

Wednesday, July 06, 2022 - 1:34 PM  
 F:\1516.006 1077 E Kellogg Drive (Wichita, Kansas)\DWG\Bubbas\CUP Eubab.dwg

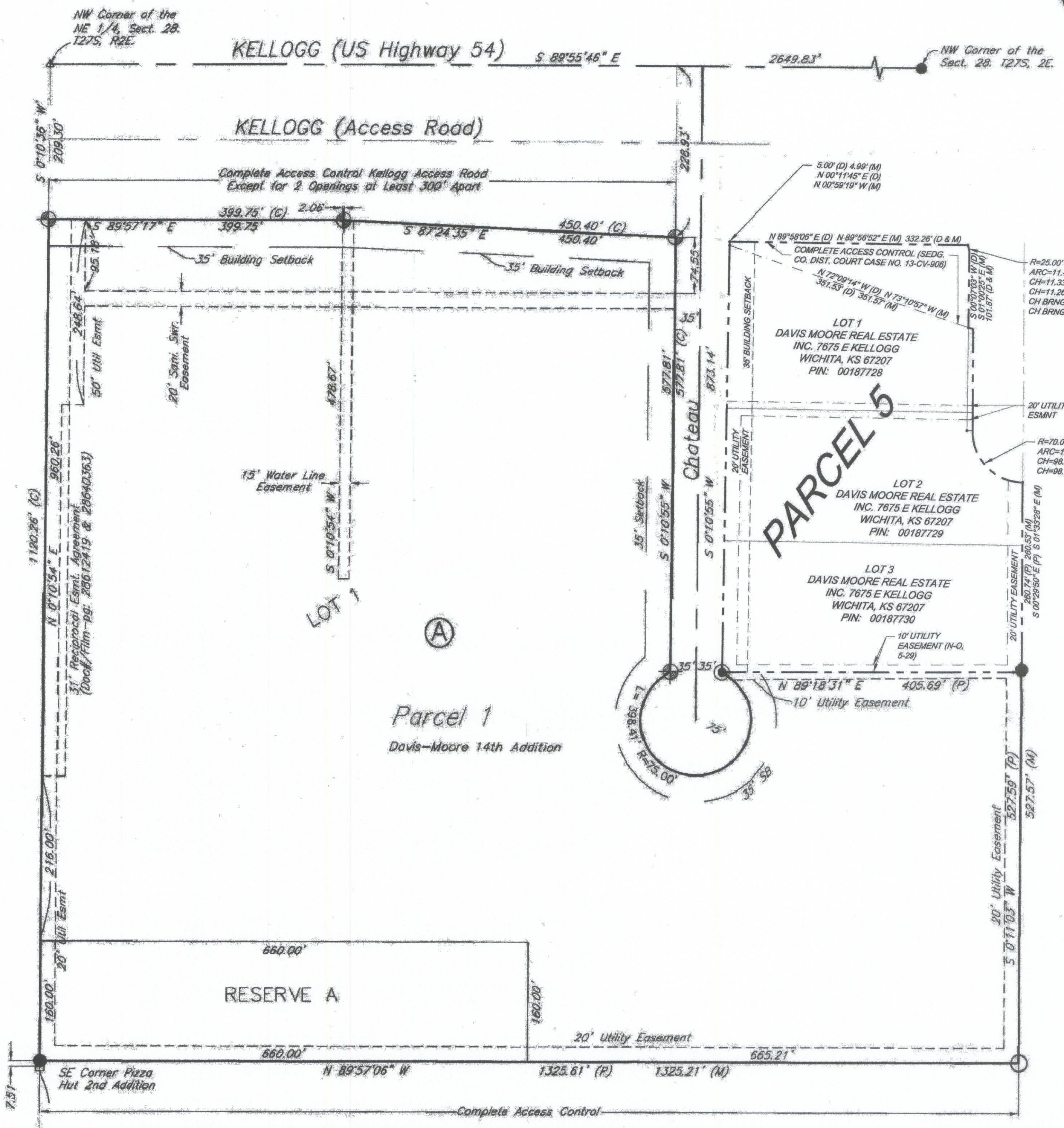
# WIEDEMANN BUSINESS PARK

## COMMUNITY UNIT PLAN DP-88

**APPROVED CUP**

MAPC Admin Adjustment 6/10/2022  
 8/16/2022  
 2 of 4 CUP2022

Dated December 10, 2025  
**APPROVED CUP**  
 MAPC Pa Admin Adjustment  
 1/14



**GENERAL PROVISIONS:**

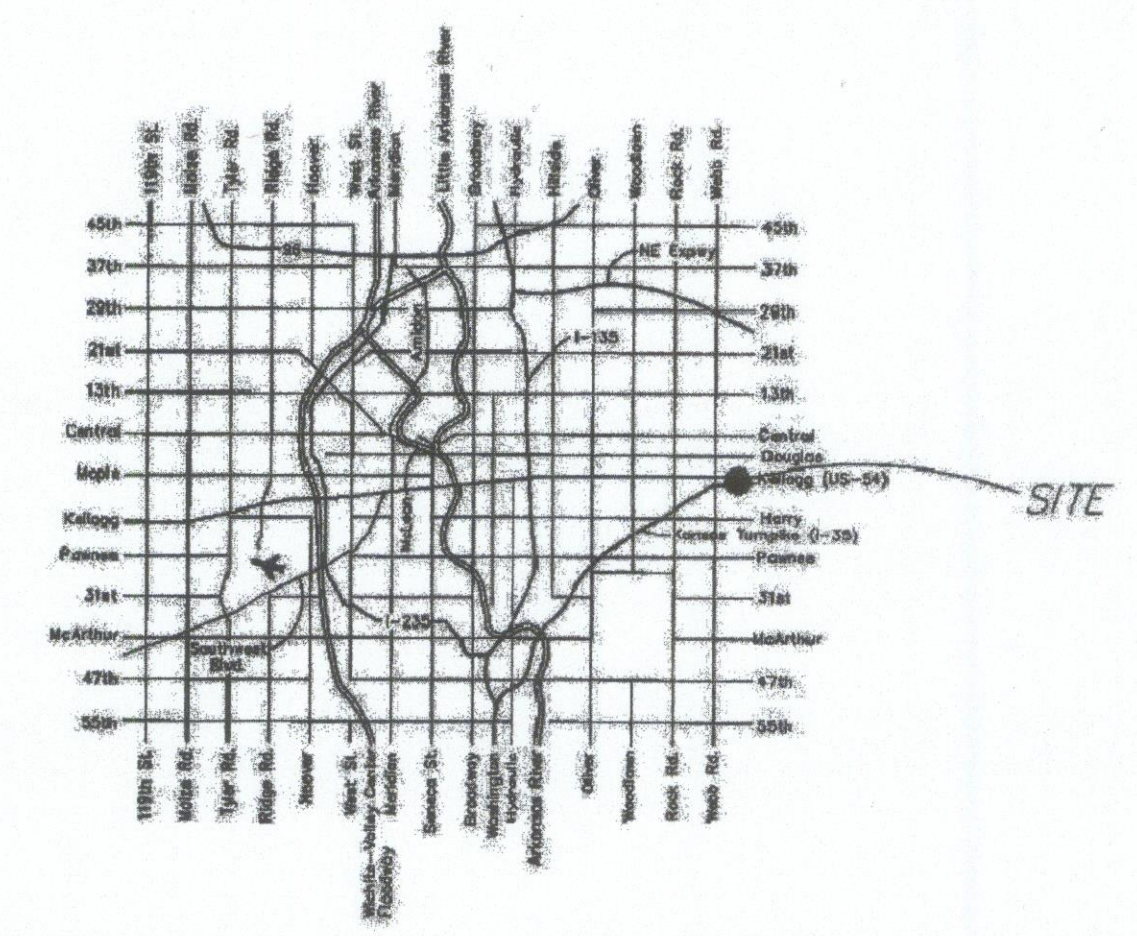
1. All utilities shall be installed underground.
2. Minimum Building Setbacks shall be as indicated on the Plat.
3. Parking ratio shall be in accordance with the Unified Zoning Code of the City of Wichita.
4. A Drainage Plan will be submitted to City Engineering for approval at the time of platting. If required, guarantees for drainage shall be provided at the time of platting improvements.
5. Signage shall be in accordance with the Sign Code of the City of Wichita. No Billboard or portable off-site signs, as defined by the sign code, shall be permitted.
6. A fire lane, hard surfaced and twenty-four (24) feet minimum in width, shall be provided around all main structures to be constructed within Parcels 1 and 5. Said fire lane shall be a 3-1/2 inch asphalt base with 1-1/2 inch asphalt surface or the equivalent thereof. No parking shall be allowed in said fire lane, although it 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 of the fire lane.
7. Screening and Landscaping: A landscaped street yard adjacent to the Kansas Turnpike, shall be provided with trees, grass and shrubbery not less than ten (10) feet in width, and otherwise in compliance with the landscape ordinance. Failure to properly maintain the landscape street yard shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and the Zoning Administration.  
  
In addition to the above, development on those lots adjacent to the Kansas Turnpike or Reserve Area, storage areas, and rear of the buildings that face directly into the residential district south of the Turnpike shall be architecturally screened and/or facade to be compatible with the fronts of the buildings.  
  
A solid, or semisolid, wall of at least six (6) feet, but no more than eight (8) feet high, constructed of brick, stone, masonry, architectural tile or other similar material, shall be constructed where Parcels 1 and 5 abut the unplatted residential tract adjacent to the east.  
  
A performance bond shall be posted with the Zoning Administration, guaranteeing the present cost of wall construction adjusted for inflation over a ten (10) year period. Said bond shall be released should the property to the east be approved for a non-residential zoning classification and shall be executed whenever the property to the east develops residentially, or at the end of the ten year period should the property remain undeveloped and zoned residentially.
8. A landscape plan prepared by Registered Landscape Architect in the state of Kansas in compliance with the Landscape Ordinance indicating the type, location, and specification of plant material, shall be submitted to the Planning Department for their review and approval prior to its insurance of building permit(s).

**PARCEL DESCRIPTION:**

- Parcel 1:**  
 Permitted Uses: Automotive, truck, recreational vehicle, mobile home, and marine sales and services, indoor amusement enterprises, offices, restaurants, warehousing, wholesale, distributors, professional, personal services, lumber yards, and sales of retail merchandise.  
 Floor area ratio: 45% or 483,306 sq. ft., 50% or 537,007 sq. ft. for warehousing or wholesale distributors. Maximum building height: 35 feet. Area=24.66 Acres.
- Parcel 5:**  
 Permitted Uses: Same as Parcel 1 and Warehouse, Self-Service Storage.  
 Floor area ratio: 45% or 483,306 sq. ft., 50% or 537,007 sq. ft. for warehousing (including Warehouse, Self-Service Storage) or wholesale distributors. Maximum building height: 35 feet. Area= 5.08 Acres.
- Reserve A:**  
 Permitted Uses: Detention Ponds and Landscaping.  
 Area= 105,600 +/- sq. ft. or 2.42 +/- Acres.

**GENERAL:**

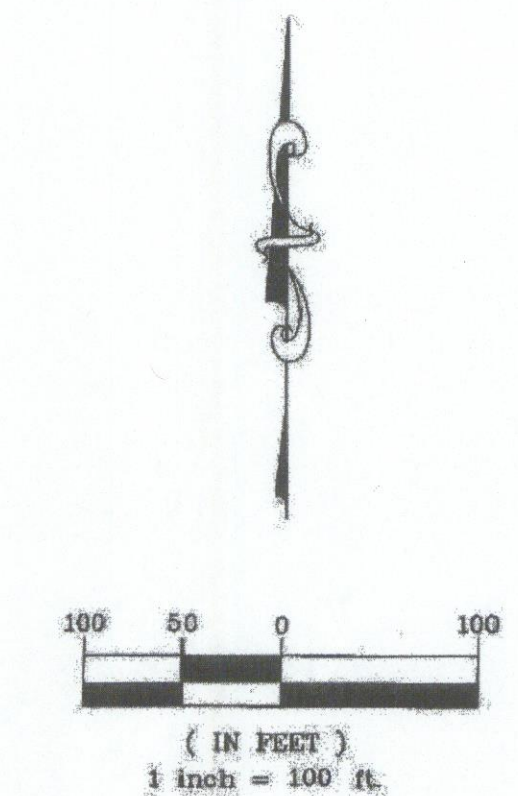
Total Land Area: 1,585,216.85± sq.ft. or 34.4± acres



**LOCATION MAP**

A.A. Dated 8-25-99  
 The construction of the wall may be temporarily deferred until that time when residential development occurs on the property adjacent to Parcels 1 and 5. At the time that any residential development occurs adjacent to Parcels 1 and 5, the screening wall shall be constructed in conformance with General Provision 7.

- LEGEND**
- △ Cross Cut (found)
  - 1/2" Rebar (found)
  - 3/4" Pipe (Found)
  - ⊕ 5/8" Rebar (set) KEMPA CLS #157



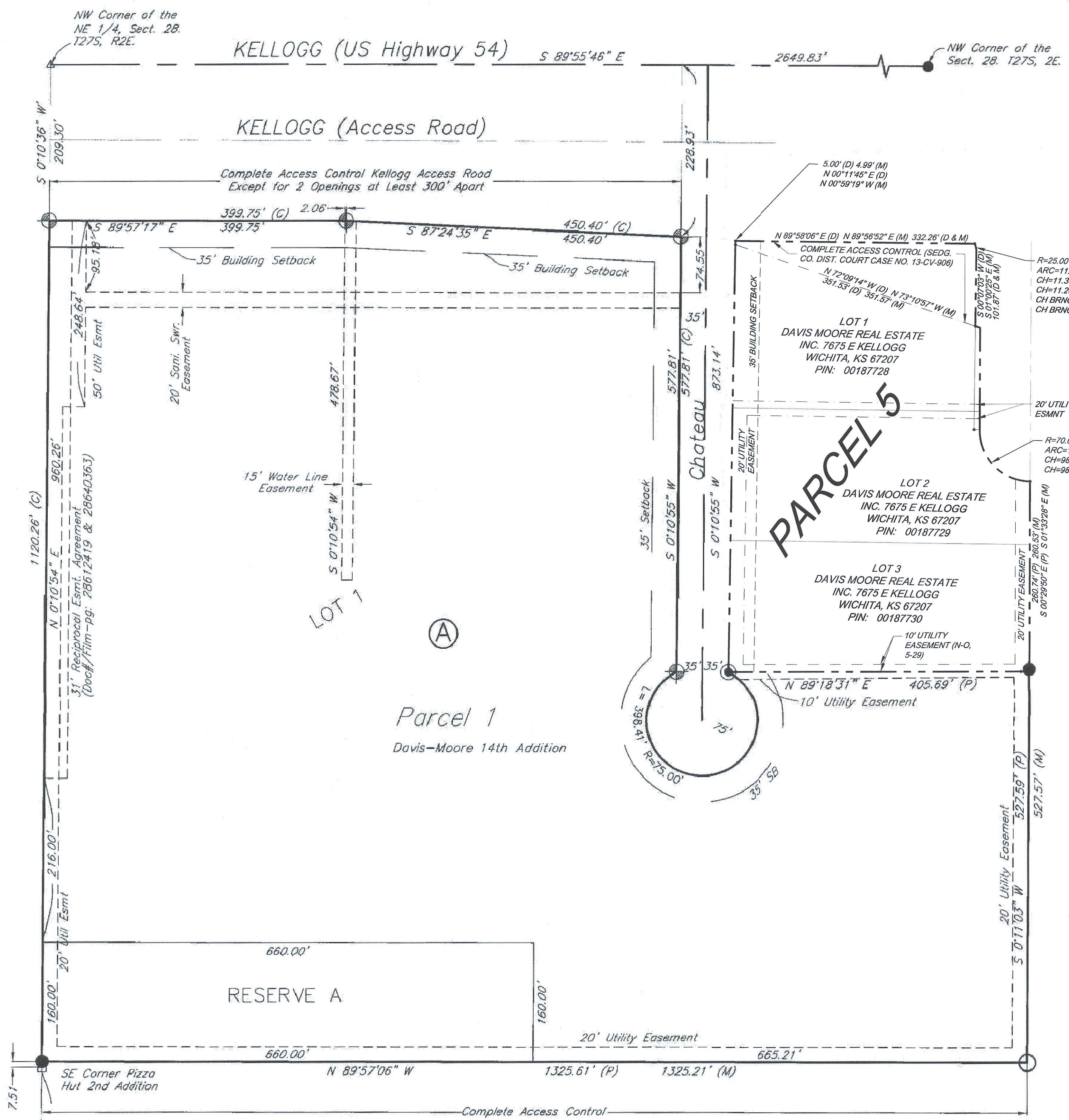
ADJUSTED 12-10-25 PER CUP2025-00040

**BAUGHMAN COMPANY**  
 315 Ellis St. Wichita, KS 67211 316-262-7271  
 BaughmanCo.com

# WIEDEMANN BUSINESS PARK COMMUNITY UNIT PLAN DP-88

**APPROVED CUP**

MAPC Admin Adjustment 6/10/2022  
2 of 4 CUP 22-29



### GENERAL PROVISIONS:

- All utilities shall be installed underground.
- Minimum Building Setbacks shall be as indicated on the Plat.
- Parking ratio shall be in accordance with the Unified Zoning Code of the City of Wichita.
- A Drainage Plan will be submitted to City Engineering for approval at the time of platting. If required, guarantees for drainage shall be provided at the time of platting improvements.
- Signage shall be in accordance with the Sign Code of the City of Wichita. No Billboard or portable off-site signs, as defined by the sign code, shall be permitted.
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In addition to the above, development on those lots adjacent to the Kansas Turnpike or Reserve Area, storage areas, and rear of the buildings that face directly into the residential district south of the turnpike shall be architecturally screened and/or facade to be compatible with the fronts of the building.

