

# COLLEGE HILL SQUARE PLANNED UNIT DEVELOPMENT PUD2001-00002

## GENERAL PROVISIONS:

1. Total Net Land Area: 331,159 sq. ft. or 7.60± acres
2. Total Gross Floor Area: 199,063 sq. ft.  
Average Floor Area Ratio: 61 percent  
Total Floor Area following demolition of tower: 148,186 sq. ft.  
Average Floor Area Ratio: 45 percent
3. Parking shall be provided in accordance with Article IV of the Unified Zoning Code, unless otherwise specified in the parcel descriptions. See Plan, 10/1/02, dated 9-7-03 for Parcel 3A.
4. Setbacks are as indicated on the P.U.D. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
5. A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting.
6. Guarantees for street improvements for shall be determined at the time of platting.
7. Signs shall be in accordance with the Sign Code of the City of Wichita for the "LC" district with the following conditions:
  - A. Each parcel is permitted at least one on-site sign with the following area restrictions:
    - Parcel 1: One 100 sq. ft. sign at the corner of Central and Hillside, or one 64 sq. ft. sign along each frontage.
    - Parcel 2a: One sign with a maximum area of 75 sq. ft.
    - Parcel 2b: One sign with a maximum area of 75 sq. ft.
    - Parcel 3: Three signs with a maximum area of 48 sq. ft. per sign.
    - Parcel 4: One sign with a maximum area of 48 sq. ft. along Rutan.
  - B. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 100' apart, irrespective of how land is leased or sold.
  - C. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
  - D. Portable or off-site signs are not permitted.
  - E. Window display signs are limited to 25% of the window area.
  - F. No signs shall be allowed on the south or east elevations of any buildings located within Parcels 3 and 4. All building signs shall be designed with individual letters averaging no more than 24 inches in height and mounted directly on the building face.
  - G. All freestanding signs must be monument type, with the same architectural base and frame, and shall have a maximum height of 10 feet, except for a project identification sign which may be 20 feet.
  - H. Signage for Parcel 4 may be located within Parcel 2.
  - I. For Parcel 2b, one building sign shall be permitted on each of the north, east and west building elevations at a maximum height of 45 feet. Said building signs shall be limited to a maximum size of 34 square feet each and designed with two-foot high individual letters mounted directly to the building face that are internally illuminated, as illustrated in the approved "Signage Elevation Rendering." No other building signs shall be permitted on Parcel 2b.
  - J. For Parcel 1, one building sign shall be permitted on both the north and west building elevations with an average letter size of 28 inches. Said building signs shall be as illustrated on the approved "Signage Elevation Rendering." No building signs other than those shown on the approved "Signage Elevation Rendering" shall be permitted on Parcel 1.
8. Access Controls shall be as shown on the final plat.
9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
  - A. Limited height of light poles to 24 feet, and 25 feet for Parcel 2b.
  - B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
11. Utilities shall be installed underground on all parcels.
12. Landscaping for this site shall be required as follows:
  - A. Development of all parcels within the P.U.D. shall comply with the Landscape Ordinance of the City of Wichita.
  - B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
13. Screening Walls:
  - A. A six (6) foot high concrete/masonry wall shall be constructed along the south property line of Parcels 3 and 4 of the P.U.D. where adjacent to residential zoning.
  - B. This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
14. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
15. Trash receptacles shall be appropriately screened with walls that are of a pattern and color consistent with the building walls to reasonably hide them from ground view.
16. All buildings in the P.U.D. shall use the same palette of materials textures, colors, and forms. The palette shall consist of red brick, earth-tone drivet or EIFS, white stone trim or similar materials, and red tile roofs or similar materials or roof accents. Vivid colors are limited to incidental accent. All drives and parking areas shall be of uniform color and texture. In the event Parcel 4 is developed as a day care, alternative architectural design may be used with approval of the Planning Director.
17. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction per City standards.
18. No parcel within this P.U.D. shall allow the use of adult entertainment establishments, group homes, group residential, halfway houses, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. There shall be no more than one freestanding restaurant with drive-in or drive-through facilities, and shall be limited to Parcels 2a, 2b or 3. No vehicle service, tire or battery stores, vehicle parts stores or gasoline dispensing uses are permitted.
19. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the P.U.D.
20. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
21. The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
22. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
23. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
24. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Central, Hillside and Rutan with the proposed buildings within the subject property as determined necessary by the Director of Planning. Said walk system shall be reinforced by landscaping, lighting, seating areas, and uniform paving materials that extend across vehicular drives and building edges.
25. All property included within the P.U.D. shall be platted within one year after approval of this P.U.D. by the Governing Body, or the case shall be considered denied and closed.
26. Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as PUD2001-00002) includes special conditions for development on this property.
27. The joint opening onto Hillside located along the north line of Parcel 3 may allow left turn movements until such time as the southern opening in Parcel 3 is developed. Following the development of Parcel 3, said opening along the north line of Parcel 3 shall be converted to a right-in, right-out only opening.
28. The exterior of the existing office tower and the grounds of Parcel 2a shall be remodeled to be consistent with General Provisions 7, 10, 11, 12, 15, 16 and 24 if the structure is not demolished by April 1, 2003.
29. The east-west drives along the south edge of Parcel 2a and 2b, and the north edge of Parcel 3 shall be designed with no direct access to parking spaces. The north-south drive along the east edge of Parcel 3 shall be designed with no direct access to parking spaces unless the drive aisle is at least 28 feet wide.
30. Site plans and building elevations for all parcels shall be submitted and approved by the Director of Planning prior to the issuance of building permits.

SCALE: 1" = 40'

PUD #14  
Includes Administrative Adjustments  
dated 9-17-02, 9-27-02, & 9-30-02

**APPROVED PUD**

MAPC 11-15-01 DM

WCC 12-11-01 DM

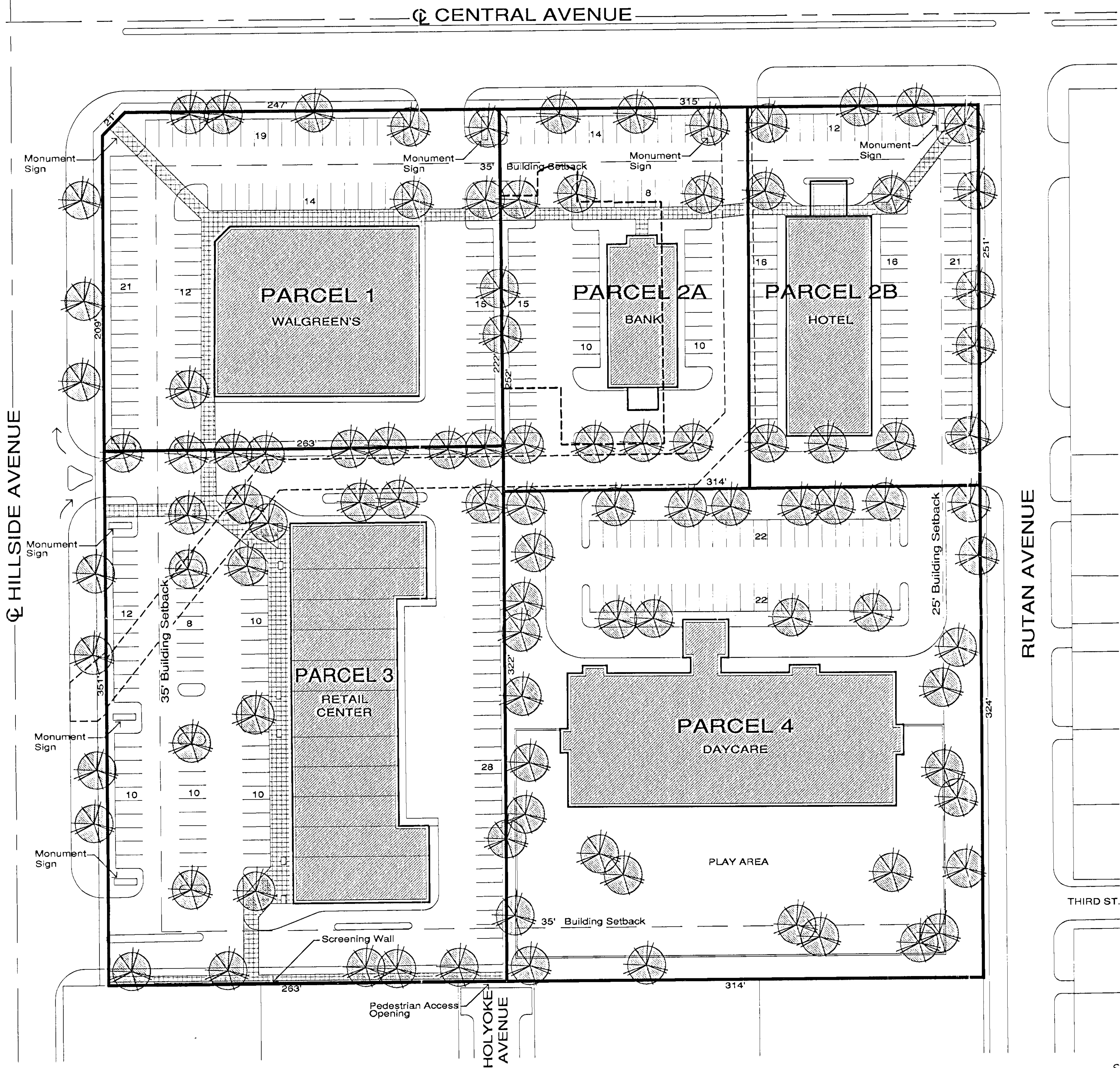
MAPD Copy 1 of 2

**PUD2001-00002**

**COLLEGE HILL SQUARE  
PLANNED UNIT DEVELOPMENT**

**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
315-282-7871 • 315-282-7871 • WICHITA, KANSAS 67211

Revised per Admin. Adjust.: September 30, 2002  
Revised per Admin. Adjust.: September 24, 2002  
Revised per Admin. Adjust.: September 19, 2002  
Approved by City Council: December 11, 2001



### PARCEL 1

- A. Net Area: 58,420 sq. ft. or 1.34 acres  
B. Maximum Building Coverage: 17,525 sq. ft. or 30 percent  
C. Maximum Gross Floor Area: 20,446 sq. ft.  
D. Floor Area Ratio: 0.35  
E. Maximum Number of Buildings: One (1)  
F. Maximum building height: 35 feet (two-stories)  
G. Proposed uses: all uses permitted by right in the "LC" Limited Commercial zoning district.

### PARCEL 2A

- A. Net Area: 41,014 sq. ft. or 0.94 acres  
B. Maximum Building Coverage: 12,304 sq. ft. or 30 percent  
C. Maximum Gross Floor Area: 21,000 sq. ft.  
D. Floor Area Ratio: 0.51  
E. Maximum Number of Buildings: One (1)  
F. Maximum building height: 50 feet (four-stories)  
G. Proposed uses: Office (general), Retail (general), Restaurants, Hotel or Motel, Hospital, Medical Service, Personal Care and Improvement Service, Bank or Financial Institution, ATM, and Day Care (general)

### PARCEL 2B

- A. Net Area: 38,184 sq. ft. or 0.88 acres  
B. Maximum Building Coverage: 11,455 sq. ft. or 30 percent  
C. Maximum Gross Floor Area: 39,000  
D. Floor Area Ratio: 1.02  
E. Maximum Number of Buildings: One (1)  
F. Maximum building height: 55 feet (four-stories)  
G. Proposed uses: Office (general), Retail (general), Restaurants, Hotel or Motel, Hospital, Medical Service, Personal Care and Improvement Service, Bank or Financial Institution, ATM, and Day Care (general)

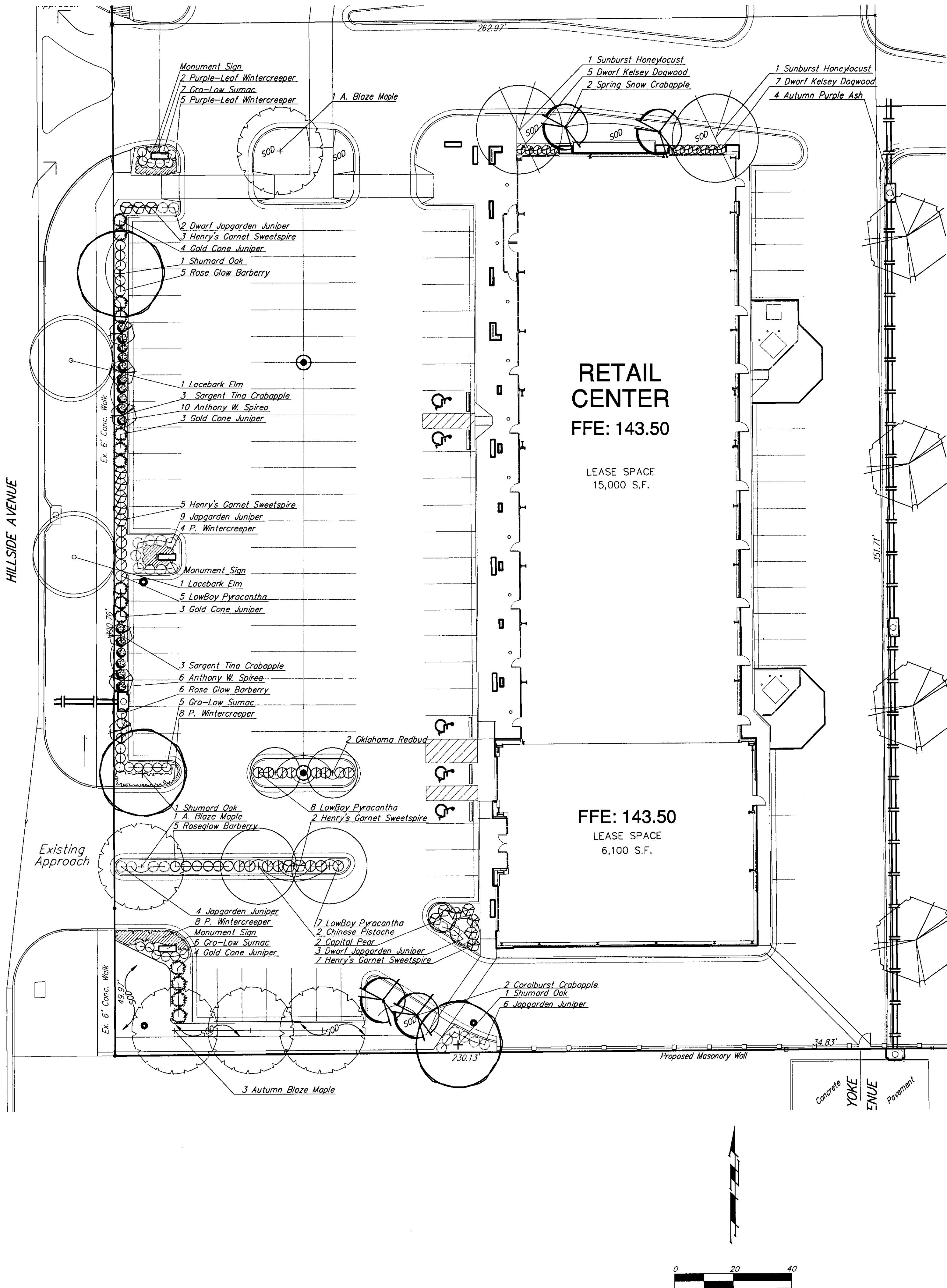
### PARCEL 3

- A. Net Area: 92,299 sq. ft. or 2.12 acres  
B. Maximum Building Coverage: 27,690 sq. ft. or 30 percent  
C. Maximum Gross Floor Area: 32,305 sq. ft.  
D. Floor Area Ratio: 0.35  
E. Maximum Number of Buildings: Three (3)  
F. Maximum building height: 45 feet (three-stories)  
G. Proposed uses: Office (general), Retail (general), Restaurants, Hotel or Motel, Hospital, Medical Service, Personal Care and Improvement Service, Bank or Financial Institution, and ATM.

### PARCEL 4

- A. Net Area: 101,243 sq. ft. or 2.32 acres  
B. Maximum Building Coverage: 30,373 sq. ft. or 30 percent  
C. Maximum Gross Floor Area: 35,435 sq. ft.  
D. Floor Area Ratio: 0.35  
E. Maximum Number of Buildings: Three (3)  
F. Maximum building height: 35 feet (two-stories)  
G. Proposed uses: Office (general), Accessory Parking, Medical Service and Day Care (general).

