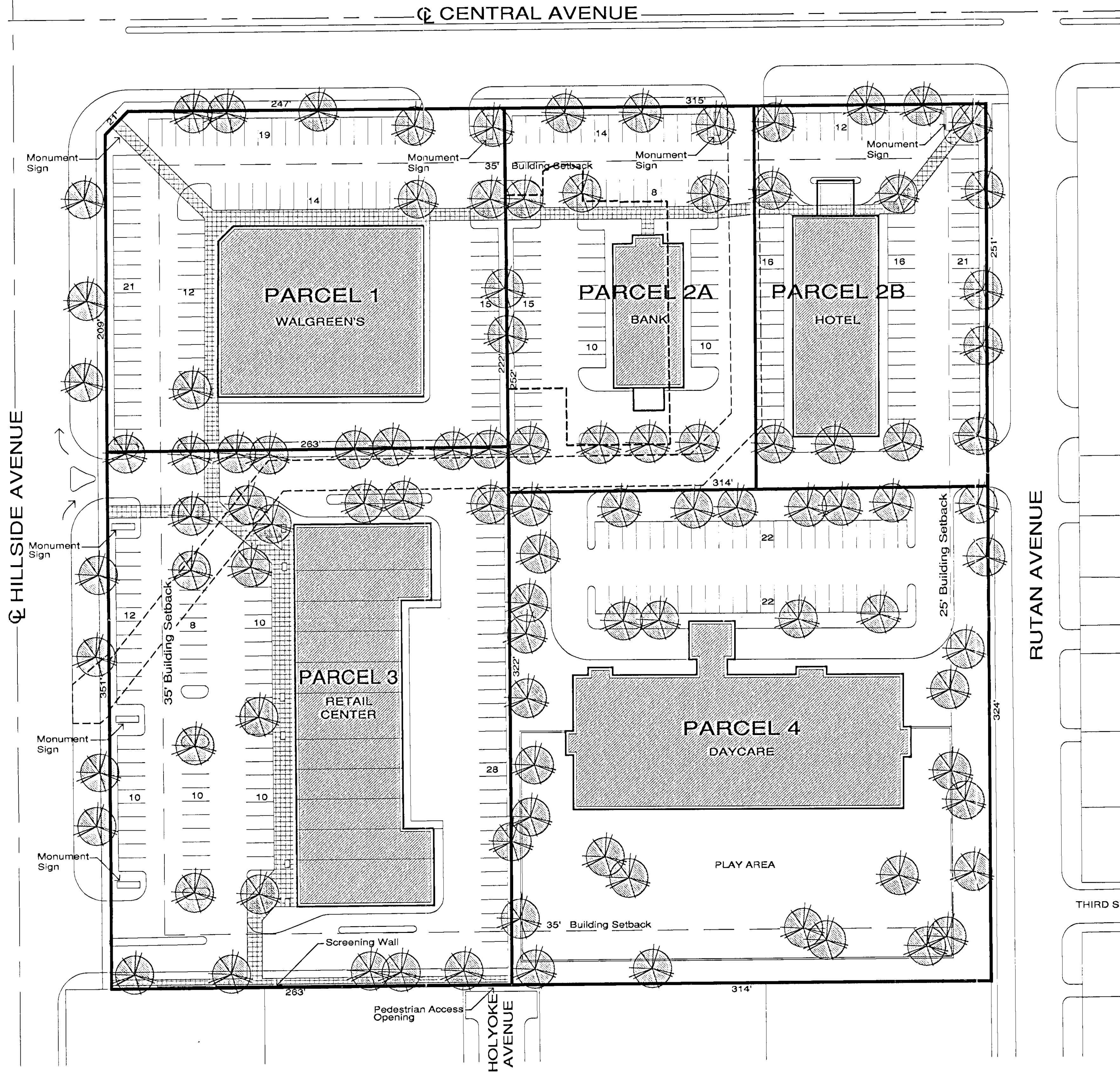


# COLLEGE HILL SQUARE PLANNED UNIT DEVELOPMENT PUD2001-00002



## GENERAL PROVISIONS:

- Total Net Land Area: 331,159 sq. ft. or 7.60± acres
- Total Gross Floor Area: 199,063 sq. ft. Average Floor Area Ratio: 61 percent  
Total Floor Area following demolition of tower: 148,186 sq. ft. Average Floor Area Ratio: 45 percent
- Parking shall be provided in accordance with Article IV of the Unified Zoning Code, unless otherwise specified in the parcel descriptions. See Kan. Stat. An. § 17-203 for Parcel 3A
- Setbacks are as indicated on the P.U.D. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting.
- Guarantees for street improvements shall be determined at the time of platting.
- Signs shall be in accordance with the Sign Code of the City of Wichita for the "LC" district with the following conditions:
  - Each parcel is permitted at least one on-site sign with the following area restrictions:
    - Parcel 1: One 100 sq. ft. sign at the corner of Central and Hillside, or one 64 sq. ft. sign along each frontage.
    - Parcel 2a: One sign with a maximum area of 75 sq. ft.
    - Parcel 2b: One sign with a maximum area of 75 sq. ft.
    - Parcel 3: Three signs with a maximum area of 48 sq. ft. per sign.
    - Parcel 4: One sign with a maximum area of 48 sq. ft. along Rutan.
  - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 100' apart, irrespective of how land is leased or sold.
  - Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
  - Portable or off-site signs are not permitted.
  - Window display signs are limited to 25% of the window area.
  - No signs shall be allowed on the south or east elevations of any buildings located within Parcels 3 and 4. All building signs shall be designed with individual letters averaging no more than 24 inches in height and mounted directly on the building face.
  - All freestanding signs must be monument type, with the same architectural base and frame, and shall have a maximum height of 10 feet, except for a project identification sign which may be 20 feet.
  - Signage for Parcel 4 may be located within Parcel 2.
    - For Parcel 2b, one building sign shall be permitted on each of the north, east and west building elevations at a maximum height of 45 feet. Said building signs shall be limited to a maximum size of 34 square feet each and designed with two-foot high individual letters mounted directly to the building face that are internally illuminated, as illustrated in the approved "Signage Elevation Rendering." No other building signs shall be permitted on Parcel 2b.
    - For Parcel 1, one building sign shall be permitted on both the north and west building elevations with an average letter size of 28 inches. Said building signs shall be as illustrated on the approved "Signage Elevation Rendering." No building signs other than those shown on the approved "Signage Elevation Rendering" shall be permitted on Parcel 1.
- Access Controls shall be as shown on the final plat.
- All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
  - Limited height of light poles to 24 feet, and 25 feet for Parcel 2b.
  - Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be required as follows:
  - Development of all parcels within the P.U.D. shall comply with the Landscape Ordinance of the City of Wichita.
  - A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
- A financial guarantee for the plant material approved on the landscape plan for that portion of the P.U.D. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
- There shall be a minimum of 100 trees planted as part of the approved landscape plan, phased for each portion of the P.U.D. being developed, and shall be planted in general conformance with the development plan. Each parcel shall utilize a similar palette of plant materials.
- Screening Walls:
  - A six (6) foot high concrete/masonry wall shall be constructed along the south property line of Parcels 3 and 4 of the P.U.D. where adjacent to residential zoning.
  - This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
- Roof-top mechanical equipment shall be screened from ground level view per Unified Zoning Code.
- Trash receptacles shall be appropriately screened with walls that are of a pattern and color consistent with the building walls to reasonably hide them from ground view.
- All buildings in the P.U.D. shall use the same palette of materials textures, colors, and forms. The palette shall consist of red brick, earth-tone drivet or EIFS, white stone trim or similar materials, and red tile roofs or similar materials or roof accents. Vivid colors are limited to incidental accent. All drives and parking areas shall be of uniform color and texture. In the event Parcel 4 is developed as a day care, alternative architectural design may be used with approval of the Planning Director.
- Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction per City standards.
- No parcel within this P.U.D. shall allow the use of adult entertainment establishments, group homes, group residential, halfway houses, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. There shall be no more than one freestanding restaurant with drive-in or drive-through facilities, and shall be limited to Parcels 2a, 2b or 3. No vehicle service, tire or battery stores, vehicle parts stores or gasoline dispensing uses are permitted.
- Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the P.U.D.
- Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
- The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
- 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.
- A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Central, Hillside and Rutan with the proposed buildings within the subject property as determined necessary by the Director of Planning. Said walk system shall be reinforced by landscaping, lighting, seating areas, and uniform paving materials that extend across vehicular drives and building edges.
- All property included within the P.U.D. shall be platted within one year after approval of this P.U.D. by the Governing Body, or the case shall be considered denied and closed.
- Prior to publishing the ordinance establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as PUD2001-00002) includes special conditions for development on this property.
- The joint opening onto Hillside located along the north line of Parcel 3 may allow left turn movements until such time as the southern opening in Parcel 3 is developed. Following the development of Parcel 3, said opening along the north line of Parcel 3 shall be converted to a right-in, right-out only opening.
- The exterior of the existing office tower and the grounds of Parcel 2a shall be remodeled to be consistent with General Provisions 7, 10, 11, 12, 15, 16 and 24 if the structure is not demolished by April 1, 2003.
- The east-west drives along the south edge of Parcel 2a and 2b, and the north edge of Parcel 3 shall be designed with no direct access to parking spaces. The north-south drive along the east edge of Parcel 3 shall be designed with no direct access to parking spaces unless the drive aisle is at least 25 feet wide.
- Site plans and building elevations for all parcels shall be submitted and approved by the Director of Planning prior to the issuance of building permits.

SCALE: 1" = 40'

### PARCEL 1

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

### PARCEL 2A

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

### PARCEL 2B

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

### PARCEL 3

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

### PARCEL 4

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

PUD #14  
Includes Administrative Adjustments  
dated 9-17-02, 9-24-02, + 9-30-02

**APPROVED PUD**

MAPC 11-15-01 DM

WCC 12-11-01 DM

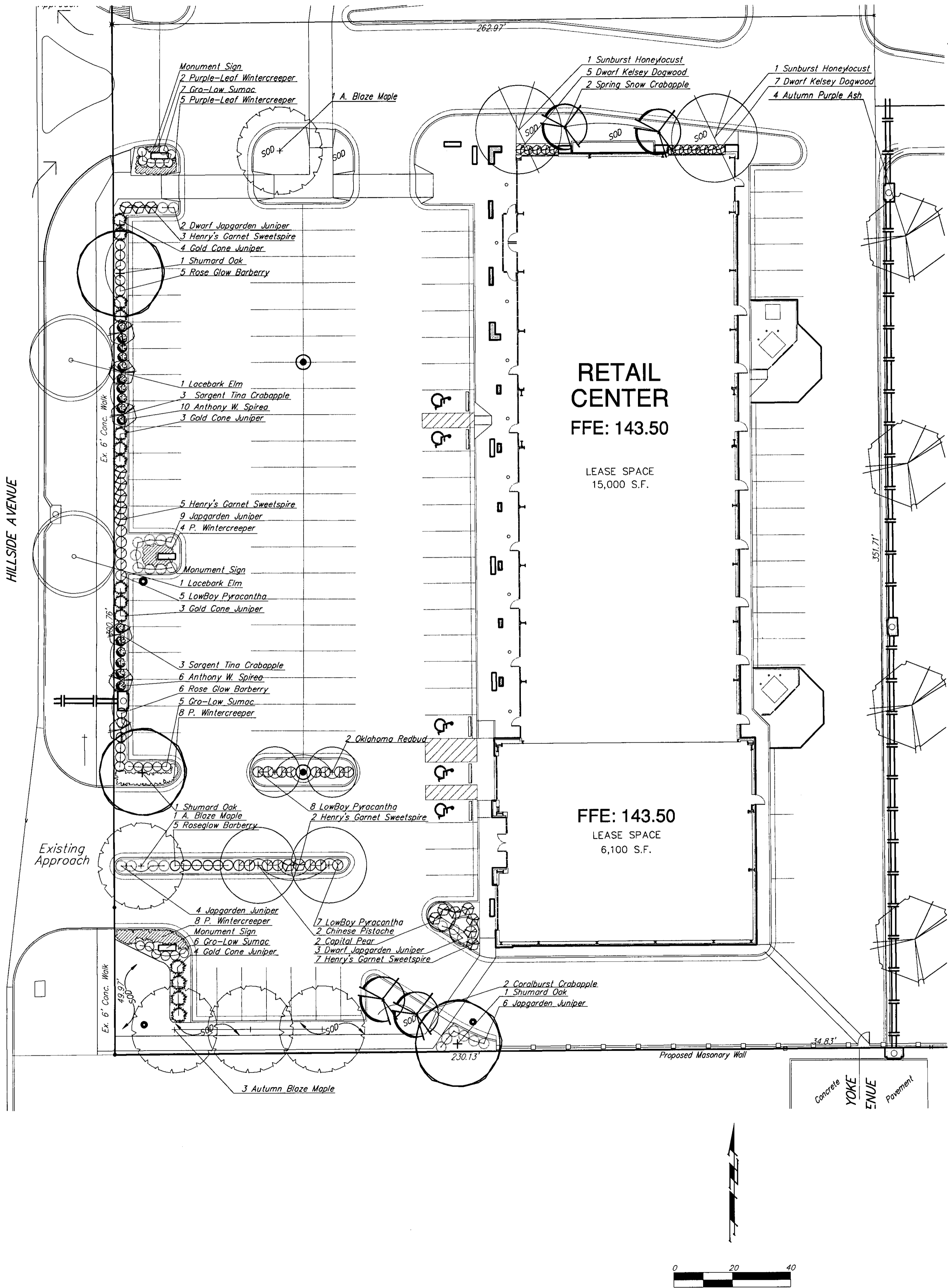
MAPD Copy 1 of 2

**PUD2001-00002**

**COLLEGE HILL SQUARE  
PLANNED UNIT DEVELOPMENT**

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

**BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
316-262-7871 • 316-618-1118 • WICHITA, KANSAS 67211



**IRRIGATION NOTES:**

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

**LANDSCAPE NOTES:**

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

**BENCHMARK**

- #1- City of Wichita Disk on the Base (South Side) of Light Tower at the SE. Corner of Central and Hillside 43.80 Feet South of Center Line. 46.90 Feet East of Center Line. Elevation = 145.32 (City Datum)
- #2- "L" on the NE Corner of First Step of 357 N. Hillside, on the SW Corner of Hillside and 3rd Street North Elev. = 140.59 (City Datum)