A solid, or semisolid, wall at least six (6) feet, but no more than eight (8) feet high, constructed of brick, stone, masonry, architectural tile or other similar material, shall be constructed where Parcels 1 and 5 abut the unplatted residential tract adjacent to the east.

A performance bond shall be posted with the Zoning Administration, guaranteeing the present cost of wall construction adjusted for inflation over a ten (10) year period. Said bond shall be released should the property to the east be approved for a nonresidential zoning classification and shall be executed whenever the property to the east develops residentially, or at the end of the ten year period should the property remain undeveloped and zoned residentially.

- A landscape plan prepared by Registered Landscape Architect in the state of Kansas in compliance with the Landscape Ordinance indicating the type, location, and specification of plant material, shall be submitted to the Planning Department for their review and approval prior to its insurance of building permit(s).

### PARCEL DESCRIPTION:

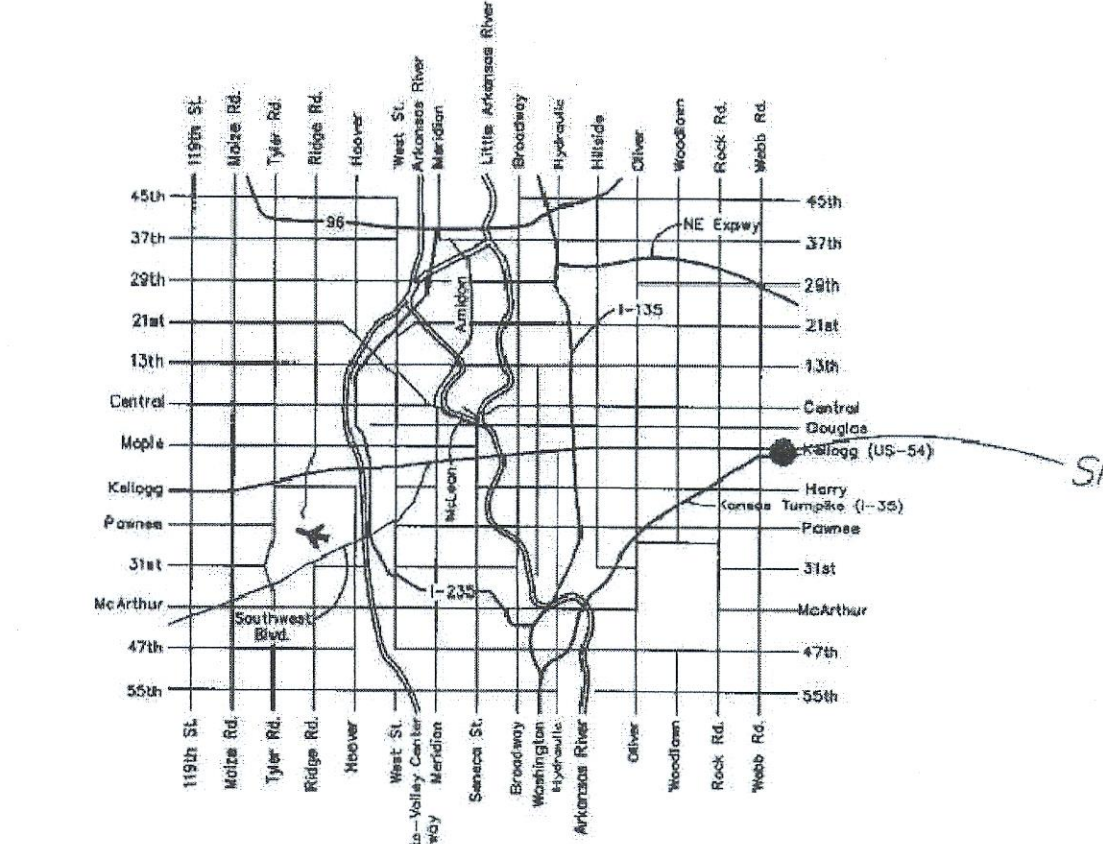
**Parcel 1:**  
Permitted Uses: Automotive, truck, recreational vehicle, mobile home, and marine sales and services, indoor amusement enterprises, offices, restaurants, warehousing, wholesale distributors, professional, personal services, lumber yards, and sales of retail merchandise.  
Floor area ratio: 45% or 483,306 sq. ft., 50% or 537,007 sq. ft. for warehousing or wholesale distributors. Maximum building height: 35 feet.  
Area=24.66 Acres.

**Parcel 5:**  
Permitted Uses: Same as Parcel 1  
Floor area ratio: 15% or 99,558 sq. ft., 50% or 110,620 sq. ft., for warehousing or wholesale distributors. Maximum building height: 35 feet  
Area= 5.08 Acres

**Reserve A:**  
Permitted Uses: Detention Ponds and Landscaping  
Area= 105,600 +/- sf or 2.42 +/- Acres

### GENERAL:

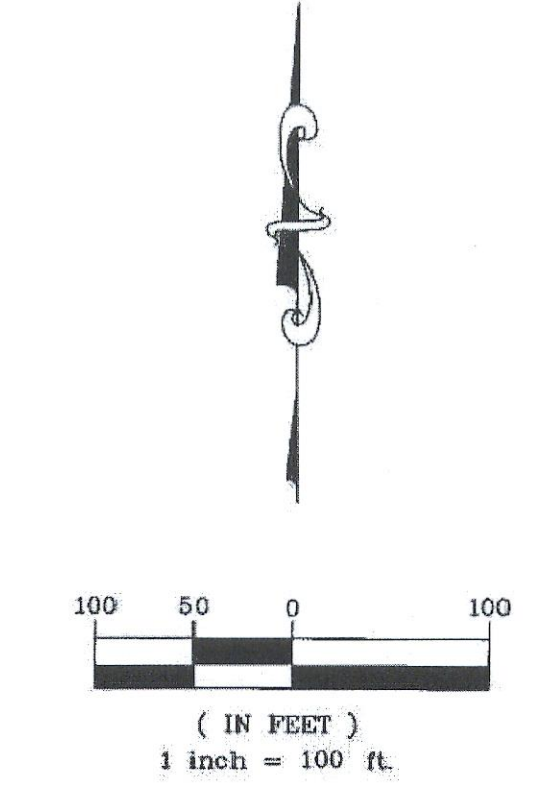
Total Land Area: 1,585,216.85± sq.ft. or 34.4± acres



### LOCATION MAP

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The construction of the wall may be temporarily deferred until that time when residential development occurs on the property adjacent to Parcels 1 and 5. At the time that any residential development occurs adjacent to Parcels 1 and 5, the screening wall shall be constructed in conformance with General Provision 7.

- LEGEND**
- △ Cross Cut (found)
  - 1/2" Rebar (found)
  - 3/4" Pipe (Found)
  - ⊕ 5/8" Rebar (set) KEMPA CLS #157





**Wichita-Sedgwick County Metropolitan Area Planning Department**

June 10, 2022

Wichita ANUSA, LLC  
200 SW 1<sup>st</sup> Ave, Floor 14  
Fort Lauderdale, FL 33301

Foresite Group, LLC  
1999 Bryan Street, Ste. 890  
Dallas, TX 75214

**RE: CUP2022-00029 – City CUP Adjustment to Wiedemann Business Park Community Unit Plan CUP DP-88 to adjust parcel sizes on property zoned GC General Commercial, located on the south side of East Kellogg Drive, within one-quarter mile west of South Greenwich Road.**

**LEGAL DESCRIPTION: Lots 1, 2 and 3, Block 3, K.T. Wiedemann Business Park Addition, Wichita, Sedgwick County, Kansas.**

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-88 to alter the parcel boundary and area calculations of Parcel 5. Upon review of the Community Plan General Provision, staff found additional adjustments to outdated terminology that needs to be included in this adjustment. The following reflects the proposed modifications identified in red letters:

**Parcel 5:**

Permitted Uses: Same as Parcel 1

Floor Area Ratio: 45% or **99,558 sq. ft.**; 50% or **110,620 sq. ft** for warehousing or wholesale distribution.

Maximum Building Height: 35 Feet

Area = **5.08 Acres**

**General Provisions:**

#7: Screening and Landscaping: A landscaped street yard adjacent to the Kansas Turnpike shall be provided with trees, grass and shrubbery not less than ten (10) feet in width, and otherwise in compliance with the landscape ordinance. Failure to maintain the landscape street yard shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and **the Zoning Administrator.**  
~~Superintendent of Central Inspection.~~

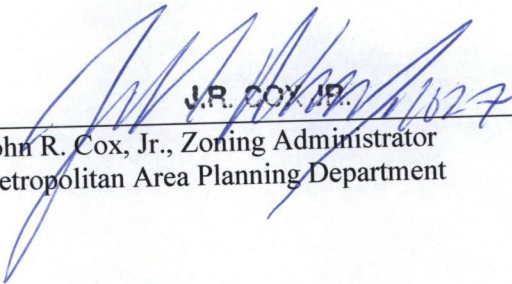
A performance bond shall be posted with the **Zoning Administrator** ~~Superintendent of Central Inspection~~ guaranteeing the present cost of wall construction adjusted for inflation over a ten (10) year period...

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

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

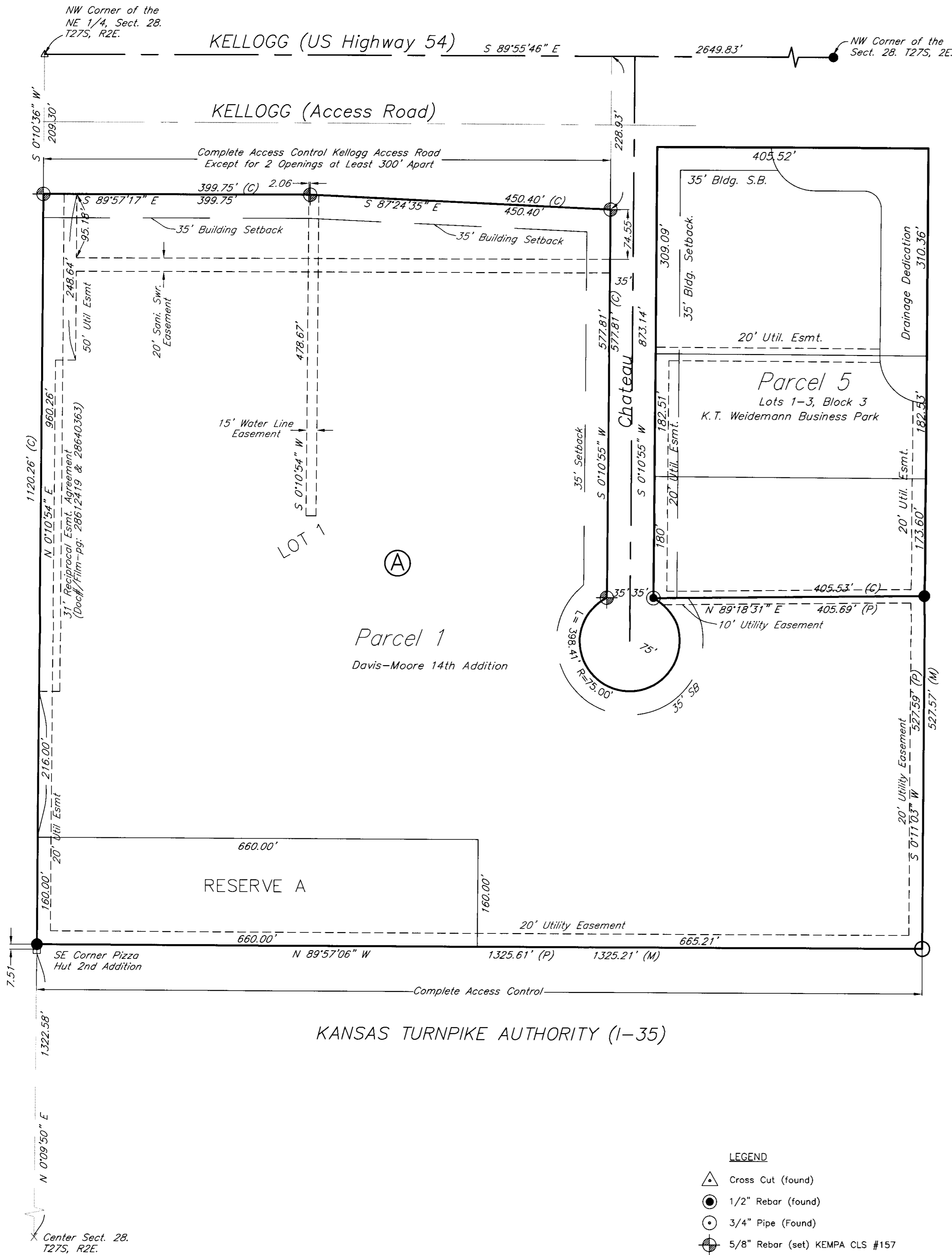
The "Development Application" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

  
\_\_\_\_\_  
Scott Wadle, Director  
Metropolitan Area Planning Department

  
\_\_\_\_\_  
J.R. COX, JR.  
John R. Cox, Jr., Zoning Administrator  
Metropolitan Area Planning Department

cc: MABCD  
Becky Tuttle, CM District II  
Cory Buchta, CSR District II

# WIEDEMANN BUSINESS PARK COMMUNITY UNIT PLAN DP-88



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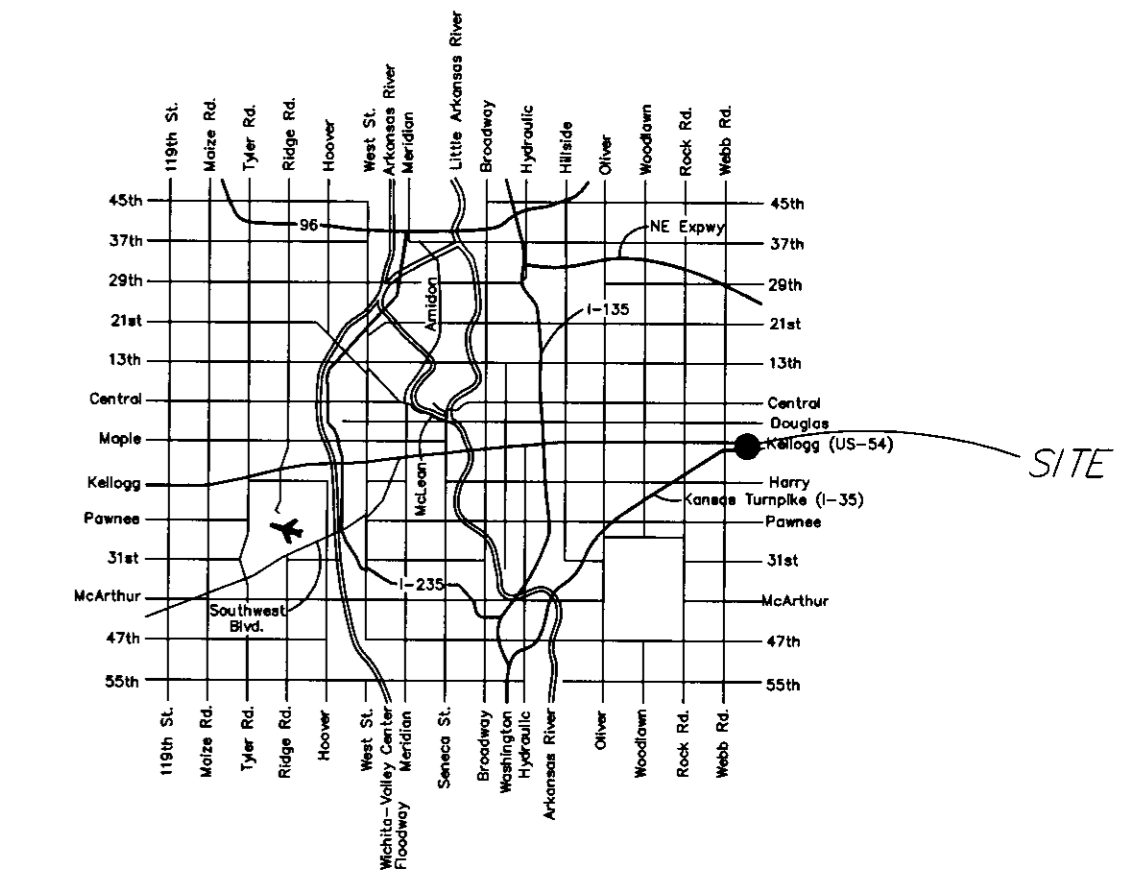
Permitted Uses: Same as Parcel 1  
Floor area ratio: 45% or 123,101 sq. ft., 50% or 136,125 sq. ft., for warehousing or wholesale distributors. Maximum building height: 35 feet. Area=6.23 Acres