HILLSIDE AVENUE

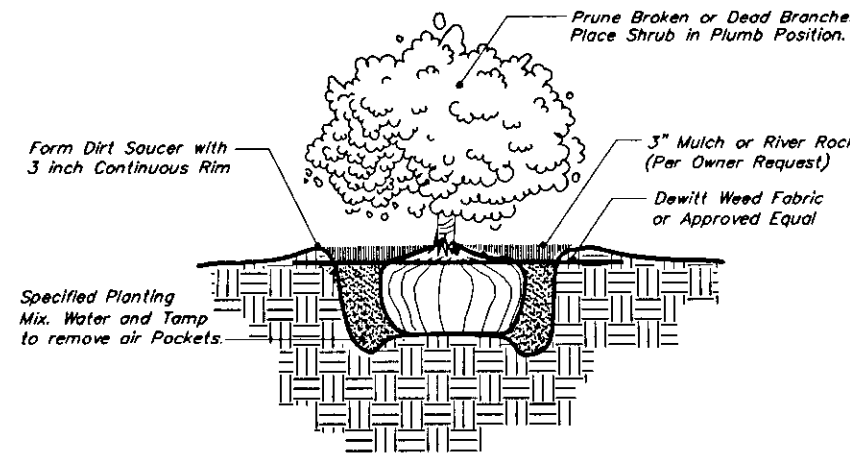


## IRRIGATION NOTES:

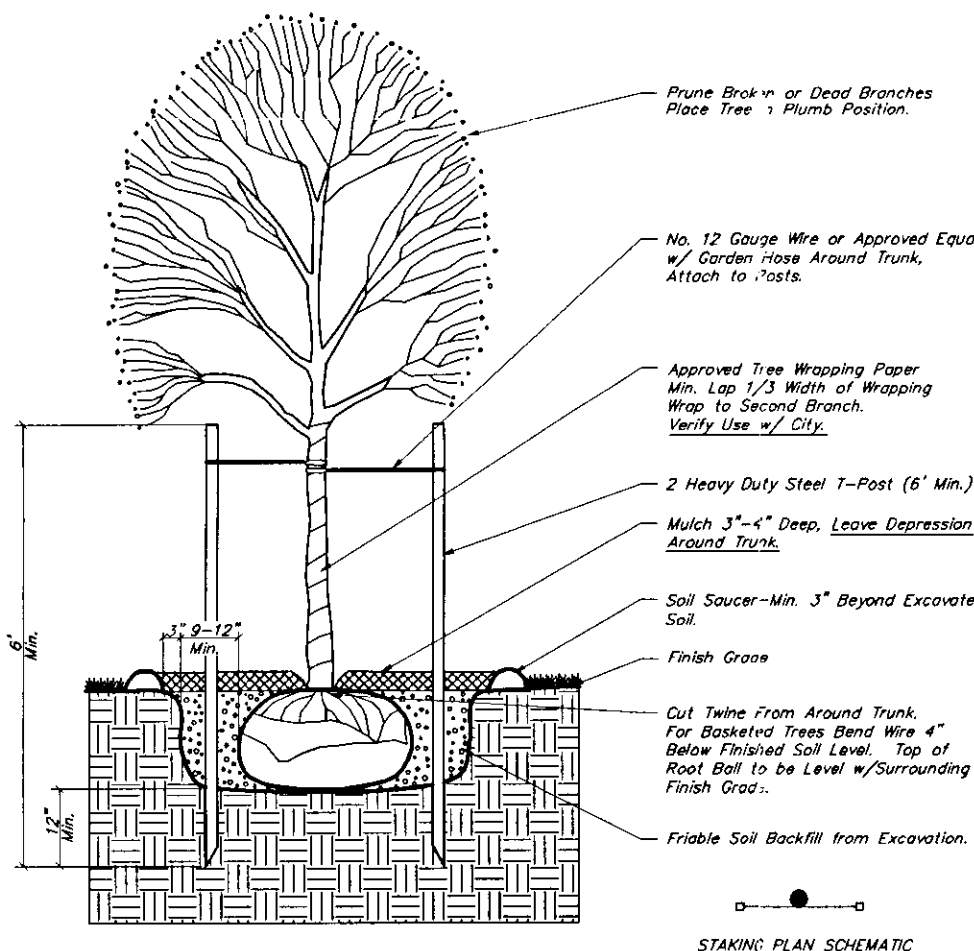
- All irrigation work is to be installed in compliance with all local codes and regulations.
- Irrigation Contractor shall design system so that turf heads are on separate zones from shrub spray heads.
- The Irrigation Contractor SHALL NOT START irrigation construction until final shop drawings are submitted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

## LANDSCAPE NOTES:

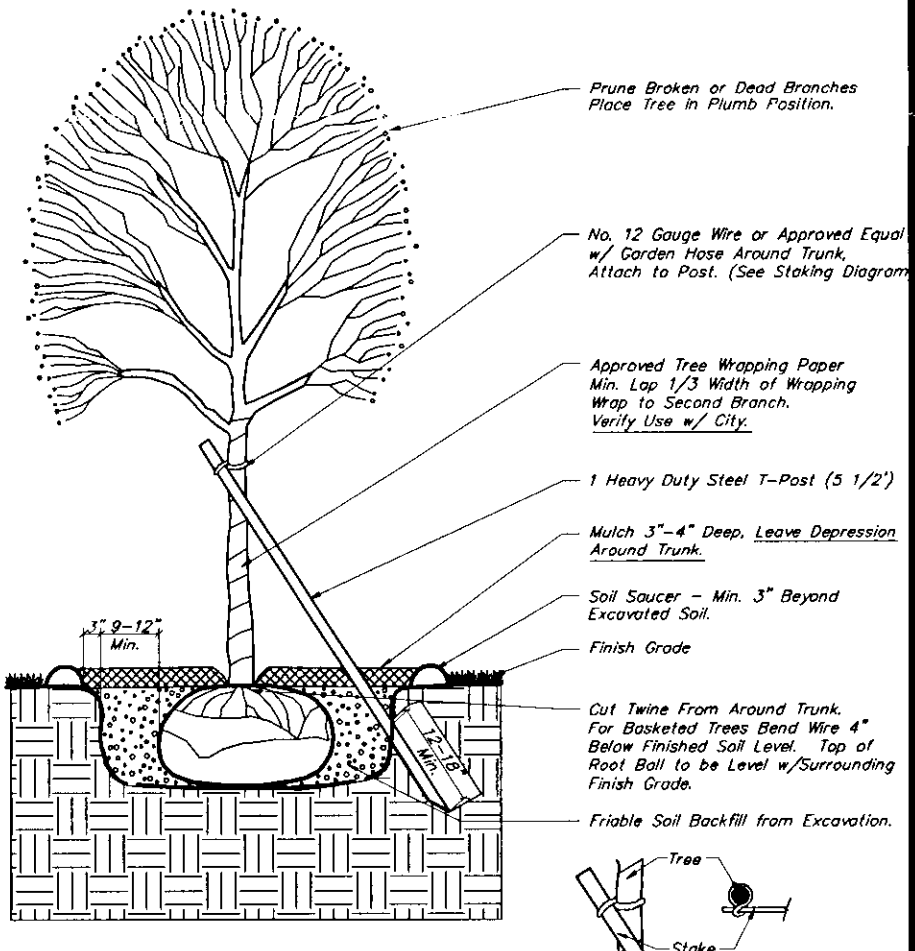
- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Sod" shall be seeded and fertilized as follows:  
SOD--  
Kansas Premium Fescue Sod  
(equal parts of the top fescue brands for 2001)  
FERTILIZER--  
28-4-6 ratio 4#/1000 sq. ft.
- Trees with broken leaders or no central leader will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive:  
2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
- Mulch all planting beds with 3" of mulch. Mulch all tree saucer wells with 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be from Pro-Steel Company, using 10 gauge thickness, commercial grade, or approved equal.
- General Contractor to supply all topsoil to site. Landscape contractor to coordinate with G.C. to make sure all grade issues are worked out before final planting begins.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
- The landscape contractor is responsible to coordinate with the G.C. to install the plants and maintain the grounds, until final acceptance from the owner.
- The landscape contractor shall submit bid with unit prices for all plants, which include mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The landscape contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- Fall planting season shall be September 1 thru end of October. Spring planting season shall be April 1 thru end of June. For grass seeding, fall season shall be September 1 thru mid of October. Spring season for seeding shall be from March 15 thru mid May.



TYPICAL SHRUB PLANTING DETAIL  
5 Gallon and Smaller  
No Scale



TREE PLANTING & STAKING DETAIL  
Deciduous Trees Larger than 2\"/>



TREE PLANTING & STAKING DETAIL  
Deciduous Trees 2\"/>

## PLANT SCHEDULE

| QTY. | BOTANICAL NAME                             | COMMON NAME               | SIZE       | CONDITION | REMARKS          |
|------|--------------------------------------------|---------------------------|------------|-----------|------------------|
| 5    | <i>Acer x freemanii</i> 'Autumn Blaze'     | Autumn Blaze Maple        | 2 1/2"Col. | B & B     | Single Stem Only |
| 4    | <i>Fraxinus americana</i> 'Autumn Purple'  | Autumn Purple Ash         | 2 1/2"Col. | B & B     | Single Stem Only |
| 4    | <i>Gleditsia triacanthos</i> 'Suncole'     | Sunburst Honeylocust      | 2 1/2"Col. | B & B     | Single Stem Only |
| 3    | <i>Quercus shumardii</i>                   | Shumard Oak               | 2 1/2"Col. | B & B     | Single Stem Only |
| 2    | <i>Ulmus parvifolia</i>                    | Lacebark Elm              | 2 1/2"Col. | B & B     | Single Stem Only |
| 2    | <i>Cercis reniformis</i> 'Oklahoma'        | Oklahoma Redbud           | 1 1/2"Col. | B & B     | Single Stem Only |
| 6    | <i>Malus sargentii</i> 'Tina'              | Sargent Tina Crabapple    | 1 1/2"Col. | B & B     | Single Stem Only |
| 2    | <i>Malus</i> 'Spring Snow'                 | Spring Snow Crabapple     | 1 1/2"Col. | B & B     | Single Stem Only |
| 2    | <i>Malus</i> 'Coralcole'                   | Coralburst Crabapple      | 1 1/2"Col. | B & B     | Single Stem Only |
| 2    | <i>Pistachia chinensis</i>                 | Chinese Pistache          | 1 1/2"Col. | B & B     | Single Stem Only |
| 2    | <i>Pyrus calleryana</i> 'Capital'          | Capital Pear              | 1 1/2"Col. | B & B     | Single Stem Only |
| 16   | <i>Berberis thunbergii</i> 'Rose Glow'     | Rose Glow Barberry        | 2 gal.     | Cont.     | Full & Healthy   |
| 12   | <i>Cornus sericea</i> 'Kelsey'             | Kelsey Dogwood            | 2 gal.     | Cont.     | Full & Healthy   |
| 27   | <i>Euonymus fortunei</i> 'Coloratus'       | Purple-Leaf Wintercreeper | 1 gal.     | Cont.     | Full & Healthy   |
| 14   | <i>Juniperus communis</i> 'Gold Cone'      | Gold Cone Juniper         | 2 gal.     | Cont.     | Full & Healthy   |
| 15   | <i>Juniperus procumbens</i> 'Nana'         | Dwarf Jaggarden Juniper   | 2 gal.     | Cont.     | Full & Healthy   |
| 17   | <i>Itea virginica</i> 'Henry's Garnet'     | Henry's Garnet Sweetspire | 2 gal.     | Cont.     | Full & Healthy   |
| 20   | <i>Pyracantha coccinea</i> 'LowBoy'        | LowBoy Pyracantha         | 2 gal.     | Cont.     | Full & Healthy   |
| 18   | <i>Rhus aromatica</i> 'Gro-Low'            | Gro-Low Sumac             | 2 gal.     | Cont.     | Full & Healthy   |
| 16   | <i>Spiraea x bumalda</i> 'Anthony Waterer' | Anthony Waterer Spirea    | 2 gal.     | Cont.     | Full & Healthy   |

## BENCHMARK

#1- City of Wichita Disk on the Base (South Side) of Light Tower  
at the SE. Corner of Central and Hillside  
43.80 Feet South of Center Line.  
46.90 Feet East of Center Line.  
Elevation = 145.32 (City Datum)

#2- "C" on the NE Corner of First Step of  
357 N. Hillside, on the SW Corner of Hillside and  
3rd Street North  
Elev. = 140.59 (City Datum)

## LEGAL DESCRIPTION

Lot 5, Block A, College Hill Square, an  
Addition to Wichita, Sedgwick County, Kansas

## SITE INFORMATION

Total Area: 93,428 sq. ft. (2.14 acres)  
Impervious Area: 88,000 sq. ft. (2.02 acres)  
Building Area: 21,100 sq. ft.

## LANDSCAPE ORDINANCE CALCULATIONS

|                             |                                                    |
|-----------------------------|----------------------------------------------------|
| One Streetyard requirement: | 350.73 (total str. Front.)<br>x 10 (sq.ft. factor) |
| Streetyard Required         | = 3,507.30 sq.ft.                                  |
| Streetyard shown:           | = 3,568 sq.ft.                                     |
| Streetyard Trees Required:  | 3,507.3/ 500= 7.014=                               |
|                             | 7 Shade Trees                                      |
| Streetyard Trees shown:     | 10 Shade, 14 Ornamental                            |
| Parking Lot Stalls Shown:   | 110                                                |
| Parking Lot Trees Required: | 110x20 = 5.5= 6 Trees                              |
| Parking Lot Trees Shown:    | 5 Shade, 8 Ornamental                              |
| Additional Buffer:          | Masonry Screen Wall (136' Length)                  |

COLLEGE HILL SQUARE

RETAIL CENTER

SITE PLAN

PLO #14 ADM ADJ TO PARCEL 3  
PLO ZONED - CDDCH

APPROVED 10/10/02 BY  
MARTY CORY

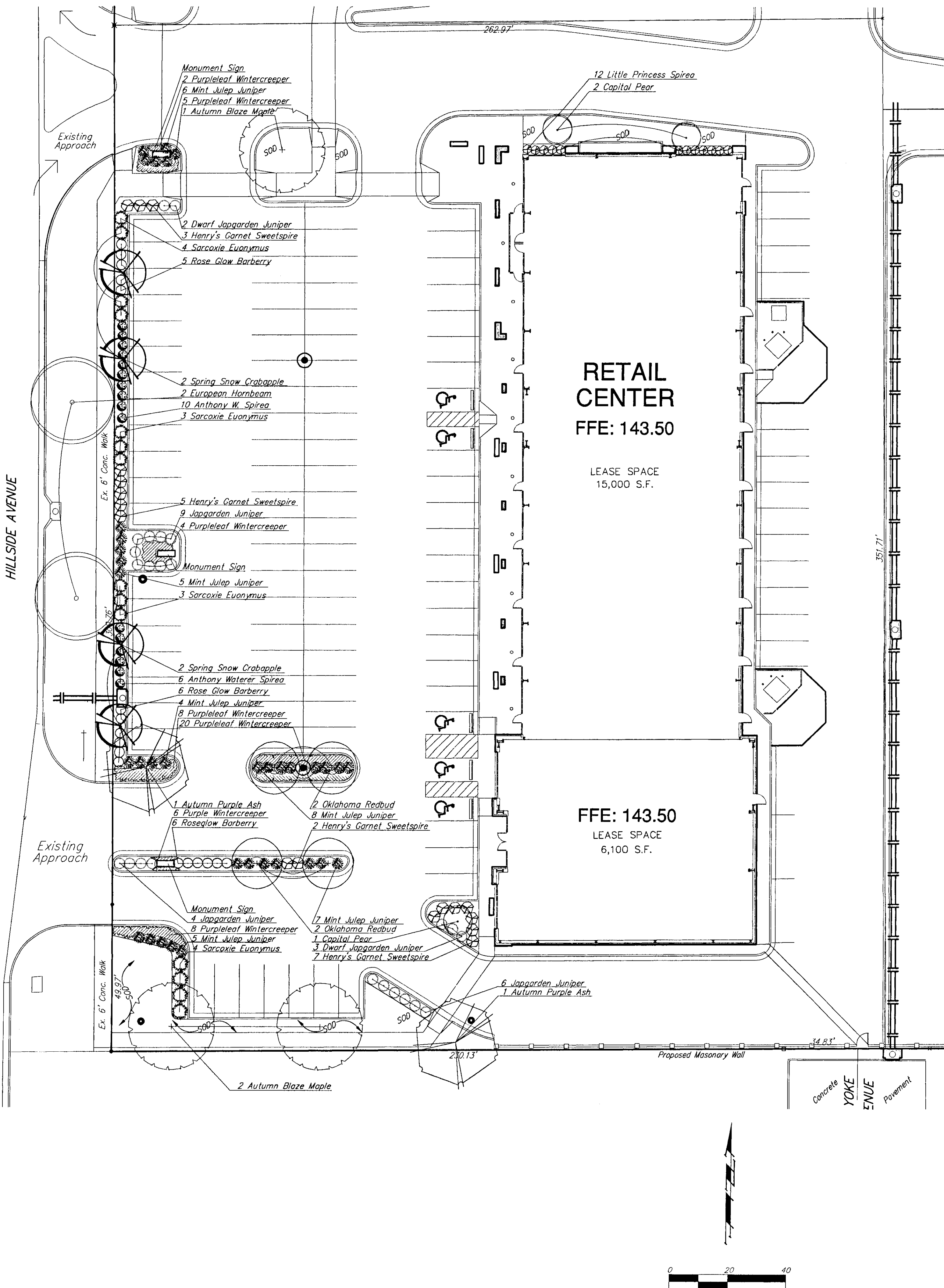
CITY COMMENTS 01 OCT 02  
FOR PERMIT 26 JUL 02

