[illegible]

DP-134

AMENDMENT TO PARCEL #1 TIMBER GROVE LAKES COMMUNITY UNIT PLAN



GENERAL PROVISIONS

- Total Net Land Area 837,881 Sq. Ft. or 19.24 Acres
 - Total Gross Floor Area 300,539 Sq. Ft. 36 Percent
 - Parcels #1A, #2A, #3A, #4A, #5A, #6A, and #7A are proposed to remain Light Commercial "LC" Zoning.
 - Parking shall be provided in accordance with Section 28.04.140 et seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description.
 - Setbacks are as indicated on the C.U.P. 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.
The reduced building setback to 50 feet for Parcels #6A and #7A is contingent upon the parcels being developed with the building and elevations set 6 feet below the top of curb. If a parcel is not developed in that manner the 100 foot building setback line will be reinstated.
 - A Drainage Plan shall be submitted to City Engineering for approval and required guarantees shall be provided at the time of platting.
 - If multiple ownership is anticipated, an owner's association agreement providing for maintenance of any reserves, open space, drives, parking areas, drainage improvements, etc. shall be filed with the plat. All drives and parking areas shall be privately owned and maintained by the owner's association(s).
 - A cross-lot circulation agreement shall be required at the time of platting for Parcels #5A, #6A, and #7A, to assure internal vehicular circulation between these parcels within the C.U.P.
 - Signs as permitted by Chapter 24.04 of the Code of the City of Wichita with the following stipulations:
 - Flashing signs (except for signs showing only red, yellow or blue lights) shall be limited to 12" in height and shall be limited to 12" in width.
 - Portable and off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - Parcel 1 shall be limited to one monument or pole sign at the major entrance along Central Avenue and one monument or pole sign at the major entrance along Maize Road. No signs shall exceed 30 feet in height.
 - One free standing monument type or pole sign is permitted on Central Avenue for each Parcel 2A, 3A, 4A, 5A, 6A, and 7A. One free standing monument type sign is permitted on Maize Road frontage or one pole type sign is permitted 50 feet west of the East property line for each Parcel 2A, 3A, 4A, 5A, 6A, and 7A.
 - Following is the square footage of sign face allowed for each parcel:

Parcel	Sign Face Area
Parcel #1A Central Ave	225 sq. ft.
Parcel #1A Maize Road	280 sq. ft.
Parcel #2A	110 sq. ft.
Parcel #3A	120 sq. ft.
Parcel #4A	140 sq. ft.
Parcel #5A	140 sq. ft.
Parcel #6A	140 sq. ft.
Parcel #7A	140 sq. ft.
 - Parcel 4A shall have signs as permitted by the zoning ordinance. No billboards or portable signs shall be allowed.
 - Access Controls shall be as shown on the plan, with the total number of access points being as follows:

Access Point	Access Point
Central Avenue	3 points of access
Maize Road	3 points of access

 - Two of the access points to Parcel 1A shall be constructed to major entrance standards. The major entrance along Central Avenue will be allowed to construct the front 30 feet with standard medial curb, with the remaining curb can be constructed as rail type mounable curb. The major entrance along Central shall align with the drive entrance to Central - Maize 2nd Addition across the street.
 - Parcel 2A shall have complete access control to Maize Road as long as any lots to the east are zoned "AA". At such time when the lots across the street are zoned above "AA", one access opening shall be allowed to Parcel from Maize Road.
 - Cross-circulation is required between all Parcels if this C.U.P. Amendment. This shall be assured by submitting a circulation plan to the Planning Director for each parcel prior to issuing a building permit for that parcel.
 - A plan for a pedestrian walk system shall be a requirement of this C.U.P. This walk system shall link proposed buildings on each site, with the existing sidewalks on Central Avenue and Maize Road.
- Screening exist on site as follows:
 - A 6 ft. Stone wall presently exists along the north line of Parcel 1A adjacent to "AA" zoning. This wall shall remain as a requirement of this C.U.P. If the wall is damaged or removed, it shall be replaced with a 6 ft. solid or semi-solid wall.
 - The existing stone wall shall be placed in a 5 foot wall easement at the time of platting.
 - A wrought iron fence exists along the west line of Parcels 1A and 2A. This wrought iron fence shall remain as a requirement of this C.U.P. If the wall is damaged or removed, it shall be replaced with a architecturally equal wrought iron fence.
 - All appurtenances to all improvements upon Parcel 1A, including but not limited to trash dumpsters, loading docks, service areas and mechanical areas, shall be screened by walls constructed of materials similar to the exterior of the main building in both appearance and quality. If the rear or service portion of any building developed for commercial use that employs overhead doors and/or loading docks on Parcel #1A facing to the west (northwest or southwest), the wrought iron fence shall be replaced with a solid screening fence and a buffer of one tree every 40 feet, or a solid evergreen landscape planting.
 - Failure to properly maintain required masonry screening wall shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and the Superintendent of Central Inspection.
 - Landscape for this site shall be required as follows:
 - Development of all parcels within the C.U.P. shall comply with the landscape and screening codes of the City of Wichita.
 - A 15 foot landscape buffer shall be required along the east line of Parcel #6A and #7A. In conjunction with development, a landscape and/or fencing screen with a minimum height of 4 feet above curb shall be installed, except where code prohibits. This restriction shall remain in effect so long as any of the lots across street remain zoned "AA".
 - A landscape plan shall be prepared by a 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.
 - A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit if the required landscape has not been planted.
 - In Parcel 1A, in addition to meeting the requirement of the City Landscape Ordinance for planting landscape buffer trees along the north property line adjacent to residential zoning, the owner shall either plant an equivalent number of trees along this line on the abutting residential property, or the owner shall remit a one-time payment to compensate for said landscaping to the Timber Grove Lakes Homeowners Association in lieu of planting, if consent can be obtained from those property owners.
 - Rooftop mechanical equipment shall be screened from ground level view within 200 feet of residentially zoned properties to the east for Parcels 6A and 7A.
 - Any retaining walls required along Maize Road, within Parcel #5A, #6A, and/or #7A, shall be constructed to share a similar architectural design and character.
 - All Parcels except Parcel #4A shall be developed with similar or consistent lighting (i.e. fixtures, poles, lamps, etc.).
 - All exterior lighting on Parcel #1 shall be shielded to prevent light disbursement in a northerly direction.
 - Utilities shall be installed underground on all parcels.
 - Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
 - 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 passing, 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 prior to the issuance of building permits.
 - No parcel within this C.U.P. shall allow the use of adult entertainment establishments, 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.
 - The transfer of title of all or any portion of land included within the Community Unit Plan (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.

PARCEL 1A	
A. Net Area	489,401 Sq. Ft. or 11.24 Acres
B. Maximum Building Coverage	122,350 Sq. Ft. or 25 percent, if developed with three or more buildings
	146,820 Sq. Ft. or 30 percent, if developed with three or fewer buildings
C. Maximum Gross Floor Area	196,000 Sq. Ft.
D. Floor Area Ratio	40 Percent
E. Maximum Number of Buildings	8
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.	
G. Setbacks:	North line adj. to "AA" zoning 35 feet North line adj. to "BB" zoning 30 feet East line 30 feet South line 30 feet West line 30 feet
H. Parking Ratio as per Zoning Ordinance.	
I. Access Points	1 to Central Avenue 1 to Maize Road
J. Proposed Uses:	All uses allowed in "LC" Zoning.

PARCEL 2A	
A. Net Area	31,866 Sq. Ft. or 0.73 Acre
B. Maximum Building Coverage	9,560 Sq. Ft. or 30 Percent
C. Maximum Gross Floor Area	9,560 Sq. Ft.
D. Floor Area Ratio	30 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.	
G. Setbacks:	Central Ave 50 feet East Line 20 feet West Line 20 feet
H. Parking Ratio as per Zoning Ordinance.	
I. Access Points	Complete Access Control
J. Proposed Uses:	All uses allowed in "LC" Zoning.

PARCEL 3A	
A. Net Area	63,454 Sq. Ft. or 1.46 Acres
B. Maximum Building Coverage	19,036 Sq. Ft. or 30 Percent
C. Maximum Gross Floor Area	19,036 Sq. Ft.
D. Floor Area Ratio	30 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.	
G. Setbacks:	Central Ave 50 feet North Line 25 feet East Line 30 feet South Line 30 feet
H. Parking Ratio as per Zoning Ordinance.	
I. Access Points	1 to Central Avenue
J. Proposed Uses:	All uses allowed in "LC" Zoning.

PARCEL 4A	
A. Net Area	65,139 Sq. Ft. or 1.50 Acres
B. Maximum Building Coverage	19,542 Sq. Ft. or 30 percent
C. Maximum Gross Floor Area	19,542 Sq. Ft.
D. Floor Area Ratio	30 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.	
G. Setbacks:	Maize Road 50 Feet West Line 25 Feet North Line 30 Feet South Line 30 Feet
H. Parking Ratio as per Zoning Ordinance.	
I. Access Points:	1 to Central Avenue 2 to Maize Road
J. Proposed Uses:	All uses allowed in "LC" Zoning.

PARCEL 5A	
A. Net Area	64,639 Sq. Ft. or 1.48 Acres
B. Maximum Building Coverage	19,400 Sq. Ft. or 30 percent
C. Maximum Gross Floor Area	19,400 Sq. Ft.
D. Floor Area Ratio	30 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.	
G. Setbacks:	Maize Road 50 Feet West Line 25 Feet North Line 30 Feet South Line 30 Feet
H. Parking Ratio as per Zoning Ordinance.	
I. Access Points:	Complete Access Control
J. Proposed Uses:	All uses allowed in "LC" Zoning.

PARCEL 6A	
A. Net Area	45,000 Sq. Ft. or 1.03 Acres
B. Maximum Building Coverage	13,500 Sq. Ft. or 30
C. Maximum Gross Floor Area	13,500 Sq. Ft.
D. Floor Area Ratio	30 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.	
G. Setbacks:	Maize Road 50 Feet West Line 25 Feet North Line 30 Feet South Line 30 Feet
H. Parking Ratio as per Zoning Ordinance.	
I. Access Points	Complete Access Control
J. Proposed Uses:	All uses allowed in "LC" Zoning, except auto service or repair, service stations, carwashes, convenience stores, drive-in or drive-thru restaurants, so long as any of the lots across the street to the east are zoned "AA".

PARCEL 7A	
A. Net Area	78,392 Sq. Ft. or 1.80 Acres
B. Maximum Building Coverage	23,500 Sq. Ft. or 30 Percent
C. Maximum Gross Floor Area	23,500 Sq. Ft.
D. Floor Area Ratio	30 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.	
G. Setbacks:	Maize Road 50 Feet West Line 25 Feet North Line 30 Feet South Line 30 Feet
H. Parking Ratio as per Zoning Ordinance.	
I. Access Points	Complete Access Control
J. Proposed Uses:	All uses allowed in "LC" Zoning, except auto service or repair, service stations, carwashes, convenience stores, drive-in or drive-thru restaurants, so long as any of the lots across the street to the east are zoned "AA".

DP-134 AMENDMENT #1 - PARCEL 1 (ORIGINAL BOUNDARIES) ONLY
Pr Admin. Adjust: 10-28-03; 10-12-09
(INCLUDES PARCELS 1A, 2A, 3A, 4A, 5A, 6A, 7A)
See original CUP for additional parcels

APPROVED CUP

WCC 08-29-95

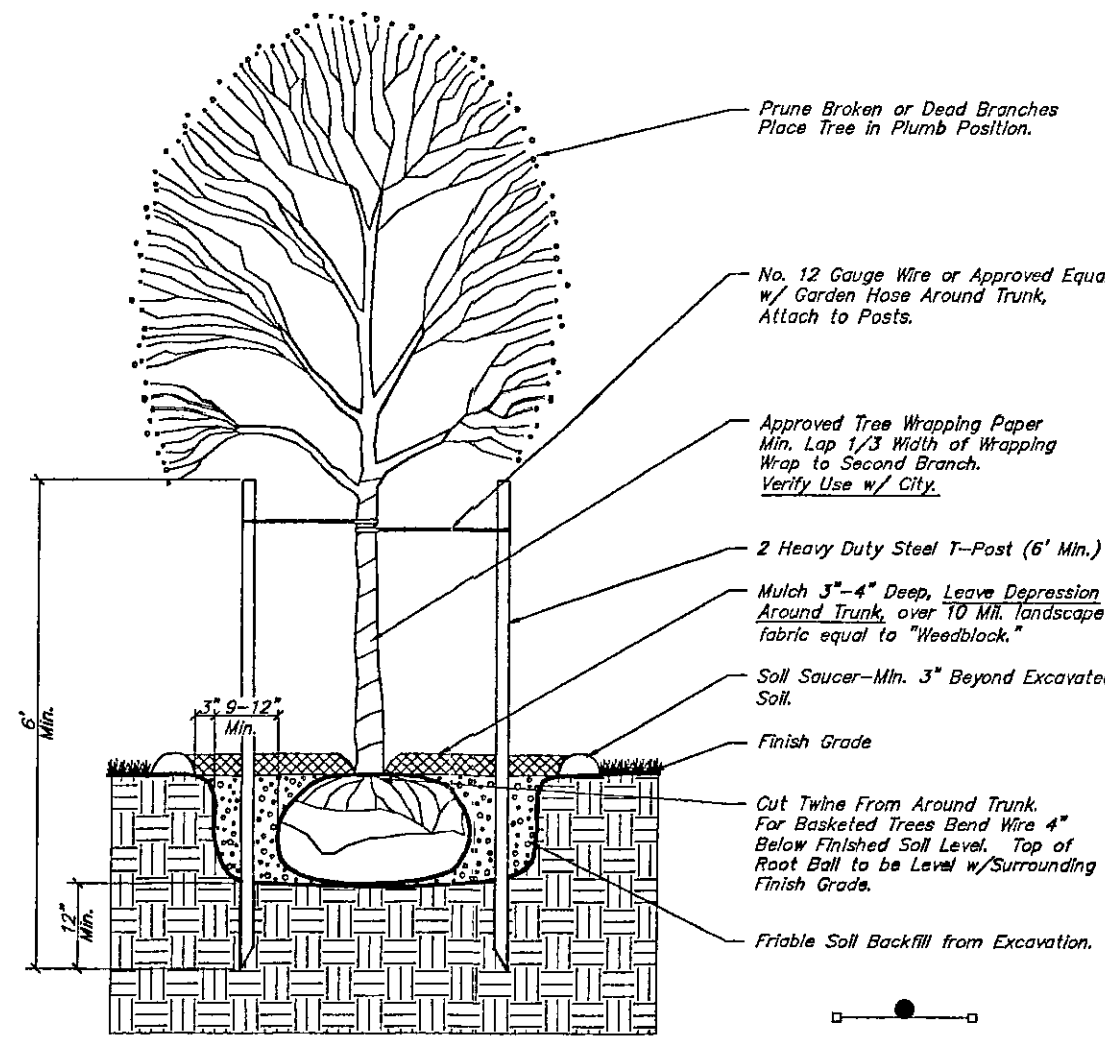
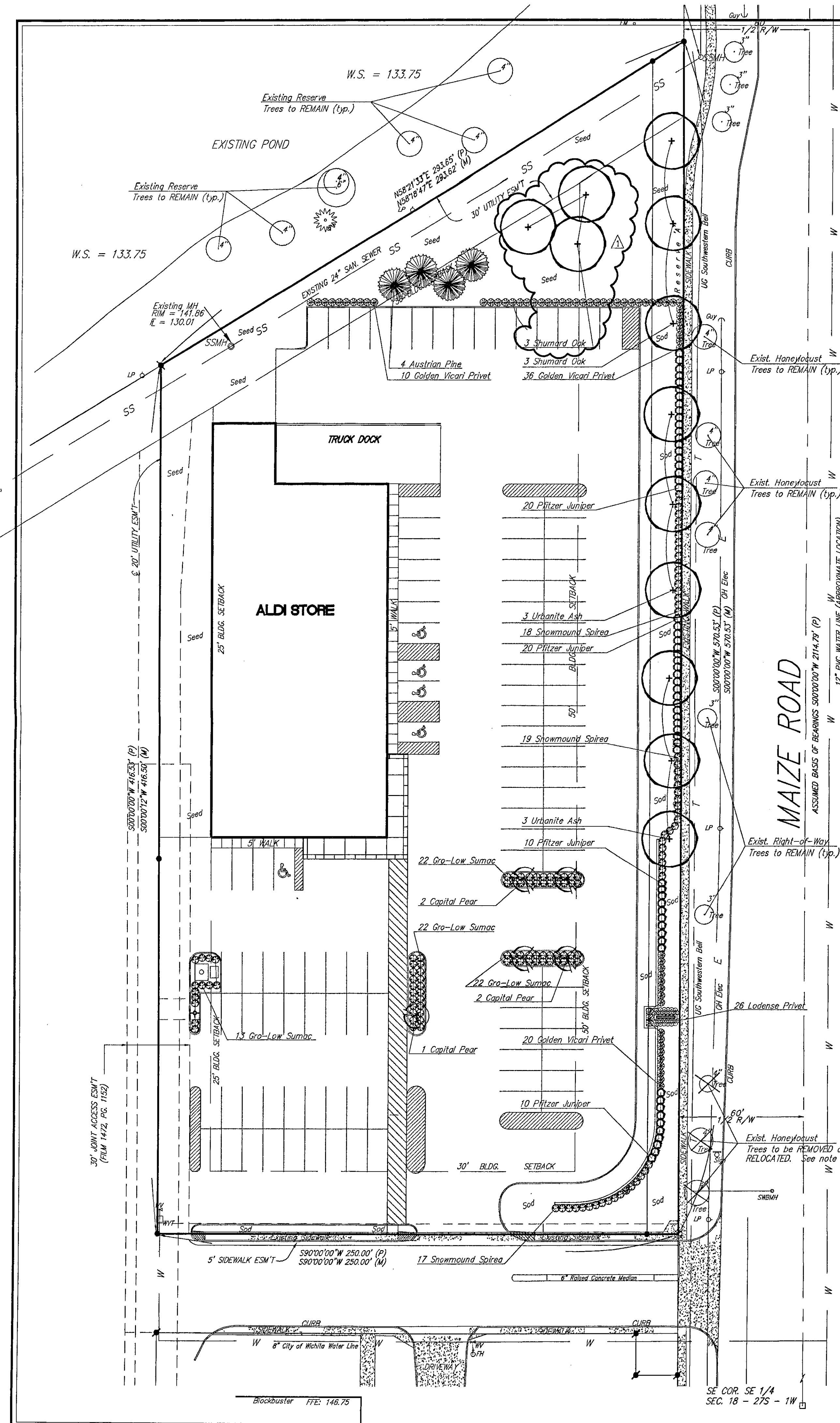
MAPD Copy 1 of 2

