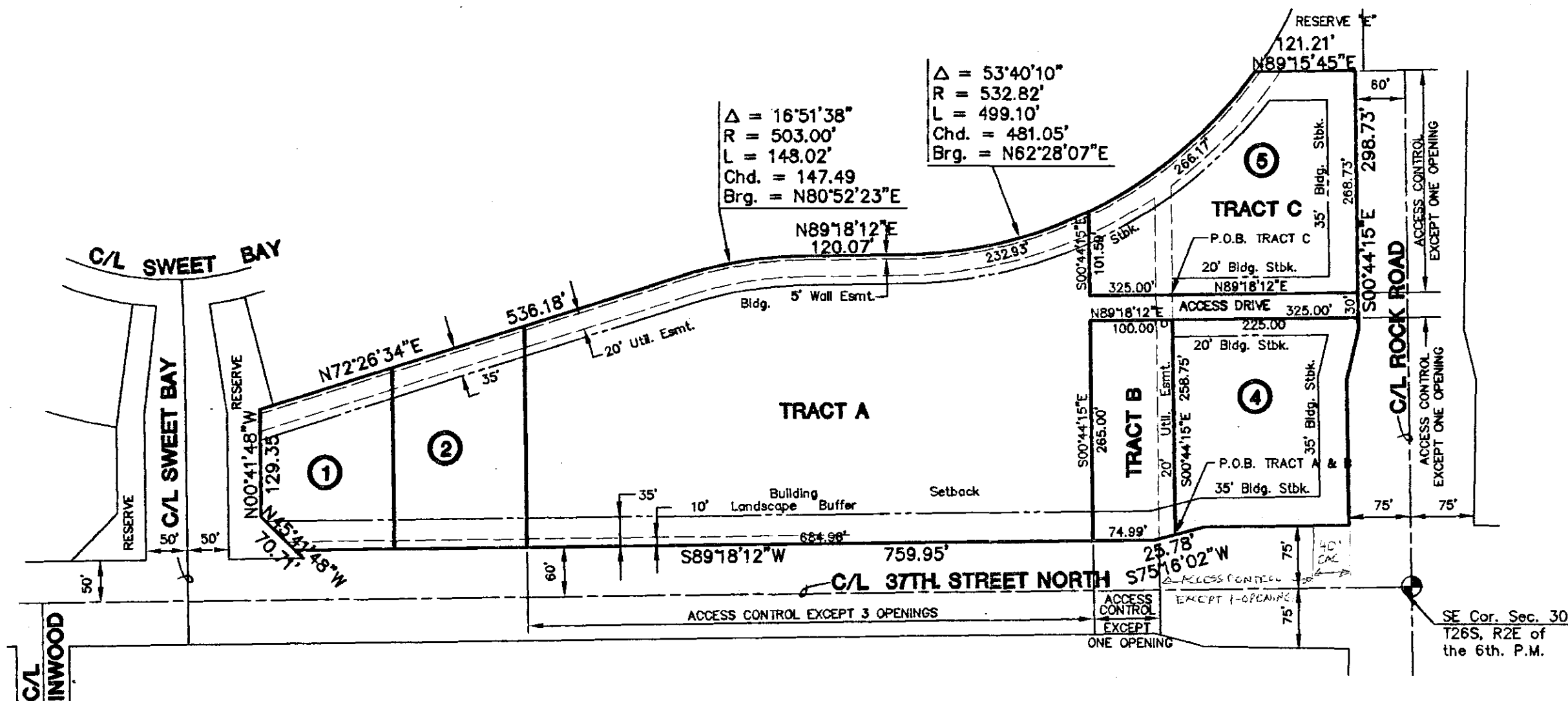


SCALE: 1"=150'
0 150 300
Subject to:
C.U.P. - DP155

DP-155
PER ADM' ADD' 6-23-95
APPROVED CUP
MAPC 5-29-86 DM
BCC 6-24-86 DM
MAPD COPY 202

GENERAL PROVISIONS

- THIS DEVELOPMENT IS PROPOSED TO CONTAIN 10.77 GROSS ACRES.
- THE PROPOSED DEVELOPMENT CONTAINS PARCELS 1, 2 AND 4 AND TRACTS A, B AND C. FOR SPECIFIC USES SEE PARCEL OR TRACT DESCRIPTIONS.
- SETBACKS ARE AS INDICATED ON PLAN VIEW OR IN GENERAL ARE AS FOLLOWS:
35' SETBACK ALONG ROCK ROAD
35' SETBACK ALONG 37TH STREET NORTH
35' SETBACK ALONG NORTH PROPERTY LINE
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA, EXCEPT THAT NO PORTABLE SIGNS SHALL BE PERMITTED. SIGN HEIGHT VARIANCES AS MAY BE APPROVED BY THE BOARD OF ZONING APPEALS SHALL BE PERMITTED.
- ALL DRAINAGE WAYS AND DRAINAGE IMPROVEMENTS 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, PAVEMENT WIDTHS AND DECAL LANES ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
- PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.40.140 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA.
- A. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDED WOOD OR WOVEN WIRE) ALONG THE NORTH PROPERTY LINE AS SHOWN ON PLAN VIEW, SUCH WALL SHALL BE REDUCED TO THREE (3) FOOT IN HEIGHT FROM SETBACK LINE TO THE PROPERTY LINE ADJOINING ROCK ROAD, SAID WALL SHALL ALSO BE CONSTRUCTED ALONG THE PROPERTY LINE WHEN ADJACENT TO A RESIDENTIAL DISTRICT AND SEPARATED BY A PUBLIC WAY, STREET OR ALLEY IF THE STORAGE AREA, SERVICE AREA OR REAR OF THE BUILDING FACES THE RESIDENTIAL DISTRICT.
B. A TEN (10) FOOT LANDSCAPE BUFFER CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES SHALL BE REQUIRED ALONG THE NORTH SIDE OF 37TH STREET NORTH WHERE ACROSS FROM RESIDENTIALLY ZONED AREAS WHERE THE WALL IS NOT CONSTRUCTED AS PER 9. A. ABOVE. (SEE PLAN VIEW.)
C. THE TEN (10) FOOT LANDSCAPE BUFFER HAS BEEN WAIVED ALONG THE WEST BOUNDARY OF PARCEL 1 OUT TO THE ADJACENT PLATTED RESERVE.
- A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE LANDSCAPE BUFFER ALONG 37TH STREET NORTH INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIAL AND METHOD OF PROVIDING WATER SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) ON PARCELS INVOLVED.
- THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. 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 AND THEIR LESSEES UNLESS AMENDED.

PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES: ALL USES PERMITTED IN LIGHT COMMERCIAL DISTRICT EXCEPT FOR FOOD LOCKER PLANTS, PUBLIC GARAGES, STORAGE GARAGES, MOTELS, HOTELS, MORTUARIES AND FILLING STATIONS. NO RESIDENTIAL USES PERMITTED.

GROSS AREA - 0.71 ACRE
MAXIMUM BUILDING COVERAGE - 9,225 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 12,000 SQ. FT.
FLOOR AREA RATIO - 0.390
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1 - see AD dated 9-28-89 to increase the number of permitted buildings to 2
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.

PARCEL NUMBER 2:

PROPOSED USES: SAME AS PARCEL NUMBER 1.

GROSS AREA - 0.92 ACRE
MAXIMUM BUILDING COVERAGE - 12,000 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 15,500 SQ. FT.
FLOOR AREA RATIO - 0.394
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.

PARCEL NUMBER 3: (BECOMES TRACTS A, B AND PART OF C)

PARCEL NUMBER 4:

PROPOSED USES: SAME AS PARCEL NUMBER 1 EXCEPT THAT FILLING STATIONS WILL BE PERMITTED.

GROSS AREA - 1.22 ACRE
MAXIMUM BUILDING COVERAGE - 16,000 SQ. FT. (30% MAX.)
MAXIMUM GROSS FLOOR AREA - 20,000 SQ. FT.
FLOOR AREA RATIO - 0.375
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.

PARCEL NUMBER 5: BECOMES PART OF TRACT C

TRACT A

PROPOSED USES: SAME AS PARCEL NUMBER 1

GROSS AREA - 5.51 ACRE
MAXIMUM BUILDING COVERAGE - 79,500 SF (33% MAX.)
MAXIMUM GROSS FLOOR AREA - 105,000 SF
FLOOR AREA RATIO - 0.396
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 3
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.

TRACT B

PROPOSED USES: SAME AS PARCEL NUMBER 1

GROSS AREA: 0.61 ACRE
MAXIMUM BUILDING COVERAGE - 7,500 SF (28% MAX.)
MAXIMUM GROSS FLOOR AREA - 10,000 SF
FLOOR AREA RATIO - 0.364
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.

TRACT C

PROPOSED USES: SAME AS PARCEL NUMBER 1

GROSS AREA - 1.55 ACRE
MAXIMUM BUILDING COVERAGE - 16,500 SF (24% MAX.)
MAXIMUM GROSS FLOOR AREA - 20,000 SF
FLOOR AREA RATIO - 0.364
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8.
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3.

EXHIBIT 'C'

FRANK & JOHNNY'S ADD.			
PROJECT NAME			
COMMERCIAL CUP			
W.D.C. PARCEL 3A			
DESIGN TITLE			
DESIGN	DRAWN BY	CHECKED BY	
JUNE 1995	J.F. CUP		
DATE	FOR NO.	SHEET OF	
MID-KANSAS ENGINEERING CONSULTANTS, INC. 411 N. WEBB ROAD WICHITA, KS 67206 (316) 684-7600			

SWEET BAY

SITE GRADING PLAN

1" = 20' - 0"