ISSUE DATE

LANDSCAPE PLAN

C5

HILLSIDE AVENUE



IRRIGATION NOTES:

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357 N. Hillside, on the SW Corner of Hillside and  
3rd Street North  
Elev. = 140.59 (City Datum)

LEGAL DESCRIPTION

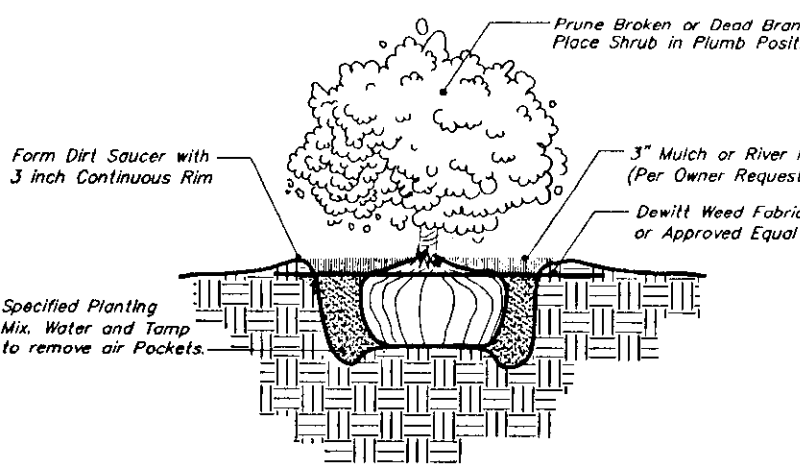
Lot 5, Block A, College Hill Square, on  
Addition to Wichita, Sedgwick County, Kansas

SITE INFORMATION

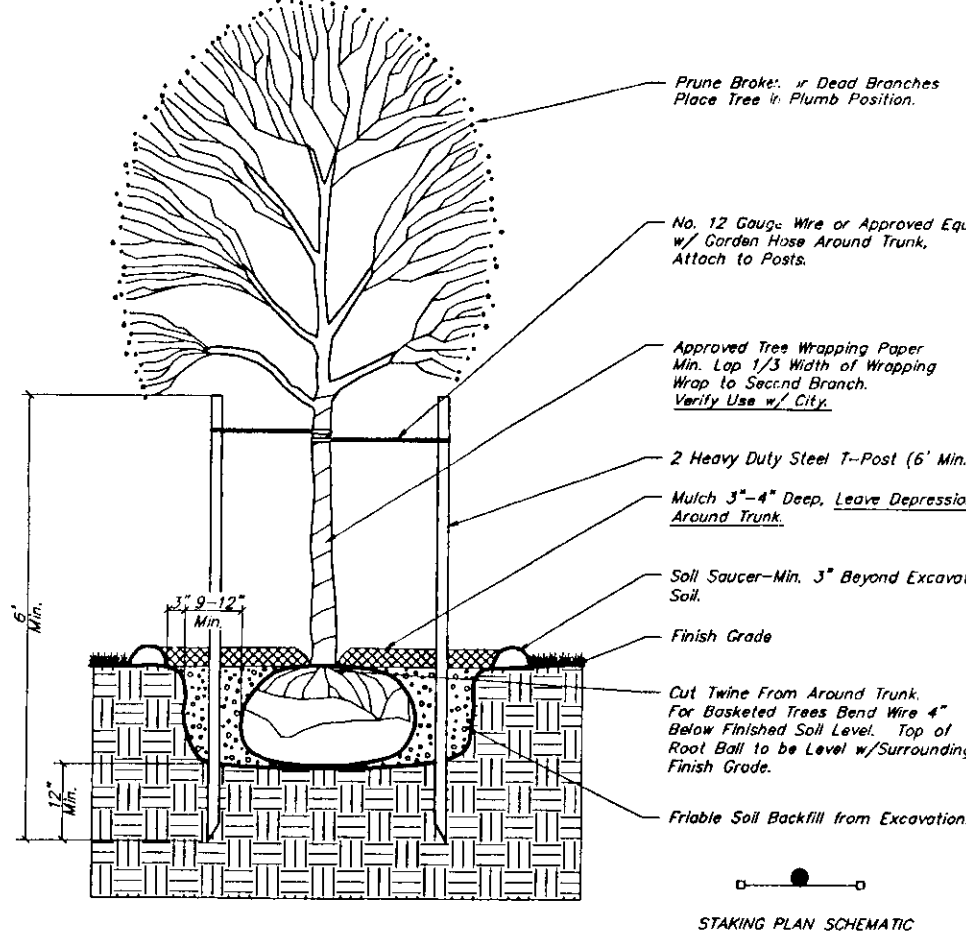
Total Area: 93,428 sq. ft. (2.14 acres)  
Impervious Area: 88,000 sq. ft. (2.02 acres)  
Building Area: 21,100 sq. ft.

LANDSCAPE ORDINANCE CALCULATIONS

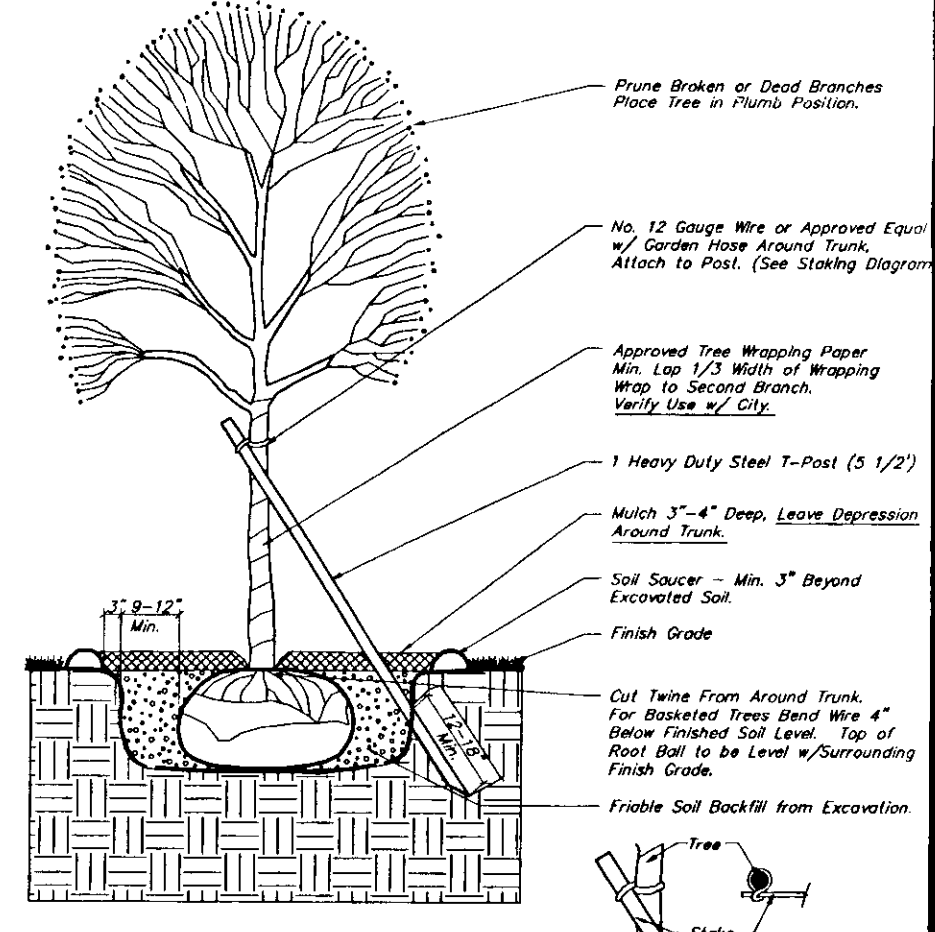
|                                                      |                                                    |
|------------------------------------------------------|----------------------------------------------------|
| One Streetyard requirement:                          | 350.73 (total str. front.)<br>x 10 (sq.ft. factor) |
| Streetyard Required                                  | = 3,507.30 sq.ft.                                  |
| Streetyard shown:                                    | = 3,568 sq.ft.                                     |
| Streetyard Trees Required:                           | 3,507.3/ 500= 7.014=                               |
|                                                      | 7 Shade Trees                                      |
| Streetyard Trees shown:                              | 8 Shade, 10 Ornamental                             |
| Parking Lot Stalls Shown:                            | 110                                                |
| Parking Lot Trees Required:                          | 110/20 = 5.5= 6 Trees                              |
| Parking Lot Trees Shown:                             | 8 Shade, 12 Ornamental                             |
| Additional Buffer: Masonry Screen Wall (136' Length) |                                                    |



TYPICAL SHRUB PLANTING DETAIL  
5 Gallon and Smaller No Scale



TREE PLANTING & STAKING DETAIL  
Deciduous Trees Larger than 2\"/>



TREE PLANTING & STAKING DETAIL  
Deciduous Trees 2\"/>

PLANT SCHEDULE

| QTY. | BOTANICAL NAME                             | COMMON NAME               | SIZE        | CONDITION | REMARKS          |
|------|--------------------------------------------|---------------------------|-------------|-----------|------------------|
| 3    | <i>Acer x freemanii</i> 'Autumn Blaze'     | Autumn Blaze Maple        | 2 1/2\"Cal. | B & B     | Single Stem Only |
| 3    | <i>Carpinus betulus</i>                    | European Hornbeam         | 2 1/2\"Cal. | B & B     | Single Stem Only |
| 2    | <i>Fraxinus americana</i> 'Autumn Purple'  | Autumn Purple Ash         | 2 1/2\"Cal. | B & B     | Single Stem Only |
| 4    | <i>Cercis reniformis</i> 'Oklahoma'        | Oklahoma Redbud           | 1 1/2\"Cal. | B & B     | Single Stem Only |
| 5    | <i>Malus</i> 'Spring Snow'                 | Spring Snow Crabapple     | 1 1/2\"Cal. | B & B     | Single Stem Only |
| 3    | <i>Pyrus calleryana</i> 'Capital'          | Capital Pear              | 1 1/2\"Cal. | B & B     | Single Stem Only |
| 3    | <i>Berberis thunbergii</i> 'Rose Glow'     | Rose Glow Barberry        | 2 gal.      | Cont.     | Full & Healthy   |
| 53   | <i>Euonymus fortunei</i> 'Coloratus'       | Purple-Leaf Wintercreeper | 1 gal.      | Cont.     | Full & Healthy   |
| 14   | <i>Euonymus radicans</i> 'Sarcocoe'        | Sarcocoe Euonymus         | 2 gal.      | Cont.     | Full & Healthy   |
| 15   | <i>Itea virginica</i> 'Henry's Garnet'     | Henry's Garnet Sweetspire | 2 gal.      | Cont.     | Full & Healthy   |
| 35   | <i>Juniperus chinensis</i> 'Mint Julep'    | Mint Julep Juniper        | 2 gal.      | Cont.     | Full & Healthy   |
| 24   | <i>Juniperus procumbens</i> 'Nana'         | Dwarf Japagarden Juniper  | 2 gal.      | Cont.     | Full & Healthy   |
| 12   | <i>Spirea japonica</i> 'Little Princess'   | Little Princess Spirea    | 2 gal.      | Cont.     | Full & Healthy   |
| 16   | <i>Spiraea x bumalda</i> 'Anthony Waterer' | Anthony Waterer Spirea    | 2 gal.      | Cont.     | Full & Healthy   |

SPANGENBERG PHILLIPS  
ARCHITECTURE  
121 N. Mead, Suite 201 Wichita, KS 67202  
TEL 316.267.4002 FAX 316.267.1509 www.spangenbergphillips.com

COLLEGE HILL SQUARE  
RETAIL CENTER  
LANDSCAPE PLAN  
410 N. HILLSIDE

PUD #14 PARCEL 3  
APPROVED 03/10/03 BY DE  
SHERKES PLAN APPROVED 10/02/02  
M. ADG 10/02

CITY COMMENTS 01 OCT 02  
FOR PERMIT 26 JUL 02  
ISSUE DATE

LANDSCAPE PLAN

C5

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

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS. ALL SITE WORK IS TO BE PERFORMED BY ONE SINGLE FIRM.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
5. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
6. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER AT (316) 681-2410. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
7. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ANY BERM'S SHOWN ON PLANS SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY. ALL FINISH GRADING SHALL BE PERFORMED LANDSCAPE CONTRACTOR.
8. SOD TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TALL FESCUE.
9. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE ROW.
10. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
11. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH (1") OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
12. BLACK PLASTIC EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE.
13. WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED IN ALL SHRUB PLANTING BEDS.
14. PLACE A MINIMUM 2" THICK LAYER OF SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS AND TREE SAUCERS.
15. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
16. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE ROOT PRUNED THROUGH THE USE OF A VERTICAL SLICING METHOD PRIOR TO PLANTING.
17. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION FOR 30 DAYS FOLLOWING ACCEPTANCE OF SITE BY WALGREENS.
18. PRE-EMERGENT, AS NOTED IN THE SPECIFICATIONS, SHALL BE APPLIED IN ALL SHRUB PLANTING BEDS.
19. ALL TURF AREA AND SHRUB BEDS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
20. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO STARTING CONSTRUCTION.