**LEGAL DESCRIPTION**

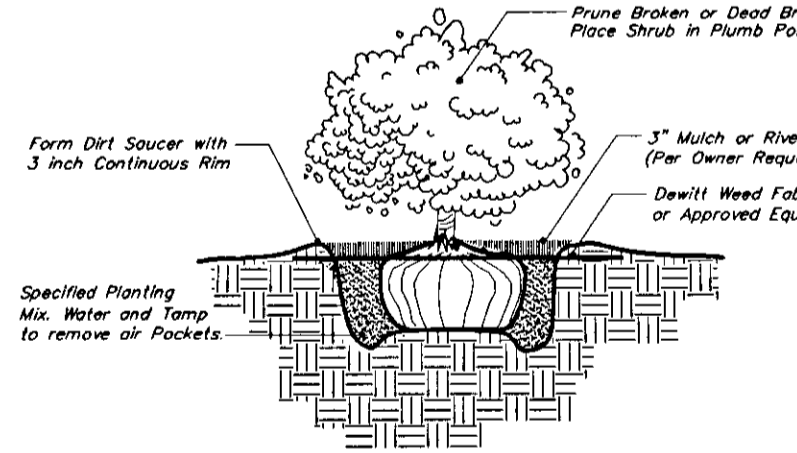
Lot 5, Block A, College Hill Square, an Addition to Wichita, Sedgwick County, Kansas

**SITE INFORMATION**

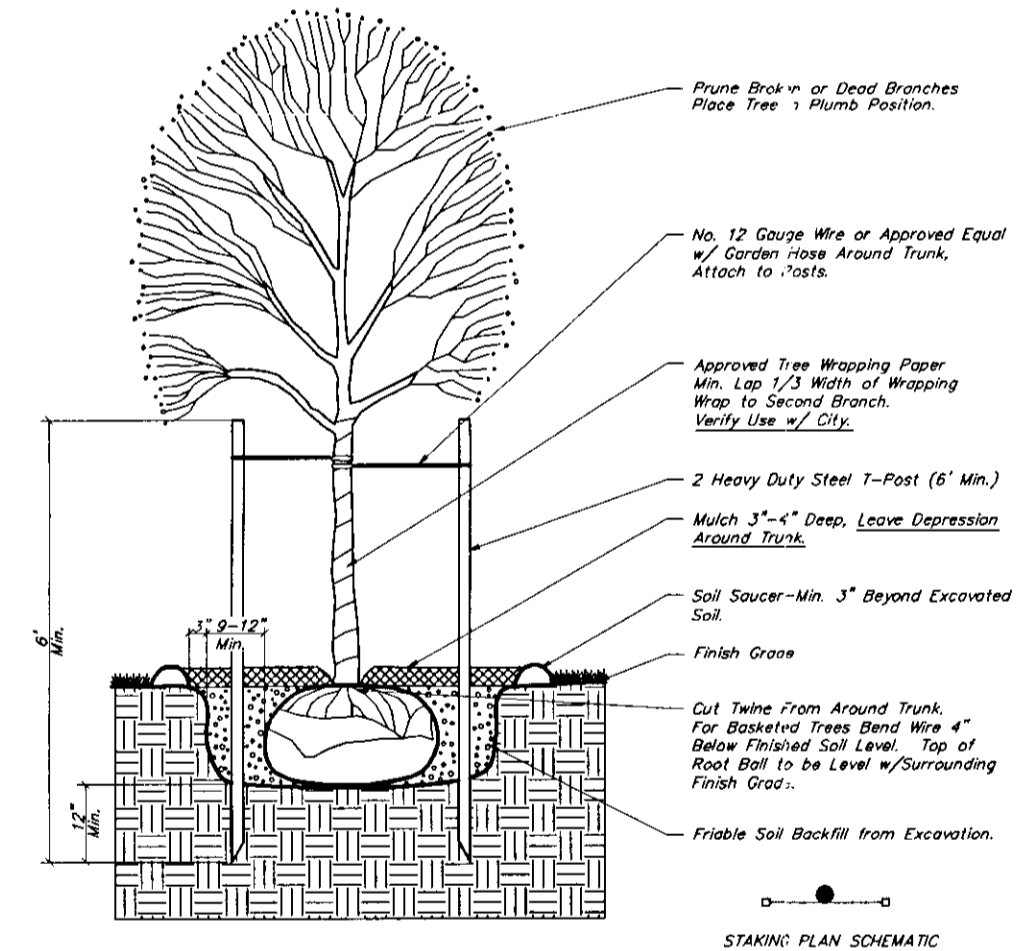
Total Area: 93,428 sq. ft. (2.14 acres)  
Impervious Area: 88,000 sq. ft. (2.02 acres)  
Building Area: 21,100 sq. ft.

**LANDSCAPE ORDINANCE CALCULATIONS**

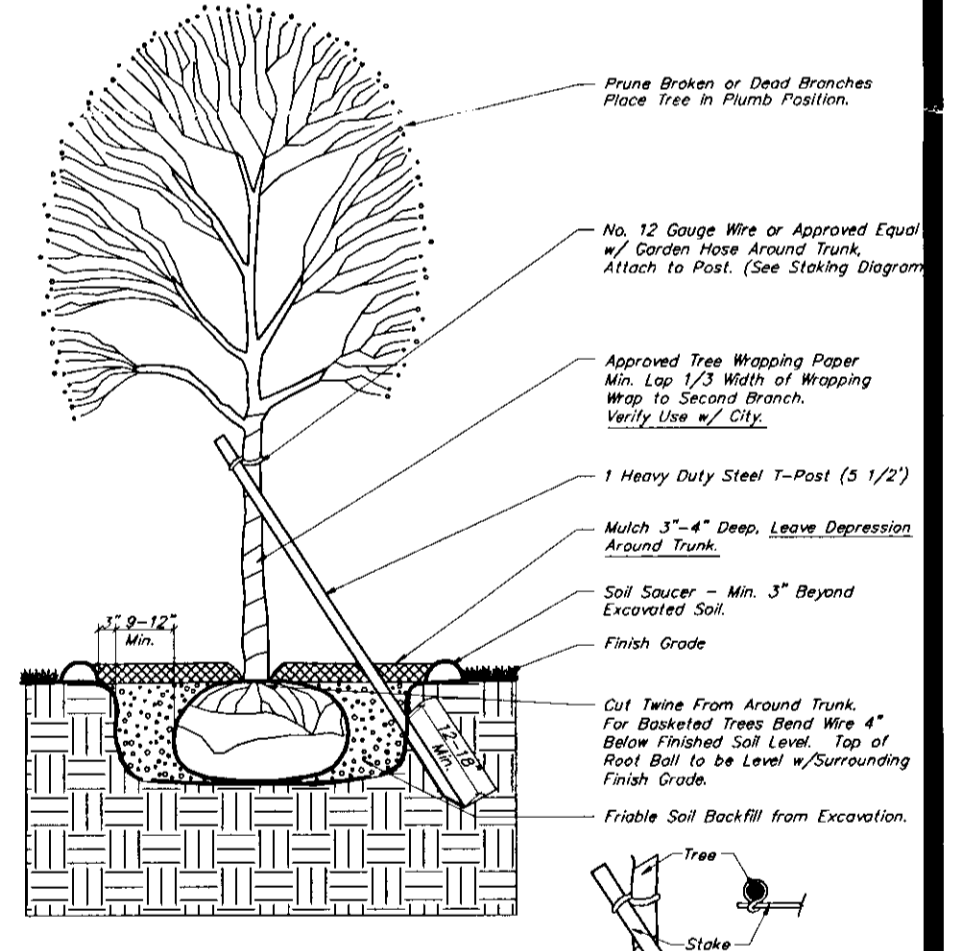
One Streetyard requirement:	350.73 (total str. Front.) x 10 (sq.ft. factor)
Streetyard Required	= 3,507.30 sq.ft.
Streetyard shown:	= 3,568 sq.ft.
Streetyard Trees Required:	3,507.3 / 500 = 7.014 = 7 Shade Trees
Streetyard Trees shown:	10 Shade, 14 Ornamental
Parking Lot Stalls Shown:	110
Parking Lot Trees Required:	110 x 20 = 5.5 = 6 Trees
Parking Lot Trees Shown:	5 Shade, 8 Ornamental
Additional Buffer:	Masonry Screen Wall (136' Length)



**TYPICAL SHRUB PLANTING DETAIL**  
5 Gallon and Smaller No Scale



**TREE PLANTING & STAKING DETAIL**  
Deciduous Trees Larger than 2" Cal. Evergreen Trees Larger than 6" Height No Scale



**TREE PLANTING & STAKING DETAIL**  
Deciduous Trees 2" Cal. and Smaller Evergreen Trees 6" Height and Smaller No Scale

**PLANT SCHEDULE**

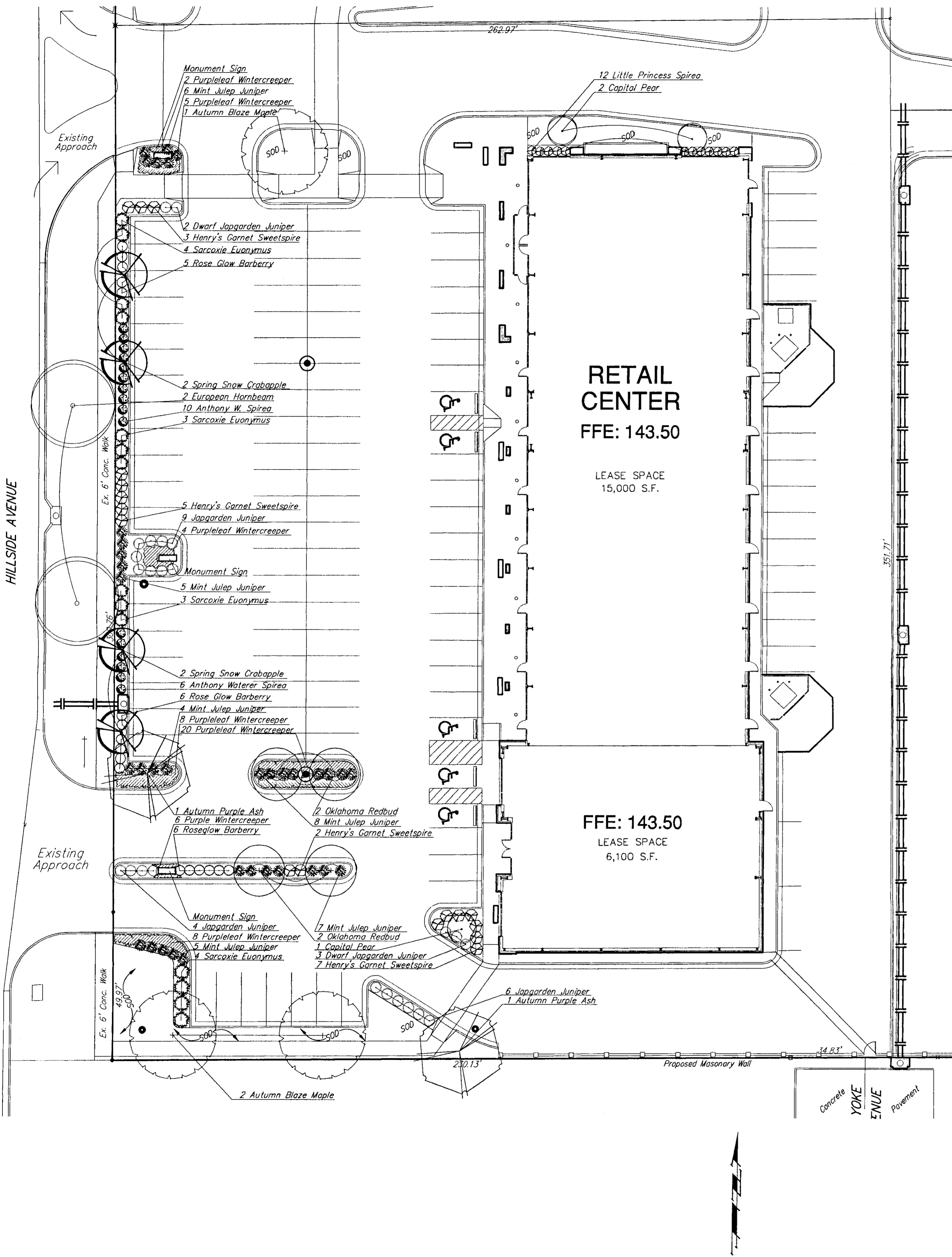
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
5	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	2 1/2" Cal.	B & B	Single Stem Only
4	<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple Ash	2 1/2" Cal.	B & B	Single Stem Only
2	<i>Gleditsia triacanthos</i> 'Suncoale'	Sunburst Honeylocust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

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

COLLEGE HILL SQUARE RETAIL CENTER  
 410 N. HILLSIDE

PLOD #14 ADM ADJ TO PARCEL 3  
 PLOD ZOC2 - C0004  
**SITE PLAN**  
 APPROVED 10.10.02 BY [Signature]  
 MAPD COPY

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



**IRRIGATION NOTES:**

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

**LANDSCAPE NOTES:**

- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Sod" shall be seeded and fertilized as follows:
  - SOD-- Kansas Premium Fescue Sod (equal parts of the top fescue brands for 2001)
  - FERTILIZER-- 28-4-6 ratio 4#/1000 sq. ft.
- Trees with broken leaders or no central leader will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
- Mulch all planting beds with 3" of mulch. Mulch all tree saucer wells with 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be from Pro-Steel Company, using 10 gauge thickness, commercial grade, or approved equal.
- General Contractor to supply all topsoil to site. Landscape contractor to coordinate with G.C. to make sure all grade issues are worked out before final planting begins.
- Topsail hauled onto site shall be fertile, friable, natural loam (topsoil), of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
- Topsail shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 877-2470. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
- The landscape contractor is responsible to coordinate with the G.C. to install the plants and maintain the grounds, until final acceptance from the owner.
- The landscape contractor shall submit bid with unit prices for all plants, which include mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The landscape contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- Fall planting season shall be September 1 thru end of October. Spring planting season shall be April 1 thru end of June. For grass seeding, fall season shall be September 1 thru mid of October. Spring season for seeding shall be from March 15 thru mid May.