Reserve A:

Permitted Uses: Detention Ponds and Landscaping  
Area= 105,600 +/- sf or 2.42 +/- Acres

## GENERAL:

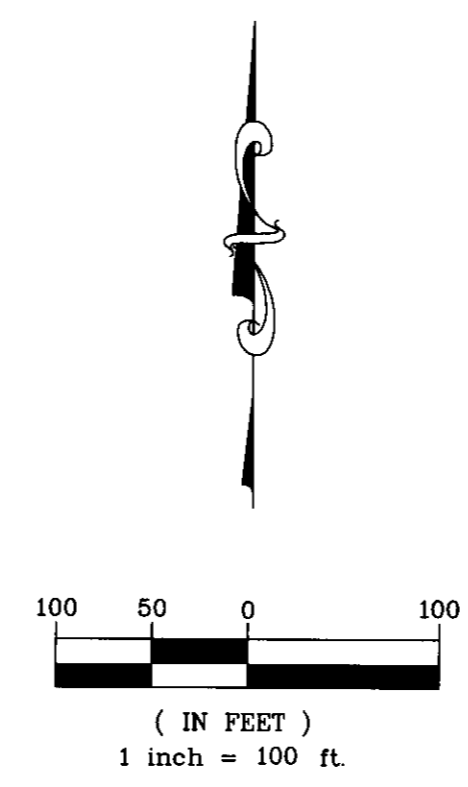
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## LOCATION MAP

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DP-88  
City of Wichita  
City Engineer  
08-25-99, 04-18-01, 05-10-07  
**APPROVED CUP**  
MAPC 10-26-78 DM  
WCC-11-21-78 DM  
MAPD Copy 1 of 2







**GENERAL LANDSCAPE NOTES:**

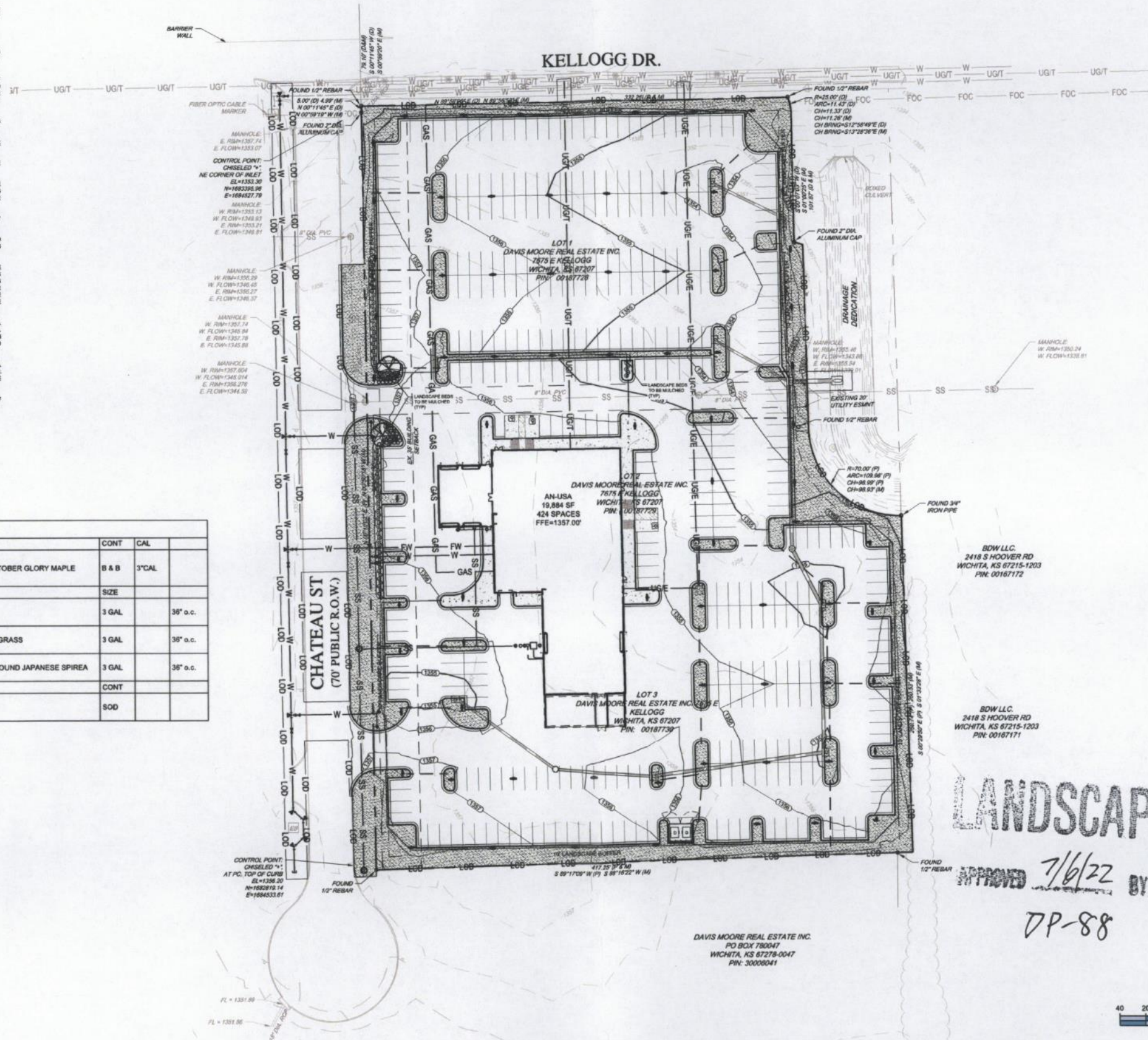
- WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
- PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
- PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
- SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED.
- PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
- PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL, SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
- PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
- PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
- PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE FINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUNDCOVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED.
- MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
- CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL, MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
- WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
- A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
- CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF NEW PLANT MATERIAL. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE.

**LANDSCAPE REQUIREMENTS:**

**PARKING LOT LANDSCAPE:** 1 SHADE TREE OR 2 ORNAMENTAL TREES PER 20 SPACES  
 18 SPACES / 20 X 1 = 2 SHADE TREES REQUIRED  
 2 SHADE TREES PROPOSED  
 \*VEHICLE HOLDING AREAS SHALL NOT BE COUNTED WHEN DETERMINING THE NUMBER OF SPACES IN A LOT  
**STREET YARD:**  
 NO LANDSCAPED STREET YARD SHALL BE REQUIRED FOR "VEHICLE AND EQUIPMENT SALES" AS DEFINED BY THE UDC

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	2	ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE	B & B	3" CAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	73	ILEX GLABRA / INKERRY HOLLY	3 GAL	36" o.c.
	35	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	3 GAL	36" o.c.
	21	SPIRAEA JAPONICA 'GOLDMOUND' / GOLDMOUND JAPANESE SPIREA	3 GAL	36" o.c.
SOD/SEED	QTY	BOTANICAL / COMMON NAME	CONT	
	39,364 SF	FESTUCA ARUNDINACEA / TALL FESCUE	SOD	



ENGINEER:  
**FORESITE group**  
 Foresite Group, LLC  
 3001 Brighton Blvd.  
 Suite 2061  
 Denver, CO 80216  
 P 770.368.1399  
 F 770.368.1944  
 W www.foresitegroup.net

DEVELOPER:  
**AutoNation**  
 200 SW 1ST AVENUE, 14 FLOOR  
 FORT LAUDERDALE, FL 33301  
 CONTACT: MOSSF@AUTONATION.COM

PROJECT:  
**AutoNation**  
 WICHITA DEALERSHIP  
 10727 E. KELLOGG DRIVE  
 WICHITA, KANSAS 67207

SEAL:  
 THESE PLANS WERE PREPARED UNDER THE SUPERVISION AND DIRECTION OF  
 JONATHAN BULLARD, PLA #941  
 THESE PLANS ARE RELEASED FOR INITIAL REVIEW PURPOSES ONLY.  
 THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT  
 FOR AND ON BEHALF OF FORESITE GROUP, LLC

REVISIONS	DATE
CITY COMMENTS	2022-05-27

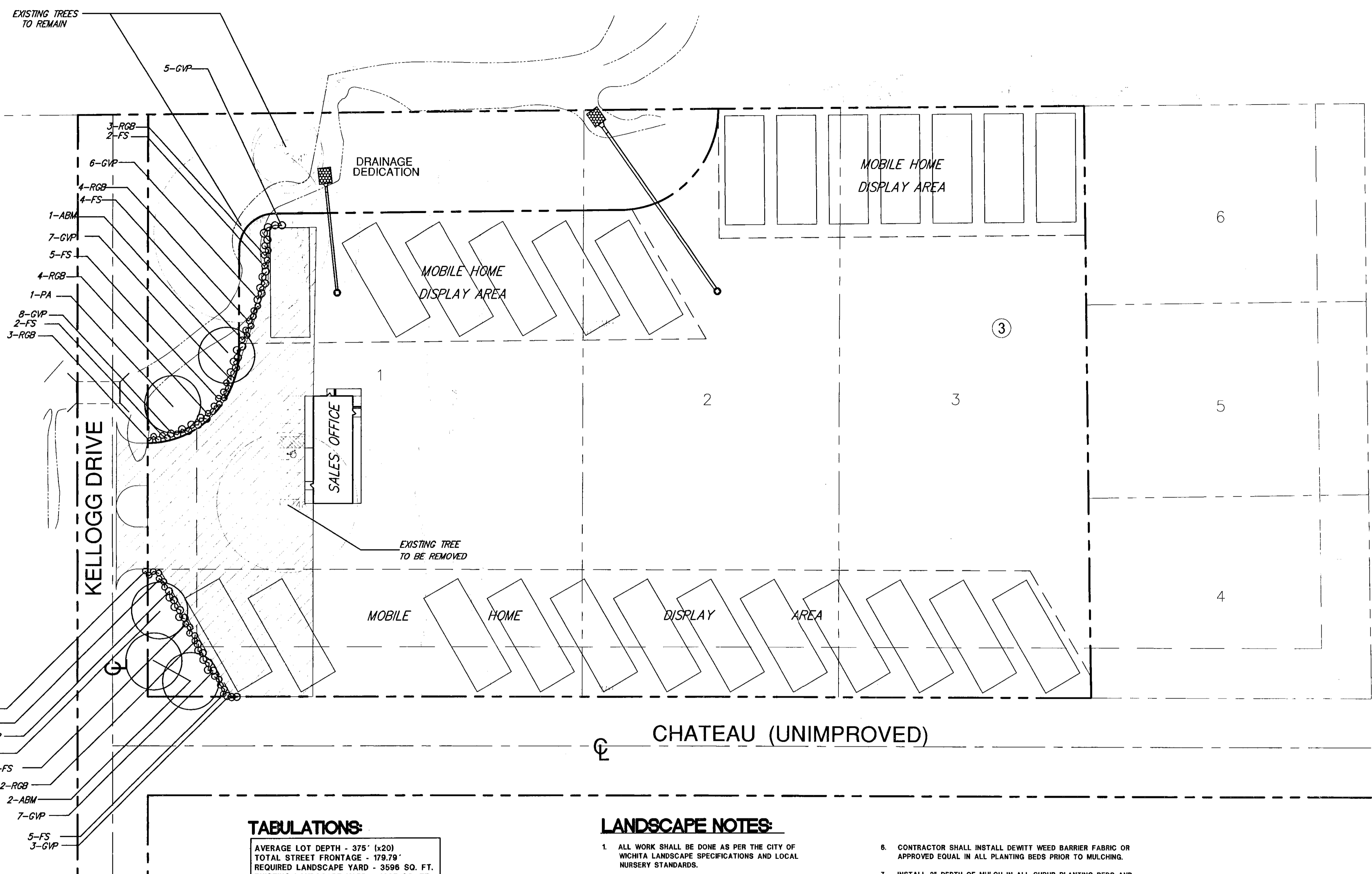
PROJECT MANAGER: DN  
 DRAWING BY: FG  
 JURISDICTION: CITY OF WICHITA, KS  
 DATE: FEBRUARY 15, 2022  
 TITLE:

LANDSCAPE PLAN  
 SHEET NUMBER:  
**L-1**  
 COMMENTS: FOR PERMITTING PURPOSES ONLY  
 JOB FILE NUMBER: 1519.006





KELLOGG



**TABULATIONS:**

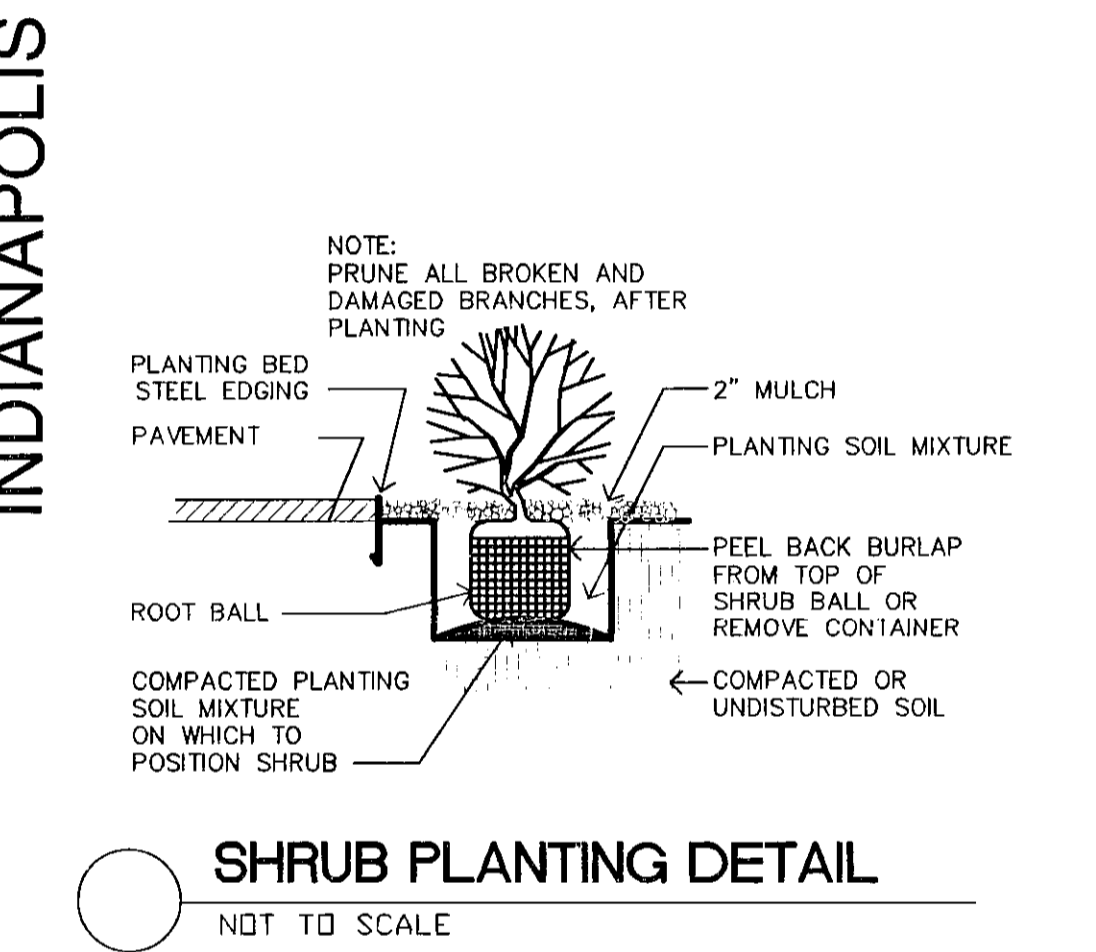
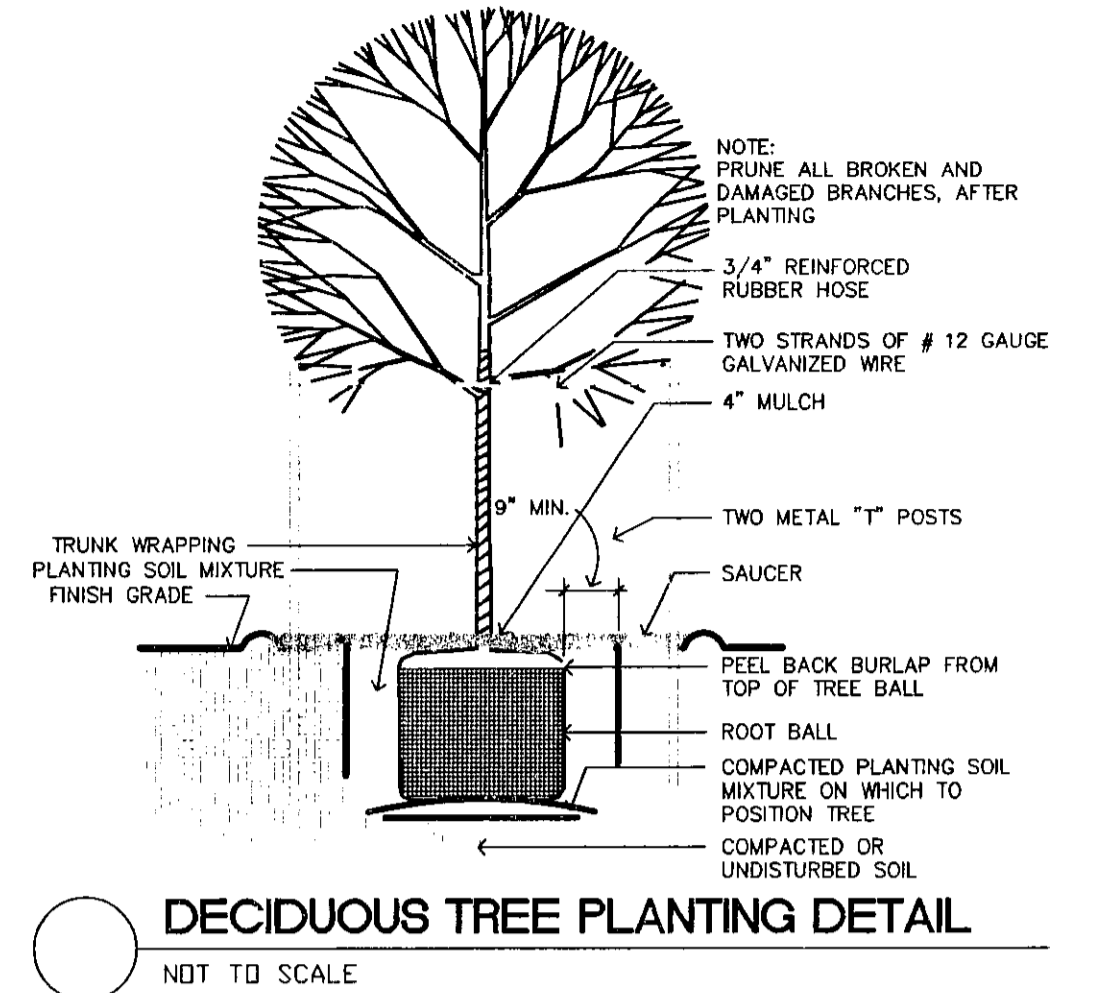
AVERAGE LOT DEPTH - 375' (x20)  
 TOTAL STREET FRONTAGE - 179.79'  
 REQUIRED LANDSCAPE YARD - 3598 SQ. FT.  
 EXISTING LANDSCAPE YARD - 4825 SQ. FT.  
 TOTAL TREES REQUIRED - 7  
 EXISTING TREES - 3  
 NEW TREES - 4