DP-134

AMENDMENT #1
TIMBER GROVE LAKES
COMMUNITY UNIT PLAN

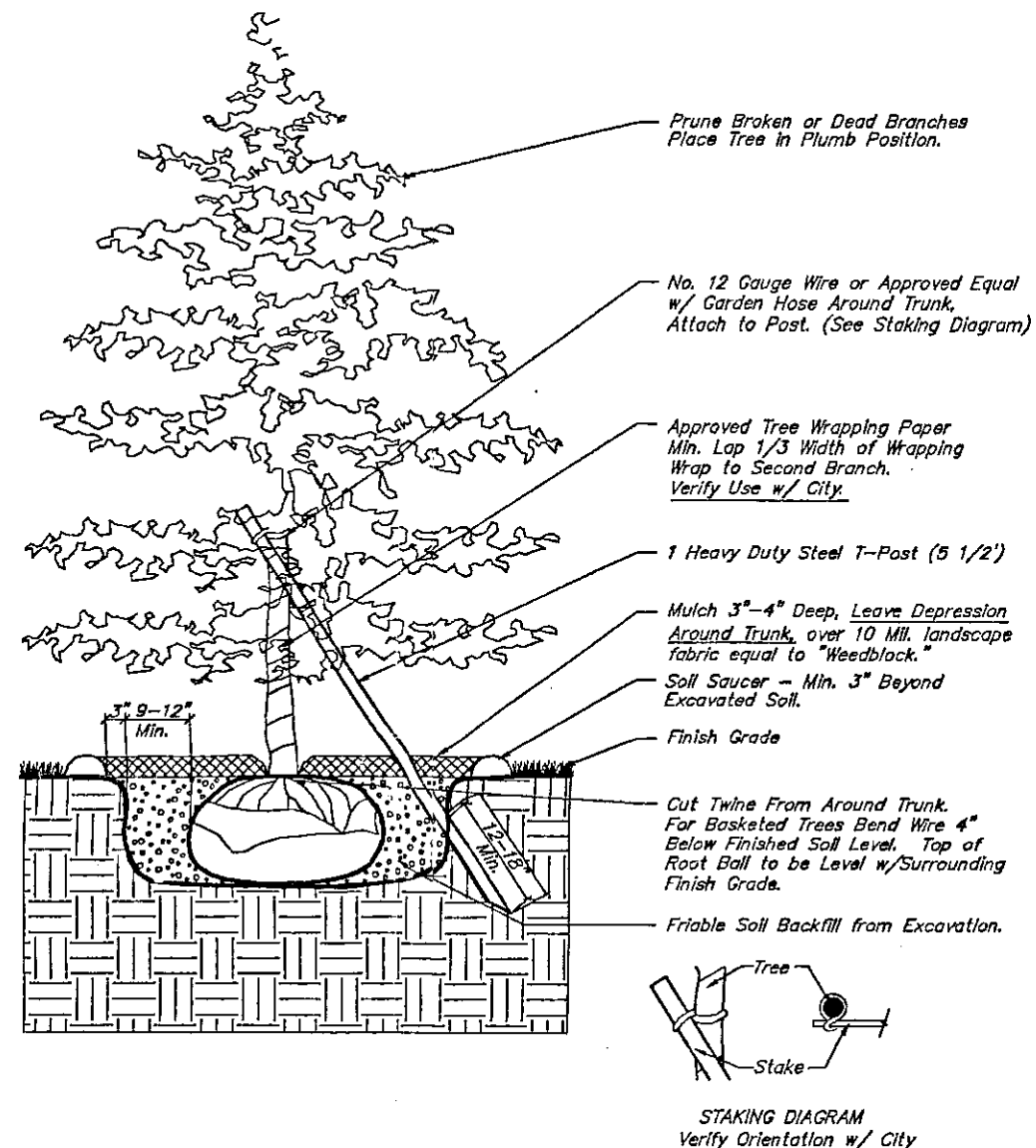
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-282-7271 • 315 ELLIS • WICHITA, KANSAS 67211

Adjusted October ??, 2009
Adjusted October 28, 2002
Amended August 29, 1995



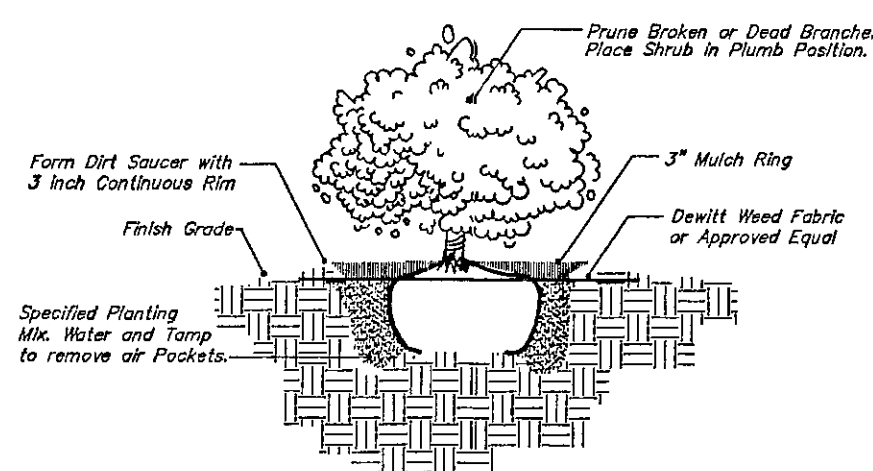
TREE PLANTING & STAKING DETAIL

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



TREE PLANTING & STAKING DETAIL

Deciduous Trees 2" Cal. and Smaller
Evergreen Trees 6' Height and Smaller



TYPICAL SHRUB PLANTING DETAIL

5 Gallon and Smaller

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
6	Fraxinus pennsylvanica 'Urbanite'	Urbanite Ash	2 1/2" Cal.	B & B	Single Stem Only
6	Quercus shumardii	Shumard Oak	2 1/2" Cal.	B & B	Single Stem Only
5	Pyrus calleryana 'Capital'	Capital Pear	1 1/2" Cal.	B & B	Single Stem Only
4	Pinus nigra	Austrian Pine	6' - 8' Ht.	B & B	Single Stem Only
60	Juniperus chinensis 'Pfitzer'	Pfitzer Juniper	5 gal.	Cont.	Full & Healthy
68	Ligustrum x vicaryi	Golden Vicari Privet	5 gal.	Cont.	Full & Healthy
79	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	2 gal.	Cont.	Full & Healthy
54	Spiraea nipponica 'Snowmound'	Snowmound Spirea	5 gal.	Cont.	Full & Healthy

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 DOES NOT START irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which:
Use Rainbird products or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City of Wichita Codes.
- 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 drip system and/or 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 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 cast with city water with meter installation included.
- Irrigation Controller is to be located per Owner/G.C. requested location. Call Patsy Kemp (G.C.) with Harris Construction at 1-785-841-4163.

SITE INFORMATION:

ZONING: LC - Limited Commercial
LOT AREA: 123,371 sq.ft.
2.832 Acres
IMPERVIOUS AREA: 91,865 sq.ft.
2.11 Acres
ALDI PARKING SHOWN:
119 STALLS SHOWN
(Including 5 handicap, 2 Van Accessible)

LANDSCAPE NOTES:

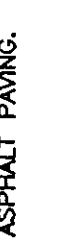
- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Sod" or "Seed" shall be installed and fertilized as follows:
SOD--
Kansas Premium Fescue Sod (East and South sides)
Seeded--
Kansas Premium Fescue Seed (North & West sides)
FERTILIZER--
16-20-6 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 retolled 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, over 10 Mi. landscape fabric equal to "Weedblock."
- 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.
- 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 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 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.
- General Contractor to supply all topsoil to site. Landscape contractor to supply necessary topsoil for seeding disturbed areas and 4" depth for finish grade in all planting beds.
- General Contractor to coordinate with C.O.W. to Remove or Transplant existing trees near entrance. Contact Larry Hostimer at 268-4179.
- 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.

LANDSCAPE ORDINANCE CALCULATIONS:

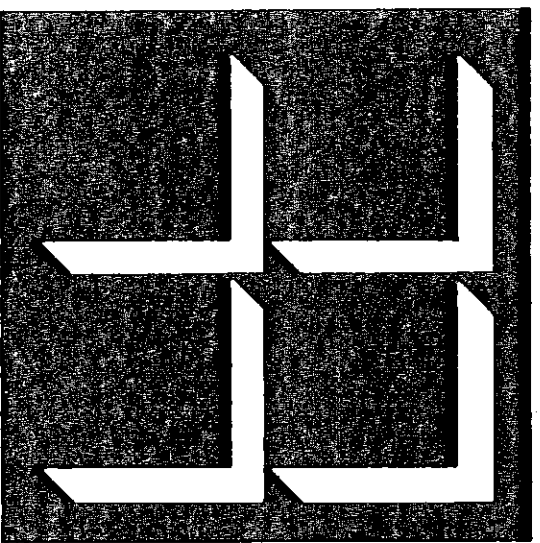
One Streetyard requirement: 570.5' (Total str. Front.)
x 10 sq.ft.
Streetyard Required = 5,705 sq.ft.
Streetyard shown: = 22,430 sq.ft.
Streetyard Trees Required: 12 Shade Trees
Streetyard Trees shown: 12 Shade Trees
Parking Lot Trees Required: 6 Shade Trees
Parking Lot Trees shown: 5 Shade by Streetyard calcs, and 5 Ornamentals

LANDSCAPE PLAN

DATE: 08-02-2001
REVISIONS: Sept. 18, 2001 J.A.
WICHITA, KS 67212
TIMBER GROVE LAKES
2ND ADDITION LOTS 2 & 3
WICHITA, SEDGWICK, CO. KS.
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-1271 • Fax 316-262-0149 • 315 ELLIS • WICHITA, KANSAS 67211
DP-134 PACBLS 6A-3 7A
LANDSCAPE PLAN
08/20/01 J.A.
M.P.D. 08/20/01
VON ACHEN PROJECT No. 5808
BAUGHMAN PROJECT No. 01-03-ESP0
SHEET:
C-1.7



Copy 2 of 2

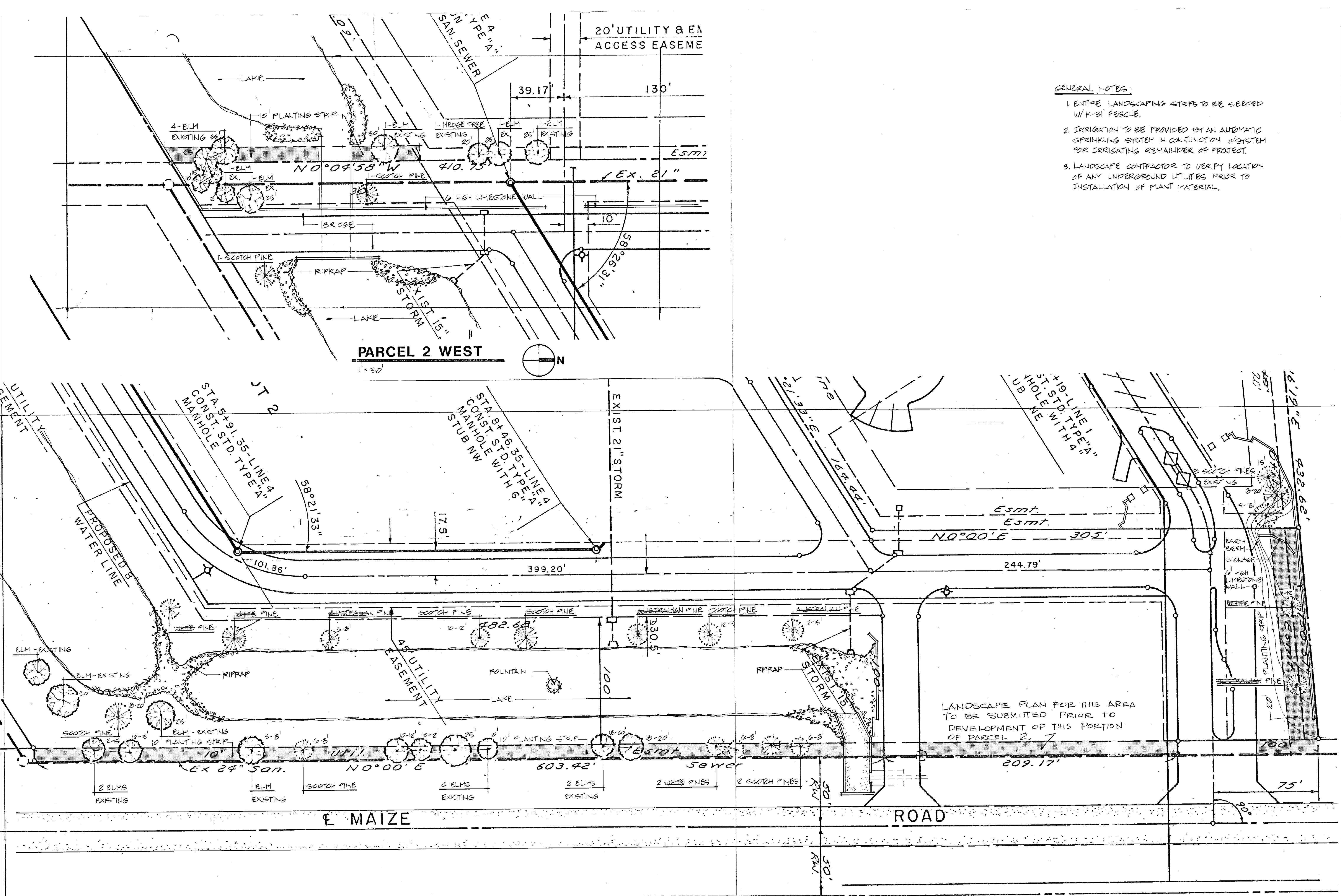


GOSSEN LIVINGSTON
ASSOCIATES, P.A.

420 S. LEMPORIA, WICHITA, KANSAS 67202
ARCHITECTS • PLANNERS • ENGINEERS (316) 265-9367

GENERAL NOTES:

1. ENTIRE LANDSCAPING STRIPS TO BE SEEDED W/ K-31 PERSCUE.
2. IRRIGATION TO BE PROVIDED BY AN AUTOMATIC SPRINKLING SYSTEM IN CONJUNCTION W/ SYSTEM FOR IRRIGATING REMAINDER OF PROJECT.
3. LANDSCAPE CONTRACTOR TO VERIFY LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF PLANT MATERIAL.