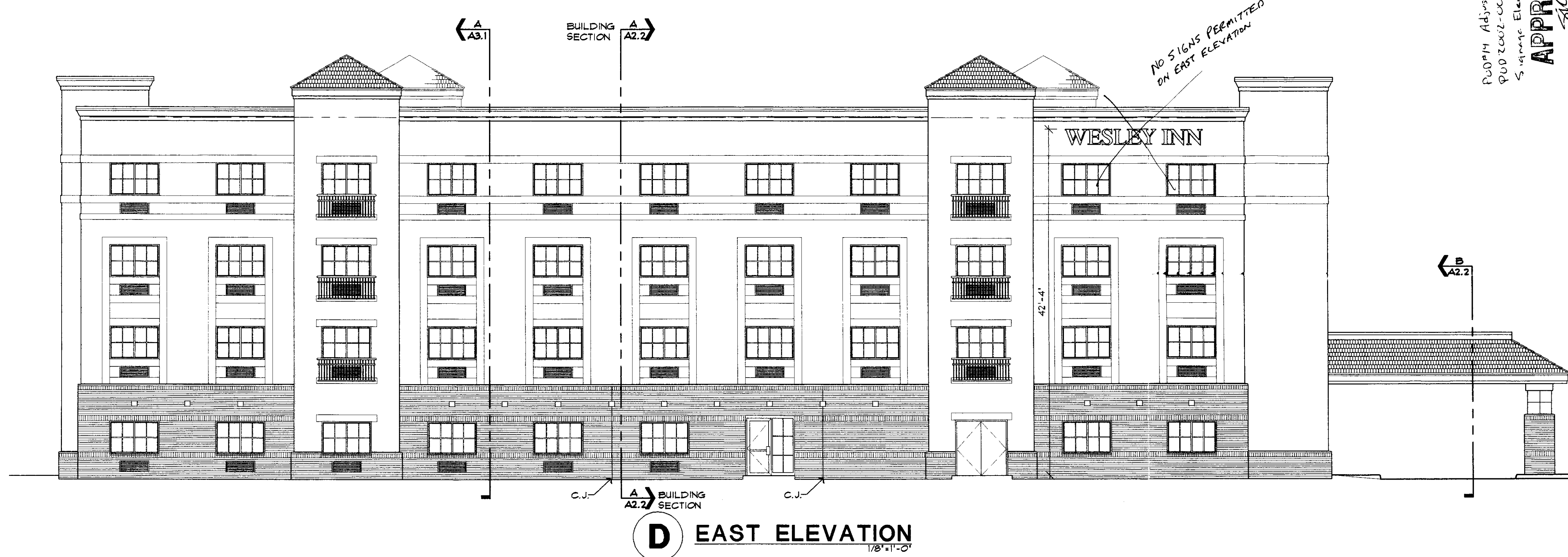
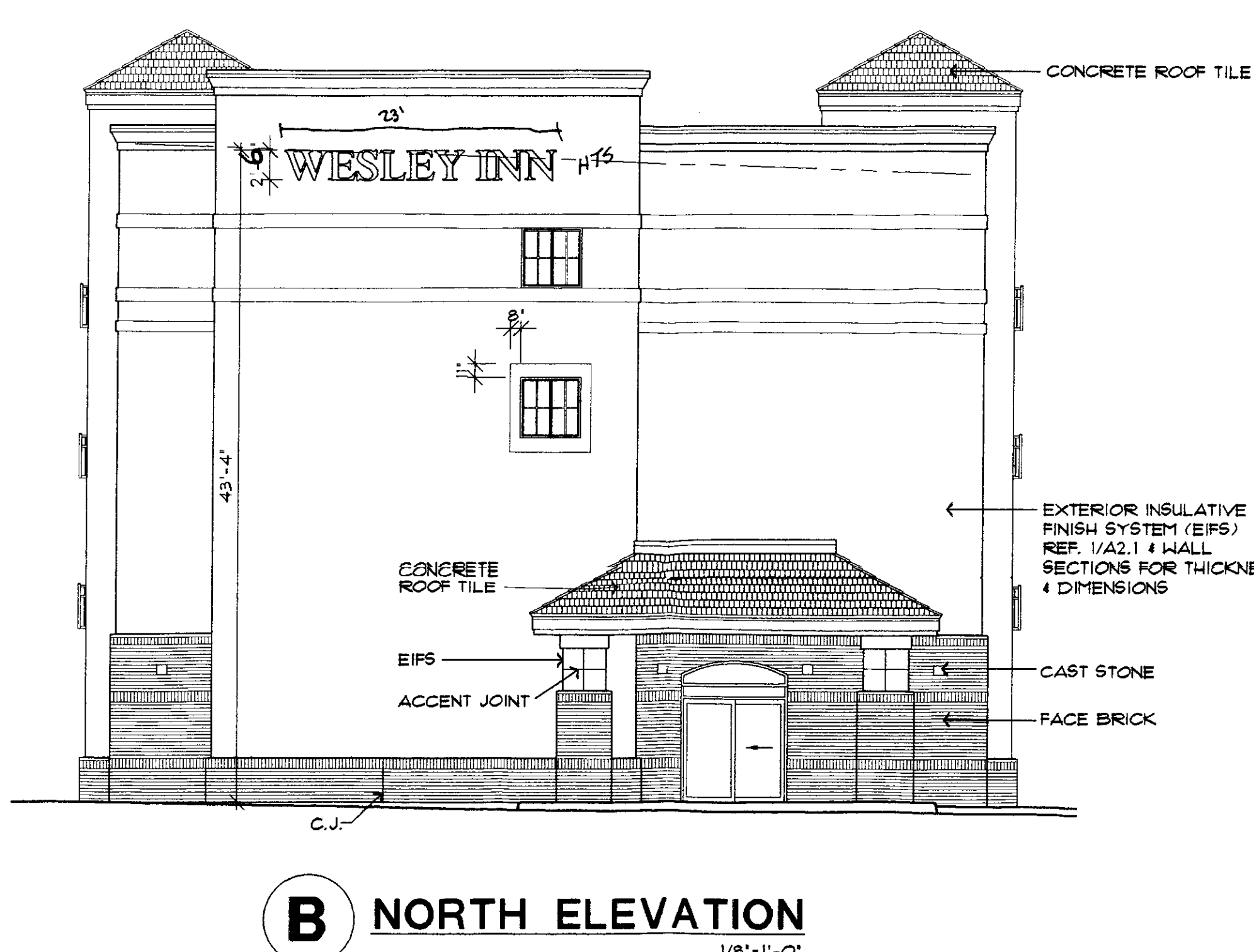
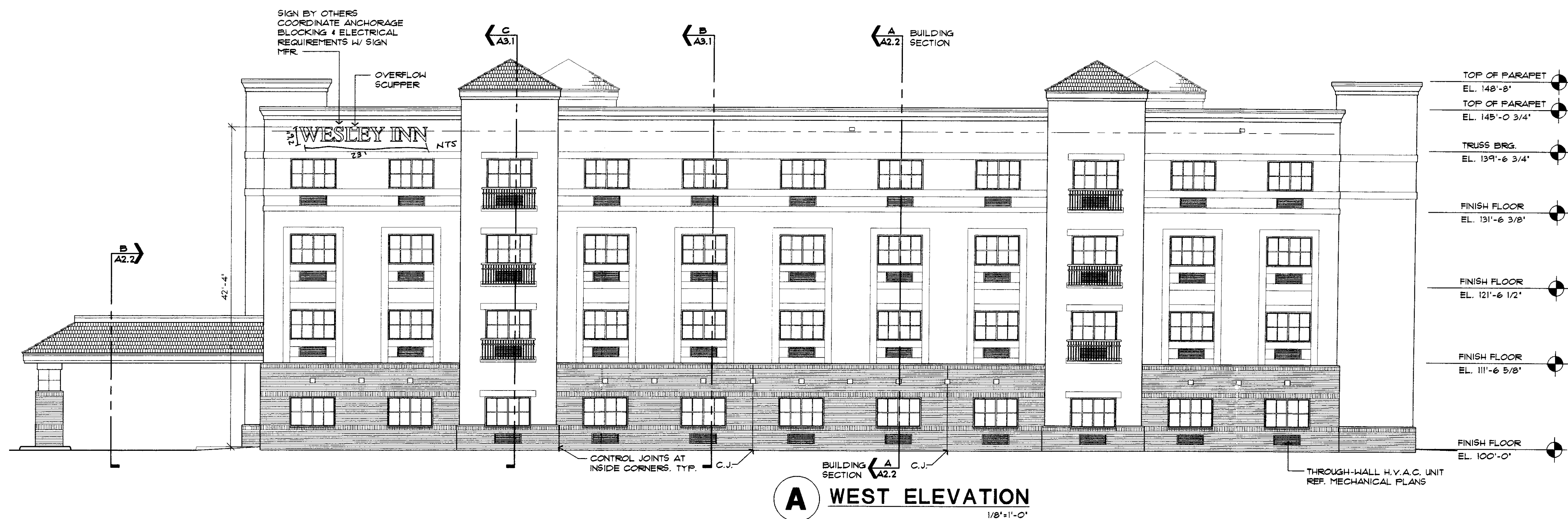
LOTS 7, 8, 9 & 10, HOWARDS ADDITION TO COLLEGE HILL ADDITION  
WICHITA, SEDGWICK COUNTY, KANSAS

| QTY. | BOTANICAL NAME                                   | COMMON NAME                                                        | SIZE      | ROOT        | REMARKS     |
|------|--------------------------------------------------|--------------------------------------------------------------------|-----------|-------------|-------------|
| 6    | GLEDITSIA TRIACANTHOS VAR. INERMIS<br>'SUNBURST' | SUNBURST HONEYLOCUST                                               | 4' CAL.   | B & B       |             |
| 5    | CARPINUS BETULUS                                 | EUROPEAN HORNBEAM                                                  | 2'        | B & B       |             |
| 2    | CERCIS CANADENSIS                                | EASTERN REDBUD                                                     | 2'        | B & B       |             |
| 5    | MALUS X 'SPRING SNOW'                            | SPRING SNOW CRABAPPLE                                              | 1-1/2'    | B & B       |             |
| 4    | JUNIPERUS VIRGINIANA 'CANAERTII'                 | CANAERTII JUNIPER                                                  | 6'-1' HT. | B & B       |             |
| 85   | JUNIPERUS CHINENSIS 'MINT JULEP'                 | MINT JULEP JUNIPER                                                 | 5 GAL.    | 30" HT.     |             |
| 57   | SPIREAE JAPONICA 'LITTLE PRINCESS'               | LITTLE PRINCESS SPIREA                                             | 5 GAL.    | 18"-20" HT. |             |
| 8    | COTONEASTER HORIZONTALIS                         | SPREADING COTONEASTER                                              | 5 GAL.    | CONT.       |             |
| 50   | LIRIOPE MISCARIS                                 | LIRIOPE<br>TALL RESCUE SOD<br>(LOCALLY AVAILABLE<br>HARDY SPECIES) | 4' POTS   | CONT.       | 24" SPACING |



|                                                       |                                                              |
|-------------------------------------------------------|--------------------------------------------------------------|
| STREET FRONTAGE                                       | 263 L.F.                                                     |
| STREET YARD CALCULATIONS:                             | HILLSIDE 222 L.F.                                            |
|                                                       | 263 L.F. + 222 L.F. = 485 L.F.                               |
|                                                       | 485 L.F. - 79 (GREATEST PERP. DISTANCE) = 406 L.F.           |
| STREET FRONTAGE                                       | 406 L.F.                                                     |
| SQUARE FOOT FACTOR                                    | X <u>10 SF/LF</u>                                            |
| REQUIRED STREET YARD AREA                             | 4060 SF                                                      |
|                                                       | X <u>20 (20% REDUCTION WITH 100% INCREASE OF PLANT SIZE)</u> |
| ADJUSTED STREET YARD REQUIRED                         | 3248 SF                                                      |
| PROVIDED STREET YARD AREA                             | 3301 SF                                                      |
| REQUIRED STREET YARD TREES                            | 1 TREES                                                      |
| (ONE SHADE TREE/500 SF REQ. STREET YARD AREA)         |                                                              |
| PROVIDED STREET YARD TREES                            | 6 SHADE TREES + 10 SHRUBS                                    |
| REQUIRED PARKING LOT TREES                            | 4 TREES                                                      |
| (1 SHADE TREE/20 PARKING STALLS)                      |                                                              |
| PROVIDED PARKING LOT TREES                            | PROVIDED BY STREET YARD TREES                                |
| PARKING LOT SCREENING IS PROVIDED BY SHRUBS           |                                                              |
| NO BUFFER IS REQUIRED                                 |                                                              |
| 65 PROVIDED PARKING STALLS + 3 HANDICAP PARKING STALL |                                                              |
| P.U.D. REQUIRED TREES                                 | 20 TREES                                                     |
| P.U.D. PROVIDED TREES                                 | 20 TREES                                                     |

|                                   |                 |             |
|-----------------------------------|-----------------|-------------|
| DATE: 2-13-02 FOR<br>CONSTRUCTION | STORE NO.       | DRAWING NO. |
| DRAWN<br>BY: WDM                  | SCALE: AS SHOWN | SL.1        |
| REVIEWED<br>BY: WDM               | FOR<br>REVIEW   |             |



2014 Adjustment  
PUD2002-00003 + PUD2002-00006  
Signage Elevation Rendering

APPROVED

Date: 9-11-02 + 11-25-02  
MAPD 1062

GENERAL LANDSCAPE SPECIFICATIONS

- Landscape contractor shall provide all labor, materials and service necessary to furnish and install plantings as specified herein and as shown on these plans.
- No material substitutions shall be made without Owner/Architect's approval. Alternate materials of similar size and character may be considered if specified plant materials cannot be obtained. Owner/Architect reserves the right to adjust plant list as deemed necessary.
- Total quantities of materials shown on drawings shall take precedence over quantities shown on the plant schedule. Landscape contractor shall be responsible for verifying all quantities on the planting plan.
- When clay soil is encountered in the establishment of the lawn or the installation of the plant material, it shall be improved in accordance with standard trade practices (i.e. addition of lime gypsum, etc.).
- Re-establish turf in all the areas disturbed by grading or utility trenching in the ROW.
- After planting is completed, repair injuries to all plants as required. Limit amount of pruning to a minimum necessary to remove dead or injured twigs and branches. Prune in such a manner as not to change natural habit or shape of plant. Make cuts flush, leaving no stubs. Cut of one inch (1") or more to be planted with tree paint. Central leaders shall not be removed.
- Use triangular spacing in all ground cover and annual beds unless stated otherwise on plans.
- Plant ground cover within one foot (1') of trunk of trees or shrubs planted within area. Planting arrangement shall be triangular, with proper on-center spacing between plants.
- Heavy duty black plastic edging shall be used to separate all turf areas from planting beds. Place edging flush with grade (see planting details).
- Use shredded cypress mulch in all planting beds. Landscape contractor shall supply Owner/Architect with a sample of mulch for approval prior to starting construction.
- Place mulch in beds and tree saucers per planting details.
- Planting beds receiving mulch are to be free of weeds and grass. Treat beds with a pre-emergent herbicide prior to planting and mulch placement. Apply in accordance with standard trade practices. Do not apply herbicide in annual/perennial beds.
- Seasonal annual/perennial beds are to be planted with local materials that will offer the longest lasting, boldest color display beginning at the time of installation.
- Landscape contractor to remove tree stakes, tree wrap, and remove all dead wood on trees and shrubs one year after provisional acceptance.
- Report any discrepancies in the planting plan to the architect prior to starting construction.
- Prior to any excavation for landscaping purposes, the location of underground utilities shall be determined by calling the local utility companies. Landscape contractor shall be responsible for any damage done to existing utilities.
- The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
- Topsoil hauled onto the site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic representing local soils which produce heavy growth of crops, grass or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash or other matter toxic to plant growth.
- Landscape contractor to install weed barrier fabric in accordance with planting details prior to mulching.
- All grass areas called out on the plans are to be seeded/sodded with local industry standard type variety. Submit seed type to Architect prior to installation. Starter fertilizer is also to be applied using local industry standards.