**PLANT LIST**

CODE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
<b>TREES</b>					
PA	2	PATMOOR ASH	<i>Fraxinus pensylvanica</i> "Patmore"	2' to 2 1/2' cal.	BB
ABM	3	AUTUMN BLAZE MAPLE	<i>Acer Rubrum</i> "Autumn Blaze"	2' to 2 1/2' cal.	BB
<b>SHRUBS</b>					
GVP	39	GOLDEN VICARY PRIVET	<i>Ligustrum x vicaryi</i>	2 Gal.	Cont.
FS	24	FROBEL SPIREA	<i>Spiraea x bunaldii</i> "Froebel"	2 Gal.	Cont.
RGB	19	ROSY GLOW BARBERRY	<i>Berberis thunbergii</i> "Rosy Glow"	2 Gal.	Cont.

**LANDSCAPE NOTES:**

- ALL WORK SHALL BE DONE AS PER THE CITY OF WICHITA LANDSCAPE SPECIFICATIONS AND LOCAL NURSERY STANDARDS.
- ALL TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTED. ALL LANDSCAPING TO BE INSPECTED BY THE PROJECT MANAGER UPON DELIVERY.
- TOPSOIL HAULED ONTO SITE SHALL BE FERTILE, FRIABLE, NATURAL SANDY LOAM TOPSOIL, OF UNIFORM QUALITY CHARACTERISTIC OF REPRESENTATIVE LOCAL SOILS WHICH PRODUCE HEAVY GROWTH OF CROPS, GRASS OR OTHER VEGETATION. IT SHALL BE FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, ROOTS, STONES, TRASH OR OTHER MATTER TOXIC TO PLANT GROWTH. TOPSOIL SHALL BE DELIVERED IN AN UNFROZEN AND NON-MUDDY CONDITION AND SHALL BE SUBJECT TO APPROVAL BY THE PROJECT MANAGER.
- PLASTIC EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. EDGING SHALL BE COBRA COMMERCIAL GRADE OR AN APPROVED EQUAL.
- ALL PLANTING BEDS FOR SHRUBS SHALL HAVE THE EXISTING SOIL REMOVED AND REPLACED 18" IN DEPTH WITH THE APPROVED TOPSOIL, UNLESS THE EXISTING SOIL IS OF SIMILAR QUALITY AS THE APPROVED TOPSOIL.
- CONTRACTOR SHALL INSTALL DEWITT WEED BARRIER FABRIC OR APPROVED EQUAL IN ALL PLANTING BEDS PRIOR TO MULCHING.
- INSTALL 2" DEPTH OF MULCH IN ALL SHRUB PLANTING BEDS AND 4" DEPTH OF MULCH IN ALL TREE PLANTINGS. MULCH SHALL BE SHREDDED CYPRESS MULCH.
- ALL AREAS MARKED AS SEED SHALL BE A FESCUE BLEND.
- CONTRACTOR SHALL LOCATE ALL ABOVE AND BELOW GROUND UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION BY CALLING KANSAS ONE-CALL @ 887-2470. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS REQUIRED AND IS TO SEE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES.
- LANDSCAPE CONTRACTOR SHALL SUBMIT A BID WITH UNIT PRICES FOR ALL PLANTS WHICH INCLUDE MULCH, INSTALLATION, STAKING, AND GUARANTEES.
- IRRIGATION OF PROPOSED SHRUBS AND TREES SHALL BE ACCOMPLISHED BY THE USE OF AN AUTOMATIC IRRIGATION SYSTEM.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE PROJECT MANAGER PRIOR TO THE START OF ANY CONSTRUCTION.



DP 88 Portion of Parcel 1 & 2  
**LANDSCAPE PLAN**

APPROVED 9/21/99 BY [Signature]

SRB Copy 2 of 2

SCALE 1" = 40'  
 IRON = ●

**LOTS 1-3, BLK. 3, WIEDEMANN BUS. PARK  
 MOBILE HOME SALES LANDSCAPE PLAN  
 WICHITA, KANSAS**

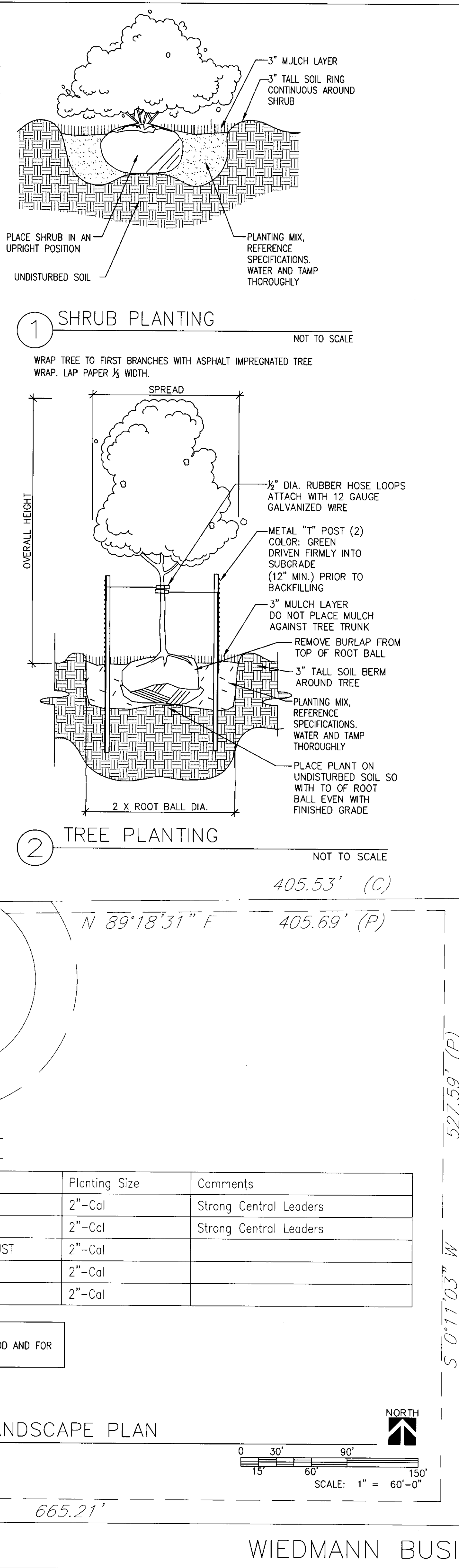
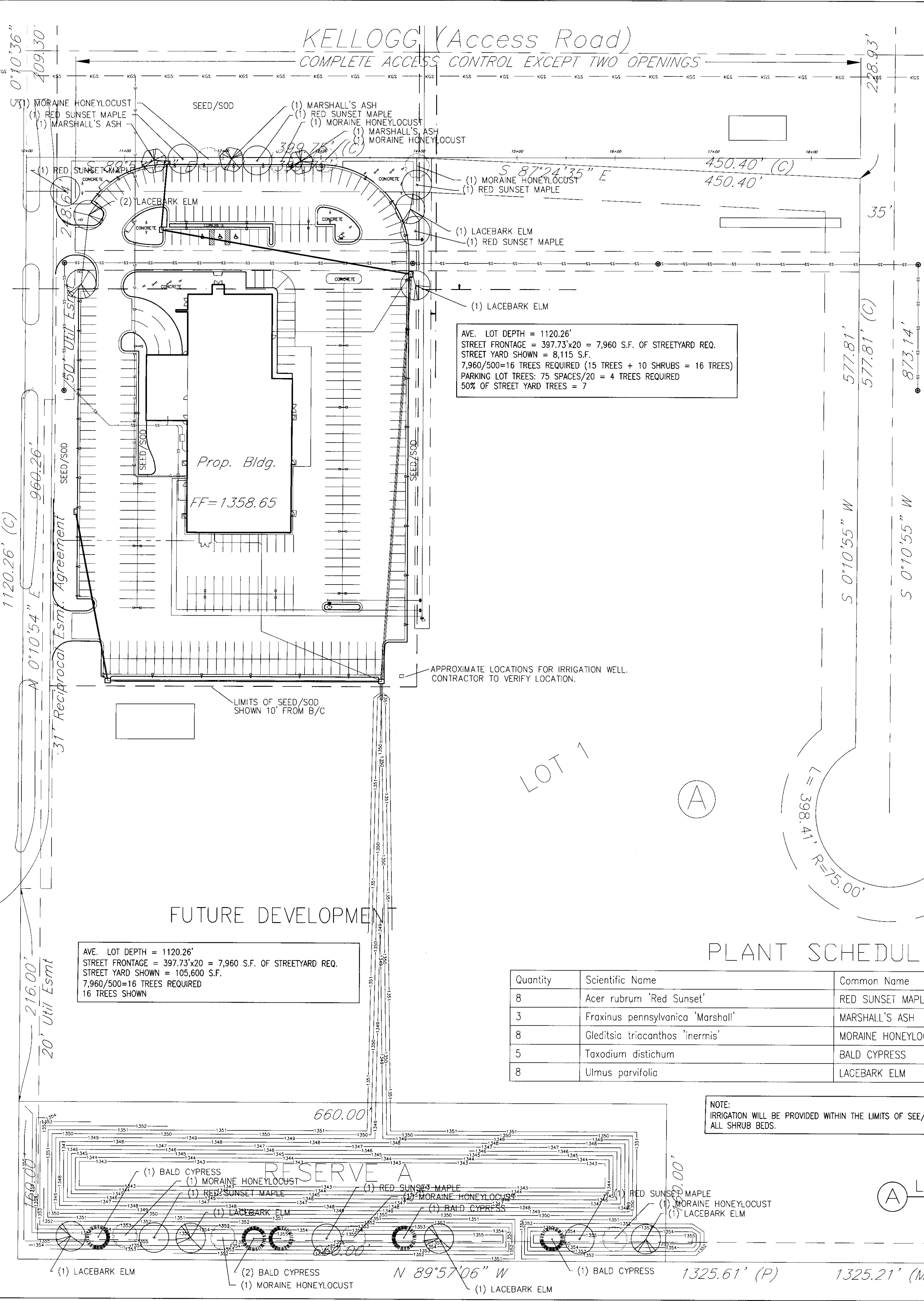
**SRB** 924 NORTH MAIN WICHITA, KANSAS 67203 316-264-8008 FAX 264-4621  
 http://www.feist.com/~srb E-mail: srb@feist.com

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

PROJECT NUMBER

DESIGN TCR/RLJ DRAWN JTS/RLJ UTILITY REVIEW DATE Aug. 5, 1999 REVISIONS

SRB JOB 1306 SHEET 1 OF 3



**LANDSCAPE NOTES**

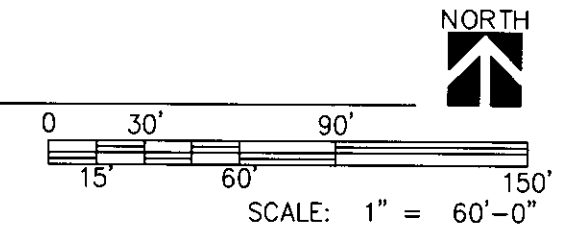
- GENERAL**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WICHITA'S LANDSCAPE ORDINANCE.
  - LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THE PLANS. CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY WITH DIRECTION OF OWNER.
  - 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. ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
  - 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.
  - REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
- SITE PREPARATION AND EARTHWORK**
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
  - TOPSOIL SHALL BE A FRIABLE LOAM WITH GOOD STRUCTURE. SOLUBLE SALTS SHALL NOT EXCEED 500ppm AND ORGANIC MATTER SHALL BE NO LESS THAN 1.5% BY WEIGHT. pH SHALL RANGE BETWEEN 6.0 AND 7.0.
  - LANDSCAPE CONTRACTOR SHALL HAVE TOPSOIL AND ONSITE SOILS TESTED BY A CERTIFIED TESTING COPY OF THIS REPORT TO THE ARCHITECT FOR THEIR RECORDS. RECOMMENDATIONS SHALL BE SPECIFIC TO THE PLANT MATERIALS SPECIFIED ON THE DRAWINGS.
  - GENERAL CONTRACTOR SHALL PLACE 4" OF TOPSOIL IN ALL TURF AND PLANTING BEDS WITHIN THE LIMITS OF CONSTRUCTION.
  - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE.
  - WHERE ASPHALT IS TO BE REMOVED FOR PLANTING AREAS, REMOVE EXISTING SOIL TO A DEPTH OF 12" AND REPLACE WITH TOPSOIL.
- PLANTING PREPARATION**
- CULTIVATE GROUND COVER PLANTING BEDS TO A DEPTH OF 12". TILL AMENDMENTS INTO THE PLANTING BED AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.
  - BACKFILL: FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL TOPSOIL MIXED WITH AMENDMENTS AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.
  - 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. LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO INSURE ADEQUATE DRAINAGE.
  - ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD OF NURSERY STOCK." HEIGHT OF PLANT MATERIALS SHALL BE MEASURED FROM EXISTING SOIL LINE AT TOP OF ROOTBALL TO TOP OF CROWN.
  - ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
  - 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 REJECTED.
  - ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
  - USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND ANNUAL BEDS.
  - PLANT GROUNDCOVER WITHIN ONE FOOT (1') OF TRUNKS OF TREES OR SHRUBS PLANTED WITHIN AREA.
  - SOD/SEED TYPE SHALL BE LOCALLY AVAILABLE THIN BLADE FESCUE BLEND.
- RELATED ITEMS**
- EDGING: 6" COMMERCIAL GRADE STEEL EDGING SHALL BE USED TO SEPERATE ALL TURF AREAS FROM PLANTING BEDS.
  - MULCH: USE SHREDDED CYPRESS BARK MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUPPLY ARCHITECT WITH A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1"-2" ONLY.
  - PLACE 3" OF MULCH IN ALL SHRUB BEDS AND PLACE 2" OF MULCH IN GROUND COVER BEDS.
  - PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY PRE-EMERGENT HERBICIDE IN AREAS OF BEDS TO BE PLANTED WITH GROUNDCOVERS, BULBS OR HERBACEOUS PLANTS.
- MAINTENANCE AND CLEAN-UP**
- 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 PLANTS' HEALTHY CONDITION.
  - REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
  - REMOVE SOIL OR DEBRIS THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
  - FERTILIZE ALL PLANTS WITH 10-20-10 COMMERCIAL SLOW-RELEASE FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
  - RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
  - 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.
  - LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, GUYS, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
  - ANY DISTURBED ADJACENT TO THE SITE SHALL BE RESTORED TO ORIGINAL CONDITION. BACKFILL AND GRADE EVENLY ALL RUTS OR HOLES WITH GOOD TOPSOIL AND SEED AS REQUIRED.

