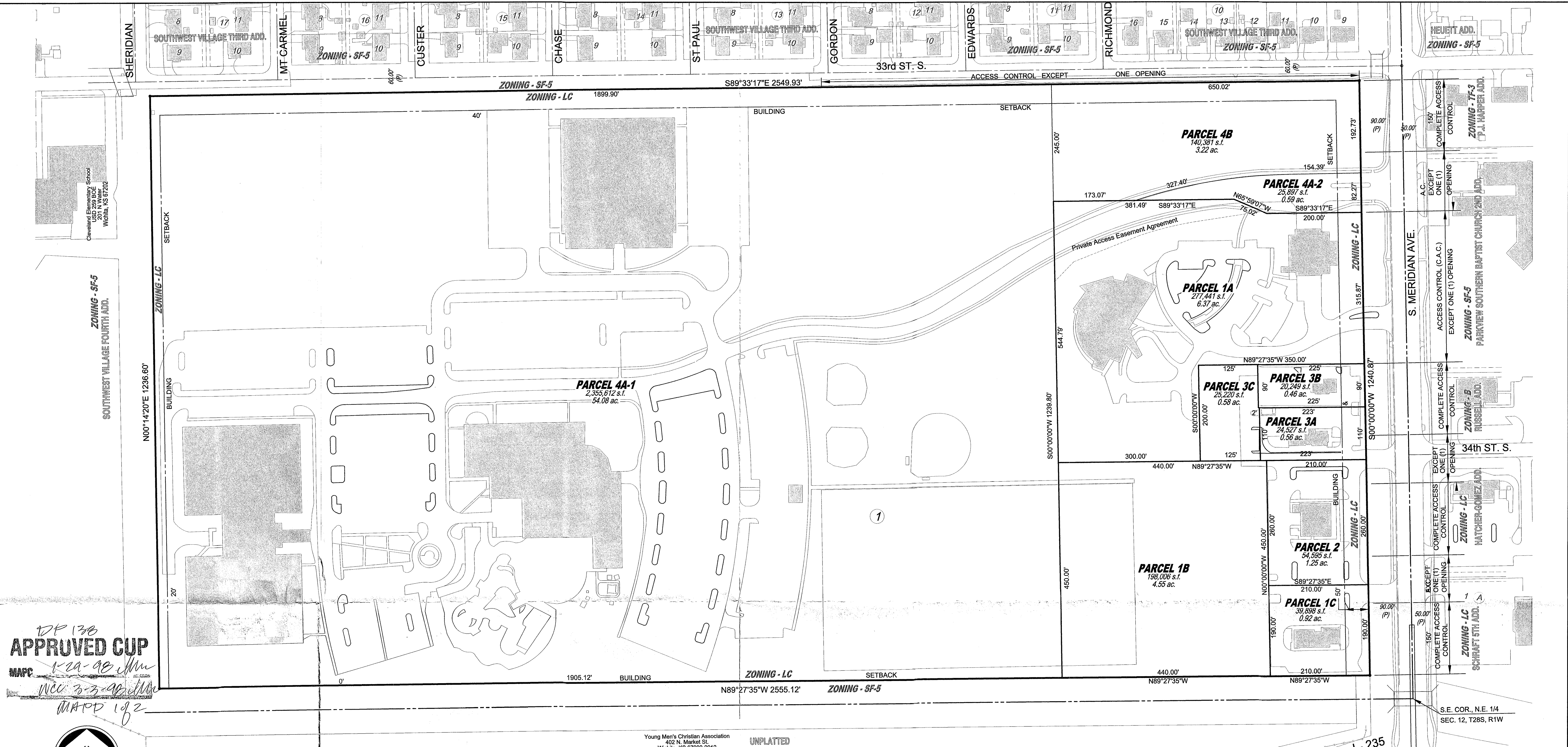
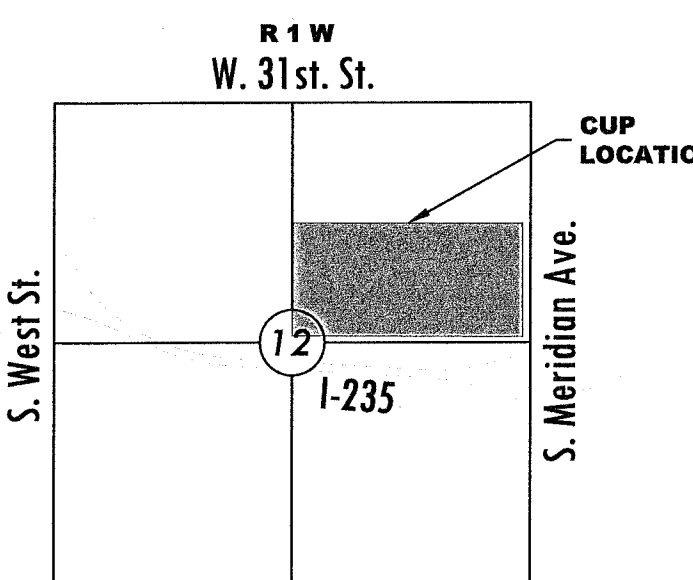
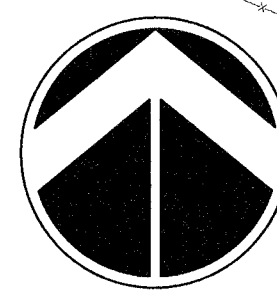




DP 138
APPROVED CUP
MAP 1-2A-98
WCC 3-3-98
MAP 1-2



VICINITY MAP

Parcel 1A
Gross Area= 6.37 Ac. or 277,441 s.f.
Maximum Height=35 feet
Max. Building Coverage=35% or 97,104 s.f.
Max. Gross Floor Area=35% or 97,104 s.f.
Allowed uses: Those allowed uses in the Limited Commercial Zoning District (LC); except as follows:
Single-Family, Duplex, Multi-Family, Manufactured/Mobile Home, Recreational Vehicle Campground, Asphalt and Concrete Plants, Taverns and Drinking Establishments, Adult Entertainment as defined by city code. As Amended Sexually Oriented Business in the City, and Outdoor Recreational uses.
Proposed property development standards: As per Limited Commercial Zoning District (LC) or as set forth herein.
Proposed site development standards: As per Limited Commercial Zoning District (LC) or as set forth herein.
Access: Shall provide cross-lot ingress and egress to Parcels 4A-1, 4A-2, 4B, 1B, & 3C.

Parcel 1B
Gross Area= 4.55 Ac. or 198,006 s.f.
Maximum Height=35 feet
Max. Building Coverage=35% or 69,302 s.f.
Max. Gross Floor Area=35% or 69,302 s.f.
Allowed uses: Same as Parcel 1A; provided however the use of Outdoor Recreational uses is also permitted.
Proposed property development standards: Same as Parcel 1A.
Proposed site development standards: Same as Parcel 1A.

Parcel 1C
Gross Area= 0.92 Ac. or 39,898 s.f.
Maximum Height=35 feet
Max. Building Coverage=35% or 13,964 s.f.
Max. Gross Floor Area=35% or 13,964 s.f.
Allowed uses: Same as Parcel 1A.
Proposed property development standards: Same as Parcel 1A.
Proposed site development standards: Same as Parcel 1A.

PARCEL DESCRIPTIONS

Parcel 2
Gross Area= 1.25 Ac. or 54,595 s.f.
Maximum Height=35 feet
Max. Building Coverage=35% or 19,108 s.f.
Max. Gross Floor Area=35% or 19,108 s.f.
Allowed uses: Same as Parcel 1A.
Proposed property development standards: Same as Parcel 1A.
Proposed site development standards: Same as Parcel 1A.

Parcel 3A
Gross Area= 0.56 Ac. or 24,527 s.f.
Maximum Height=35 feet
Max. Building Coverage=35% or 8,584 s.f.
Max. Gross Floor Area=35% or 8,584 s.f.
Allowed uses: Same as Parcel 1A.
Proposed property development standards: Same as Parcel 1A.
Proposed site development standards: Same as Parcel 1A.
Access: Shall provide cross-lot ingress and egress to Parcels 3B & 3C.

Parcel 3B
Gross Area= 0.46 Ac. or 20,249 s.f.
Maximum Height=35 feet
Max. Building Coverage=35% or 7,087 s.f.
Max. Gross Floor Area=35% or 7,087 s.f.
Allowed uses: Same as Parcel 1A.
Proposed property development standards: Same as Parcel 1A.
Proposed site development standards: Same as Parcel 1A.
Access: Shall provide cross-lot ingress and egress to Parcels 3A & 3C.

Parcel 3C
Gross Area= 0.58 Ac. or 25,220 s.f.
Maximum Height=35 feet
Max. Building Coverage=35% or 8,827 s.f.
Max. Gross Floor Area=35% or 8,827 s.f.
Allowed uses: Same as Parcel 1A.
Proposed property development standards: Same as Parcel 1A.
Proposed site development standards: Same as Parcel 1A.
Access: Shall provide cross-lot ingress and egress to Parcels 3A & 3B.

Parcel 4A-1 & 4A-2 (4A-2 is un-buildable therefore these two parcels are held together)
Gross Area= 54.67 Ac. or 2,381,509 s.f.
Maximum Height=35 feet within the north 200' feet; otherwise per L.C. Compatibility Height standards.
Max. Building Coverage=35% or 833,528 s.f.
Max. Gross Floor Area=35% or 833,528 s.f.
Allowed uses: Those allowed uses in the Limited Commercial Zoning District (LC), but limited any and all Recreational uses (by right), Church or Place of Worship, Community Assembly, Day Care, and Parking Areas.
Proposed property development standards: Same as Parcel 1A.
Proposed site development standards: Same as Parcel 1A.
Access: Shall provide cross-lot ingress and egress to Parcels 4B, 1A & 1B.

Parcel 4B
Gross Area= 3.22 Ac. or 140,381 s.f.
Maximum Height=35 feet within the north 200' feet; otherwise per L.C. Compatibility Height standards.
Max. Building Coverage=35% or 49,133 s.f.
Max. Gross Floor Area=35% or 49,133 s.f.
Allowed uses: Same as Parcel 1A; provided however the uses of Medical Services and Office-General uses are also permitted.
Proposed property development standards: Same as Parcel 1A.
Proposed site development standards: Same as Parcel 1A.
Access: Shall provide cross-lot ingress and egress to Parcels 4A-1, 4A-2, 1A & 1B.

DEVELOPMENT GUIDELINES
General Provisions

- This development is proposed to contain 72.58 gross acres and 72.58 net more or less. There are no internal public street areas.
- Setbacks are as indicated on plan view; if not shown shall per Property Development standards for the L.C. Zoning District.
- All utilities shall be installed underground.
- Signs: Shall be as permitted by L.C. Zoning District in accordance with the provisions of section 28.04.139 of the code of the City of Wichita, except that no portable, offsite, rotating signs, or flashing lights shall be permitted. Sign height shall be limited to a maximum height of 20' except for a 35-foot tall major development identification sign located in the southeastern corner of Parcel 1C. Signage for Parcels 3C & 1B may be placed upon one of the parcels with direct frontage on Meridian Ave., however, all signs shall be spaced a minimum of 150 feet apart regardless of lot configuration, leasing, or ownership.
Maximum sign areas shall be limited as follows:
Parcel 1A: 125 square feet;
Parcel 1B: 125 square feet
Parcel 1C: 152 square feet
Parcel 2: 125 square feet
Parcels 3A, 3B, and 3C shall share a total of 160 square feet.
Parcel 4A-1 shall be permitted 250 square feet of signage on Parcel 4B along Meridian Avenue.
Parcel 4B shall be permitted a total of 330 square foot of monument signage along Meridian Avenue provided it is spaced 100 feet north of Parcel 4A-1 signage.
It is permitted that the total sign area totaling above exceeds 0.8 times the frontage of Meridian Avenue by 24 square feet.
Parcel 4A-1 is allowed a single building sign on the southern building facade of the "Farha Sports Center" (the westernmost building on this Parcel) that shall not exceed 825 square feet in area. Said building sign may be backlit or illuminated from the ground.
- Architectural Language: All building exteriors in Parcels 1A, 1C, 2, 3A, 3B, 3C and 4B shall share a uniform architectural character, color, texture, and the same predominate exterior building material. Parcels 1B and 4A-1 shall share a uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent.
- Drainage: All drainage ways and easements shall be determined at the time of platting. A lot grading plan will be prepared in conformance with the general drainage concept plan for review prior to the issuance of a building permit.
- Final determination of street right-of-way and pavement widths on public / private streets shall be resolved at the time of platting.
- There shall be complete access control along the south side of 33rd Street west of Gordon Street except for emergency access, which shall be determined at the time of platting.
- All undeveloped areas are to be planted with ground cover to minimize blowing of dust and dirt from the site.
- Outdoor lights located in the north 300 feet of Parcel 4A-1 and 4B must be directed away from residential areas located north of 33rd Street; and all outdoor recreational activities must cease and outdoor lighting be turned off by 10:00 P.M.
- Parcel 4A-1 shall be developed substantially in compliance with the site plan labeled "Wichita YMCA New South Branch" submitted as part of this application.
- The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- Parking: Given the unique nature of the activities thereon parking requirements for Parcel 4A-1 shall be as deemed necessary for the functional use by the owner/operator.

Adjustment: CUP2016-0005 February 26th, 2016
Last Adjusted: CUP2015-0009 June 9th, 2015

COMMUNITY UNIT PLAN DP-138 MERIDIAN OUTLET MALL

OWNER / DEVELOPER: Young Men's Christian Association of Wichita 402 N. Market St. Wichita, KS 67202-2012 (316) 219-9622



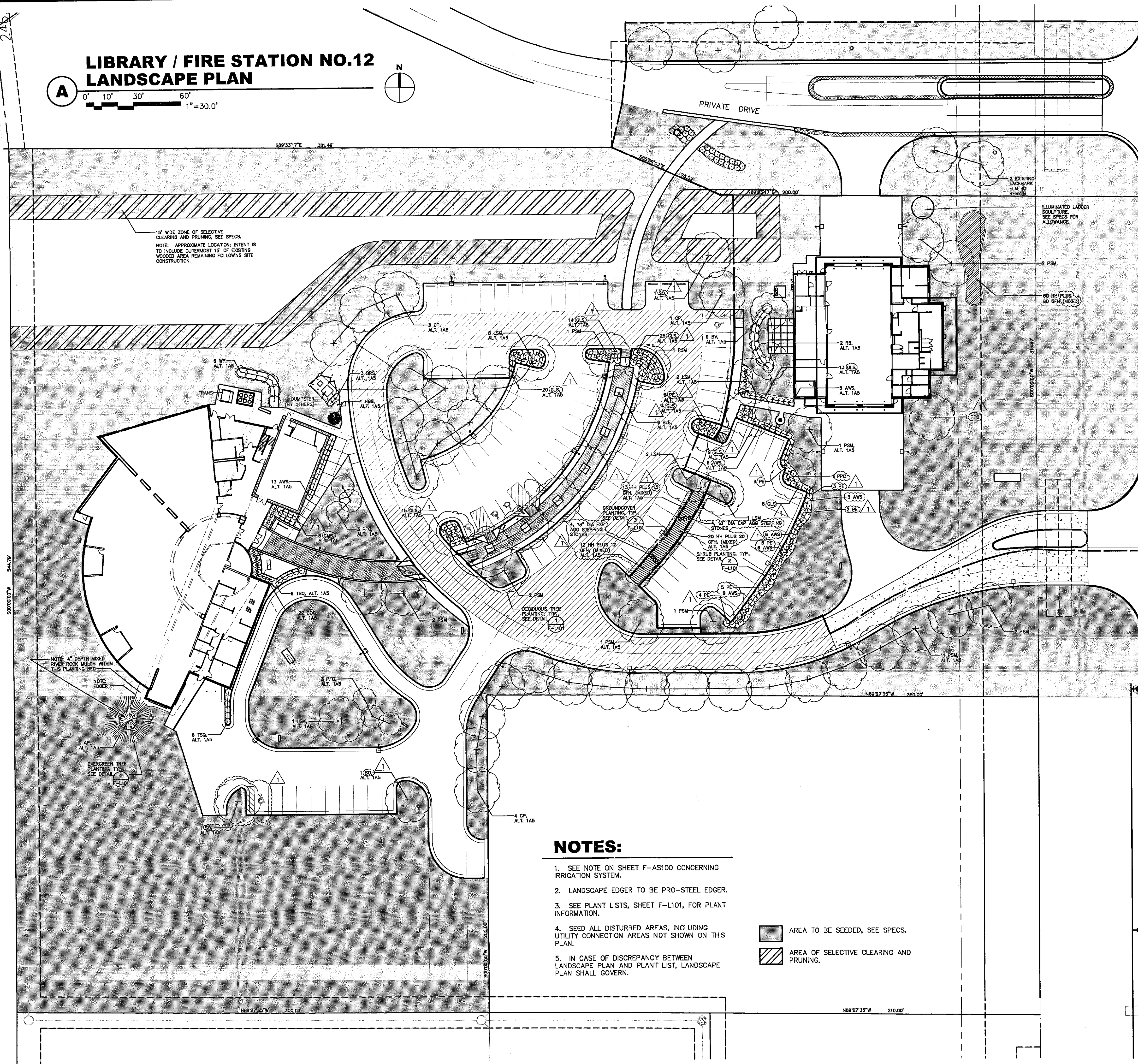
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LIBRARY / FIRE STATION NO.12 LANDSCAPE PLAN

0' 10' 30' 60'
1"=30.0'



15' WIDE ZONE OF SELECTIVE
CLEARING AND PRUNING, SEE SPECS.
NOTE: APPROXIMATE LOCATION, INTENT IS
TO INCLUDE OUTERMOST 15' OF EXISTING
WOODED AREA REMAINING FOLLOWING SITE
CONSTRUCTION.



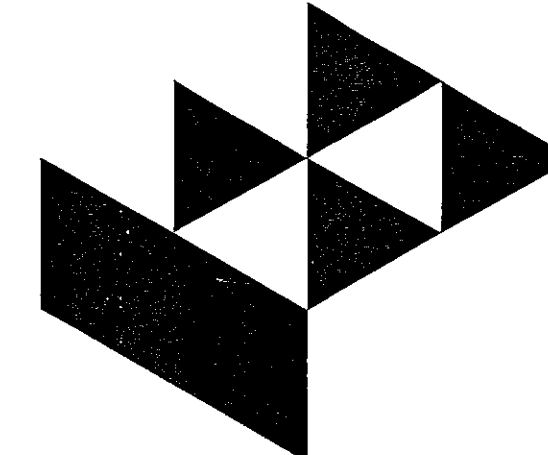
NOTES:

1. SEE NOTE ON SHEET F-AS100 CONCERNING IRRIGATION SYSTEM.
2. LANDSCAPE EDGER TO BE PRO-STEEL EDGER.
3. SEE PLANT LISTS, SHEET F-L101, FOR PLANT INFORMATION.
4. SEED ALL DISTURBED AREAS, INCLUDING UTILITY CONNECTION AREAS NOT SHOWN ON THIS PLAN.
5. IN CASE OF DISCREPANCY BETWEEN LANDSCAPE PLAN AND PLANT LIST, LANDSCAPE PLAN SHALL GOVERN.

- AREA TO BE SEED, SEE SPECS.
AREA OF SELECTIVE CLEARING AND PRUNING.