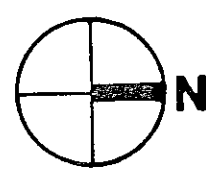
TIMBER GROVE LAKES
DEWITT DEVELOPMENT

REQUIRED
LANDSCAPE PLAN

PARCEL 2

REQUIRED LANDSCAPE PLAN
TIMBER GROVE LAKES
PARCEL 2

1" = 30'



DP-134 LANDSCAPE PLAN
PARCEL 2 (PORTION)
SEE LETTER DATED 3-1-85.

M.A.P.D. COPY 1 OF 2

JOB NO. 631-00
DATE 2/25/85
DRAWN JWH
CHECKED

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OF
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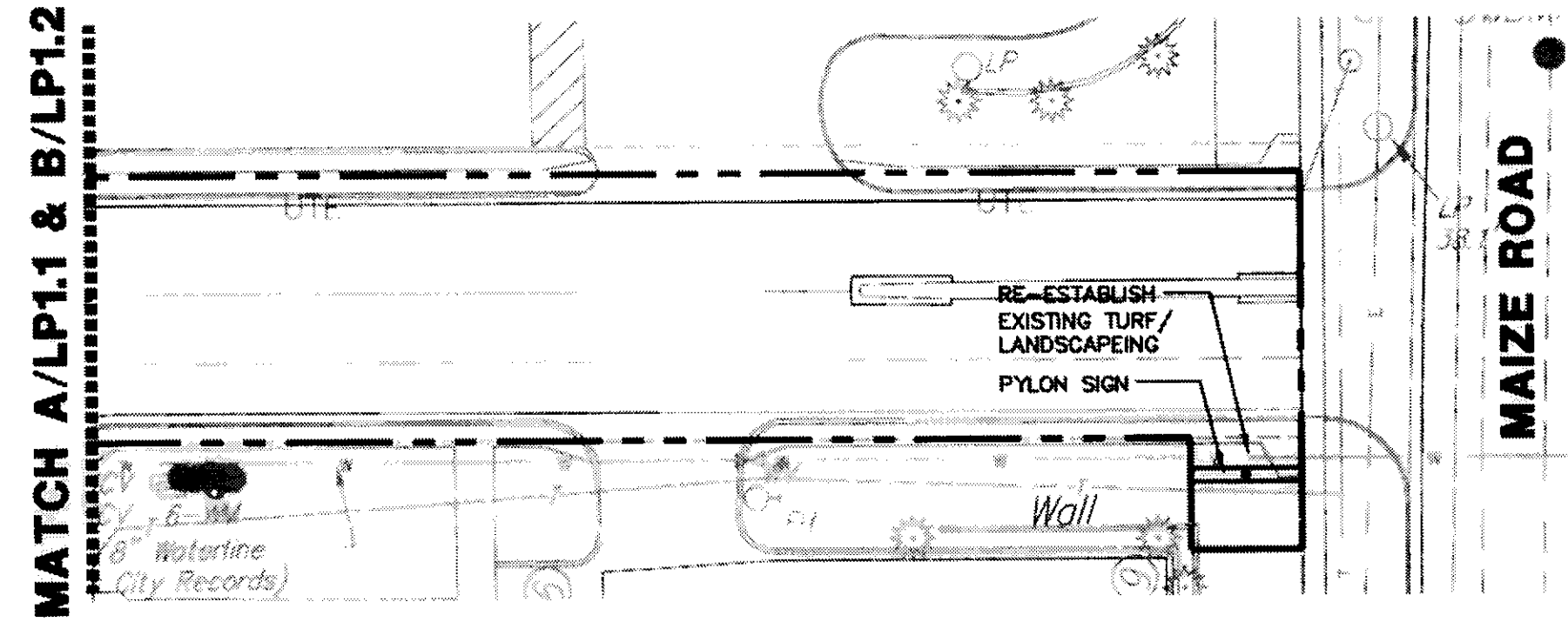
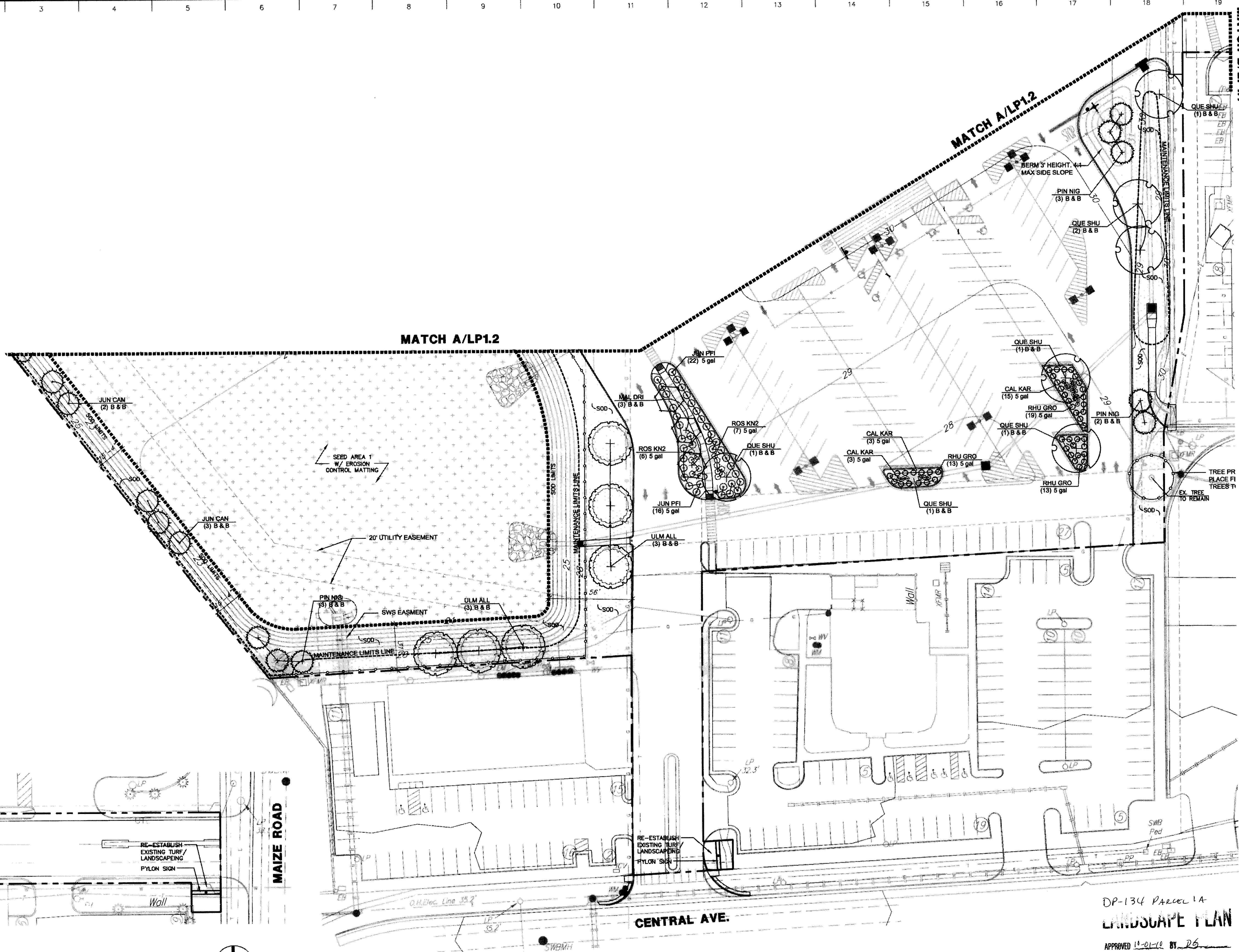
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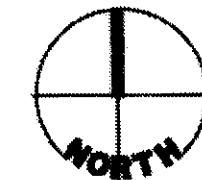
M



B LANDSCAPE PLANTING PLAN
1"= 30'-0"



A LANDSCAPE PLANTING PLAN
1"= 30'-0"



DP-134 Parcel 1A
LANDSCAPE PLAN
APPROVED 11-21-10 BY DS
SHEET 1 of 4
MAP COPY 1082

LAW/KINGDON ARCHITECTURE
INCORPORATED
245 RIVERVIEW WICHITA, KS 67203
Phone (316) 266-0000 Fax (316) 266-0000
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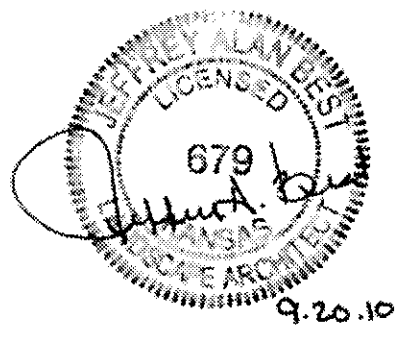
CONSULTANTS

WALMART
NEIGHBORHOOD MARKET
WICHITA, KS
STORE NO. 5855-00
JOB NUMBER: 4348.10 | PROTO:

ISSUE BLOCK

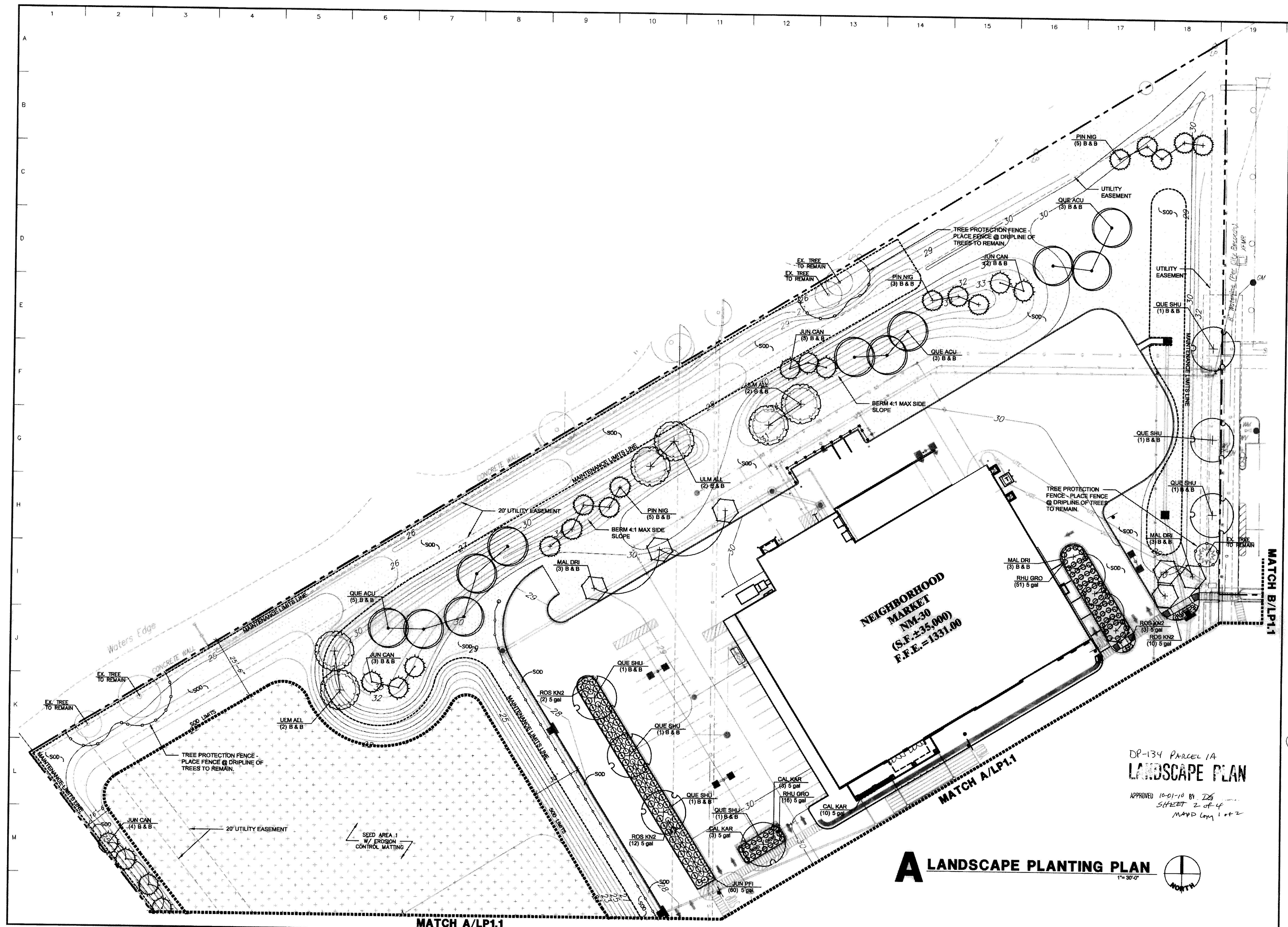
NO.	DESCRIPTION	DATE

CHECKED BY: JB
DRAWN BY: WAW
FILE NAME:
PROTO CYCLE:
DOCUMENT DATE: 09-21-10



SHEET TITLE:
Landscape
Planting
Plans

SHEET:
LP1.1



NEIGHBORHOOD
MARKET
NM-30
(S.F. ±35,000)
F.F.E. = 1331.00

DP-134 PARCEL 1A
LANDSCAPE PLAN

APPROVED 10-01-10 BY *DS*
SHEET 2 of 4
MAPD Long 1 of 2

A LANDSCAPE PLANTING PLAN
1"=30'-0"
NORTH

LAW/KINGDON ARCHITECTURE
ARCHITECTS & ENGINEERS
345 HYDE PARK, WICHITA, KS 67203
Phone: 316.261.1111 Fax: 316.261.1112
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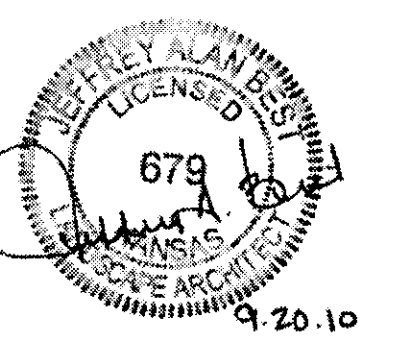
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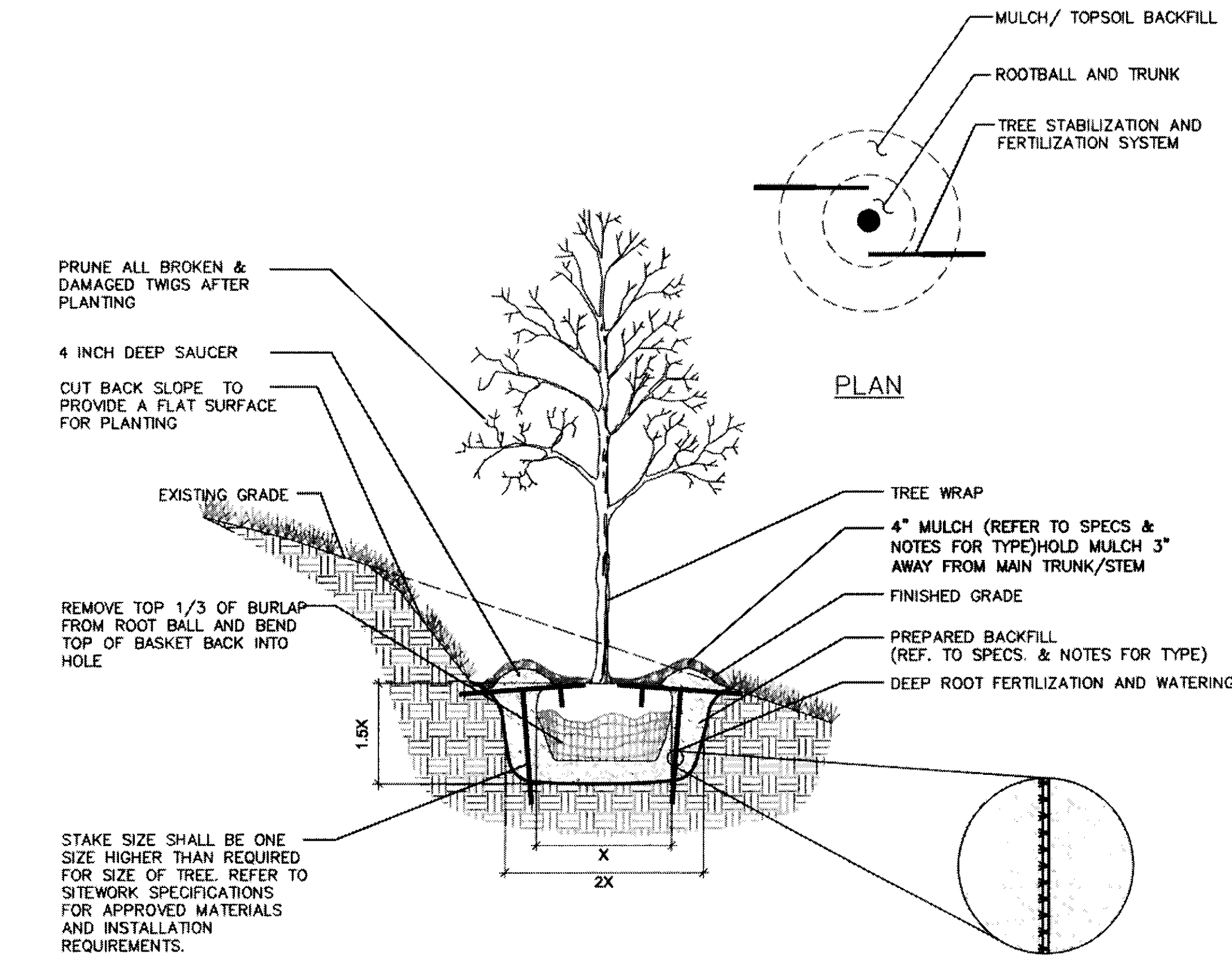
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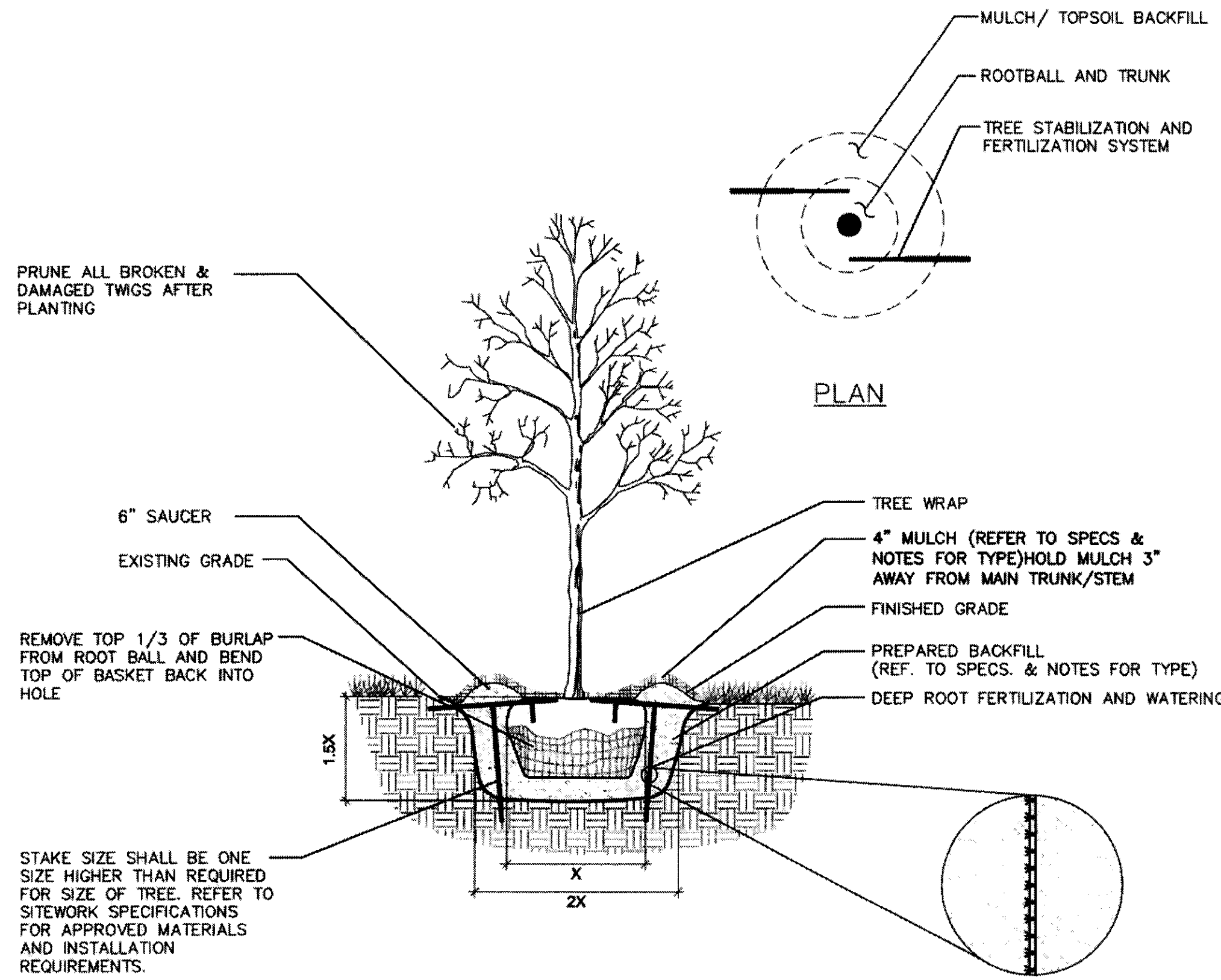


SHEET TITLE:
Landscape Planting Plans

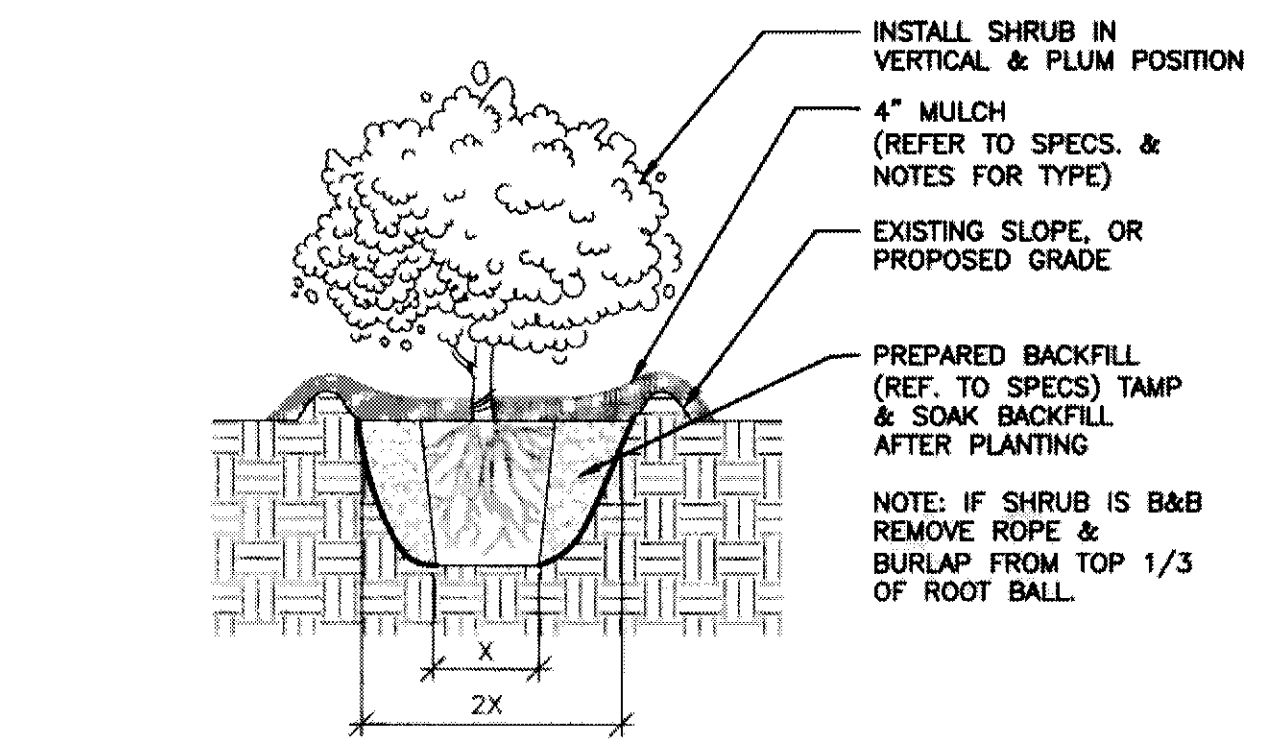
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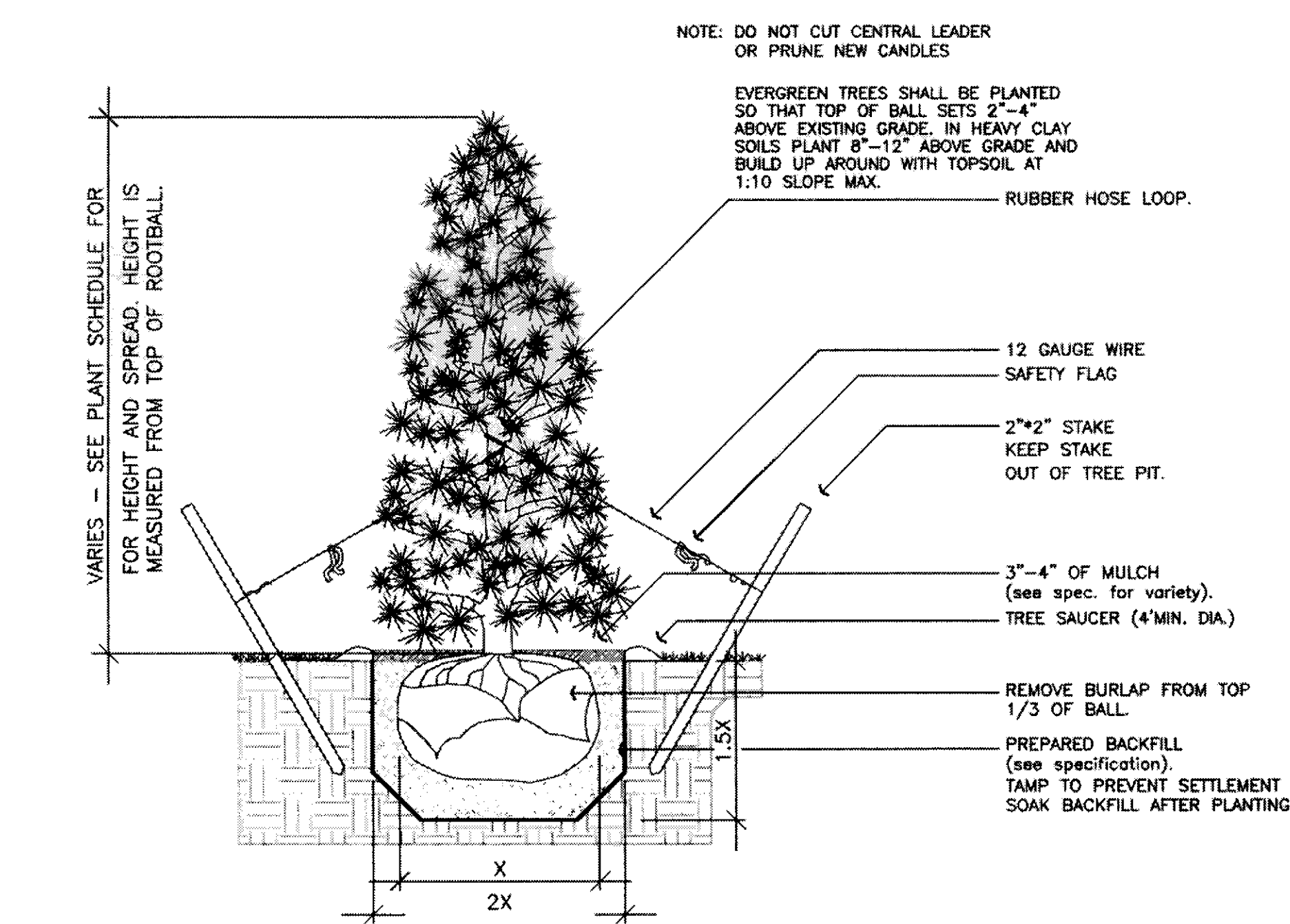
1 TREE PLANTING / STABILIZATION ON SLOPE
3/8" = 1'-0"



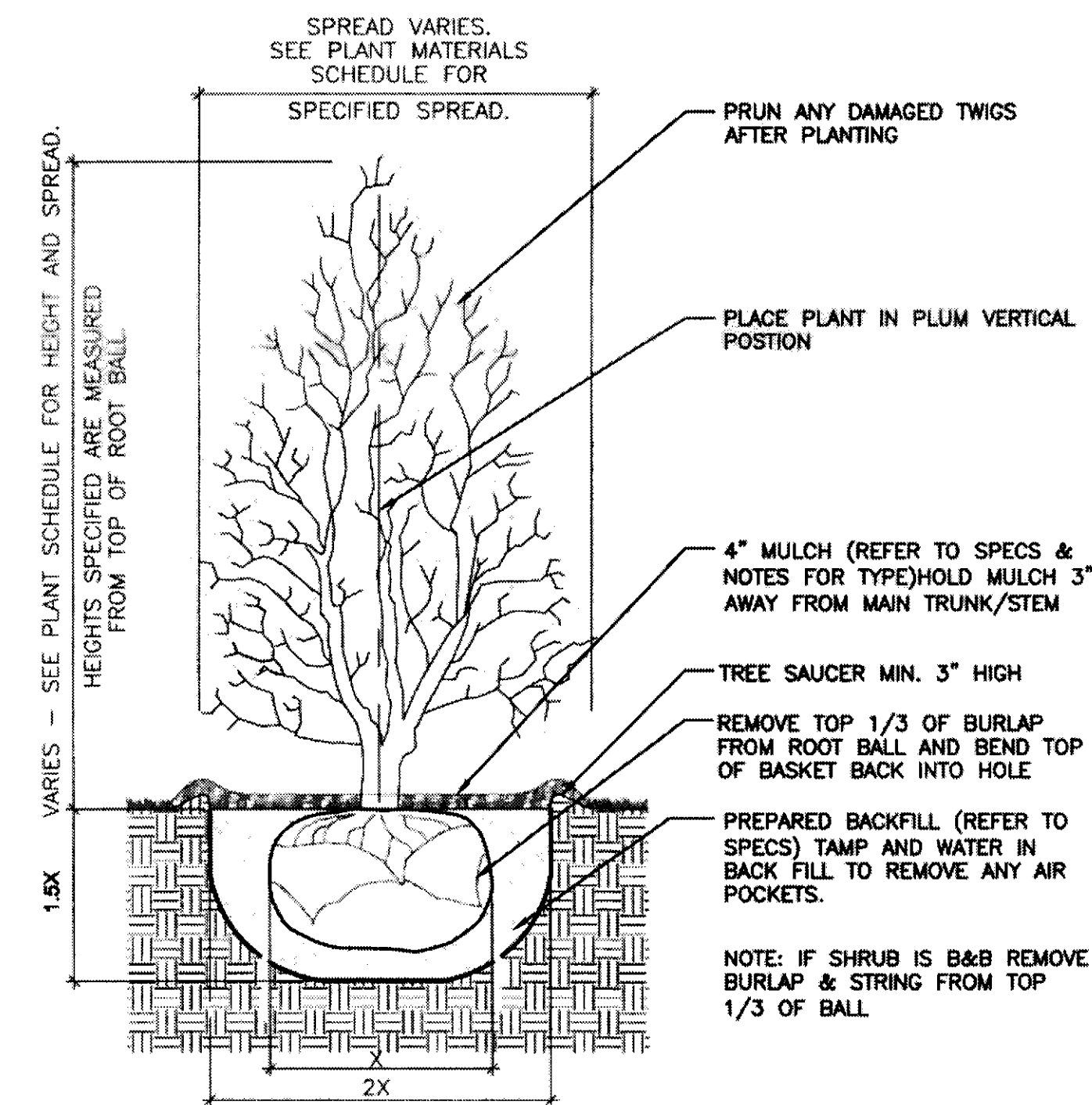
2 TREE PLANTING / STABILIZATION
3/8" = 1'-0"