GENERAL IRRIGATION SPECIFICATIONS

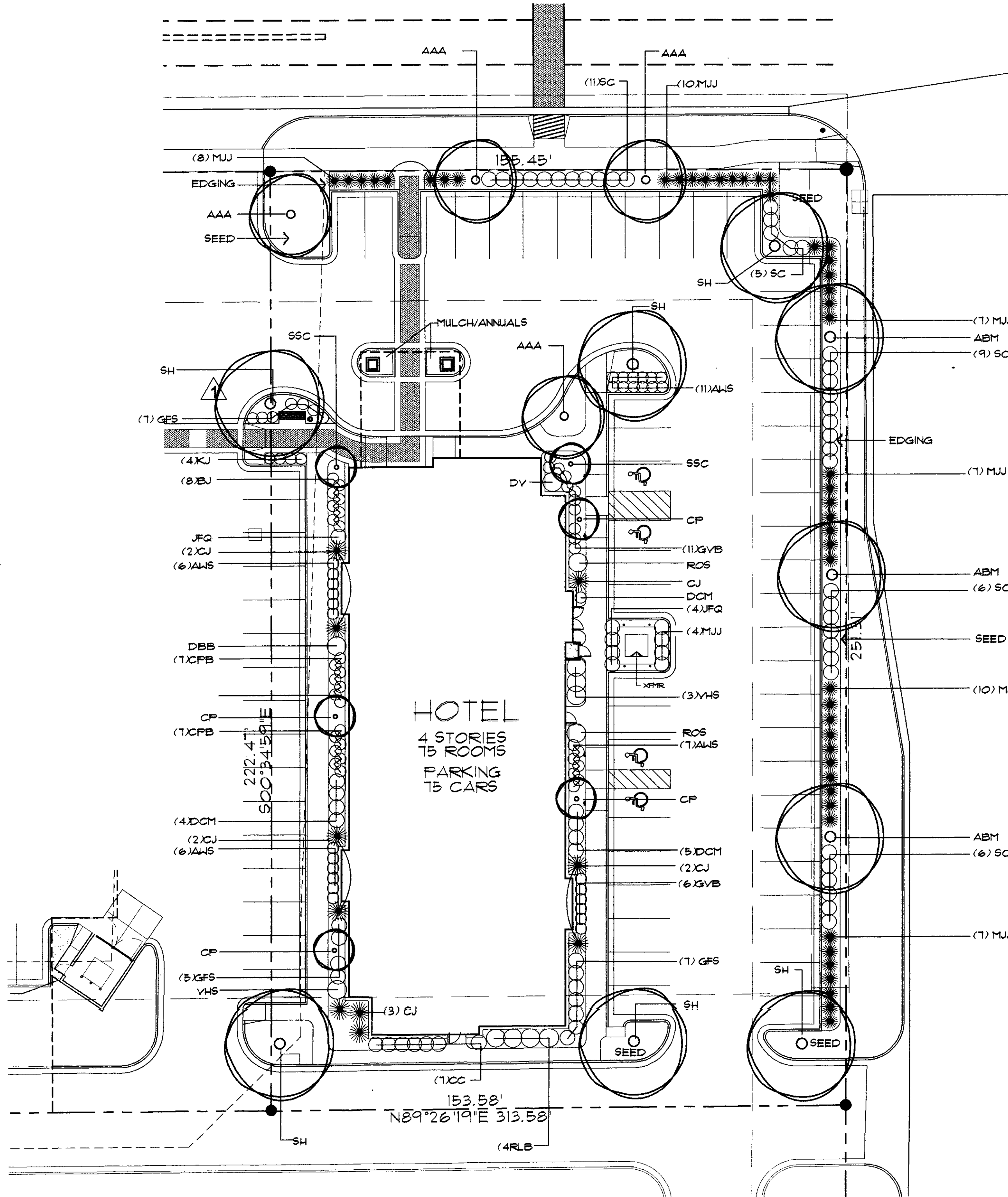
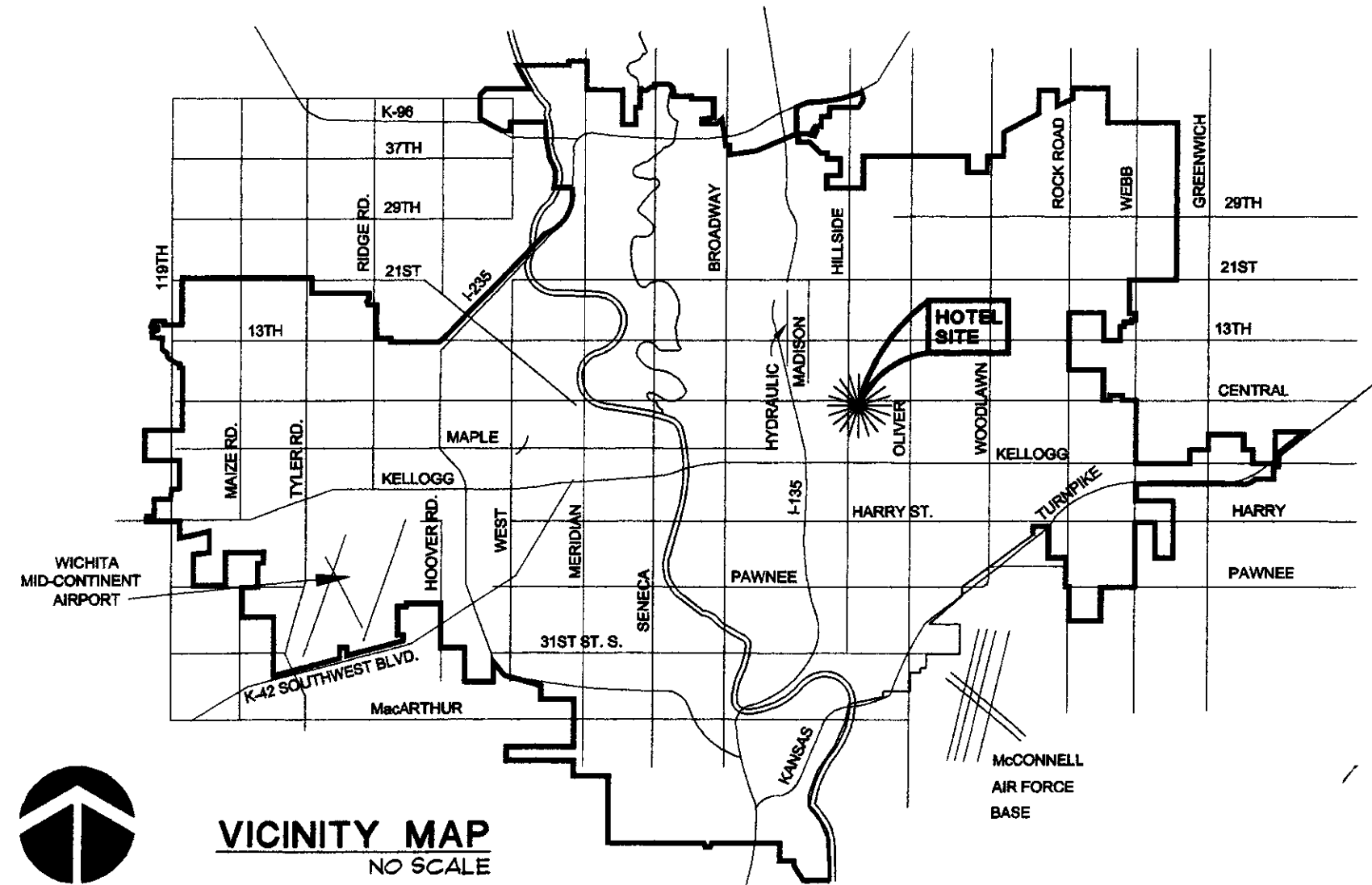
- Irrigation - Water for establishment and maintenance of plant materials on this project will be provided by an irrigation system.
- Contractor will verify static pressure and volume of site water supply and design entire irrigation system accordingly. Each zone of irrigation system is to be designed with a maximum of 35 gallons per minute.
- The Contractor shall submit shop drawings to Owner's representative prior to construction with full illustration of head, valve location, piping and accessories, show design pressure, valve sizes, gpm requirements and pipe sizes.
- System is to consist of separate drip emitter zones, spray head zones, and turf rotor zones. Each with separate valves and stations on the controller.
- Controller(s) is to be a solid state type with lockable cabinet. Controller must have dual programming, drip stations and be capable of multiple valves per station.
- Rainwatch shall be located near controller. Wire so rainwatch interrupts valve common and leaves clock activated.
- Manual drain valves are to be located at the ends and low points of the irrigation mainline. Place manual valves in lockable valve box for easy access. Place on cubic foot of gravel below valve.
- Automatic drain valves are to be located at all low points of irrigation lateral lines. Where low point is at end of line, locate valve at a minimum of 12" from end sprinkler head. Place valves on top of one cubic foot of fill gravel.
- Provide PVC sleeves for irrigation pipes and wiring that crosses under walks, streets, concrete pads and building pads. Combine piping whenever possible to save on sleeving materials. Coordinate installation of sleeves with general contractor to install before paving operations have commenced.
- When installing irrigation pipe along curbs or in islands, place pipe as near to curb as possible to allow for planting trees, shrubs and groundcovers.
- Drip emitter zones require an underground pressure regulator and a filter with 150 mesh screen located after each drip zone valve.
- Use the following guidelines when design and installing drip system, based on one (1) gallon per hour emitters:
  - 1 drip emitter per one square foot of annual bed.
  - 1 drip emitter per two 2'-4" groundcover.
  - 1 drip emitter per 1 gallon groundcover.
  - 2 drip emitter per one 1-5 gallon shrub.
  - 4 drip emitter per 1'-3" caliper tree located in planter bed.
- Drip irrigation line shall be installed above grade but beneath mulch. Drip distribution pipe shall be secured to grade by the use of "U" shaped stakes. The emitters stated above shall be inserted into these lines. Polyethylene resin emitter distribution tubing shall distribute water to the crown of the plants. Each surfaced end of distribution tube will be fitted with an insect cap and elevated at a minimum of 2" above grade.
- Adjust all irrigation equipment so that sidewalks, paving, fences and buildings remain dry of direct spray for excess water run-off.

PROJECT DATA

|                          |                                                              |
|--------------------------|--------------------------------------------------------------|
| SITE DATA                |                                                              |
| ZONING:                  | LC                                                           |
| LAND AREA:               | 30,184 SQUARE FEET ± (.687 ACRES ±)                          |
| IMPERVIOUS AREA:         | 32,415 SQUARE FEET (84.9%)                                   |
| LEGAL DESCRIPTION:       | LOT 3, COLLEGE HILL SQUARE, WICHITA, SEDGWICK COUNTY, KANSAS |
| PARKING SPACES REQUIRED: | 75 PARKING SPACES                                            |
| PARKING SPACES PROVIDED: | STANDARD 71<br>HANDICAPPED 4<br>TOTAL PARKING 75             |

LANDSCAPE ORDINANCE CALC.'S

|                             |                                     |
|-----------------------------|-------------------------------------|
| CENTRAL STREET (North):     |                                     |
| LANDSCAPE YARD REQUIRED:    | 10 SF. X 45' ± 1555.00 S.F.         |
| LANDSCAPE YARD SHOWN:       | 2,731 S.F.                          |
| RUTAN STREET (East):        |                                     |
| LANDSCAPE YARD REQUIRED:    | 8 SF. X 45' ± 360 S.F.              |
| LANDSCAPE YARD SHOWN:       | 2,600 S.F.                          |
| STREET YARD TREES REQUIRED: |                                     |
| STREET YARD TREES PROVIDED: | PER PUD (3 TREES)<br>13 SHADE TREES |
| PARKING LOT TREE REQUIRED:  | 2 SHADE TREES                       |
| PARKING LOT TREES SHOWN:    | 2 SHADE TREES                       |
| PARKING LOT SCREENING:      | AS SHOWN                            |
| LANDSCAPE BUFFERS REQUIRED: | NONE REQUIRED                       |
| LANDSCAPE BUFFERS SHOWN:    | NONE REQUIRED                       |



A SITE LANDSCAPE PLAN  
1"=20'-0"

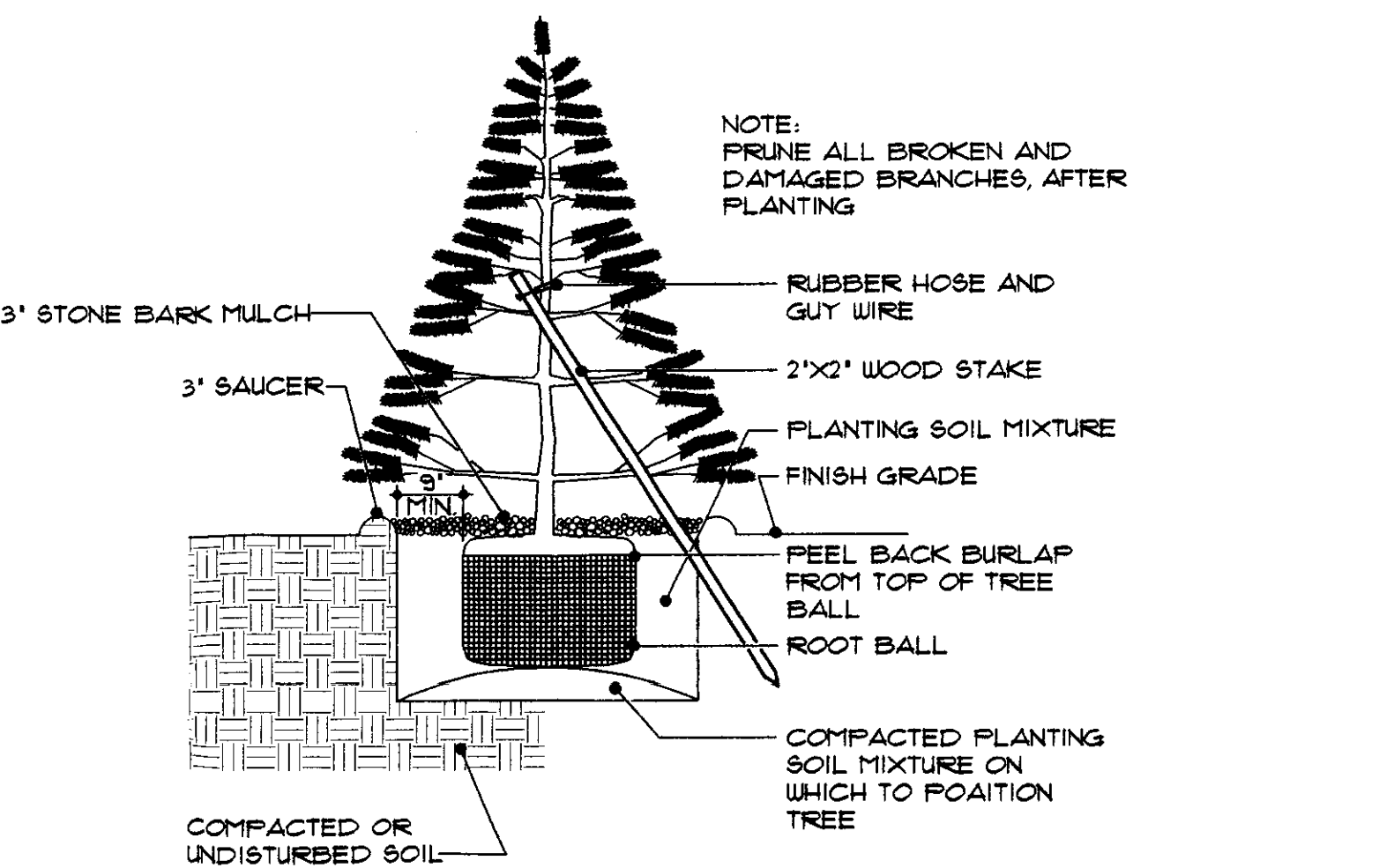
PLANT LIST

| KEY QTY          | COMMON NAME                 | BOTANICAL NAME                          | SIZE              | CONDITION        |
|------------------|-----------------------------|-----------------------------------------|-------------------|------------------|
| TREES            |                             |                                         |                   |                  |
| SCC              | 2 SPRING SNOW CRAB          | Malus species (nutless)                 | 6' to 8' ht.      | Balled-in-Burlap |
| ABM              | 3 AUTUMN BLAZE MAPLE        | Acer plantanoides                       | 2' to 2 1/2' cal. | Balled-in-Burlap |
| AAA              | 4 AUTUMN APPLAUSE ASH       | Fraxinus americana 'Autumn Applause'    | 2' to 2 1/2' cal. | Balled-in-Burlap |
| SH               | 5 SKYLINE HONEYLOCUST       | Gleditsia triacanthos var. inermis cv.  | 2' to 2 1/2' cal. | Balled-in-Burlap |
| CP               | 4 CHARITABLE PEAR           | Pyrus calleryana                        | 2' to 2 1/2' cal. | Balled-in-Burlap |
| CJ               | 10 CANARY JUNIPER           | Juniperus chinensis                     | 6' to 8' ht.      | Balled-in-Burlap |
| 28 TOTAL TREES   |                             |                                         |                   |                  |
| SHRUBS           |                             |                                         |                   |                  |
| SC               | 31 SPREADING COTONEASTER    | Cotoneaster horizontalis                | 2 gal.            | Container        |
| AWS              | 30 ANTHONY WATERER SPIREA   | Spiraea bumalda 'Anthony Waterer'       | 2 gal.            | Container        |
| JP               | 5 JAPANESE FLOWERING GUINCE | Chamaelirium japonica                   | 3 gal.            | Container        |
| BJ               | 8 BROADLEAF JUNIPER         | Juniperus sabina 'Broadleaf'            | 2 gal.            | Container        |
| GFS              | 19 GOLDFLAME SPIREA         | Spiraea bumalda 'Goldflame'             | 2 gal.            | Container        |
| DBE              | 1 DWARF BURNING BUSH        | Euonymus alatus 'compactus'             | 3 gal.            | Container        |
| KJ               | 4 KALLAY JUNIPER            | Juniperus chinensis 'Kallay's Compacta' | 3 gal.            | Container        |
| RLB              | 4 RED LEAF BARBERRY         | Barberis thunbergii var. atropurpurea   | 3 gal.            | Container        |
| CPB              | 14 CRIMSON PYGMY BARBERRY   | Barberis thunbergii 'nana'              | 2 gal.            | Container        |
| CC               | 1 CRANBERRY COTONEASTER     | Cotoneaster apiculatus                  | 2 gal.            | Container        |
| DCM              | 1 DWARF CRAPPEMYRTLE        | Lagerstroemia sp.                       | 2 gal.            | Container        |
| GVB              | 11 GREEN VELVET BOXWOOD     | Buxus microphylla cv.                   | 2 gal.            | Container        |
| MJ               | 54 HINT JULEP JUNIPER       | Juniperus chinensis sp.                 | 2 gal.            | Container        |
| DV               | 1 DOUBLEFILE VIBURNUM       | Viburnum plicatum var. tomentosum       | 3 gal.            | Container        |
| ROS              | 2 ROSE OF SHARON            | Hibiscus syriacus 'Diana'               | 3 gal.            | Container        |
| VHS              | 4 VANHOUTE SPIREA           | Spiraea nipponica 'Vanhouttei'          | 3 gal.            | Container        |
| 211 TOTAL SHRUBS |                             |                                         |                   |                  |