**BENCHMARK**

- #1- City of Wichita Disk on the Base (South Side) of Light Tower at the SE. Corner of Central and Hillside 43.80 Feet South of Center Line. 46.90 Feet East of Center Line. Elevation = 145.32 (City Datum)
- #2- "I" on the NE Corner of First Step of 357 N. Hillside, on the SW Corner of Hillside and 3rd Street North. Elev. = 140.59 (City Datum)

**LEGAL DESCRIPTION**

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

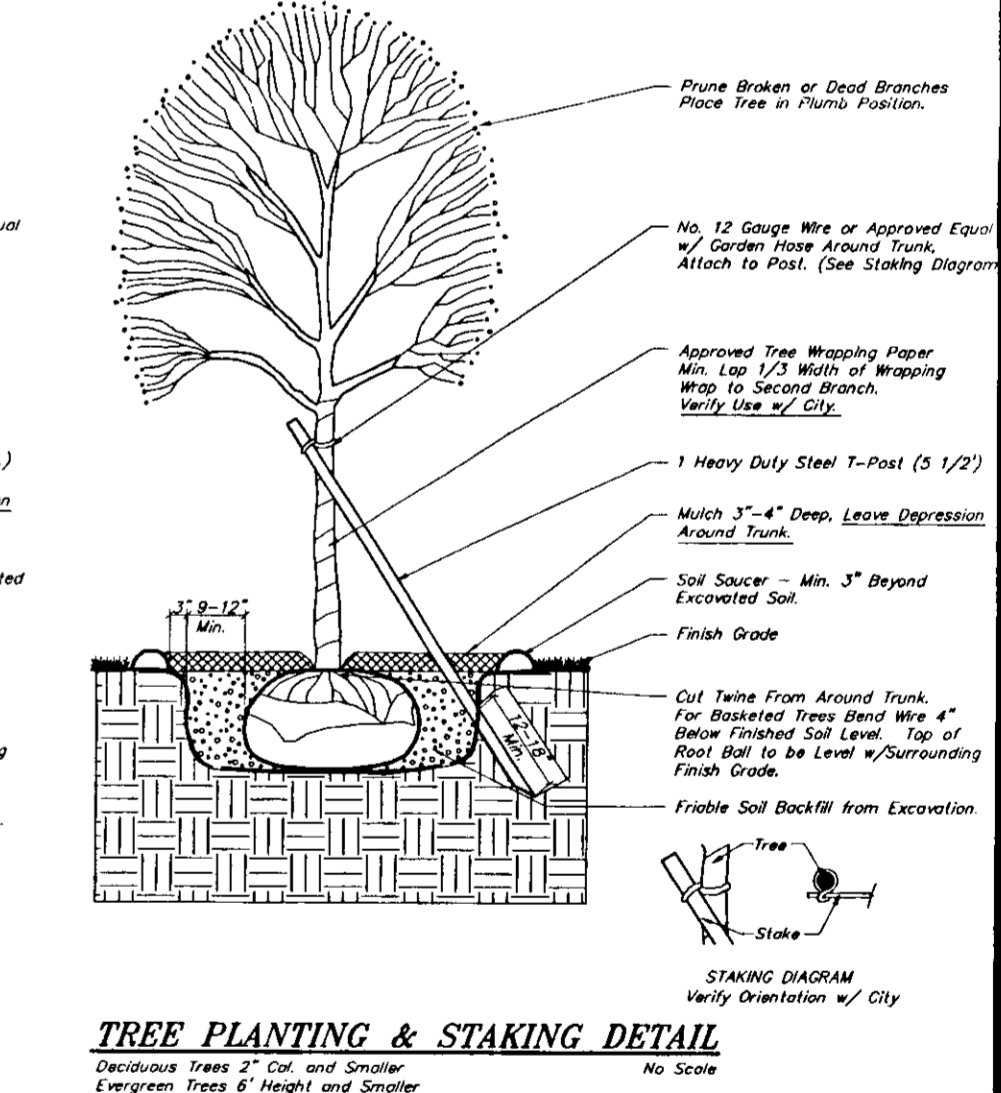
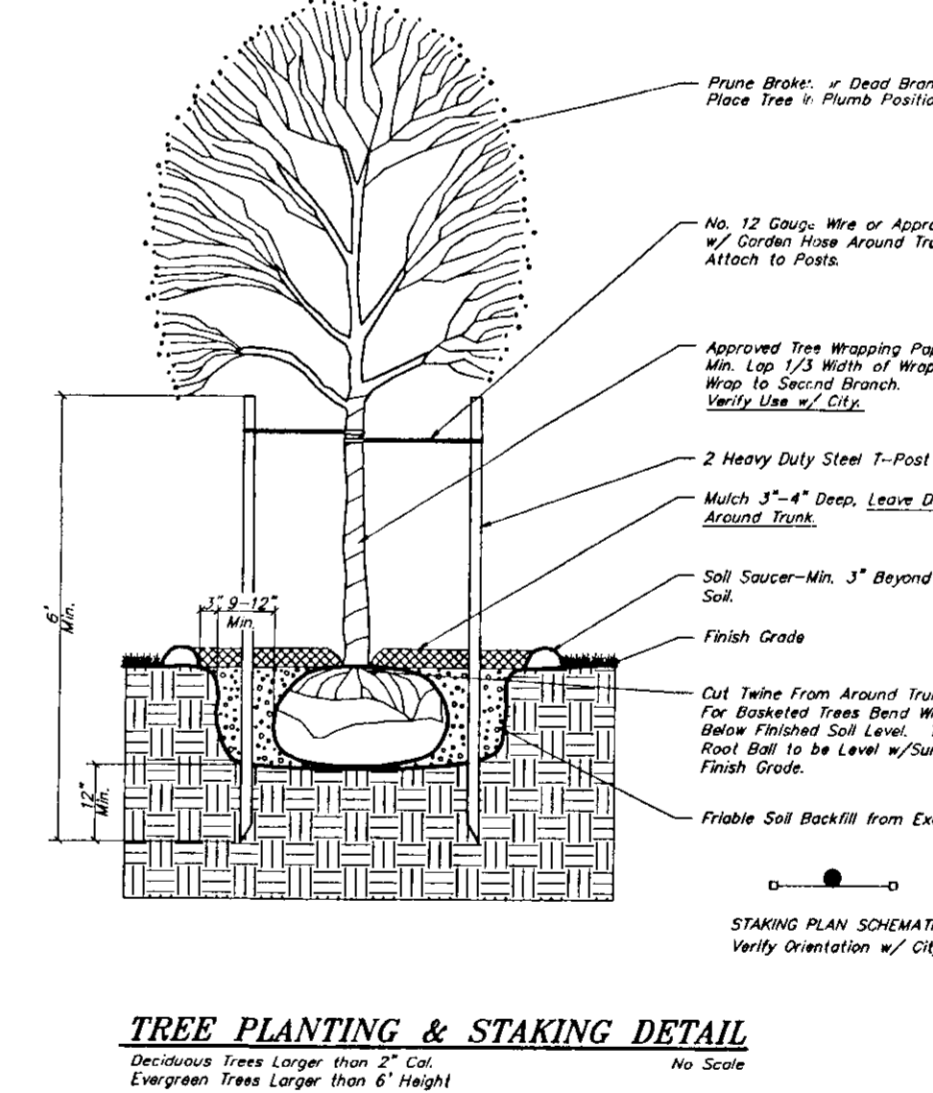
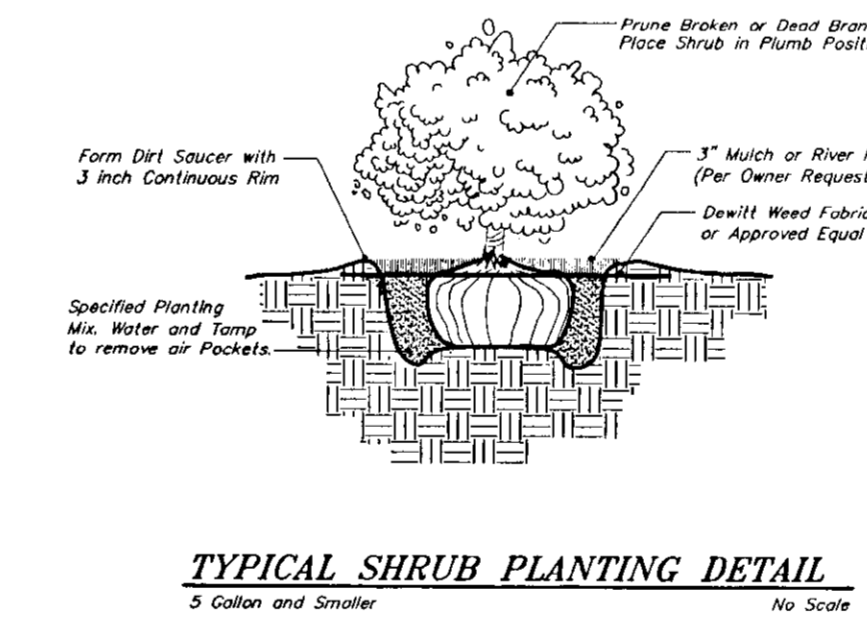
**SITE INFORMATION**

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

**LANDSCAPE ORDINANCE CALCULATIONS**

One Streetyard requirement:	$\frac{350.73 \text{ (total str. front.)}}{10 \text{ (sq.ft. factor)}}$
Streetyard Required	= 3,507.30 sq.ft.
Streetyard shown:	= 3,568 sq.ft.
Streetyard Trees Required:	$\frac{3,507.3}{500} = 7.014 = 7$ Shade Trees
Streetyard Trees shown:	8 Shade, 10 Ornamental
Parking Lot Stalls Shown:	110
Parking Lot Trees Required:	$\frac{110}{20} = 5.5 = 6$ Trees
Parking Lot Trees Shown:	8 Shade, 12 Ornamental

Additional Buffer: Masonry Screen Wall (136' Length)

