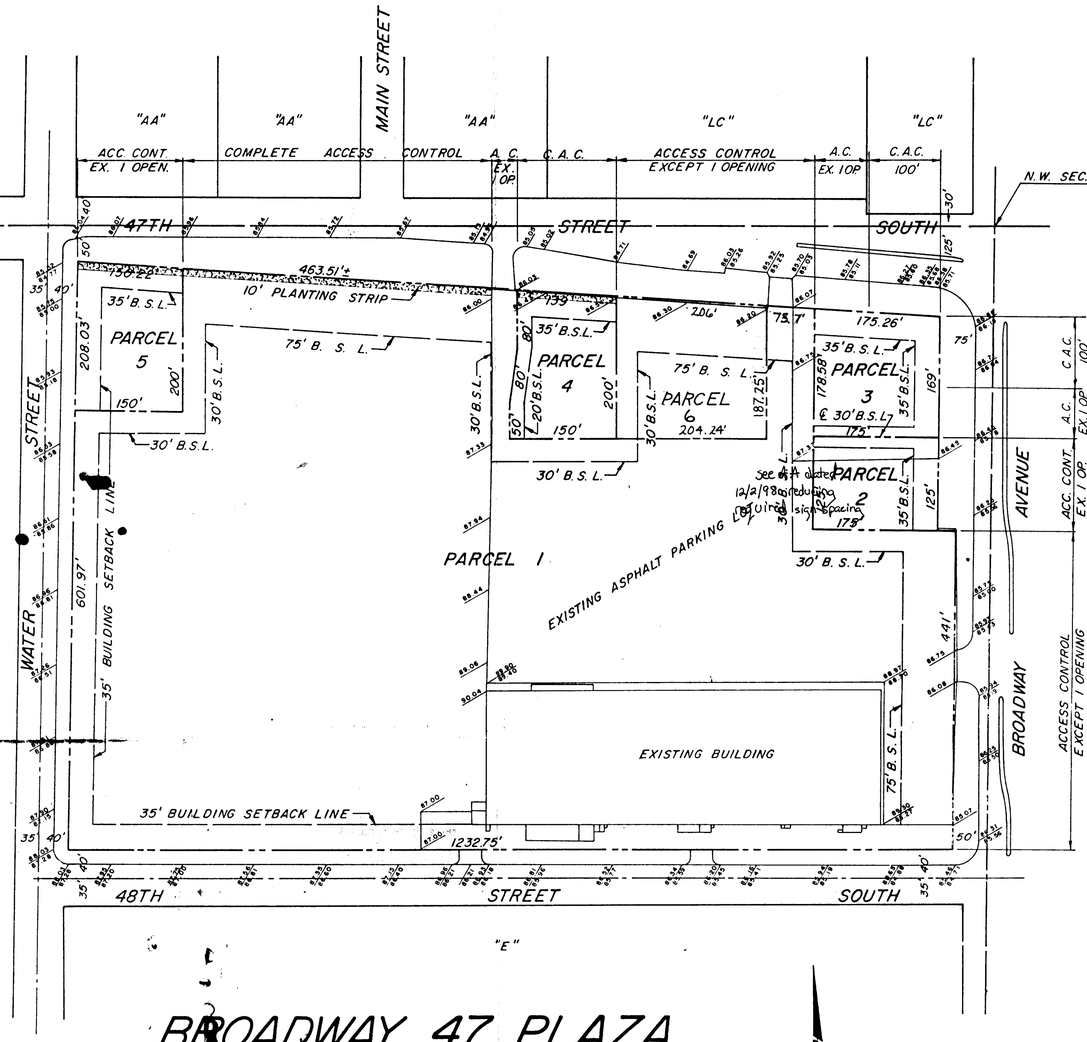


BROADWAY 47 PLAZA

COMMUNITY UNIT PLAN — DP28
AMENDMENT NO. 1

SCALE IN FEET
100' 50' 0 100'

OCTOBER, 1986

REVISED PER ADM. ADJUSTMENT (1-17-97)

APPROVED CUP
MAPC 12-11-86 DM
WCC 1-6-87 DM
MAPD COPY 1 OF 2

DP 28 (Amendment #1)
APPROVED CUP
MAPC 12-11-86
BCC 1-6-87
~~MAPD COPY 2 OF 2~~

5441A

A-083 SP

BROADWAY 47 PLAZA C.U.P.

TOTAL GROSS AREA = 21.67 ACRES±
TOTAL NET AREA = 21.67 ACRES ±

GENERAL PROVISIONS:

1.) ACCESS CONTROL: ACCESS TO 47TH STREET SOUTH SHALL BE LIMITED TO FOUR OPENINGS; TWO OPENINGS TO PARCEL 1, ONE OPENING TO PARCEL 3, AND ONE OPENING TO PARCEL 5. ONE OPENING TO PARCEL 1 SHALL BE CONSTRUCTED TO TRAFFIC ENGINEERING MAJOR ENTRANCE STANDARDS. ACCESS TO BROADWAY (US 81 HIGHWAY) SHALL BE LIMITED TO THREE OPENINGS; ONE TO PARCEL 1, ONE TO PARCEL 2, AND ONE TO PARCEL 3. THE OPENING TO BROADWAY, FROM PARCEL 1, SHALL BE CONSTRUCTED TO A MODIFIED MAJOR ENTRANCE STANDARD, APPROVED BY THE TRAFFIC ENGINEER.

THAT PORTION OF THE MAJOR ENTRANCES TO BROADWAY AND 47TH STREET SOUTH, ON PUBLIC RIGHT-OF-WAY, WILL BE GUARANTEED AT THE TIME OF REPLATTING. THAT PORTION OF THE MAJOR ENTRANCES ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME ANY MAJOR BUILDING PERMIT(S) ARE REQUESTED FOR PARCEL 1.

2.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

3.) DRAINAGE WILL BE HANDLED AT THE TIME OF REPLATTING. ANY REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAT.

4.) BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.

5.) PARKING RATIO SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA.

6.) SIGNS: ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139, OF THE CODE OF THE CITY OF WICHITA. NO OFF-SITE OR PORTABLE SIGNS SHALL BE ALLOWED.

7.) A FIRE LANE, HARD SURFACED AND TWENTY FOUR FEET MINIMUM IN WIDTH SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES CONSTRUCTED WITHIN PARCEL 1. SAID FIRE LANE SHALL BE CONSTRUCTED WITH A MINIMUM OF 3-1/2 INCH ASPHALT BASE AND 1-1/2 INCH ASPHALT SURFACE OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO LOCATION AND DESIGN OF THE FIRE LANE(S).

8). SCREENING AND LANDSCAPING: THE PLANTING STRIP, AS INDICATED IN PARCELS 1, 4 AND 5, SHALL CONSIST OF TREES, GRASS, AND LOW SHRUBBERY NOT LESS THAN TEN FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.

A SOLID OR SEMI-SOLID WALL AT LEAST FIVE FEET, BUT NOT MORE THAN EIGHT FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL,SPECIFICALLY EXCLUDING WOOD OR WOVEN WIRE, SHALL BE SUBSTITUTED FOR THE PLANTING STRIP IN PARCELS 1, 4 AND 5, WHERE THE STORAGE AREA, SERVICE AREA, OR THE REAR OF THE NON-RESIDENTIAL BUILDING(S) FACE DIRECTLY INTO A RESIDENTIAL DISTRICT. SHOULD A WALL BE SUBSTITUTED FOR THE PLANTING STRIP, APPROPRIATE STREET TREES (AS APPROVED BY THE CITY FORESTER) SHALL BE PLANTED NO FARTHER APART THAN FIFTY FEET ON CENTERS IN THE PUBLIC PARKING AREA BETWEEN THE CURB AND THE WALL AND SHALL BE MAINTAINED BY THE OWNER(S) OF PARCELS 1, 4 AND 5.

NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT, AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY WALL.

9.) A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, INDICATING THE TYPE, LOCATION, SPECIFICATION OF PLANT MATERIALS, AND METHOD OF PROVIDING WATER, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCELS 1, 4 AND 5.

A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT FOR PARCELS 1, 4 AND 5, IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

10.) ACCEL/DECEL LANES: AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF ACCEL/DECEL LANES ALONG BROADWAY AND 47TH STREET SOUTH, WHERE DETERMINED TO BE NECESSARY.

11.) LOADING DOCKS: NO ADDITIONAL LOADING DOCKS SHALL ENCROACH INTO ANY BUILDING SETBACK. See 11-20-87 letter regarding placement of docks.

12.) TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW

PARCEL DESCRIPTIONS:

PARCEL ONE

PROPOSED USE - SHOPPING CENTER, FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, AND RETAIL SALES, AS PERMITTED BY THE ZONING DISTRICT.
NET AREA - ~~18.3 ACRES± (798,042 SQ FT)~~ 18.1 ac (788,042 S.F.) (3/25/98 adm adj)
MAXIMUM BUILDING COVERAGE - 30% OR 239,413 SQ FT
FLOOR AREA RATIO - 40%
MAXIMUM GROSS FLOOR AREA - 319,217 SQ FT
MAXIMUM BUILDING HEIGHT - 55 FEET
MAXIMUM NUMBER OF BUILDINGS - FOUR

PARCEL TWO

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS AND RETAIL SALES, AS PERMITTED BY THE ZONING DISTRICT.
NET AREA - ~~0.50 ACRES± (21,875 SQ FT)~~ 0.7 ac (31,275 S.F.) (2/25/98 adm adj)
MAXIMUM BUILDING COVERAGE - 30% OR 6,562 SQ FT
FLOOR AREA RATIO - 30%
MAXIMUM GROSS FLOOR AREA - 6,562 SQ FT
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE

PARCEL THREE

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS, SERVICE STATIONS (INCLUDING CONVENIENCE SALES), CAR WASH (IF FIRST APPROVED BY THE B.Z.A.), AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.
NET AREA - 0.70 ACRES± (30,413 SQ FT)
MAXIMUM BUILDING COVERAGE - 30% OR 9,123 SQ FT
FLOOR AREA RATIO - 30%
MAXIMUM GROSS FLOOR AREA - 9,123 SQ FT
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (TWO FOR SERVICE STATIONS WITH ASSOCIATED DETACHED CAR WASH)

PARCEL FOUR

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS, SERVICE STATIONS (INCLUDING CONVENIENCE SALES), CAR WASH (IF FIRST APPROVED BY THE B.Z.A.), AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.
NET AREA - 0.70 ACRES± (29,378 SQ FT)
MAXIMUM BUILDING COVERAGE - 30% OR 8,813 SQ FT
FLOOR AREA RATIO - 30%
MAXIMUM GROSS FLOOR AREA - 8,813 SQ FT
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (TWO FOR SERVICE STATIONS WITH ASSOCIATED DETACHED CAR WASH)

PARCEL FIVE

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS EXCLUDING DRIVE-THROUGH FACILITIES, SERVICE STATIONS (INCLUDING CONVENIENCE SALES), CAR WASH (IF FIRST APPROVED BY THE B.Z.A.), AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.
NET AREA - 0.70 ACRES+ (30,603 SQ FT)
MAXIMUM BUILDING COVERAGE - 30% OR 9,180 SQ FT
FLOOR AREA RATIO - 30%
MAXIMUM GROSS FLOOR AREA - 9,180 SQ FT
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (TWO FOR SERVICE STATIONS WITH ASSOCIATED DETACHED CAR WASH)

PARCEL SIX

PROPOSED USE - SAME AS PARCEL #1
NET AREA - 0.9 ACRES (39,683 SQ FT)
MAXIMUM BUILDING COVERAGE - 30% OR 11,905 SQ FT
FLOOR AREA RATIO - 40%
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE

GRAPHIC SCALE

60 0 30 60 120 240

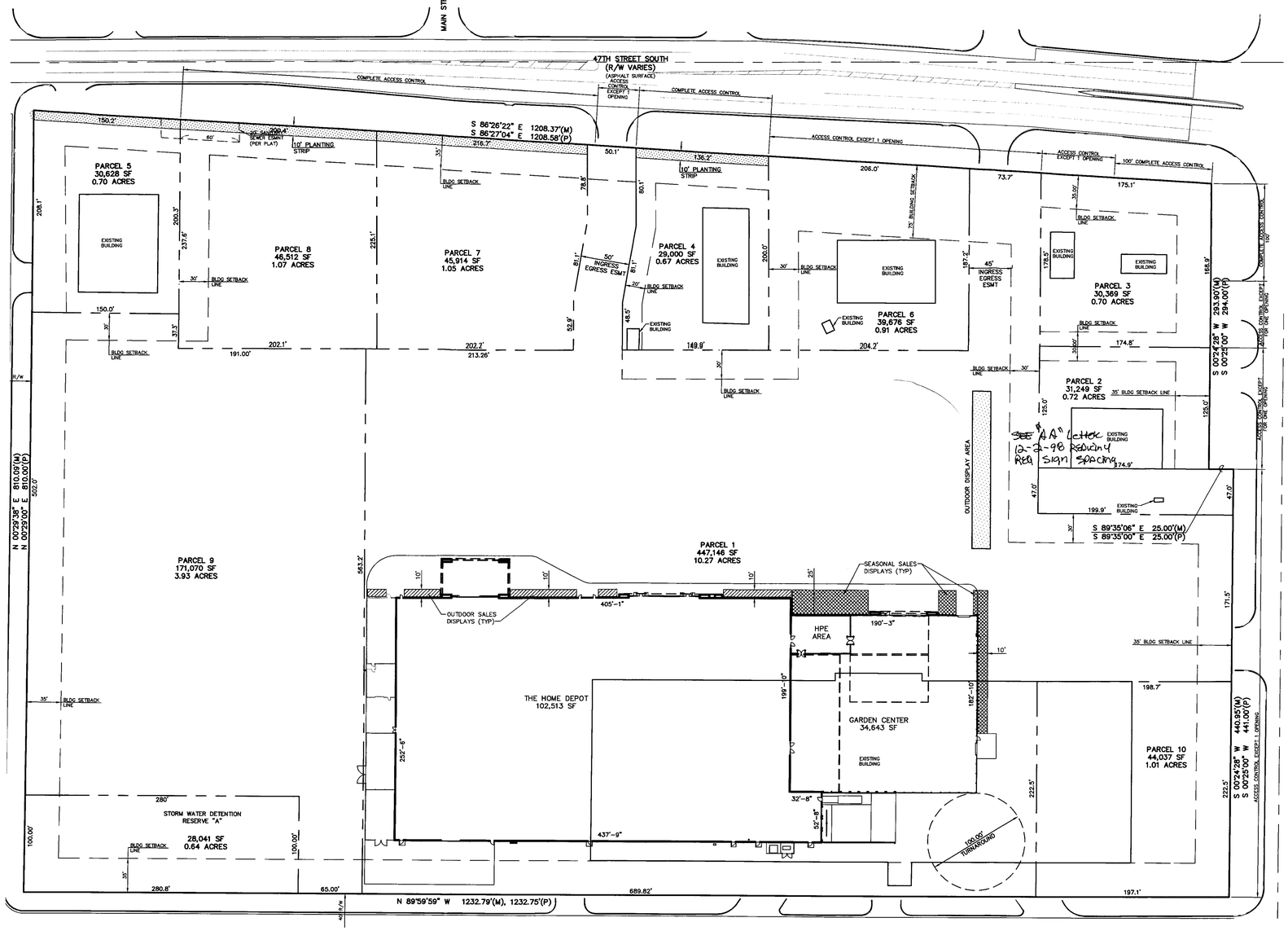
(IN FEET)

1 inch = 60 ft.