CL 37TH STREET NORTH = SECTION LINE

SITE DATA

TOTAL SITE AREA:	30,162.00 SQUARE FEET	REQUIRED PARKING LOT TREES:	1 SHADE TREE PER 20 STALLS = 1 SHADE TREE
PERMEABLE AREA:	15,184 SQUARE FEET	PROVIDED PARKING LOT TREES:	1/2 OF REQUIRED STREET YARD TREES ARE BEING USED TO SATISFY REQUIRED PARKING LOT TREE
IMPERVIOUS AREA:	14,978 SQUARE FEET		
PARKING STALLS PROVIDED:	17 (Including 1 handicap stall)	REQUIRED RESIDENTIAL BUFFER LOT FRONTAGE:	167.13 LINEAR FEET
REQUIRED STREET YARD:		REQUIRED SHADE TREES:	167.13 / 40 = 4.18 OR 5 SHADE TREES
STREET FRONTAGE	116.51 LINEAR FEET	PROVIDED SHADE TREES:	5 SHADE TREES
SQUARE FOOTAGE FACTOR	8		
STREET YARD REQUIRED	1,412.56 SQUARE FEET		
STREET YARD PROVIDED:	3,745.00 SQUARE FEET		
REQUIRED STREET YARD TREES:	3 SHADE TREES		
PROVIDED STREET YARD TREES:	4 TREE CREDITS		

LEGAL DESCRIPTION

LOT 1, BLOCK 1, FRANK AND JONNY'S ADDITION, WICHITA, SEDGWICK CO., KANSAS

BM = RR SPIKE IN NORTH FACE OF PP NE OF SWEETBAY & 37H STREET NORTH ELEV=190.20

GENERAL PLANTING NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND 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.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER AT (316) 687-2410. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- BERMS SHOWN ON GRADING PLAN ARE APPROXIMATE ONLY. SIZE AND HEIGHT OF BERMS WILL BE AFFECTED BY AMOUNT OF EXCESS OVERDIG FROM GRADING OPERATIONS. PURPOSE OF BERMS IS TO ELIMINATE THE HAUL OFF OF TOP SOIL FROM SITE. STOCKPILE GRADING OVERDIG IN BERM LOCATIONS AND PERFORM BACKFILLING AS REQUIRED AROUND SITE. SHAPE BERMS WITH REMAINING SOIL AS SHOWN ON PLANS.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SEED AND PLANTING AREAS. ALL BERMS SHOWN ON PLAN SHALL BE GENERAL CONTRACTOR'S RESPONSIBILITY. ALL FINISH GRADING SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- 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.
- 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 PARTS SOIL TO ONE PART COMPOST AND WELL ROTTED MANURE.
- FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTION ON FERTILIZER.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS 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.
- 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. CENTRAL LEADERS SHALL NOT BE REMOVED.
- ALL PLANT MATERIAL 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. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. RE APPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE.
- USE CYPRRESS MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL SUPPLY LANDSCAPE ARCHITECT WITH A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1"-3" ONLY.
- PLACE 3"-4" OF MULCH IN ALL SHRUB BEDS AND 4" OF MULCH IN TREE SAUCERS.
- 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.
- 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 NURSERYMEN'S 'AMERICAN STANDARD OF NURSERY STOCK'. OWNER AND LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT AT ANY TIME OF PLACE PRIOR TO FINAL ACCEPTANCE OR WORK, ANY AND ALL PLANTS WHICH IN THEIR OPINION FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
- 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.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
- GUARANTEE ALL SEED AREAS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- 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 LANDSCAPE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINAL SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN TWO DAYS OF REQUEST FENDING OF FAVORABLE CONDITIONS.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO STARTING CONSTRUCTION.
- IRRIGATION FOR NEW TURF AND PLANT MATERIAL SHALL BE PROVIDED BY AN UNDERGROUND AUTOMATIC SPRINKLER SYSTEM. SEE SHEET SAI FOR LIMITS OF IRRIGATION WORK AND IRRIGATION SPECIFICATIONS.

PLANT MATERIAL SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	SPACING
3	OCTOBER GLORY RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2"-2 1/2" CAL.	B 4 B	AS SHOWN
5	LITTLELEAF LINDEN	TILIA CORDATA	2"-2 1/2" CAL.	B 4 B	AS SHOWN
3	EASTERN REDBUD	CERCIS CANADENSIS	1 1/2"-2" CAL.	B 4 B	AS SHOWN
19	SEAGREEN JUNIPER	JUNIPERUS CHINENSIS 'SEAGREEN'	5 GAL.	CONT.	AS SHOWN
21	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MINT JULEP'	5 GAL.	CONT.	AS SHOWN
3	DWARF FOUNTAIN GRASS	FENISTETUM ALOPECUROIDES	5 GAL.	CONT.	AS SHOWN
3	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	5 GAL.	CONT.	AS SHOWN
10	A.W. SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'	3 GAL.	CONT.	AS SHOWN
25	DWARF BURNING BUSH	EUONYMUS FORTUNEI 'COLORATUS'	18"-24" HT.	B 4 B	AS SHOWN
30	STONECROP	SEDUM KAMTSCHICUM	4" POTS	CONT.	12" O.C.

NOTE: TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

RUBBER HOSE LOOP AT FIRST BRANCH.