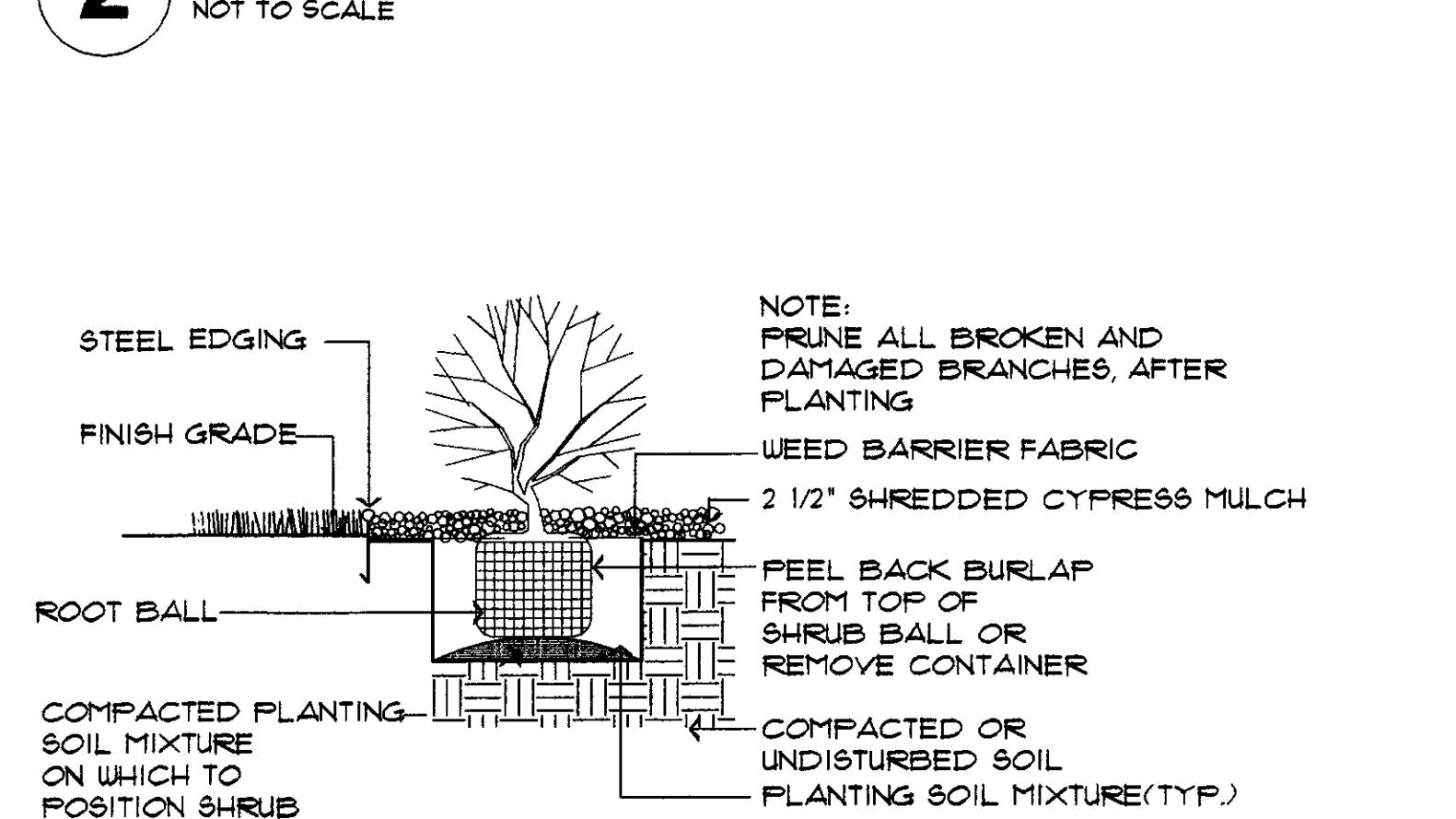
\*\*\*IF THERE ARE ANY DISCREPANCIES IN PLANT QUANTITIES, THE PLANTING PLAN WILL DICTATE.

1 DECIDUOUS TREE PLANTING DETAIL

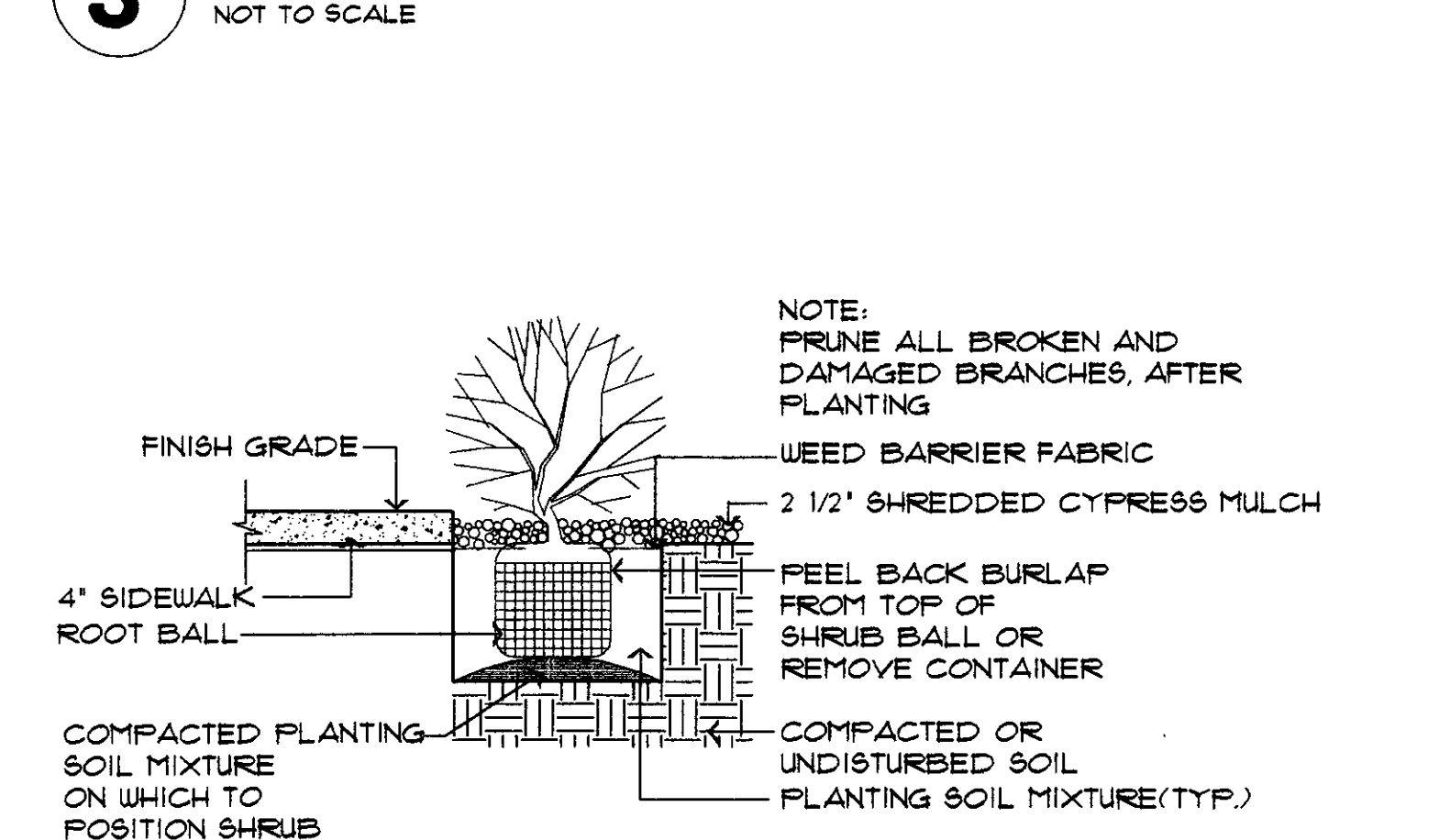
- NOT TO SCALE
- SPECIFICATIONS:
- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
  - WATER THOROUGHLY AFTER INSTALLATION.
  - REMOVE SAUCER AND STAKES TWO YEARS OR LESS AFTER INSTALLATION.
  - PROVIDE DRAINAGE FOR PLANTING PIT IF IN IMPERMEABLE SOIL.



2 EVERGREEN TREE PLANTING DETAIL



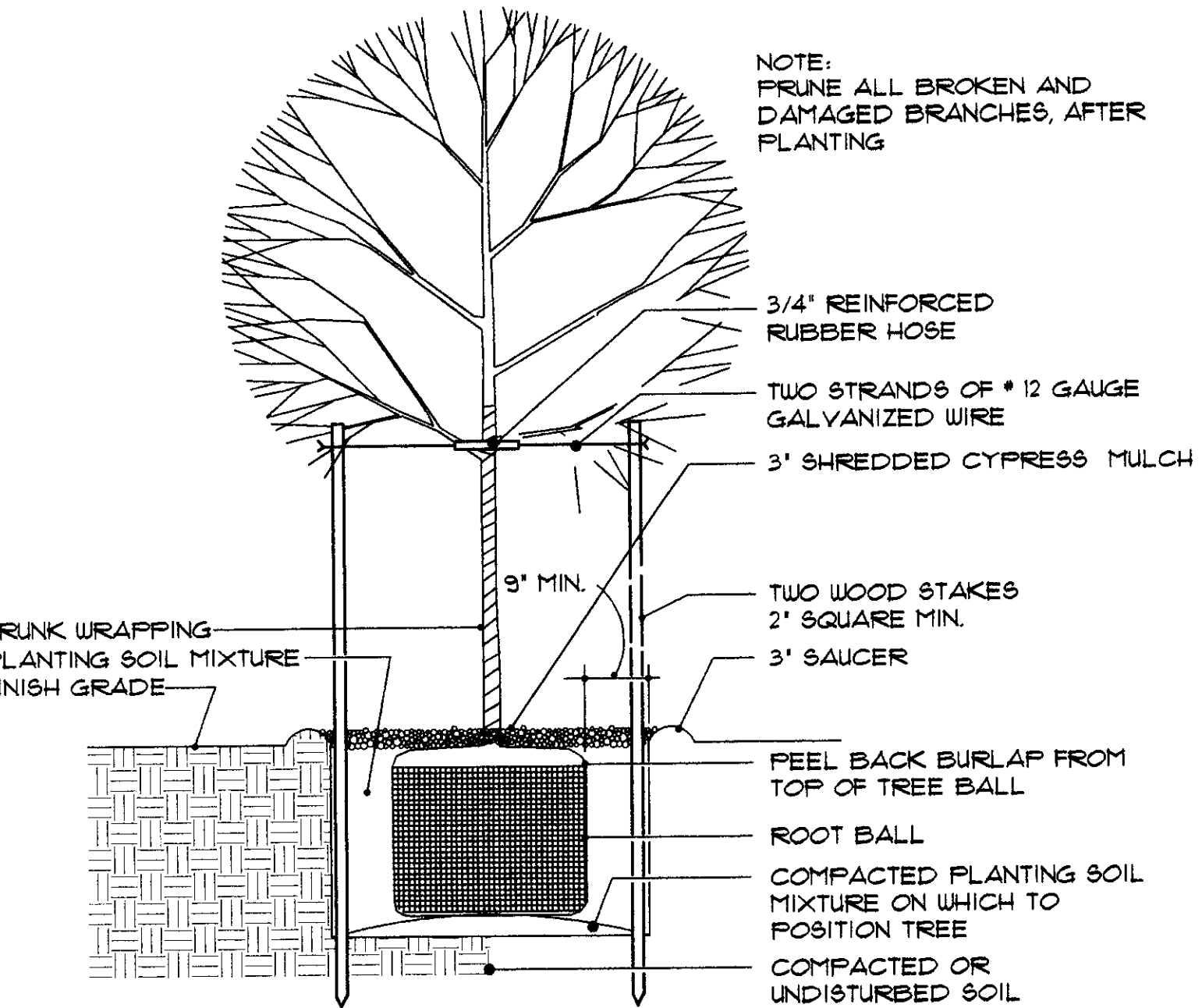
3 SHRUB PLANTING DETAIL AT EDGING/BED AREAS



4 SHRUB PLANTING DETAIL AT SIDEWALK/BED AREAS

NOT TO SCALE

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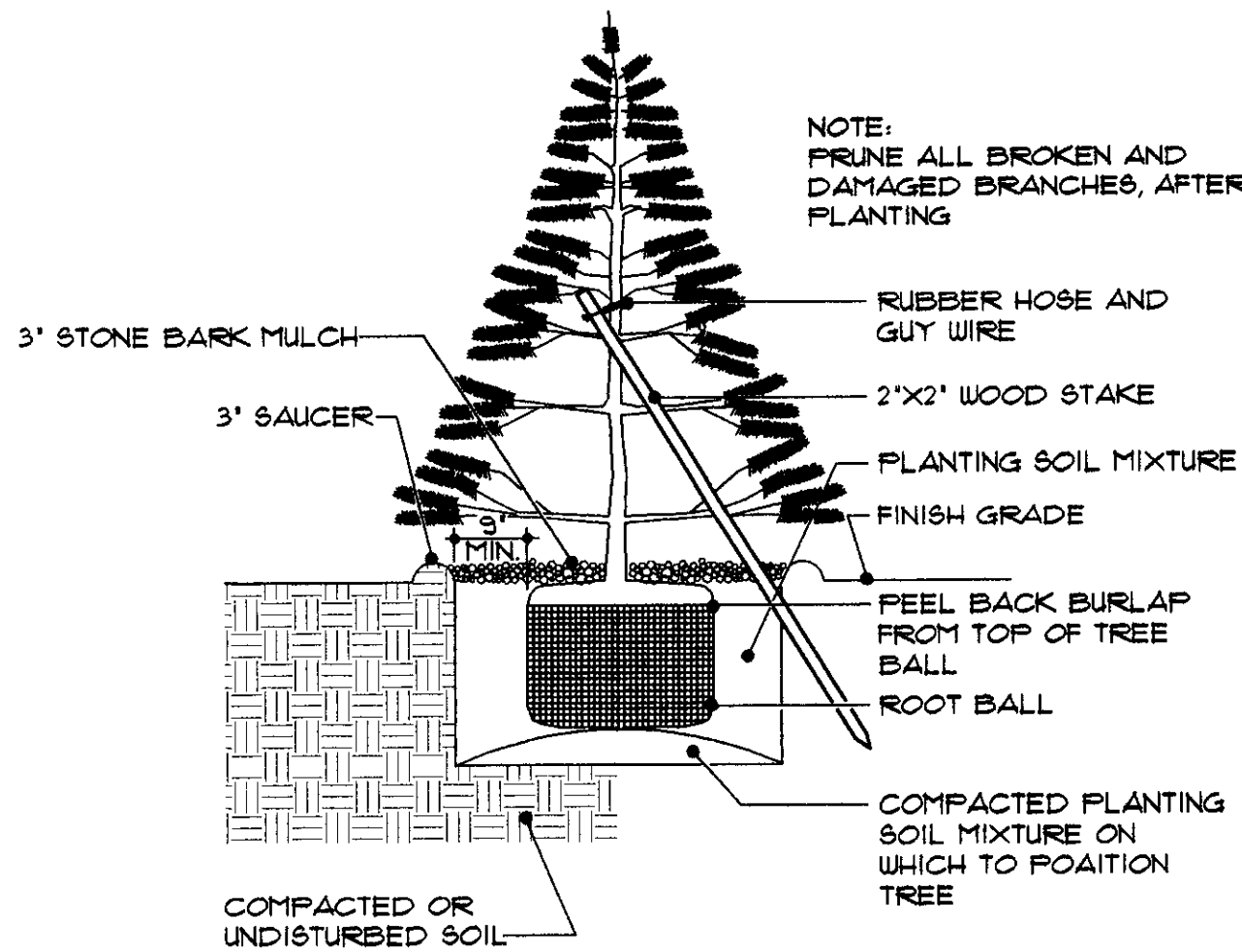


## 1 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

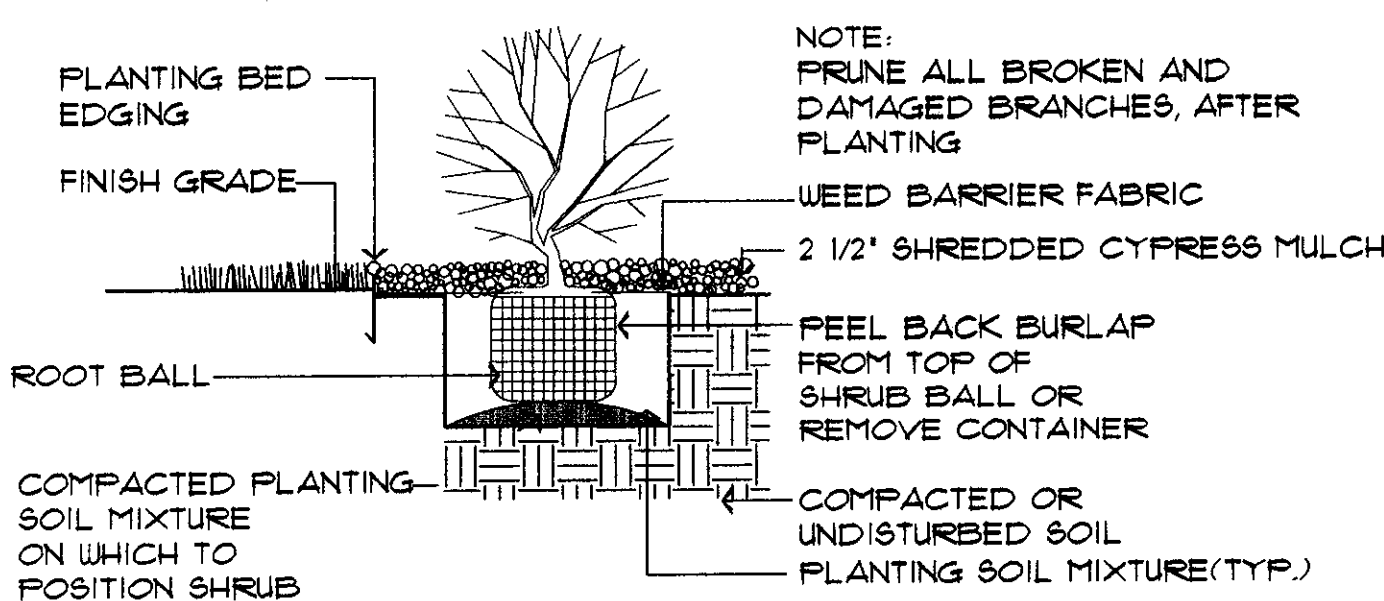
### SPECIFICATIONS:

1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. REMOVE SAUCER AND STAKES TWO YEARS OR LESS AFTER INSTALLATION.
4. PROVIDE DRAINAGE FOR PLANTING PIT IF IN IMPERMEABLE SOIL.