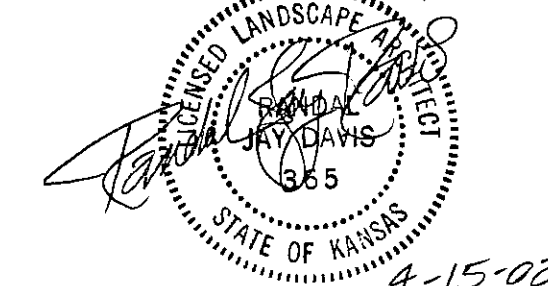
DP-138
PHASE 1A
LANDSCAPE PLAN

APPROVED 04/12/02 BY: JES
SHEET 10F-2 MAP D COMB 2 OF 2



GossenLivingston

Architecture
420 South Emporia
Wichita, KS 67202
Tel: (316) 265-9367
Fax: (316) 265-5646
Email: architects@glol.com



Regional Library

3447 S. Meridian

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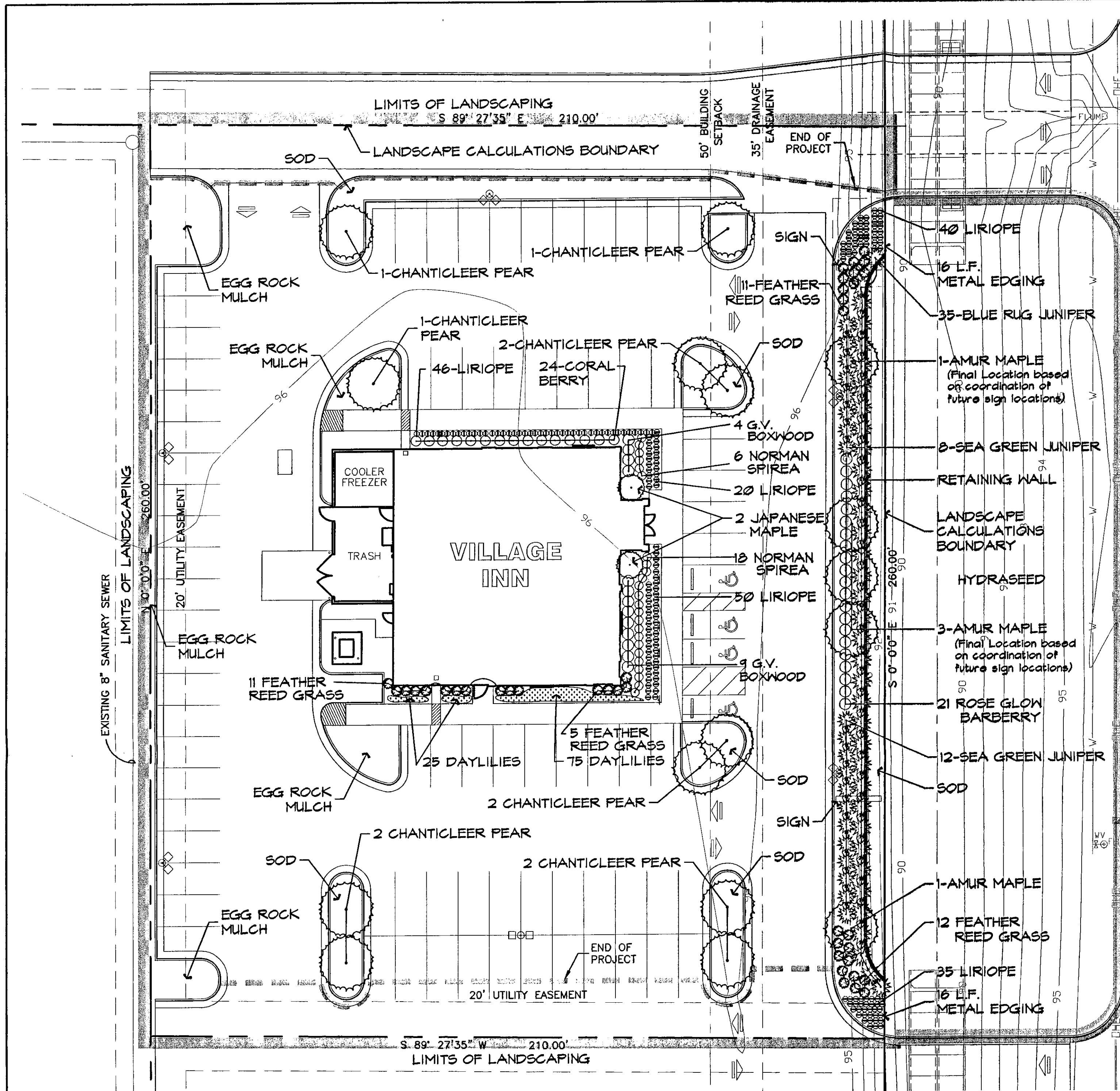
**Regional Library & Fire Stations
(No. 4, 7, 12, 13 & 19)
for the City of Wichita, Kansas**

Mark	Date	Description
1	04/12/02	LANDSCAPE REVISIONS

LANDSCAPE PLAN

Job No. 1036.000
Date 01/25/02
Drawn RJD
Checked MEK

F-L100
OF
Dwg. 18 of 91



LANDSCAPE ORDINANCE CALCULATIONS

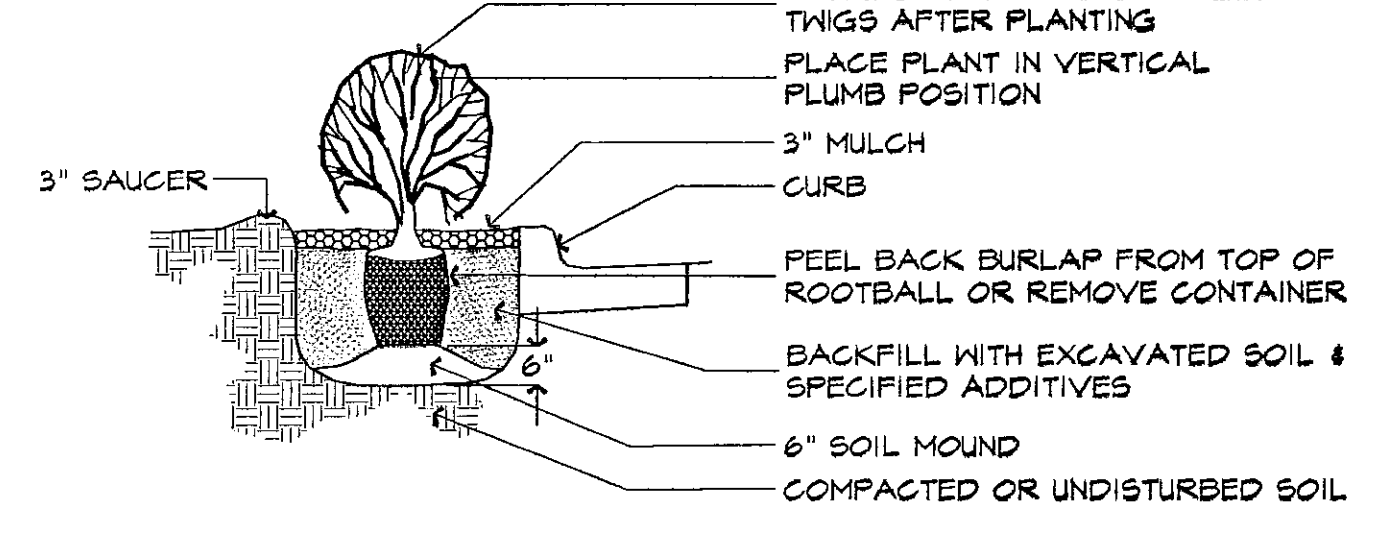
LANDSCAPE STREET YARD REQUIRED:
STREET FRONTAGE = 260'
LOT DEPTH = 210' = 10' SQUARE FOOTAGE FACTOR
260' X 10' = 2600 SF.
LANDSCAPE STREET YARD PROVIDED = 4,417 SF.

STREET YARD TREES REQUIRED:
2600 SF. DIVIDED BY 500 = 5.2 = 6 SHADE TREES, 14
STREET YARD TREES PROVIDED = 3 SHADE TREES, 6 ORNAMENTALS

PARKING LOT TREES REQUIRED:
82 SPACES = 5 SHADE TREES
PARKING LOT TREES PROVIDED = 4 ORNAMENTALS
+ 1/2 TREES REQ. BY STREET YARD REQUIREMENTS

NOTES:
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY.

PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING.
PLACE PLANT IN VERTICAL PLUMB POSITION.
3" MULCH
CURB
FEEL BACK BURLAP FROM TOP OF ROOTBALL OR REMOVE CONTAINER
BACKFILL WITH EXCAVATED SOIL & SPECIFIED ADDITIVES
6" SOIL MOUND
COMPACTED OR UNDISTURBED SOIL

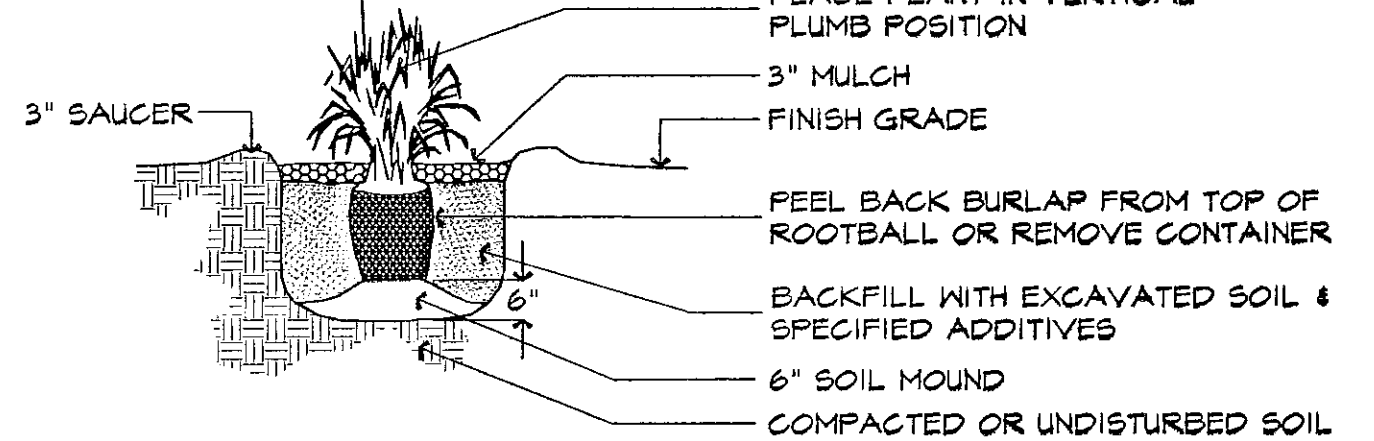


SHRUB PLANTING DETAIL

NOT TO SCALE

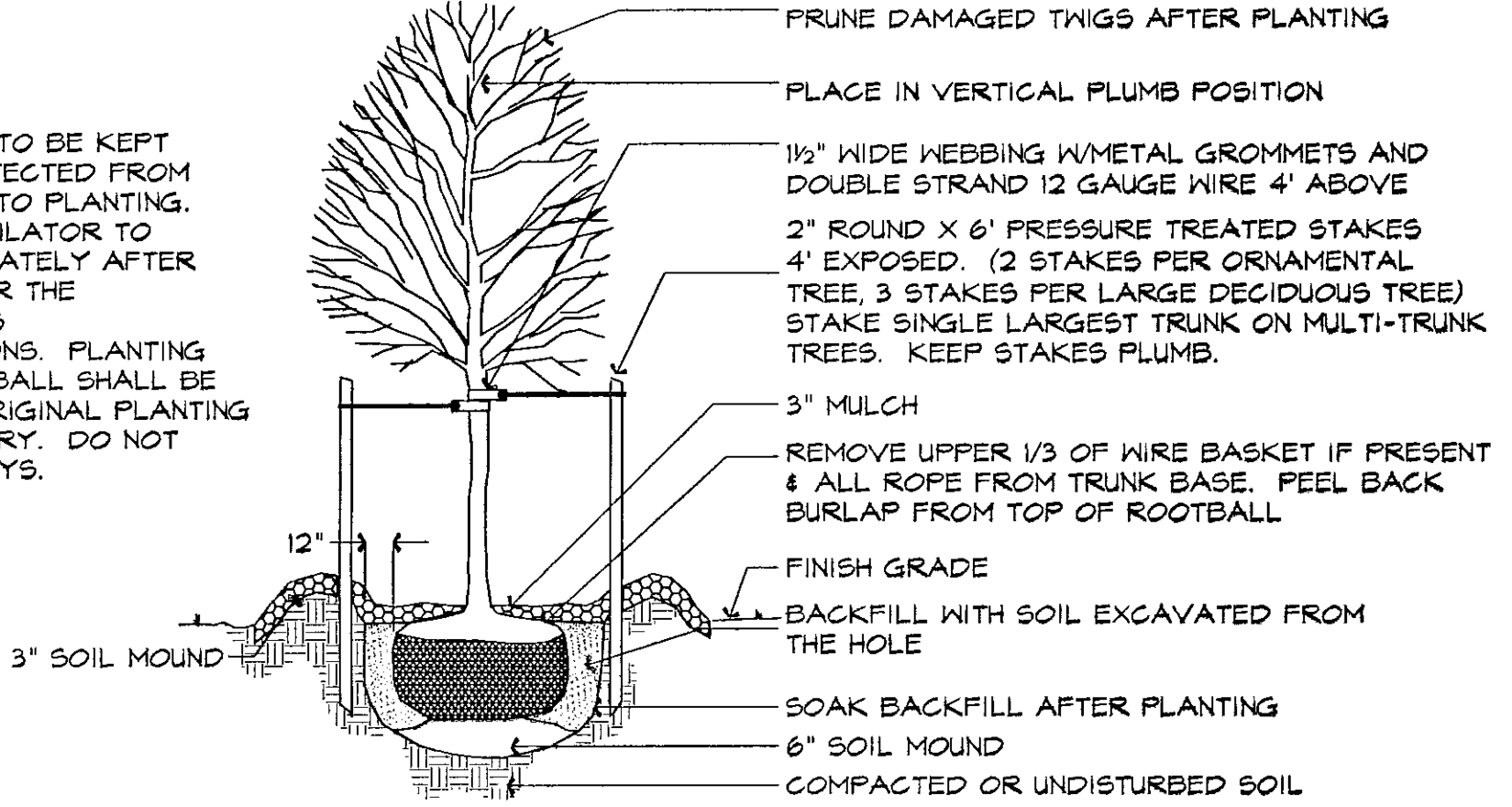
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PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING.
PLACE PLANT IN VERTICAL PLUMB POSITION.
3" MULCH
CURB
FEEL BACK BURLAP FROM TOP OF ROOTBALL OR REMOVE CONTAINER
BACKFILL WITH EXCAVATED SOIL & SPECIFIED ADDITIVES
6" SOIL MOUND
COMPACTED OR UNDISTURBED SOIL

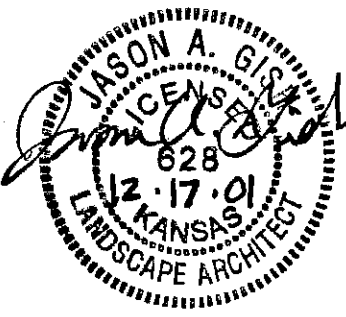


ORNAMENTAL GRASS PLANTING DETAIL

NOT TO SCALE



NOTES:
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DECIDUOUS TREE PLANTING UPRIGHT STAKES DETAIL

NOT TO SCALE

MASTER PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION/REMARKS
ORNAMENTAL TREES				
5	AMUR MAPLE	Acer ginnala 'Flame'	1.5" cal.	Balled-in-Burlap
11	CHANTICLEER PEAR	Pyrus calleryana 'Chanticleer'	1.5" cal.	Balled-in-Burlap
2	ACER PALMATUM 'BLOODGOOD'	Japanese Red Maple 'Bloodgood'	6 gal.	Container
SHRUBS				
21	ROSE GLOW BARBERRY	Berberis thunbergii 'Rose Glow'	3 gal.	Container 4' O.C.
13	GREEN VELVET BOXWOOD	Buxus microphylla 'Green Velvet'	3 gal.	Container 3' O.C.
24	NORMAN SPIREA	Spiraea japonica 'Norman'	2 gal.	Container 3' O.C.
20	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	3 gal.	Container 5' O.C.
35	BLUE RUG JUNIPER	Juniperus horizontalis 'Blue Rug'	3 gal.	Container 5' O.C.
24	CORALBERRY 'HANCOCK'	Symphoricarpos albus 'Hancock'	3 gal.	Container 4' O.C.
ORNAMENTAL GRASSES				
39	FEATHER REED GRASS	Calamagrostis acutiflora stricta	3 gal.	Container 3' O.C.
GROUND COVERS				
100	DAYLILIES 'STELLA DE ORA'	Hemerocallis species 'Stella De Ora'	1 gal.	Container 1' O.C.
191	LIRIOPE SPECIES 'MAJESTIC'	Liriope species 'Majestic'	1 gal.	Container 2' O.C.
LAWN GRASS				
4200 SF.	KANSAS PREMIUM BLEND FESCUE	Festuca arundinacea	NA	Sod
16200 SF.	KANSAS PREMIUM BLEND FESCUE	Festuca arundinacea	6lbs/1000S.F.	Hydraseed

NOTES:

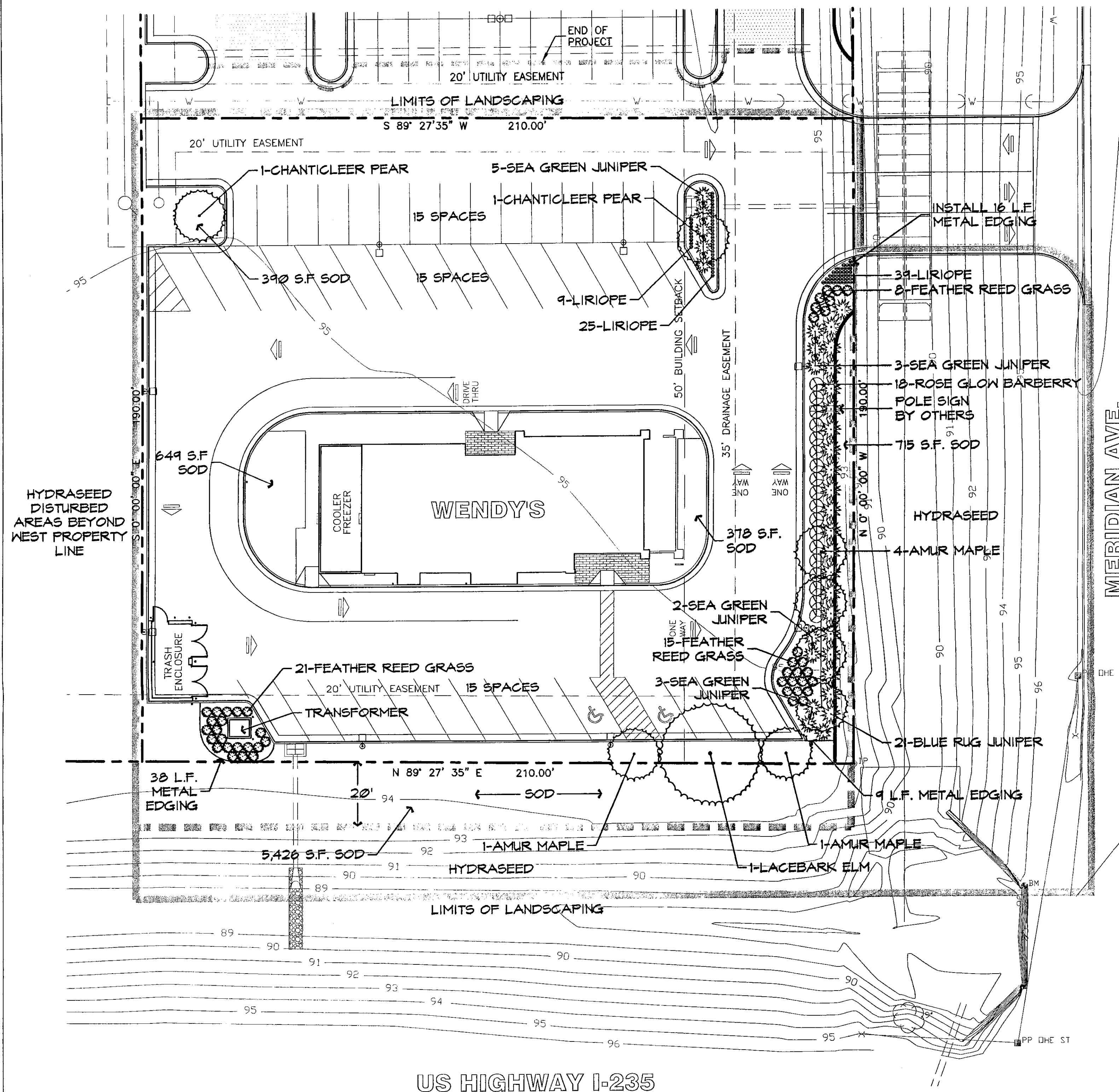
- THE CONTRACTOR SHOULD MAKE THEMSELVES FAMILIAR WITH THE PLANS AND NOTES BEFORE BIDDING THIS PROJECT.
- THE LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL. UTILITIES CAN BE FLAGGED BY CALLING 627-2410.
- ANCHOR SOD ON SLOPES OF 4:1 OR GREATER, WITH FLUSH DRIVEN 6" WOODEN STAKES TO PREVENTS LOSS OF SOD IN THE EVENT OF FLOODING THROUGH THE DRAINAGE EASEMENT. HAVE SOIL TESTED BY COUNTY EXTENSION SERVICE TO OBTAIN RECOMMENDED SOIL AMENDMENTS FOR THE TURF LISTED. REPORT RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE ANY APPLICATION OF FERTILIZER IS MADE.
- PLANTING DATES FOR PLANT MATERIAL SHALL BE DURING THE MONTHS BETWEEN OCTOBER 1ST AND MAY 15TH. PLANTING SHALL ONLY BE CONDUCTED WHEN THE GROUND IS NOT FROZEN, SNOW COVERED, OR IN AN OTHERWISE UNSUITABLE CONDITION FOR PLANTING. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT.
- TOPSOIL SHALL BE FERTILE NATURAL TOPSOIL, TYPICAL OF THE LOCALITY, OBTAINED FROM WELL-DRAINABLE AREAS. STOCKPILED TOPSOIL MAY BE USED. IT SHALL BE WITHOUT ADMIXTURE OF SUBSOIL OR SLAG AND SHALL BE FREE OF STONES, LUMPS, STICKS, PLANTS OR THEIR ROOTS, TOXIC SUBSTANCES OR OTHER EXTRANEUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR WOULD INTERFERE WITH FUTURE MAINTENANCE. TOPSOIL pH RANGE SHALL BE 5.5 TO 7.0.
- ALL AREAS DENOTED AS SOD AND STAKED SOD (LAWN AREAS) SHALL HAVE A 6" MINIMUM TOPSOIL LAYER. ALL PARKING LOT ISLANDS WITH TREE PLANTINGS SHALL HAVE ALL SUBSOIL AND PAVEMENT DEBRIS REMOVED TO A DEPTH OF 3 FEET AND REPLACED WITH TOPSOIL. ALL SHRUB PLANTING BEDS SHALL HAVE A 12" TOPSOIL LAYER. IN AREAS WHERE CONSTRUCTION GRADING HAS NOT OCCURRED AND THE VIRGIN GRADE YET EXISTS, THE TOPSOIL ADDITION LAYER MAY BE VOIDED. TOPSOIL USED SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE PLANTING SOIL MIXTURE FOR ALL TREE PLANTINGS SHALL BE SOIL EXCAVATED FROM THE HOLE.
- ROOT STIMULATOR SHALL BE APPLIED TO ALL PLANT MATERIALS WITH THE EXCEPTION OF LAWN AREAS. APPLY AS PER THE MANUFACTURER'S RECOMMENDATIONS.
- ALL TREE SAUCERS AND PLANTING BEDS ARE TO BE MULCHED WITH A MINIMUM OF 3" SHREDDED CYPRESS MULCH OR APPROVED HARDWOOD MULCH. WHERE PLANTING BEDS ARE ADJACENT TO WALKS AND CURBS THE SOIL LEVEL SHALL BE 3" LOWER TO ALLOW FOR MULCH LAYER. WHERE SOD IS INDICATED, ITS THICKNESS SHALL ALSO BE ACCOUNTED FOR SO THAT THE SOIL SURFACE IN THE SOD MATCHES IN LEVEL WITH THE HARDSCAPE SURFACE.
- ALL SHRUB/PERENNIAL PLANTING BEDS SHALL BE TREATED WITH A PRE EMERGENT HERBICIDE SUCH AS TREFLAN OR EQUAL. APPLY AS PER MANUFACTURER'S RECOMMENDATION. THE PRE EMERGENT SHALL NOT BE APPLIED UNTIL AFTER ALL PLANTING AND MULCHING WITHIN THESE AREAS ARE COMPLETE. DO NOT DISTURB AREAS AFTER APPLICATION. WATER IN AS DIRECTED.
- MULCH, STAKES, GUY WIRE, PRE EMERGENT HERBICIDES, ETC. SHALL BE SUBSIDIARY TO INDIVIDUAL PLANTS.
- ALL PLANTING BEDS ABUTTING LAWN AREAS SHALL BE EDGED WITH CURV-RITE ALUMINUM EDGING (BLACK ANODIZE 1/8x4") OR APPROVED EQUAL. EDGING SHALL BE PLACED IN SMOOTH CURVING SHAPES WHERE INDICATED WITHOUT KINKS OR TWISTS. INSTALL AS PER THE MANUFACTURER'S RECOMMENDATIONS.
- LABEL EACH TREE, SHRUB, ORNAMENTAL GRASS, GROUND COVER MASS AND PERENNIAL MASS WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. DO NOT REMOVE UNTIL AFTER PROVISIONAL ACCEPTANCE.
- TREE STAKES AND GUYING SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.
- SUBSTITUTION OF PLANT SPECIES TYPES FOR THOSE LISTED IN THE PLANT LIST IS NOT PERMISSIBLE UNLESS APPROVED BY MKEC (624-9600). ANY SUBSTITUTION WHICH HAS NOT BEEN APPROVED SHALL BE REMOVED IMMEDIATELY AND REPLACED WITH THE CORRECT PLANT.
- ALL AREAS WITHIN THE LANDSCAPE LIMITS SHOWN SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE APPROPRIATE AGENCY TO IRRIGATE WITHIN THE ROAD RIGHT OF WAY.
- ALL SLEEVING REQUIRED UNDER HARDSCAPE SURFACES FOR THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. COORDINATE WITH THE GENERAL CONTRACTOR FOR SLEEVING LOCATION AND INSTALLATION.
- COORDINATE LANDSCAPE PLANTING W/ IRRIGATION CONTRACTOR. TREES, SHRUBS, PERENNIALS, AND SOD/HYDRASEEDED AREAS SHALL NOT BE INSTALLED UNTIL THE IRRIGATION SYSTEM IS FUNCTIONAL.
- EGG ROCK SHALL BE 3" DEEP. THE ROCK SHALL BE SMALL EGG ROCK, PINK AND GREY IN COLOR. THE AVERAGE DIAMETER OF THE EGG ROCK IS TO BE ONE TO TWO INCHES. THE CONTRACTOR SHALL INSTALL A WEED CONTROL FABRIC OR IMPERVIOUS MEMBRANE BELOW THE EGG ROCK.

REVISED BY: MKEC DEC. 14, 2001
REVISED BY: SUBURBAN LANDSCAPE MANAGEMENT NOV. 5, 2001

DP-133 PARCEL 2
LANDSCAPE PLAN
APPROVED 12/21/01 BY DG
LANDSCAPE PLANTING PLAN SUPERSEDES PLAN DATED 08/20/01
SHEET TITLE: NA+D Copy 2 of 2

MKEC
ENGINEERING CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9400

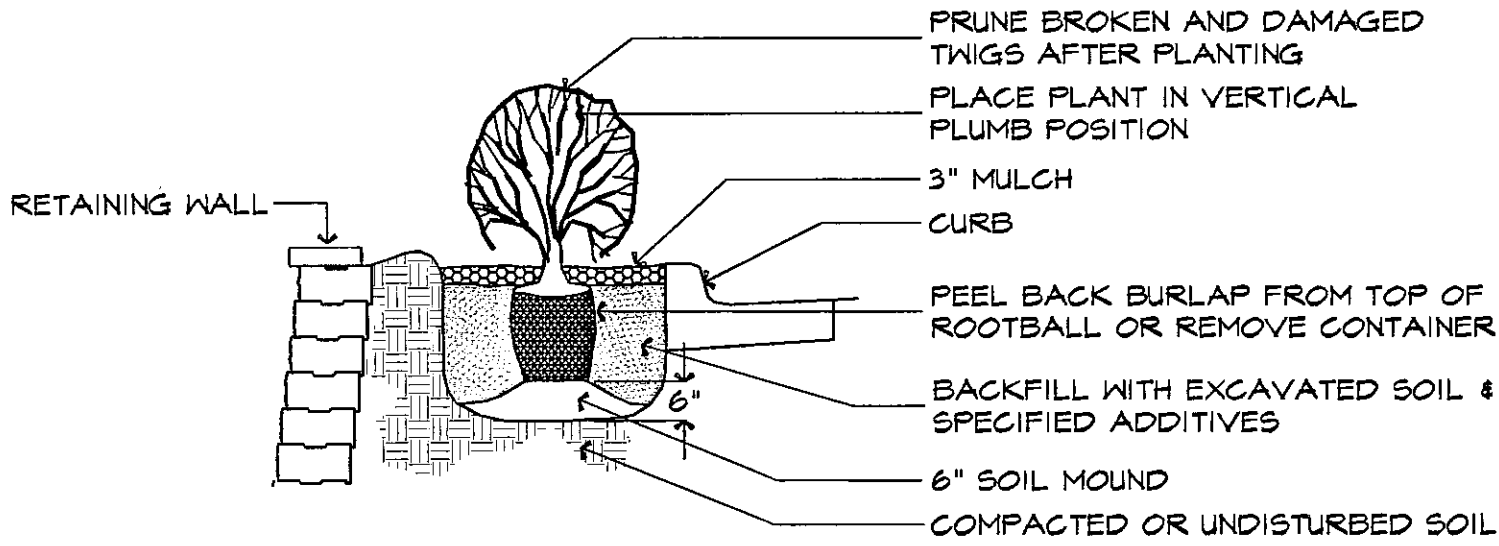
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NOV. 2001 01144-651 C5/ 6
DATE JOB NO. SHEET/OF



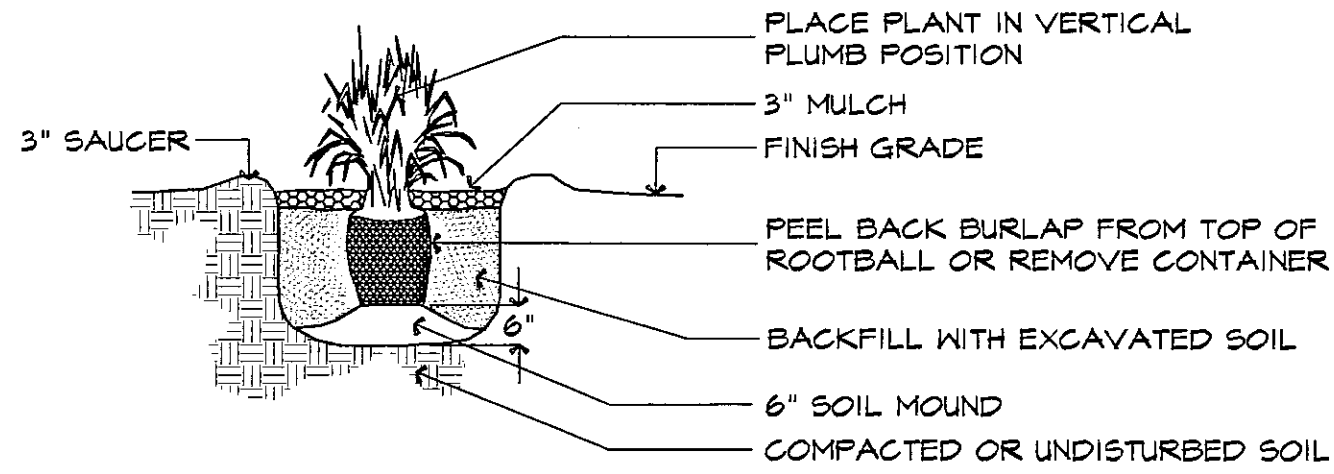
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NOTES:
BALL OF PLANT TO BE KEPT MOIST AND
PROTECTED FROM DAMAGE PRIOR TO PLANTING.
ADD ROOT STIMULATOR TO SURFACE
IMMEDIATELY AFTER PLANTING AS PER THE
MANUFACTURER'S RECOMMENDATIONS. PLANTING
DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS
ORIGINAL PLANTING DEPTH AT NURSERY.

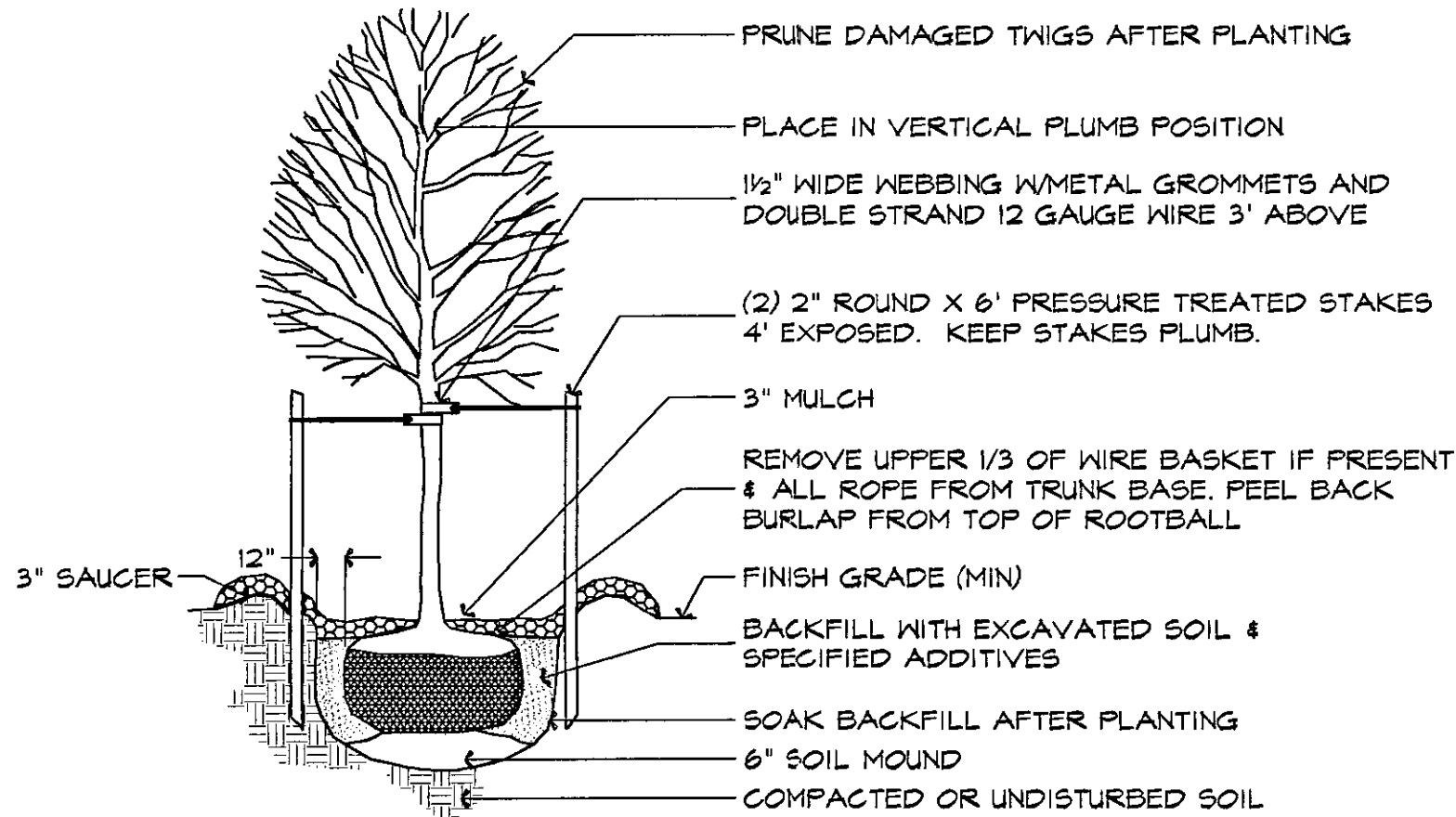


SHRUB PLANTING DETAIL
NOT TO SCALE



ORNAMENTAL GRASS PLANTING DETAIL
NOT TO SCALE

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DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

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EQUAL TO ITS ORIGINAL PLANTING DEPTH AT
NURSERY.

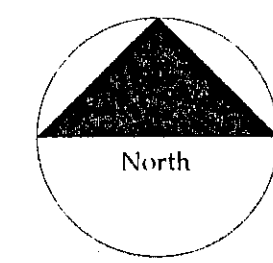
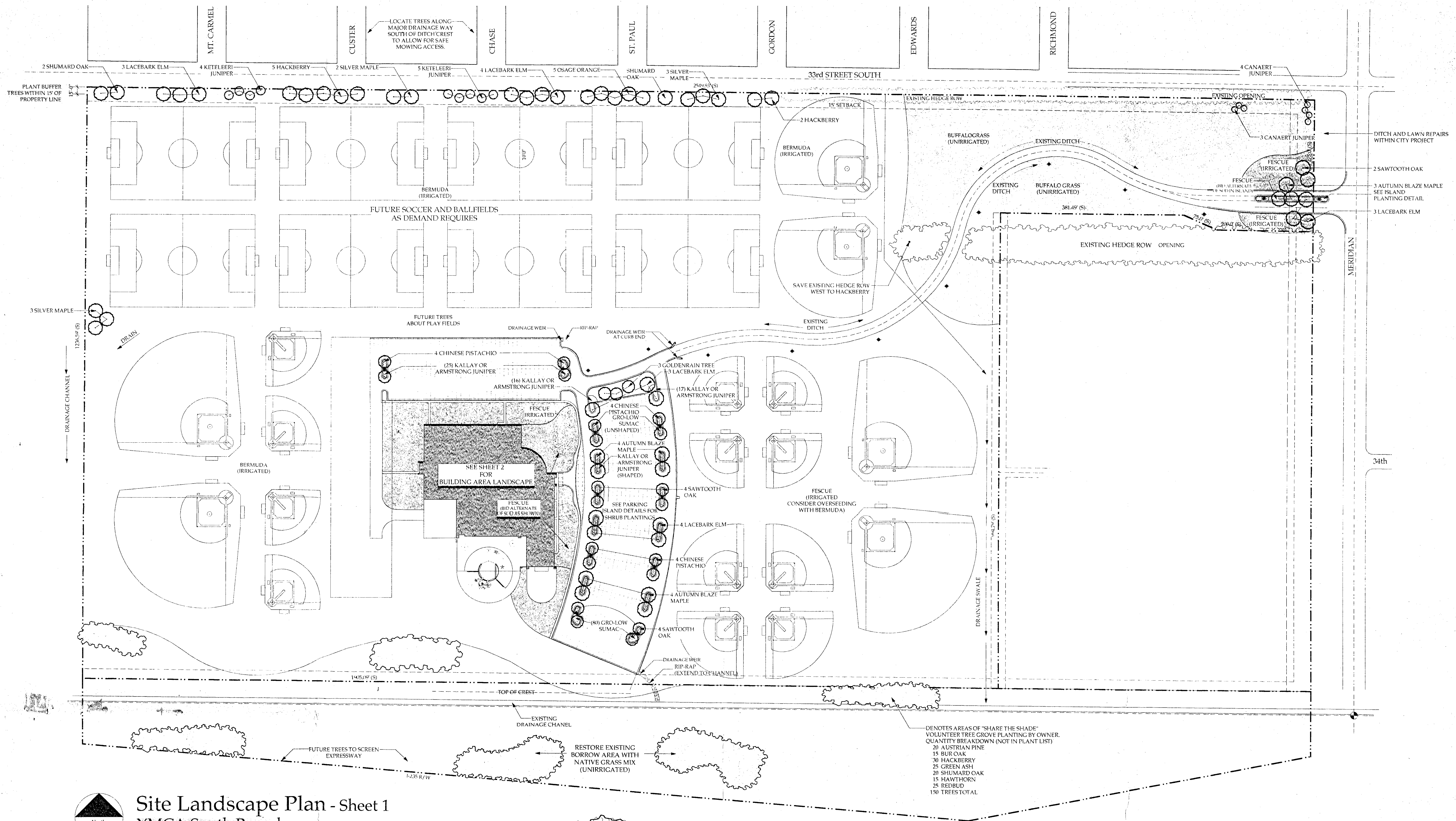
REVISION	DATE
1	
2	
3	
4	
5	