SAFETY FLAG

12 GA. WIRE

4" MULCH

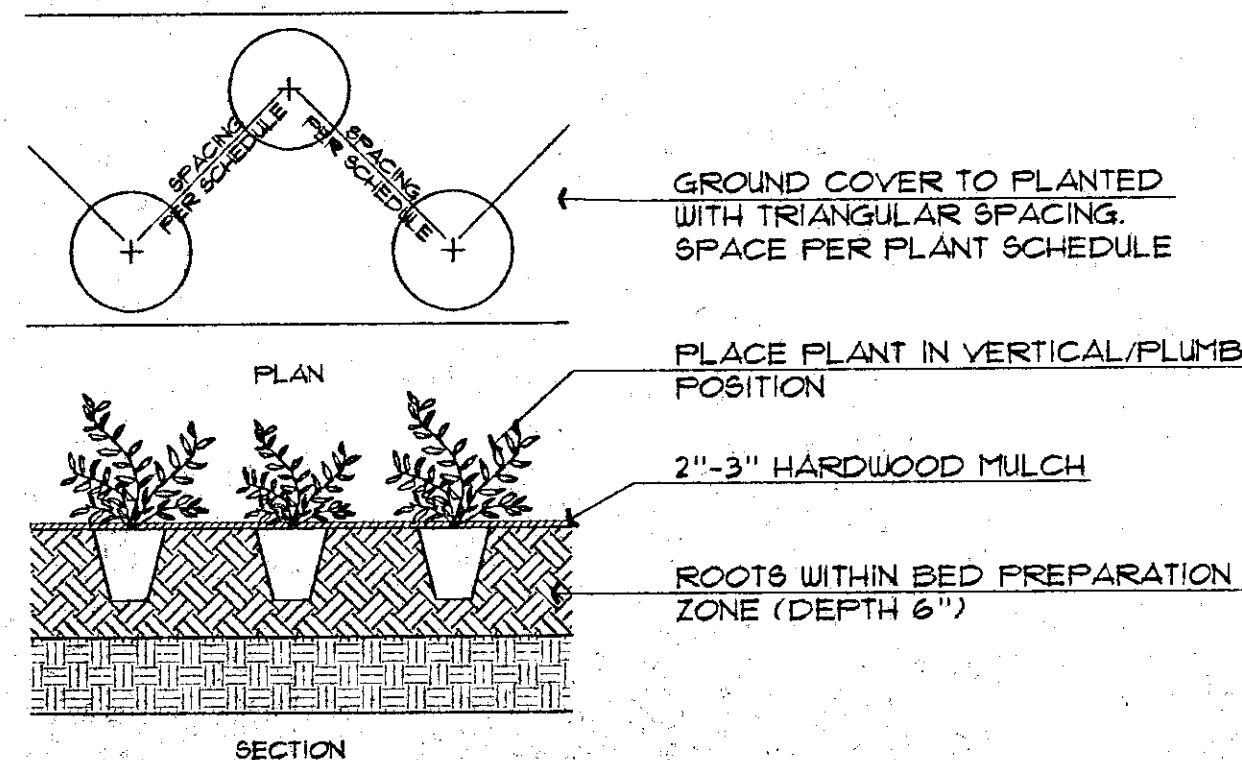
REMOVE BALL WRAP FROM TOP 1/3 OF BALL

TREE SAUCER

2" x 2" STAKE, KEEP STAKE PLUMB AND OUT OF TREE PIT

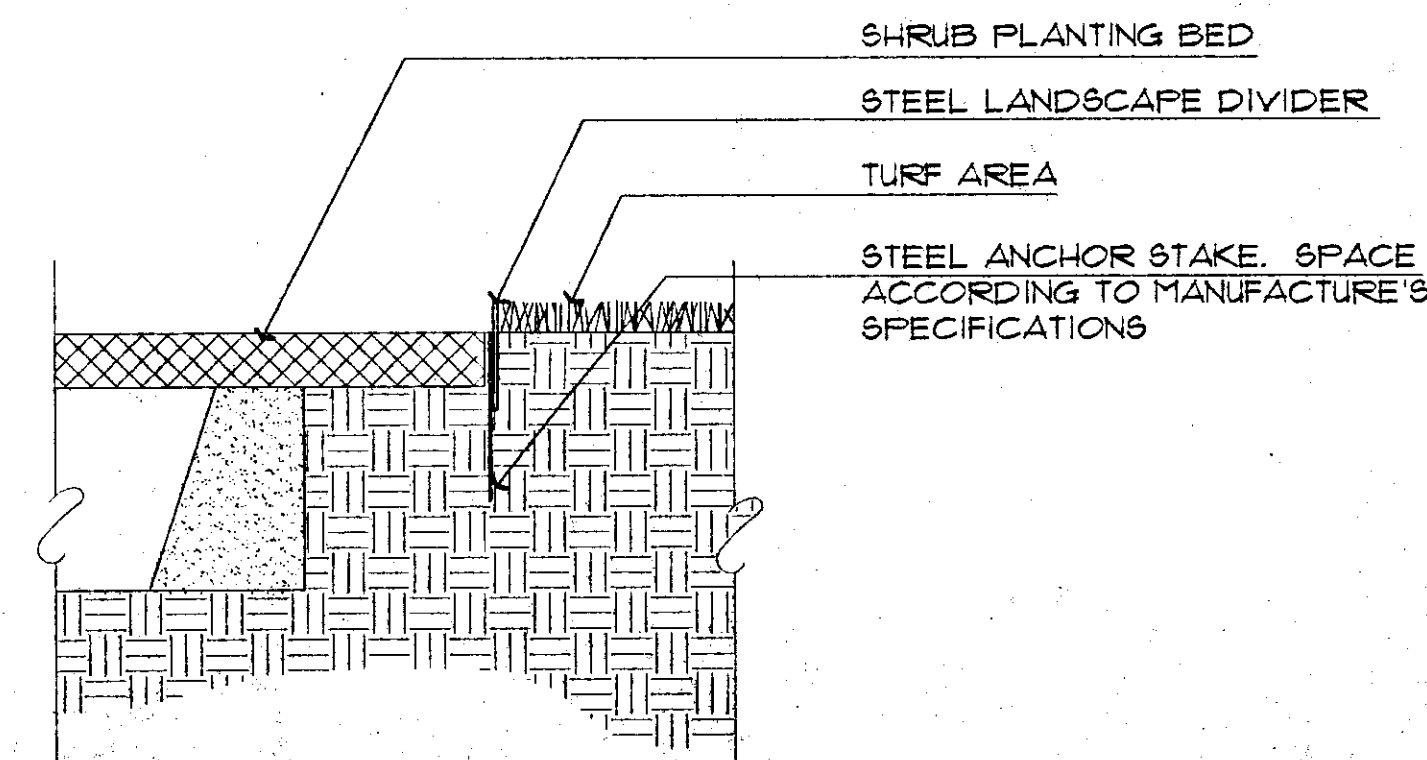
PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING

TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE.



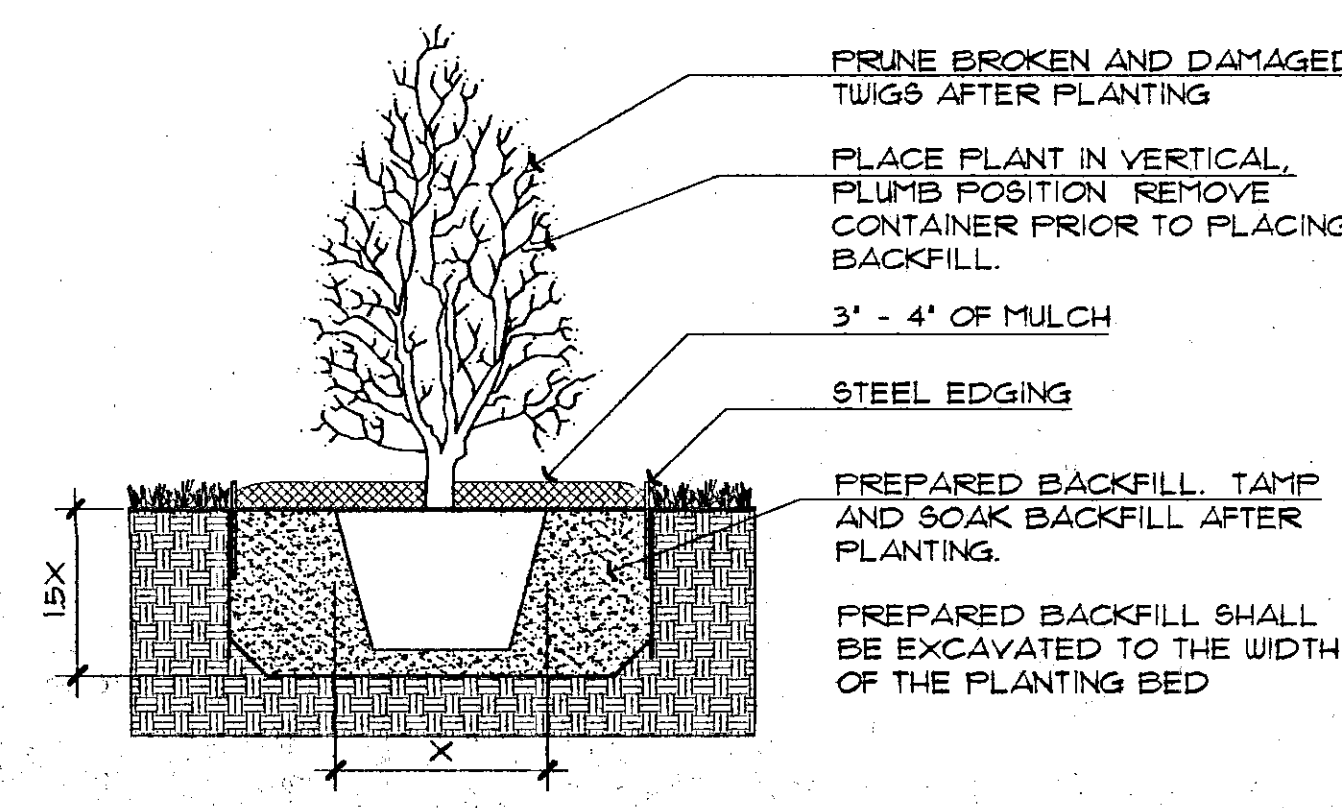
1 GROUND COVER PLANTING

(NO SCALE)