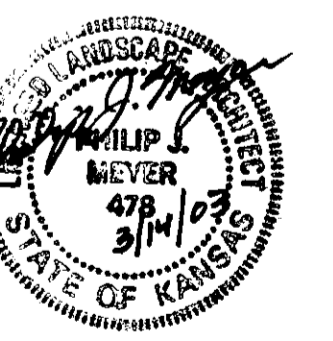


**PLANT SCHEDULE**

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

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

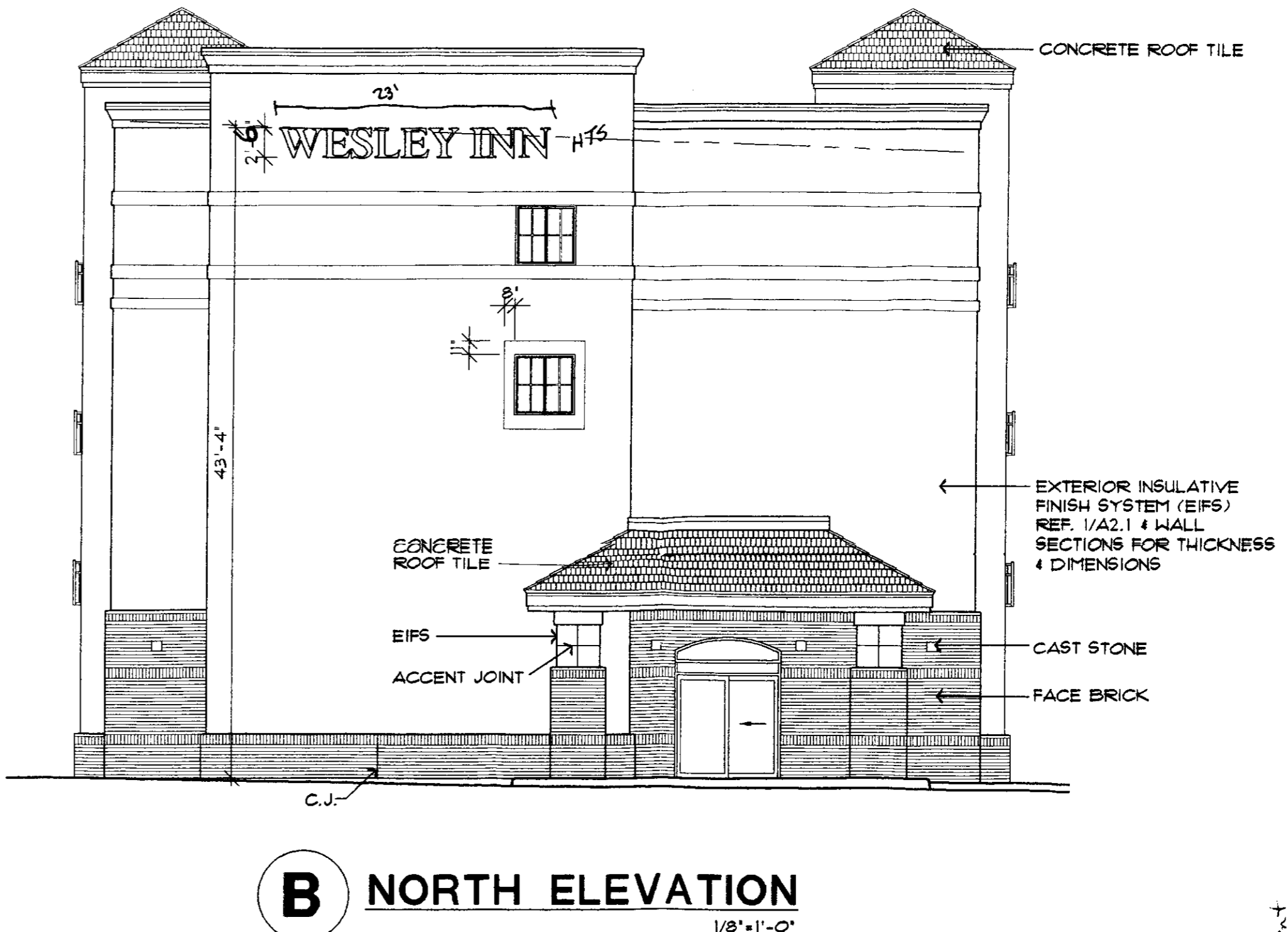
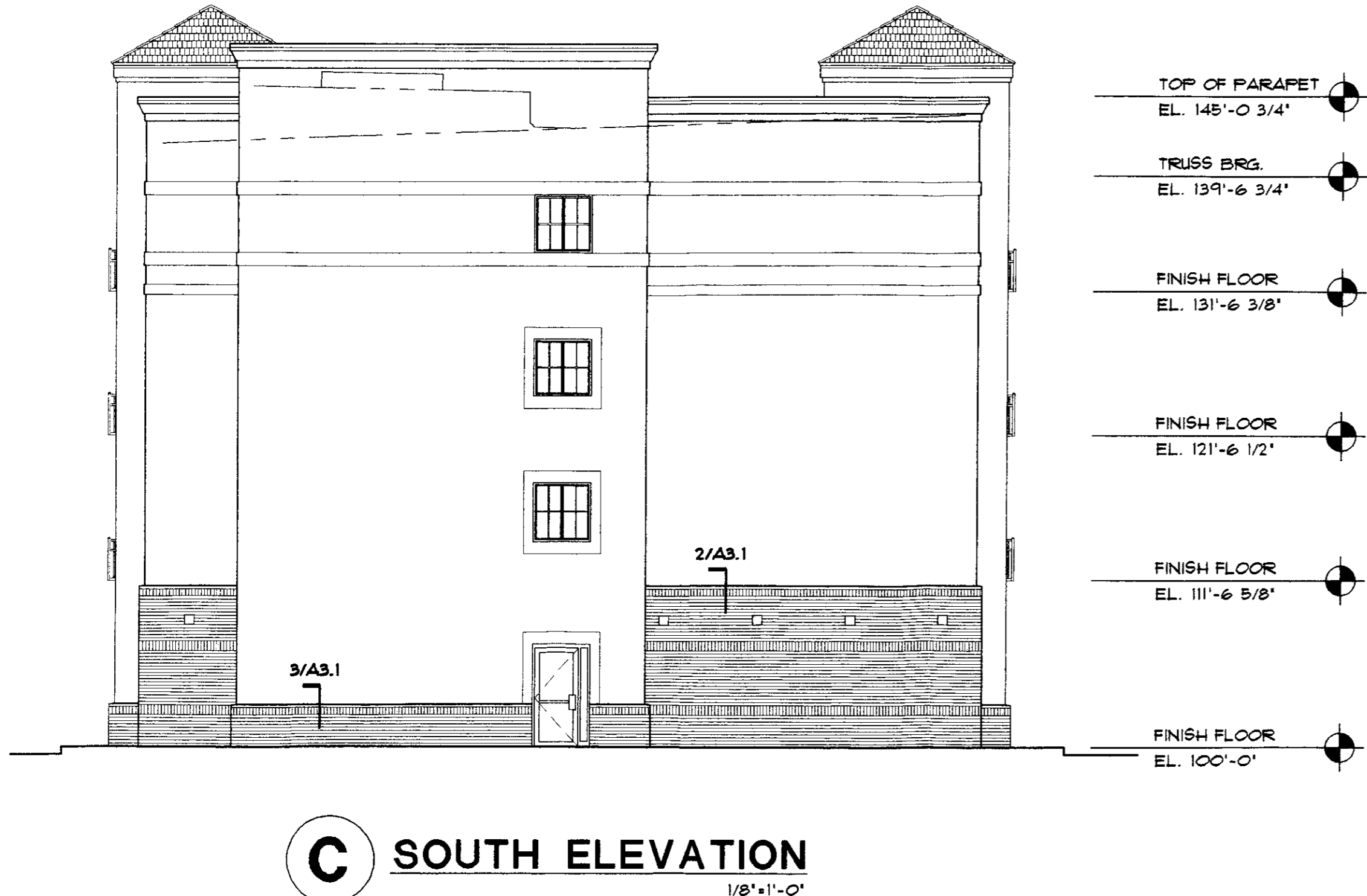
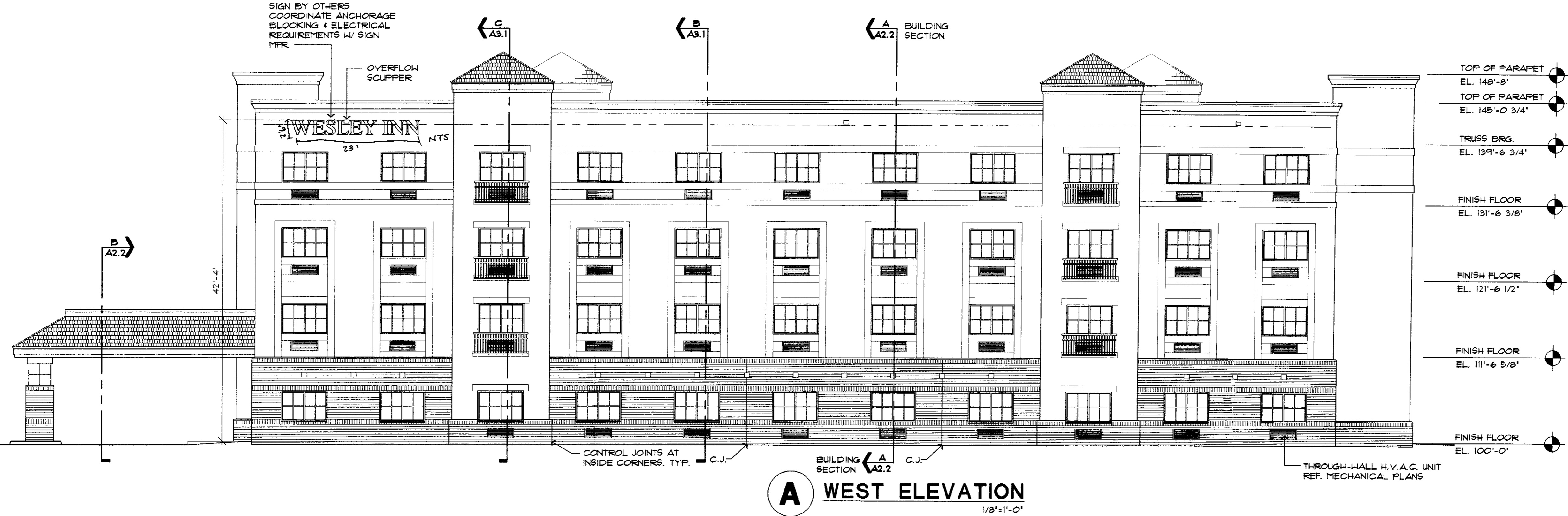
COLLEGE HILL SQUARE RETAIL CENTER LANDSCAPE PLAN  
 410 N. HILLSIDE  
 PUD #14 PARCEL 3  
 APPROVED 08/10/03 BY D.S.  
 SUPERSEDES PLAN APPROVED 10/02/02  
 M. APD Gcm 10/27



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

LANDSCAPE PLAN





PUDM Adjustment  
PUD 2002-00003 & PUD 2002-00006  
S. George Elevation Rendering

**APPROVED**  
[Signature]

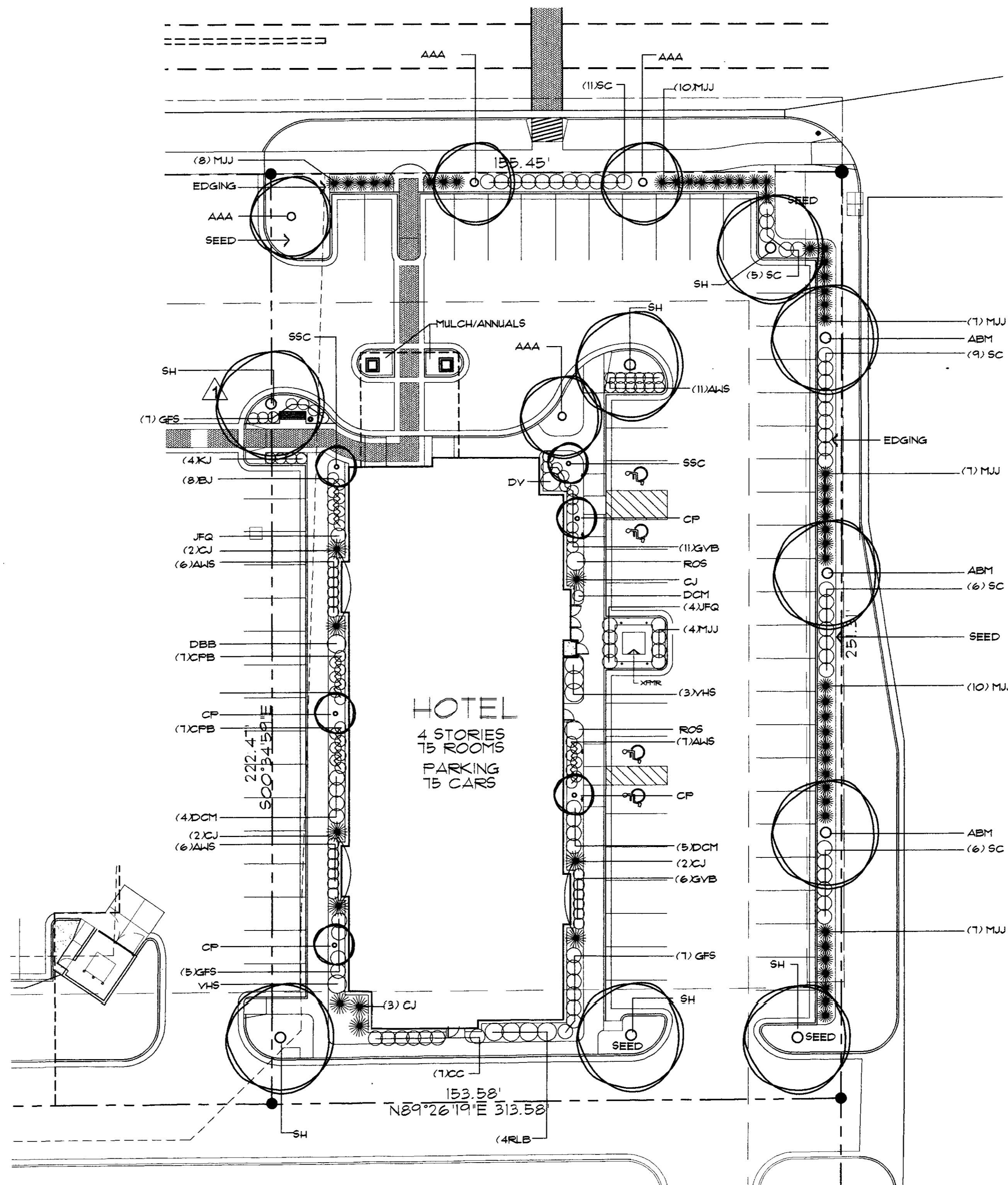
Date: 9-11-02 + 11-25-02  
MAPD 1 of 2

**GENERAL LANDSCAPE SPECIFICATIONS**

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

**GENERAL IRRIGATION SPECIFICATIONS**

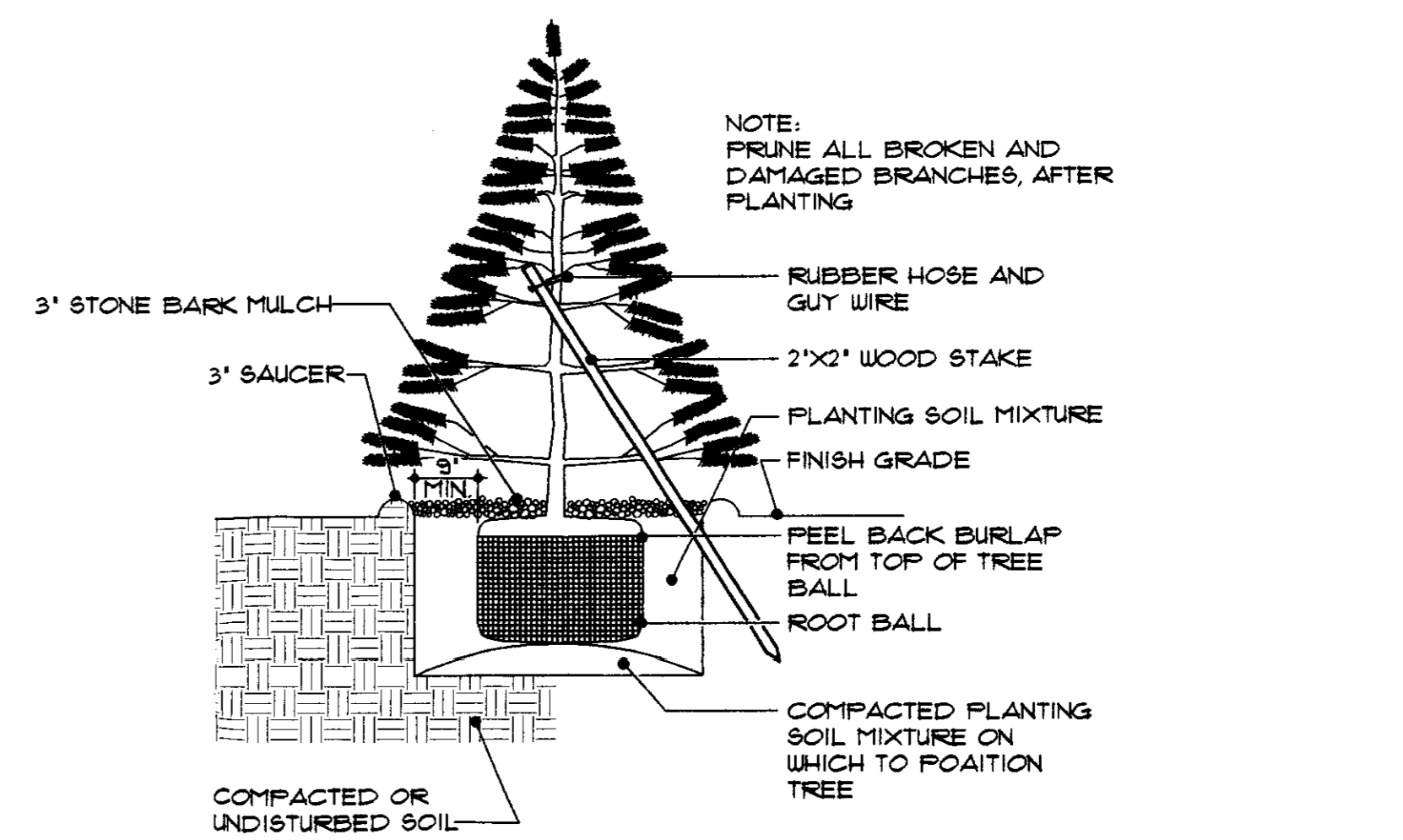
- Irrigation - Water for establishment and maintenance of plant materials on this project will be provided by an irrigation system.
- Contractor will verify static pressure and volume of site water supply and design entire irrigation system accordingly. Each zone of irrigation system is to be designed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