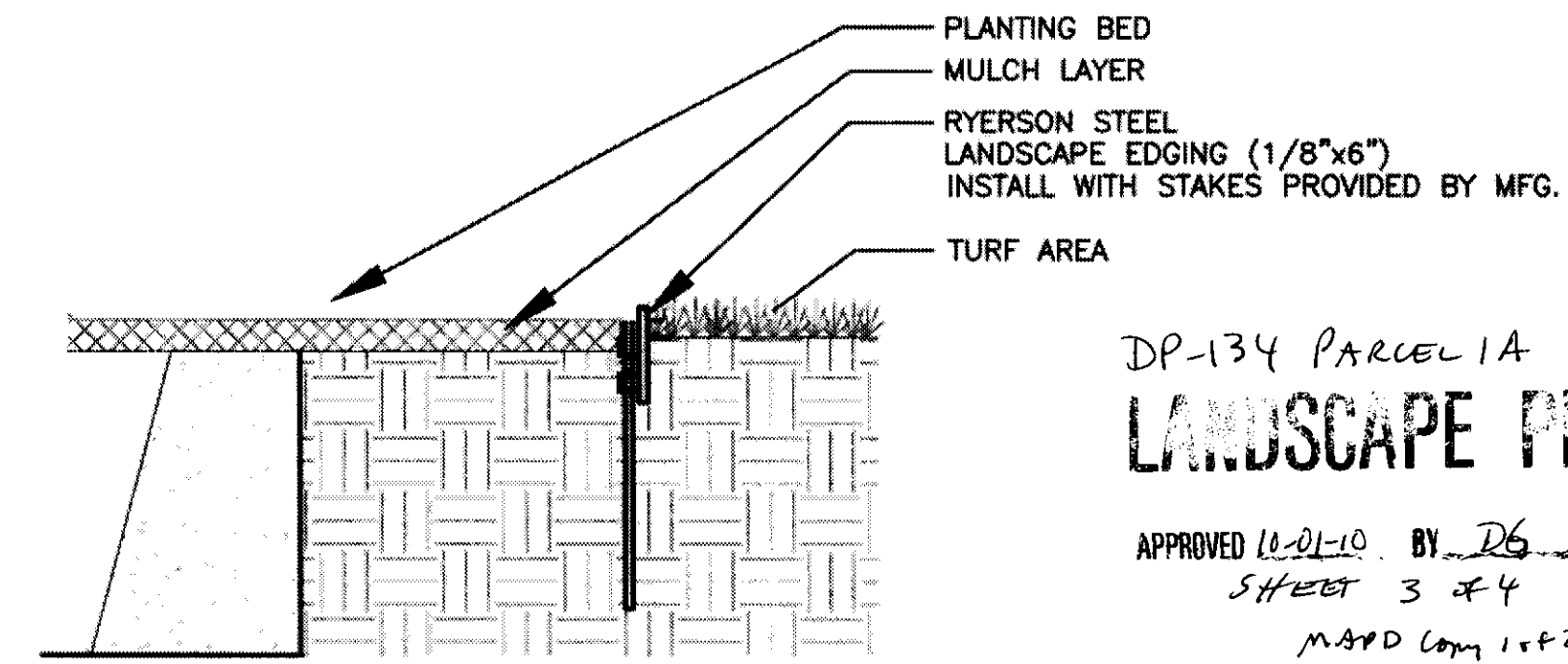
3 SHRUB PLANTING DETAIL
1/2" = 1'-0"



4 CONIFER TREE PLANTING
NTS



5 UPRIGHT SHRUB PLANTING DETAIL
3/8" = 1'-0"



6 EDGING DETAIL
STEEL NO SCALE

DP-134 PARCEL 1A
LANDSCAPE PLAN
APPROVED 12-21-10 BY *RG*
SHEET 3 of 4
M.A.P.D. Copy 1 of 2

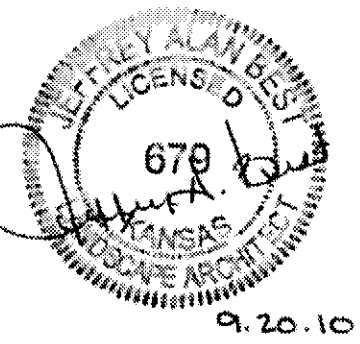
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SHEET TITLE:
Landscape Planting Details

SHEET:
LP2.1

PLANTING NOTES

GENERAL

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
2. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL REFER TO SPECIFICATION SECTION 02900 FOR ADDITIONAL REQUIREMENTS AND RELATED TO PLANTING AND LANDSCAPING. THE CONTRACTOR WILL BE EXPECTED TO FOLLOW ALL THE REQUIREMENTS CALLED FOR IN THE SPECIFICATIONS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
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 PLAN.
6. REPORT DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASE OF MATERIALS OR STARTING CONSTRUCTION.
7. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S WRITTEN 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.
8. PLANT SUBSTITUTIONS WILL ONLY BE ALLOWED UNDER THE FOLLOWING CONDITIONS: LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN SUBSTITUTION REQUEST TO THE LANDSCAPE ARCHITECT STATING WHAT PLANTS TO BE SUBSTITUTED AND THE REQUESTED SUBSTITUTION PLANT ALONG WITH EXPLANATION OF SUBSTITUTION REQUEST. NO SUBSTITUTION SHALL CONSTITUTE AN INCREASE IN COST FROM THE ORIGINAL CONTRACT AMOUNT. ANY PLANT SUBSTITUTIONS NOT APPROVED SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF INSPECTION.
9. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF CONSTRUCTION.

PLANTING PREPARTATION

11. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. TOPSOIL SHALL BE A FRIABLE LOAM WITH GOOD STRUCTURE. SOLUBLE SALTS SHALL NOT EXCEED 500ppm AND ORGANIC MATTER SHALL BE NO LESS THAN 3%. The pH SHALL RANGE BETWEEN 5.5 AND 7.4.
12. THE OWNER SHALL HAVE TOPSOIL TESTED BY A CERTIFIED TESTING LABORATORY AND OBTAIN RECOMMENDATIONS FOR SOIL AMENDMENT TYPE(S) AND QUANTITIES. RECOMMENDATIONS SHALL BE SPECIFIC TO THE TOPSOIL OF THIS REPORT TO THE LANDSCAPE ARCHITECT FOR THEIR RECORDS. THE LANDSCAPE CONTRACTOR SHALL BE EXPECTED TO AMEND SOILS PER THE RECOMMENDATIONS AND SPECIFICATIONS.
13. BACKFILL: FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL TOPSOIL. MIXED WITH AMENDMENTS AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.
14. PARKING LOT ISLANDS SHALL BE EXCAVATED TO A DEPTH OF 24" AND BACKFILLED WITH APPROVED TOPSOIL AND REQUIRED AMENDMENTS.
15. RAISED PLANTERS SHALL BE EXCAVATED TO A MINIMUM 12" BELOW FINISH GRADE OF ADJACENT SIDEWALK, SUBDRAINAGE SYSTEM INSTALLED AND BACKFILLED WITH APPROVED PLANTING SOIL MIX.
16. CONTRACTOR SHALL REFER TO SPECIFICATION SECTION 02900 FOR INSTRUCTIONS RELATED TO THE PRESENCE OF UNSUITABLE SUBSOILS AND TOPSOILS.

PLANTING MATERIALS

17. REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
18. PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
19. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMANS "AMERICAN STANDARD OF NURSERY STOCK". THESE STANDARDS SHALL REPRESENT THE GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
20. ALL TREES SHALL HAVE STRAIGHT TRUNKS (FOR SINGLE STEM SPECIES) AND FULL CROWN AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
21. PLANT MATERIAL SELECTION: TREES SHALL BE TAGGED BY THE LANDSCAPE ARCHITECT AT THE TREE GROWER NURSERY PRIOR TO PURCHASE AND DELIVERY TO SITE FOR ALL OTHER PLANT MATERIAL SELECTIONS REFER TO SECTION 02900 OF THE SPECIFICATIONS FOR INSTRUCTIONS.
22. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
23. PLANT LOCATIONS AND QUANTITIES SHOWN ARE APPROXIMATE. ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID CONFLICTS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING INDICATED ON THE PLANS.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
25. 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 PLANTING TO REDUCE TRANSPIRATION.
26. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICIATED IN THE PLANT SCHEDULE. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR 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.
27. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
28. ALL PLANTING AREAS SHALL BE COMPLETELY MUCHED AS SPECIFIED. PLACE 4" OF MULCH IN ALL SHRUB BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS. PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER.
29. 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.
30. CONTRACTOR SHALL INSTALL AN 18" WIDE MUCH STRIP BEHIND ALL CONCRETE CURBS.
31. WHERE TURF GRASS WILL BE ESTABLISHED ADJACENT TO CONCRETE CURBS, EITHER A 16" OR 24" (DEPENDING UPON AVAILABILITY) WIDE SOD STRIP IS REQUIRED.

RELATED ITEMS

1. THE CONTRACTOR SHALL USE A 4.1oz WOVEN POLYPROPYLENE, NEEDLE-PUNCHED FABRIC WEED BARRIER IN SHRUB BEDS. OVERLAP EDGES A MINIMUM OF 6". SECURE EDGES IN GROUND. INSTALL IN ALL LANDSCAPED ISLANDS.
2. ALL PLANTING BEDS SHALL BE SEPERATED FROM TURF AREAS WITH STEEL EDGING. EDGING SHALL BE ¼" X 4" INTERLOCKING STEEL EDGING WITH METAL STAKES SUFFICIENT TO HOLD EDGING IN PLACE. EDGING SHALL NOT EXTEND ABOVE ANY ADJACENT SIDEWALKS.
- LAWNS AND SEEDING
3. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH THE SWPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPP PLAN FOR THIS SITE.
4. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING OPERATIONS.
5. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF THE SWPP PLAN.
6. SOD TYPE:
FESCUE SOD SHALL BE A LOCALLY AVAILABLE PREMIUM FESCUE BLEND. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND ESTABLISHMENT OF THE SOD TO THE LIMITS INDICATED ON THE PLANS. SOD SHALL COMPLY WITH THE REQUIREMENTS IN SECTION 02900 OF THE SPECIFICATIONS. ROLL SOD FOR A SMOOTH AND CONSISTENT FINAL LAWN.
7. SEED TYPE:
PERMANENT LAWN SEEDING - PREMIUM FESCUE BLEND RATE: 10lbs/1000 SF (NEW LAWNS)
TEMPORARY LAWN SEEDING - ANNUAL RYEGRASS RATE: 3lbs/1000 SF
NATIVE/SPECIALTY SEEDING - SEE PLANT SCHEDULE

INSPECTIONS/MAINTENANCE AND CLEAN-UP

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME INDICATED IN THE SPECIFICATION SECTION 02900.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPECIFICATION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
10. 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 UNOBSCTRUCTED CONDITION AT ALL TIMES.
11. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
12. 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. CENTRAL LEADERS SHALL NOT BE REMOVED.
13. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, GUYS, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
14. PROVIDE NOTIFICATIONS TO THE OWNERS CIVIL ENGINEERING CONSULTANT (CEC) FOR MEETING AND EVENT NOTIFICATIONS FOR THE FOLLOWING:
PRE-WORK MEETING
PLANT MATERIAL SELECTION MEETING AT GROWER
PLANTING OPERATIONS
ISLAND INSPECTION
TREE TRANSPLANTING (IF APPLICABLE)
SUBSTANTIAL COMPLETION INSPECTION
FINAL INSPECTION
WARRANTY INSPECTION
- * Note: Refer to SEED/SOD SCHEDULE for erosion control coordination.

TREE PROTECTION/PRESERVATION/TRANSPLANTING NOTES

1. THIS PROJECT SITE CONTAINS EXISTING TREES THAT ARE TO BE RETAINED. THE CONTACTOR SHALL CONTACT THE OFFICE OF THE LANDSCAPE ARCHITECT TO SCHEDULE AN ON-SITE MEETING TO FLAG TREES TO REMAIN AND THE EXTENT OF ANY TREE PRUNING TO BE DONE TO TREES TO REMAIN.
2. THE LANDSCAPE CONTRACTOR IS TO COORDINATE WITH THE GENERAL CONTRACTOR FIVE DAYS BEFORE ANY WORK BEGINS TO SET UP A PROTECTION ZONE AROUND ALL TREES TO REMAIN IN PLACE. STAKES AND A FLAGGED BARRIER ARE TO BE SET UP ON THE OUTSIDE OF THE SAFETY ZONES ARE TO BE REMOVED ONLY UPON APPROVAL OF COMPLETION.
3. EXISTING TREES THAT ARE WITHIN AREAS OF GRADING OPERATIONS WORK SHALL BE DONE PER SPECIFICATION SECTION 02900.
4. TREES THAT ARE INDICATED (IF ANY) TO BE TRANSPLANTED SHALL BE DONE PER SPECIFICATION SECTION 02900 BY A CONTRACTOR WITH AN ESTABLISHED RECORD OF SUCCEESSFUL TREE TRANSPLANTING AND A CERTIFIED ARBORIST ON STAFF.

LANDSCAPE ORDINANCE CALCULATIONS.

LANDSCAPED STREETYARD REQUIRED:

N/A Property not adjacent to street right-of-way

PARKING LOT SCREENING:

N/A Property not adjacent to street right-of-way

PARKING LOT REQUIRED TREES:

One (1) Tree / 20 Parking Stalls
180 Parking Stalls / 20 = 9 Trees Required
(1/2 of required trees must occur in interior islands)

PARKING LOT TREES PROVIDED:

7 Overstory Trees & 6 Understory Trees
Total Parking Lot Trees Provided: 13 Trees
(13 located in interior islands)

RESIDENTIAL BUFFER:

One (1) Tree / 40 LF of common property line to residential North Property Line: 1044 LF / 40 = 27 Trees Required
(CUP Requirement: Equal number of trees to be planted on adjacent property)
West Property Line: 432 LF / 40 = 11 Trees Required

RESIDENTIAL BUFFER PROVIDED:

North Property Line: 38 Trees Provided (On Subject Property)
West Property Line: 12 Evergreen Trees Provided

ALERT TO CONTRACTOR

ALL WM GENERAL CONTRACTING WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES AND FINAL GRADING) BY THE MILESTONE DATE IN THE PROJECT DOCUMENTS. OUTLOT AREAS TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

UTILITY LOCATES

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

CONTACT KANSAS ONE-CALL A MINIMUM 2 WORKING DAYS PRIOR TO WORK AT 1-800-344-7233 (WICHITA: 687-2470)

CITY OF WICHITA PUBLIC UTILITY LOCATE SHALL BE CONTACTED A MINIMUM 2 DAYS PRIOR TO WORK AT 316-288-4290.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	REMARKS
MAL DRI	12	Malus x 'Snow Drift'	Snow Drift Crabapple	B & B	2" Cal	
QUE ACU	11	Quercus acutissima	Sawtooth Oak	B & B	3" Cal	
QUE SHU	13	Quercus shumardii	Shumard Red Oak	B & B	3" Cal	
ULM ALL	12	Ulmus parvifolia 'Allee'	Allee Lacebark Elm	B & B	3" Cal	

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	REMARKS
JUN CAN	17	Juniperus virginiana 'Canaerti'	Canaerti Juniper	B & B	8' Ht.	
PIN NIG	21	Pinus nigra	Austrian Pine	B & B	8' Ht.	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	REMARKS
CAL KAR	37	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal		
JUN PFI	98	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	5 gal		
RHU GRO	112	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal		
ROS KN2	60	Rosa shrub 'Knock Out'	Knock Out Rose	5 gal		

SEED / SOD SCHEDULE

SEED AREA - MIX #1 (REFER TO LP1/2 FOR EXTENTS)	WETNESS TOLERANCE (Transitional Area)	PLS LBS./ACRE
Switchgrass	Seasonal Saturation	1.5
Canada Wildrye	Seasonal Saturation-Short Term Ponding	4.0
Tall Wheatgrass	Seasonal Saturation-Short Term Ponding	4.0
Prairie Cordgrass	Seasonal Saturation-Short Term Ponding	4.0
Clustered Field Sedge	Seasonal Saturation-Short Term Ponding	1.5
Path Rush	Seasonal Saturation-Short Term Ponding	0.25
Nebraska Sedge	Seasonal Saturation-Short Term Ponding	2.0
Perennial Rye Grass	Seasonal Saturation-Short Term Ponding	4.0
Total		21.25

- * Note: • Refer to SWPP plan for erosion control blanket in all areas indicated as "SEED AREA - MIX #1".
• Seed must be drilled prior to erosion control blanket installation.