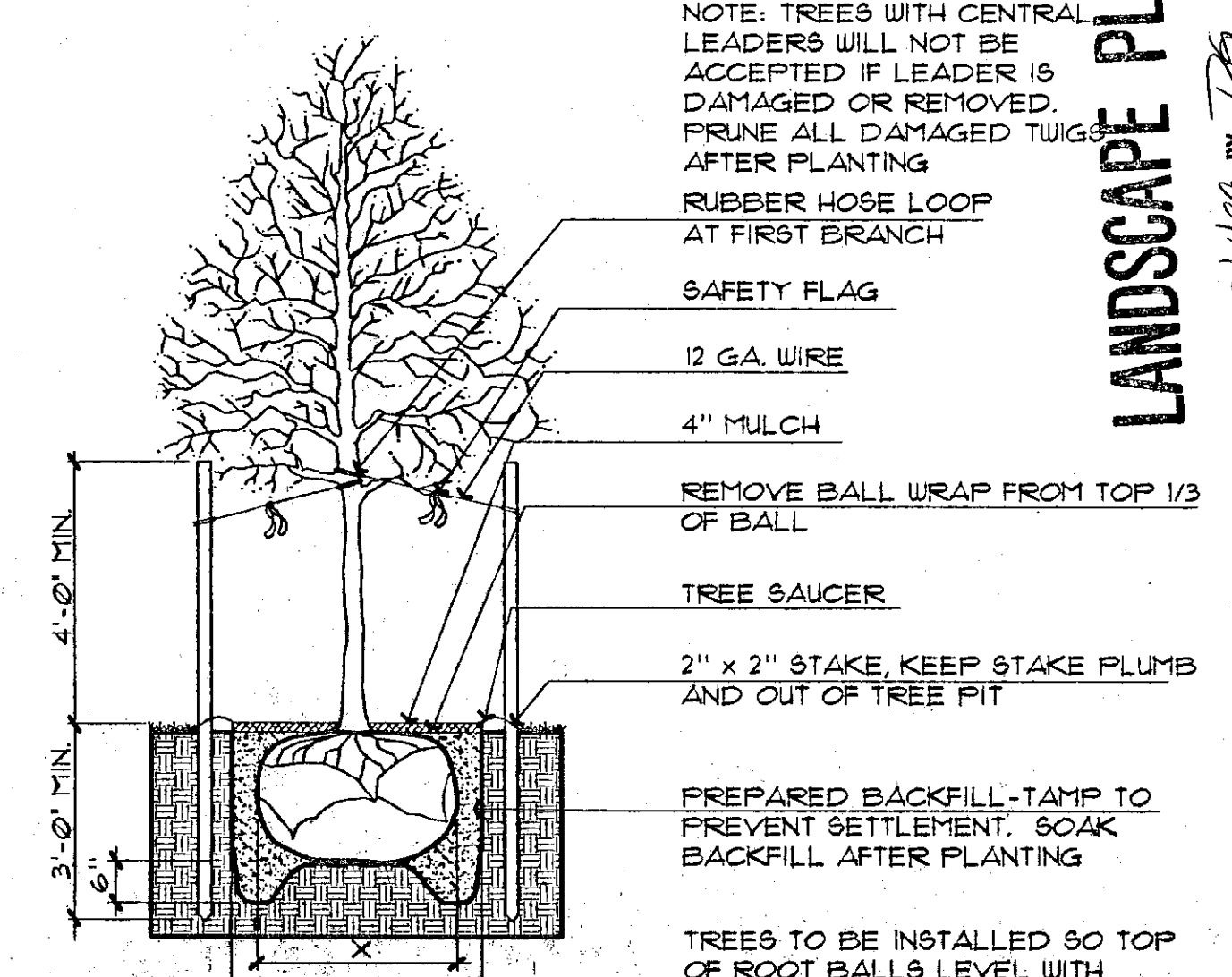
2 STEEL EDGING

(NO SCALE)



3 SHRUB PLANTING

(NO SCALE)

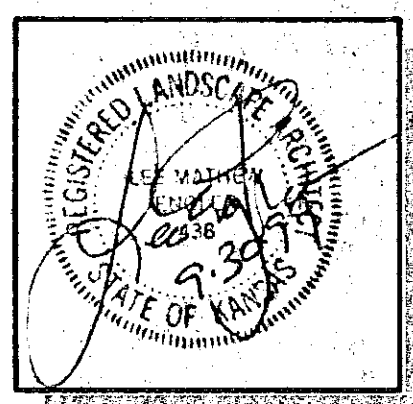


4 TREE PLANTING AND STAKING

(NO SCALE)

Wilson Darnell Mann

architecture, site planning, interior design, graphics
105 N. Washington
Wichita, Kansas 67202
316.262.4700
fax 316.262.0002



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Wilson Darnell Mann P.A.