LEGAL DESCRIPTION:

ALL OF THE FINAL PLAT OF BROADWAY 47 PLAZA 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

PORTION REZONE TO "GC" – GENERAL COMMERCIAL



BROADWAY 47 PLAZA
COMMUNITY UNIT PLAN DP-28

SITE PLAN
APPROVED May 22, 2007

Broadway 47 Plaza C.U.P.

Total Gross Area = 21.67 acres ±
Total Net Area = 21.67 acres ±

GENERAL PROVISIONS:

1.) Access control: Access to 47th Street South shall be limited to four openings: Two openings to Parcel 1, one opening to Parcel 3, and one opening to Parcel 5. One opening to Parcel 1 shall be constructed to traffic engineering major entrance standards. Access to Broadway (US 81 Highway) shall be limited to three openings; one to Parcel 1, one to Parcel 2, and one to Parcel 3. The opening to Broadway, from Parcel 1, shall be constructed to a modified major entrance standard, approved by the traffic engineer.

That portion of the major entrances to Broadway and 47th Street South, on public right-of-way, will be guaranteed at the time of replotting. That portion of the major entrances on private property will be a requirement at the time any major building permit(s) are requested for Parcel 1.

2.)All utilities shall be installed underground.

3.)Drainage will be handled at the time of platting. Any required drainage improvements will be guaranteed at the time of final plat.

4.)Building setbacks: Minimum building setbacks shall be as indicated on the CUP and final plat plan.

5.)Parking ratio for parcels 2, 3, 4, 5, 6, 7and 8 shall be in accordance with the appropriate code of the City of Wichita.

Parking for parcels 1, 9, & 10 shall be reduced by 25% from city code as applicable for the redevelopment of existing sites.

6.)Signs: Advertising signs for parcels 2, 3, 4, 5, 6, 7, 8, 9 and 10 shall be in accordance with Section 28.04.139, of the code of the City of Wichita. No portable signs shall be allowed. no Off site signs shall be allowed
– sEE ADMIN. ADJ. DATED 12/2/99

Maximum allowed size of wall signs for parcel 1 shall be increased by 20% per city sign code adjustments

Maximum number of wall signs per elevation for parcel 1 shall be increased by two, per city sign code adjustments

Existing multi-tenant signs shall be allowed on parcel two. height and size limitations shall be in accordance with signage code for the lc zoning district and approved variances

Structural modifications are allowed to the pylon sign located along broadway on parcel one, as long as the overall square footage of the panels are not increased. The existing sign shall be modified as a multi-tenant sign.

7.)A fire lane, hard surfaced and twenty-four feet minimum in width shall be provided around all main structures constructed within Parcel 1. Said fire lane shall be constructed with a minimum of 3-1/2 inch asphalt base and 1-1/2 inch asphalt surface or the equivalent thereof. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading.

Prior to final approval of the parking plan, the Fire Chief or his designated REPRESENTATIVE shall approve the plan as to location and design of the fire lane(s).

8.)Screening and Landscaping: The planting strip, as indicated on Parcels 4, 5, 7 and 8, shall consist of trees, grass, and low shrubbery not less than ten feet in width and shall be of such type and maintained in such a manner as to not constitute a traffic hazard. Failure to property maintain a planting strip shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and Superintendent of Central Inspection.

A solid or semi-solid wall at least five feet, but not more than eight feet high, constructed of brick, stone, masonry, architectural tile, or other similar material, specifically excluding wood or woven wire, shall be substituted for the planting strip in Parcels 1, 4, 5, 7 and 8, where the storage area, service area, or the rear of the non-residential building(s) face directly into a residential district. Should a wall be substituted for the planting strip, appropriate street trees (as approved by the City Forester) shall be planted no farther apart than fifty feet on centers in the public parking area between the curb and the wall and shall be maintained by the Owner(s) of Parcels 1, 4, 5, 7 and 8.

No wall shall be constructed in any utility easement, and a building permit shall be obtained prior to construction of any wall.

9.)A landscape plan, prepared by a landscape architect, indicating the type, location, specification of plant materials, and method of providing water, shall be submitted to the Planning Department for their review and approval prior to the issuance of building permit(s) for Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10.

A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit for the parcels 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, if the landscaping has not been planted

10.) Accel/Decel Lanes: At the time of platting, the applicant shall guarantee the construction of the accel/decel lanes along Broadway and 47th Street South, where determined to be necessary.

11.) Loading Docks: No additional loading docks shall encroach into any building setback.
– see 11-20-87 letter concerning placement of docks.

12.) Trash receptacles shall be appropriately screened to reasonably hide them from ground view.

13.) Outdoor sales and storage shall be allowed on parcel 1 in the designated areas shown on the cup plan and as permitted in the LC and gc zoning districts.

PARCEL DESCRIPTIONS:

Parcel One
Proposed Use – Shopping center, financial institutions, office, personal services, Outdoor Sales and Storage, Garden Center and retail sales, as permitted by the LC and GC Zoning District.

Net Area – 10.27 acres± (447,146 sq. ft.)
Maximum Building Coverage – 30% or 134,144 sq. ft.
Floor Area Ratio – 30%
Maximum Gross Floor Area – 134,144 sq. ft.
Maximum Building Height – 55 feet
Maximum Number of Buildings – Four

Parcel Two
Proposed Use – Financial institutions, office, personal services, restaurants and retail sales, as permitted by the Zoning District.
Net Area – 0.72 acres± (31,249 sq. ft.)
Maximum Building Coverage – 30% or 6,562 sq. ft.
Floor Area Ratio – 30%
Maximum Gross Floor Area – 6,562 sq. ft.
Maximum Building Height – 35 feet
Maximum Number of Buildings – One

Parcel Three
Proposed Use – Financial institutions, office, personal services, restaurants, service stations (including convenience sales), car wash (if first approved by the B.Z.A.), and retail sales, as permitted by the Zoning District. MAPC
Net Area – 0.70 acres± (30,413 sq. ft.)
Maximum Building Coverage – 30% or 9,123 sq. ft.
Floor Area Ratio – 30%
Maximum Gross Floor Area – 9,123 sq. ft.
Maximum Building Height – 35 feet
Maximum Number of Buildings – One (two for service stations with associated detached car wash)

Parcel Four
Proposed Use – Financial institutions, office, personal services, restaurants, service stations (including convenience sales), car wash (if first approved by the B.Z.A.), and retail sales as permitted by the Zoning District. MAPC
Net Area – 0.67 acres± (29,000 sq. ft.)
Maximum Building Coverage – 30% or 8,700 sq. ft.
Floor Area Ratio – 30%
Maximum Gross Floor Area – 8,700 sq. ft.
Maximum Building Height – 35 feet
Maximum Number of Buildings – One (two for service stations with associated detached car wash)

Parcel Five
Proposed Use – Financial institutions, office, personal services, restaurants excluding drive-through facilities, service stations (including convenience sales), car wash (if first approved by the B.Z.A.), and retail sales, as permitted by the Zoning District. MAPC
Net Area – 0.70 acres± (30,628 sq. ft.)
Maximum Building Coverage – 30% or 9,188 sq. ft.
Floor Area Ratio – 30%
Maximum Gross Floor Area – 9,188 sq. ft.
Maximum Building Height – 35 feet
Maximum Number of Buildings – One (two for service stations with associated detached car wash)

Parcel Six
Proposed Use – shopping center, financial institutions, office, personal services and retail sales, as permitted by the zoning district.

Net Area – 0.91 acres (39,676 sq. ft.)
Maximum Building Coverage – 30% or 11,903 sq. ft.
Floor Area Ratio – 30%
Maximum Gross Floor Area – 11,903 sq. ft.
Maximum Building Height – 35 feet
Maximum Number of Buildings – One

Parcel Seven
Proposed Use – shopping center, financial institutions, office, personal services, restaurant and retail sales, as permitted by the zoning district.

Net Area – 1.05 acres± (45,914 sq. ft.)
Maximum Building Coverage – 30% or 13,774 sq. ft.
Floor Area Ratio – 30%
Maximum Gross Floor Area – 13,774 sq. ft.
Maximum Building Height – 35 feet
Maximum Number of Buildings – One

Parcel Eight
Proposed Use – shopping center, financial institutions, office, personal services, restaurant and retail sales, as permitted by the zoning district.

Net Area – 1.07 acres± (46,512 sq. ft.)
Maximum Building Coverage – 30% or 13,954 sq. ft.
Floor Area Ratio – 30%
Maximum Gross Floor Area – 13,954 sq. ft.
Maximum Building Height – 35 feet
Maximum Number of Buildings – One

Parcel Nine
Proposed Use – shopping center, financial institutions, office, personal services, restaurant and retail sales, as permitted by the zoning district.

Net Area – 3.93 acres± (171,070 sq. ft.)
Maximum Building Coverage – 30% or 51,321 sq. ft.
Floor Area Ratio – 30%
Maximum Gross Floor Area – 51,321 sq. ft.
Maximum Building Height – 35 feet
Maximum Number of Buildings – One

Reserve "A"
Proposed Use – storm water detention

Net Area – .64 acres± (28,041 sq. ft.)

Parcel Ten
Proposed Use – shopping center, financial institutions, office, personal services, restaurant and retail sales, as permitted by the zoning district.

Net Area – 1.01 acres± (44,037 sq. ft.)
Maximum Building Coverage – 32% or 14,092 sq. ft. —
Floor Area Ratio – 32%
Maximum Gross Floor Area – 14,092 sq. ft.
Maximum Building Height – 35 feet
Maximum Number of Buildings – One

DP-28
APPROVED CUP
with Amendment #2
05-22-07 BL

See Admin Adjustment Letter dated 5-24-07

REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	2-7-07	REVISED TO MATCH CONST PLANS & FINAL PLAT		JML	
0	5-17-06	INITIAL ISSUE			

KAW VALLEY ENGINEERING, INC. – CONSULTING ENGINEERS
Offices: Junction City, Ks. Kansas City, Mo. Lenexa, Ks.
2319 NORTH JACKSON
P.O. BOX 737
JUNCTION CITY, KANSAS 66441
785-762-5040 FAX 785-762-7744
E-MAIL jdk@kveng.com
WEB SITE www.kveng.com

HOME DEPOT
47TH STREET SOUTH AND BROADWAY AVENUE
WICHITA, KANSAS

COMMUNITY UNIT PLAN

PROJ. NO.	A06_2806
DATE	APRIL 2006
DESIGNER	SDM
DRAWN BY	JML
CFN	2806CUP
REV	
SHEET	1 OF 1
	1

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

BURGER KING

47th & BROADWAY

DP-28 Parcel 4

LANDSCAPE PLAN

APPROVED 4/21/99 BY DG

Replaces plan approved 1/5/99

Berm - 12"-18"

6 Lg. Bear Wedthound - CRef - 2gal

Steel Edging

2 Hypericum 5gal

4 Tammy Juniper 5 gal

Berm - 36"

12 Dwarf Cotoneaster 2 gal

19 Golden Privet 5 gal

3 Lilac 8'-9'

4 Pampas Grass 5 gal

10 Burning Bush B&B 15"-18"

5 Maple Pine 18-24

4 Weeping Blue Atlas Cedar 5'-6'

10 Rosy Glow Barberry 1 gal

6 Gold Coast 5 gal

1 Gal 7 Pygmy Barberry

Gleheca Sprawler 7 Gal

Berm 24"-30"

Berm. 30-31

24 Dwarf Fountain Grass 1 Gal

Autumn Blaze Maple 6'-24"

1 Gal 28 Sweet Gale

Maple Pine 18-24"

2 Gal 6 Broadmore Juniper

5 Boxwood Buxtorpen B&B 15"-18"

18"-24" 9 Otensa Yew

3 Otensa Compa Holly 18"-24"

Potomac Ash 2½"

1 Blue Stone Juniper 5 Gal

3 Evergreen Pelves 5 gal

2 Upright Juniper 4'-5"

14 Stone Crop Sedum 1 gal

3 Red Plume Grass 2 gal

2 Emerald Gold Evergreen 2 gal

Boulder 2'x3'

2 Red Cyd 2"

18" Stone Wall (Dry stack)

6 Blue Lurpe 1 gal

4 Gold Plume Grass 2 gal

24 Liriope Grass 1 Gal

3 Upright Juniper 4'-5"

3 Gold Coast Juniper 5 gal

3 Evergreen Compacta B&B 18-24"

Red Azalia 1 gal

6 Hollywood Juniper 5 gal

Red Azalia 3 gal

1 Otensa Yew 18"-24"

Scale 0 10 20 5 15

DESIGN BY Myron Leuners 501-922-9326

6 Hollywood Juniper 5 gal

4 Azalia 1 gal

10 Rosy Glow Barberry 1 gal

4 Willowy Pear Barberry 2 gal

5 Maple Pine 18-24"

4 Weigela 5 gal

4 Red Plume Grass 2 gal

4 Gold Plume Grass 2 gal

All BEDS MULCHED with 3"-4" Cypress Mulch

Red Breeze Rock only — 3" Deep with 6-12 underlayment

Ryerson steel Edging.

24 Liriope Grass 1 Gal

5 Upright Juniper 4'-5"

3 Pygmy Barberry 1 gal

3 Blue Mist Spirea 3 Gal

3 Tammy Juniper 3 gal

Conifer Round 2'x2½"

1 Gold Tip Juniper 5 Gal

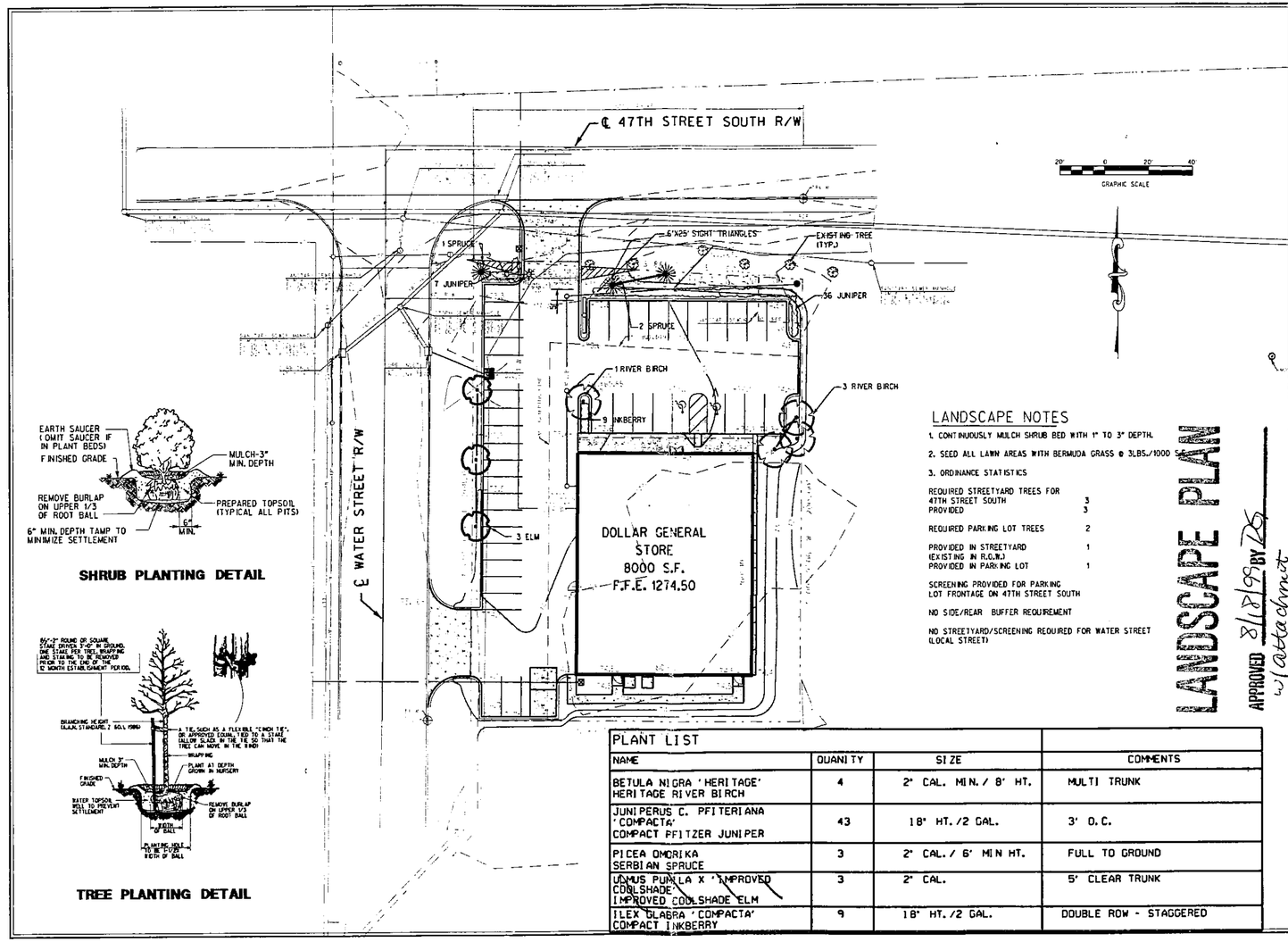
1 Fountain Pine B&B 5'-6"