DP-134 Parcel 1A
LANDSCAPE PLAN

APPROVED 10-8-10 BY DR
SHEET 4 of 4
MAP SCALE 1 of 2



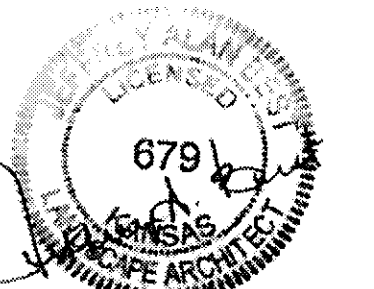
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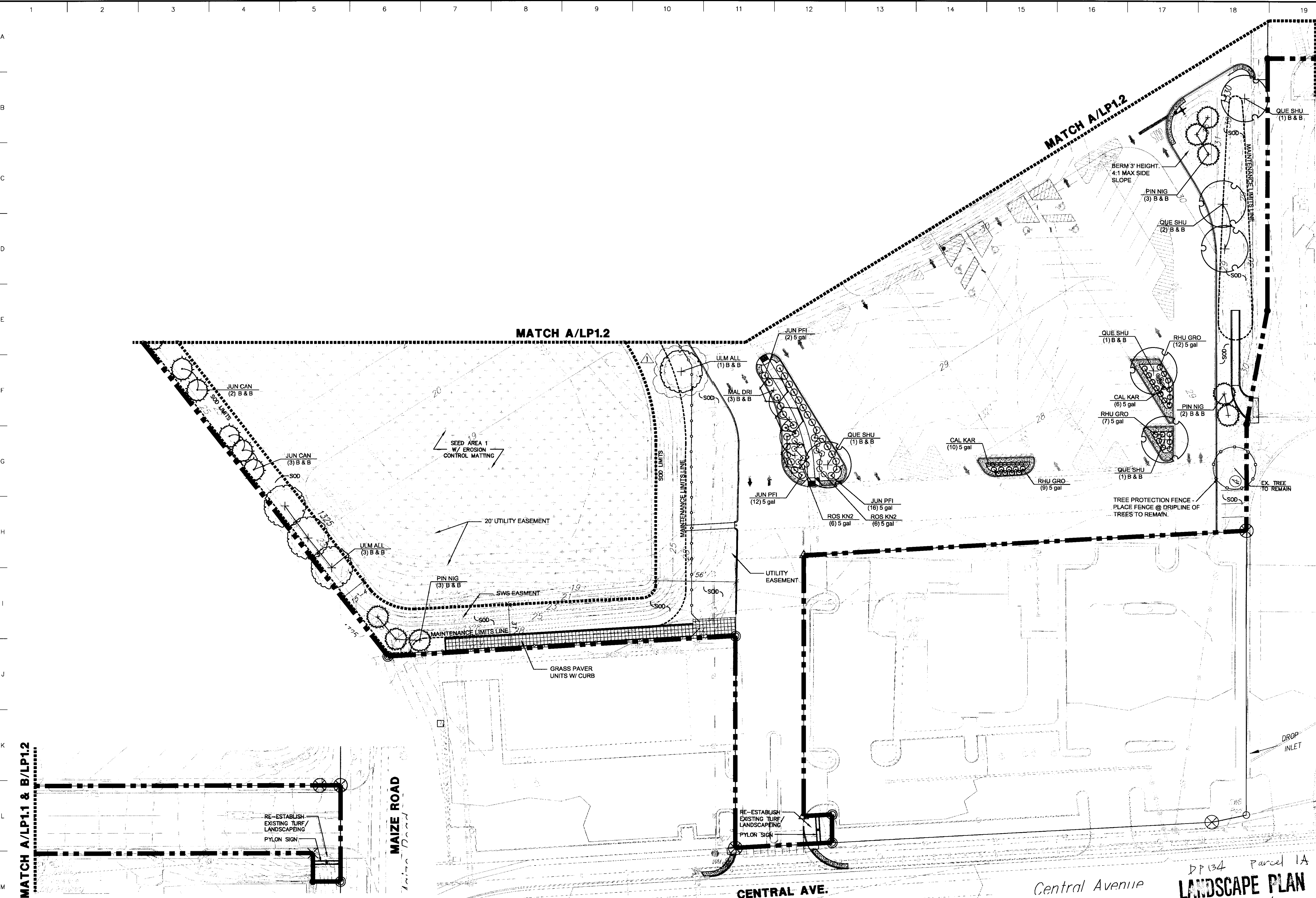
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Planting Notes,
Schedule

SHEET:
LP2.2



B LANDSCAPE PLANTING PLAN
1"= 30'-0"
NORTH

A LANDSCAPE PLANTING PLAN
1"= 30'-0"
NORTH

DP 134 Parcel 1A
LANDSCAPE PLAN
APPROVED 12-5-11 BY NES
Sheet 1 of 4
(supercedes 10-1-10 plan)

LAW/KINGDON ARCHITECTURE
ARCHITECTS & ENGINEERS
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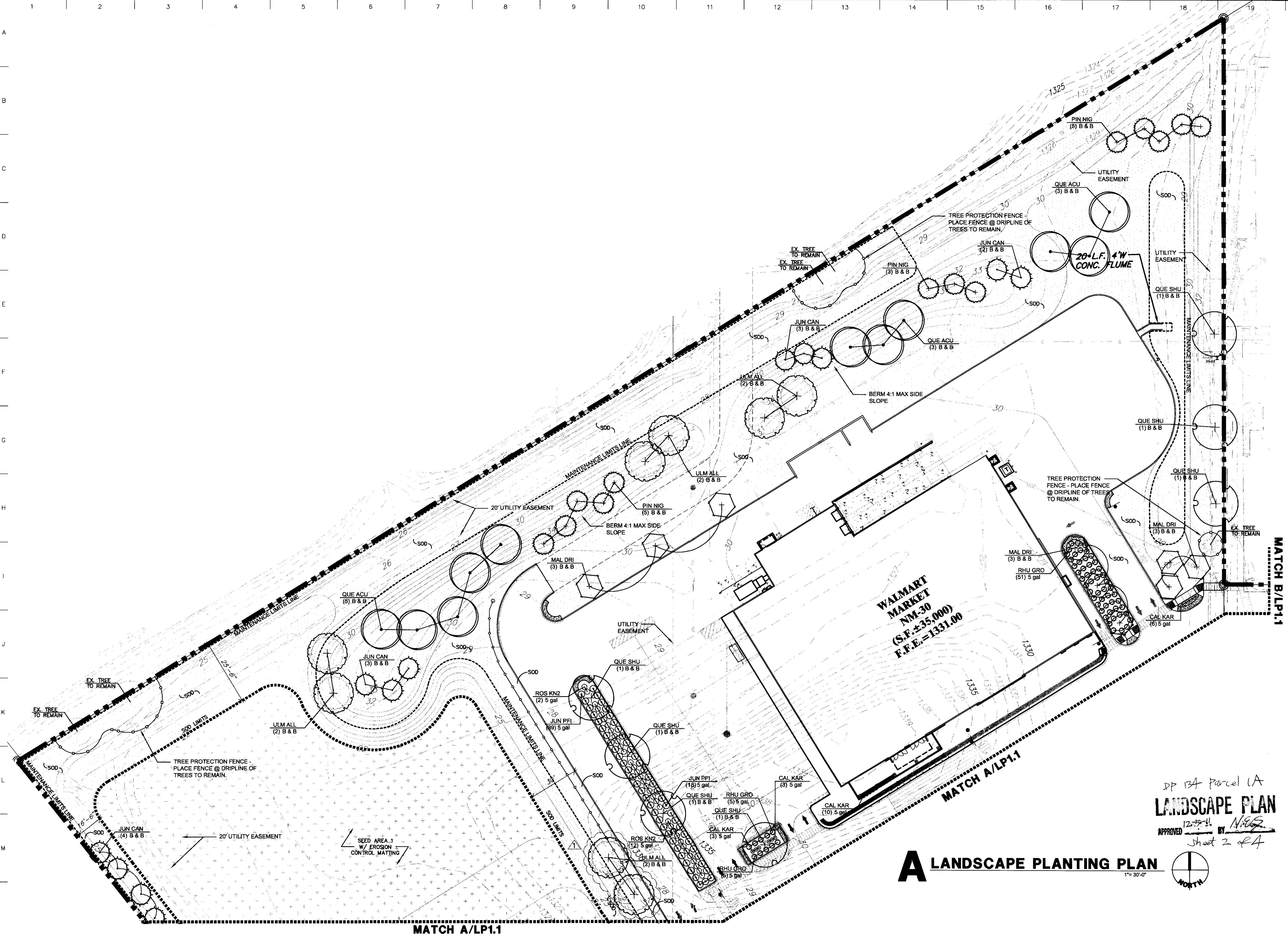
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SHEET TITLE:
Landscape Planting Plans

SHEET:
LP1.1





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ARCHITECTS & ENGINEERS
345 S. 10th St., Suite 200
Wichita, KS 67203
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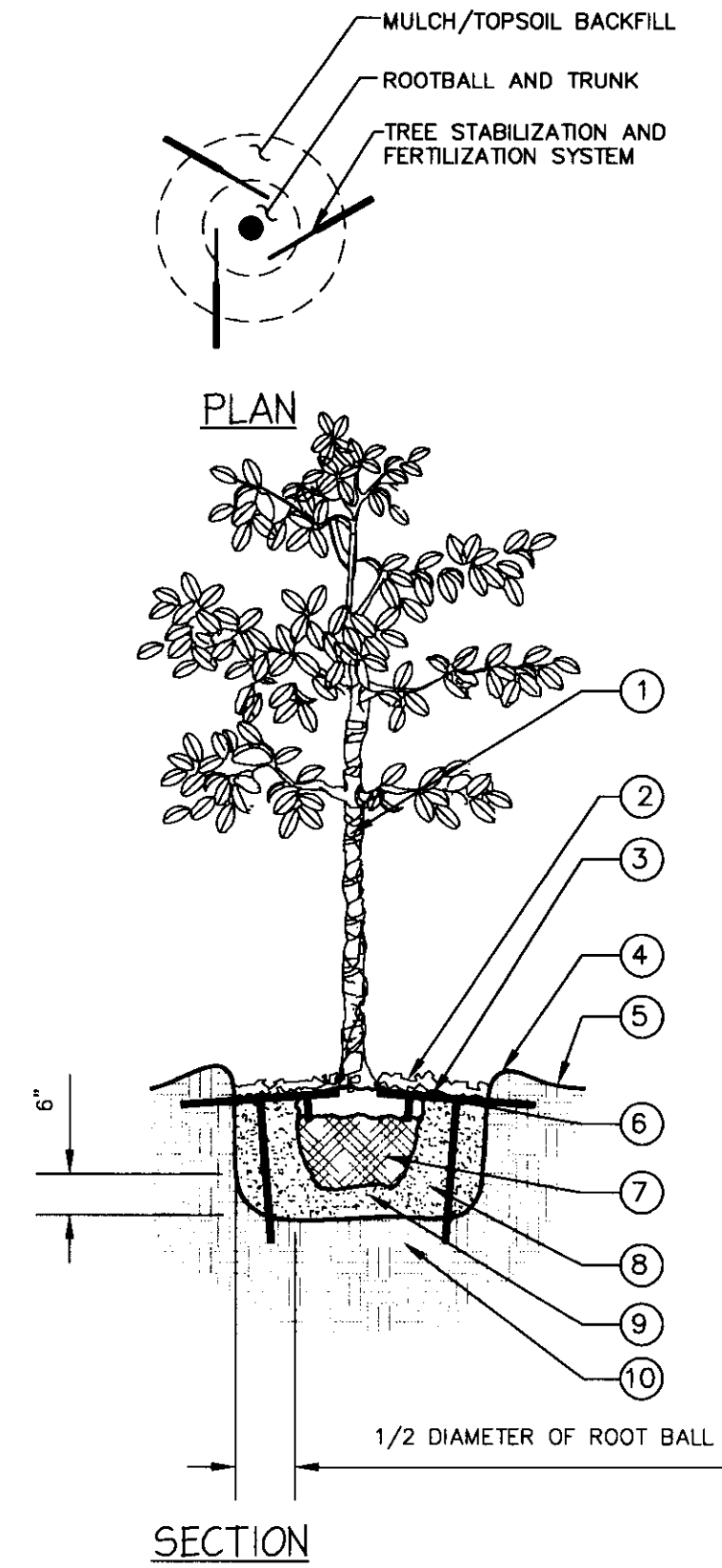
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LANDSCAPE PLANTING PLAN
1"=30'-0"

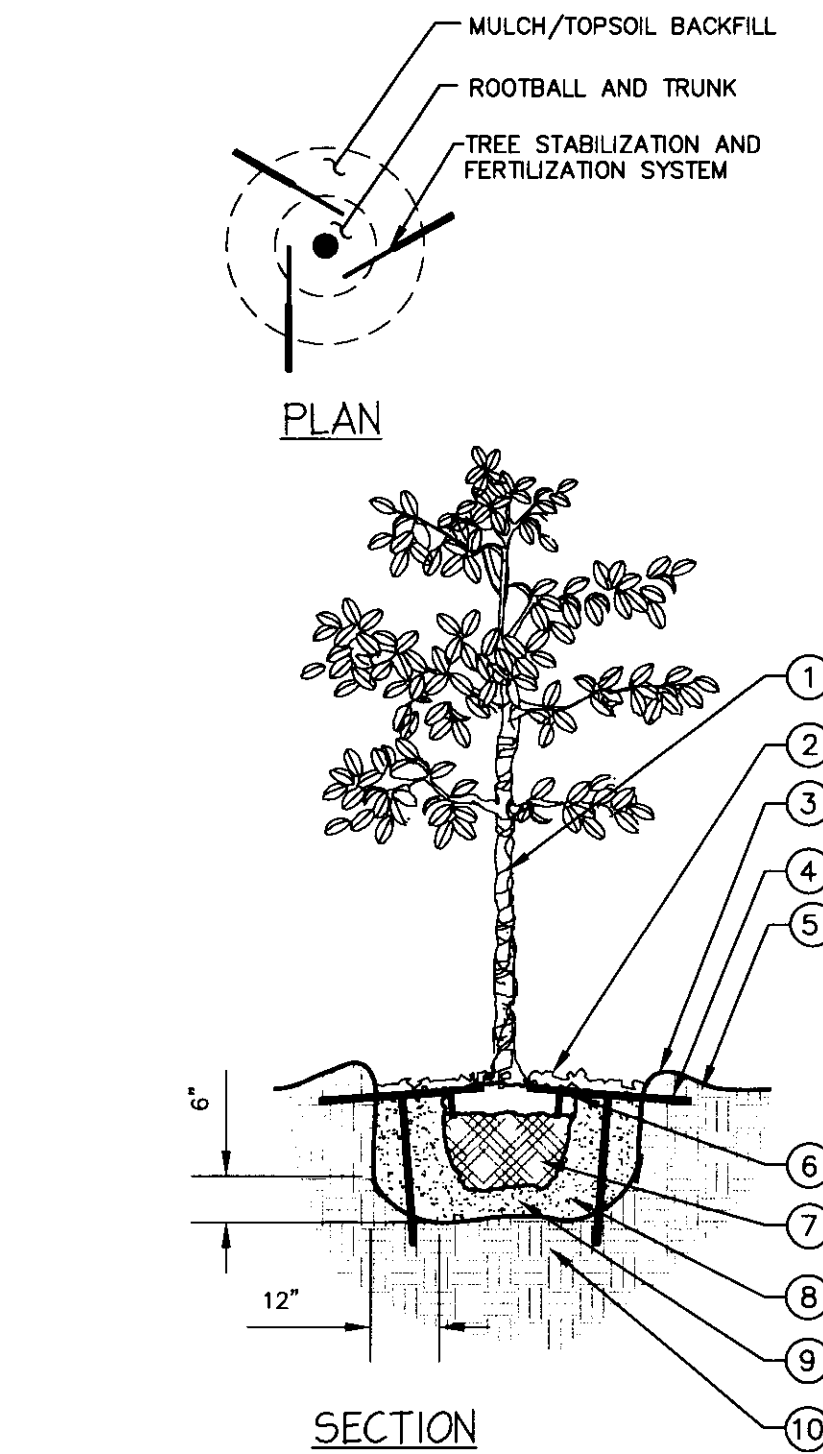
SHEET TITLE:
Landscape
Planting
Plans

SHEET:
LP1.2



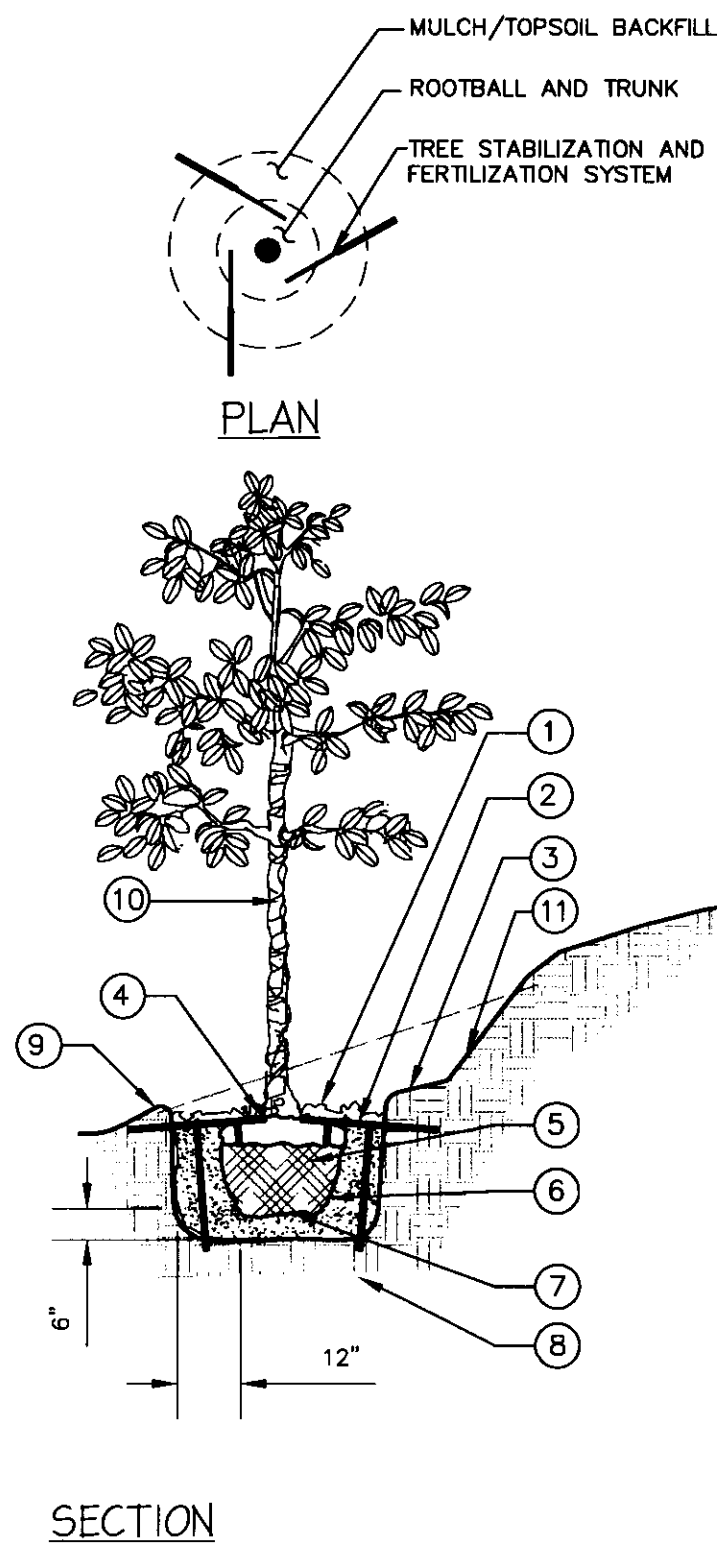
1. TREE WRAP
 2. 4" MINIMUM OF HARDWOOD BARK MULCH COMPACTED OR AS SPECIFIED.
 3. STAKE SIZE SHALL BE ONE SIZE HIGHER THAN REQUIRED FOR SIZE OF TREE. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
 5. FINISHED GRADE (SEE GRADING PLAN)
 6. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE
 7. B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
 8. PREPARED PLANTING SOIL AS SPECIFIED.
 9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
 10. UNDISTURBED SUBSOIL
- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLING TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
- C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
- D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
- E. BRANCHING HEIGHT TO A.A.N. STANDARDS.