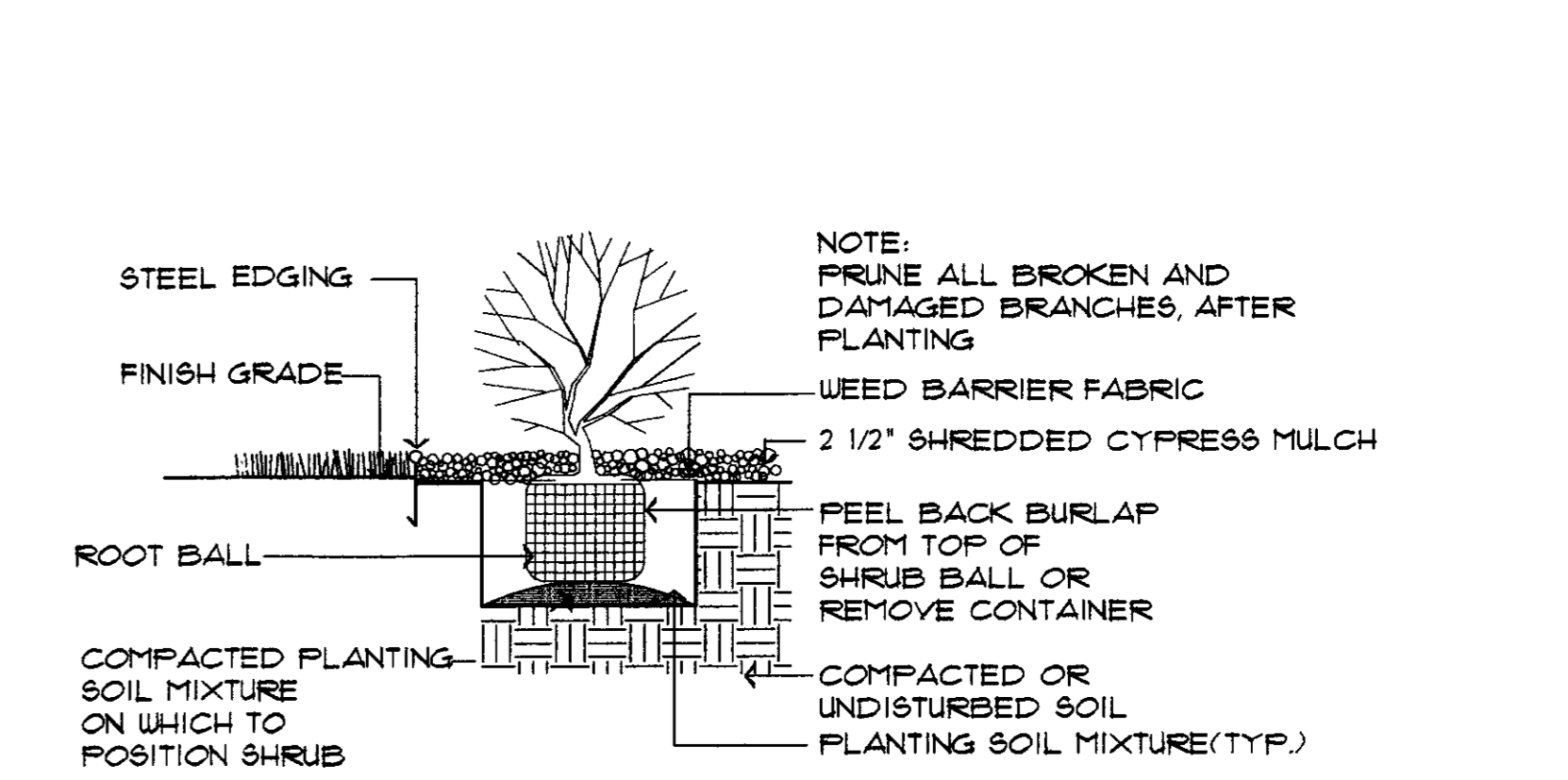
**A SITE LANDSCAPE PLAN**  
1"=20'-0"  
NORTH

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

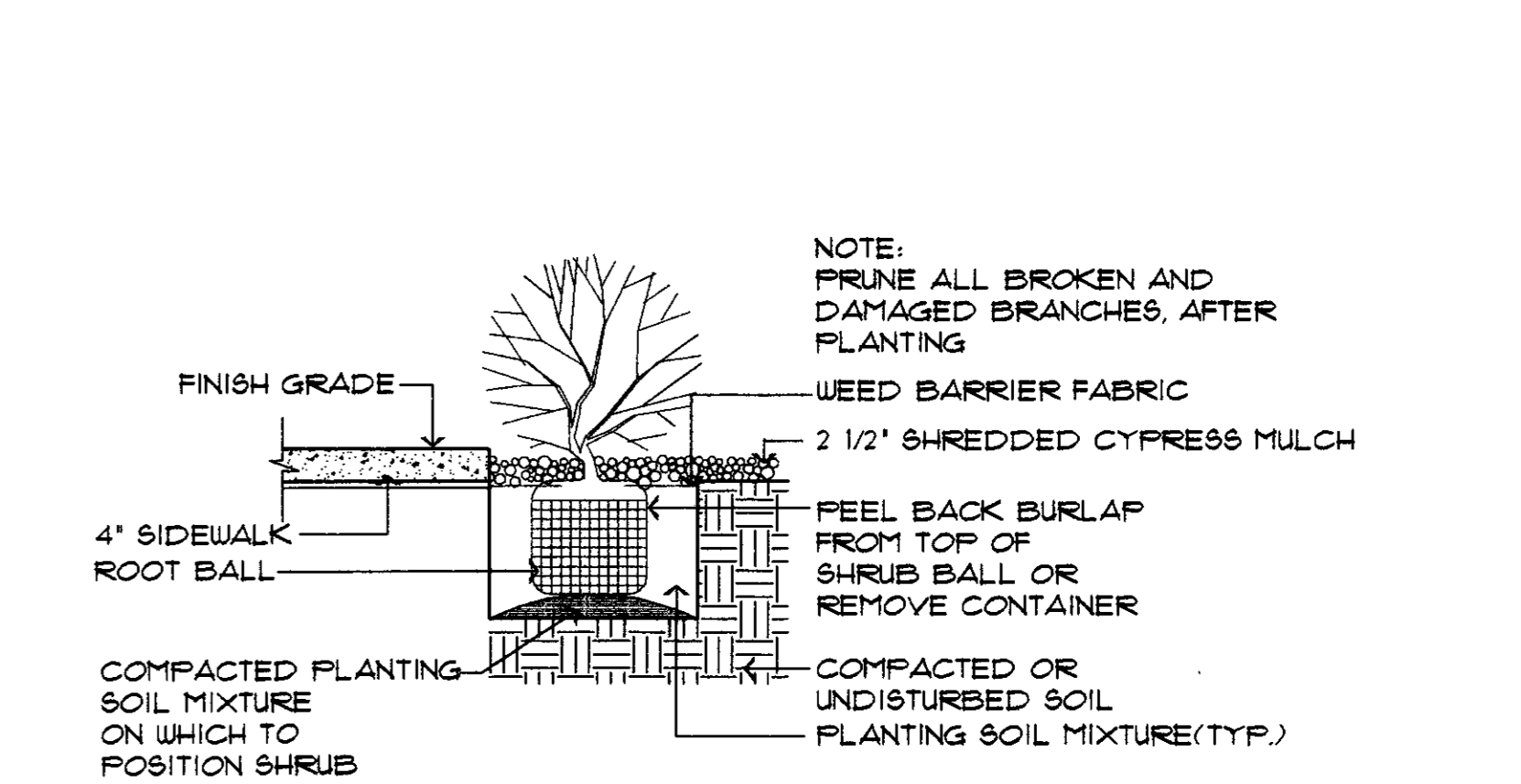
- NOTE: PRUNE ALL BROKEN AND DAMAGED BRANCHES, AFTER PLANTING
- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
  - WATER THOROUGHLY AFTER INSTALLATION.
  - REMOVE SAUCER AND STAKES TWO YEARS OR LESS AFTER INSTALLATION.
  - PROVIDE DRAINAGE FOR PLANTING PIT IF IN IMPERMEABLE SOIL.



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



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



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



**PROJECT DATA**

<b>SITE DATA</b>	
ZONING:	LC
LAND AREA:	30,84 SQUARE FEET (0.707 ACRES ±)
IMPERVIOUS AREA:	32,415 SQUARE FEET (84.9%)
LEGAL DESCRIPTION:	LOT 3, COLLEGE HILL SQUARE, WICHITA, SEDGWICK COUNTY, KANSAS
PARKING SPACES REQUIRED:	75 PARKING SPACES
PARKING SPACES PROVIDED:	STANDARD 71 HANDICAPPED 4 TOTAL PARKING 75

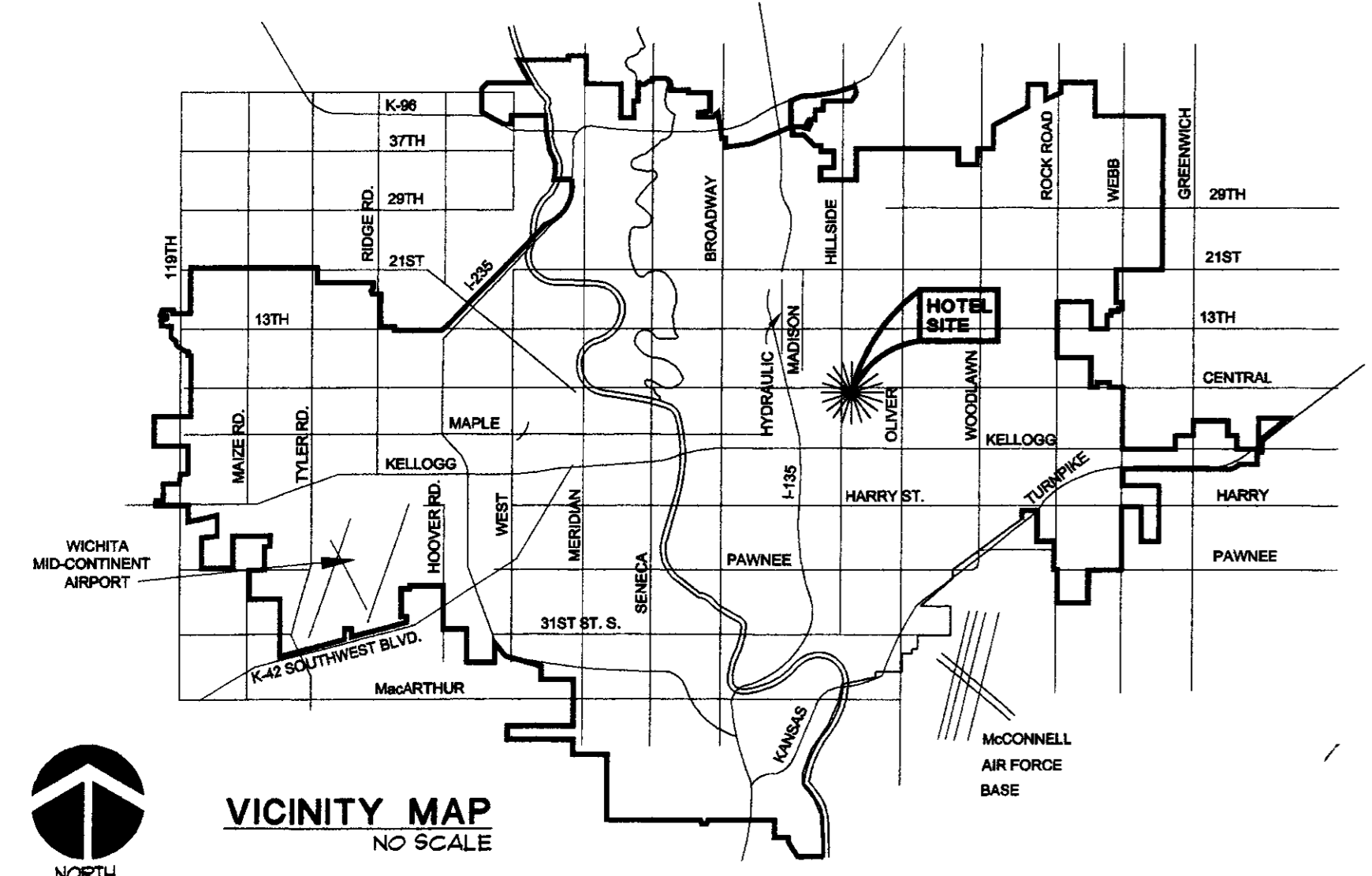
**LANDSCAPE ORDINANCE CALC.'S**

<b>CENTRAL STREET (North):</b> LANDSCAPE YARD REQUIRED: LANDSCAPE YARD SHOWN:	10 SF. X 155.45' = 1555.00 S.F. 2,131 S.F.
<b>RUTAN STREET (East):</b> LANDSCAPE YARD REQUIRED: LANDSCAPE YARD SHOWN:	8 SF. X 45' = 360 S.F. 2,600 S.F.
<b>STREET YARD TREES REQUIRED:</b> <b>STREET YARD TREES PROVIDED:</b>	PER FUD(13 TREES) 19 SHADE TREES
<b>PARKING LOT TREE REQUIRED:</b> <b>PARKING LOT TREES SHOWN:</b>	2 SHADE TREES 2 SHADE TREES
<b>PARKING LOT SCREENING:</b>	AS SHOWN
<b>LANDSCAPE BUFFERS REQUIRED:</b> <b>LANDSCAPE BUFFERS SHOWN:</b>	NONE REQUIRED NONE REQUIRED