**PLANT SCHEDULE**

Quantity	Scientific Name	Common Name	Planting Size	Comments
8	Acer rubrum 'Red Sunset'	RED SUNSET MAPLE	2"-Cal	Strong Central Leaders
3	Fraxinus pennsylvanica 'Marshall'	MARSHALL'S ASH	2"-Cal	Strong Central Leaders
8	Gleditsia triacanthos 'inermis'	MORAINED HONEYLOCUST	2"-Cal	
5	Taxodium distichum	BALD CYPRESS	2"-Cal	
8	Ulmus parvifolia	LACEBARK ELM	2"-Cal	

NOTE: IRRIGATION WILL BE PROVIDED WITHIN THE LIMITS OF SEE/SOD AND FOR ALL SHRUB BEDS.

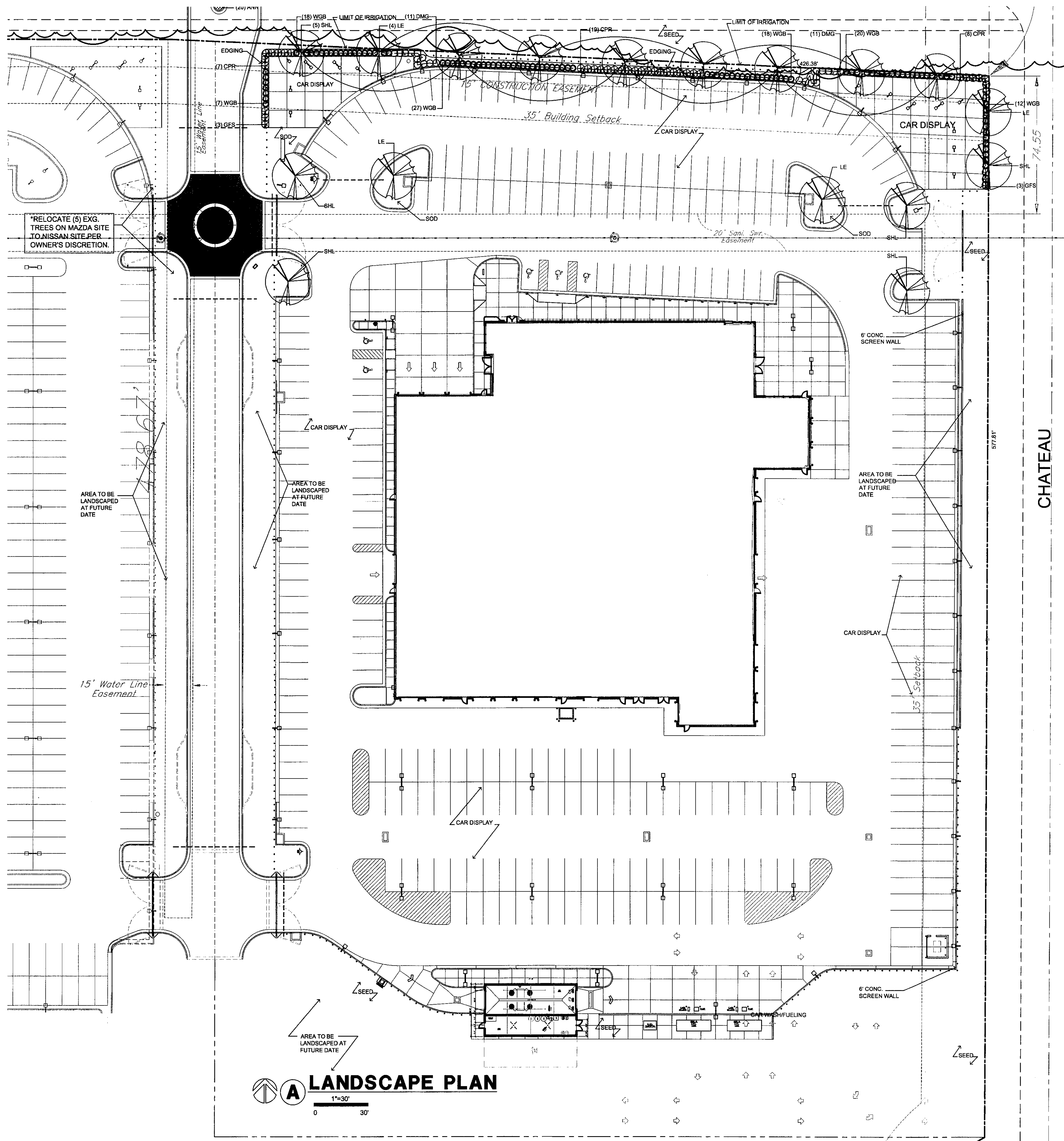
**LANDSCAPE PLAN**



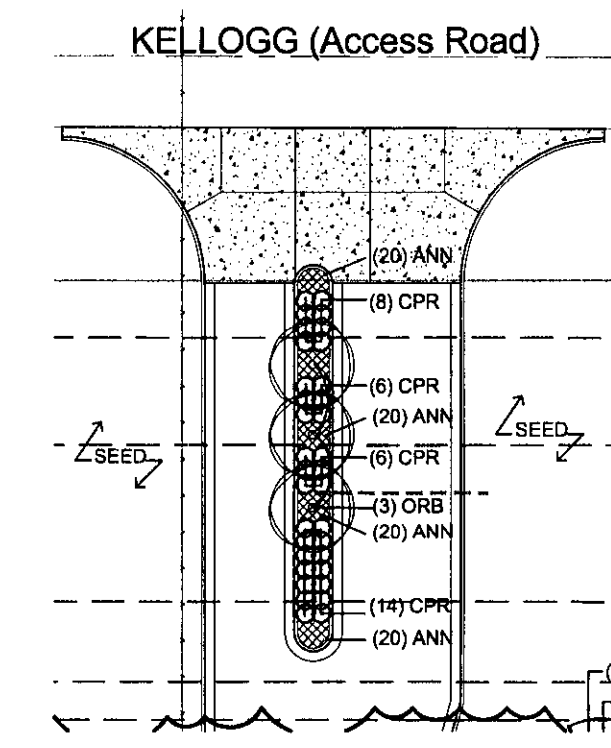
DP-88 Parcel 1  
**DAVID MOORE**  
LANDSCAPE ARCHITECT  
02-21-07  
MAPD Copy 1 of 2

**DAVIS-MOORE**  
**MAZDA**  
EAST KELLOGG  
WICHITA, KANSAS

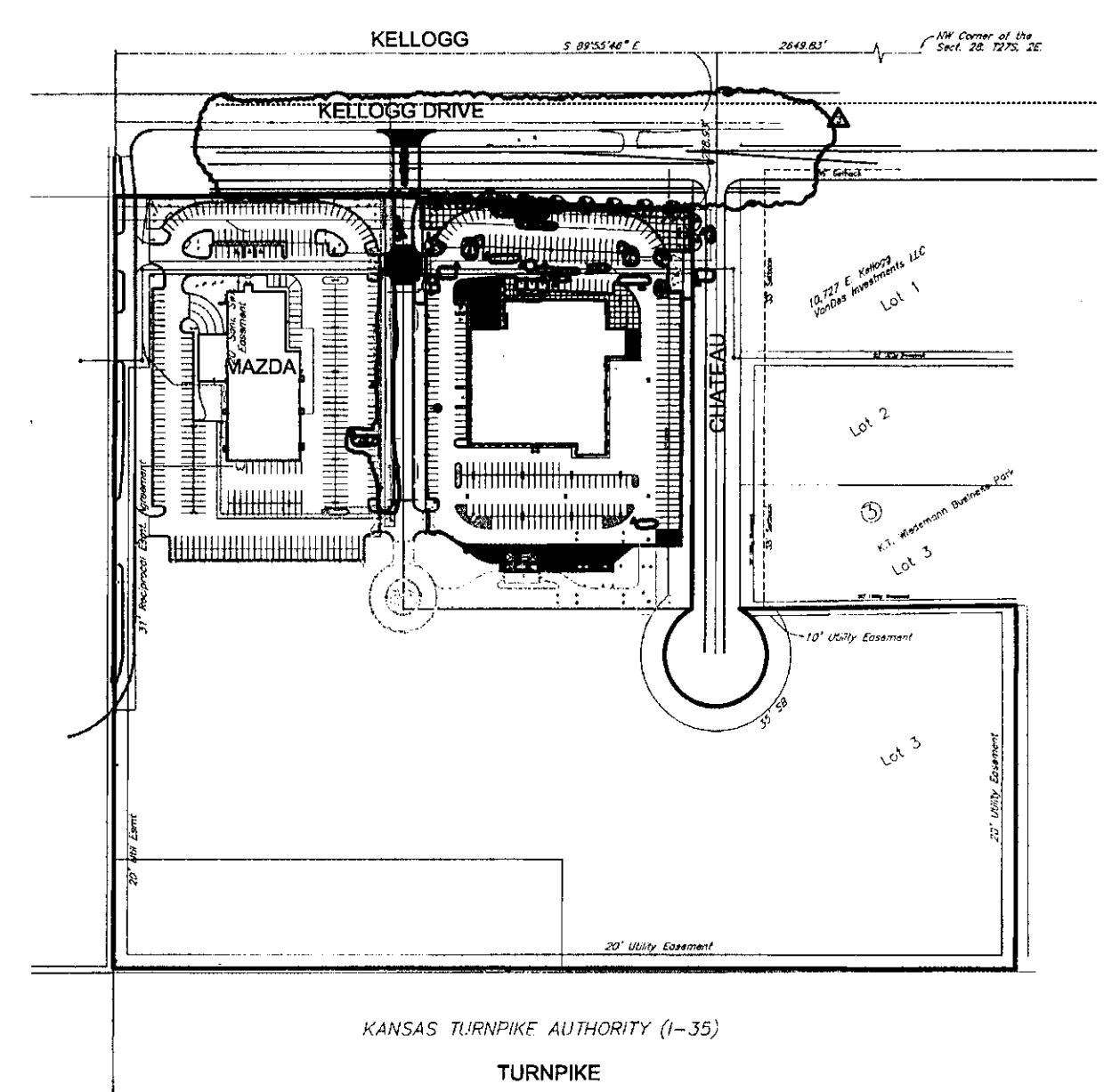
ISSUE	DATE
PROGRESS	16 Feb 2007
CITY REVIEW	12 Mar 2007
ADDENDUM	30 Mar 2007
REVISION 1	30 April 2007



**A LANDSCAPE PLAN**  
1"=30'  
0 30'



**B APPROACH PLAN**  
1"=30'  
0 30'



**C OVERALL SITE PLAN**  
NOT TO SCALE

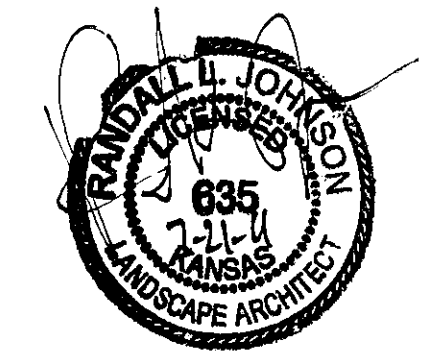
**LANDSCAPE ORDINANCE CALCS:**

"CAR DISPLAY"  
 LANDSCAPE YARD REQUIRED: 588 x 20 = 11,160 SF  
 LANDSCAPE YARD SHOWN: 10,005 SF  
 LANDSCAPE YARD TREES REQUIRED: 11160/500 = 23 TREES  
 (18 OF TREES CAN BE SHRUBS THEREFORE ONLY 15 REQUIRED)  
 LANDSCAPE YARD TREES SHOWN: 15 SHADE TREES  
 LANDSCAPE BUFFER REQUIRED: NONE REQUIRED  
 LANDSCAPE BUFFER SHOWN: SCREEN WALL  
 DISPLAY LOT SCREENING: AS SHOWN  
 PARKING LOT TREES REQUIRED: 12 STALLS = 2 SHADE TREES  
 PARKING LOT TREES SHOWN: 2 SHADE TREES

DP-88 PARCEL 1 (PORTION)  
**LANDSCAPE PLAN**  
 APPROVED 07-22-11 BY DG  
 SHEET 1 of 2  
 M. M. D. Co. 1 of 2

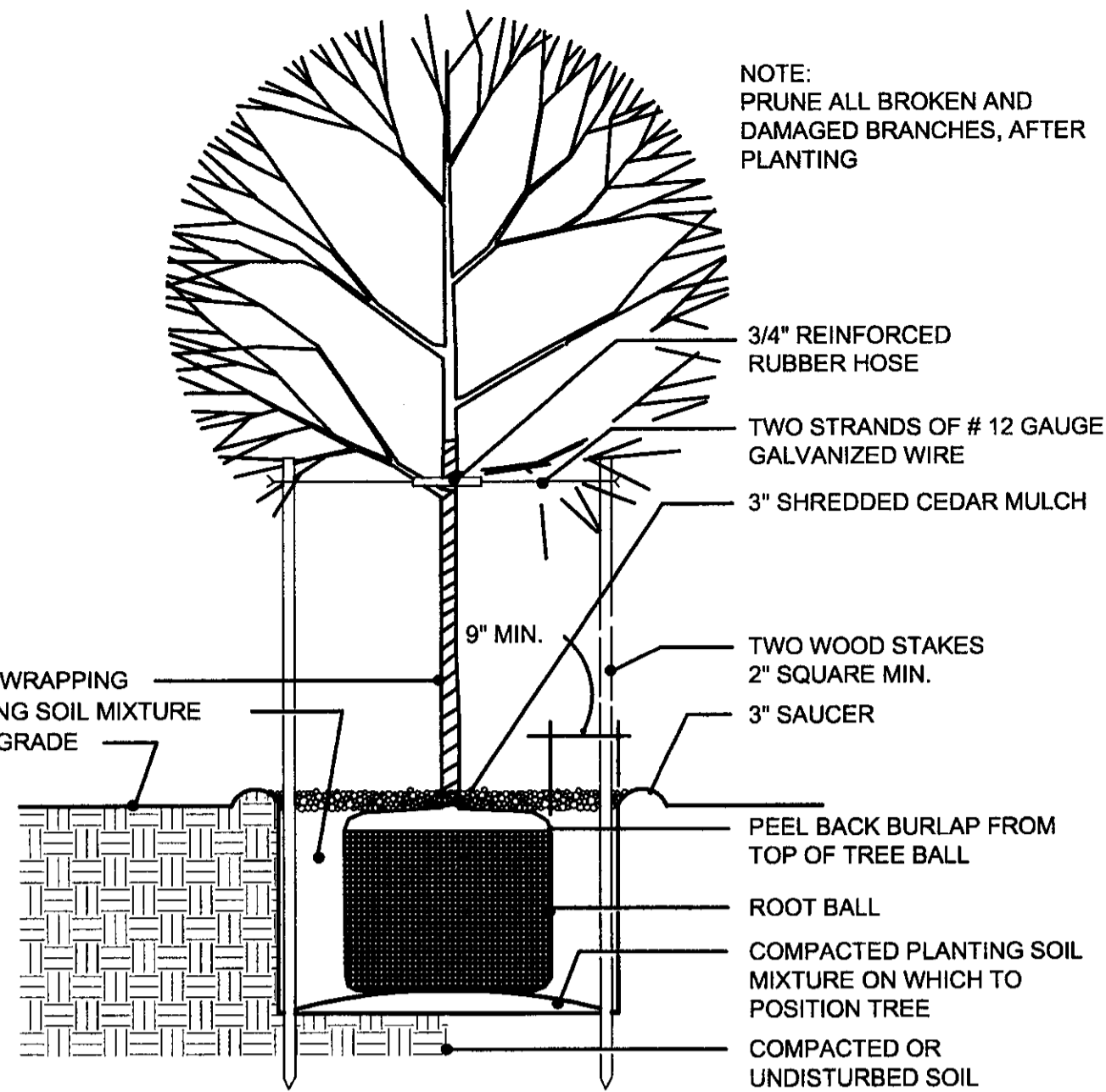
**PLANT LIST**

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
<b>TREES</b>					
ORB	3	OKLAHOMA REDBUD	<i>Pyrus calleryana</i>	2" to 2 1/2" cal.	Balled-in-Burlap
LE	7	LACEBARK ELM	<i>Ulmus parvifolia</i>	3" to 3 1/2" cal.	Balled-in-Burlap
SHL	10	SHADEMASTER HONEYLOCUST	<i>Glenditzia triancanthos 'Shademaster'</i>		Balled-in-Burlap
<b>SHRUBS</b>					
GFS	6	GOLDFLAME SPIREA	<i>Spiraea bumalda 'Goldflame'</i>	5 gal.	Container
CPR	49	CARPET ROSE	<i>Rosa 'Pink Carpet'</i>	5 gal.	Container
WGB	102	WINTERGEM BOXWOOD	<i>Microphylla koreana</i>	5 gal.	Container
DMG	22	DWARF PURPLE MAIDEN GRASS	<i>Miscanthus sinensis</i>	5 gal.	Container
<b>OTHER</b>					
ANN	80	SEASONAL ANNUALS	Varies	4" pot, triangular spacing	Container