1 LARGE TREE PLANTING - 14' OR GREATER



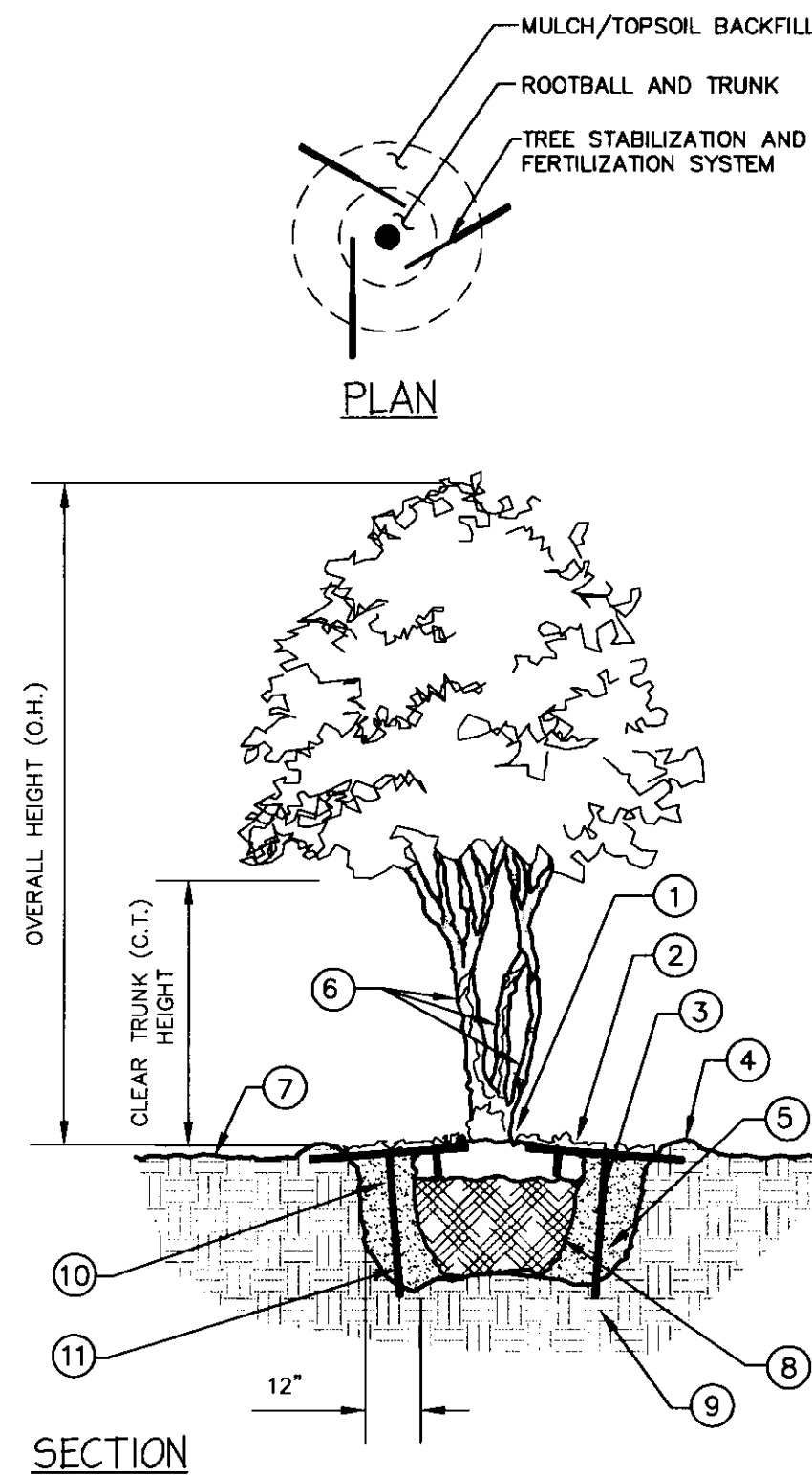
1. TREE WRAP
 2. 4" MINIMUM OF HARDWOOD BARK MULCH COMPACTED OR AS SPECIFIED.
 4. STAKE SIZE SHALL BE ONE SIZE HIGHER THAN REQUIRED FOR SIZE OF TREE. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
 5. FINISHED GRADE (SEE GRADING PLAN)
 6. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE
 7. B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
 8. PREPARED PLANTING SOIL AS SPECIFIED.
 9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
 10. UNDISTURBED SUBSOIL
- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLING TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
- C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
- D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
- E. BRANCHING HEIGHT TO A.A.N. STANDARDS.

2 SMALL TREE PLANTING - 14' OR LESS



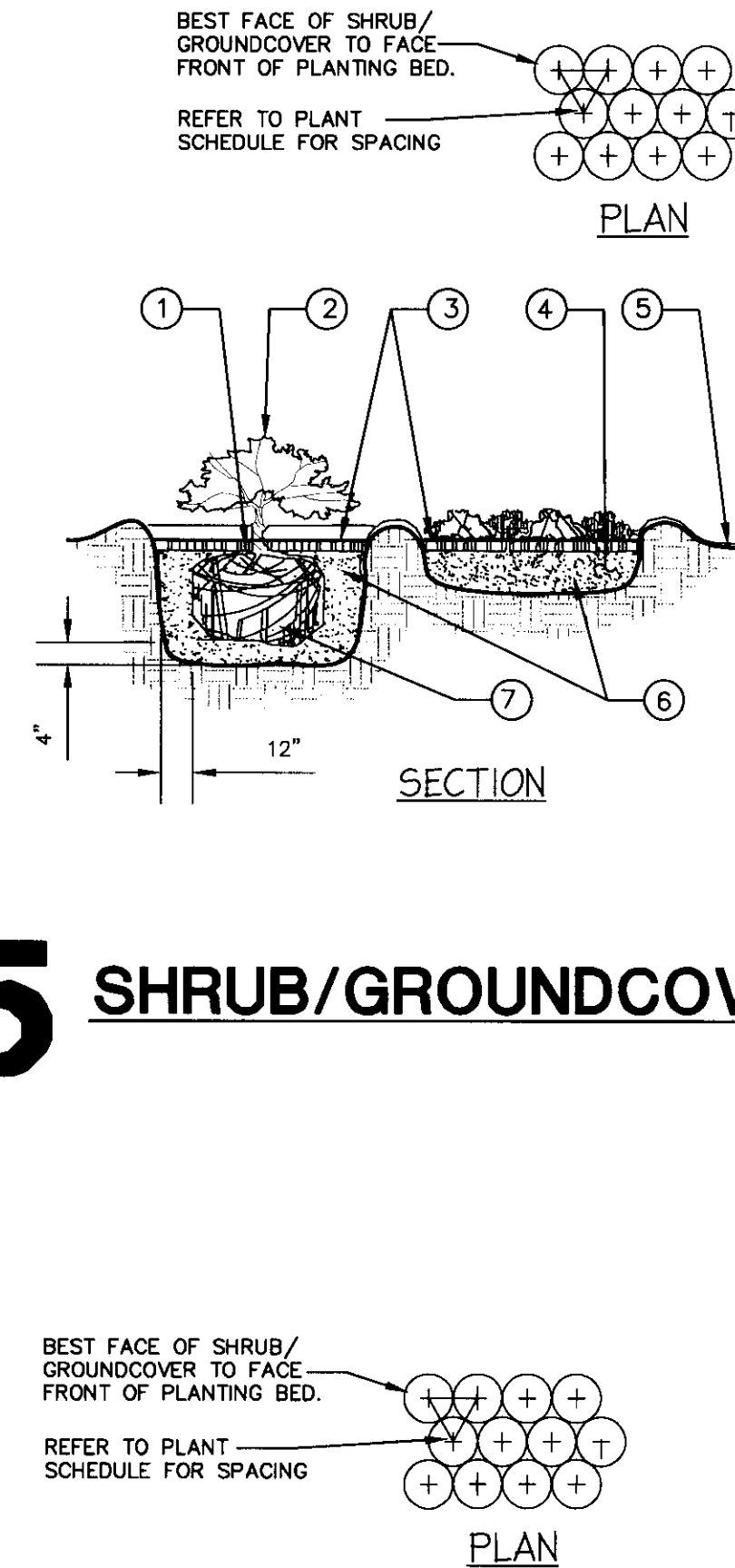
1. 4" MINIMUM OF HARDWOOD BARK MULCH COMPACTED OR AS SPECIFIED.
 2. STAKE SIZE SHALL BE ONE SIZE HIGHER THAN REQUIRED FOR SIZE OF TREE. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
 3. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
 4. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE
 5. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
 6. PREPARE PLANTING SOIL AS SPECIFIED.
 7. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
 8. UNDISTURBED SUBSOIL
 9. 3" HIGH SOIL BERM TO HOLD WATER.
 10. TREE WRAP
 11. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.
- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLING TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
- C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
- D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
- E. BRANCHING HEIGHT TO A.A.N. STANDARDS.

3 TREE PLANTING ON SLOPE



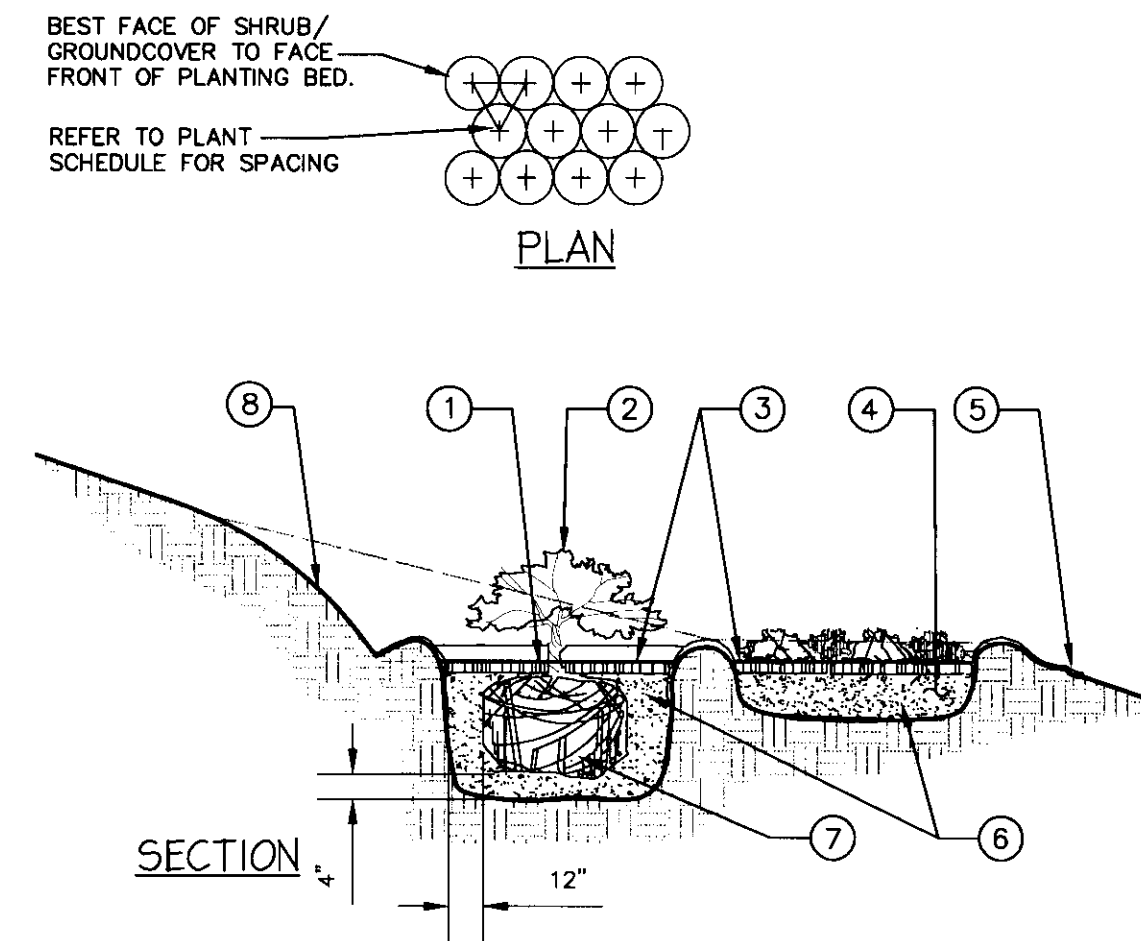
1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOTBALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
 - 4" SHREDDED HARDWOOD BARK MULCH OR APPROVED EQUAL.
 - DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOTBALL-ROUGHEN SIDES OF TREE PIT.
 - 3" HIGH SOIL BERM TO HOLD WATER.
 - TOPSOIL MIX BACKFILL
 6. TREE WRAP
 7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN)
 8. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
 9. UNDISTURBED SUBSOIL
 10. PREPARE PLANTING SOIL AS SPECIFIED.
 11. STAKE SIZE SHALL BE ONE SIZE HIGHER THAN REQUIRED FOR SIZE OF TREE. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- B. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLING TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
- C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
- D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT
- E. BRANCHING HEIGHT TO A.A.N. STANDARDS

4 MULTI-TRUNK TREE PLANTING

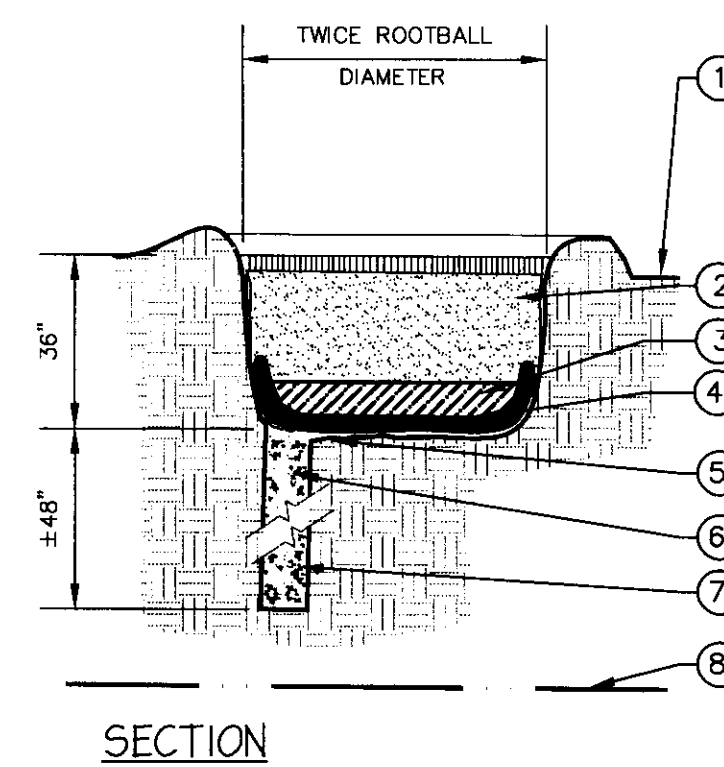


1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT
3. 4" MINIMUM OF HARDWOOD BARK MULCH COMPACTED OR AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

5 SHRUB/GROUNDCOVER PLANTING



6 SHRUB/GROUNDCOVER PLANTING ON SLOPE



1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. 12"± CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
4. FILTER FABRIC
5. SLOPE BOTTOM TO DRAIN
6. 18"± AUGERED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7" TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

7 POOR DRAINAGE CONDITION

Entire sheet has been revised

PLANTING NOTES

GENERAL

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
2. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL REFER TO SPECIFICATION SECTION 02900 FOR ADDITIONAL REQUIREMENTS AND RELATED TO PLANTING AND LANDSCAPING. THE CONTRACTOR WILL BE EXPECTED TO FOLLOW ALL THE REQUIREMENTS CALLED FOR IN THE SPECIFICATIONS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
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 PLAN.
6. REPORT DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASE OF MATERIALS OR STARTING CONSTRUCTION.
7. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S WRITTEN 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.
8. PLANT SUBSTITUTIONS WILL ONLY BE ALLOWED UNDER THE FOLLOWING CONDITIONS: LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN SUBSTITUTION REQUEST TO THE LANDSCAPE ARCHITECT STATING WHAT PLANTS TO BE SUBSTITUTED AND THE REQUESTED SUBSTITUTION PLANT ALONG WITH EXPLANATION OF SUBSTITUTION REQUEST. NO SUBSTITUTION SHALL CONSTITUTE AN INCREASE IN COST FROM THE ORIGINAL CONTRACT AMOUNT. ANY PLANT SUBSTITUTIONS NOT APPROVED SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF INSPECTION.
9. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF CONSTRUCTION.