Year around Flower Bed

Small Spicy Herbs

BURGER KING

330' ubs



EARTH SAUCER (OMIT SAUCER IF IN PLANT BEDS)
FINISHED GRADE
MULCH-3" MIN. DEPTH
REMOVE BURLAP ON UPPER 1/3 OF ROOT BALL
PREPARED TOPSOIL (TYPICAL ALL PITS)
6" MIN.
6" MIN. DEPTH TAMP TO MINIMIZE SETTLEMENT

SHRUB PLANTING DETAIL

TREE PLANTING DETAIL

LANDSCAPE NOTES

1. CONTINUOUSLY MULCH SHRUB BED WITH 1" TO 3" DEPTH.
2. SEED ALL LAWN AREAS WITH BERMUDA GRASS @ 3LBS./1000 S.F.
3. ORDINANCE STATISTICS

REQUIRED STREETYARD TREES FOR 47TH STREET SOUTH	3
PROVIDED	3
REQUIRED PARKING LOT TREES	2
PROVIDED IN STREETYARD (EXISTING IN R.O.W.)	1
PROVIDED IN PARKING LOT	1

SCREENING PROVIDED FOR PARKING LOT FRONTAGE ON 47TH STREET SOUTH

NO SIDE/REAR BUFFER REQUIREMENT

NO STREETYARD/SCREENING REQUIRED FOR WATER STREET (LOCAL STREET)

PLANT LIST

NAME	QUANITY	SIZE	COMMENTS
BETULA NIGRA 'HERITAGE' HERITAGE RIVER BIRCH	4	2" CAL. MIN. / 8' HT.	MULTI TRUNK
JUNIPERUS C. PFITERIANA 'COMPACTA' COMPACT PFITZER JUNIPER	43	18" HT./2 GAL.	3' O.C.
PICEA OMORIKA SERBIAN SPRUCE	3	2" CAL. / 6' MIN HT.	FULL TO GROUND
ULMUS PUMILA X 'IMPROVED COOLSHADE' IMPROVED COOLSHADE ELM	3	2" CAL.	5' CLEAR TRUNK
ILEX GLABRA 'COMPACTA' COMPACT INKBERRY	9	18" HT./2 GAL.	DOUBLE ROW - STAGGERED

LANDSCAPE PLAN

APPROVED 8/18/99 BY JS
w/ data sheet

GRESHAM SMITH AND PARTNERS
Birmingham ■ Jacksonville ■ Nashville
Design Services For The Built Environment
1400 Nashville City Center, 511 Union Street, Nashville, Tennessee 37219-1733
615.770.8200 Fax 615.770.8299

G S & P

CONSTRUCTION PLANS FOR
Dollar General Corporation
Retail Site
Wichita, Kansas

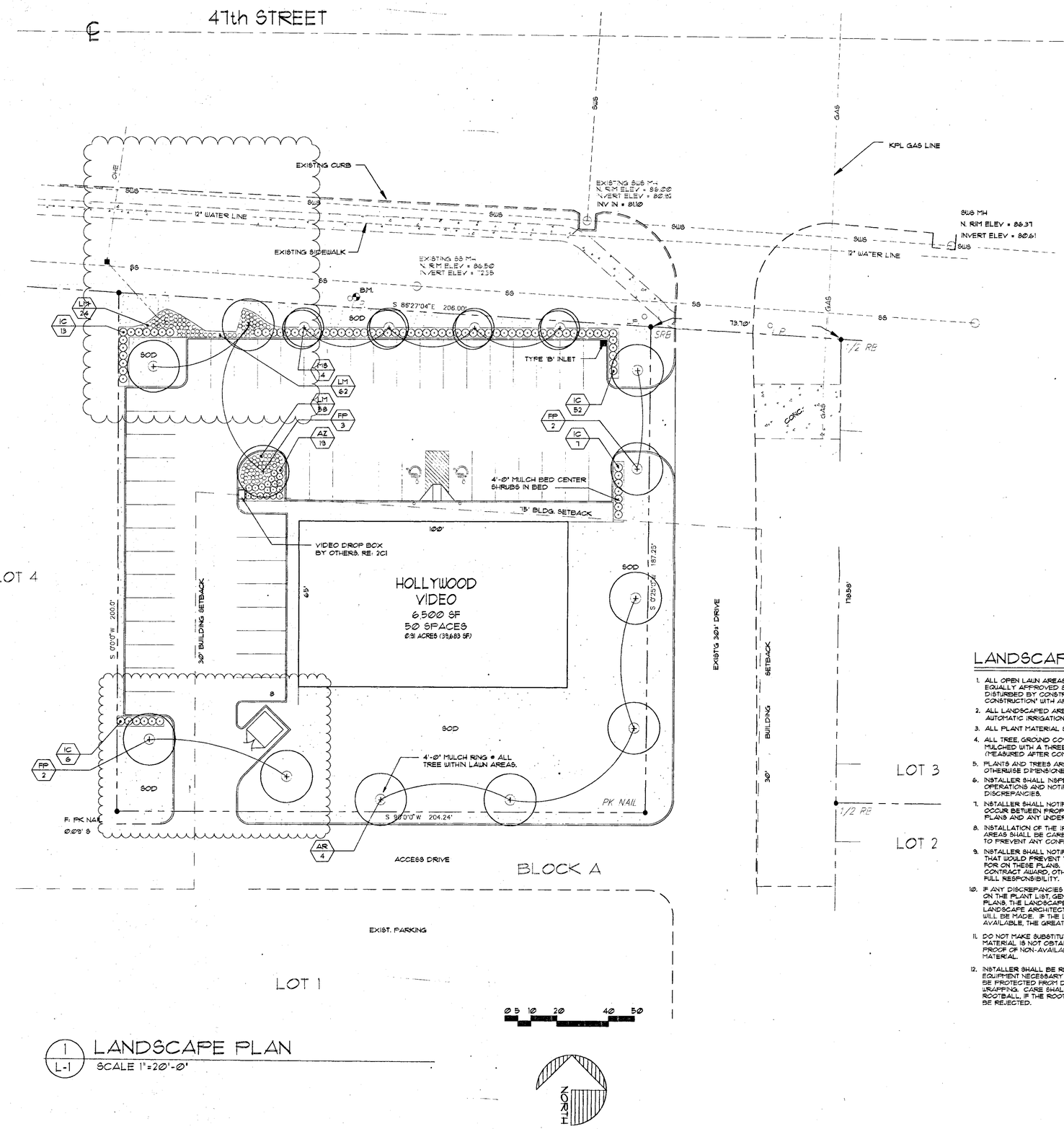
NO.	REVISION	DR.	DATE
1	GENERAL REVISIONS		5-10-99
2	PARKING INCREASE TO 46 SPACES		6-04-99
3	CITY COMMENTS		6-15-99

SITE LANDSCAPE PLAN

L1.0

FILE: 18321.80
DATE: APRIL 12, 1999

PP-28 Broadway at Plaza



1 L-1 LANDSCAPE PLAN
SCALE 1"=20'-0"

MASTER PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SPACING
TREES AND CONIFERS						
AR	4	Acer rubrum	Red Maple	1-1/2" cal., 25 gal. 8'-10" ht.x 4'-5" spr.	Container Groun	See Plan
FP	7	Fraxinus pennsylvanica	Green Ash	1-1/2" cal., 25 gal. 8'-10" ht.x 4'-5" spr.	Container Groun	See Plan
MB	4	Malus Spp.	Flowering Crab Apple	1-1/2" cal., 25 gal. 8'-10" ht.x 4'-5" spr.	Container Groun	See Plan
SHRUBS AND GROUNDCOVER						
AZ	19	Azalea Spp.	Pink Azalea	18"-24" ht.x 18" spr.	3 gal.	24" o.c.
IC	78	Ilex cornuta 'Burfordii'	Burford Chinese Holly	18"-24" ht.x 18" spr.	3 gal.	24" o.c.
LM	144	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	12" ht.x 12" spr.	1 gal.	18" o.c.

SOD TO BE BERMUDA GRASS

LANDSCAPE NOTES:

1. ALL OPEN LAWN AREAS WILL BE SODDED WITH BERMUDA GRASS OR EQUALLY APPROVED SOD - STAGGER JOINTS. ALL OTHERS AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED TO "LIMITS OF CONSTRUCTION" WITH APPROVED SEED MIX.
2. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH BY HAND UNTIL AUTOMATIC IRRIGATION SYSTEM IS INSTALLED AND APPROVED. RE:IL2
3. ALL PLANT MATERIAL SHALL BE @ GRADE OR BETTER.
4. ALL TREE, GROUND COVER, SHRUB BEDS AND MULCHED AREAS SHALL BE MULCHED WITH A THREE (3) INCH DEEP LAYER OF PINE BARK MULCH (MEASURED AFTER COMPACTION).
5. PLANTS AND TREES ARE LOCATED BY SCALING OFF PLANS UNLESS OTHERWISE DIMENSIONED.
6. INSTALLER SHALL INSPECT SITE PRIOR TO BEGINNING PLANTING OPERATIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
7. INSTALLER SHALL NOTIFY LANDSCAPE ARCHITECT IF ANY CONFLICTS OCCUR BETWEEN PROPOSED LOCATION OF TREES CALLED FOR ON THE PLANS AND ANY UNDERGROUND UTILITIES OR SUBSURFACE STRUCTURES.
8. INSTALLATION OF THE IRRIGATION SYSTEM, PLANTINGS, AND LAWN AREAS SHALL BE CAREFULLY COORDINATED BY LANDSCAPE CONTRACTOR TO PREVENT ANY CONFLICTS FROM OCCURRING.
9. INSTALLER SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONDITIONS THAT WOULD PREVENT THE HEALTHY GROUTH OF PLANT SPECIES CALLED FOR ON THESE PLANS. THIS NOTIFICATION MUST OCCUR PRIOR TO CONTRACT AWARD, OTHERWISE THE LANDSCAPE CONTRACTOR ASSUMES FULL RESPONSIBILITY.
10. IF ANY DISCREPANCIES OCCUR BETWEEN THE QUANTITIES CALLED FOR ON THE PLANT LIST, GENERAL NOTES AND THOSE INDICATED ON THE PLANS, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY INFORM LANDSCAPE ARCHITECT AND A DETERMINATION OF THE EXACT QUANTITY WILL BE MADE. IF THE LANDSCAPE ARCHITECT IS NOT IMMEDIATELY AVAILABLE, THE GREATER QUANTITY SHALL GOVERN.
11. DO NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT TO LANDSCAPE ARCHITECT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
12. INSTALLER SHALL BE RESPONSIBLE FOR PROVIDING ALL HOISTING EQUIPMENT NECESSARY FOR THE PLACEMENT OF PLANTS. TREES SHALL BE PROTECTED FROM DAMAGE BY THE USE OF NYLON STRAPS OR BURLAP WRAPPING. CARE SHALL BE TAKEN NOT TO DROP MATERIAL ONTO THE ROOTBALL. IF THE ROOTBALL IS DAMAGED, THIS PLANT MATERIAL WILL BE REJECTED.
13. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF EVERY TREE, AND SHRUB AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIAL. STAKING OF TREES SHALL BE DONE UTILIZING A METHOD AGREED UPON BY THE LANDSCAPE ARCHITECT. AND REJECT ANY WORK THAT IS NOT SATISFACTORY.
14. ALL TREES INSTALLED BY VERTICAL TREE SPADE OR B & B WILL BE STAKED.
15. LANDSCAPE ARCHITECT HAS THE RIGHT TO ADJUST PLANTING LAYOUT.
16. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL AREAS TO BE GRASSED, TAKING CARE TO ELIMINATE ALL BUMPS, DEPRESSIONS, STICKS, STONES, AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER.
17. THE GRASSED AREAS MUST AT ALL TIMES BE GRADED IN SUCH A MANNER AS TO PREVENT WATER FROM STANDING IN ONE AREA FOR A PERIOD OF TIME.
18. ALL TREES AND B & B PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR FROM THE FINAL ACCEPTANCE BY THE OWNER. ANY MATERIAL FOUND TO BE IN A DEAD OR DYING CONDITION DURING THIS TIME PERIOD AND UP TO 1 YEAR SHALL BE INSPECTED, REMOVED AND REPLACED WITH PLANT MATERIAL MATCHING EXACT SPECIFICATIONS CALLED FOR ON ORIGINAL CONTRACT. THIS SHALL BE THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
19. ALL OTHER CONTAINER GROUN MATERIAL, ROOT CUTTINGS AND GRASS SHALL BE GUARANTEED FOR A PERIOD OF 6 MONTHS AFTER FINAL ACCEPTANCE BY OWNER. ANY MATERIAL FOUND TO BE IN A DEAD OR DYING CONDITION DURING THIS TIME PERIOD AND UP TO 6 MONTHS SHALL BE INSPECTED, REMOVED AND REPLACED WITH PLANT MATERIAL MATCHING EXACT SPECIFICATIONS CALLED FOR ON ORIGINAL CONTRACT. THIS SHALL BE THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
20. ALL TREES AND B & B MATERIAL SHALL BE HAND WATERED BY THE LANDSCAPE CONTRACTOR UNTIL TIME OF FINAL ACCEPTANCE BY OWNER.
21. FERTILIZER FOR TREES, SHRUBS, AND GROUND COVER SHALL BE MILORGANITE - MILWAUKEE, WI - ACTIVATED SEWAGE SLUDGE, 100% ORGANIC.
    - A. COMMERCIAL GRADE FREE FLOWING, UNIFORM COMPOSITION.
    - B. 1. 6.0%N - NITROGEN, 100% ORGANIC
      2. 2.0%P - PHOSPHORUS
      3. 0.0% - POTASH
      4. 4.0%FE - IRON