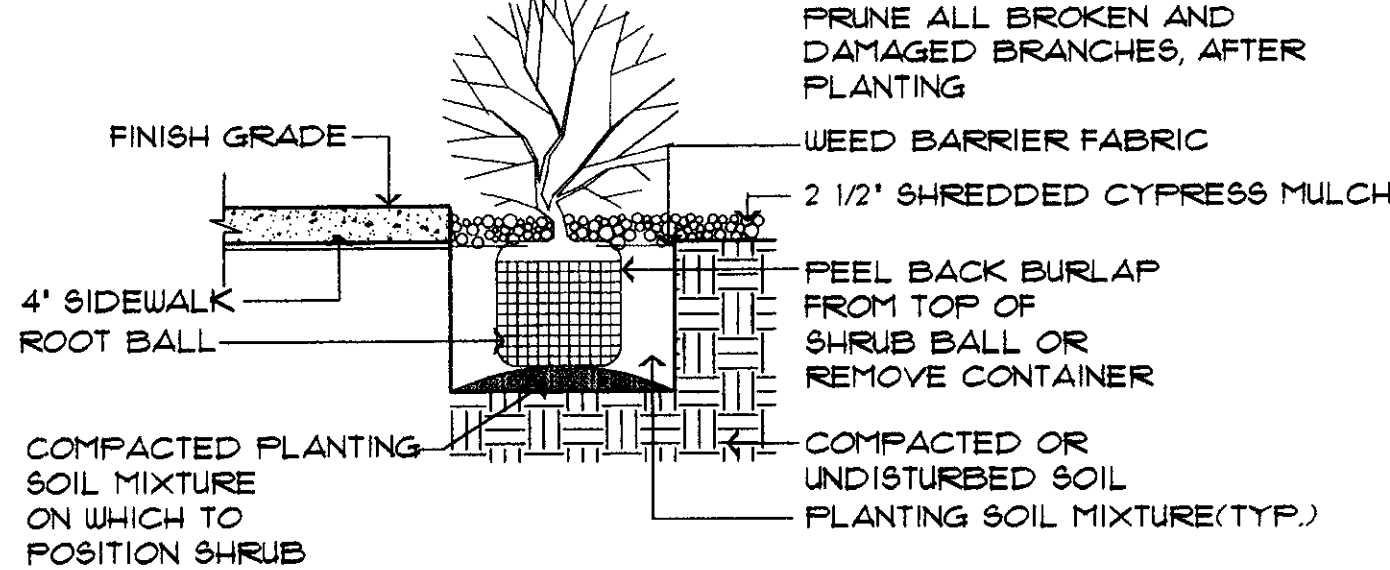
## 2 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



## 3 SHRUB PLANTING DETAIL AT EDGING/BED AREAS

NOT TO SCALE



4

## SHRUB PLANTING DETAIL AT SIDEWALK/BED AREAS

NOT TO SCALE

### GENERAL LANDSCAPE SPEC'S

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3. Total quantities of materials shown on drawings shall take precedence over quantities shown on the plant schedule. Landscape contractor shall be responsible for verifying all quantities on the planting plans.
4. When clay soil is encountered in the establishment of the lawn or the installation of the plant material, it shall be improved in accordance with standard trade practice (i.e. addition of lime gypsum, etc.).
5. Re-establish turf in all the areas disturbed by grading or utility trenching in the ROW.
6. After planting is completed, repair injuries to all plants as required. Limit amount of pruning to a minimum necessary to remove dead or injured twigs and branches. Prune in such a manner as not to change natural habit or shape of plant. Make cuts flush, leaving no stubs. Cut of one inch (1") or more to be planted with tree paint. Central leaders shall not be removed.

7. Use triangular spacing in all ground cover and annual beds unless stated otherwise on plans.
8. Plant ground cover within one foot (1") of trunk of trees or shrubs planted within area. Planting arrangement shall be triangular, with proper on-center spacing between plants.
9. Metal edging shall be used to separate all turf areas from planting beds. Place edging flush with grade (see planting details).
10. Use shredded cypress mulch in all planting beds. Landscape contractor shall supply Owner/Architect with a sample of mulch for approval prior to starting construction.
11. Place mulch in beds and tree saucers per planting details.
12. Planting beds receiving mulch are to be free of weeds and grass. Treat beds with a pre-emergent herbicide prior to planting and mulch placement. Apply in accordance with standard trade practices. Do not apply herbicide in annual/perennial beds.
13. Seasonal annual/perennial beds are to be planted with local materials that will offer the longest lasting, boldest color display beginning at the time of installation.
14. Landscape contractor to remove tree stakes, tree wrap, and remove all dead wood on trees and shrubs one year after provisional acceptance.
15. Report any discrepancies in the planting plan to the architect prior to starting construction.
16. Prior to any excavation for landscaping purposes, the location of underground utilities shall be determined by calling the local utility companies. Landscape contractor shall be responsible for any damage done to existing utilities.
17. The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
18. Topsoil hauled onto the site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic representing local soils which produces heavy growth of crops, grass or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash or other matter toxic to plant growth.
19. Landscape contractor to install weed barrier fabric in accordance with planting details prior to mulching.
20. All grass areas called out on the plans are to be seeded/seeded with local industry standard type variety. Submit seed type to Architect/Owner prior to installation. Starter fertilizer is also to be applied using local industry standards.

### GENERAL IRRIGATION SPEC'S

1. Irrigation - Water for establishment and maintenance of plant materials on this project will be provided by an irrigation system.
2. Contractor will verify static pressure and volume of site water supply and design entire irrigation system accordingly. Each zone of irrigation system is to be designed with a maximum of 35 gallons per minute.
3. The Contractor shall submit shop drawings to Owner's representative prior to construction with will illustrate type of head, valve location, piping and accessories, show design pressure, valve sizes, gpm requirements and pipe sizes.
4. System is to consist of separate drip emitter zones, spray head zones, and turf rotor zones. Each with separate valves and stations on the controller.
5. Controller(s) is to be a TCRQ Vision II with lockable cabinet. Controller must have dual programming, drip stations and be capable of multiple valves per station.
6. Rainswitch shall be located near controller. Wire so rainswitch interrupts valve common and leaves clock activated.
7. Manual drain valves are to be located at the ends and low points of the irrigation mainline. Place manual valves in latchable valve box for easy access. Place on cubic foot of gravel below valve.
8. Automatic drain valves are to be located at all low points of irrigation lateral lines. Where low point is at end of line, locate valve at a minimum of 12" from end of line. Place valves on top of one cubic foot of fill gravel.
9. Provide PVC elbows for irrigation pipes and wiring that crosses under walks, streets, concrete pads and building pads. Combine piping whenever possible to save on sleeving materials. Coordinate installation of elbows with general contractor to install before paving operations have commenced.
10. When installing irrigation pipe along curbs or in islands, place pipe as near to curb as possible to allow for planting trees, shrubs and groundcovers.
11. Drip emitter zones require an underground pressure regulator and a filter with 150 mesh screen located after each drip zone valve.
12. Use the following guidelines when design and installing drip system, based on one (1) gallon per hour emitters:

- 1 drip emitter per one square foot of annual bed.
  - 1 drip emitter per two 2'x4' groundcover.
  - 1 drip emitter per 1 gallon groundcover.
  - 2 drip emitter per one 1-5 gallon shrub.
  - 4 drip emitter per 1'-3' caliper tree located in planter bed.
12. Drip irrigation line shall be installed above grade but beneath mulch. Drip distribution pipe shall be secured to grade by the use of 'u' shaped stakes. The emitters stated above shall be inserted into these lines. Polyethylene resin emitter distribution tubing shall distribute water to the crown of the plants. Each surfaced end of distribution tube will be fitted with an insect cap and elevated at a minimum of 2" above grade.
  13. Adjust all irrigation equipment so that sidewalks, paving, fences and buildings remain dry of direct spray for excess water run-off.

### LANDSCAPE ORDINANCE CALC'S

CENTRAL STREET (North):  
LANDSCAPE YARD REQUIRED:  
LANDSCAPE YARD SHOWN:

10 SF. X 162' = 1620 S.F.  
1,106.95 S.F. STREET YARD  
111.1 S.F. PLAZA PLANTING  
1,900.05 S.F. STREET YARD

STREET YARD TREES REQUIRED:  
STREET YARD TREES PROVIDED:  
PARKING LOT TREE REQUIRED:  
PARKING LOT TREES SHOWN:

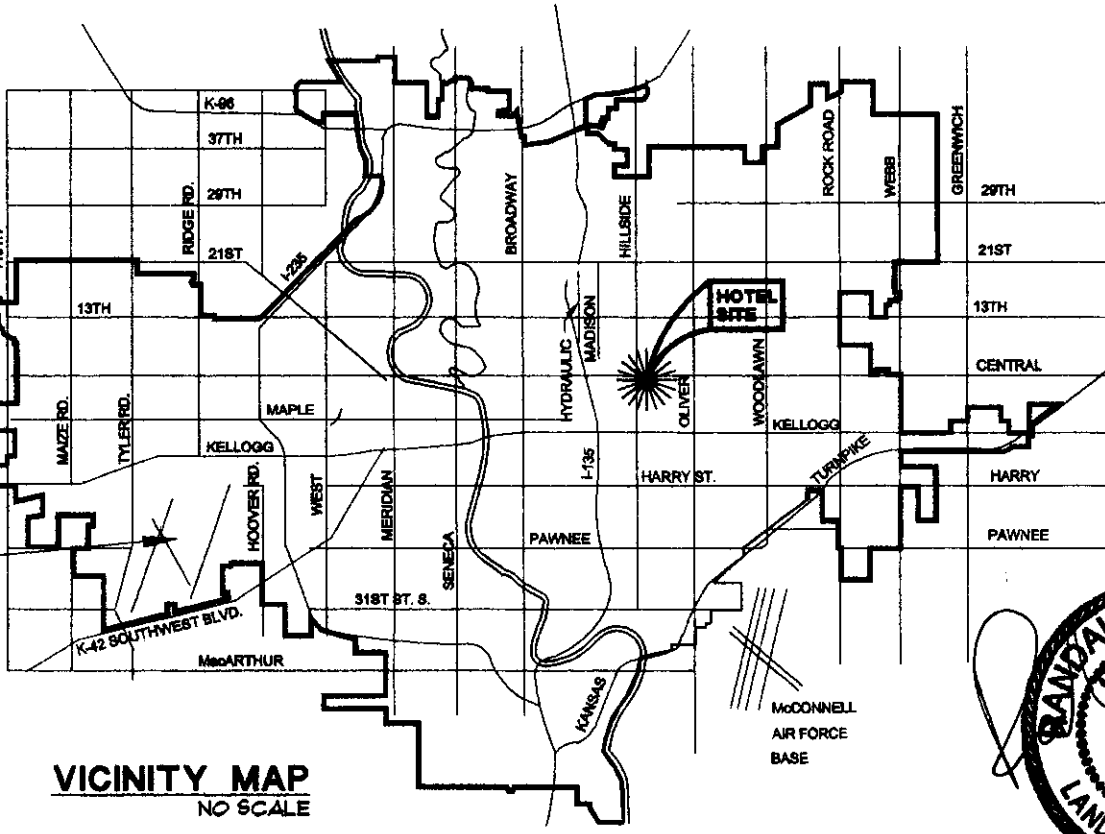
4 REQUIRED  
4 TREES SHOWN  
4 TREES REQUIRED  
4 TREES SHOWN  
AS SHOWN

LANDSCAPE BUFFERS REQUIRED:  
LANDSCAPE BUFFERS SHOWN:  
PUD TREES REQUIRED:  
TOTAL TREES SHOWN:

NONE REQUIRED  
NONE REQUIRED  
11 TREES REQUIRED  
11 TREES SHOWN  
3.5 TREES EXISTING

## A SITE LANDSCAPE PLAN

1"=20'-0"



### PLANT LIST

| KEY QTY            | COMMON NAME             | BOTANICAL NAME                     | SIZE              | CONDITION        |
|--------------------|-------------------------|------------------------------------|-------------------|------------------|
| <b>TREES</b>       |                         |                                    |                   |                  |
| ABM 2              | AUTUMN BLAZE MAPLE      | Acer plantanoides                  | 2' to 2 1/2' cal. | Balled-in-Burlap |
| CP 1               | CAPITAL PEAR            | Pyrus calleryana 'Capital'         | 2' to 2 1/2' cal. | Balled-in-Burlap |
| BH 2               | SHADEMASTER HONEYLOCUST | Gleditsia triacanthos var. inermis | 2' to 2 1/2' cal. | Balled-in-Burlap |
| <b>SHRUBS</b>      |                         |                                    |                   |                  |
| SC 44              | SPREADING COTONEASTER   | Cotoneaster horizontalis           | 2 gal.            | Container        |
| BJ 44              | BROADMOOR JUNIPER       | Juniperus sabina 'Broadmoor'       | 2 gal.            | Container        |
| BX 20              | WINTER GEM BOXWOOD      | Buxus microphylla                  | 2 gal.            | Container        |
| LPS 20             | LITTLE PRINCESS SPIREA  | Spiraea japonica 'Little Princess' | 2 gal.            | Container        |
| <b>GROUNDCOVER</b> |                         |                                    |                   |                  |
| CR 10              | CARPET RED ROSE         | Sedum 'red carpet'                 | 1 GAL             | CONTAINER        |

\*\*\*IF THERE ARE ANY DISCREPANCIES IN PLANT QUANTITIES, THE PLANTING PLAN WILL DICTATE.

PUD #14 PARCEL 2A

LANDSCAPE PLAN

APPROVED 03/31/03 BY DG  
MAPD Copy 1042

DATE DRAWN  
3/14/03  
REVISIONS  
CITY REVIEW  
FEB. 01, 2003  
CITY REVIEW  
March 13, 2003  
PRINTS ISSUED  
OWNER REVIEW  
NOV. 18, 2002  
FOR PERMIT  
NOV. 25, 2002

JEFF KREHBIEL  
ASSOCIATES  
ARCHITECTURE  
1300 E. LEWIS WICHITA, KS 67211  
316-267-8233 FAX 316-267-8566  
http://www.jkarchitect.com  
inquiries@jkarchitect.com

DATE  
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Jeff Krehbiel Associates.