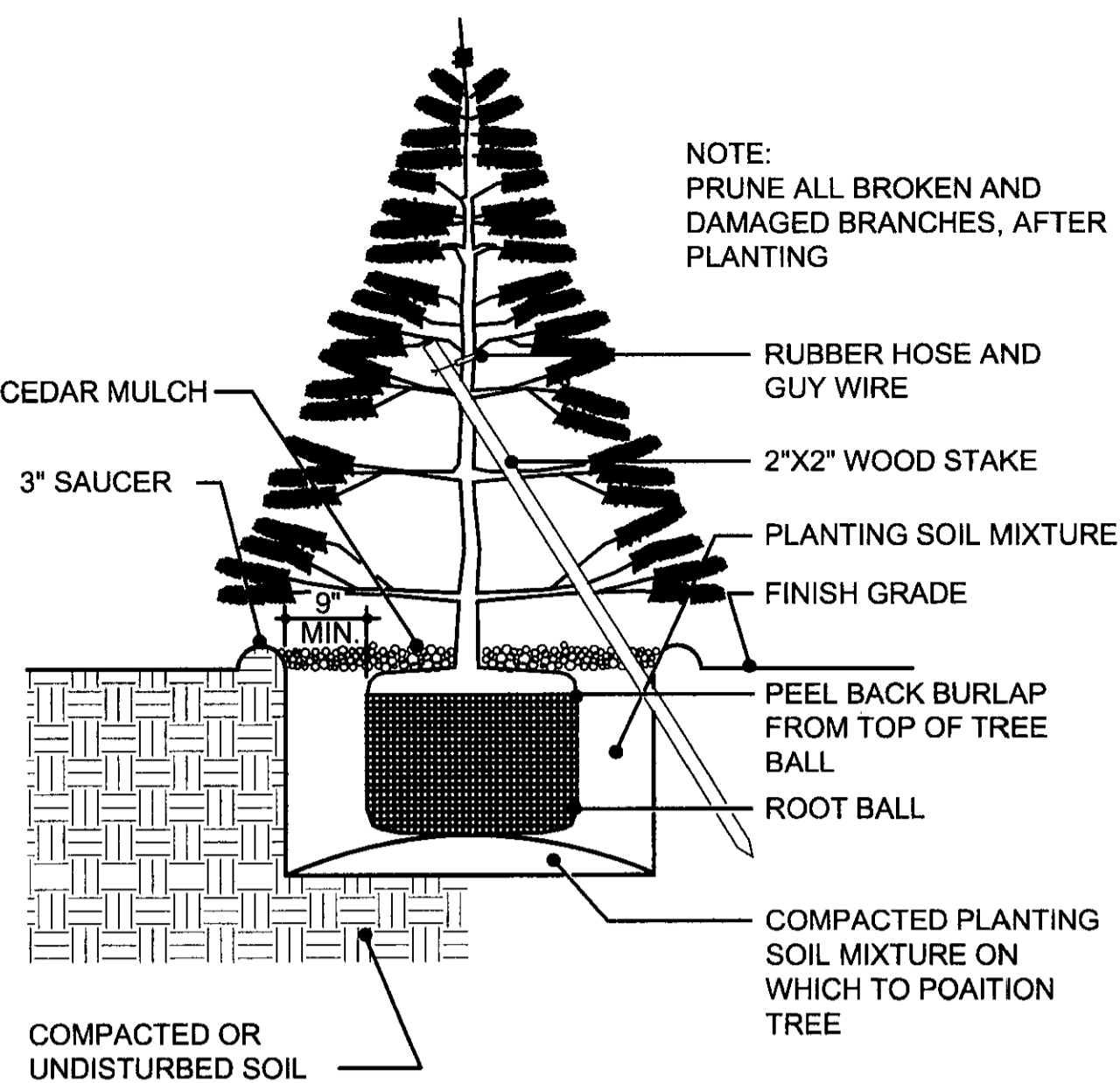


## GENERAL LANDSCAPE SPECIFICATIONS

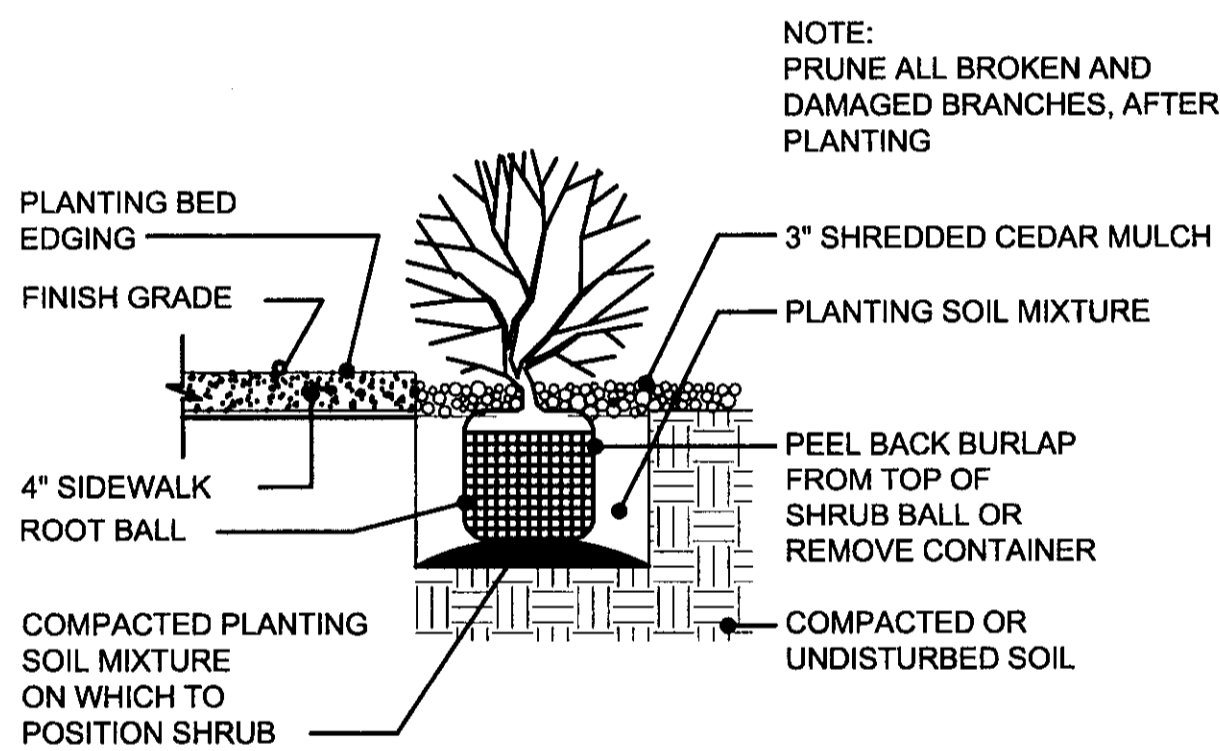
- Landscape contractor shall provide all labor, materials and service necessary to furnish and install plantings as specified herein and as shown on these plans.
- No material substitutions shall be made without Owner/Architect's approval. Alternate materials of similar size and character may be considered 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 plans.
- When clay soil is encountered in the establishment of the lawn or the installation of the plant material, it shall be improved in accordance with standard trade practice (ie. addition of lime gypsum, etc.).
- Re-establish turf in all the areas disturbed by grading or utility trenching in the R.O.W..
- 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 steel edging shall be used to separate all turf areas from planting beds. Place edging flush with grade(see planting details).
- Use shredded cedar 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 practice. 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 purposed, the location of underground utilities shall be determined by calling the local utility companies. Landscape contractor shall be responsible for any damage done to existing utilities.
- 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.
- Topsail hauled onto the site shall be fertile, friable, natural loam topsail, of unifor quality characteristic representing local soils which produce heavy groth 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 under egg rock areas.
- 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.



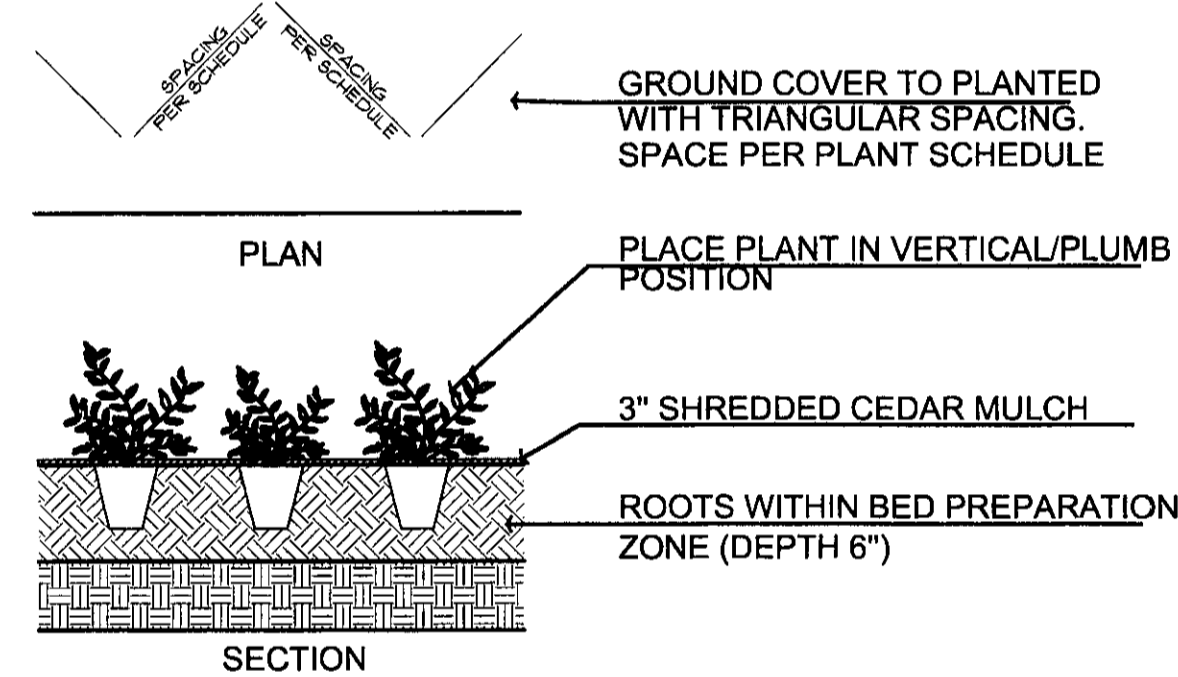
**1 DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE



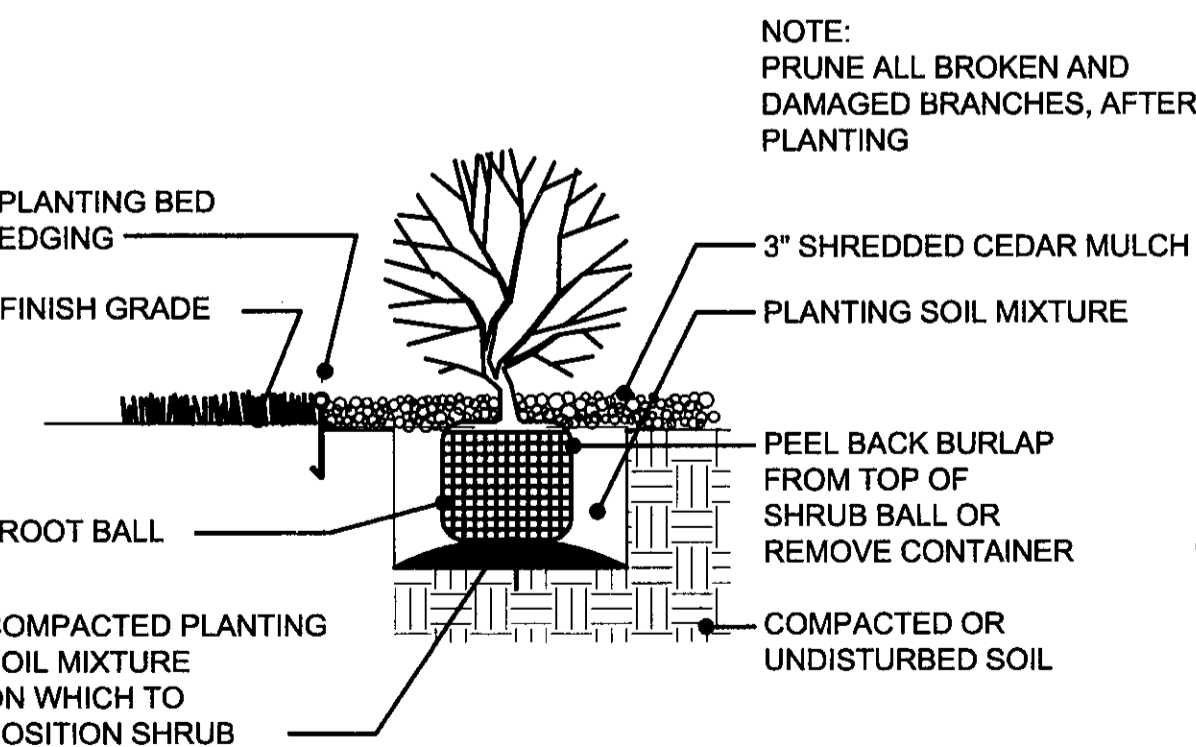
**4 EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE



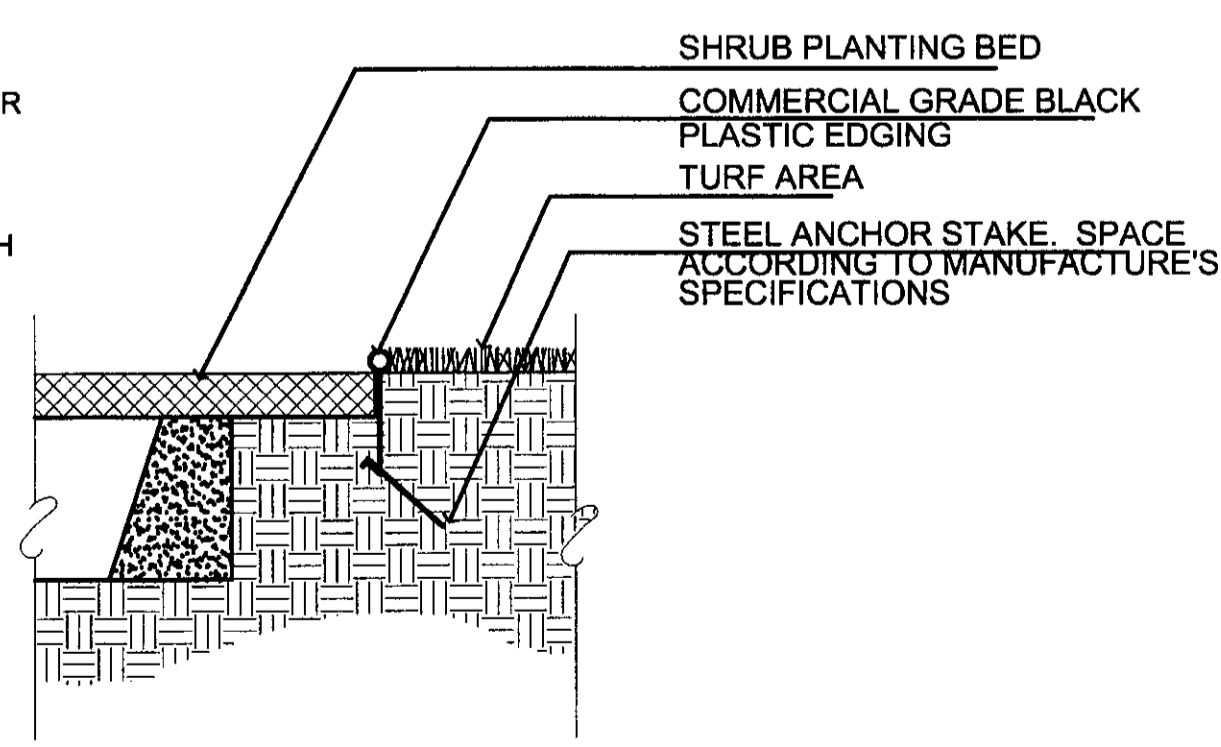
**2 SHRUB PLANTING DETAIL AT SIDEWALK/BED AREAS**  
NOT TO SCALE



**1 GROUND COVER PLANTING**  
NOT TO SCALE



**3 SHRUB PLANTING DETAIL AT EDGING/BED AREAS**  
NOT TO SCALE



**2 EDGING DETAIL**  
NOT TO SCALE

## IRRIGATION NOTES:

CONTRACTOR WILL VERIFY STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY AND DESIGN ENTIRE IRRIGATION SYSTEM ACCORDINGLY. EACH ZONE OF THE SYSTEM IS TO BE DESIGNED WITH A MAXIMUM OF 35 GALLONS PER MINUTE.