DP-28
Parcel 6

LANDSCAPE PLAN

APPROVED 3/24/98 BY DNY
Supersedes Plan of 1/13/98

DRG
DESIGN RESOURCE GROUP
HOUSTON, TEXAS

CALTEX
ENTERTAINMENT

HOLLYWOOD VIDEO
WICHITA, KANSAS
LANDSCAPE PLAN

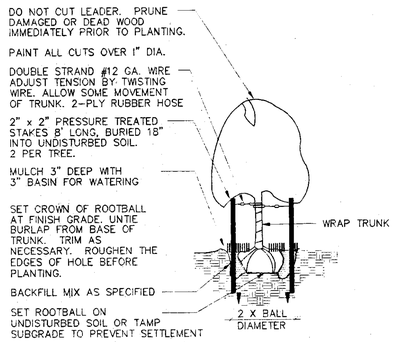
REVISIONS:
DECEMBER 23, 1996
MARCH 5, 1997
APRIL 22, 1997

DATE:
DECEMBER 13, 1996

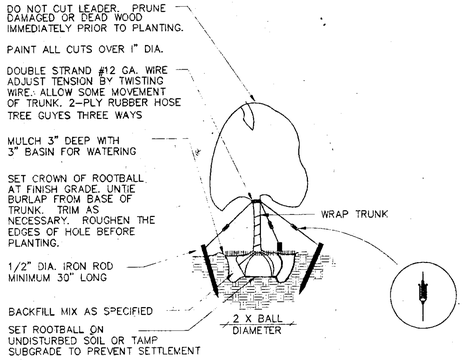
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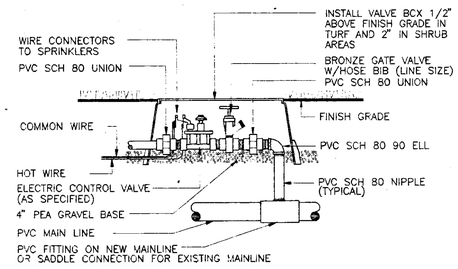
SHEET
L1



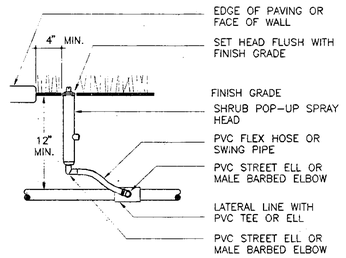
1 / L3 TREE PLANTING/STAKING DETAIL LESS THAN 3" CALIPER



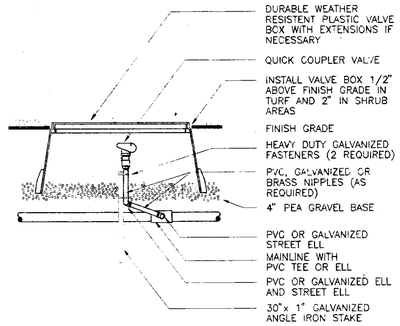
4 / L3 TREE PLANTING/STAKING DETAIL 3" CALIPER AND GREATER



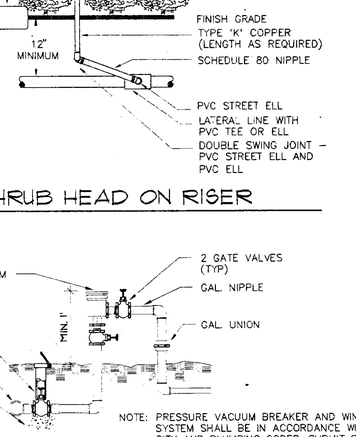
7 / L3 VALVE WITH HOSE BIB



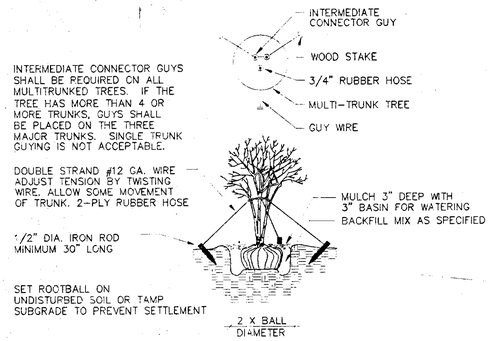
11 / L3 SHRUB HEAD POP-UP



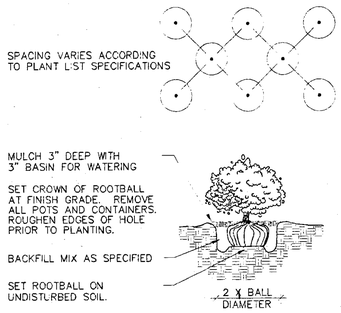
8 / L3 QUICK COUPLING VALVE



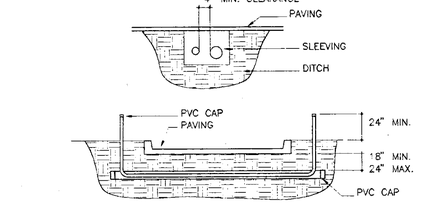
12 / L3 SHRUB HEAD ON RISER



2 / L3 MULTI-TRUNK TREE STAKING DETAIL

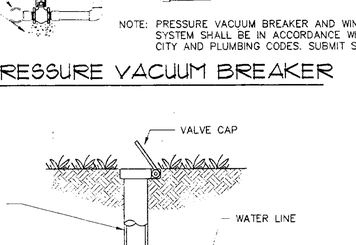


5 / L3 SHRUB PLANTING & SPACING DETAIL

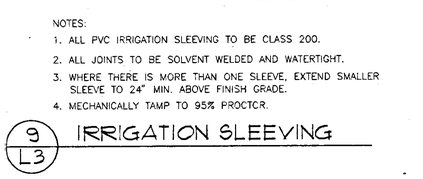


NOTES:
1. ALL PVC IRRIGATION SLEEVING TO BE CLASS 200.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24" MIN. ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

9 / L3 IRRIGATION SLEEVING

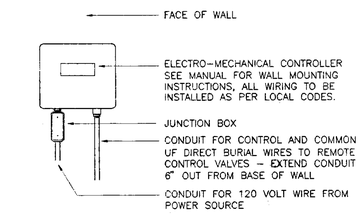


13 / L3 PRESSURE VACUUM BREAKER

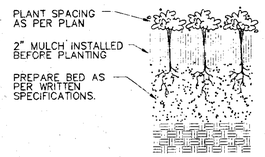


10 / L3 TURF HEAD POP-UP

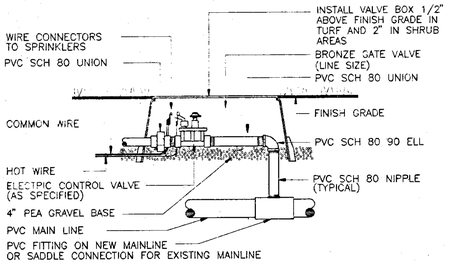
14 / L3 BLOWOUT DETAIL



15 / L3 CONTROLLER - WALL MOUNT



3 / L3 GROUNDCOVER DETAIL (TYP)



6 / L3 VALVE DETAIL

DRG DESIGN RESOURCE GROUP HOUSTON, TEXAS

CREATION DEVELOPMENT L.P.

HOLLYWOOD VIDEO WICHITA, KANSAS LANDSCAPE AND IRRIGATION DETAILS

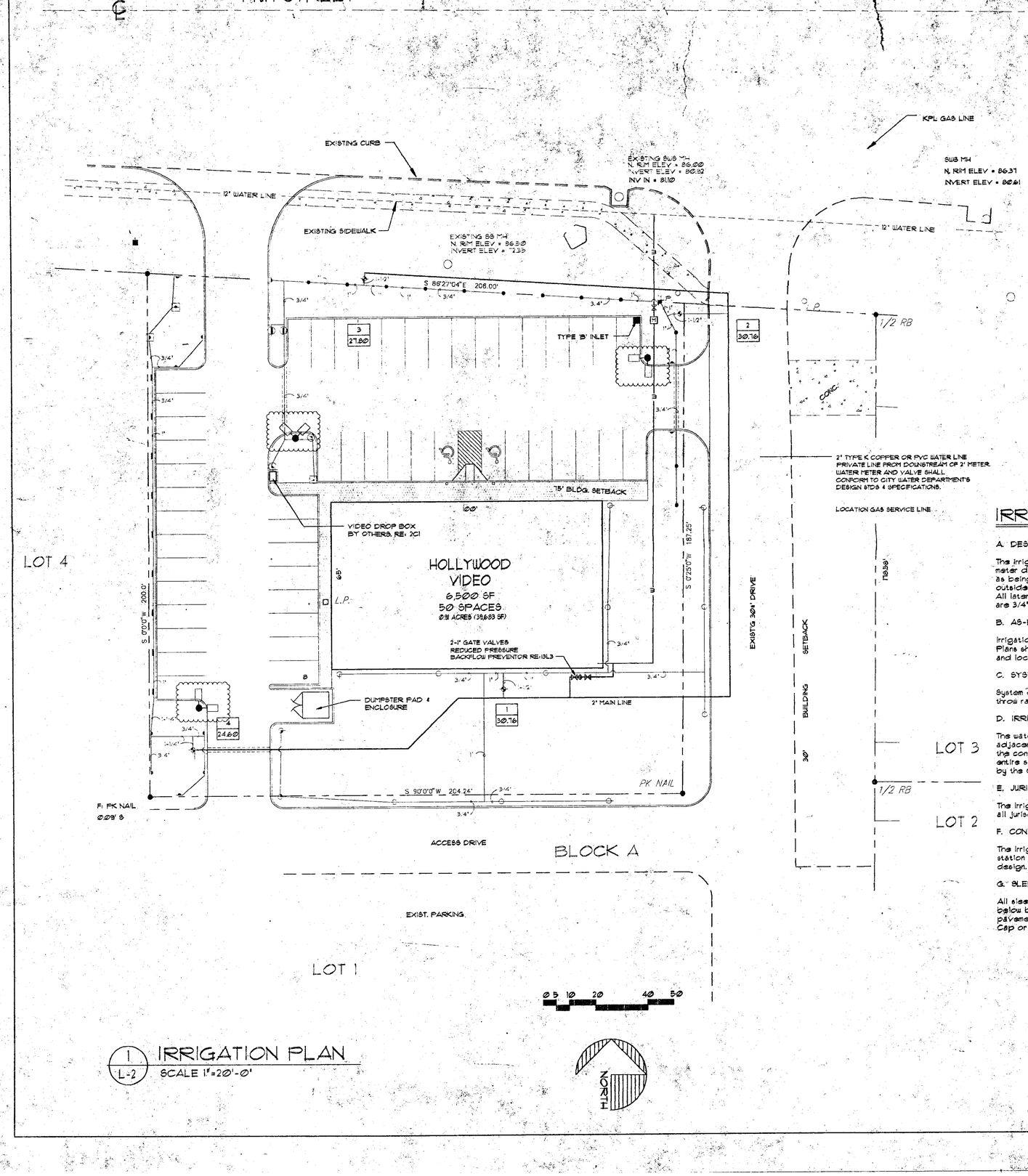
REVISIONS:

DATE: DECEMBER 13, 1996

CHECKED:

SCALE: AS SHOWN

SHEET L3



LEGEND

SYMBOL	ANGLE	RADIUS	PSI	GPM	MANUFACTURER NUMBER
	90	15'	30	0.85	TORO 570Z 15-Q-4' POPUP
	180	15'	30	1.65	TORO 570Z 15-H-4' POPUP
	270	15'	30	1.65	TORO 570Z 15-TQ-4' POPUP
	360	15'	30	3.60	TORO 570Z 15-F-4' POPUP
	90	12'	30	0.50	TORO 570Z-12-Q-4' POPUP
	180	12'	30	1.03	TORO 570Z-12-H-4' POPUP
	SIDE	4' x 18'	30	0.55	TORO 570 48-SST-4' POPUP
	SIDE	9' x 18'	30	1.20	TORO 570 9-SST-4' POPUP
	SIDE	4' x 30'	30	0.9	TORO 570 4-SST-4' POPUP
	END	4' x 15'	30	0.5	TORO 570Z 4-EST-4' POPUP
	ROTOR	40'	30	2.56	TORO 8600-FC-2.5-4' POPUP
	ROTOR	40'	30	2.56	TORO 8600-FC-2.5-4' POPUP
	SHRUB RISER - SEE PLAN FOR LOCATIONS				
	TORO 570 SERIES 12" POP-UP - SEE SHEET FOR LOCATIONS				
	HARDIE ELECTRIC VALVE (700 1-1/2") OR EQUAL				
	1 1/2" BRASS GATE VALVE				
	1" PRESSURE VACCUUM BREAKER				

RIANBIRD CONTROLLER (ESP4 81) OR EQUAL TO BE LOCATED INSIDE BUILDING IN STORAGE ROOM. COORDINATE WITH BUILDING CONTRACTOR

SLEEVES: SCH. 40 PVC PIPE

1	ZONE NUMBER
32	GALLONS PER MINUTE

IRRIGATION NOTES:

A. DESIGN

The irrigation design requirements: min. 30 GPM @ 50 PSI at the meter discharge. Piping, and valves, may sometimes be indicated as being located in unlikely areas, i.e. in buildings, under pavement, outside of property line, etc. This is done for graphic clarity only. All lateral lines are to be sized as shown. All lateral pipes not sized are 3/4", all mainline pipe is 1-1/2".

B. AS-BUILT DRAWING

Irrigation Contractor shall provide an as-built drawing for owner. Plans shall be drawn at 1"=20' and shall include the type, size and location of all system elements.

C. SYSTEM PERFORMANCE

System design shall provide 100% coverage with head to head throw radii.

D. IRRIGATION METER AND SYSTEM FLOWS

The water source shall be an irrigation meter to be located adjacent the domestic meter. Static flows shall be verified by the contractor. System flows shall be sufficient to water the entire site within six hours. The meter size shall be determined by the Contractor.

E. JURISDICTIONAL COMPLIANCE

The Irrigation Contractor shall verify and comply with any and all jurisdictional requirements to perform the Work.

F. CONTROLLER WIRING

The Irrigation Contractor shall wire the Controller so that station numbers relate to the valve numbers shown in the design.

G. SLEEVING

All sleeving shall be 4" diameter Schedule 40 PVC pipe buried 18" below bottom of pavement. Extend sleeve 2'-0" beyond edge of pavement and turn pipe vertical through grade, or stake location. Cap or tape the ends of all sleeves.

H. CONSTRUCTION WITHIN RIGHT OF WAY

All irrigation piping, heads and other equipment that is located within the public right of way shall be installed accordance with local jurisdictional standards. Special construction preparation may include notifying local authorities, traffic barriers, etc. Verify prior to construction. NOTE: NO MAINLINE OR VALVES SHALL BE LOCATED IN THE RIGHT OF WAY.

I. VALVE BOXES

Automatic electric valves and isolation gate valves shall be installed in Ametek VP-10 or equal valve boxes.

J. WIRE CONNECTIONS

Wire connections to the electric valves are to be made with Rain Bird ST-03 wire connectors and PT85 sealant or 3M-DBY connectors or equal.

K. WIRE SPECIFICATIONS

Electrical wire is to be type UF 600 Volt AWG-control cable. Common or "ground" wire is to be #14 or larger and white in color. Control or "hot" wire is to be #14 or larger and any color other than white.

L. FLEXIBLE PIPING

Pop-ups are to be installed on Toro funny pipe or Ag Products flexible PVC or equal. If flexible PVC is used then IPS Weld-On, #795 cement or equal is to be used.

M. PIPE BURIAL

Mainline is to be installed a minimum of 18" below finish grade. Lateral lines are to be installed a minimum of 12" below finish grade.