ALLSTATE INSURANCE COMPANY
Wichita Claims Service Office

7606 E. 37th St. North
Wichita, KS 67226

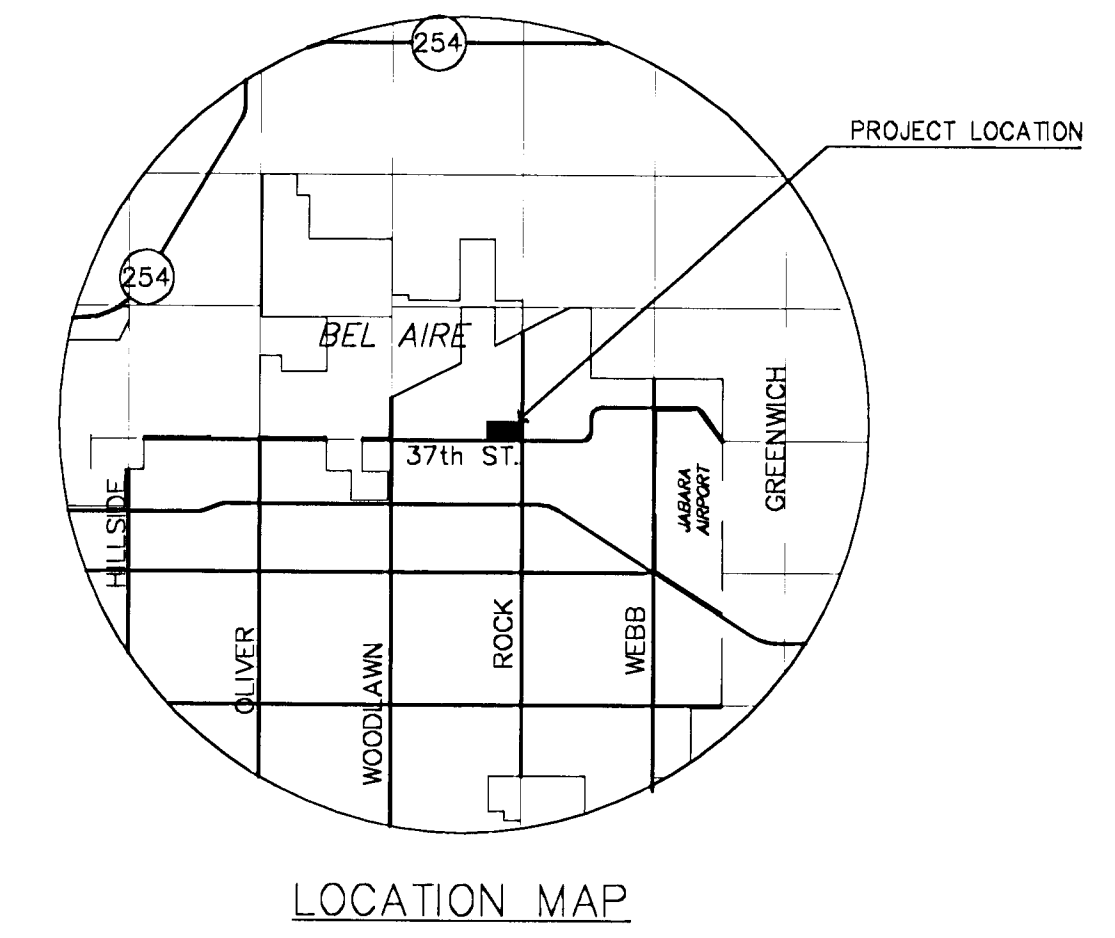
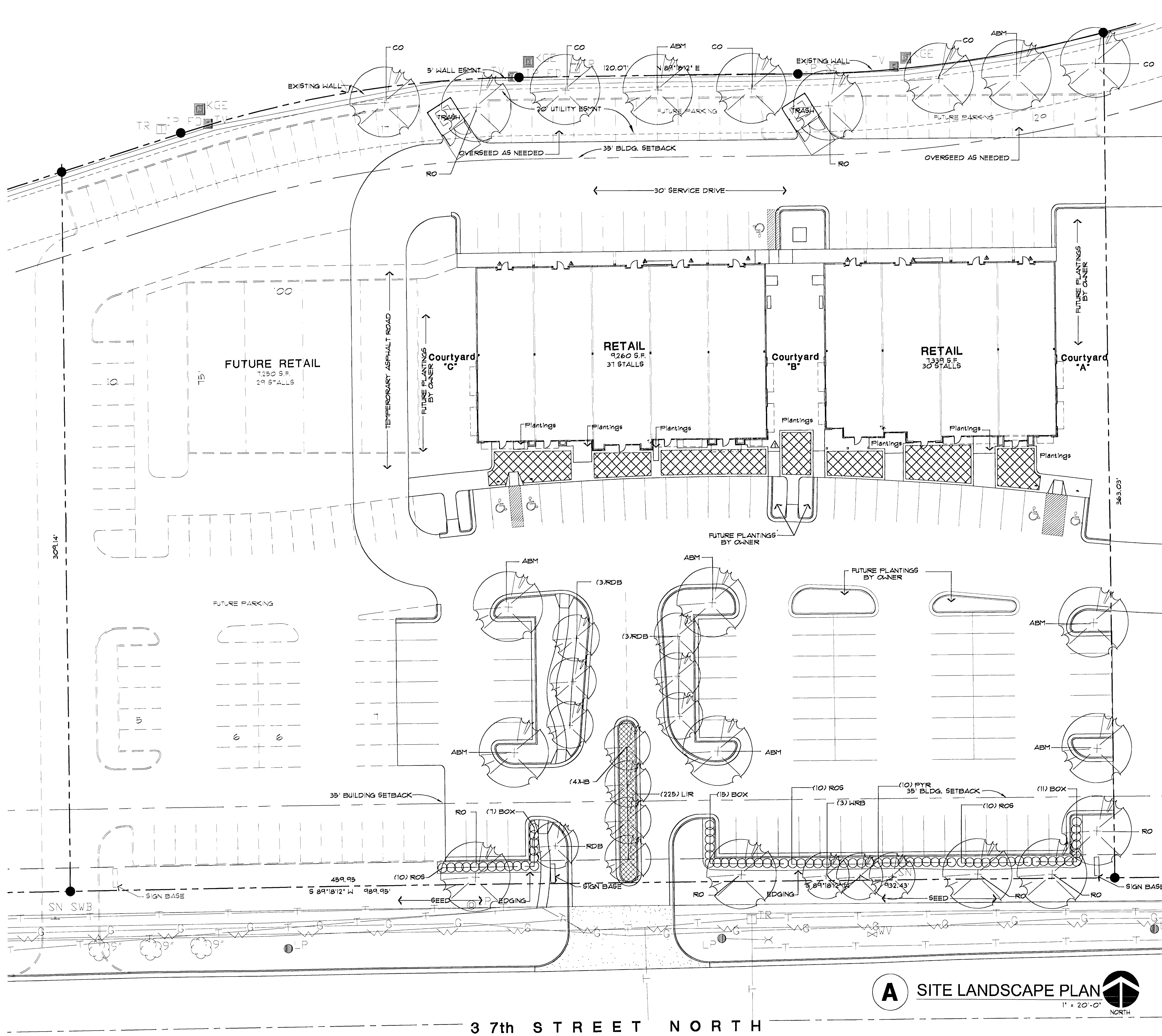
PRINTS ISSUED
08.09.99
09.30.99 REV-1