PLANTING PREPARTATION

11. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. TOPSOIL SHALL BE A FRIABLE LOAM WITH GOOD STRUCTURE. SOLUBLE SALTS SHALL NOT EXCEED 500ppm AND ORGANIC MATTER SHALL BE NO LESS THAN 3%. The pH SHALL RANGE BETWEEN 5.5 AND 7.4.
12. THE OWNER SHALL HAVE TOPSOIL TESTED BY A CERTIFIED TESTING LABORATORY AND OBTAIN RECOMMENDATIONS FOR SOIL AMENDMENT TYPE(S) AND QUANTITIES. RECOMMENDATIONS SHALL BE SPECIFIC TO THE TOPSOIL OF THIS REPORT TO THE LANDSCAPE ARCHITECT FOR THEIR RECORDS. THE LANDSCAPE CONTRACTOR SHALL BE EXPECTED TO AMEND SOILS PER THE RECOMMENDATIONS AND SPECIFICATIONS.
13. BACKFILL: FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL TOPSOIL MIXED WITH AMENDMENTS AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.
14. PARKING LOT ISLANDS SHALL BE EXCAVATED TO A DEPTH OF 24" AND BACKFILLED WITH APPROVED TOPSOIL AND REQUIRED AMENDMENTS.
15. RAISED PLANTERS SHALL BE EXCAVATED TO A MINIMUM 12" BELOW FINISH GRADE OF ADJACENT SIDEWALK, SUBDRAINAGE SYSTEM INSTALLED AND BACKFILLED WITH APPROVED PLANTING SOIL MIX.
16. CONTRACTOR SHALL REFER TO SPECIFICATION SECTION 02900 FOR INSTRUCTIONS RELATED TO THE PRESENCE OF UNSUITABLE SUBSOILS AND TOPSOILS.

PLANTING MATERIALS

17. REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
18. PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
19. 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." THESE STANDARDS SHALL REPRESENT THE GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
20. ALL TREES SHALL HAVE STRAIGHT TRUNKS (FOR SINGLE STEM SPECIES) AND FULL CROWN AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
21. PLANT MATERIAL SELECTION: TREES SHALL BE TAGGED BY THE LANDSCAPE ARCHITECT AT THE TREE GROWER NURSERY PRIOR TO PURCHASE AND DELIVERY TO SITE FOR ALL OTHER PLANT MATERIAL SELECTIONS REFER TO SECTION 02900 OF THE SPECIFICATIONS FOR INSTRUCTIONS.
22. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
23. PLANT LOCATIONS AND QUANTITIES SHOWN ARE APPROXIMATE. ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID CONFLICTS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING INDICATED ON THE PLANS.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
25. 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 PLANTING TO REDUCE TRANSPIRATION.
26. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICIATED IN THE PLANT SCHEDULE. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR 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.
27. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
28. ALL PLANTING AREAS SHALL BE COMPLETELY MUCHED AS SPECIFIED. PLACE 4" OF MULCH IN ALL SHRUB BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS. PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER.
29. 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.
30. CONTRACTOR SHALL INSTALL AN 18" WIDE MUCH STRIP BEHIND ALL CONCRETE CURBS.
31. WHERE TURF GRASS WILL BE ESTABLISHED ADJACENT TO CONCRETE CURBS, EITHER A 16" OR 24" (DEPENDING UPON AVAILABILITY) WIDE SOD STRIP IS REQUIRED.

RELATED ITEMS

1. THE CONTRACTOR SHALL USE A 4.1oz WOVEN POLYPROPYLENE, NEEDLE-PUNCHED FABRIC WEED BARRIER IN SHRUB BEDS. OVERLAP EDGES A MINIMUM OF 6". SECURE EDGES IN GROUND. INSTALL IN ALL LANDSCAPED ISLANDS.
2. ALL PLANTING BEDS SHALL BE SEPERATED FROM TURF AREAS WITH STEEL EDGING. EDGING SHALL BE ¼" X 4" INTERLOCKING STEEL EDGING WITH METAL STAKES SUFFICIENT TO HOLD EDGING IN PLACE. EDGING SHALL NOT EXTEND ABOVE ANY ADJACENT SIDEWALKS.

LAWNS AND SEEDING

3. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH THE SWPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPP PLAN FOR THIS SITE.
4. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING OPERATIONS.
5. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF THE SWPP PLAN.
6. SOD TYPE:
FESCUE SOD SHALL BE A LOCALLY AVAILABLE PREMIUM FESCUE BLEND. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND ESTABLISHMENT OF THE SOD TO THE LIMITS INDICATED ON THE PLANS. SOD SHALL COMPLY WITH THE REQUIREMENTS IN SECTION 02900 OF THE SPECIFICATIONS. ROLL SOD FOR A SMOOTH AND CONSISTENT FINAL LAWN.
7. SEED TYPE:
PERMANENT LAWN SEEDING - PREMIUM FESUCUE BLEND RATE: 10lbs/1000 SF (NEW LAWNS)
TEMPORARY LAWN SEEDING - ANNUAL RYEGRASS RATE: 3lbs/1000 SF
NATIVE/SPECIALTY SEEDING - SEE PLANT SCHEDULE

INSPECTIONS/MAINTENANCE AND CLEAN-UP

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME INDICATED IN THE SPECIFICATION SECTION 02900.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPECIFICATION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
10. 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.
11. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
12. 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. CENTRAL LEADERS SHALL NOT BE REMOVED.
13. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, GUYS, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
14. PROVIDE NOTIFICATIONS TO THE OWNERS CIVIL ENGINEERING CONSULTANT (CEC) FOR MEETING AND EVENT NOTIFICATIONS FOR THE FOLLOWING:
PRE-WORK MEETING
PLANT MATERIAL SELECTION MEETING AT GROWER
PLANTING OPERATIONS
ISLAND INSPECTION
TREE TRANSPLANTING (IF APPLICABLE)
SUBSTANTIAL COMPLETION INSPECTION
FINAL INSPECTION
WARRANTY INSPECTION
- * Note: Refer to SEED/SOD SCHEDULE for erosion control coordination.

TREE PROTECTION/PRESERVATION/TRANSPLANTING NOTES

1. THIS PROJECT SITE CONTAINS EXISTING TREES THAT ARE TO BE RETAINED. THE CONACTOR SHALL CONTACT THE OFFICE OF THE LANDSCAPE ARCHITECT TO SCHEDULE AN ON-SITE MEETING TO FLAG TREES TO REMAIN AND THE EXTENT OF ANY TREE PRUNING TO BE DONE TO TREES TO REMAIN.
2. THE LANDSCAPE CONTRACTOR IS TO COORDINATE WITH THE GENERAL CONTRACTOR FIVE DAYS BEFORE ANY WORK BEGINS TO SET UP A PROTECTION ZONE AROUND ALL TREES TO REMAIN IN PLACE. STAKES AND A FLAGGED BARRIER ARE TO BE SET UP ON THE OUTSIDE OF THE SAFETY ZONES ARE TO BE REMOVED ONLY UPON APPROVAL OF COMPLETION.
3. EXISTING TREES THAT ARE WITHIN AREAS OF GRADING OPERATIONS WORK SHALL BE DONE PER SPECIFICATION SECTION 02900.
4. TREES THAT ARE INDICATED (IF ANY) TO BE TRANSPLANTED SHALL BE DONE PER SPECIFICATION SECTION 02900 BY A CONTRACTOR WITH AN ESTABLISHED RECORD OF SUCCESSFUL TREE TRANSPLANTING AND A CERTIFIED ARBORIST ON STAFF.

LANDSCAPE ORDINANCE CALCULATIONS.

LANDSCAPED STREET/YARD REQUIRED:

N/A Property not adjacent to street right-of-way

PARKING LOT SCREENING:

N/A Property not adjacent to street right-of-way

PARKING LOT REQUIRED TREES:

One (1) Tree / 20 Parking Stalls
180 Parking Stalls / 20 = 9 Trees Required
(1/2 of required trees must occur in interior islands)

PARKING LOT TREES PROVIDED:

7 Overstory Trees & 6 Understory Trees
Total Parking Lot Trees Provided: 13 Trees
(13 located in interior islands)

RESIDENTIAL BUFFER:

One (1) Tree / 40 LF of common property line to residential North Property Line: 1044 LF / 40 = 27 Trees Required
(CUP Requirement: Equal number of trees to be planted on adjacent property)
West Property Line: 432 LF / 40 = 11 Trees Required

RESIDENTIAL BUFFER PROVIDED:

North Property Line: 38 Trees Provided (On Subject Property)
West Property Line: 12 Evergreen Trees Provided

ALERT TO CONTRACTOR

ALL WM GENERAL CONTRACTING WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES AND FINAL GRADING) BY THE MILESTONE DATE IN THE PROJECT DOCUMENTS. OUTLOT AREAS TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

UTILITY LOCATES

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

CONTACT KANSAS ONE-CALL A MINIMUM 2 WORKING DAYS PRIOR TO WORK AT 1-800-344-7233 (WICHITA: 687-2470)

CITY OF WICHITA PUBLIC UTILITY LOCATE SHALL BE CONTACTED A MINIMUM 2 DAYS PRIOR TO WORK AT 316-268-4260.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	REMARKS
MAL DRI	12	Malus x 'Snow Drift'	Snow Drift Crabapple	B & B	2" Cal	
QUE ACU	11	Quercus acutissima	Sawtooth Oak	B & B	3" Cal	
QUE SHU	13	Quercus shumardii	Shumard Red Oak	B & B	3" Cal	
ULM ALL	12	Ulmus parvifolia 'Allee'	Allee Lacebark Elm	B & B	3" Cal	

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	REMARKS
JUN CAN	17	Juniperus virginiana 'Concertii'	Concerti Juniper	B & B	8' Ht.	
PIN NIG	21	Pinus nigra	Austrian Pine	B & B	8' Ht.	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	REMARKS
CAL KAR	38	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal		
JUN PFI	87	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	5 gal		
RHU GRO	89	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal		
ROS KN2	46	Rosa shrub 'Knock Out'	Knock Out Rose	5 gal		

SEED / SOD SCHEDULE

SEED AREA - MIX #1 (REFER TO LP1/2 FOR EXTENTS)	WETNESS TOLERANCE (Transitional Area)	PLS LBS./ACRE
Switchgrass	Seasonal Saturation	1.5
Canada Wildrye	Seasonal Saturation-Short Term Ponding	4.0
Tall Wheatgrass	Seasonal Saturation-Short Term Ponding	4.0
Prairie Cordgrass	Seasonal Saturation-Short Term Ponding	4.0
Clustered Field Sedge	Seasonal Saturation-Short Term Ponding	1.5
Path Rush	Seasonal Saturation-Short Term Ponding	0.25
Nebraska Sedge	Seasonal Saturation-Short Term Ponding	2.0
Perennial Rye Grass	Seasonal Saturation-Short Term Ponding	4.0
Total		21.25

- * Note:
- Refer to SWPP plan for erosion control blanket in all areas indicated as "SEED AREA - MIX #1".
 - Seed must be drilled prior to erosion control blanket installation.



LAW/KINGDON ARCHITECTURE
ARCHITECTS & ENGINEERS
3445 RIVERVIEW, WICHITA, KS 67203
Phone (316) 268-0268 Fax: (316) 268-0265
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CONSULTANTS

WALMART
MARKET
WICHITA, KS

STORE NO. 5855-00

JOB NUMBER: 4348-101 PROJECT:

ISSUE BLOCK

12/6/10	ADDENDUM #3	3

CHECKED BY:

JB

DRAWN BY:

WAW

FILE NAME:

PROTO CYCLE:

DOCUMENT DATE: 09-21-10

SHEET TITLE:

**Planting Notes,
Schedule**

SHEET:

LP2.2

DP 134 Parcel 1A

LANDSCAPE PLAN

APPROVED 12-5-11 BY NCS
Sheet 4 of 4



Wichita-Sedgwick County Metropolitan Area Planning Department

December 17, 2015

Ronald D. Ryan Living Trust
PO Box 47854
Wichita, KS 67201

Paul Gray
1861 N. Rock Road, Ste 200
Wichita KS 67206

RE: CUP2015-41 - City Community Unit Plan CUP DP-134 amendment to increase residential density and amend development standards on GO General Office zoned property, generally located northwest of the intersection of West Central Avenue and North Maize Road.

Dear Applicants:

At its regular meeting on **December 17, 2015**, the Wichita/Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the CUP Amendment subject to the following conditions:

- (1) Parcel 2a shall be limited to 60 multi-family residential units in buildings not to exceed 35' in height.
- (2) If developed with multi-family residences, Parcel 2a shall maintain cross lot access to both Parcel 1 and Parcel 2. The applicant shall construct access improvements from Parcel 2a to Parcel 1 prior to obtaining residential building permits. The applicant shall submit a site plan demonstrating access from Parcel 2a to Parcel 1, to be approved by planning staff and the City Traffic Engineer.
- (3) The applicant shall submit building elevations, to be approved by planning staff, demonstrating architectural compatibility per the CUP requirements, to include 25% fieldstone facing the existing neighborhood.
- (4) Parcel 2a shall maintain a 10-foot landscape buffer along the Parcel 3 property line.
- (5) Parcel 2a shall share maintenance, per a written maintenance agreement with adjoining property owners, of common access, water feature and wall facilities.

- (6) The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days of approval or the request shall be considered denied and closed.
- (7) If the Zoning Administrator finds that there is a violation of any of the conditions of the CUP amendment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the CUP amendment null and void.

Property owners may file written protest petitions on zoning related items heard by the MAPC. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **December 31, 2015, at 5 PM.** Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area within 200 feet of the perimeter of the application area, unless the City Council overrides such a protest and approves the application by a vote of three-quarters of its members.

If appeals or protest petitions are filed, your application will be forwarded to the City Council for review and final action at their regular meeting on Tuesday, **February 2, 2016.** This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas. If no appeals or protests are file, the MAPC decision is final.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,


Jess McNeely, AICP
Senior Planner
Current Plans Division

Copies to:

- Bryan Frye, WCC CM V
- Laura Rainwater, NA V, Mail Stop 1-135
- Linda Kuhn, 909 N. Maize Rd #314
- Tony Suellentrop, 101 N. Ridge Rd. #8
- Guy McCormick, 909 N. Maize Rd #214
- Stan Stallbaumer, 909 N. Maize Rd #728
- Deb Plopa, 909 N. Maize Rd #726
- Ed Plopa, 909 N. Maize Rd #726
- Ron Bogle, 909 N. Maize Rd #732
- Mike Hill, 909 N. Maize Rd #720
- Bobbi Best, 909 N. Maize Rd #730
- Dee Ann Johnson, 909 N. Maize Rd #401