1 / L-2 IRRIGATION PLAN
SCALE 1"=20'-0"

DESIGN RESOURCE GROUP
HOUSTON, TEXAS

DRG

CALTEX
ENTERTAINMENT

HOLLYWOOD VIDEO
WICHITA, KANSAS
IRRIGATION PLAN

REVISIONS:
MARCH 5, 1997

DATE:
DECEMBER 22, 1996

CHECKED:

SCALE:
AS SHOWN

SHEET
L2

SOD SPECIFICATION:

PART 2 PRODUCTS

PLANT MATERIAL:

Sod (Warm weather)
Sod 100% with Midiron Bermuda or equal. Sod to be actively growing, weed free, thickly matted and dug so that ample amount of soil adheres to the roots.

FERTILIZER:

For pre-plant incorporation in topsoil areas use "Tupersan" fertilizer - weed controll; 24/46/0 or equal.

PART 3 EXECUTION

PREPARATION:

General
Clear ground surface of vegetation and debris such as rocks, concrete and asphalt, etc., prior to grading, or tilling.

Assure rough grades are accurate, commencing with work constitutes acceptance and results in finished work.

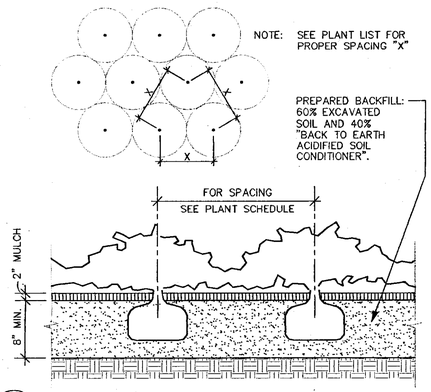
After areas to be planted are properly graded, till thoroughly to depths specified.

Grass Area Preparation
Fine grade to uniform slopes between levels shown. Finish grade shall be one inch below top of curbs and paving.

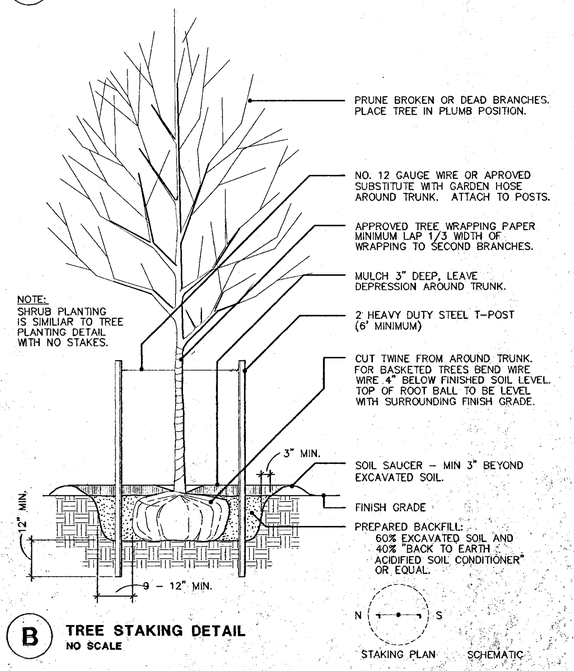
Fine grade to uniform slopes between levels shown. Finish grade shall be one inch below top of curbs and paving.

After cultivation, rake to a smooth, even finish grade. Remove all surface rocks one (1) inch in diameter or larger.

Before laying sod, the soil, which has been spread, compacted and brought to finish grade, shall be moistened to full depth evenly and gently by a fine spray. Adjust any settling occuring at this time, and re-establish finish grades.



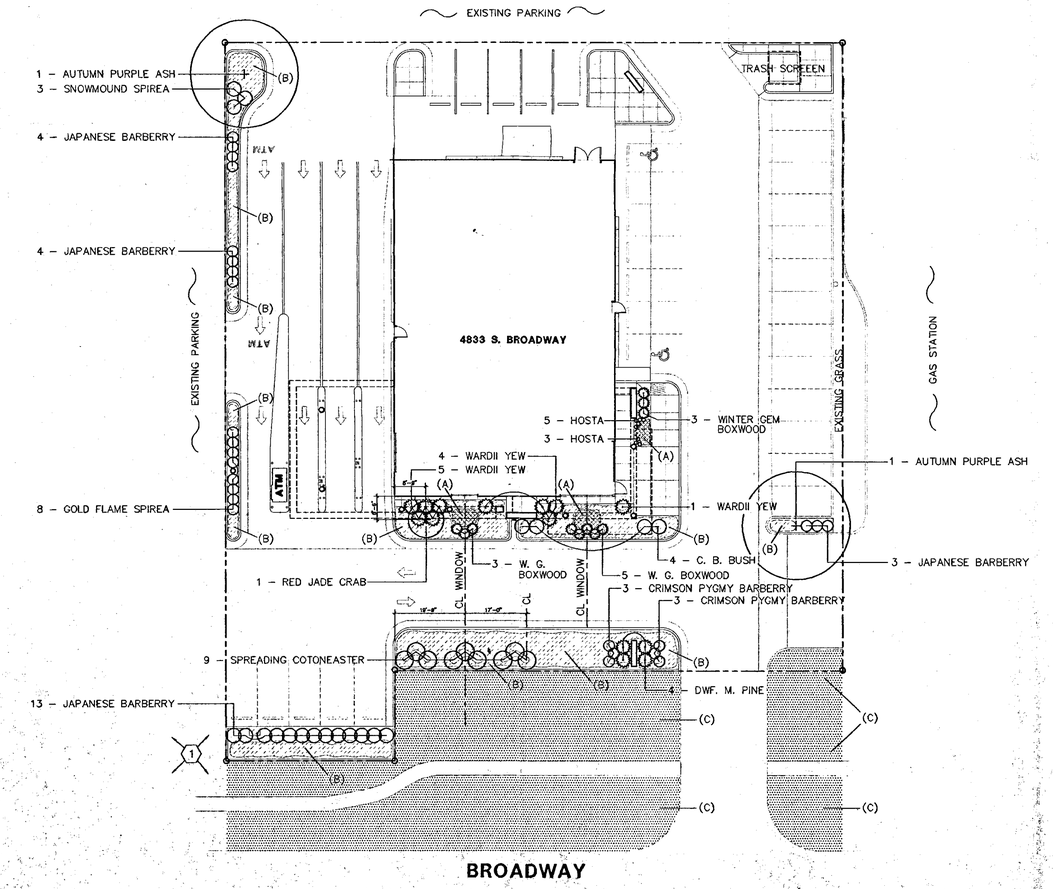
A **GROUND COVER BED PLANTING DETAIL**
NO SCALE



B **TREE STAKING DETAIL**
NO SCALE

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	CONT.	REMARKS
SHADE TREE				
AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple Ash'	2 - 2 1/2"	B & B	
ORNAMENTAL TREES				
RED JADE CRAB	Malus 'Red Jade'	1 1/2" - 2"	B & B	
SHRUBS				
COMPACT BURNING BUSH	Euonymus alatus compacta	5 GAL.	CONT.	
SNOWMOUND SPIREA	Spiraea nipponica 'Snowmound'	5 GAL.	CONT.	
WINTER GEM BOXWOOD	Buxus microphylla 'Winter Gem'	3 GAL.	CONT.	
WARDII YEW	Taxus x media 'Wardii'	5 GAL.	CONT.	
JAPANESE BARBERRY	Berberius thunbergi	3 GAL.	CONT.	
GOLD FLAME SPIREA	Spiraea bumulda 'Gold Flame'	2 GAL.	CONT.	
DWF. MUGHO PINE	Pinus mugo 'Pumilio'	3 GAL.	CONT.	
SPREADING COTONEASTER	Coloneaster divaricata	5 GAL.	CONT.	
CRIMSON PYGMY BARBERRY	Berberis thunbergi atropurpurea nana	3 GAL.	CONT.	
GROUND COVER & VINE				
JAPGARDEN JUNIPER	Juniperus procumbens nana	1 GAL.	CONT.	SPACE 36" O. C.
DAY LILY	Hemerocallis Stella D' Oro	1 GAL.	CONT.	SPACE 18" O. C.
HOSTA	Funkia var.	1 GAL.	CONT.	
LAWN				
MIDIRON BERMUDA	------	------	SOD	



GENERAL NOTES

1. ALL TREE/SHRUB PLANT HOLES AND GROUND COVER BEDS ARE TO HAVE A SOIL MIX CONSISTING OF 60% EXCAVATED SOIL AND 40% "BACK TO EARTH ACIDIFIED SOIL CONDITIONER".
2. ALL TREES TO BE STAKED, PRUNED, AND MULCHED. REFER TO THIS SHEET FOR TREE PLANTING DETAIL.
3. ALL TREE AND SHRUB PLANTER BEDS ARE TO HAVE 3" OF CYPRESS CHIP MULCH. GROUND COVER BEDS ARE TO HAVE 2" OF MULCH.
4. USE TRIANGULAR SPACING FOR GROUND COVER PLANTINGS. REFER TO THIS SHEET GROUND COVER PLANTING DETAIL.
5. ALL TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTABLE.
6. GUY WIRES AND TREE WRAPPING TO REMAIN A MINIMUM OF ONE YEAR. OWNER TO REMOVE.
7. CONSULT LANDSCAPE ARCHITECT FOR TAGGING ACCEPTABLE TREE STOCK AT THE NURSERY OR STOCK IN THE GROWING FIELD PRIOR TO DIGGING.
8. ALL TREE LOCATIONS TO ARE BE STAKED FOR APPROVAL PRIOR TO PLANTING OPERATIONS.
9. STEEL EDGER BY "PROSTEEL, INC." EDGER TO BE 10 GAUGE (1/8" X 4" HIGH) AND PAINTED GREEN. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. TOP OF EDGER TO ALIGN W/ TOP SIDEWALK/CURB WHERE OCCURS. GRADE TO BE 1" BELOW TOP OF EDGER ON LAWN SIDE.
10. FOR PRE-PLANT INCORPATION IN ALL TOPSOIL AREAS USE "TUPERSAN" FERTILIZER - WEED CONTROL; 24/46/0 OR EQUAL.

KEYED NOTES ⬡

1. PLANT SOD IN DISTURBED AREA OF ADJACENT PROPERTY. FIELD VERIFY LOCATION. MAINTAIN EXISTING GRADE OF SWALE @ DISTURBED AREA.

GUARANTEE:

GUARANTEE ALL PLANT MATERIALS, INCLUDING ALL GROUND COVERS TO LIVE ONE FULL YEAR FROM TIME OF GENERAL INSPECTION. SHOULD ANY PLANT MATERIAL DIE, REPLACE WITH SAME IN SIZE AND TYPE ORIGINALLY SPECIFIED @ NO COST TO THE OWNER. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR REPLACING PLANT MATERIALS DUE TO WILFUL VANDALISM OR OWNER NEGLECT OF CONTRACTOR MAINTENANCE SCHEDULE.

VISIT THE PROJECT PERIODICALLY DURING GUARANTEE PERIOD TO VERIFY CORRECT MAINTENANCE PROCEDURES ARE IN EFFECT. FAILURE TO FULFILL MAINTENANCE SCHEDULE OR PERFORM PERIODIC INSPECTION SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBLY OF REPLACING PLANT MATERIALS DEAD OR DYING DUE TO NEGLECT OF OTHERS.

LANDSCAPE STREET YARD
172' (TOTAL LINEAL FT. OF BROADWAY STREET FRONTAGE)
X 10 (SQ. FOOT FACTOR)
1,720 (TOTAL SQ. FOOTAGE OF LANDSCAPED STREET YARD REQUIRED)

1 SHADE TREE OR
2 ORNAMENTAL TREES } PER 500 S.F. REQ'D. LANDSCAPE STREET YARD

1,720/500 = 3.44 OR SAY 4 SHADE TREES REQ'D.

1 SHADE TREE
1 ORN. TREE /2 = 0.5 SH. TREE
43 SHRUBS/10 = 4.3 SH. TREES } 5.8 SH. TREES PROVIDED

LANDSCAPED BUFFERS
NO BUFFER REQUIRED

PARKING LOT SCREENING AND LANDSCAPING
1 SHADE TREE OR 2 ORN. TREES/20 SPACES

(PARKING LOT TREES)
30 PARKING LOT SPACES/20 = 1.5 SHADE TREES
OR SAY 2 SHADE TREES REQ'D.
PARKING LOT TREES PROVIDED = 2.0 SHADE TREES
+ 0.5 ORN. TREE
2.5 SHADE TREES

PARKING LOT SCREENING IS PROVIDED W/ SHRUBS ALONG BROADWAY STREET.

LEGEND

SHADE TREE
ORNAMENTAL TREE
DECIDUOUS SHRUB
EVERGREEN SHRUB

GROUND COVER
(A) DAYLILY
(B) JAPGARDEN JUNIPER
(C) BERMUDA SOD

DP-28
Parcel 2
LANDSCAPE PLAN
APPROVED 11/6/98 BY DSY

NORTH

EMPRISE BANK

LANDSCAPE PLAN
1" = 20'-0"

FINAL

CREATED: 04/21/98
PLOTTED: 11/03/98

DWG: UNNAMED
DWGSCALE: 1/10" = 1'-0"

REGISTERED LANDSCAPE ARCHITECT
BRIAN W. HOLLIS
283
11-3-98
STATE OF KANSAS

SCHAEFER JOHNSON COX FREY & ASSOCIATES PA
ARCHITECTURE ENGINEERING PLANNING & INTERIOR DESIGN
220 SOUTH HILLSIDE
WICHITA, KANSAS 67211-2187
(316) 684-8836
FAX (316) 684-8836

EMPRISE BANK
47TH STREET BRANCH
WICHITA, KANSAS

REVISION DATE
3 NOV. 1998
PROJECT NO. 2586.01
DATE 28-OCT.-98
L1.1

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LANDSCAPE REQUIREMENTS:

LOT 1, LOT 2A, LOT 5

Parking Lot Trees Required:
630 Spaces @ 1 Tree or 2 Ornamentals / 20 Spaces = 32 Trees or 64 Ornamentals
* May be reduced by 1/2 of street yard trees = (9) = 23 Trees or 46 Ornamentals