WENDY'S
Meridian Ave. at U.S. Hwy. I-235
Wichita, Kansas

RODGER A. BROOKS / ARCHITECT
11360 SW 68th STREET AUGUSTA, KS 67014-9604
316-775-6626 168775-9161

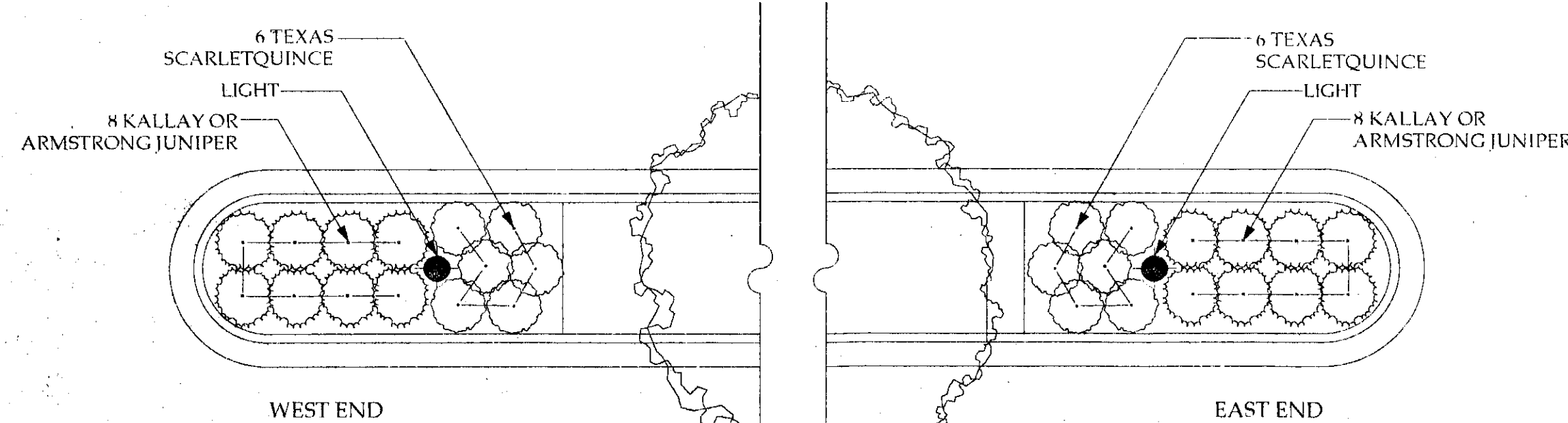
PROJECT NUMBER
01114
ISSUE DATE
6-16-00

PLANTING DETAILS
L2

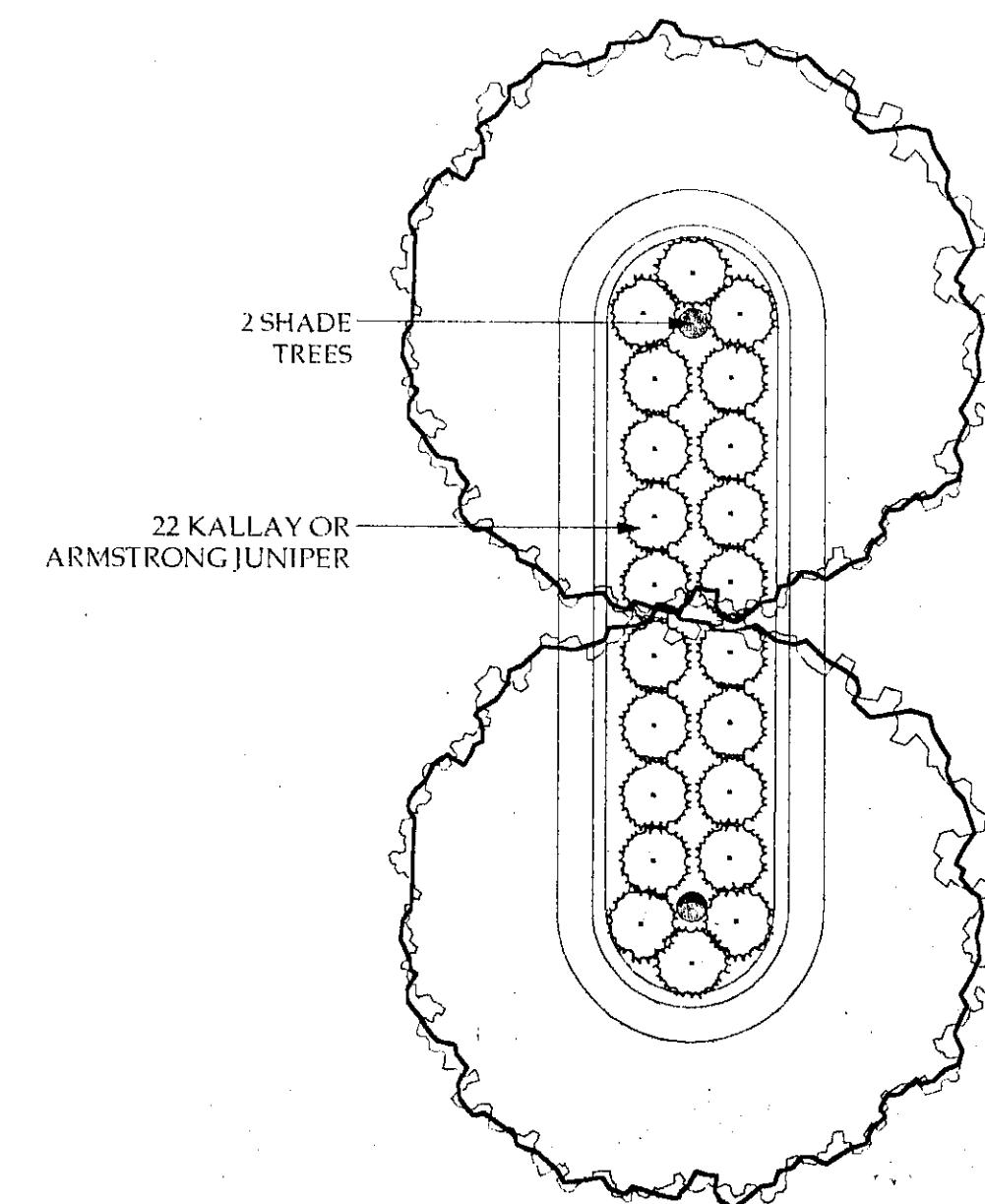


Site Landscape Plan - Sheet 1 YMCA South Branch

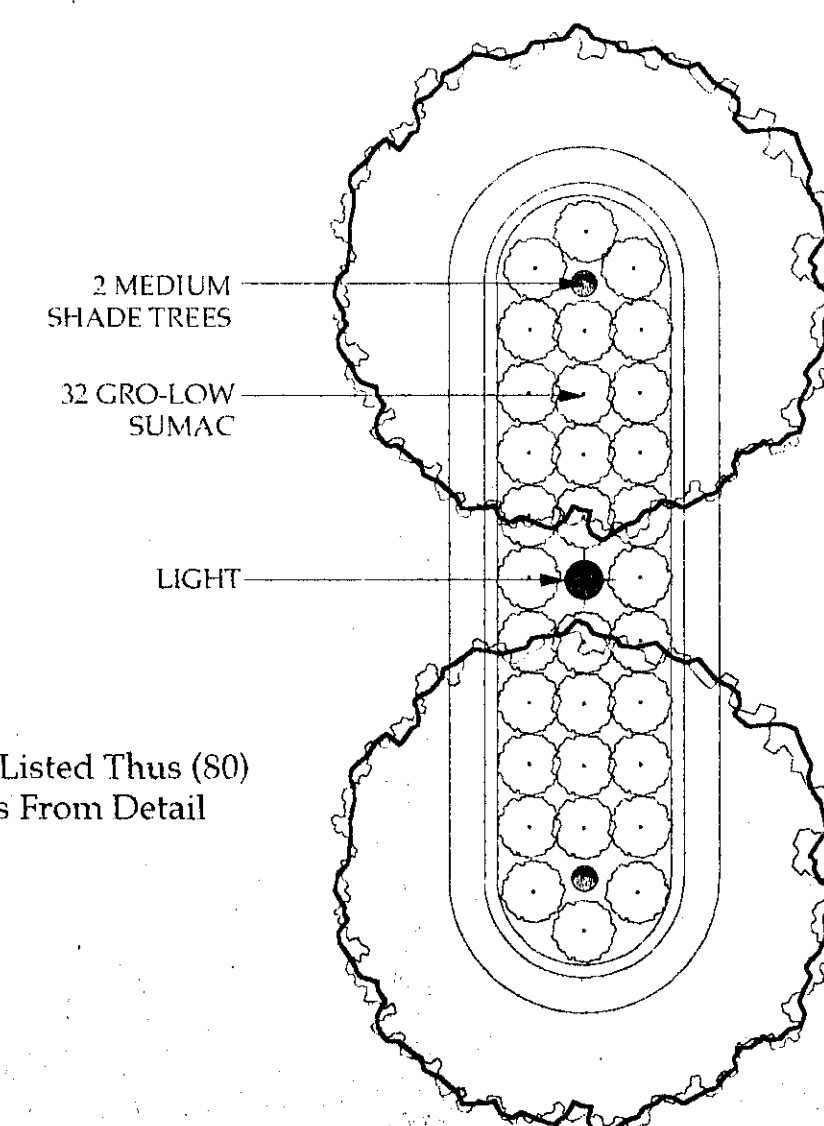
Scale: 1"=80'-0"



DP 138
Island Planting Detail
Scale: 1"=10'-0"
LANDSCAPE PLAN
APPROVED 7/2/99 BY DS



Parking Island (without Light) Planting Detail
Scale: 1"=10'-0"



Parking Island (with Light) Planting Detail
Scale: 1"=10'-0"

Note: Quantity Listed Thus (80)
Where Varies From Detail

Landscape Screening	
Address:	3405 S. Meridian
Adjacent Zoning:	Adjacent zoning to the south, west and north is Single Family Residential. Adjacent zoning to the east is Single Family and Two Family Residential.
Street Classifications:	33rd Street South is classified as a Local Street. Meridian is classified as an Arterial. I-235 is classified as an Expressway.
Required Landscape Area:	Due to large area of site and building location, required landscaping shall be as directed and approved by the City.
Planned Landscape Area:	The site is about 70 acres of which about 52 acres is landscape area.
Required Street Yard Trees:	Due to large area of site and building location, required street yard trees shall be as directed and approved by the City.
Existing Street Yard Trees:	Existing hedge row trees to northeast of site are in fair to good condition and provide moderate to dense screening.
Planned Street Yard Trees:	31 Shade Trees, 39 Ornamental Trees and 40 Evergreens
Required Parking Lot Trees:	375 Parking Stalls / 20 = 18.75 = 19 Trees. Less 76/2 (1/2 of Street Yard Trees) = 0 Trees required. Greater than one-half required trees are in planting islands.
Planned Parking Lot Trees:	27 Shade Trees and 11 Ornamental Trees
Watering:	Landscape areas shall be watered by an automatic irrigation system equipped with a rain sensing device except in Buffalo grass and native grass areas.

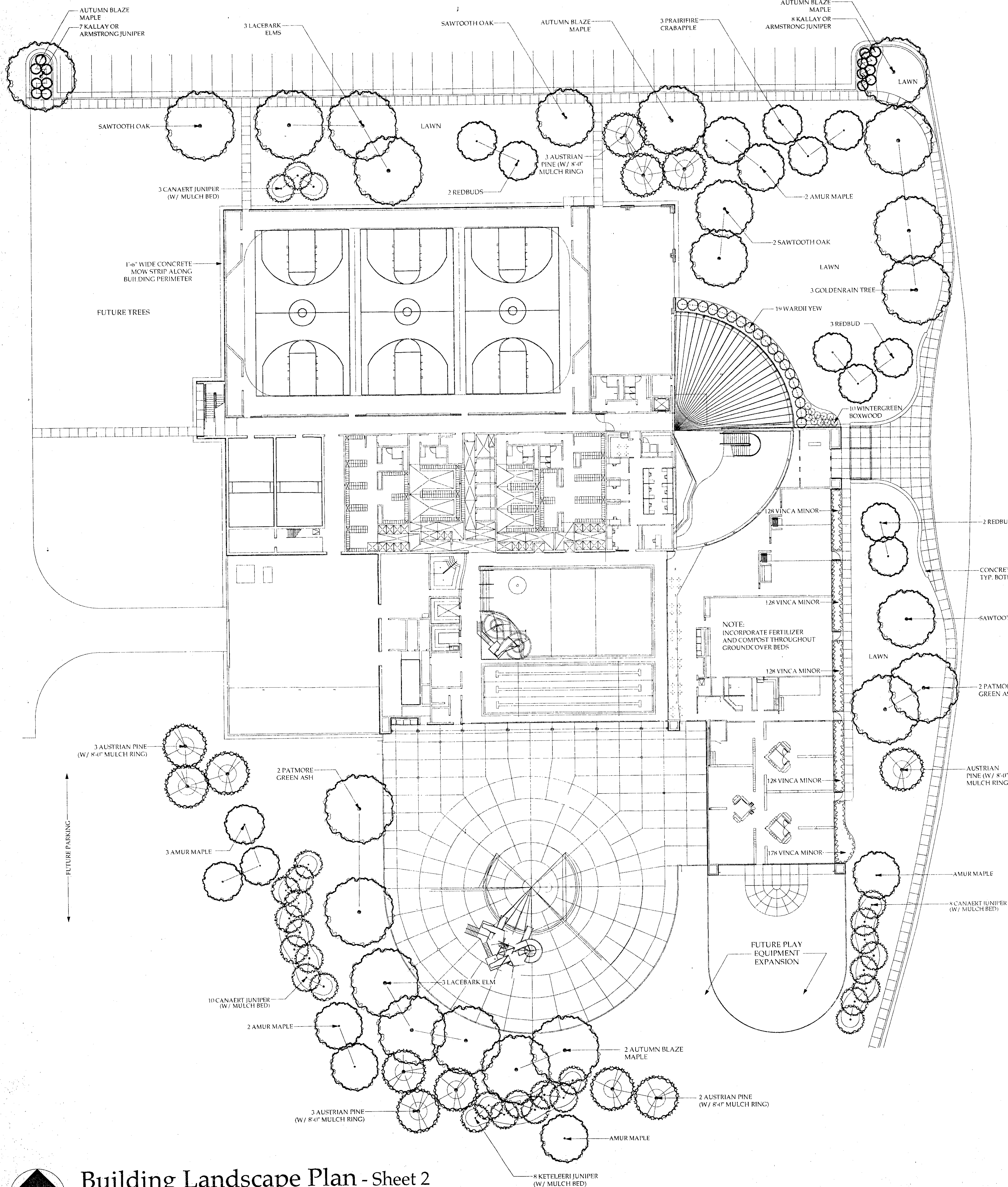
Landscape Architects Planners
Jones Rice Foster

1415 East Second Street
Wichita, Kansas 67214
phone (316) 262-4525
fax (316) 262-7316

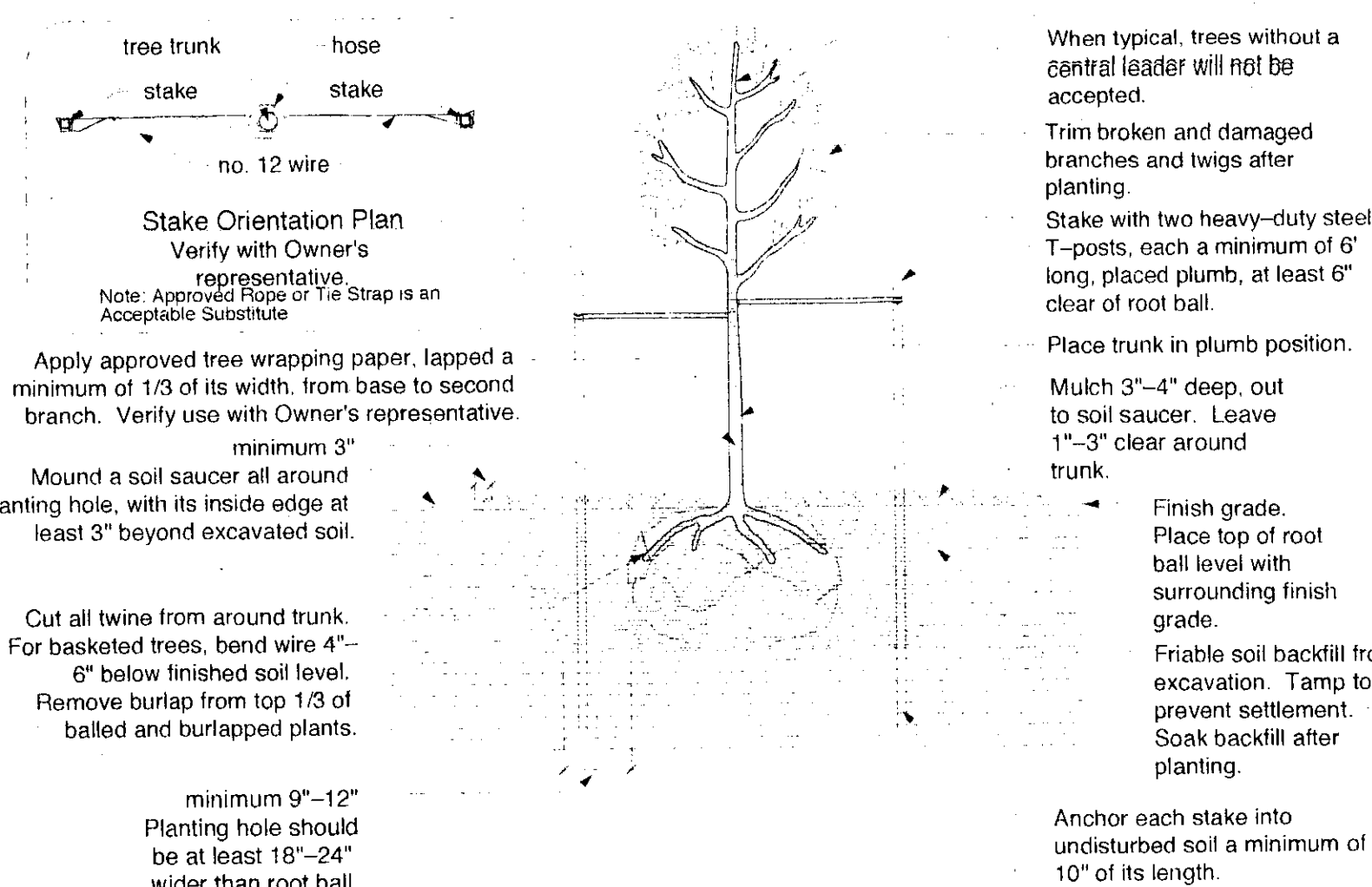
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Margaret R. Jones, ASLA
Jack P. Jones, AIA
David N. Foster, ASLA
Lori E. Shadhammer

Project 99001
19 July 1999



Quant.	Common Name	Botanical Name	Size	Specification
Trees				
9	Amur Maple	<i>Acer ginnala</i>	1 1/2" Cal. B&B	
8	Silver Maple	<i>Acer saccharinum</i>	1 1/2" Cal. B&B	
16	Autumn Blaze Maple	<i>Acer x freemanii 'Autumn Blaze'</i>	1 3/4" - 2" Cal. B&B	
7	Hackberry	<i>Celtis occidentalis</i>	1 1/2" - 2" Cal. B&B	
7	Redbud	<i>Cercis canadensis</i>	1 3/4" - 2" Cal. B&B	
4	Palmetto Green Ash	<i>Fraxinus pennsylvanica 'Palmetto'</i>	1 3/4" - 2" Cal. B&B	
17	Keteleeri Juniper	<i>Juniperus chinensis 'Keteleeri'</i>	6-7' Height B&B, Unsheared	
28	Canaret Juniper	<i>Juniperus virginiana 'Canaretii'</i>	6-7' Height B&B, Unsheared	
6	Goldenrain Tree	<i>Koeleria paniculata</i>	1 3/4" - 2" Cal. B&B	
5	Osgood-vange	<i>Malus pontica</i>	1 3/4" - 2" Cal. B&B	
3	Prairie Crabapple	<i>Malus sp. 'Prairie'</i>	1' - 1 1/2" Cal. B&B	
12	Austrian Pine	<i>Pinus nigra var. nigra</i>	7-8' Height B&B	
12	Chinese Pistachio	<i>Pistacia chinensis</i>	2' - 2 1/2" Cal. B&B	
15	Sawtooth Oak	<i>Quercus awotensis</i>	1 1/2" - 2" Cal. B&B	
3	Shumard Oak	<i>Quercus shumardii</i>	2' - 2 1/2" Cal. B&B	
23	Lacabark Elm	<i>Ulmus parvifolia</i>	2' - 2 1/2" Cal. B&B	
175	Total Trees			
Shrubs				
10	Wintergreen Boxwood	<i>Buxus microphylla var. japonica</i>	2 Gallon B&B or Container	
12	Texas Scarlet Flowering Quince	<i>Chaenactis speciosa</i>	2 Gallon Container	
133	Kallay Compact Pitzer Juniper	<i>Juniperus chinensis</i>	2 Gallon Container	
176	Gro-Low Sumac	<i>Rhus aromatica 'Gro-Low'</i>	2 Gallon Container or Bare-Root	
14	Wardii Yew	<i>Taxus x media 'Wardii'</i>	2 Gallon B&B or Container	
350	Total Shrubs			
Groundcovers				
690	Vinca Minor	<i>Vinca minor</i>	4" Pat, 12" O.C., Triangular Spacing	
690	Total Groundcovers			
Alternate: Armstrong Juniper				
		<i>Juniperus chinensis 'Armstrong'</i>	2 Gallon Container	
Note: In case of a discrepancy between the plant schedule and the planting plan, the planting plan shall govern.				