ALL IRRIGATION EQUIPMENT SHALL BE SCREENED FROM VIEW OF PUBLIC AREAS

POP-UP ROTORS AND POP-UP SPRAY HEADS SHALL BE USED TO IRRIGATE ALL TURF AREAS. IRRIGATION HEADS SHALL HAVE A MINIMUM 4" RISER.

ALL PLANTING BEDS SHALL BE IRRIGATED BY A DRIP IRRIGATION SYSTEM.

A RAIN SENSOR SHALL BE LOCATED ON TOP OF BUILDING NEAR CONTROLLER. RAIN SENSOR SHALL BE WIRED TO INTERRUPT VALVE COMMON WIRE BUT LEAVE CLOCK ACTIVATED.

ALL ANNUAL BEDS ARE TO BE IRRIGATED BY POP-UP SPRAY HEADS - 4" MINIMUM RISER.

BACKFLOW PREVENTION DEVICE SHALL BE A REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY. INSTALLED AS PER CITY, COUNTY AND STATE REGULATIONS.

IRRIGATION MAINLINE - CLASS 200 PVC - 18" BURIAL DEPTH MINIMUM

IRRIGATION LATERAL LINE - CLASS 160 PVC - 12" BURIAL DEPTH MINIMUM

IRRIGATION DRIP LINE - POLYETHYLENE PIPE - 3" BURIAL DEPTH MINIMUM

ELECTRICAL CONDUIT - 1120/SCHEDULE 40 PVC PIPE

IRRIGATION SLEEVES - SCHEDULE 40 PVC - 18" BURIAL DEPTH MINIMUM

THE FOLLOWING GUIDELINES SHALL BE USED FOR DRIP EMITTER INSTALLATION: ONE GALLON PER HOUR DRIP EMITTER ARE TO BE DISTRIBUTED AS FOLLOWS:

- 1 DRIP EMITTER PER 2"-4" GROUND COVER
- 2 DRIP EMITTERS PER 1-5 GALLON SHRUB OR GROUND COVER
- 4 DRIP EMITTERS PER TREE

WATER FOR IRRIGATION TO COME FROM NEW WELL(verify water quality).

PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE ARCHITECT, AN IRRIGATION LAYOUT PLAN, IRRIGATION EQUIPMENT DETAILS, AND A BOOKLET CONTAINING CATALOG CUTS, PERFORMANCE CHARTS AND TECHNICAL INFORMATION IN SUFFICIENT DETAIL TO DETERMINE SYSTEM SUITABILITY FOR THIS PROJECT.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A MOISTURE-SENSING DEVICE OR AUTOMATIC RAIN SHUT-OFF DEVICE AS A FREEZE DETECTOR.

ADJUST ALL IRRIGATION EQUIPMENT SO THAT SIDEWALKS, PAVING, FENCES, BLDG. FACADES REMAIN DRY OF DIRECT SPRAY OF EXCESS WATER RUN-OFF AND SPRAY.

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) ARE TO BE A SOLID STATE TYPE WITH LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMMING, DRIP STATIONS AND BE CAPABLE OF MULTIPLE VALVES PER STATION.

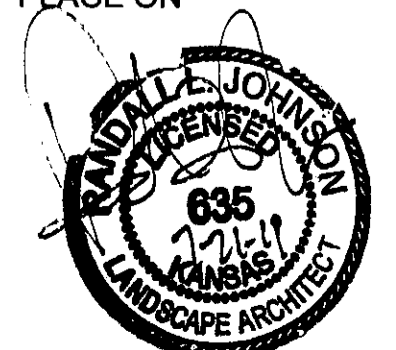
MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE ENDS AND LOW POINTS OF THE IRRIGATION MAINLINE. PLACE MANUAL VALVES IN LATCHABLE VALVE BOX FOR EASY ACCESS. PLACE ON CUBIC FOOT OF GRAVEL BELOW VALVE.

DP-88 PARCEL 1 (PORTION)  
**LANDSCAPE PLAN**

APPROVED 07-22-11 BY DG  
SHEET 2 of 2  
MAP LOG 1042

OCI REVIEW  
5 JUL 2011  
OCI REVIEW  
22 APR 2011  
OCI REVIEW  
7 APR 2011  
CONSTRUCTION SET  
30 MAR 2011  
PERMIT SET  
2 MAR 2011  
SITE & FNDN. PRICING  
11 FEB 2011  
DESIGN DEVELOPMENT  
19 JAN 2011

LANDSCAPE  
DETAILS



**SL1.2**

# 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.
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- 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.
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- Re-establish turf in all the areas disturbed by grading or utility trenching in the R.O.W..
- 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 steel edging shall be used to separate all turf areas from planting beds. Place edging flush with grade(see planting details).
- Use shredded cedar 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 practice. 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 purposed, the location of underground utilities shall be determined by calling the local utility companies. Landscape contractor shall be responsible for any damage done to existing utilities.
- 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 unifor quality characteristic representing local soils which produce heavy groth 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 under egg rock areas.
- 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.

# IRRIGATION NOTES:

CONTRACTOR WILL VARIIFY STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY AND DESIGN ENTIRE IRRIGATION SYSTEM ACCORDINGLY. EACH ZONE OF THE SYSTEM IS TO BE DESIGNED WITH A MAXIMUM OF 35 GALLONS PER MINUTE.

ALL IRRIGATION EQUIPMENT SHALL BE SCREENED FROM VIEW OF PUBLIC AREAS

POP-UP ROTORS AND POP-UP SPRAY HEADS SHALL BE USED TO IRRIGATE ALL TURF AREAS. IRRIGATION HEADS SHALL HAVE A MINIMUM 4" RISER.

ALL PLANTING BEDS SHALL BE IRRIGATED BY A DRIP IRRIGATION SYSTEM.

A RAIN SENSOR SHALL BE LOCATED ON TOP OF BUILDING NEAR CONTROLLER. RAIN SENSOR SHALL BE WIRED TO INTERRUPT VALVE COMMON WIRE BUT LEAVE CLOCK ACTIVATED.

ALL ANNUAL BEDS ARE TO BE IRRIGATED BY POP-UP SPRAY HEADS - 4" MINIMUM RISER.

BACKFLOW PREVENTION DEVICE SHALL BE A REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY. INSTALLED AS PER CITY, COUNTY AND STATE REGULATIONS.

IRRIGATION MAINLINE - CLASS 200 PVC - 18" BURIAL DEPTH MINIMUM

IRRIGATION LATERAL LINE - CLASS 160 PVC - 12" BURIAL DEPTH MINIMUM

IRRIGATION DRIP LINE - POLYETHYLENE PIPE - 3" BURIAL DEPTH MINIMUM

ELECTRICAL CONDUIT - 1120/SCHEDULE 40 PVC PIPE

IRRIGATION SLEEVES - SCHEDULE 40 PVC - 18" BURIAL DEPTH MINIMUM

THE FOLLOWING GUIDELINES SHALL BE USED FOR DRIP EMITTER INSTALLATION:  
ONE GALLON PER HOUR DRIP EMITTER ARE TO BE DISTRIBUTED AS FOLLOWS:

- 1 DRIP EMITTER PER 2'-4" GROUND COVER
- 2 DRIP EMITTERS PER 1-5 GALLON SHRUB OR GROUND COVER
- 4 DRIP EMITTERS PER TREE

WATER FOR IRRIGATION TO COME FROM NEW WELL(verify water quality).

PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE ARCHITECT, AN IRRIGATION LAYOUT PLAN, IRRIGATION EQUIPMENT DETAILS, AND A BOOKLET CONTAINING CATALOG CUTS, PERFORMANCE CHARTS AND TECHNICAL INFORMATION IN SUFFICIENT DETAIL TO DETERMINE SYSTEM SUITABILITY FOR THIS PROJECT.

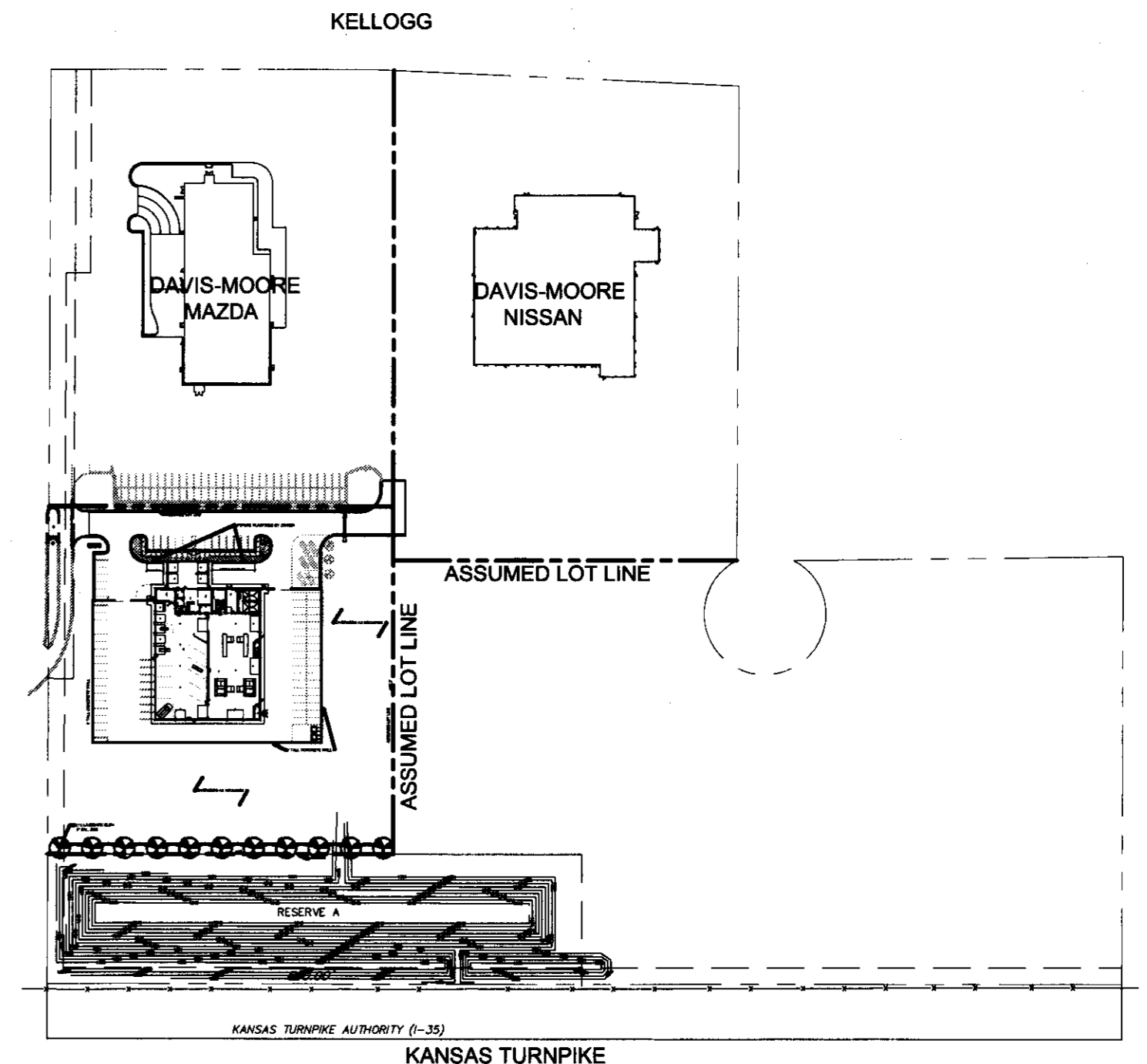
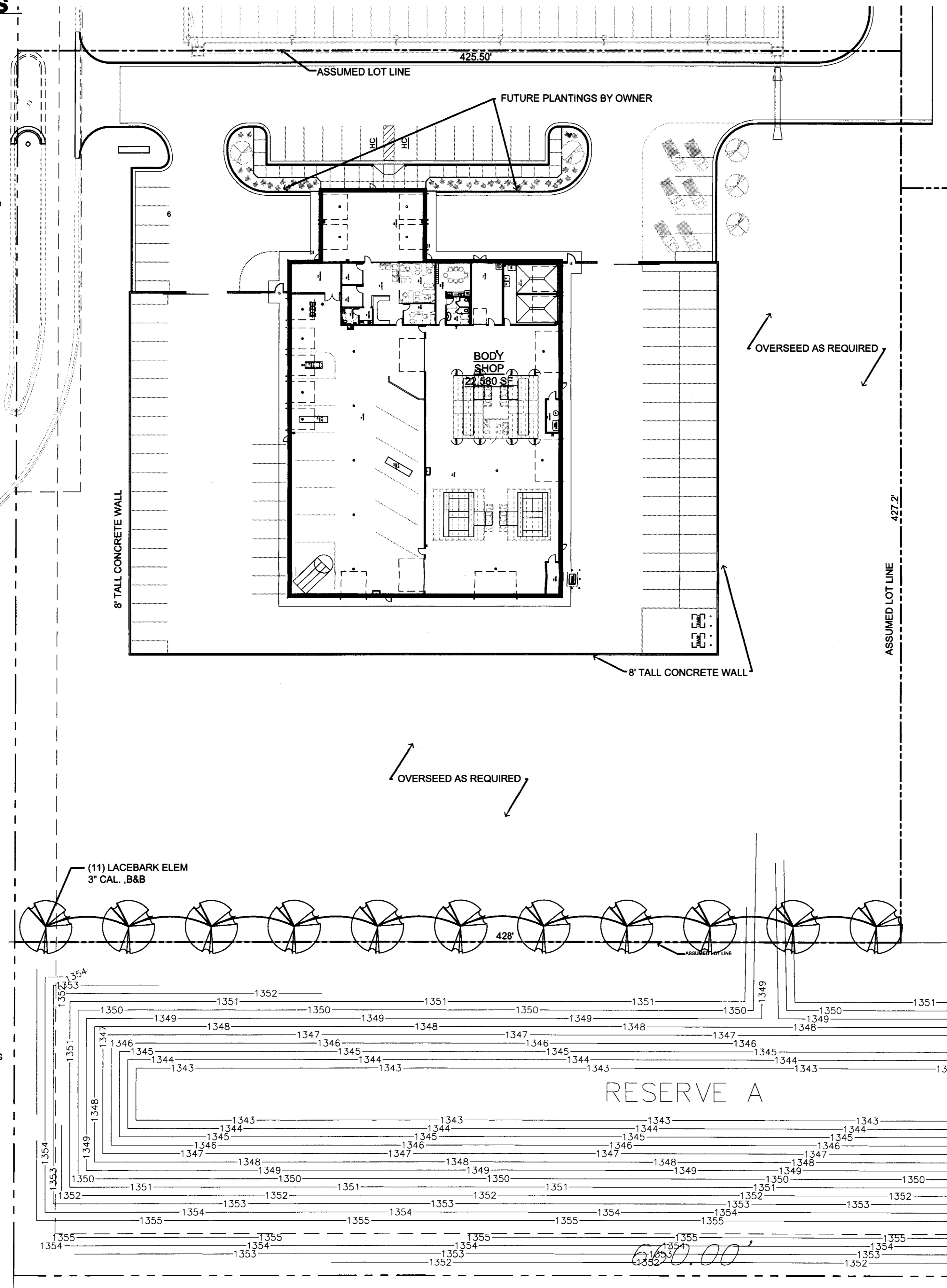
THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A MOISTURE-SENSING DEVICE OR AUTOMATIC RAIN SHUT-OFF DEVICE AS A FREEZE DETECTOR.

ADJUST ALL IRRIGATION EQUIPMENT SO THAT SIDEWALKS, PAVING, FENCES, BLDG. FACADES REMAIN DRY OF DIRECT SPRAY OF EXCESS WATER RUN-OFF AND SPRAY.