19 Trees and 10 Ornamentals provided

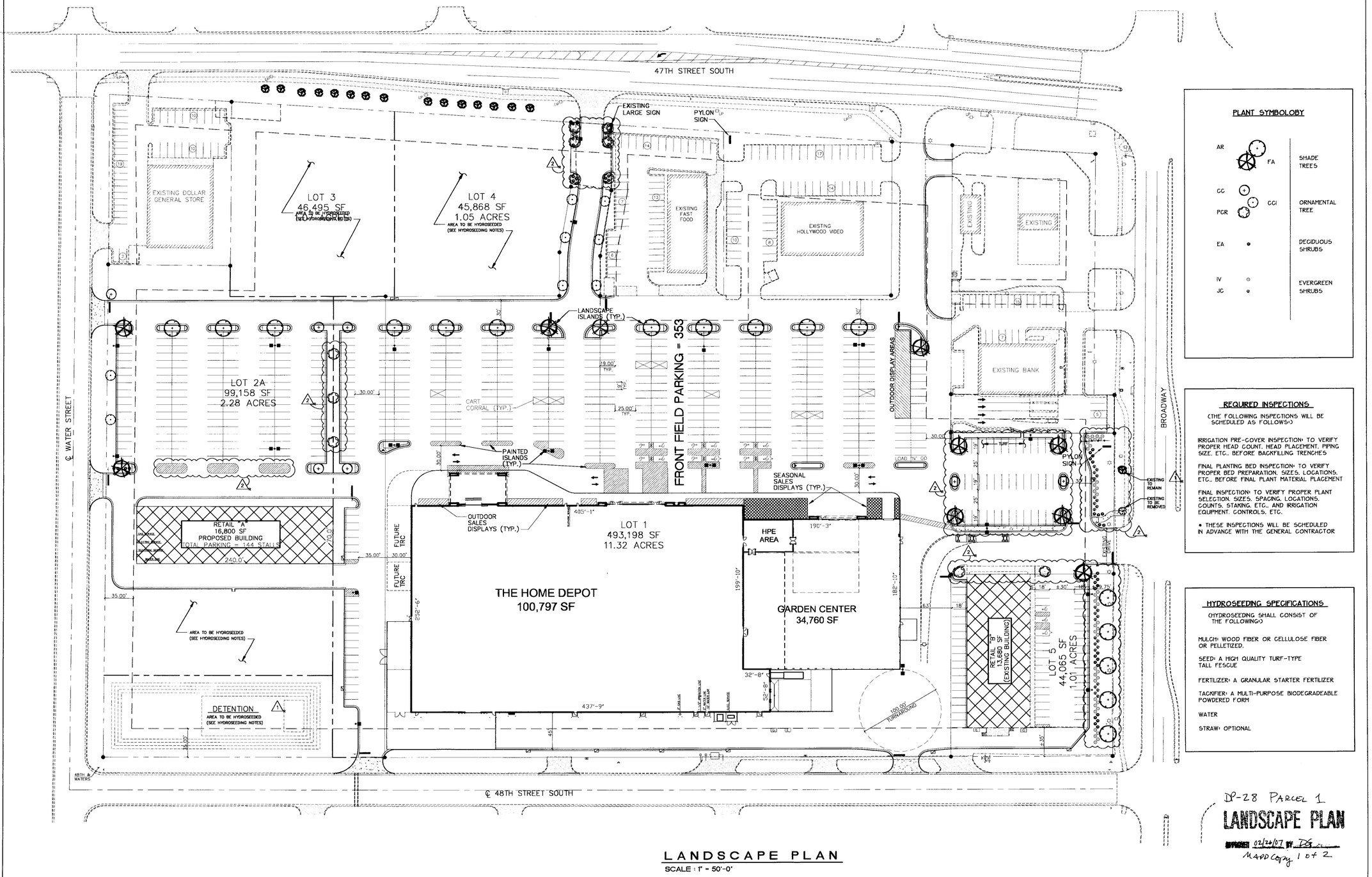
Street Yard Trees Required:
441 LF x 20 = 8820 SF Landscaped Street Yard Required –and–
8820 SF @ 1 Tree / 500 SF = 18 Street Trees
* May be reduced by 1 tree / 10 shrubs = (9) = 9 Street Trees

9949 SF Street Yard –and– 9 Street Trees Provided

Screening Required:
91 Shrubs Provided

RIPARIAN PLANTING SCHEDULE

TYPE	QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREES	16	AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	2" CAL.
	10	FA	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	2" CAL.
ORNAMENTAL TREES	7	CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD (MULTI-STEMMED)	1" CAL.
	8	CCI	CRATAGEUS CRUSGALLI var. INERMIS	CRUSADER THORNLESS HAWTHORN	1" CAL.
	11	PCR	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE ORNAMENTAL PEAR	1" CAL.
DECIDUOUS SHRUBS	42	EA	EUONYMUS ALATUS COMPACTA	DWARF BURNING BUSH	#5 CONT. (24" ht)
EVERGREEN SHRUBS	40	IV	ILEX VERTICILLATA	WINTERBERRY	#5 CONT. (24" ht)
	35	JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONT. (24" ht)
TURF	TURF	TURF	TITAN TURF TYPE TALL FESCUE	TURF TYPE TALL FESCUE	SEED/SOD



PLANT SYMBOLOGY

AR, FA — SHADE TREES
CC, CCI, PCR — ORNAMENTAL TREE
EA — DECIDUOUS SHRUBS
IV, JC — EVERGREEN SHRUBS

REQUIRED INSPECTIONS

(THE FOLLOWING INSPECTIONS WILL BE SCHEDULED AS FOLLOWS:)

IRRIGATION PRE-COVER INSPECTION: TO VERIFY PROPER HEAD COUNT, HEAD PLACEMENT, PIPING SIZE, ETC., BEFORE BACKFILLING TRENCHES

FINAL PLANTING BED INSPECTION: TO VERIFY PROPER BED PREPARATION, SIZES, LOCATIONS, ETC., BEFORE FINAL PLANT MATERIAL PLACEMENT

FINAL INSPECTION: TO VERIFY PROPER PLANT SELECTION, SIZES, SPACING, LOCATIONS, COUNTS, STAKING, ETC., AND IRRIGATION EQUIPMENT, CONTROLS, ETC.

* THESE INSPECTIONS WILL BE SCHEDULED IN ADVANCE WITH THE GENERAL CONTRACTOR

HYDROSEEDING SPECIFICATIONS

(HYDROSEEDING SHALL CONSIST OF THE FOLLOWING:)

MULCH: WOOD FIBER OR CELLULOSE FIBER OR PELLETIZED.

SEED: A HIGH QUALITY TURF-TYPE TALL FESCUE

FERTILIZER: A GRANULAR STARTER FERTILIZER

TACKIFIER: A MULTI-PURPOSE BIODEGRADEABLE POWDERED FORM

WATER

STRAW: OPTIONAL

LANDSCAPE PLAN

SCALE : 1" = 50'-0"

DP-28 PARCEL 1

LANDSCAPE PLAN

APPROVED 02/26/07 BY DS

MAPP Copy 1 of 2

CASCO
10877 WATSON ROAD
ST. LOUIS, MO 63127
PROJECT MANAGERS

PROJECT INFORMATION

SITE AREA

LOT 1 (THD) w/LAND LEASE AREA	±11.32 ACRES
LOT 2A & LOT 2B	±3.74 ACRES
LOT 3	±1.07 ACRES
LOT 4	±1.05 ACRES
LOT 5	±1.01 ACRES
TOTAL	±18.19 ACRES

BUILDING AREA

THE HOME DEPOT	100,797 SF
VESTIBULES	3,411 SF
GARDEN CENTER	34,760 SF
TOTAL	138,968 SF

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PROFESSIONAL OF RECORD
PRACTICING AS AN INDIVIDUAL

STATE OF KANSAS
MARK A. MAURER
486
LANDSCAPE ARCHITECT
FEB 06 2007

PROFESSIONAL OF RECORD:
MARK A. MAURER
PHONE: 314-821-1100

PROJECT NOTES

1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY; SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
2. ORIGINAL SITE PLAN IS BASED ON DIGITAL SITE PLAN, PREPARED BY TIERRA WEST, LLC, DATED 05/20/04.
3. ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.
4. NO PALLET STORAGE SHOWN AT THIS TIME.

DRAWING TITLE

LANDSCAPE PLAN

DRAWING DATE	10-17-06
1 ADDENDUM #1	12-01-06
PERMIT	12-20-06
2 BACKGROUND CHANGES	02-07-07

PROTOTYPE CODE	102k-4 CORNER-35kgc
PROTOTYPE DATE	03/10/06
SITE PLANNER	RGC
SITE DEV. COORDINATOR	RGC
R. E. MARKET	WICHITA, KS
R. E. AGENDA NAME	WICHITA

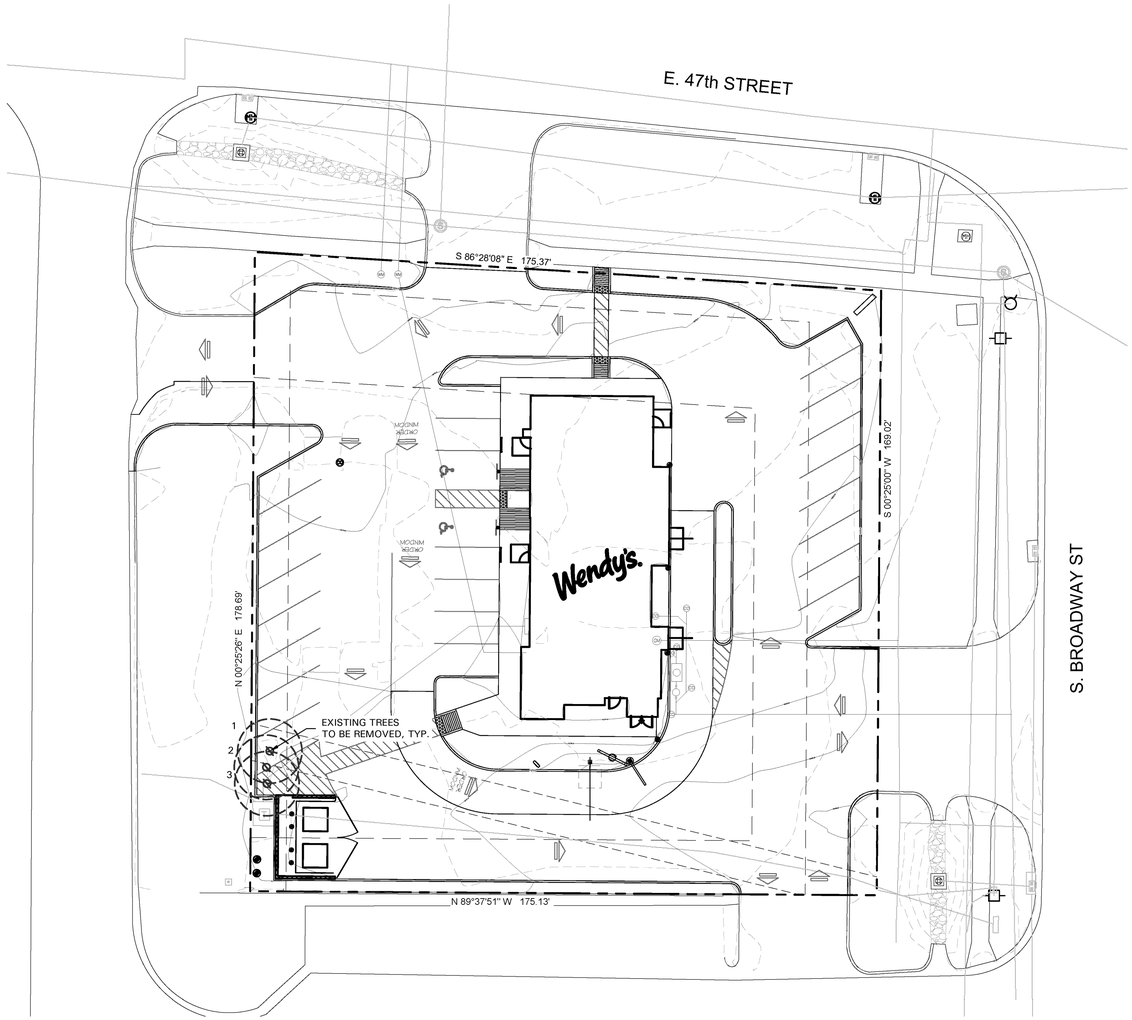
WICHITA KANSAS
(SWQ) SOUTH BROADWAY ST. AND EAST 47TH ST. SOUTH

CLIENT SITE I.D. NUMBER	SS-01428.2001
CASCO PROJECT NUMBER	505450

SCALE: 1"=50'-0"

25 0 25 50 100 150 200

KS-CL1.0



TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Remarks
1		ELM	TO BE REMOVED	
2		ELM	TO BE REMOVED	
3		ELM	TO BE REMOVED	

EXISTING TREE LEGEND

EXISTING TREE
TO BE REMOVED

TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

N

SCALE: 1" = 20'-0"
0 10 20 40

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

SITE NUMBER:	XXXXX
BASE MODEL:	SMART 65 - NARROW
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	COTTI FOODS
BASE VERSION:	2017
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2018
FURNITURE PACKAGE:	2017
DRAWING RELEASE:	FALL 2017

linear!
Marc Brundige, Architect
8951 Cypress Waters Blvd, Suite 130
Dallas, TX 75019
Phone: 972.929.9226
Fax: 972.929.9061

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306 North Market Street
Mt. Carmel, IL 62863
Phone: (618) 263-4100
www.neikirkengineering.com

COTTI FOODS
29889 SANTA MARGARITA PARKWAY
RANCHO SANTA MARGARITA, CA 92688
PHONE: 949-835-1503

PROJECT TYPE: NEW
SMART 65 - NARROW

Wendy's
#XXXXX
4821 S BROADWAY ST
WICHITA, KS 67216

REV.	DATE	DESCRIPTION

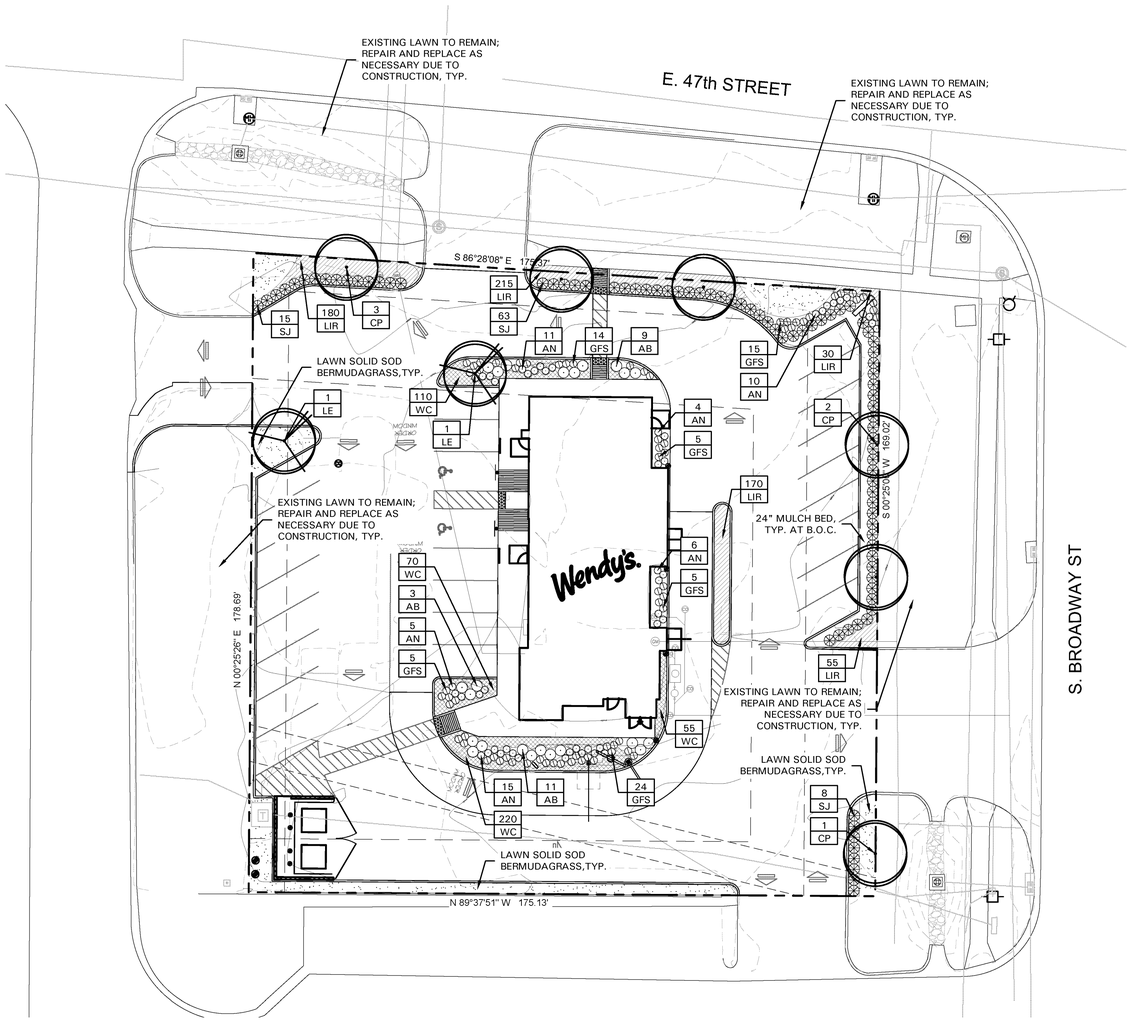
ISSUE DATE: XX/XX/201X 03/08/2018
PROJECT NUMBER: -- 18.009
DRAWN BY: NAY
CHECKED BY: KAH

SEAL

KORI ANN HAUG
LICENSED
806
KANSAS
LANDSCAPE ARCHITECT
05/11/18

SHEET NAME
TREE PRESERVATION PLAN

SHEET NUMBER
L1.01



LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

CITY OF WICHITA, KANSAS

STREET YARD REQUIREMENTS
1. 8 s.f. per linear foot of street frontage for properties with an average lot depth of 175 ft. or less.
2. One (1), 2" cal., shade tree for every 500 s.f. of required landscaped street yard.