Tree Planting and Staking Detail (no scale)

For Deciduous Trees with a caliper greater than 2\"/>

PLANTING SPECIFICATIONS

General

- The landscape contractor shall provide all plants, materials, labor and equipment to complete the installation of trees, planting beds and installation of fescue lawn areas according to these specifications, the planting plans and City of Wichita Planning Department requirements. Do not estimate native grass installation.
- Prior to landscape work, flag all underground utilities by calling Kansas One-Call.
- Notify the Owner's Representative of variances between the plan and site conditions which affect planting operations.
- Prior to the start of work, the Landscape Contractor shall spray to kill weeds and grass in planting bed and lawn areas as directed. Use Round-up or similar chemical in as many applications required for complete kill.
- Water for installation purposes is provided by hose bibs at the building.
- All landscape areas to be watered by an underground irrigation system except buffalograss and native grass areas noted on plan. Verify water source tap with contractor. Note that a test of the well water source showed high salt content. Irrigation system shall be planned with low angle trajectory heads or drip irrigation near plantings to avoid water spray on plants.

Materials and Installation Requirements

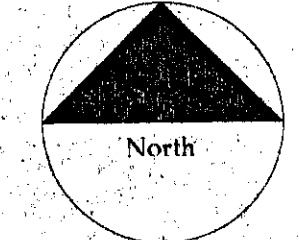
Materials shall be approved by the Owner's Representative before start of work. Materials and grass may be rejected at any time during the installation.

Topsoil shall be provided by the landscape contractor as required for finished grading. This is intended only for low areas in planting beds and not the entire site.
Plant Materials shall meet current American National Standards Institute standards and exhibit a vigorous and healthy condition. Mulch to be recycled hardwood mulch.
 Bed areas to be 1 1/2\"/>

Note: See tree details for staking and planting methods of trees.

Maintenance, Acceptance and Guarantee

- Prior to acceptance, the planting and grass areas shall be maintained, watered and kept clean and weed free by the Landscape Contractor.
- When landscape work is completed, the Landscape Contractor and Owner's Representative shall meet to review the installation. If the installation is in accordance with the plans and specifications, the Owner's Representative shall accept the work. If not, the Owner's Representative may require additional work before acceptance. The Landscape Contractor shall provide maintenance recommendations to the Owner.
- Landscape Contractor shall direct the Irrigation Contractor and Owner in setting the watering schedule.
- Guarantee for spring planted plants shall be through August 31. Guarantee for fall planted plants shall be through May 31.
- At the end of the guarantee period the Owner's Representative and Landscape Contractor shall meet to review for replacements. Dead plants and those not in a vigorous, thriving condition shall be replaced as originally specified in the following planting season. There shall be no additional cost to the Owner for replacements except due to vandalism. Grass areas not acceptable shall be reseeded immediately in the same planting season or if weather conditions require, the following season.



Building Landscape Plan - Sheet 2 YMCA South Branch

Scale: 1\"/>

Landscape Architects Planners
Jones Rice Foster

1415 East Second Street
 Wichita, Kansas 67214
 phone (316) 262-4525
 fax (316) 262-7316

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Margaret R. Jones, AIA, L.A.
 Jack R. Jones, AIA, L.A.
 David W. Foster, AIA, L.A.
 Loretta E. Shullman, L.A.

Project 99001
 19 July 1999

LEGAL DESCRIPTION

LOT 3, BLK. 1 YMCA SOUTH ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BENCHMARKS

BM #1 - "V" CHISELED ON CONCRETE
ELEV. = 1282.42 (M.S.L. NGVD 26)

SITE SURVEY INFORMATION

PROVIDED BY: BAUGHMAN COMPANY, P.A.
WICHITA, KS 67211
(316) 262-7271

SITE NOTES

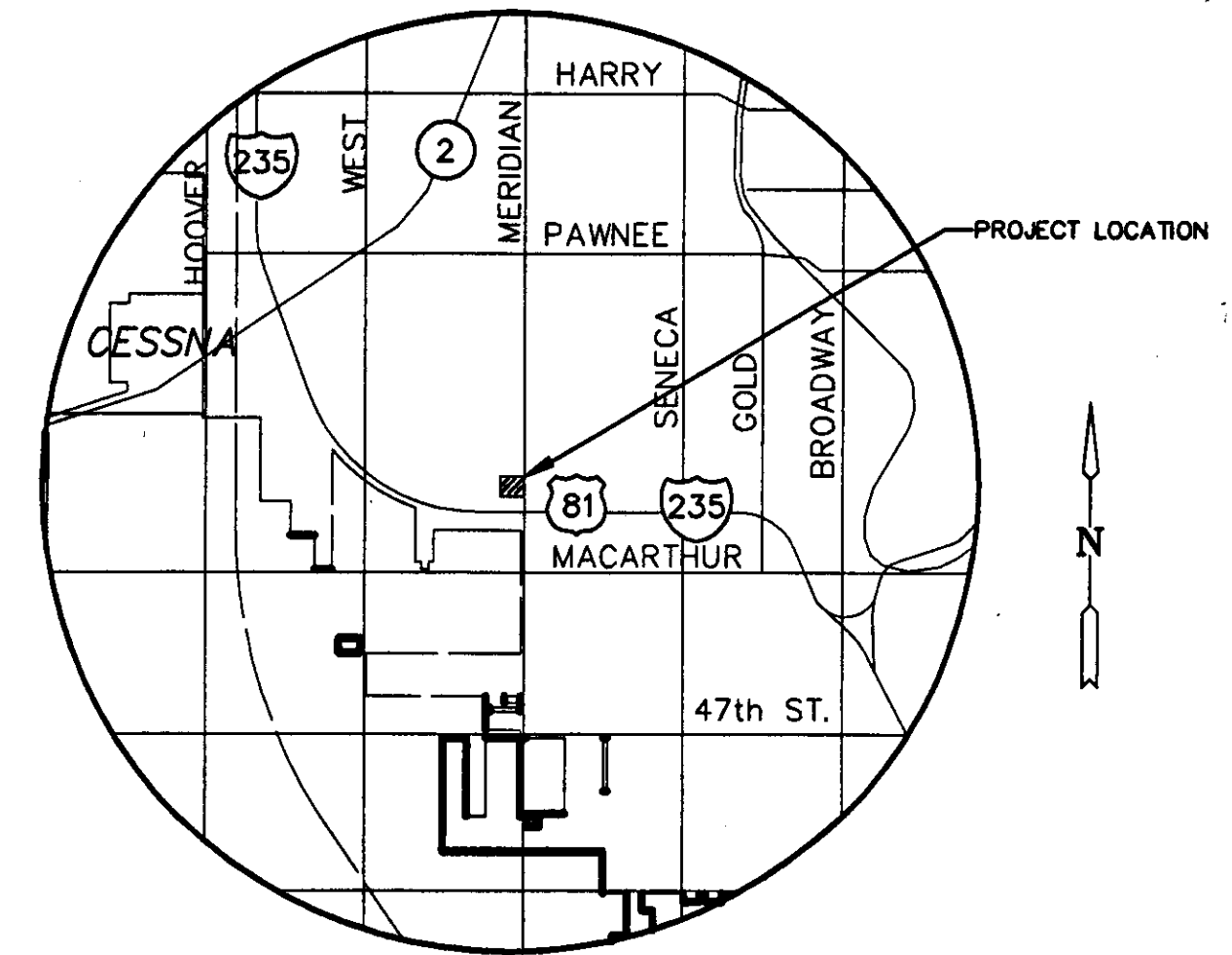
1. ZONING: "LIMITED COMMERCIAL"
2. AREAS: Parcel 3 = 70,000± sq. ft.
Improvements = 44,817± sq. ft.

LANDSCAPE ORDINANCE CALCULATIONS

1. LANDSCAPED STREET YARD IS NOT REQUIRED FOR THIS SUB-PARCEL OF LAND AS IT IS NOT ADJACENT TO EITHER ARTERIAL STREETS, COLLECTOR STREETS, AT-GRADE EXPRESSWAY, OR FREEWAY FRONTAGE ROAD, AND IT IS NOT ACROSS THE STREET FROM RESIDENTIAL ZONING.
2. LANDSCAPED BUFFER IS NOT REQUIRED FOR THIS SUB-PARCEL OF LAND AS IT IS NOT ADJACENT TO OR ACROSS THE STREET FROM A RESIDENTIAL DISTRICT.
3. PARKING LOT SCREENING IS NOT REQUIRED FOR THIS SUB-PARCEL OF LAND AS THE ENTIRE PARKING LOT IS MORE THAN 150 FEET BEYOND THE PROPERTY LINE ABUTTING THE STREET.
4. A LANDSCAPE PLAN FOR THE PROPOSED TACO BELL RESTAURANT ON ONE OF THE FRONT SUB-PARCELS OF LAND HAS BEEN COMPLETED BY WILSON DARNELL MANN, P.A. PLEASE REFER TO SAID PLAN FOR COMPLIANCE TO LANDSCAPE ORDINANCE.
5. PROPOSED NUMBER OF PARKING STALLS FOR THIS SUB-PARCEL OF LAND IS 39.
REQUIRED PARKING LOT TREES = 39 DIVIDED BY 20 PER SHADE TREE EQUIVALENT = 1.95;
ROUNDS UP TO 2. PARKING LOT TREES PROVIDED = 1 SHADE TREE PLUS 2 ORNAMENTAL TREES = 2 SHADE TREE EQUIVALENT.

MASTER PLANT LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES				
1	'AUTUMN GOLD' GINKGO	Ginkgo biloba 'Autumn Gold'	2" cal.	Balled & Burlapped
2	'SUGAR TYME' CRAB	Malus 'Sugar Tyme'	1 1/2"	Balled & Burlapped
SHRUBS				
4	'BLUE CHIP' JUNIPER	Juniperus horizontalis 'Blue Chip'	3 gallon	Container
14	'BLUE TAM' JUNIPER	Juniperus tamariscifolia 'New Blue'	3 gallon	Container
28	'LIMEMOUND' SPIREA	Spiraea x bumalda 'Limemound'	2 gallon	Container



LOCATION MAP

NOTES:

1. 3" DEPTH SHREDDED CYPRESS BARK MULCH IN ALL PLANTING BED AREAS.
2. 14 GAUGE x 4" PRO-STEEL EDGER.
3. BACK-TO-EARTH COTTON BUR COMPOST PLANTING SOIL AMENDMENT.
4. CALL KANSAS ONE-CALL CENTER TO FLAG UTILITY LINE LOCATIONS PRIOR TO CONSTRUCTION.
5. TURF SHALL BE SOD; FINE BLADED KANSAS PREMIUM FESCUE BLEND WITH 10% BLUEGRASS.
6. SOD ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR PLANTING BED MULCH. AS SHOWN, ALSO SOD AREA OFF SITE WEST OF PROPOSED BUILDING WHERE EXISTING PAVEMENT WILL BE REMOVED.
7. LANDSCAPE SUBCONTRACTOR SHALL PROVIDE AN AUTOMATIC LANDSCAPE IRRIGATION SYSTEM FOR ALL LAWN AND SHRUB BED AREAS ON THIS SUB-PARCEL. IRRIGATION SHALL BE EQUIPPED WITH A RAIN-CLICK OR OTHER SIMILAR RAIN-SENSING AUTOMATIC SHUTOFF DEVICE. SEE WRITTEN SPECIFICATION FOR ADDITIONAL DETAIL CONCERNING THE AUTOMATIC IRRIGATION SYSTEM.
8. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL GOVERN.

DP-138 PORTION OF PARCEL 3
LANDSCAPE PLAN

APPROVED 4/17/05 BY DG
MAPD Copy 1 of 2

NOTE: SERVICE LINES TO BE INSTALLED BY OTHERS SUBJECT TO O.C.I. REVIEW.
NOTE: CONTRACTOR TO VERIFY DEPTH & LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

- PAVEMENT/SIDEWALK REMOVAL
- LIMITS OF CONSTRUCTION
- EXISTING LIGHTING

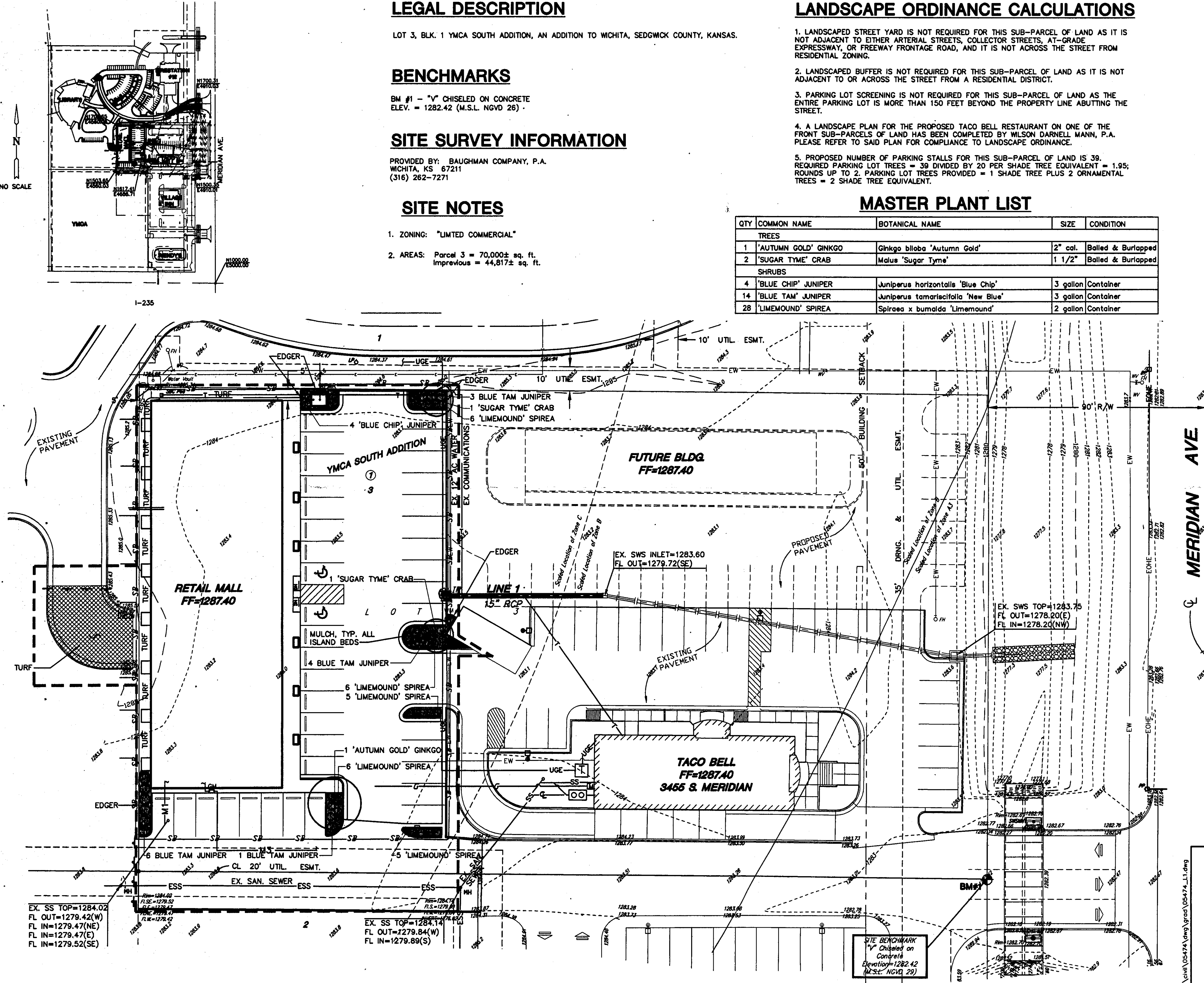
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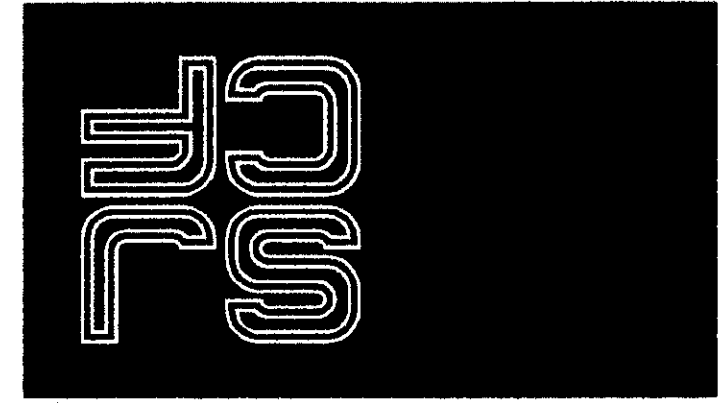
MKEC
ENGINEERING
CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

SOUTH MERIDIAN RETAIL CENTER
PROJECT NAME

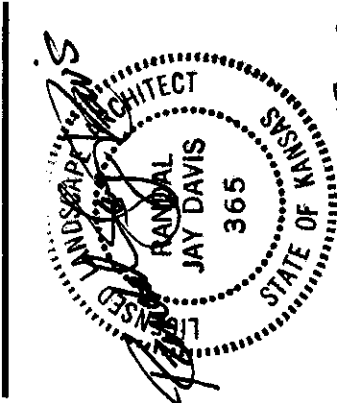
LANDSCAPE PLAN
SHEET TITLE

RJD DESIGN BY: RJD DRAWN BY: JAG CHECKED BY:
OCT. 2005 DATE: 05474 JOB NO.: L 11 SHEET/OF





SCHAEFFER JOHNSON COX FREY ARCHITECTURE
257 N. Broadway
Wichita, Kansas 67202-2317
Tel: 316.264.0171
Fax: 316.264.0835
www.sjc-arc.com
architecture@sjc-arc.com



MIKE C. JOHNSON
ENGINEERING
CONSULTANTS
3405 S. MERIDIAN
WICHITA, KANSAS 67217
316.264.1400
mike@mikeyc.com

GREATER WICHITA YMCA
SOUTH BRANCH
INDOOR SPORTS COMPLEX
3405 S. MERIDIAN
WICHITA, KANSAS 67217

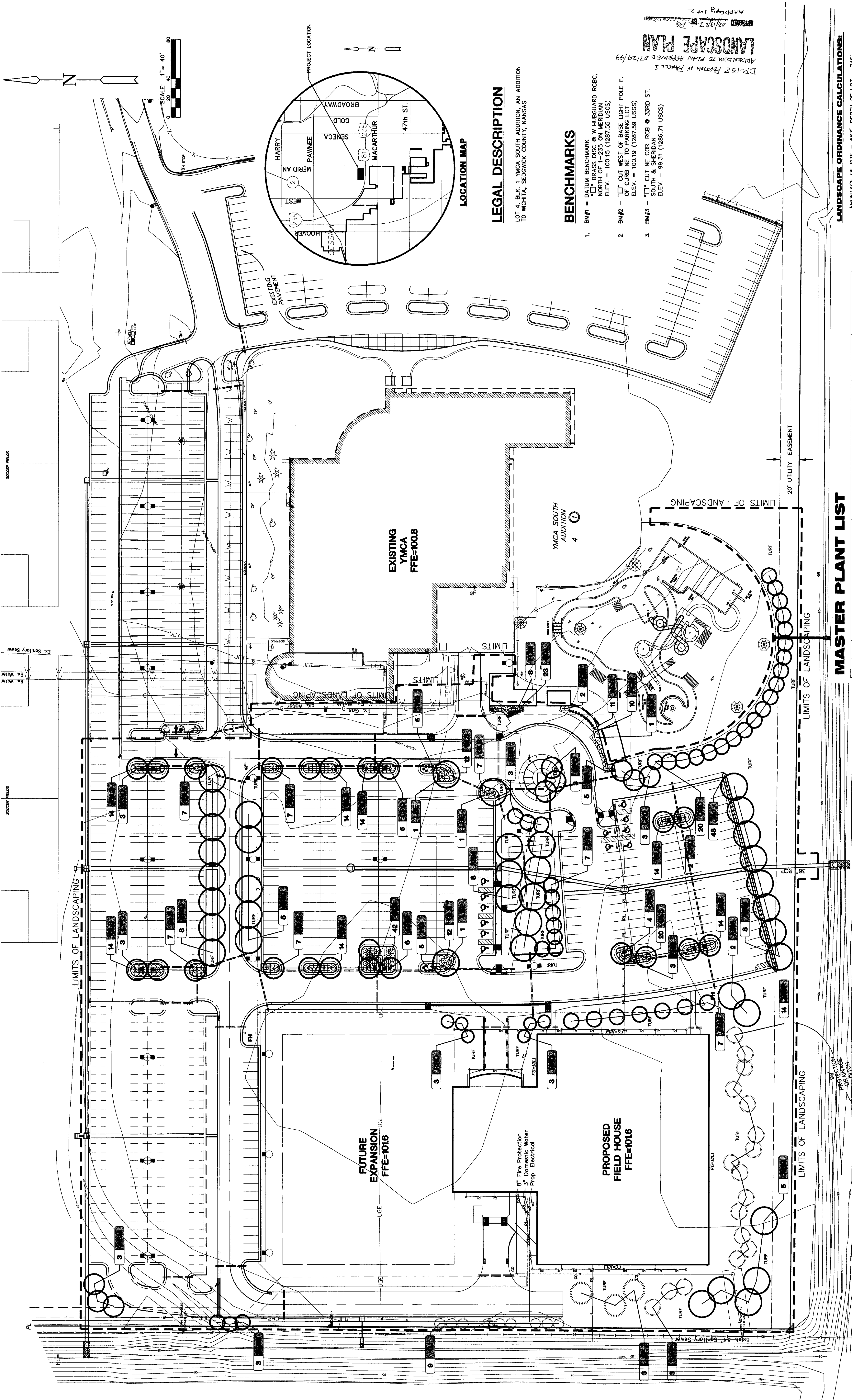
Submitted: January 10, 2007
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Revisions
△
△
△
△
△
△

Project Number
SJCF 2913.00

Date
13 OCT 2006

LS1.0



LEGAL DESCRIPTION

LOT 4, BLK. 1, YMCA SOUTH ADDITION, AN ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS.