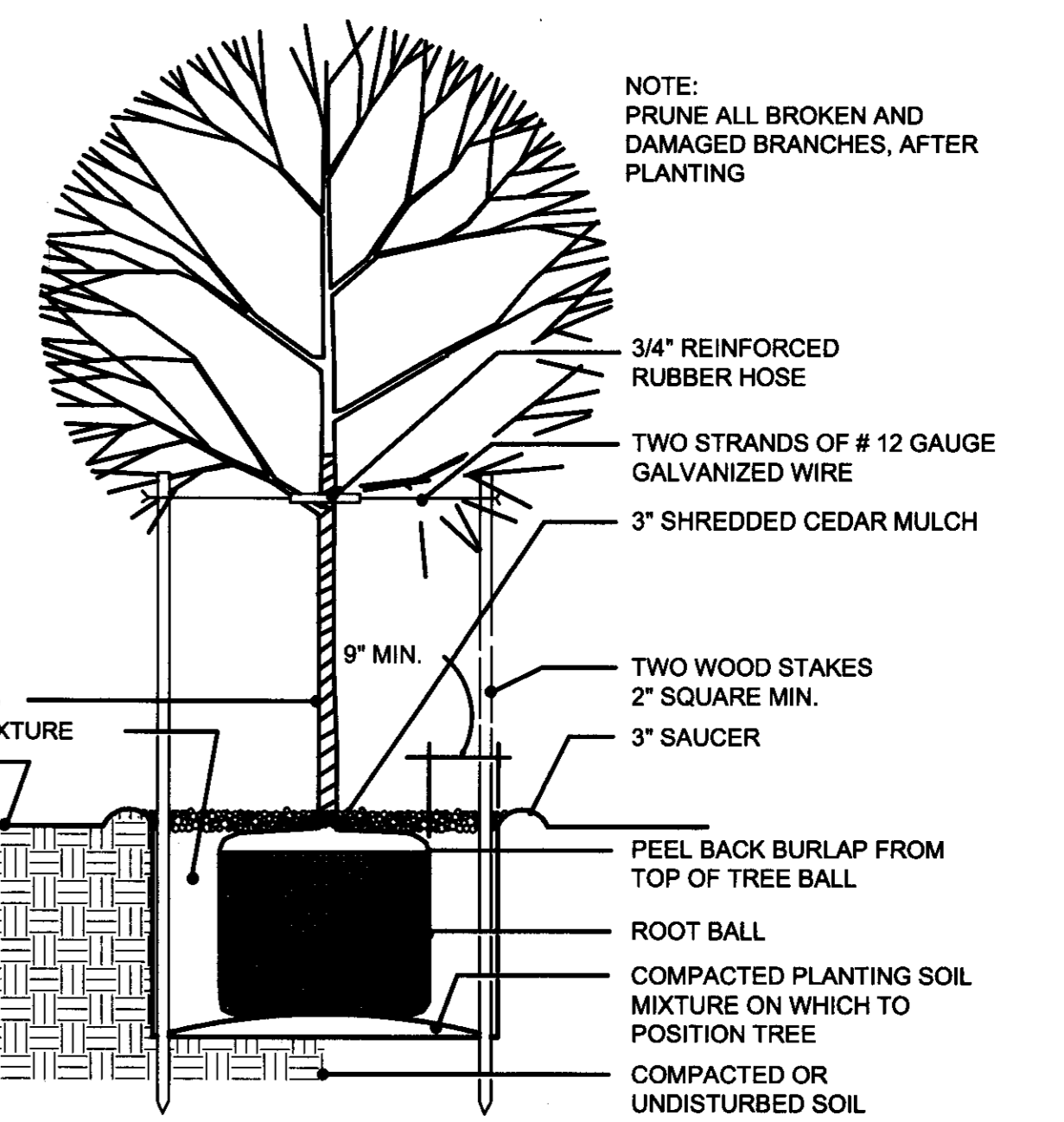
SYSTEM IS TO CONSIST OF SEPERATE DRIP EMITTER ZONES, SPRAY HEAD ZONES, AND TURF ROTOR ZONES. EACH WITH SEPERATE VALVES AND STATIONS ON THE CONTROLLER

CONTROLLER(S) ARE TO BE A SOLID STATE TYPE WITH LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMMING, DRIP STATIONS AND BE CAPABLE OF MULTIPLE VALVES PER STATION.

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



## OVERALL SITE PLAN

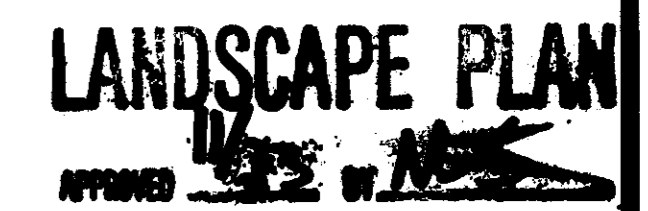
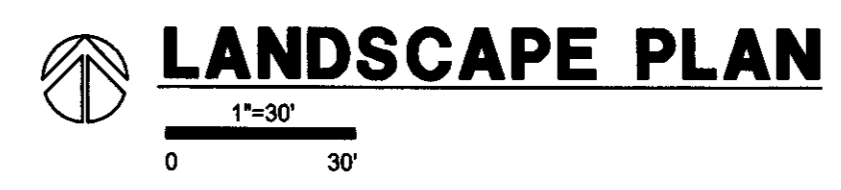


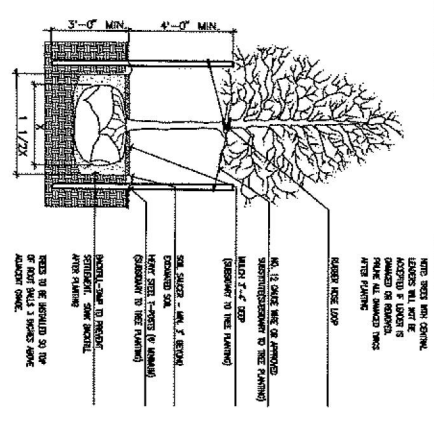
## 1 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

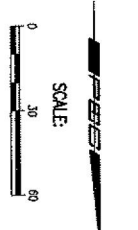
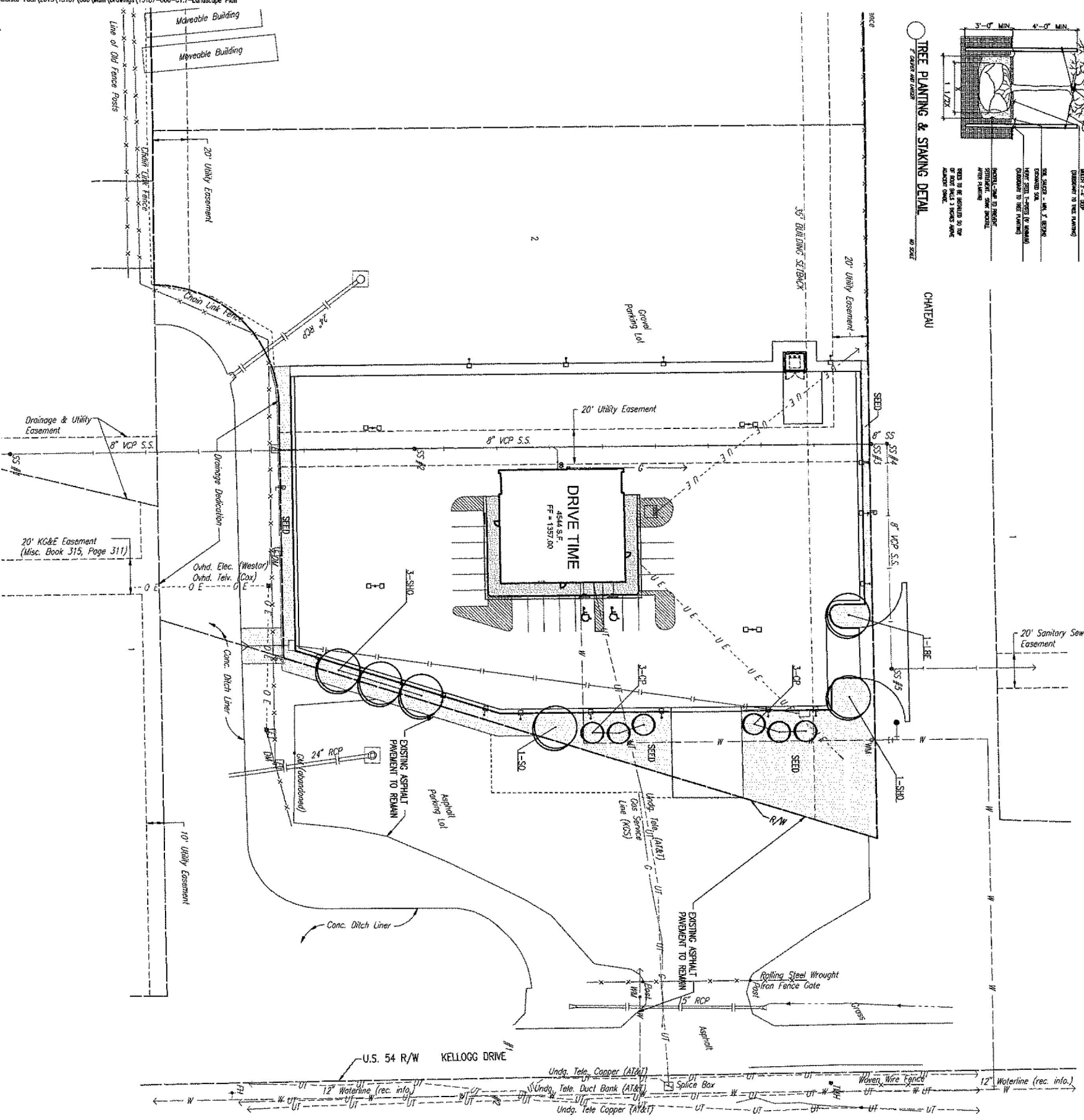
## LANDSCAPE ORDINANCE CALCS:

LANDSCAPE YARD REQUIRED:	SOUTH SIDE ABUTTING TURNPIKE
LANDSCAPE YARD TREES REQUIRED: (KANSAS TURNPIKE)	SOUTH PROPERTY 428/40=11 SHADE TREES
LANDSCAPE YARD TREES SHOWN: (KANSAS TURNPIKE)	SCREEN WALL @PERIMETER OF BLDG. 11 SHADE TREES ALONG SOUTH RETENTION.
LANDSCAPE BUFFERS REQUIRED:	NONE REQUIRED
PARKING LOT TREES REQUIRED:	NONE REQUIRED (BEYOND 150 FEET)





**TREE PLANTING & STAKING DETAIL**  
 AS SHOWN



**LANDSCAPE NOTES:**

1. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS ADVANCE NOTICE (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO BEGINNING ANY EXCAVATION TO 811 KANSAS ONE-CALL SYSTEM, A UTILITY LOCATION SERVICE, (OR THE APPROPRIATE LOCAL UTILITY LOCATION SERVICE) TO REQUEST LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING LINES IN THE PROJECT AREA.
2. CONTRACTOR SHALL SATISFY HIMSELF OF SURFACE AND SUBSURFACE CONDITIONS PRIOR TO BEGINNING. THE CONTRACTOR SHALL TILL AND PREPARE PLANTING BEDS WITH FERTILE TOPSOIL TO A MINIMUM DEPTH OF 18 INCHES. ALL TREE AREAS TO BE SODDED SHALL BE GRADED TO DRAIN FREE OF TRASH AND ROCKS OVER 1/2" DIAMETER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY TREES. THE CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY TREES WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH TREES SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
4. THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND IMPROVEMENTS CONSTRUCTED UNDER OTHER PROJECTS AND SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO IMPROVEMENTS IN PLACE. COSTS FOR COORDINATION AND REPAIRS TO IMPROVEMENTS IN PLACE, IF REQUIRED, SHALL BE BORNE BY THE CONTRACTOR.
5. ALL PLANT MATERIAL SHALL BE HIGH-QUALITY NURSERY GROWN STOCK WHICH MEETS THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS AS SPECIFIED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE IN ANSI Z60.1-2004 OR AS MAY BE AMENDED IN THE FUTURE.
6. MATCH ALL TREE RINGS WITH A MINIMUM OF 3" DOUBLE GROUND SHREDED HARDWOOD MULCH.
7. APPLY MULCH (OR SHADE) INCORPORATING PLUNG WITH PLANT MATERIAL PER THE MANUFACTURERS INSTRUCTIONS.
8. CONTRACTOR TO PROVIDE WARRANTY ON PLANT MATERIAL FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION PER THE SPECIFICATIONS. (INCLUDING REPLACEMENT PLANTS AND LABOR AT NO ADDITIONAL CHARGE TO THE OWNER.)
9. ALL DISTURBED AREAS SHALL BE SEEDED WITH HYDROMULCH AS NOTED BELOW IN THE LANDSCAPE MATERIALS TABLE. REFERENCE SECTION 902 "SEEDING" OF THE CITY OF WICHITA SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR WATERING THE GRASS AS STATED IN SECTION 902.9 MAINTENANCE AND ACCEPTANCE. REFERENCES TO THE CITY OF PARKS DEPARTMENT IN THE SPECIFICATIONS SHALL BE CHANGED TO THE OWNER.
10. THE CONTRACTOR SHALL PROVIDE A TREECATOR JR PRO 15 GALLON WATERING BAG FOR EACH TREE. THE CONTRACTOR SHALL INSTALL BAGS AND FILL WEEKLY UNTIL ACCEPTANCE OF THE TREES AND SEEDED TURF BY THE OWNER.

**LANDSCAPE ORDINANCE REQUIREMENTS**

AVERAGE DEPTH = 260' (10' SQ. FT. PER LF FRONTAGE)  
 354' X 10' = 3,540 SQ. FT. LANDSCAPE STREETWAY REQUIRED  
 8 TREES REQUIRED

**LANDSCAPE PLAN**

APPROVED 5/7/15 BY NCS  
 DP-88

**PLANT MATERIALS LIST**

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
<b>TREES</b>					
CP	6	Chinese Pistache	<i>Pistacia chinensis</i>	2' Cal.	B & B
LBE	1	Lancehok Elm	<i>Ulmus parvifolia 'Athena'</i>	2' Cal.	B & B
SHO	4	Shumard Red Oak	<i>Quercus shumardii</i>	2' Cal.	B & B
SO	1	Single Oak	<i>Quercus imbricaria</i>	2' Cal.	B & B

**LANDSCAPE MATERIALS**

TURF AREA (K-31 FESCUE SEED) REFERENCE THE CITY OF WICHITA LANDSCAPE SEEDING SPECIFICATIONS.  
 APPLY K-31 FESCUE AT 8 LBS./1000 SQ.FT. AND 45 LBS./AC. OF 12-24-12 (N-P-K) FERTILIZER.  
 MATCH ALL TURF AREAS WITH 100% WOOD FIBER HYDROMULCH (CONWED FIBERS HYDROMULCH 1000 WITH TRIFLTO OR APPROVED EQUAL). APPLY AT 3000 LBS. PER ACRE PER THE MANUFACTURERS INSTRUCTIONS.

Project Code: **DAQ-1501**  
 Project Title: **New Sales Office**  
 for **DriveTime Automobile Dealership**  
 10727 East Kellogg Wichita, Kansas 67207  
 Drawing Title: **LANDSCAPE PLAN**  
 Drawing Number: **C1.7**  
 Date: 4-29-15  
 Drawn: KTD  
 Checked: RBJ

ARCHITECTURE  
**MAYER DESIGN GROUP P.C.**  
 PLANNING  
 CONSULTING

1400 South Lindbergh Blvd. Suite 3  
 St. Louis, Missouri 63117-1615  
 Telephone: (314) 869-9777  
 Facsimile: (314) 869-9742

Professional Engineer  
**LESLIE KRUMHOLTZ**  
 00000715  
 KANSAS STATE BOARD OF PROFESSIONAL ENGINEERS



**Wichita-Sedgwick County Metropolitan Area Planning Department**

October 13, 2014

Davis-Moore Real Estate LLC  
P.O. Box 780047  
Wichita, KS 67218

K.E. Miller Engineering, P.A.  
Kirk Miller  
117 E. Lewis Street  
Wichita, KS 67202

**RE: CUP2014-33** – City CUP Administrative Adjustment to CUP DP-88, to create Parcels 2 and 3 as shown on approved Lot Split LSP2014-00012 for Lot 1, Block A, DAVIS-MOORE 14<sup>th</sup> Addition. The property is generally located on the south side of Kellogg between Webb and Greenwich (10603 E. Kellogg.)

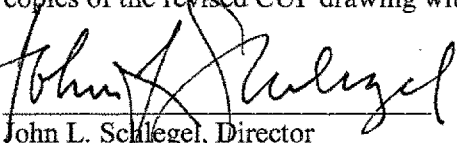
Dear Applicants:

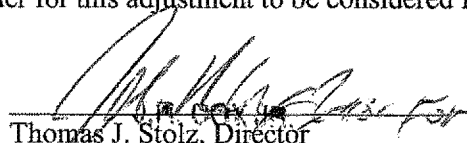
We received and reviewed your request for an Administrative Adjustment to DP-88, creating Parcels 2 and 3 consistent with a lot split of Parcel 1. Building coverage and floor area will be distributed proportionately on the revised CUP. Uses permitted on existing parcels do not change.

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

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

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

  
John L. Schlegel, Director  
Metropolitan Area Planning Department

  
Thomas J. Stolz, Director  
Metropolitan Area Building and Construction  
Department

cc: J.R. Cox, MABCD  
Pete Meitzner, CM District II  
Alana Haynes, NA District II

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