Average lot depth: 174 l.f.

East 47th Street: 175 l.f.

Required	Provided
1,400 s.f.	1,582 s.f.
(3) shade trees, 2" cal.	(3) shade trees, 2" cal.

South Broadway Street: 169 l.f.

Required	Provided
1,352 s.f.	1,554 s.f.
(3) shade trees	(3) shade trees

PARKING LOT REQUIREMENTS (25 spaces)
1. One (1), 2" cal., shade tree is required for every 20 spaces.
2. Parking lots are to be continuously screened from view of the street except at driveways.

Required	Provided
(1) shade tree, 2" cal.	(2) shade trees, 2" cal.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
CP	*Pistacia chinensis*	Chinese Pistache	6	2" cal.	container grown, 10' ht., 4' spread, 4' branching ht., matching
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	2	2" cal.	container grown, 10' ht., 4' spread, 4' branching ht., matching
	SHRUBS/GROUNDCOVER				
AB	*Abelia grandiflora 'Edward Goucher'*	Dwarf Abelia 'Edward Goucher'	23	5 gal.	container full, 24" spread, 36" o.c.
AN	*Juniperus tobira 'Andorra'*	Andorra Juniper	51	5 gal.	container full, 20" spread, 24" o.c.
GFS	*Spiraea bumalda 'Goldflame'*	Goldflame Spiraea	68	5 gal.	container full, 24" ht., 24" o.c.
LIR	*Liriope muscari 'Big Blue'*	Liriope 'Big Blue'	650	4" pots	container full top of container, 12" o.c.
SJ	*Juniperus chinensis 'Sea Green'*	Sea Green Juniper	86	5 gal.	container full, 24" spread, 36" o.c.
WC	*Euonymus fortunei 'Coloratus'*	Wintercreeper	455	4" pots	container (3) 12" runners min., 12" o.c.
	Cynodon dactylon	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

N

SCALE: 1" = 20'-0"
0 10 20 40

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

SITE NUMBER:	XXXXX
BASE MODEL:	SMART 65 - NARROW
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	COTTI FOODS
BASE VERSION:	2017
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2018
FURNITURE PACKAGE:	2017
DRAWING RELEASE:	FALL 2017

linear!
Marc Brundige, Architect
8951 Cypress Waters Blvd, Suite 130
Dallas, TX 75019
Phone: 972.929.9226
Fax: 972.929.9061

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PHONE: 949-835-1503

PROJECT TYPE: NEW SMART 65 - NARROW

Wendy's
#XXXXX
4821 S BROADWAY ST
WICHITA, KS 67216

REV.	DATE	DESCRIPTION

ISSUE DATE: XX/XX/201X	03/08/2018
PROJECT NUMBER: --	18.009
DRAWN BY:	NAY
CHECKED BY:	KAH

SEAL
KORI ANN HAUG LICENSED 806 KANSAS LANDSCAPE ARCHITECT
05/11/18

SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER
L2.01

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Kansas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

D. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown.

E. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

F. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

G. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Miracsape' by Mirafi Construction Products or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

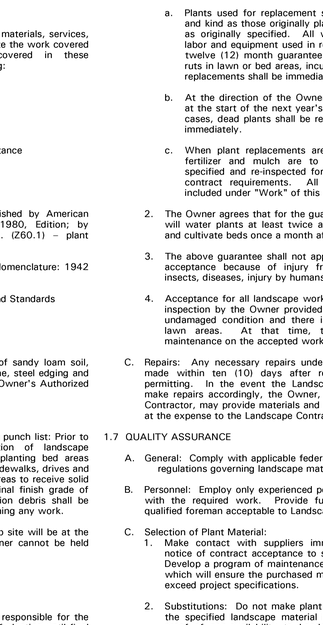
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. 'U' BRACKET.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

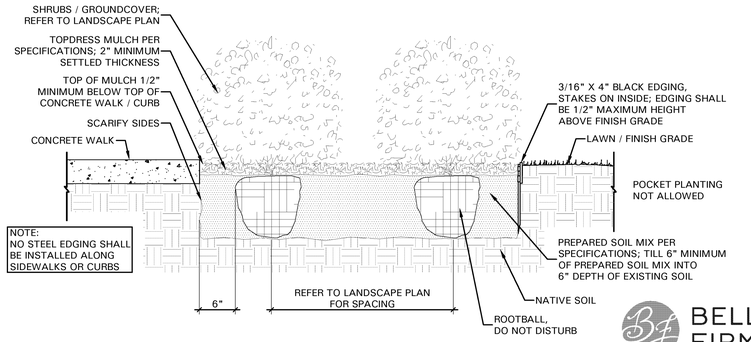
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 676-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

SITE NUMBER:	XXXXX
BASE MODEL:	SMART 65 - NARROW
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	COTTI FOODS
BASE VERSION:	2017
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2018
FURNITURE PACKAGE:	2017
DRAWING RELEASE:	FALL 2017

linear!
Marc Brundige, Architect
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Dallas, TX 75019
Phone: 972.929.9226
Fax: 972.929.9061

NEIKIRK ENGINEERING, LLC
Professional Engineering • Land Surveying
306 North Market Street
Mt. Carmel, IL 62863
Phone: (618) 263-4100
www.neikirkengineering.com

COTTI FOODS
29889 SANTA MARGARITA PARKWAY
RANCHO SANTA MARGARITA, CA 92688
PHONE: 949-835-1503

PROJECT TYPE: NEW
SMART 65 - NARROW

Wendy's
#XXXXX
4821 S BROADWAY ST
WICHITA, KS 67216

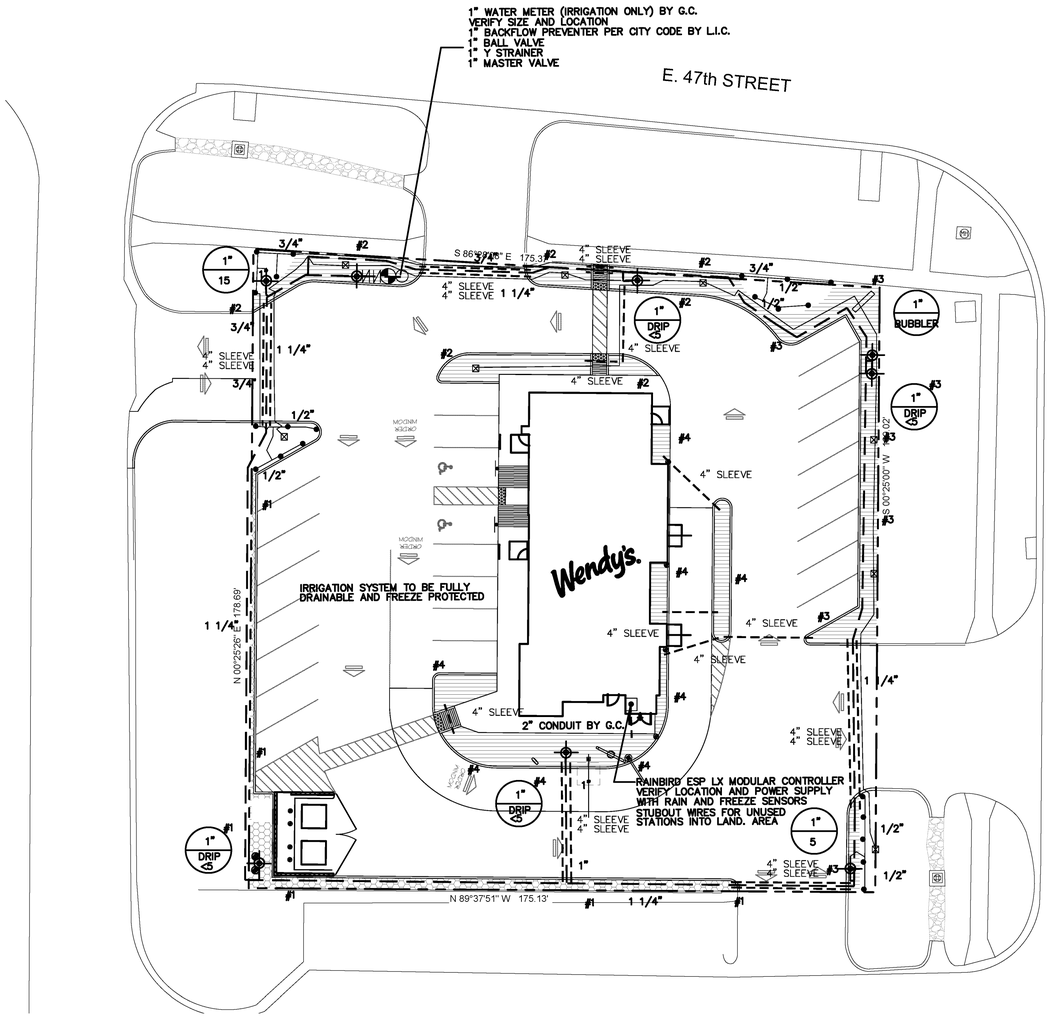
REV.	DATE	DESCRIPTION

ISSUE DATE: XX/XX/201X 03/08/2018
PROJECT NUMBER: -- 18.009
DRAWN BY: NAY
CHECKED BY: KAH

SEAL
KORI ANN HAUG LICENSED 806 KANSAS LANDSCAPE ARCHITECT
05/11/18

SHEET NAME
LANDSCAPE SPECIFICATIONS AND DETAILS

SHEET NUMBER
L2.02



SLEEVING NOTES

1. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
2. SLEEVE MATERIAL SHALL BE SCHEDULE 40 PIPE, SIZE AS INDICATED ON PLAN.
3. CONTRACTOR SHALL LAY SLEEVES AND CONDUITS AT TWENTY-FOUR (24") INCHES BELOW FINISH GRADE OF THE TOP OF PAVEMENT.
4. CONTRACTOR SHALL EXTEND SLEEVES ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT.
5. CONTRACTOR SHALL CAP PIPE ENDS USING PVC CAPS.
6. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN 'AS-BUILT' DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION NOTES

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE RAINBIRD EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN 65 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. DO NOT WORK UNTIL NOTIFIED TO DO SO BY OWNER.
4. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
5. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
6. LAWN SPRAY HEADS SHALL BE RAINBIRD 1804 INSTALLED PER DETAIL SHOWN.
7. ROTOR HEADS SHALL BE RAINBIRD 5000 INSTALLED PER DETAIL SHOWN. (WITH BUILT-IN CHECK VALVE)
8. NOZZLES SHALL BE RAINBIRD PLASTIC, UNLESS OTHERWISE NOTED. IRRIGATION CONTRACTOR SHALL SELECT THE PROPER ARC AND RADIUS FOR EACH NOZZLE TO ENSURE 100% AND PROPER COVERAGE OF ALL LAWN AREAS AND PLANT MATERIAL. NO WATER SHALL SPRAY ON BUILDING.
9. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
10. ELECTRIC CONTROL VALVES SHALL BE RAINBIRD PEB INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION.
11. ALL 24 VOLT VALVE WIRING TO BE UF 14 GAUGE SINGLE CONDUCTOR. ALL WIRE SPLICES ARE TO BE PERMANENT AND WATERPROOF.
12. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER, LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.

IRRIGATION LEGEND

- RAINBIRD 1804 POP-UP LAWN HEAD
- MP — HUNTER MP ROTATOR NOZZLE
- RAINBIRD 5000 ROTARY FC
- RAINBIRD 5000 ROTARY PC
- RAINBIRD BUBBLER (2 PER TREE, TYP.)
- RAINBIRD PEB SERIES ELECTRIC VALVE
- CONTROLLER, SIZE AS INDICATED
- WATER METER, SIZE AS INDICATED WITH D.C.A., SIZE AS INDICATED
- PVC SCHEDULE 40 SLEEVING
- PVC CLASS 200 MAINLINE
- PVC CLASS 200 LATERAL LINE
- XXX / XXX — VALVE SIZE / GPM
- NETAFIM TECHLINE#TLDL6-1210 **(18" LATERAL SPACING, 12" EMITTER SPACING)** PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- NETAFIM TECHLINE#TLDL6-1210 **(18" LATERAL SPACING, 12" EMITTER SPACING)** PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- XXX / DRIP — NETAFIM DISC FILTER #DF100-080 NETAFIM PRESSURE REGULATOR #PRV15025 INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS

BUBBLER PIPING CHART

NUMBER OF BUBBLERS	SIZE OF PIPE
1 - 5	½"
6 - 10	¾"
11 - 20	1"
21 - 30	1 ½"
31 - 40	1 ½"

SCALE: 1" = 20'-0"

0 10 20 40

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

SITE NUMBER:	XXXXX
BASE MODEL:	SMART 65 - NARROW
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CLASSIFICATION:	NEW
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BASE VERSION:	2017
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2018
FURNITURE PACKAGE:	2017
DRAWING RELEASE:	FALL 2017

linear!
Marc Brundige, Architect
8951 Cypress Waters Blvd, Suite 130
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RANCHO SANTA MARGARITA, CA 92688
PHONE: 949-835-1503

PROJECT TYPE: NEW
SMART 65 - NARROW

Wendy's.
#XXXXX
4821 S BROADWAY ST
WICHITA, KS 67216

REV.	DATE	DESCRIPTION

ISSUE DATE: XX/XX/201X	03/08/2018
PROJECT NUMBER: ---	18.009
DRAWN BY:	JJW
CHECKED BY:	KAH

SEAL

KORI ANN HAUG LICENSED 806 KANSAS LANDSCAPE ARCHITECT
05/11/18

SHEET NAME
IRRIGATION PLAN

SHEET NUMBER
L3.01

SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS

PART 1 - GENERAL

1.1 DESCRIPTION

A. Provide underground irrigation sleeves as indicated on the drawings.

1.2 RELATED WORK SPECIFIED ELSEWHERE

A. Section 32 8424 - Irrigation System

1.3 REFERENCED STANDARDS

A. American Society for Testing and Materials:

1. ASTM - D2441 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SD R-PR)
2. ASTM - D2466 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 40.
3. ASTM - D2564 Solvent Cements for Poly Vinyl Chloride Plastic Pipe and Fittings.