BENCHMARKS

- BM#1 = DATUM BENCHMARK
"D" BRASS DISC @ W HUBGUARD RCBC,
NORTH OF 1-235 ON MERIDIAN
ELEV. = 100.15 (1287.55 USGS)
- BM#2 = "D" OUT WEST OF BASE LIGHT POLE E.
OF CURB NE TO PARKING LOT
ELEV. = 100.19 (1287.59 USGS)
- BM#3 = "D" OUT NE COR. RCB @ 33RD ST.
SOUTH & SHERIDAN
ELEV. = 99.31 (1286.71 USGS)

DP-13.8 from 15 Parcel 1
Landscape Plan
Approved to Plan Approved 07/29/99
07/29/99 02/19/70
MAY 04/98 1st 2nd

LANDSCAPE ORDINANCE CALCULATIONS:

FRONTAGE OF SITE = 663', DEPTH OF LOT = 746'
SQUARE FOOTAGE FACTOR = 20
REQUIRED L.S. STREET YARD = 663' x 20' = 13,260 SF
LANDSCAPED STREET YARD PROVIDED = 48,327 SF
STREET YARD TREES REQUIRED = 13,260/500 = 26.5
ROUNDS UP TO 27 SHADE TREES EQUIV.
TREES PROVIDED = 36 SHADE EQUIV. PLUS 48 SHRUBS
= 40 SHADE TREE EQUIVALENT
PARKING STALLS PROVIDED = 372 (BASE BID),
114 (ALTERNATE)
PARKING LOT TREES REQUIRED = 18.8 ROUNDS UP TO 19
(BASE BID)
PARKING LOT TREES PROVIDED = 71.5; 26.5 ARE IN
INTERIOR ISLANDS
ALL PARKING STALLS ARE SCREENED FROM INTERSTATE
235 BY SHRUB PLANTINGS. NORTH PARKING LOTS ARE
MORE THAN 500' FROM RESIDENTIAL TO NORTH. LOADING
DOCK/JUMPSTER AREA SCREENED FROM PROPERTY LINE.

LANDSCAPE PLAN

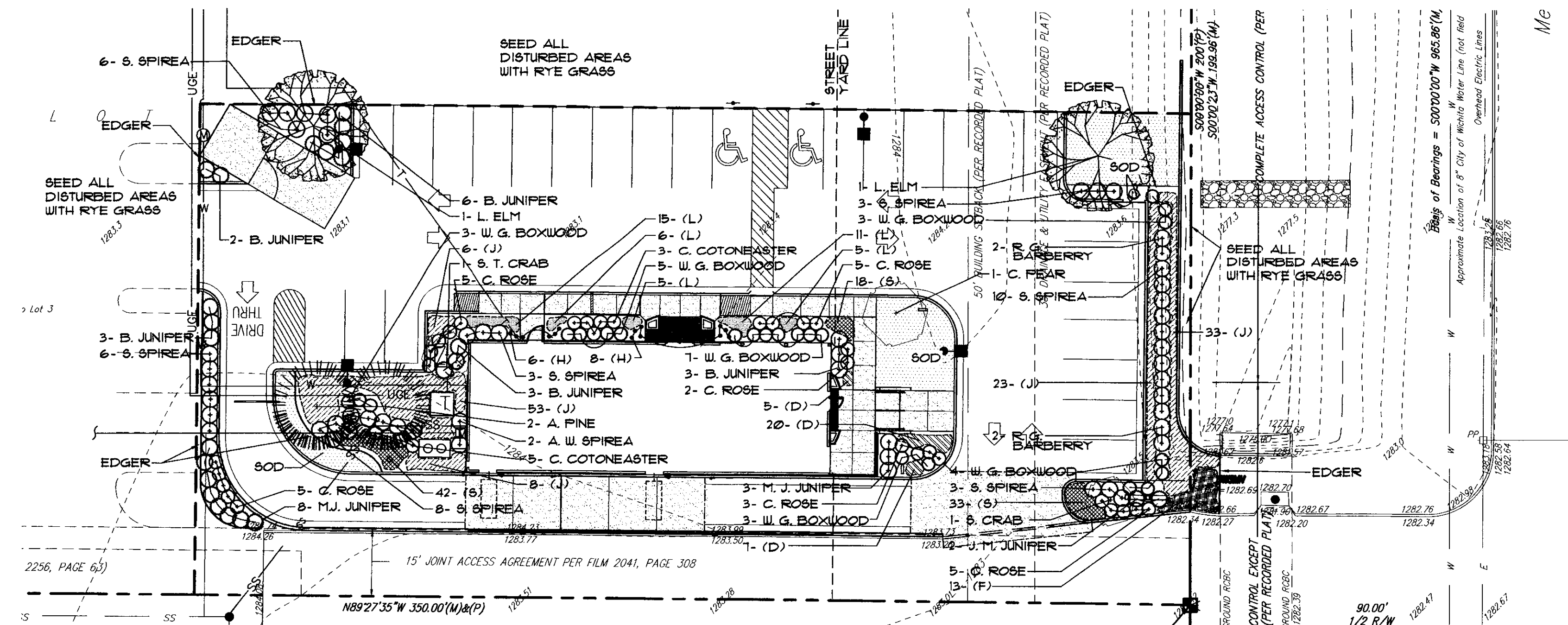
MASTER PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION/REMARKS
ABM	26	'AUTUMN BLAZE' MAPLE	Acer rubrum x freemanii 'Autumn Blaze'	2" cal.	Balled and Buried
AP	3	AUSTRIAN PINE	Pinus nigra	6" hl.	Balled and Buried
CJ	9	CANERT JUNIFER	Juniperus virginiana 'Canertii'	5' hl.	Balled and Buried
CPO	20	'KEITH DAVEY' CHINESE PISTACHE	Platanus chinensis 'Keith Davey'	2" cal.	Balled and Buried
CRK	28	CANADA RED CHERRY	Prunus virginiana 'Schubert'	1 1/2" cal.	Balled and Buried
ERB	10	EASTERN REDBUD	Cercis canadensis	1 1/2" cal.	Balled and Buried
FAM	10	'FLAME' ANIR MAPLE	Acer ginnala 'Flame'	1 1/2" cal.	Balled and Buried
LBC	3	LACEBARK ELM	Ulmus parvifolia 'Aline'	2" cal.	Balled and Buried
RRC	6	'ROYAL HANDROPS' GRAB	Quercus laevis	10 gallon	Container
STD	13	SANTOOTH OAK	Quercus laevis	3" bal.	Balled and Buried
SWP	17	SOUTHWESTERN WHITE PINE	Pinus strobus 'Southwestern White'	3" bal.	Balled and Buried
SHRUBS	ORNA	ORNA	ORNA	ORNA	ORNA
ADG	11	'ADAGO' MAIDEN GRASS	Miscanthus sinensis 'Adagio'	5 gal	Container
AJ	46	'ARMSTRONG' JUNIPER	Juniperus chinensis 'Armstrong'	2 gal	Container
ALV	1	'ALLEGHANT' VIBURNUM	Viburnum x hybridum 'Alleghant'	5 gal	Container
FCM	20	'FIREBIRD' CROCEUS	Leguminosae indica 'Firebird'	5 gal	Container
GLS	219	'GRO-LOW' FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	3 gal	Container
HG	13	'HAMEL' DW. CHINESE FOUNTAIN GRASS	Pennisetum alopecuroides 'Hamel'	2 gal	Container
SDL	28	'STRAWBERRY CANDY' DAYLILY	Hemerocallis 'Strawberry Candy'	1 gal	Container

NOTES

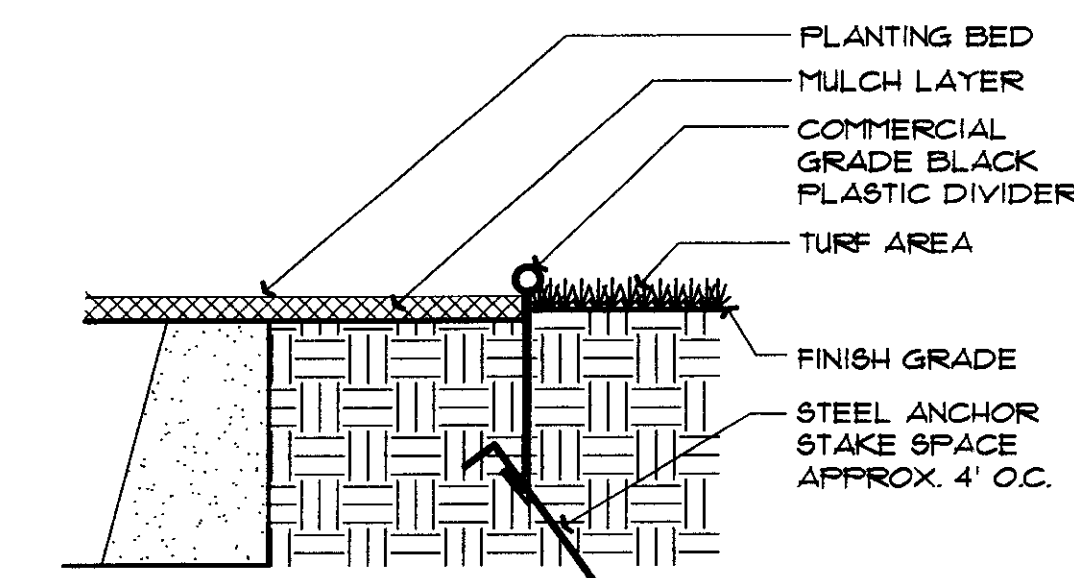
- ALL PAVEMENT, SIDEWALKS, CURB & GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WICHITA SPECIFICATIONS.
- WHEELCHAIR RAMP LOCATIONS TO SERVE THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH THE BUILDING PLANS PRIOR TO CONSTRUCTION.
- EDGING SHALL BE PRO-STEEL OR RYERSON, 14 GAUGE X 4". INSTALL TOP FLUSH WITH TOP OF ADJOINING WALKS OR BACKS OF CURBS.
- MULCH SHALL BE 3" DEPTH SHREDED-HARDWOOD BARK. MULCH 36" DIAMETER RING X 6" DEPTH AROUND EACH TREE PLANTED IN TURF AREA.
- BACK-TO-EARTH COTTON BUR COMPOST AND MILORGANITE MIXED INTO BACKFILL SOIL PLUS NEW LAWN STARTER FERTILIZER (INCORPORATED INTO THE TOP 1"-2" OF BACKFILL SOIL) PLANTING SOIL AMENDMENTS.
- ALL LAWN AND SHRUB BED TREES ON SITE SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM (SEE SPECIFICATION SECTION). IRRIGATION SYSTEM SHALL BE EQUIPPED WITH FOUR QUICK COUPLERS AND AN AUTOMATIC RAIN SENSING DEVICE WHICH WILL SHUT OFF SYSTEM FOLLOWING PERIODS OF ADEQUATE RAIN.
- ALL PLANTS SHALL CONFORM TO ANSI Z60.1 FOR SIZE AND QUALITY STANDARDS.
- INSTALL KANSAS PREMIUM BLEND TURF SEED IN ALL TURF AREAS SHOWN ON PLAN.

INTERSTATE 235

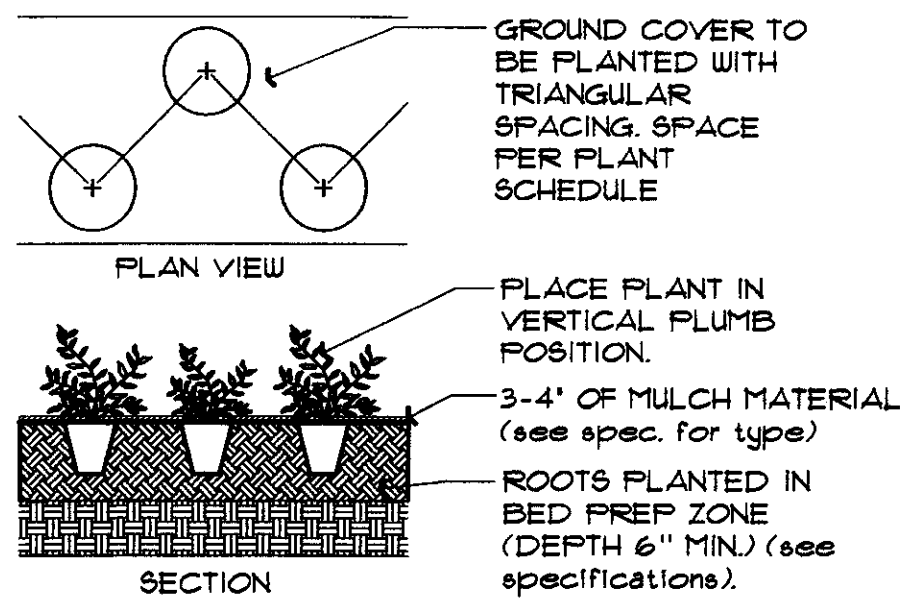


PLANT MATERIAL SCHEDULE

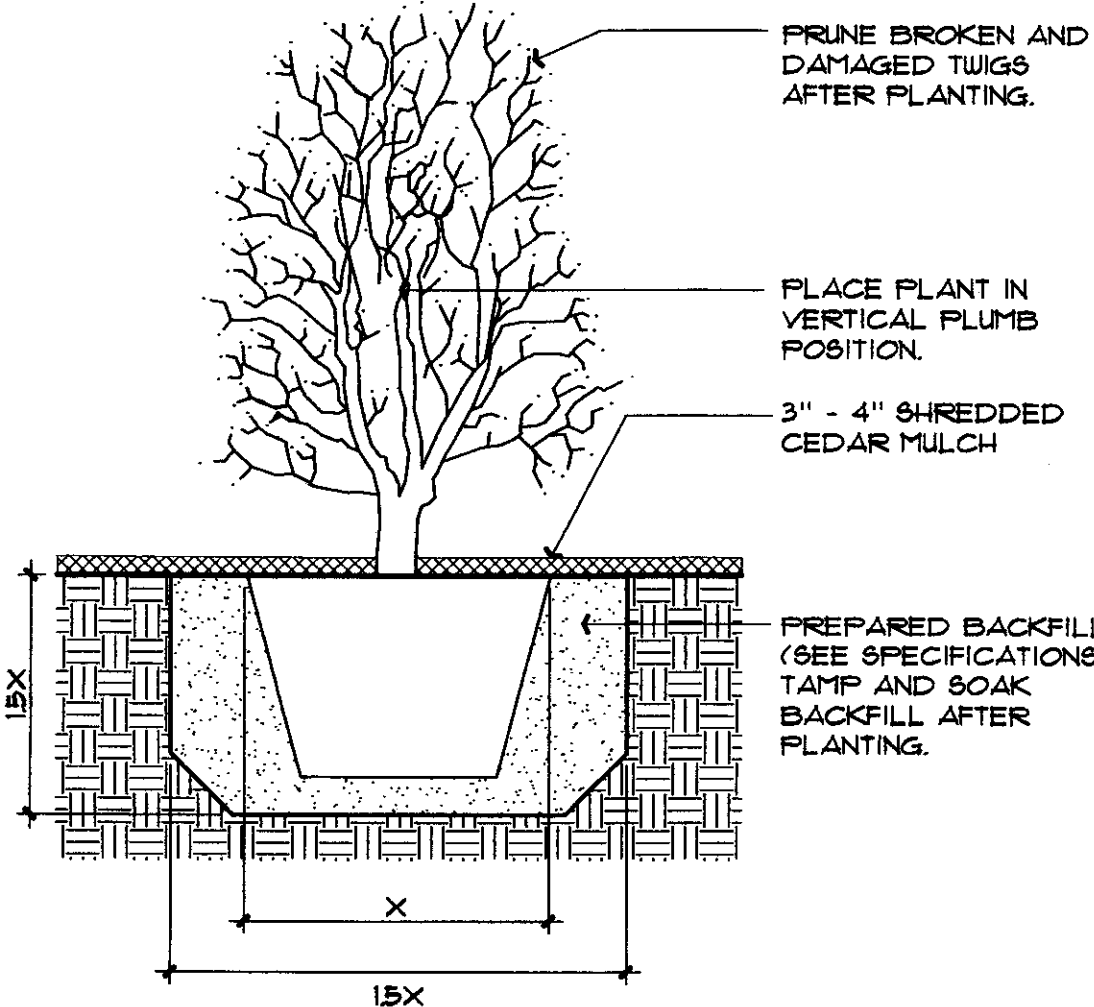
COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
SHADE TREES				
LACEBARK ELM	ULMUS PARVIFOLIA	2 - 2 1/2"	B & B	
EVERGREEN TREES				
AUSTRIAN PINE	PINUS NIGRA	5'-6' HT.	B & B	
ORNAMENTAL TREES				
CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	1 1/2 - 2"	B & B	
SARGENT TINA CRABAPPLE	MALUS SARGENTII 'TINA'	1 1/2 - 2"	B & B	
DECIDUOUS SHRUBS				
SNOWMOUND SPIREA	SPIREA NIPPONICA 'SNOWMOUND'	5 GAL.	CONT.	
RED CARPET ROSE	ROSA X NOARE 'RED CARPET ROSE'	3 GAL.	CONT.	COLOR RED
CRANBERRY COTONEASTER	COTONEASTER AFICULATA	3 GAL.	CONT.	
ANTHONY WATERER SPIREA	SPIREA X BUNALDA 'ANTHONY WATERER'	3 GAL.	CONT.	
ROSE GLOW BARBERRY	BERBERIS THUNBERGII 'ROSE GLOW'	5 GAL.	CONT.	
EVERGREEN SHRUBS				
BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL.	CONT.	
WINTER GEM BOXWOOD	BUXUS MICROPHYLLA 'KOREANA'	3 GAL.	CONT.	
DWARF MUGHO PINE	PINUS MUGHO MUGHUS	5 GAL.	CONT.	COLOR RED
MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MINT JULEP'	5 GAL.	CONT.	COLOR RED
GROUND COVERS				
(L) LILY TURF	LIRIOPE MUSCARI	1 GAL.	CONT.	SPACE 18" O.C.
(J) BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'	1 GAL.	CONT.	SPACE 30" O.C.
PERENNIALS				
(D) DAY LILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL.	CONT.	SPACE 18" O.C.
(S) SALVIA (EAST FRIESLAND)	SALVIA X SUPERBA	1 GAL.	CONT.	15" O.C.
(H) HOSTA	HOSTA FORTUNEI 'ALBO MARGINATA'	1 GAL.	CONT.	SPACE AS SHOWN
PERENNIALS				
(F) FEATHER REED GRASS	CALAMAGROSIS ACUTIFLORA 'STRICTA'	1 GAL.	CONT.	SPACE 30" O.C.
LAWN				
FESCUE	-----	-----	SOD	