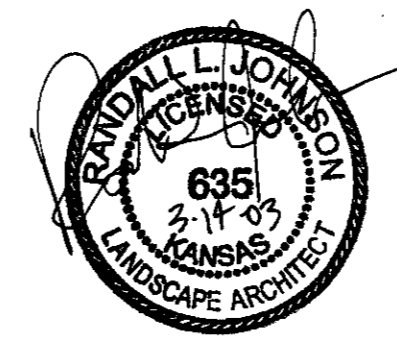
**PLANT LIST**

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

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



**VICINITY MAP**  
NO SCALE



PRINTS ISSUED  
OWNER REVIEW  
03-07-02  
FOR PERMIT  
04-19-02

**JEFFREHBIEL ASSOCIATES**  
ARCHITECTURE  
1300 E. LEWIS WICHITA, KS 67211  
316-267-8233 FAX 316-267-8666

DATE: ©Copyright 2000  
Jeff Rehbeil Associates

**LANDSCAPE PLAN**  
P.D.H.H. PARCEL 7-B  
APPROVED: 03/10/03  
SUBJECT: LANDSCAPE PLAN APPROPRIATED 03/10/03  
\*SUBSTITUTION OF AAA NEAR BYWAY LINES OK'D  
UP HERE OLD W/SMALLER CANNONBALL  
(CANNONBALL PERMITS ALLOWED)  
MAP COPY 10-2

**WESLEY INN**  
CENTRAL & RUTAN  
WICHITA, KANSAS

PROJECT NUMBER  
01022  
SHEET TITLE  
SITE LANDSCAPE PLAN

SHEET NUMBER

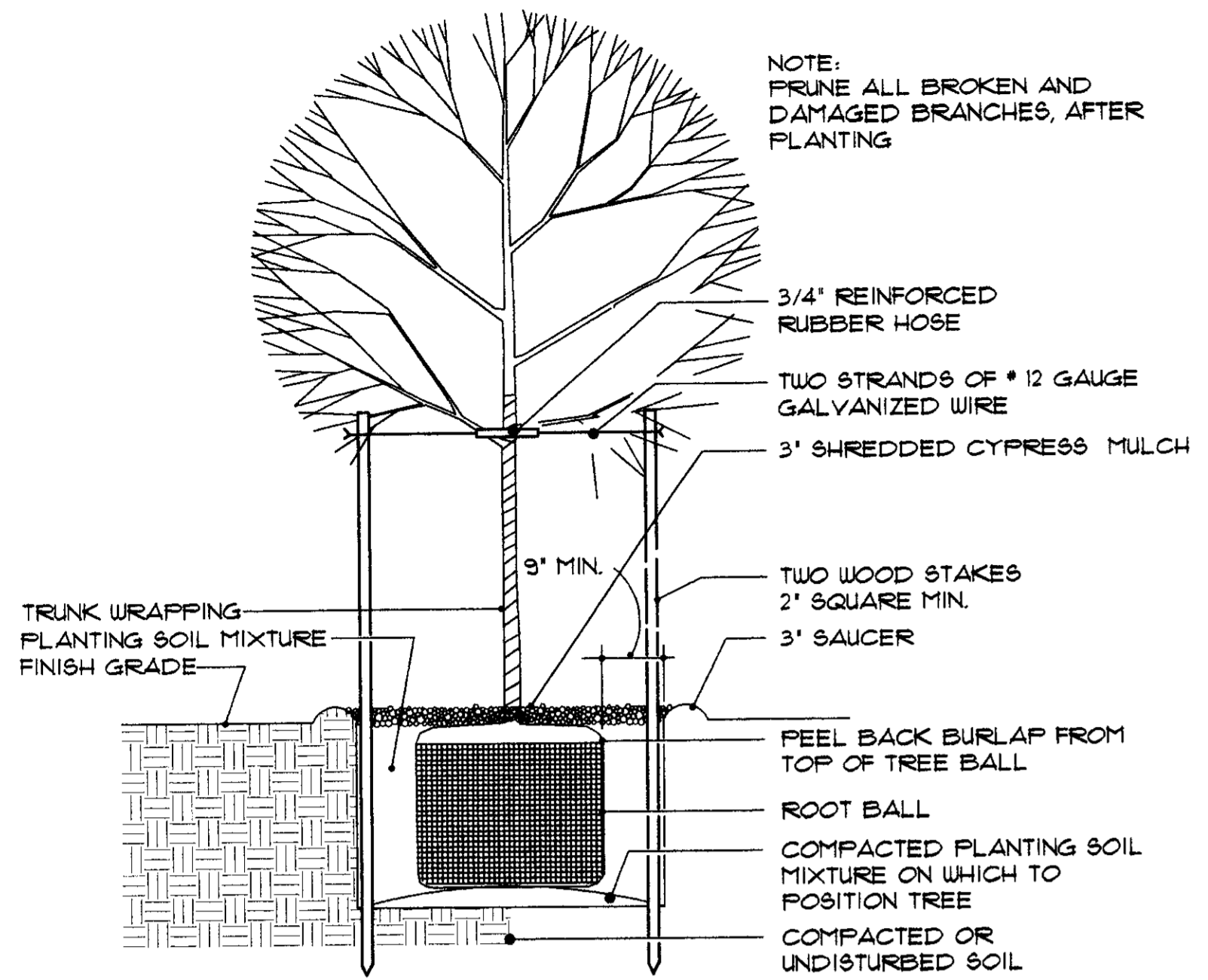
**SL1.1**

**GENERAL LANDSCAPE SPEC'S**

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

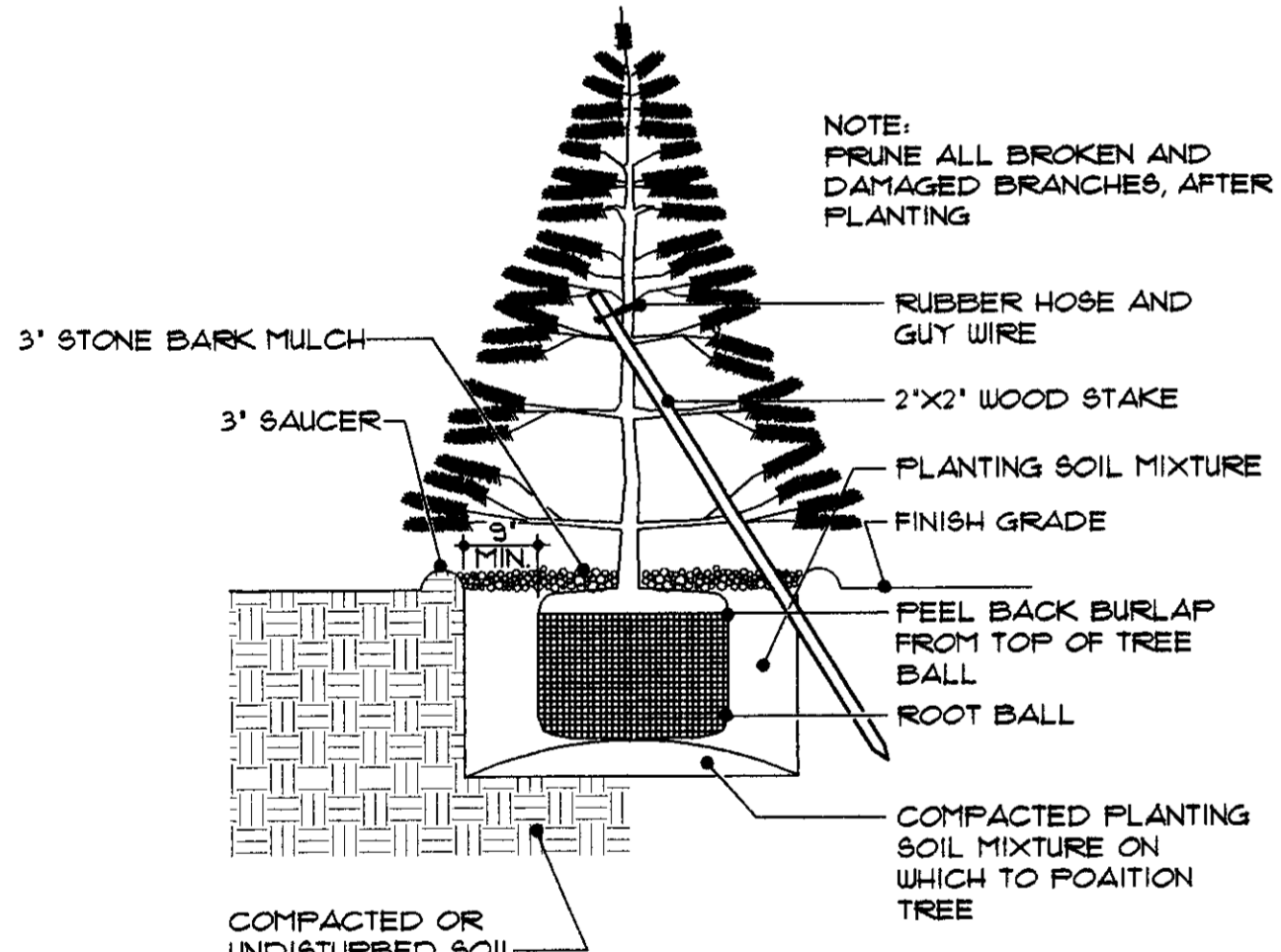
**GENERAL IRRIGATION SPEC'S**

- Irrigation - Water for establishment and maintenance of plant materials on this project will be provided by an irrigation system.
- Contractor will verify static pressure and volume of site water supply and design entire irrigation system accordingly. Each zone of irrigation system is to be designed with a maximum of 35 gallons per minute.
- The Contractor shall submit shop drawings to Owner's representative prior to construction with will illustrate type of head, valve location, piping and accessories, show design pressure, valve sizes, gpm requirements and pipe sizes.
- System is to consist of separate drip emitter zones, spray head zones, and turf rotor zones. Each with separate valves and stations on the controller.
- Controller(s) is to be a TCRQ Vision II with lockable cabinet. Controller must have dual programming, drip stations and be capable of multiple valves per station.
- Rainswitch shall be located near controller. Wire so rainswitch interrupts valve common and leaves clock activated.
- Manual drain valves are to be located at the ends and low points of the irrigation mainline. Place manual valves in latched valve box for easy access. Place on cubic foot of gravel below valve.
- Automatic drain valves are to be located at all low points of irrigation lateral lines. Where low point is at end of line, locate valve at a minimum of 2' from end of line. Place valves on top of one cubic foot of fill gravel.
- Provide PVC sleeves for irrigation pipes and wiring that crosses under walks, streets, concrete pads and building pads. Combine piping whenever possible to save on sleeving materials. Coordinate installation of sleeves with general contractor to install before paving operations have commenced.
- When installing irrigation pipe along curbs or in islands, place pipe as near to curb as possible to allow for planting trees, shrubs and groundcovers.
- Drip emitter zones require an underground pressure regulator and a filter with 150 mesh screen located after each drip zone valve.
- Use the following guidelines when design and installing drip system, based on one(1) gallon per hour emitters:
  - drip emitter per one square foot of annual bed.
  - drip emitter per two 2'x4' groundcover.
  - drip emitter per 1 gallon groundcover.
  - drip emitter per one 1-5 gallon shrub.
  - drip emitter per 1-3" caliper tree located in planter bed.
- Drip irrigation line shall be installed above grade but beneath mulch. Drip distribution pipe shall be secured to grade by the 'u' shaped stakes. The emitters stated above shall be inserted into these lines. Polyethylene resin emitter distribution tubing shall distribute water to the crown of the plants. Each surfaced end of distribution tube will be fitted with an insect cap and elevated at a minimum of 2' above grade.
- Adjust all irrigation equipment so that sidewalks, paving, fences and buildings remain dry of direct spray for excess water run-off.