PART 2 - MATERIALS

2.1 DEFINITIONS

A. Sleeve - A pipe within which another pipe is placed for carrying water or other utilities to be installed.

B. Wire Sleeves - A pipe used to carry low voltage irrigation wires for operation of the electric solenoid valves.

2.2 GENERAL

A. Polyvinyl Chloride Pipe (PVC) - Manufactured in accordance with standards noted herein:

1. Marking and Identification - Permanently marked with SDR number, ASTM standard number, and the NSF (National Sanitation Foundation) seal.
2. Solvent - As recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings before applying solvent.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Coverage - Provide twenty-four inches (24") minimum cover over top of sleeve from finish grade.

B. Sleeve Extensions - Extend sleeves one foot (1') past edge of pavement or concrete walls. Install 90 degree elbow on each sleeve end and add additional length of same size pipe to extend above finish grade by twelve inches (12"). Cap pipe ends using duct tape.

3.2 BACKFILL

A. Compaction - Place backfill over sleeves in six (6") inch lifts. Tamp firmly into place taking care not to damage sleeve. Complete backfill and compaction to prevent any future settlement. Compact to 85% Standard Proctor.

B. Damage - Repair any damage resulting from improper compaction including pavement repair and replacement.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 SCOPE

A. Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, material, tools, equipment, and related items for the complete and proper installation of the irrigation system as indicated by the Drawings. All costs associated with this installation, including fees for testing and inspections of the system components are the responsibility of the installer of this irrigation system.

B. Work includes but is not limited to:

1. Trenching and backfill.
2. Installation of automatic controlled system.
3. Upon completion of installation, supply as-built drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically the exact location of automatic valves.

C. All sleeves as shown on plans shall be furnished by General Contractor. Meter and power source shall be provided by General Contractor.

1.2 RELATED WORK SPECIFIED ELSEWHERE

A. Refer to Irrigation Plans for controller, head, and valve locations.

B. Section 32 8423 - Underground Irrigation Sleeves and Utility Conduits

C. Section 32 9300 - Landscape

D. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.3 APPLICABLE STANDARDS

A. America Standard for Testing and Materials (ASTM) – Latest edition.

1. D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR)
2. D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Thread, Schedule 80
3. D2455 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40
4. D2467 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 80
5. D2564 Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings
6. D2287 Flexible Poly Vinyl Chloride (PVC) Plastic Pipe
7. F656 Poly Vinyl Chloride (PVC) Solvent Weld Primer
8. D2855 Making Solvent – Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings

1.4 MAINTENANCE AND GUARANTEE

A. The Contractor shall guarantee materials and workmanship for one (1) calendar year after final acceptance by Owner.

B. Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.

C. Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, and raising and lowering of shrub heads to compensate for shrub growth for one (1) year after completion of installation.

1.5 SUBMITTALS

A. Procedure: Comply with Division I requirements.

B. Product Data: The Contractor shall submit five (5) copies of equipment manufacturer's 'cut sheets' and shop drawings for approval by Owner Authorized Representative prior to installation, including, but not limited to the following: sprinkler head, pipe, controller, valves, backflow prevention devices, valve boxes, wire, conduit, fittings, and all other types of fixtures proposed to be installed on the job. The submittal shall include the manufacturer's name, model number, equipment capacity, and manufacturer's installation recommendations, if applicable, for each proposed item.

C. No work covered under this section may begin until the Contractor has submitted the required information. No partial submittal shall be accepted and submittals shall be neatly bound into a brochure and logically organized. After the submittal has been approved, substitutions will not be allowed, except by written consent by the Owner Authorized Representative.

D. Shop drawings include dimensions, elevations, construction details, arrangements, and capacity equipment, as well as manufacturer's installation recommendations.

E. Operating and Maintenance Manuals:

1. Provide three (3) individually bound manuals detailing operating and maintenance requirements for the irrigation system.
2. Manuals shall be delivered to the Owner Authorized Representative no later than ten (10) days prior to completion of the irrigation system.
3. Provide descriptions of all installed materials and systems in sufficient detail to permit maintenance personnel to understand, operate, and maintain the equipment.
4. Provide the following in each manual:
   a. Index sheet with Contractor's name, address, telephone number, and contact name.
   b. Duration of guarantee period. Include warranties and guarantees extended to the Owner by the manufacturer of all equipment.
   c. Equipment list providing the following for each item:
      1) Manufacturer's name
      2) Make and model number
      3) Name and address of local part's representative
      4) Spare parts list in detail
      5) Details operating and maintenance instructions for major equipment.

F. Project Record Documents:

1. Comply with Division I requirements.
2. Locate by written dimension, routing of mainline piping, remote control valves, and quick coupling valves. Locate mainlines by single dimensions from permanent site features provided they run parallel to these elements. Locate valves, intermediate electrical connections, and quick couplers by two dimensions from a permanent site feature at approximately 70 degrees to each other.
3. When dimensioning is complete, transpose work to bond paper.
4. Submit three (3) copies of the completed as-built drawings, along with a CD with PDF files of the same, to the Owner Authorized Representative prior to final acceptance of the work. Mark drawings "Record Prints Showing Significant Changes". Date and sign drawings.

G. Quick Coupler Keys: Provide three (3) coupler keys with boiler drains attached using brass reducer.

H. Controller Keys: Provide three (3) sets of keys to controller enclosure(s).

I. Use of materials differing in quality, size, or performance from those specified shall only be allowed upon written approval of the Landscape Architect. The decision shall be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.

J. Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler.

K. Approval of substitute sprinkler shall not relieve Irrigation Contractor of his responsibility to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system.

L. It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.

1.6 TESTING

A. Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc., to avoid unnecessary cutting, patching, and boring.

B. Water Pressure: This irrigation system has been designed to operate with a minimum static water pressure indicated on Drawings. The Contractor shall take a pressure reading at each water meter prior to beginning construction. Confirm findings to Owner Authorized Representative in writing. If static pressure varies from pressure stated on drawings, do not start work until notified to do so by Owner Authorized Representative.

1.7 COORDINATION

A. Coordinate installation with other trades, including earthwork, paving, and plumbing to avoid unnecessary cutting, patching and boring.

B. Coordinate to ensure that electrical power source is in place.

C. Coordinate system installation with work specified in other sections and coordinate with Landscape Contractor to ensure plant material is uniformly watered in accordance with intent shown on drawings.

PART 2 - PRODUCTS

2.1 GENERAL

A. Mainline: Mainlines are the piping from water source to operating valves. This portion of piping is subject to surges, being a closed portion of sprinkler system. Hydrant lines are considered a part of sprinkler main.

B. Lateral Piping: Lateral piping is that portion of piping from operating valve to sprinkler heads. This portion of piping is not subject to surges, being an "open end" portion of sprinkler system.

2.2 POLY VINYL CHLORIDE PIPE (PVC PIPE)

A. PVC pipe shall be manufactured in accordance with commercial standards noted herein.

B. Marking and Identification: PVC pipe shall be continuously and permanently marked with the following information: manufacturer's name, pipe size, type of pipe, and material, SDR number, product standard number, and the NSF (National Sanitation Foundation) seal.

C. PVC Pipe Fittings: Shall be of the same material as the PVC pipe specified and shall be compatible with PVC pipe furnished.

2.3 COPPER TUBING

A. Hard, straight lengths of domestic manufacture only. Do not use copper tube of foreign extrusion or any so-called irrigation tubing (thin wall).

2.4 COPPER TUBE FITTINGS

A. Cast brass or wrought copper, sweat - solder type.

2.5 WIRE

A. Type UF with 4/64" thick waterproof insulation which is Underwriter's Laboratory approved for direct underground burial when used in a National Electric Code Class II Circuit (30 volts AC or less).

B. Wire Connectors: Waterproof splice kit connectors. Type DBY by 3M.

2.6 SCHEDULE 80 PVC NIPPLES

A. Composed of Standard Schedule 40 PVC Fittings and PVC meeting noted standards. No clamps or wires may be used. Nipples for heads and shrub risers to be nominal one-half inch (½") diameter by eight (8") inches long, where applicable.

B. Polyethylene nipples six (6") inches long shall be used on all pop-up spray heads.

2.7 MATERIALS - SEE IRRIGATION PLAN

A. Sprinkler heads in lawn area as specified on plan.

B. PVC Pipe: Class 200, SDR 21

C. Copper Tubing (City Connection): Type "M"

D. 24V Wire: Size 14, Type UF

E. Electric valves: Shall be all plastic construction as indicated on plans.

F. Backflow Prevention Device: Refer to drawing requirements and flow valve. Coordinate exact location with General Contractor.

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

A. Staking: Before installation is started, place a stake where each sprinkler is to be located, in accordance with drawing. Staking shall be approved by Owner Authorized Representative before proceeding with work.

B. Excavations: Excavations are unclassified and include earth, loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material removed, provided that the earth is suitable for compaction and contains no lumps, clods rock, debris, etc. Special backfill specifications, if furnished take preference over this general specification.

C. Backfill: Flood or hand-tamp to prevent after settling. Hand rake trenches and adjoining area to leave grade in as good or better condition than before installation.

D. Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or shrubs. In areas where existing trees are present, trenches shall be adjusted on-site to provide a minimum clearance of four (4) feet between the drip line of any tree or trench. The Contractor shall notify the Owner Authorized Representative in writing of a planned change in trench routing from that shown on the drawings.

3.2 PIPE INSTALLATION

A. Sprinkler Mains: Install a four (4") inch wide minimum trench with a minimum of eighteen (18") inches of cover.

B. Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12") of cover.

C. Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe shall not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of pipe.

3.3 PVC PIPE AND FITTING ASSEMBLY

A. Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.

B. PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.

3.4 COPPER TUBING AND FITTING ASSEMBLY

A. Clean pipe and fitting thoroughly and lightly sand pipe connections to remove residue from pipe. Attach fittings to tubing in an approved manner using 50-50 soft solid core solder.

3.5 POP-UP SPRAY HEADS

A. Supply pop-up spray heads in accordance with materials list and plan. Attach sprinkler to lateral piping with a semi-flexible polyethylene nipple not less than three (3") inches or more than six (6") inches long.

3.6 VALVES

A. Supply valves in accordance with materials list and sized according to drawings. Install valves in a level position in accordance with manufacturer's specifications. See plan for typical installation of electric valve and valve box.

3.7 WIRING

A. Supply wire from the automatic sprinkler controls to the valves. No conduit will be required for UF wire unless otherwise noted on the plan. Wire shall be tucked under the piping.

B. A separate wire is required from the control to each electric valve. A common neutral wire is also required from each control to each of the valves served by each particular control.

C. Bundle multiple wires and tape them together at ten (10') foot intervals. Install ten (10") inch expansion coils at not more than one hundred (100') foot intervals. Make splices waterproof.

3.8 AUTOMATIC SPRINKLER CONTROLS

A. Supply in accordance with Irrigation Plan. Install according to manufacturer's recommendations.

3.9 TESTING

A. Sprinkler Mains: Test sprinkler main only for a period of twelve (12) to fourteen (14) hours under normal pressure. If leaks occur, replace joint or joints and repeat test.

B. Complete tests prior to backfilling. Sufficient backfill material may be placed in trenches between fittings to ensure stability of line under pressure. In each case, leave fittings and couplings open to visual inspection for full period of test.

3.10 FINAL ADJUSTMENT

A. After installation has been completed, make final adjustment of sprinkler system in preparation for Owner Authorized Representative's final inspection.

B. Completely flush system to remove debris from lines by removing nozzle from heads on end of lines and turning on system.

C. Check sprinklers for proper operation and proper alignment for direction of throw.

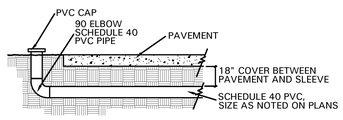
D. Check each section of spray heads for operating pressure and balance to other sections by use of flow adjustment on top of each valve.

E. Check nozzling for proper coverage. Prevailing wind conditions may indicate that arch of angle of spray should be other than shown on drawings. In this case, change nozzles to provide correct coverage and furnish data to Owner Authorized Representative with each change.

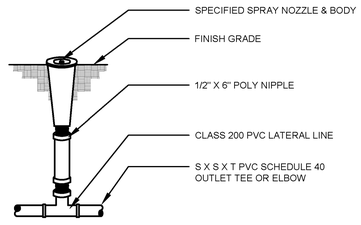
3.11 SYSTEM DEMONSTRATION

A. Instruct Owner's personnel in operation and maintenance of system including adjusting of sprinkler heads. Use operation and maintenance manual for basis of demonstration.

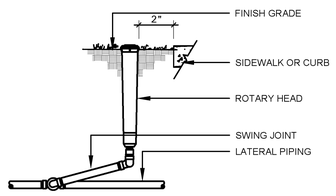
END OF SECTION



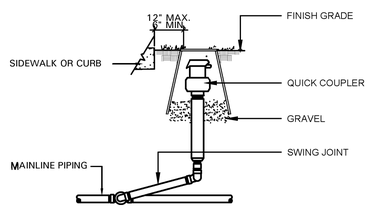
01 SLEEVE DETAIL
NOT TO SCALE



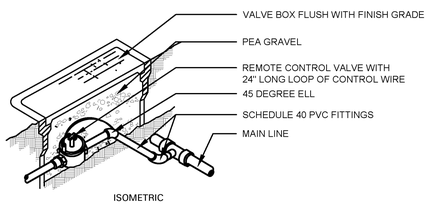
02 POP-UP LAWN SPRAY ASSEMBLY
NOT TO SCALE



03 ROTARY HEAD
NOT TO SCALE

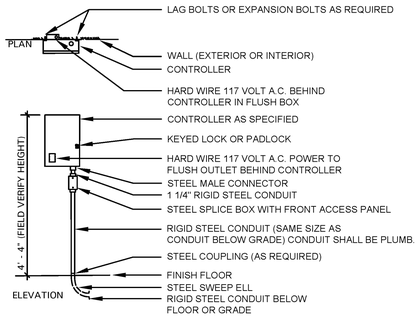


04 QUICK COUPLER
NOT TO SCALE



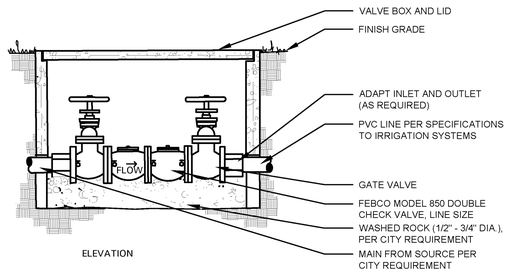
ISOMETRIC

05 REMOTE CONTROL VALVE
NOT TO SCALE



ELEVATION

06 WALL MOUNTED CONTROLLER
NOT TO SCALE



ELEVATION

07 BACKFLOW PREVENTER
NOT TO SCALE

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SITE NUMBER:	XXXXX
BASE MODEL:	SMART 65 - NARROW
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	COTTI FOODS
BASE VERSION:	2017
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2018
FURNITURE PACKAGE:	2017
DRAWING RELEASE:	FALL 2017

linear!
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PROJECT TYPE: NEW
SMART 65 - NARROW

Wendy's
#XXXXX
4821 S BROADWAY ST
WICHITA, KS 67216

REV.	DATE	DESCRIPTION

ISSUE DATE: XX/XX/201X	03/08/2018
PROJECT NUMBER: --	18.009
DRAWN BY:	JJW
CHECKED BY:	KAH

SEAL

KORY ANN KAUG LICENSED 806 KANSAS LANDSCAPE ARCHITECT
05/11/18

SHEET NAME
IRRIGATION SPECIFICATIONS AND DETAILS

SHEET NUMBER
L3.02