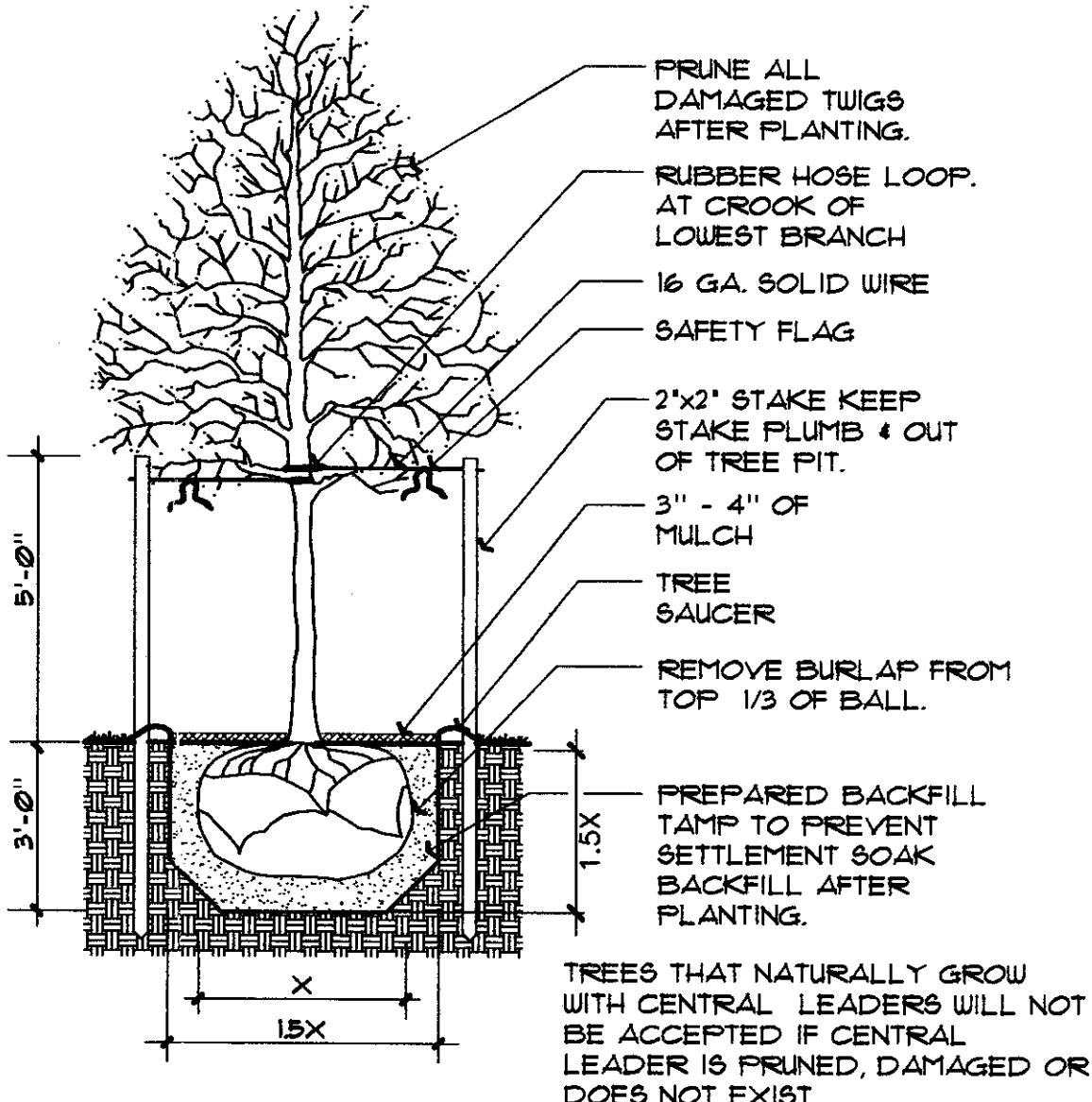
1 PLASTIC EDGE DETAIL
NO SCALE



2 GROUND COVER DETAIL
NO SCALE



3 SHRUB PLANTING DETAIL
NO SCALE



4 TREE PLANTING DETAIL
NO SCALE

GENERAL PLANTING NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- 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 THE OWNER'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL UTILITY LOCATOR SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- GENERAL CONTRACTOR SHALL PROVIDE 4\"/>
- SOD TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF FINE LEAFED FESCUE.
- SEED ALL DISTURBED AREAS WITH RYE GRASS.
- BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
- FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
- 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.
- ALL LANDSCAPE EDGING IS TO BE A COMMERCIAL GRADE BLACK PLASTIC EDGING. INSTALL EDGING WITH STAKES AND AT ELEVATION SPECIFIED BY MANUFACTURER.
- INSTALL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS AND TREE SAUCERS. PLACE 3\"/>
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.
- TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM.

LANDSCAPE ORDINANCE CALCULATIONS

LANDSCAPE STREET YARD

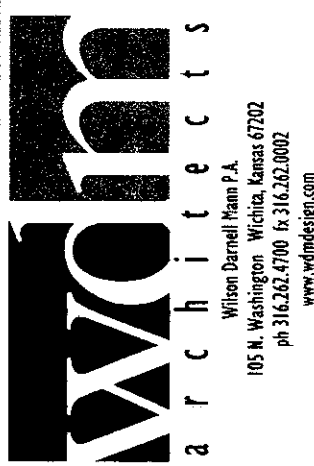
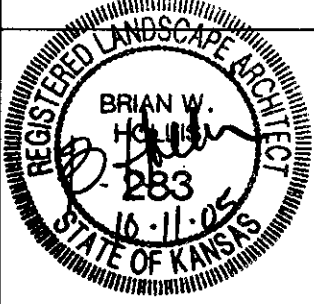
110.61 (TOTAL L.F. OF STREET YARD FRONTAGE)
X 10 S.F. FACTOR
1,106.10 (TOTAL S.F. OF LANDSCAPE STREET YARD REQ'D.)
+ 500 (1 TREE PER 500 SF.)
221 OR SAY 2 TREES REQ'D.
3 TREES PROVIDED (1 SHADE + 2 ORNAMENTAL + 10 SHRUBS)
2,465.60 SF. OF LANDSCAPE STREET YARD PROVIDED IN DEVELOPED AREA

PARKING LOT SCREENING AND LANDSCAPING

PARKING LOT IS SCREENED W/ SHRUBS
PARKING LOT TREES
26 PARKING STALLS
+ 20 (ONE TREE PER 20 STALLS)
13 OR SAY 2 TREES REQ'D.
(ONE-HALF OF THE STREET YARD TREES MAY BE USED TO FULFILL PARKING LOT TREE REQUIREMENT)
ALL PROVIDED BY STREET TREES

DP-138 Parcel 3
LANDSCAPE PLAN

APPROVED 04/11/05 BY JDS.
MAPD Copy 1 of 2
SUPERSEDES MAPD APPROVED 09-28-05
(DETAIL ON DUMPSTER
AREA ATTACHED-02-01-06)



PLANTING PLAN
3455 SOUTH MERIDIAN
WICHITA, KANSAS

REVISIONS	
NO.	DESCRIPTION
1	07/08 City Review
2	08/21 City Review
3	10/11 City Review
4	
5	
6	
7	
8	
9	
10	
CONTRACT DATE	
JUNE 3, 2005	
BUILDING TYPE	
L70	
PROTOTYPE ISSUE DATE	
JULY04-L	
SITE NUMBER	
SHEET NUMBER	
L1	

PLANTING SPECIFICATIONS

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

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

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

4. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD OF NURSERY STOCK". OWNER RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH IN THEIR OPINION FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.

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

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

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

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

9. GUARANTEE ALL SEED AREAS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

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

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

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

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

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

15. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL.

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

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

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

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

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

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

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

GENERAL IRRIGATION NOTES

1. THE IRRIGATION SYSTEM TO BE PROVIDED BY THE GENERAL CONTRACTOR. THE SYSTEM IS TO COVER THE ENTIRE PLANTED AREA AS SHOWN ON PLAN.

2. PLANS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. SUBMITTALS SHALL INCLUDE IRRIGATION DESIGN DRAWINGS AND MANUFACTURER'S TECHNICAL DATA SUFFICIENT TO EXHIBIT THE CONTRACTOR'S INTENDED SYSTEM DESIGN. PLANS SHALL BE TO SCALE AND WELL DRAWN. QUANTITIES AND TYPES OF HEADS, VALVES AND CONTROLLER SHALL BE LISTED. SUBMIT PROJECT RECORD (AS BUILT) DRAWINGS PROVIDING A PERMANENT RECORD OF THIS WORK AT COMPLETION OF THE PROJECT.

3. THE IRRIGATION CONTRACTOR SHALL COORDINATE WORK WITH THE ELECTRICAL CONTRACTOR.

4. VERIFY EXISTING STATIC PRESSURE PRIOR TO DESIGNING THE SYSTEM. THE CITY WATER SUPPLY WILL BE THE SOURCE OF WATER FOR THE SYSTEM.

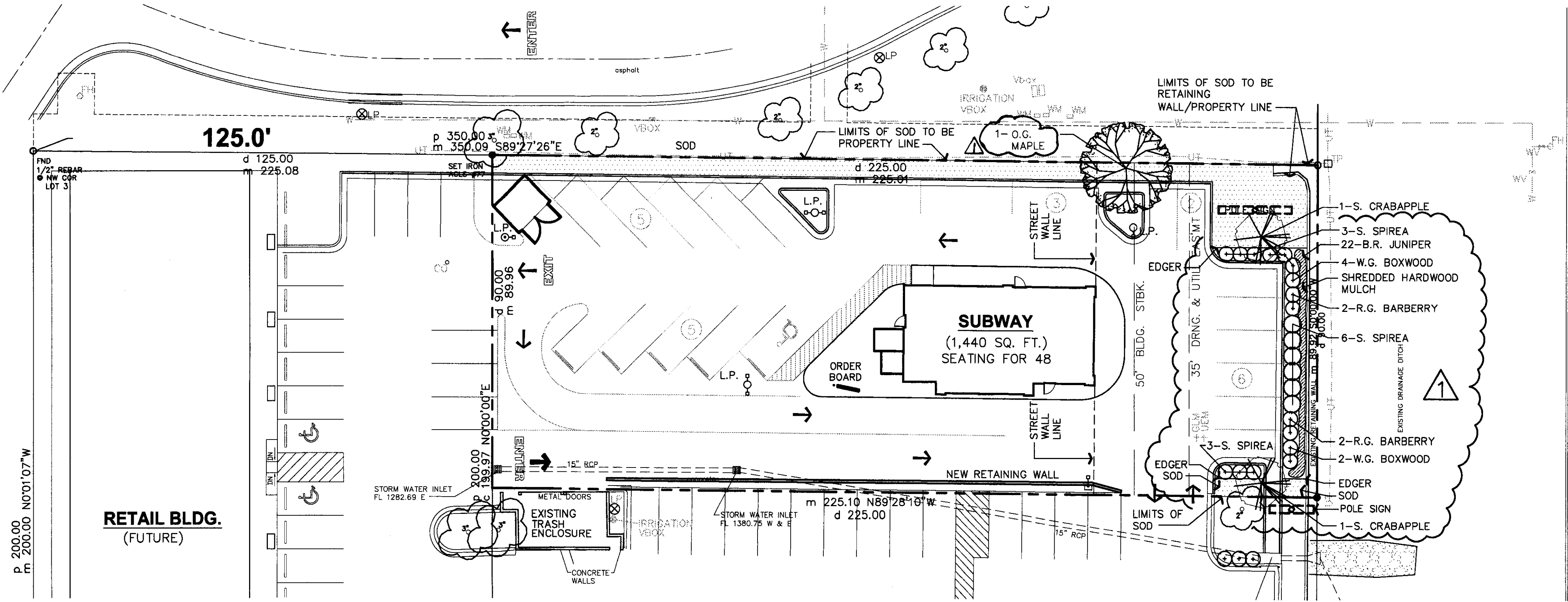
5. COORDINATE IRRIGATION SYSTEM INSTALLATION WITH LANDSCAPE WORK.

6. THE IRRIGATION SYSTEM IS TO BE DESIGNED WITH RAIN BIRD SPRINKLER MANUFACTURING CO. OR EQUAL PRODUCTS AND MATERIALS. OTHER MANUFACTURERS AS APPROVED BY ARCHITECT

7. COORDINATE LOCATION OF THE CONTROLLER WITH THE OWNER.

8. INSTALL BACKFLOW PREVENTER, SHUT OFF VALVE AND MANUAL DRAIN VALVE PER LOCAL PLUMBING CODES. PROVIDE PLASTIC TRUNCATED ENCLOSURE FOR THE BACKFLOW PREVENTER AS PROVIDED BY THE MANUFACTURER.

9. PROVISIONS SHALL BE MADE TO WINTERIZE THE PIPING SYSTEM.



GENERAL PLANTING NOTES

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

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

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

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

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

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

7. SOD TYPE SHALL BE LOCALLY AVAILABLE KENTUCKY BLUEGRASS BLEND OR OTHER TURF GRASS RECOMMENDED FOR THE SPECIFIC AREA.

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

9. REESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SEED, SOD OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.

10. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.

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

12. CULTIVATE GROUND COVER PLANTING BEDS TO DEPTH OF 8". TILL COMPOST AND WELL-ROTTED MANURE INTO THE PLANTING BED AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/MANURE TO THREE (3) PARTS SOIL.

13. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

14. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.

15. PLANT GROUND COVER/ANNUALS WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE TRIANGULAR, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.

16. STEEL EDGER BY "PROSTEEL, INC.". EDGER TO BE 10 GAUGE (1/8" X 4" HIGH) AND PAINTED GREEN. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. TOP OF EDGER TO ALIGN WITH SIDEWALK/CURB WHERE OCCURS. GRADE TO BE 1: BELOW TOP OF EDGER ON LAWN SIDE. REFER TO EDGER DETAIL.

17. USE SHREDDED CEDAR WOOD MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR TO PROVIDE SAMPLE TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL.

18. PLACE 4" OF MULCH IN ALL TREE SAUCERS. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS.

19. TREAT PLANTING BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.

20. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.

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

22. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.

LEGEND

SOD
BLUE RUG JUNIPER

LANDSCAPE CODE CALCULATIONS

LANDSCAPED STREET YARD REQUIRED

Landscaped Street Yard Required:

90 Total feet of frontage
x10 Req'd square foot factor
900 Total sq. ft. req'd

Landscaped Street Yard Shown:

1,787 Total sq. ft.
Shade Trees Required:
900 ÷ 500 = 1.8 or say 2 trees req'd

Shade Trees Shown:
1 shade tree + 2 orn. trees provided

BUFFERS REQUIRED

No Buffers Required

PARKING LOT SCREENING AND LANDSCAPING

Parking lot is screened w/shrubs

Parking Lot Trees Required

21 Total stalls
± 20 (one tree per 20 spaces)
1.05 or say 1 tree req'd.

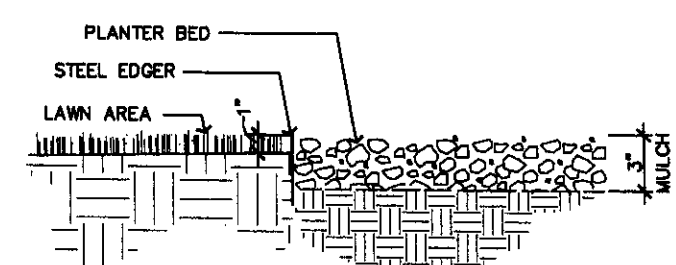
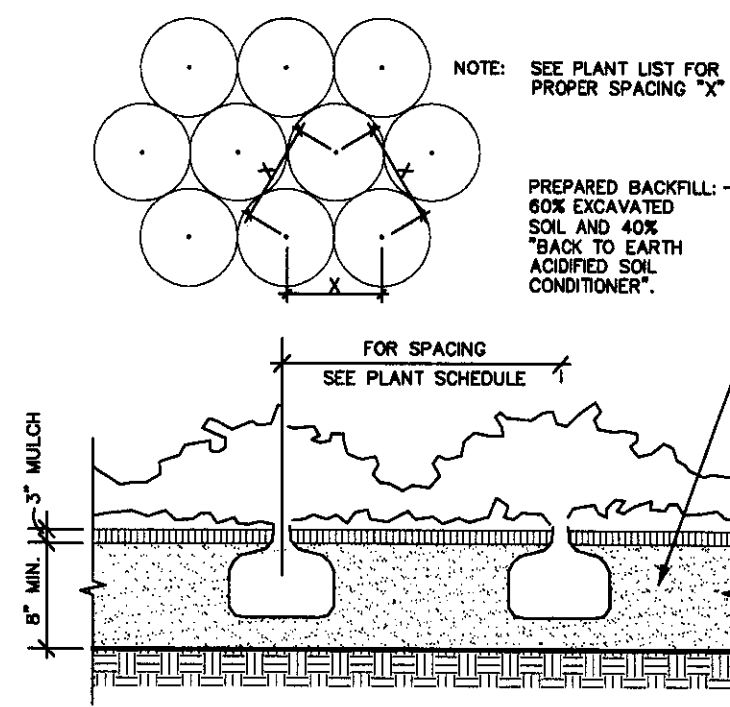
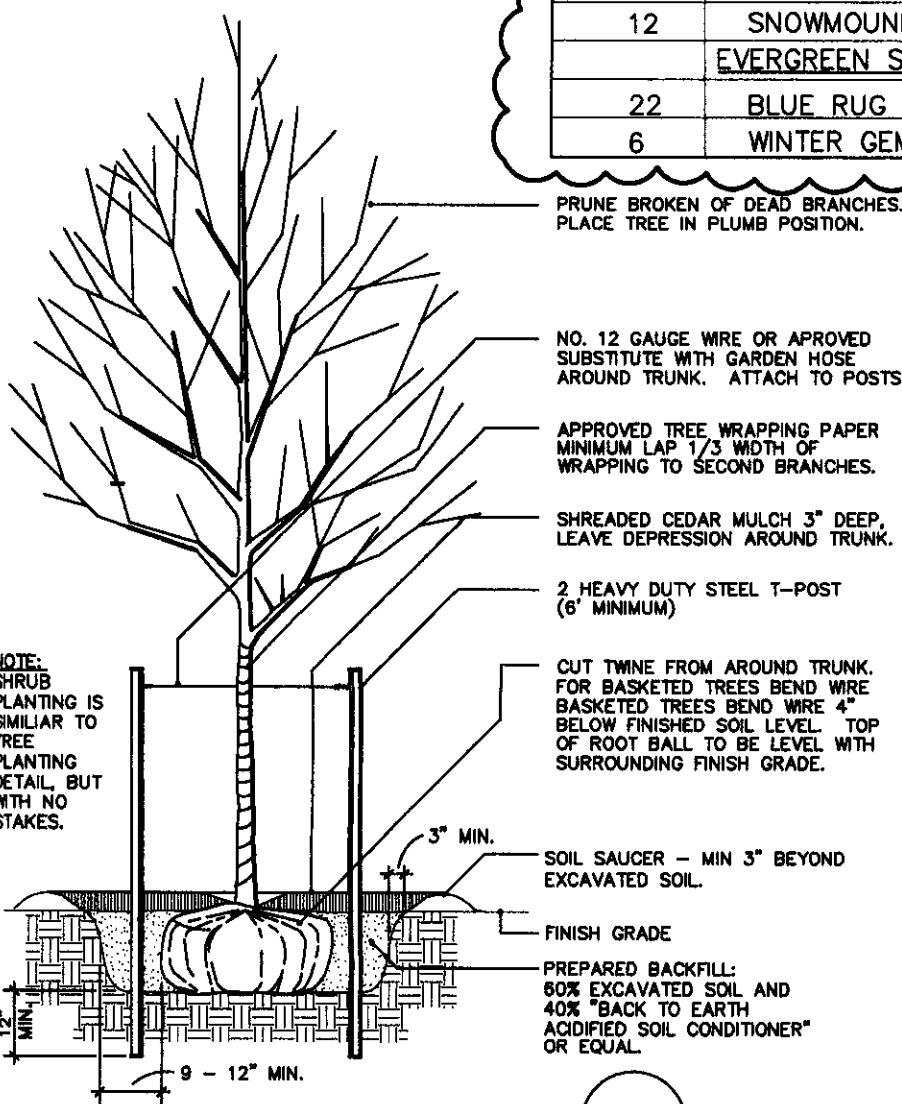
(One-half of the req'd. street yard trees may be used to fulfill parking lot tree requirement)

One-half of 2 street yard trees = 1

1 total parking lot trees req'd.
± 1 (one half street yard trees)
0 shade tree req'd as parking lot trees.

