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.

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

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

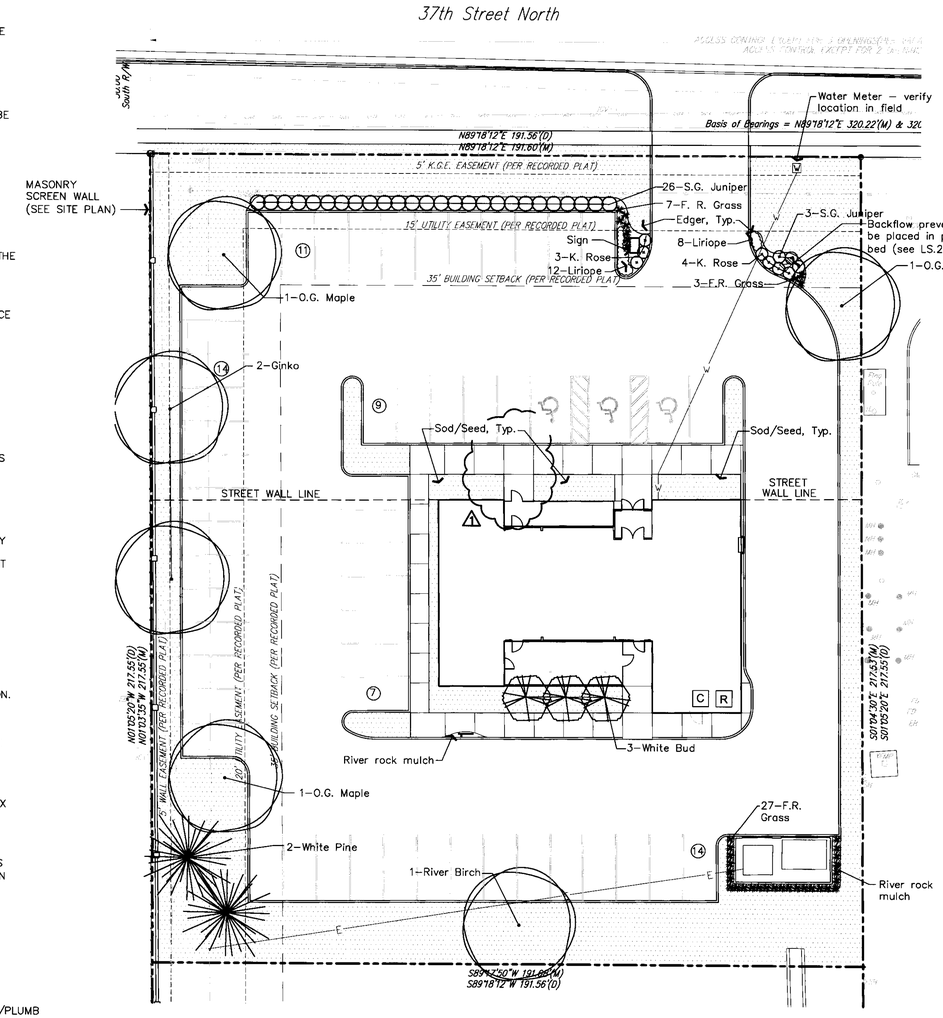
19. PLACE FULL LAYER OF RIVER ROCK COBBLES ON TOP OF WEED BARRIER UNTIL THE FABRIC IS NO LONGER VISIBLE.

20. 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.

21. 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.

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

23. 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	Ginko	Ginko 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

DP-121 PARCEL 2B
LANDSCAPE PLAN
APPROVED 11-25-09 BY
MAPD Copy 1 of 2

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.

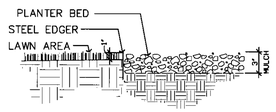
PARKING CALCULATIONS

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

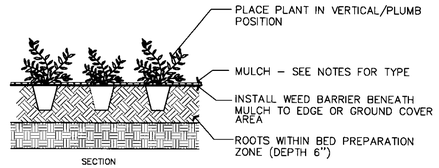
LEGEND

SOD/SEED (TO BE DETERMINED BY OWNER)

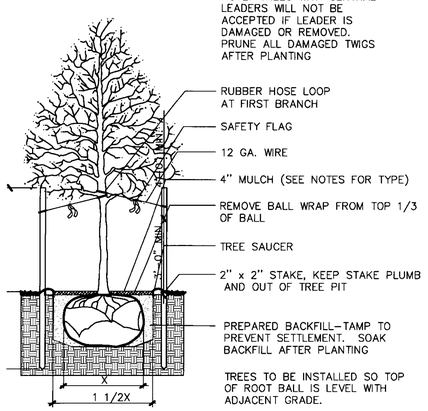
UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE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



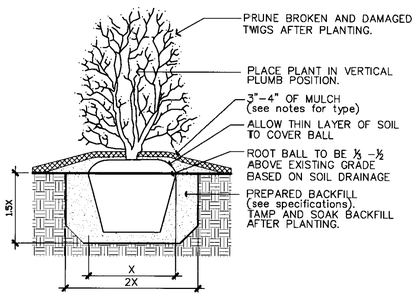
1 EDGER DETAIL
NO SCALE



2 GROUND COVER DETAIL
NO SCALE



3 TREE PLANTING DETAIL
IN TURF AREAS NO SCALE



4 SHRUB PLANTING DETAIL
NO SCALE

SITE PLANTING PLAN
1" = 20'–0"
0 20' 40'

ISSUE	DATE
CITY REVIEW	11-06-2009
⚠REVISIONS PER CITY COMMENTS	11-06-2009
REVISIONS	11-19-2009

HOT DOGGITY RESTAURANT
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SHEET TITLE
PLANTING PLAN

SHEET NUMBER
LS1
OF SHEETS