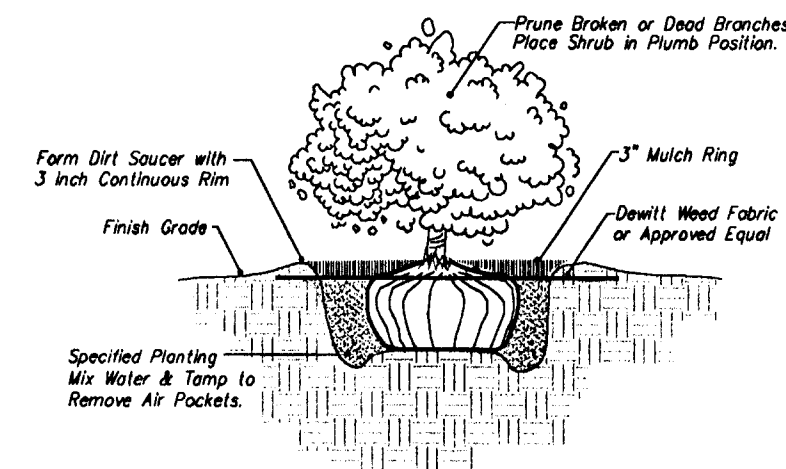
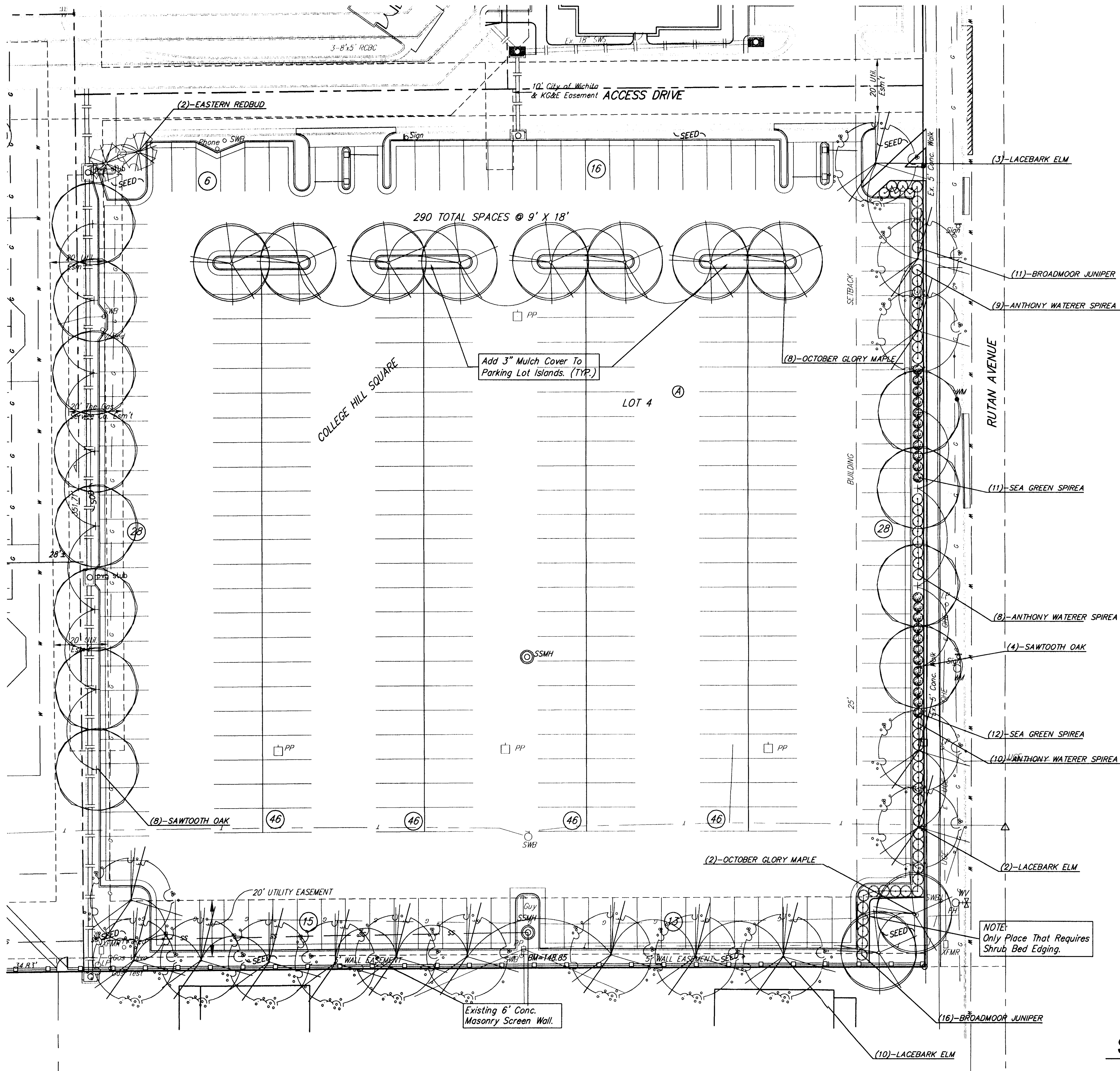
WESLEY RETAIL  
CENTRAL & RUTAN  
WICHITA, KANSAS

PROJECT NUMBER  
02033  
SHEET TITLE  
SITE LANDSCAPE  
PLAN

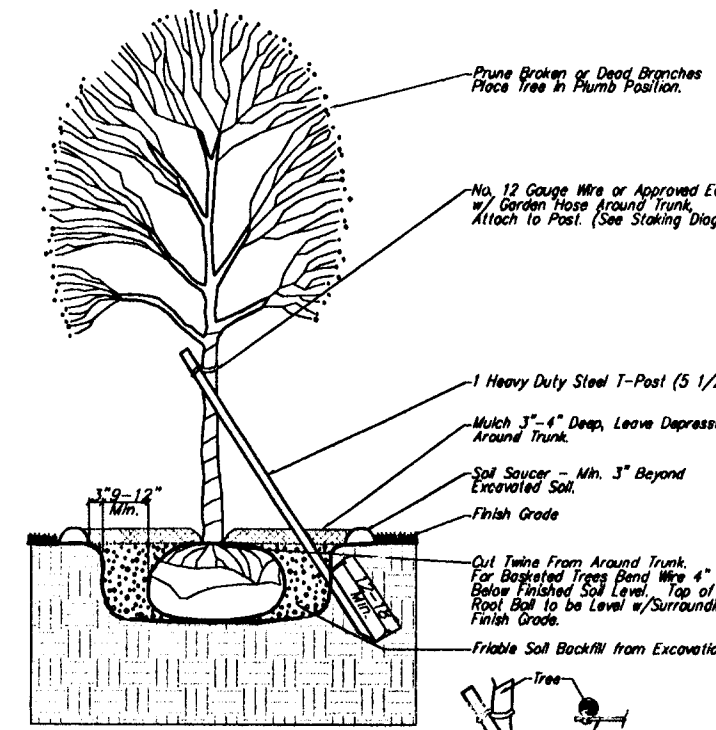
SHEET NUMBER

SL1.1

OF SHEETS



1 SHRUB PLANTING DETAIL  
5 Galon and Smaller  
No Scale



2 TREE PLANTING & STAKING DETAIL  
Deciduous Trees 2\"/>

PUD #14 PAMEL 4  
**LANDSCAPE PLAN**  
APPROVED 2-22-06 BY DM  
Copy 1 of 2

### PLANT SCHEDULE - SUMMARY OF PLANTING QUANTITIES

| QTY   | BOTANICAL NAME                     | COMMON NAME            | SIZE    | CONDITION | REMARKS          |
|-------|------------------------------------|------------------------|---------|-----------|------------------|
| TREES |                                    |                        |         |           |                  |
| 10    | Acer rubrum 'October Glory'        | October Glory Maple    | 2" Cal. | B&B       | Single Stem Only |
| 12    | Quercus acutissima                 | Sawtooth Oak           | 2" Cal. | B&B       | Single Stem Only |
| 15    | Ulmus parvifolia                   | Lacebark Elm           | 2" Cal. | B&B       | Single Stem Only |
| 2     | Cercus canadensis                  | Eastern Redbud         | 2" Cal. | B&B       | Single Stem Only |
| 23    | Juniperus chinensis 'Sea Green'    | Sea Green Juniper      | 2-Cal.  | Container | Full & Healthy   |
| 27    | Juniperus sabina                   | Broadmoor Juniper      | 2-Gal.  | Container | Full & Healthy   |
| 27    | Spirea x bumalda 'Anthony Waterer' | Anthony Waterer Spirea | 2-Gal.  | Container | Full & Healthy   |

### LANDSCAPE CALCULATIONS

|                               |                                       |
|-------------------------------|---------------------------------------|
| Streetyard Requirement:       | 305' (Rutan Avenue)<br>x 15'<br>4575  |
| Total Streetyard Requirement: | 4,575 sq.ft.                          |
| Total Streetyard Shown:       | 6,700 sq.ft.                          |
| Streetyard Trees Required:    | 1 per 500 sq.ft.=9.15= 10 Shade Trees |
| Streetyard Trees Shown:       | 11 Total Shade Trees                  |
| Parking Lot Trees Required:   | 1 Per 20 Spaces                       |
| Parking Provided:             | 290 Spaces                            |
| Parking Lot Trees Required:   | 290 Spaces/20= 14.5 = 15 Trees        |
| Parking Lot Trees Provided:   | 26 Shade Trees + 2 Ornamental Trees   |

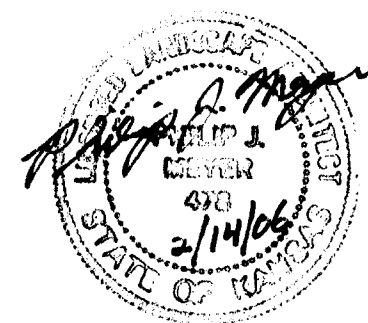
## SITE LANDSCAPE PLAN

Scale 1"= 20'-0"



### LANDSCAPE NOTES:

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



College Hill Square  
Site Landscape  
Plan  
Parking Lot Improvements

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

PROJECT NUMBER: \_\_\_\_\_ DESIGN: DML DRAWN: MWS

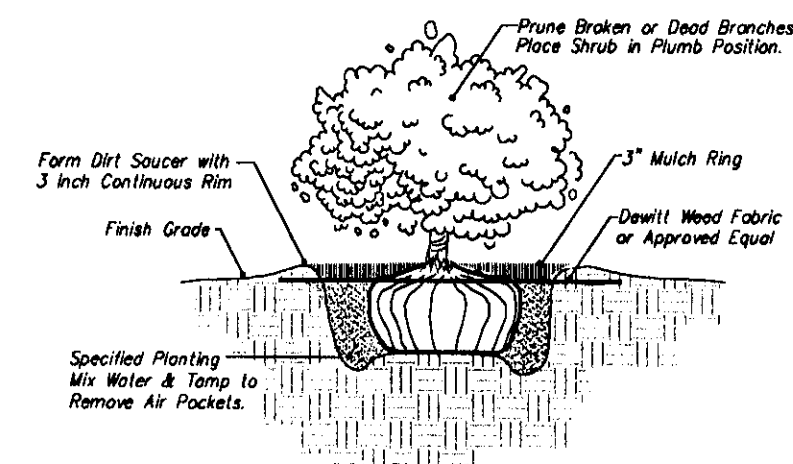
REVISIONS: \_\_\_\_\_ APPROVED: \_\_\_\_\_ DATE: 12/05

SCALE: Noted

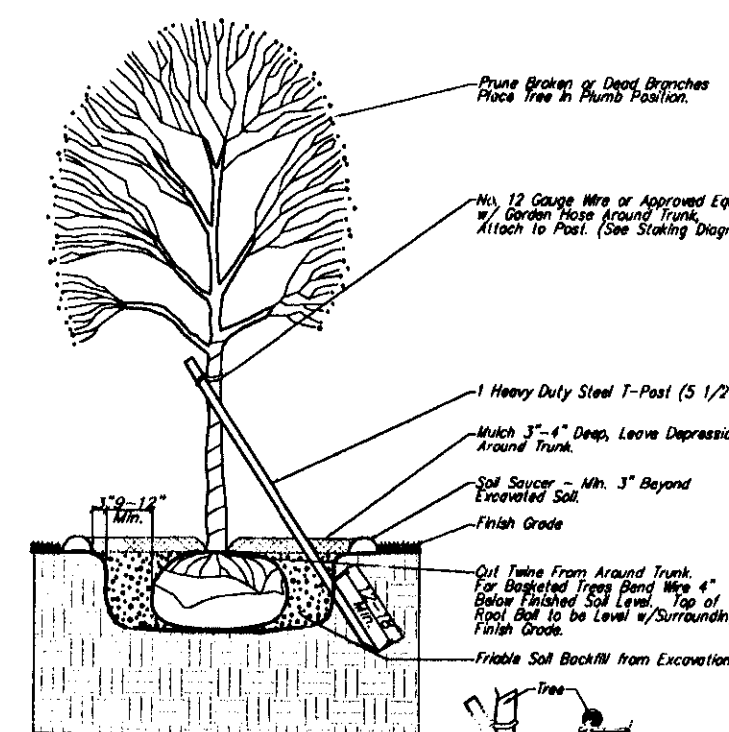
SHEET

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- Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.



1 SHRUB PLANTING DETAIL



2 TREE PLANTING & STAKING DETAIL

PUD #14 PARCEL 4

## LANDSCAPE PLAN

APPROVED 2-22-04 BY DML  
Cm 1042

## PLANT SCHEDULE - SUMMARY OF PLANTING QUANTITIES

| QTY          | BOTANICAL NAME                             | COMMON NAME            | SIZE    | CONDITION | REMARKS          |
|--------------|--------------------------------------------|------------------------|---------|-----------|------------------|
| <b>TREES</b> |                                            |                        |         |           |                  |
| 10           | <i>Acer rubrum</i> 'October Glory'         | October Glory Maple    | 2" Cal. | B&B       | Single Stem Only |
| 12           | <i>Quercus acutissima</i>                  | Sawtooth Oak           | 2" Cal. | B&B       | Single Stem Only |
| 15           | <i>Ulmus parvifolia</i>                    | Lacebark Elm           | 2" Cal. | B&B       | Single Stem Only |
| 2            | <i>Cercus canadensis</i>                   | Eastern Redbud         | 2" Cal. | B&B       | Single Stem Only |
| 23           | <i>Juniperus chinensis</i> 'Sea Green'     | Sea Green Juniper      | 2-Gal.  | Container | Full & Healthy   |
| 27           | <i>Juniperus sabina</i>                    | Broadmoor Juniper      | 2-Gal.  | Container | Full & Healthy   |
| 27           | <i>Spiraea x bumalda</i> 'Anthony Waterer' | Anthony Waterer Spirea | 2-Gal.  | Container | Full & Healthy   |

## LANDSCAPE CALCULATIONS

|                               |                                          |
|-------------------------------|------------------------------------------|
| Streetyard Requirement:       | 305' (Rutan Avenue)                      |
|                               | x 15'                                    |
|                               | 4575                                     |
| Total Streetyard Requirement: | 4,575 sq.ft.                             |
| Total Streetyard Shown:       | 6,700 sq.ft.                             |
| Streetyard Trees Required:    | 1 per 500 sq.ft. = 9.15 = 10 Shade Trees |
| Streetyard Trees Shown:       | 11 Total Shade Trees                     |
| Parking Lot Trees Required:   | 1 Per 20 Spaces                          |
| Parking Provided:             | 290 Spaces                               |
| Parking Lot Trees Required:   | 290 Spaces/20 = 14.5 = 15 Trees          |
| Parking Lot Trees Provided:   | 26 Shade Trees + 2 Ornamental Trees      |

## SITE LANDSCAPE PLAN

Scale 1"= 20'-0"



|                                                                                                                                                    |          |
|----------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>Baughman</b><br>College Hill Square<br>Site Landscape<br>Plan<br>Parking Lot Improvements                                                       |          |
| Baughman Company, P.A. 315 Ella St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149<br>ENGINEERING   SURVEYING   PLANNING   LANDSCAPE ARCHITECTURE |          |
| PROJECT NUMBER                                                                                                                                     | DESIGN   |
|                                                                                                                                                    | DML      |
| REVISIONS:                                                                                                                                         | DRAWN    |
|                                                                                                                                                    | MWS      |
|                                                                                                                                                    | APPROVED |
|                                                                                                                                                    | DATE     |
|                                                                                                                                                    | 12/05    |
|                                                                                                                                                    | SCALE    |
|                                                                                                                                                    | Noted    |
|                                                                                                                                                    | SHEET    |
|                                                                                                                                                    | 3 OF 3   |