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
1	SHADE TREE OCTOBER GLORY RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2" CAL.	B & B	
2	ORNAMENTAL TREE SARGENT CRABAPPLE	MALUS SARGENTII	1" CAL.	B & B	
4	DECIDUOUS SHRUB ROSE GLOW BARBERRY	BERBERIS THUNBERGII 'ROSE GLOW'	18" HT. MIN.	B & B	
12	SNOWMOUND SPIREA	SPIREA NIPPONICA 'SNOWMOUND'	18" HT. MIN.	B & B	
22	EVERGREEN SHRUB BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'	18" HT. MIN.	B & B	SPACE 30" O.C.
6	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA 'KOREANA'	18" HT. MIN.	B & B	



SITE PLAN

1" = 20'-0"

NORTH

PARKING CALCULATIONS

PARKING REQUIREMENTS:
REQUIRED - RESTAURANT:
PARKING 1 SPACE PER (3) OCCUPANTS
51 : 3 = 17 SPACES
PARKING - 20 SPACES
PROVIDED +1 HANDICAPPED SPACES
21 TOTAL SPACES

LEGAL DESCRIPTION

THE EAST 225.00 FEET OF LOT 3, BLOCK 1, YMCA SOUTH ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, EXCEPT THE SOUTH 110.00 FEET THEREOF.

DR-138 Parcel 3B
LANDSCAPE PLAN

DATE 01-28-08 BY D6
MAILED Copy 1 of 1

SUBWAY

'SUBWAY' SANDWICH SHOP
MERIDIAN STREET AND PAWNEE
WICHITA, KANSAS

DAN WINTER
ARCHITECT

1024 EAST
FIRST STREET
WICHITA, KS
67214
PH. 316-267-7142
FAX 267-6224

DATE
11/20/07
12/19/07

TITLE
PLANTING PLAN
SHEET NO.

LS-1



Wichita-Sedgwick County Metropolitan Area Planning Department

February 26, 2016

YMCA of Wichita, attn. Adam Elliott
402 N. Market St.
Wichita, KS 67202

MKEC Engineering, Inc. attn. Brian Lindebak
411 N. Webb Rd.
Wichita, KS 67206

RE: CUP2016-05 - City CUP Administrative Adjustment to DP-138 to allow single building sign not to exceed 825 sq. ft., generally located north of I-235 and west of Meridian (3405 S. Meridian).

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-138, the Meridian Outlet Mall Community Unit Plan (CUP). We understand that you wish to replace an existing building sign without increasing its size. Consolidation of all lettering and symbols on the sign equals 811 square feet. This size is less than 20% of this building façade, which would be 1,456 square feet. Therefore General Provision 4 shall be adjusted to add: "Parcel 4A-1 is allowed a single building sign on the southern building façade of the "Farha Sports Center" (the westernmost building on this Parcel) that shall not exceed 825 square feet in area. Said building sign may be backlit or illuminated from the ground."

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

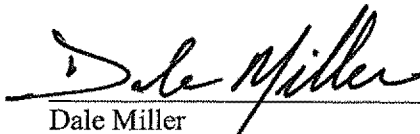
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

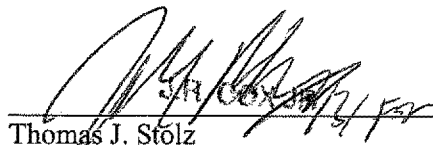
The "Development Application" signs may now be removed from the property. **Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.**

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov


Dale Miller
Director of Planning


Thomas J. Stolz
MABCD Director

cc: JR Cox, MABCD
Jeff Blubaugh, CM District IV
Rebecca Fields, Community Service Representative District IV



Wichita-Sedgwick County Metropolitan Area Planning Department

May 26, 2015

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Rd
Wichita, KS 67206

RE: CUP2015-09 – City CUP Administrative Adjustment to CUP DP-138, to create Parcels 4A-1, 4A-2 and 4B from Parcel 4, allow medical services on Parcel 4B, and adjust signage allowances. The property is generally located on the southwest corner of 33rd Street South and South Meridian Avenue.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-138, to adjust parcel boundaries, square footage of signage and allow medical use on Parcels 4A-1, 4A-2 and 4B. Proposed modifications as follows:

1. Create Parcels 4A-1, 4A-2 and 4B from Parcel 4.
2. Allow medical services and general office in addition to other permitted uses on Parcel 4 B.
3. General Provision #2 to include language that if setbacks are not indicated on plan, shall be per property development standards of the LC zoning district.
4. Provision for 4A-1 and 4A-2 to modify uses to add church or place of worship, community assembly, daycare and parking areas.
5. General Provision #4 adjusts signage requirements for 4A-1 to include 250 square feet of signage on Parcel 4B along Meridian Avenue and 4B to allow 330 square foot monument sign along Meridian Avenue provided that the sign be spaced 100 feet north of Parcel 4A-1 signage.
6. Parcels 4A-1 and 4A-2 shall be held together for ownership purposes.
7. Parcel 4B shall provide cross-lot ingress and egress to Parcels 4A-1, 4A-2, 1A & 1B.
8. Update CUP document to reflect status of property as shown in the letter dated May 19, 2015.

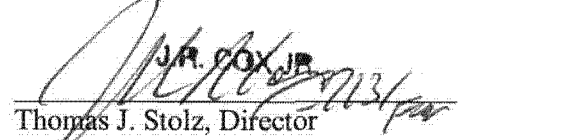
On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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
Jeff Blubaugh, CM District IV
Case Bell, Community Liaison District IV

May 19, 2015

STATEMENT OF ALTERATIONS TO CUP DP-138

CUP2015-(0009) Adjustment #3 CUP DP-138

The below is a list of adjustments to this CUP we are requesting be made for the development of Meridian Outlet Mall. Modification (adding, deletion, or alteration) of text listed below from the original CUP are listed by ***bold and italicized text***.

As a result of the Lot Split and necessary update to the CUP:

- The creation of Parcel **4A-2 & 4B** boundary to match that of the anticipated ownership parcel.
- Reconfigured lot lines shown within said Parcel **4A-1**.
- Adjusted area of Parcels **4A-1, 4A-2 and 4B** based on calculated measurements.
- Added statement relating to signage for Parcel **4B**.
- Added clarifying statement as to parking ratio on Parcel **4A-1**.
- Added Parcel square foot and acres to each Parcel.
- Added graphic Building Setbacks along the south, north and west boundary lines of Parcels **4A-1**.
- Added graphic Building Setback along the north boundary line of Parcel **4B**.
- Minor digital restoration of old document.
- Wiped all topographic contours and hedge rows that have been removed or altered and replaced with pavement, athletic fields, and buildings presently on the Parcels.

General Provisions:

2. Setbacks:

Added to the setback text: ... as indicated on plan view; ***If not shown shall be per Property Development Standards for the L.C. Zoning District.***

4. Signage:

Added and restated signage provision:

Shall be as permitted by L.C. Zoning District in accordance with the provisions of section 28.04.139 of the code of the City of Wichita, except that no portable, offsite, rotating signs, or flashing lights shall be permitted. Sign height shall be limited to a maximum height of 20' except for a 35-foot tall major development identification sign located in the southeastern corner of Parcel 1C. Signage for Parcels **3C & 1B** may be placed upon one of the parcels with direct frontage on Meridian Ave., however, all signs shall be spaced a minimum of 150 feet apart regardless of lot configuration, leasing, or ownership.

Maximum sign areas shall be limited as follows:

Parcel 1A: 125 square feet;

Parcel 1B: 125 square feet

Parcel 1C: 152 square feet

Parcel 2: 125 square feet

Parcels 3A, 3B, and 3C shall share a total of 160 square feet.

Parcel 4A-1 shall be permitted 250 square feet of signage on Parcel 4B along Meridian Avenue.

Parcel 4B shall be permitted a total of 330 square foot of monument signage along Meridian Avenue provided it is spaced 100 feet north of Parcel 4A-1 signage.

It is permitted that the total sign area totaling above exceeds 0.8 times the frontage of Meridian Avenue by 24 square feet.

5. **Architectural Language:**

Added and restated signage provision:

All building exteriors in Parcels 1A, 1C, 2, 3A, 3B, 3C and **4B** shall share a uniform architectural character, color, texture, and the same predominate exterior building material. Parcels **1B and 4A-1** shall share a uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent.

10. Added and restated signage provision:

Outdoor lights located in the north 300 feet of Parcel **4A-1 and 4B** must be directed away from residential areas located north of 33rd Street; and all outdoor **recreational** activities must cease and outdoor lighting be turned off by 10:00 P.M.

11. Revised **Parcel 4A-1**

15. Deleted and incorporated into G.P.4. and added and the following parking restriction statement:

Parking: Given the unique nature of the activities thereon parking requirements for Parcel 4A-1 shall be as deemed necessary for the functional use by the owner/operator.

Parcel Descriptions:

Added and restated provisions as follows:

Parcel 1A

Allowed uses: Those allowed uses in the Limited Commercial Zoning District (LC); except as follows: Single-Family, Duplex, Multi-Family, Manufactured/Mobile Home, Recreational Vehicle Campground, Asphalt and Concrete Plants, Taverns and Drinking Establishments, Adult Entertainment as defined by city code, **as Amended Sexually Oriented Business in the City**, and Outdoor Recreational uses.

Proposed property development standards: As per Limited Commercial Zoning District (LC) **or as set fourth herein.**

Proposed site development standards: As per Limited Commercial Zoning District (LC) **or as set fourth herein.**

Access: Shall provide cross-lot ingress and egress to Parcels 4A-1, 4A-2, 4B, 1B, & 3C.

Parcel 4A-1 & 4A-2 (4A-2 is un-buildable therefore these two parcels are held together)

Gross Area= **54.67 Ac. or 2,381,509 s.f.**

Maximum Height=35 feet within the north 200' feet; **otherwise per L.C. Compatibility Height standards.**

Max. Building Coverage=35% or 833,528 s.f.

Max. Gross Floor Area=35% or 833,528 s.f.

Allowed uses: Those allowed uses in the Limited Commercial Zoning District (LC), **but limited any and all Recreational uses (by right), Church or Place of Worship, Community Assembly, Day Care, and Parking Areas.**

Proposed property development standards: Same as Parcel 1A.

Proposed site development standards: Same as Parcel 1A.

Access: Shall provide cross-lot ingress and egress to Parcels 4B, 1A & 1B

Parcel 4B

Gross Area= **3.22 Ac. or 140,381 s.f.**

Maximum Height=35 feet within the north 200' feet; **otherwise per L.C. Compatibility Height standards.**

Max. Building Coverage=35% or 49,133 s.f.

Max. Gross Floor Area=35% or 49,133 s.f.

Allowed uses: Same as Parcel 1A; **provided however the uses of Medical Services and Office-General uses are also permitted.**

Proposed property development standards: Same as Parcel 1A.

Proposed site development standards: Same as Parcel 1A.

Access: Shall provide cross-lot ingress and egress to Parcels 4A-1, 4A-2, 1A & 1B



Wichita-Sedgwick County Metropolitan Area Planning Department

September 28, 2012

Greater Wichita YMCA c/o Dennis Schoenebeck
430 S. Broadway
Wichita, KS 67202

SJCF Architecture attn. Brad Biddle
257 N. Broadway
Wichita, KS 67202

RE: CUP2012-29 - City CUP Adjustment to DP-138 Parcel 1B to allow Outdoor Recreation, generally located west of South Meridian and north of I-235 (3405 S. Meridian).

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-138 Meridian Outlet Mall Commercial Community Unit Plan ("CUP"). We understand you wish to allow Outdoor Recreation on Parcel 1b, which currently prohibits Outdoor Recreation.

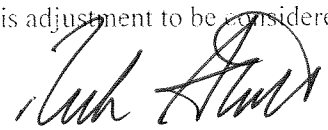
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John L. Schlegel
Director of Planning



Rick Stubbs
Co-Interim Superintendent of Central Inspection

cc: Paul Hays, Office of Central Inspection
Michael O'Donnell, CM District IV
Kelli Geier, NA District IV

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
5. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
6. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL UTILITY LOCATOR SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
7. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
8. SOD TYPE SHALL BE LOCALLY AVAILABLE TALL FESCUE BLEND OR OTHER TURF GRASS RECOMMENDED FOR THE SPECIFIC AREA.
9. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
10. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
11. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS.
12. ALL LANDSCAPE EDGING IS TO BE A 4" X 3/8" PAINTED STEEL EDGING. PLACE EDGING FLUSH WITH GRADE.
13. INSTALL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS AND TREE SAUCERS. PLACE 3"-4" OF MULCH IN ALL PLANT BEDS AND TREE SAUCERS.
14. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
15. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
16. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
17. REESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SEED, SOD OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.
18. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.
19. TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM.

PAVEMENT

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

LANDSCAPED STREET YARD

Landscape Street Yard Required:
190 LF Meridian Road
+ 10 Sq Ft. Farker
1,900 total LF Landscaped Street Yard required

Landscape Street Yard Provided:
3,161 Total sq. ft. Provided

Street Yard Trees Required:
 $1,900 \div 500 = 4 \text{ trees required}$
(up to $\frac{1}{3}$ can be provided by shrubs)

Street Yard Trees Provided:
1 existing tree with $> 6"$ diameter = 2 shade trees +
2 ornamental trees + 10 shrubs = 4 trees provided

PARKING LOT SCREENING AND LANDSCAPING

Parking lot screening provided

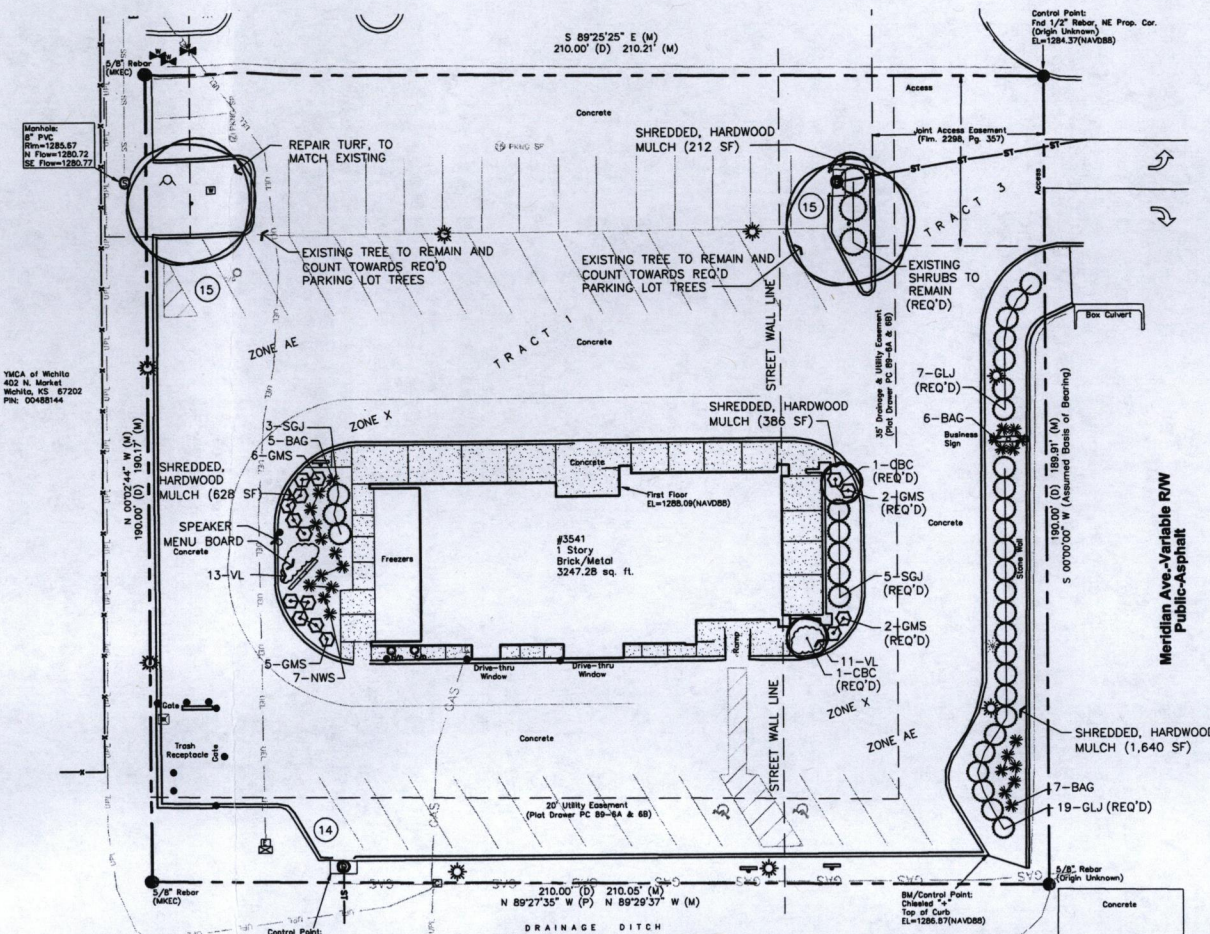
Parking Lot Trees Required
46 parking stalls $\div 20 = 2.3$ or say 3 trees required
(One-half of the req'd. street yard trees may be used to fulfill parking lot tree requirement)

One-half of 4 street yard trees = 2

Parking lot trees provided:
2 existing trees with $> 6"$ diameter = 4 parking lot trees provided

REQUIRED BUFFERS (none required)

TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
		SHADE TREES		
		ORNAMENTAL TREES		
CBC	2	Coralburst Crabapple	Malus 'Coralburst'	1" Cal.
		EVERGREEN SHRUBS		
GLJ	26	Gold Lace Juniper	Juniperus chinensis 'Gold Lace'	3 Gal.
SGJ	8	Saybrook Gold Juniper	Juniperus pfitzeriana 'Saybrook Gold'	3 Gal.
		DECIDUOUS SHRUBS		
GMS	15	Goldmound Spirea	Spiraea japonica 'Goldmound'	3 Gal.
		ORNAMENTAL GRASSES & PERENNIALS		
BAG	18	Ronde Ambition Grama Grass	Routeloua gracilis 'Ronde Ambition'	5-7" pot
NWS	7	Northwind Switchgrass	Panicum virgatum 'Northwind'	1-2 Gal
		ORNAMENTAL GRASSES & PERENNIALS		
VL	24	Variiegated Liriope	Liriope muscarii 'Variegata'	5-7" pot



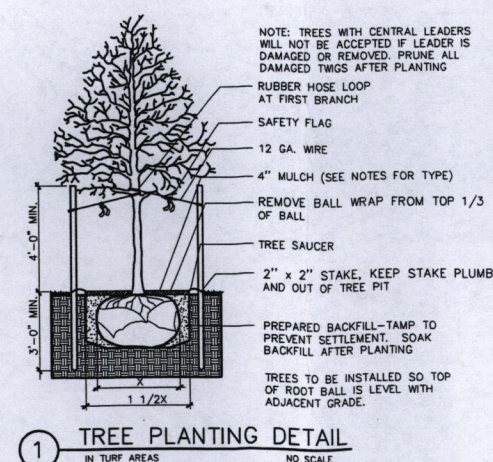
1" = 20'-0"

0 20' 40'

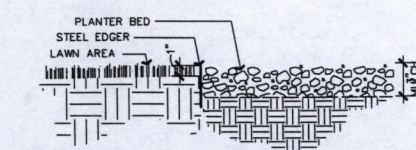
LANDSCAPE PLAN

10/22/20

1/25



② SHRUB PLANTING DETAIL



3 EDGER DETAIL

SITE NUMBER:

BUILDING TYPE:

ASSET TYPE:

CLASSIFICATION:

OWNER:

BASE VERSION:

UPGRADE CLASSIFICATION:

PROJECT YEAR:

DESIGN TYPE:

DRAWING RELEASE:

PROJECT TYPE:

Wendy's.
#08335
3541 S. MERIDIAN
WICHITA, KS 67212

REV.	DATE	DESCRIPTION
△		
△		
△		
△		

ISSUE DATE: 10/18/20

PROJECT NUMBER: 08333

DRAWN BY: TAF

CHECKED BY: JD

SEALED

SHEET NAME

SHEET NUMBER