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

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



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

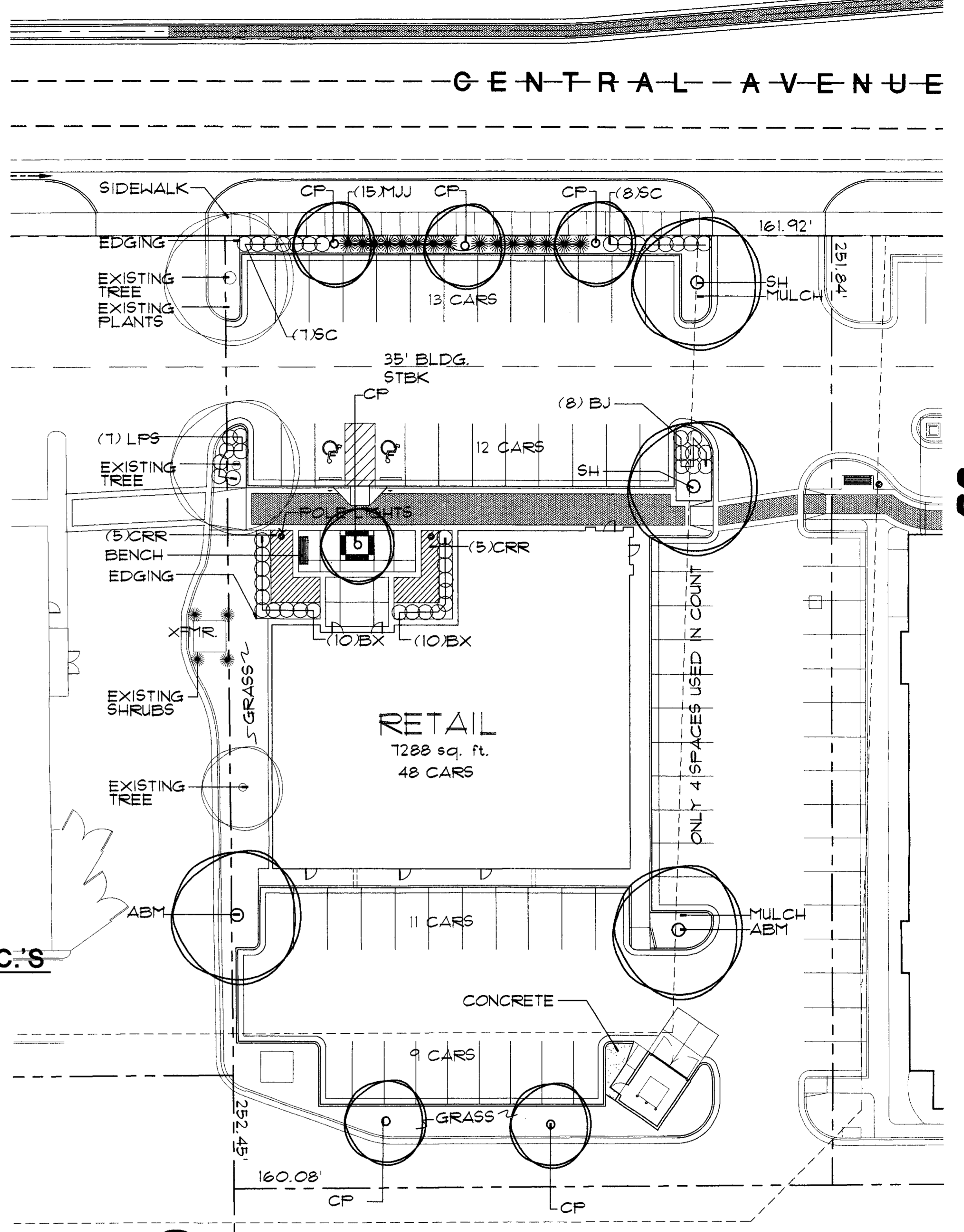
**PROJECT DATA**

<b>SITE DATA</b>	
ZONING:	LC
LAND AREA:	41,041 SQUARE FEET ± (.94 ACRES ±)
IMPERVIOUS AREA:	36,999.45 SQUARE FEET (90.1%)
LEGAL DESCRIPTION:	LOT 2, COLLEGE HILL SQUARE, WICHITA, SEDGWICK COUNTY, KANSAS
<b>PARKING SPACES REQUIRED:</b>	
RESTAURANT 1 PER 3 SEATS	25 PARKING SPACES (15 SEATS)
RETAIL 1 PER 250 SQ. FT.	11 PARKING SPACES
	36 PARKING SPACES
<b>PARKING SPACES PROVIDED:</b>	
STANDARD	46
HANDICAPPED	2 ( 2 REQUIRED )
TOTAL PARKING	48

**LANDSCAPE ORDINANCE CALC'S**

<b>CENTRAL STREET (North):</b>	10 SF. X 162' = 1620 S.F.
<b>LANDSCAPE YARD REQUIRED:</b>	1,106.95 S.F. STREET YARD
<b>LANDSCAPE YARD SHOWN:</b>	1,111 S.F. PLAZA PLANTING 1,900.05 S.F. STREET YARD
<b>STREET YARD TREES REQUIRED:</b>	4 REQUIRED
<b>STREET YARD TREES PROVIDED:</b>	4 TREES SHOWN
<b>PARKING LOT TREE REQUIRED:</b>	4 TREES REQUIRED
<b>PARKING LOT TREES SHOWN:</b>	4 TREES SHOWN
<b>PARKING LOT SCREENING:</b>	AS SHOWN
<b>LANDSCAPE BUFFERS REQUIRED:</b>	NONE REQUIRED
<b>LANDSCAPE BUFFERS SHOWN:</b>	NONE REQUIRED
<b>PUD TREES REQUIRED:</b>	11 TREES REQUIRED
<b>TOTAL TREES SHOWN:</b>	11 TREES SHOWN 3.5 TREES EXISTING

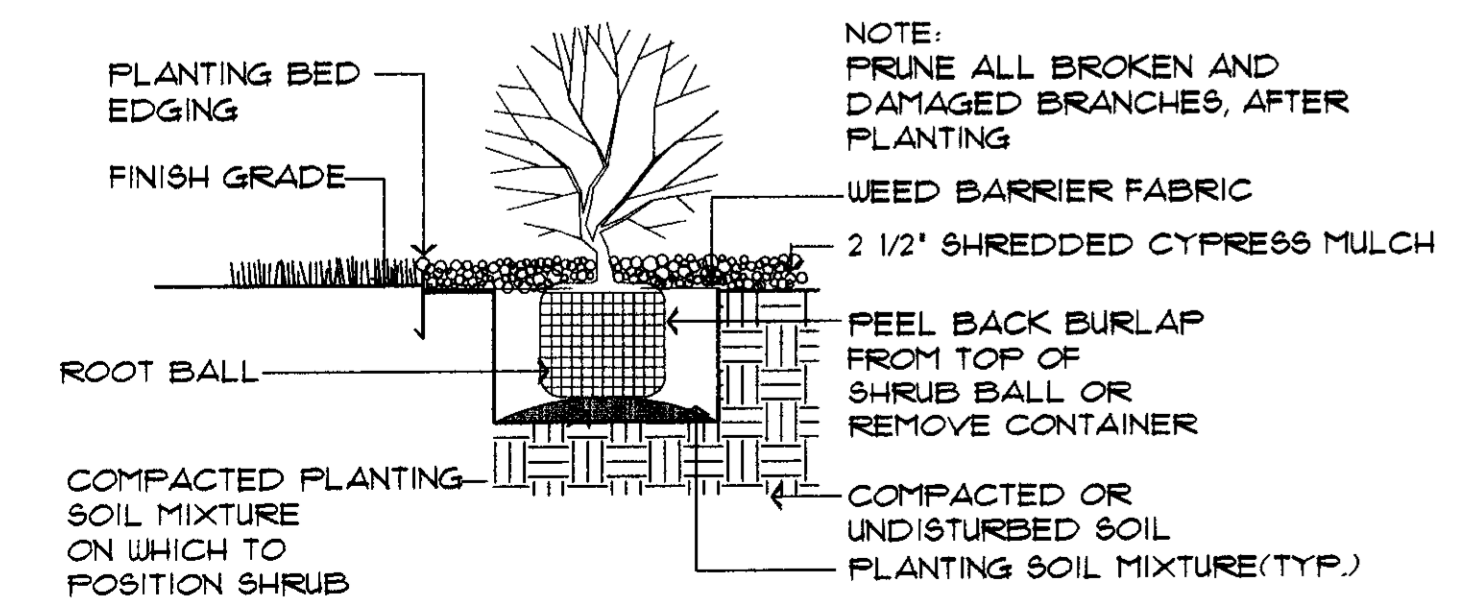
**A SITE LANDSCAPE PLAN**  
1"=20'-0"



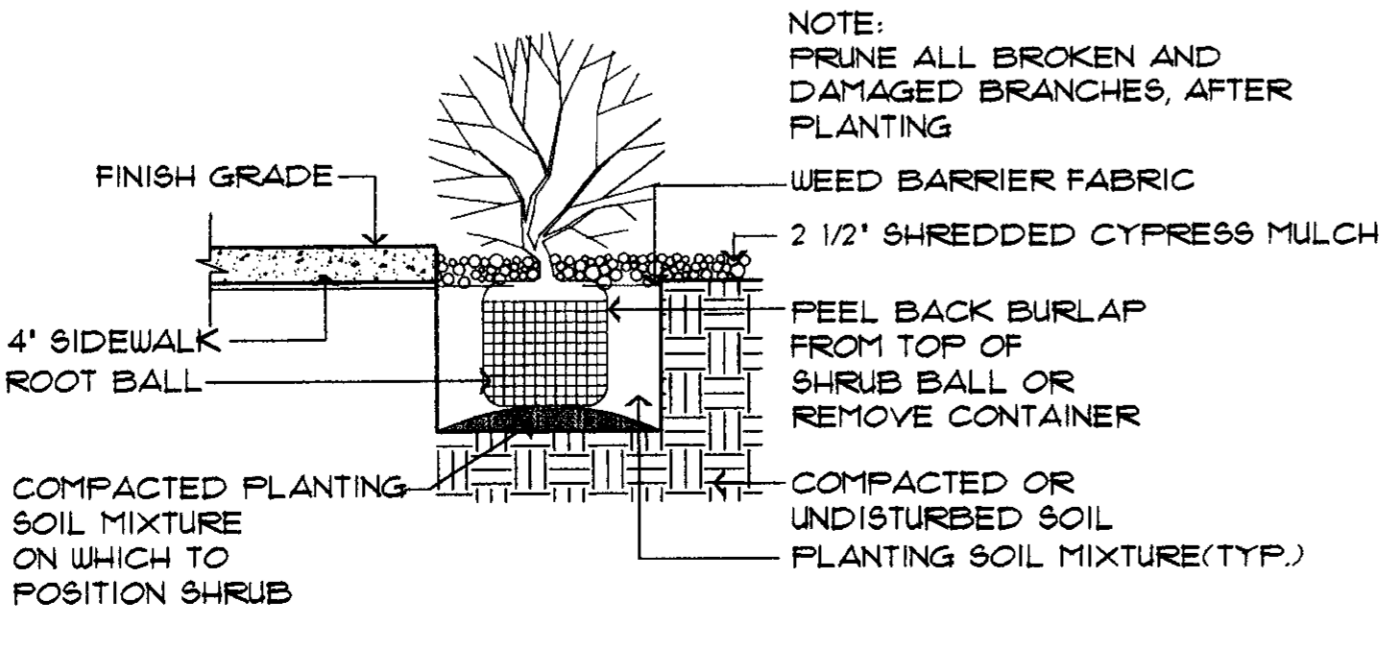
**PLANT LIST**

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
<b>TREES</b>					
ABM	2	AUTUMN BLAZE MAPLE	Acer plantanoides	2' to 2 1/2' cal.	Balled-in-Burlap
CP	7	CAPITAL PEAR	Pyrus calleryana 'Capital'	2' to 2 1/2' cal.	Balled-in-Burlap
BH	2	BHADMMASTER HONEYLOCUST	Gleditsia triacanthos var. inermis	2' to 2 1/2' cal.	Balled-in-Burlap
<b>SHRUBS</b>					
SC	44	SPREADING COTONEASTER	Cotoneaster horizontalis	2 gal.	Container
BJ	44	BROADMOOR JUNIPER	Juniperus sibirica 'Broadmoor'	2 gal.	Container
BX	20	WINTER GEM BOXWOOD	Buxus microphylla	2 gal.	Container
LPS	20	LITTLE PRINCESS SPIREA	Spiraea japonica 'Little Princess'	2 gal.	Container
<b>GROUNDCOVER</b>					
CRR	10	CARPET RED ROSE	Sedum 'red carpet'	1 GAL	CONTAINER

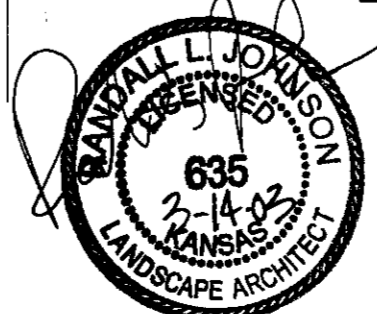
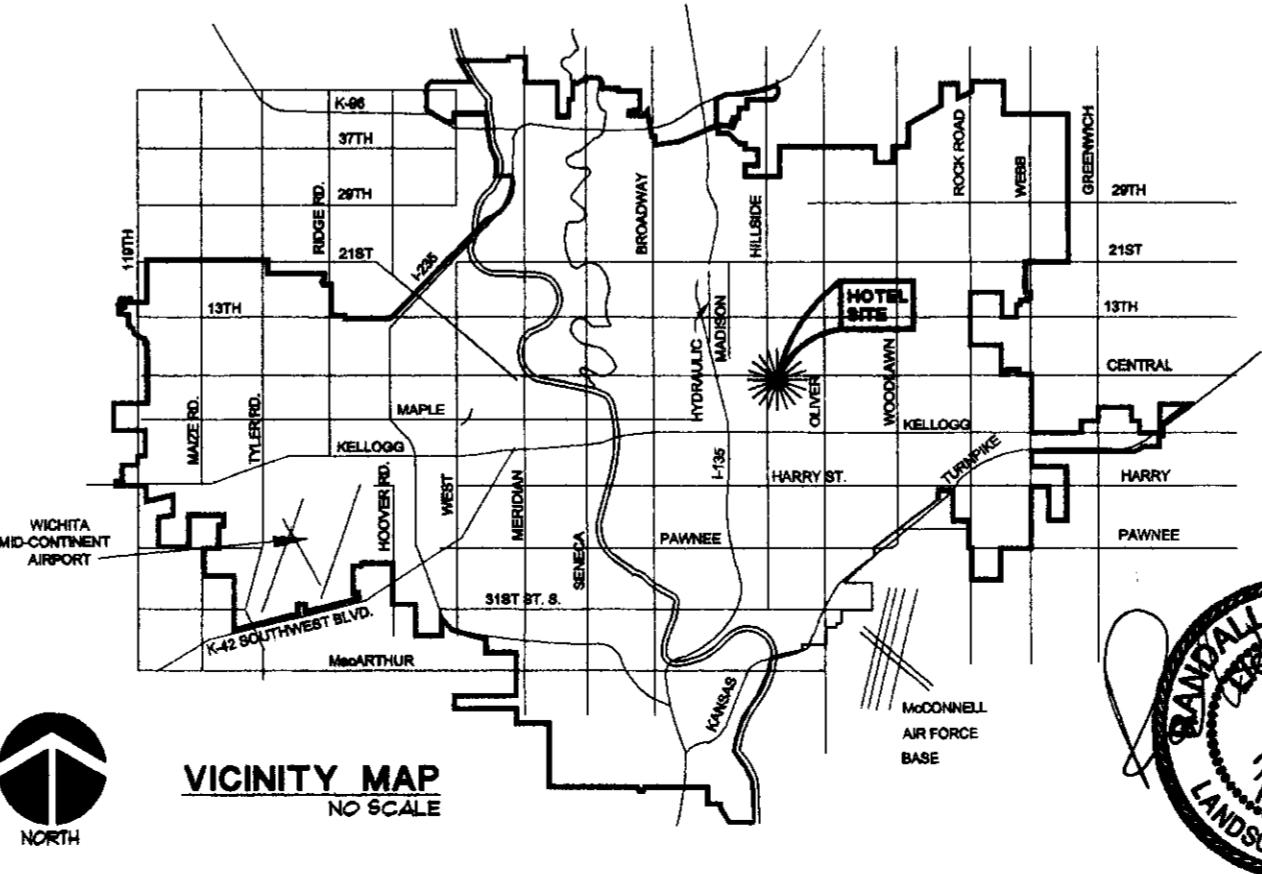
\*\*\*IF THERE ARE ANY DISCREPANCIES IN PLANT QUANTITIES, THE PLANTING PLAN WILL DICTATE.