WDM No. d.b. SDW
99053 c.b. LME

PLANTING PLAN

PL1

of



PROJECT INFORMATION

SITE DATA

PROJECT NAME:	RETAIL CENTER SHELL BUILDING ROCK ROAD & 37TH ST. NORTH WICHITA, KANSAS
TOTAL SITE AREA:	6.26 ACRES:
ZONING:	COMMERCIAL
PARKING REQUIRED:	
BUILDING 'A':	30 STALLS
BUILDING 'B':	31 STALLS
FUTURE BUILDING 'C':	29 STALLS
TOTAL PARKING REQUIRED:	1/250 SQ. FT. 96 SPACES
TOTAL PARKING PROVIDED:	124 SPACES
SPACES REQUIRED TO BE HANDICAPPED:	5 SPACES
HANDICAPPED SPACES PROVIDED:	5 SPACES

LANDSCAPE ORDINANCE CALC.'S

LANDSCAPE YARD REQUIRED:	15 SF. X 309' = 4,635 S.F.
LANDSCAPE YARD SHOWN:	47,000 S.F.
STREET YARD TREES REQUIRED:	11 TREES
STREET YARD TREES PROVIDED:	5 SHADE TREES 12 ORNAMENTAL TREES
PARKING LOT TREE REQUIRED	5 SHADE TREES
PARKING LOT TREES SHOWN:	5 SHADE TREES
PARKING LOT SCREENING:	AS SHOWN
LANDSCAPE BUFFERS REQUIRED:	9 SHADE TREES
LANDSCAPE BUFFERS SHOWN:	9 SHADE TREES

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

DP-155 PARCEL 3 (PORTION)
LANDSCAPE PLAN

APPROVED 02/23/05 BY JS
SHEET 1 OF 2
SUPERSEDES PLAN APPROVED 08/06/04
MAPD Copy 1 of 2

DATE DRAWN
02-04-04
REVISIONS
2-24-04
CITY REVIEW
4-26-04
CITY COMMENTS
5-14-04
OWNER CHANGES
2-18-05
PRINTS ISSUED
OWNER REVIEW
03-10-04
OWNER REVIEW
03-29-04
FOR PERMIT
04-08-04
4-26-04

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316-267-8233 FAX 316-267-8606
http://www.jkaarchitecture.com
inquire@jkaarchitecture.com

DATE
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Jeff Krehbiel Associates

RETAIL CENTER
ROCK ROAD & 37th STREET NORTH
WICHITA, KANSAS

PROJECT NUMBER
04001
SHEET TITLE
SITE LANDSCAPE
PLAN
2-18-05
#2
SHEET NUMBER
SL1
OF - SHEETS

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

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

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