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



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



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

DATE  
©Copyright 2001,  
Jeff Krehbiel Associates.

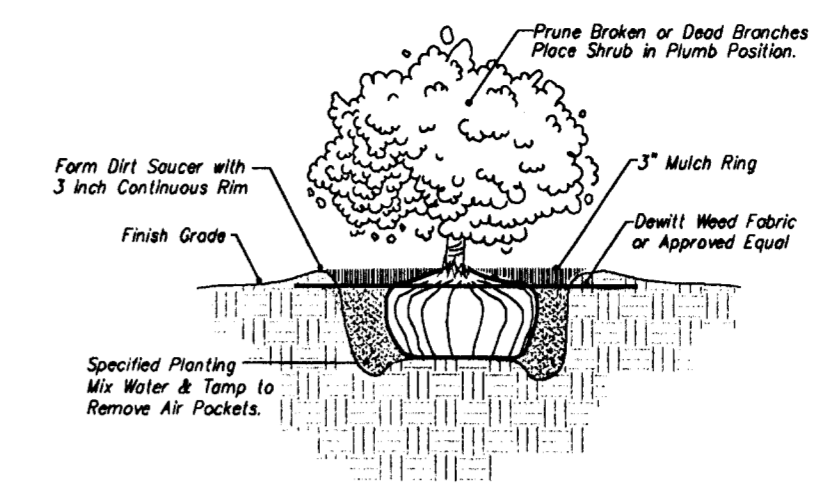
**WESLEY RETAIL**  
CENTRAL & RUTAN  
WICHITA, KANSAS

PROJECT NUMBER  
02033  
SHEET TITLE  
SITE LANDSCAPE PLAN  
SHEET NUMBER

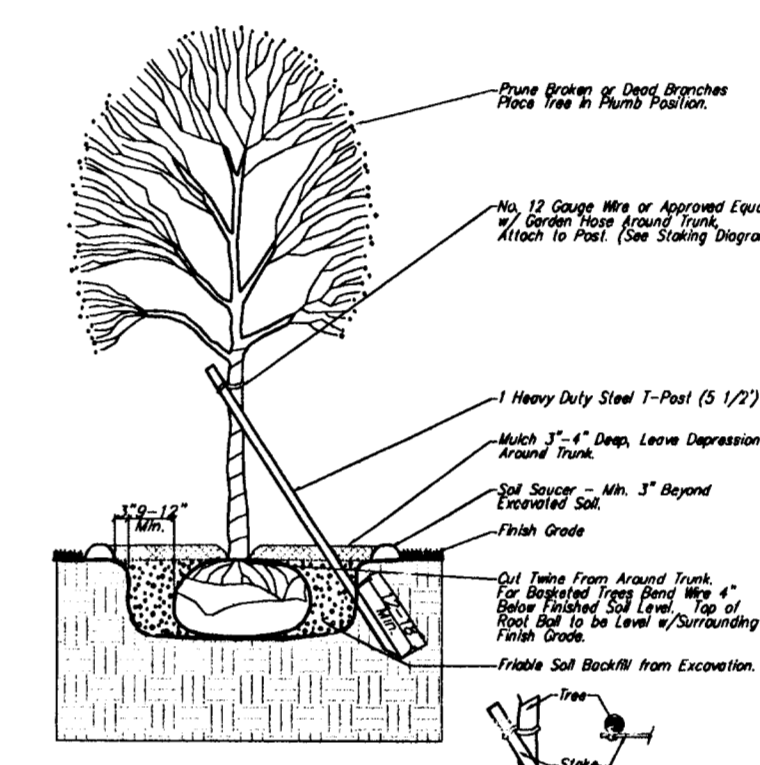
**SL1.1**

**LANDSCAPE NOTES:**

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



1 SHRUB PLANTING DETAIL  
5 Galon and Smaller  
No Scale



2 TREE PLANTING & STAKING DETAIL  
Dedicated Trees 2" Cal. and Smaller  
Evergreen Trees 6" Height and Smaller  
No Scale

PUD #14 PARCEL 4  
**LANDSCAPE PLAN**  
APPROVED 2-22-05 BY DM  
Copy 1 of 2

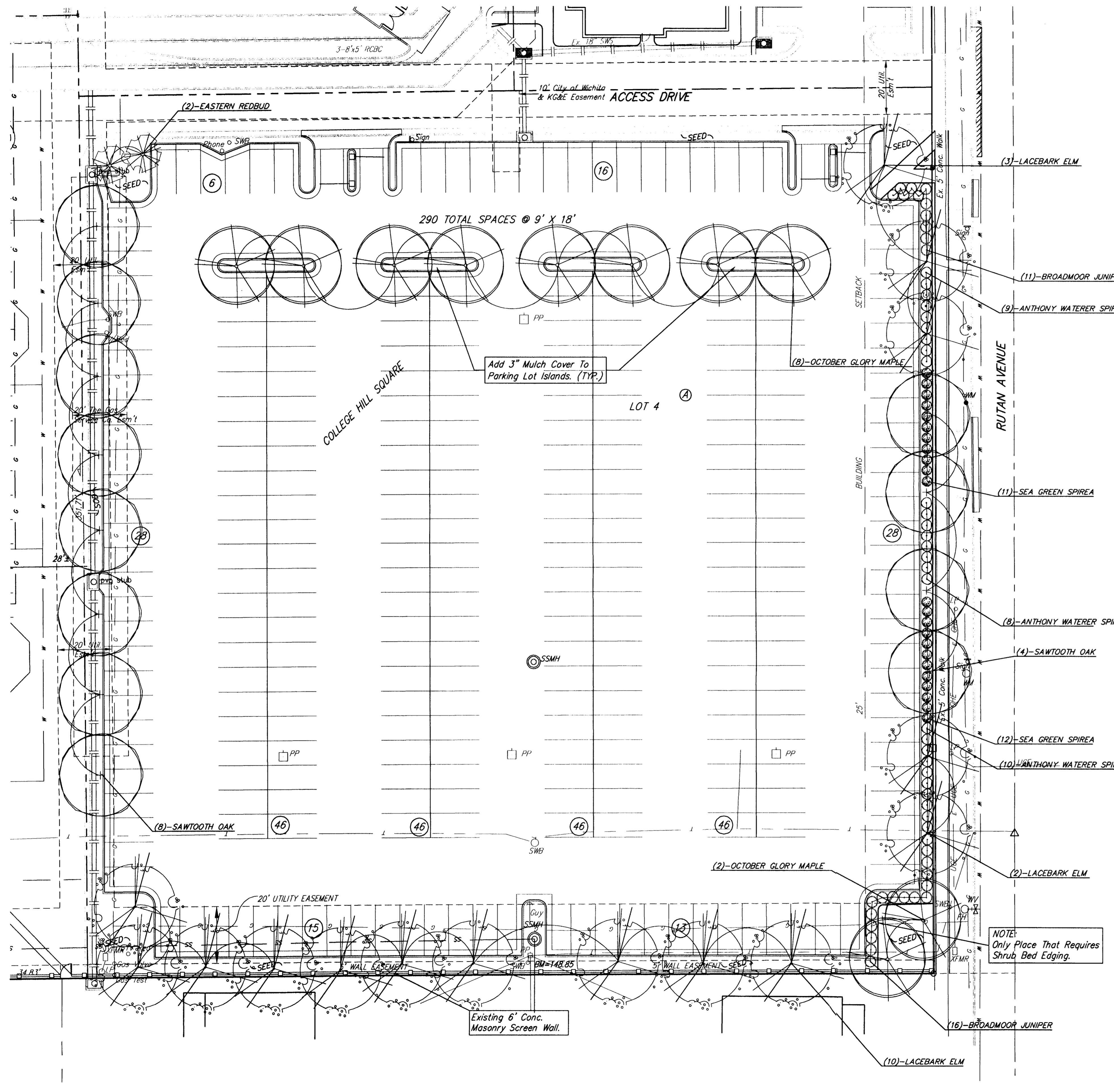
**PLANT SCHEDULE - SUMMARY OF PLANTING QUANTITIES**

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

**LANDSCAPE CALCULATIONS**

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

**SITE LANDSCAPE PLAN**  
Scale 1" = 20'-0"



**Baughman** College Hill Square Site Landscape Plan Parking Lot Improvements

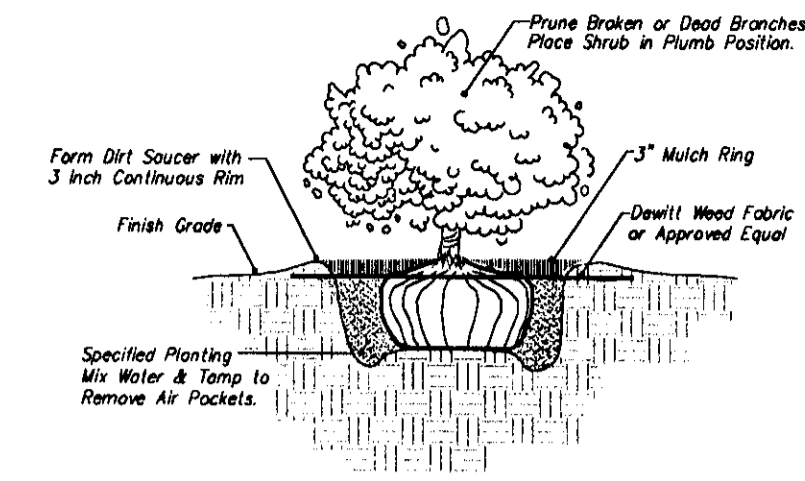
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149  
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER	DESIGN
REVISIONS:	DML
	MWS
	APPROVED
	DATE
	12/05
	SCALE
	Noted
	SHEET
	3 OF 3

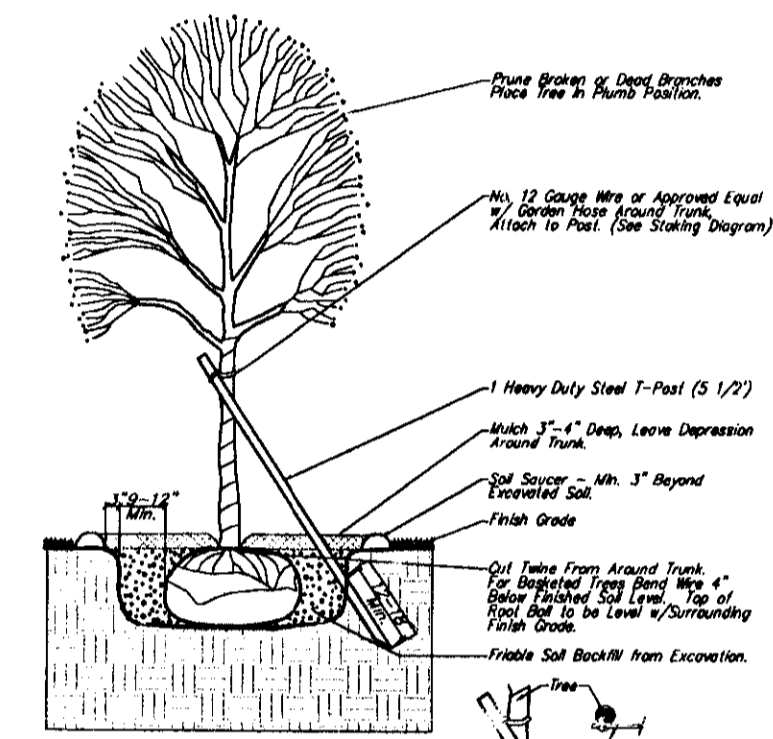
8:\eng\College Hill Parking Lot\use.dwg 05-12-04-27

# LANDSCAPE NOTES:

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



1 SHRUB PLANTING DETAIL  
3 Galon and Smaller  
No Scale



2 TREE PLANTING & STAKING DETAIL  
Deciduous Trees 2" Cal. and Smaller  
Evergreen Trees 8" Height and Smaller  
No Scale

PUD #14 PARCEL 4  
**LANDSCAPE PLAN**  
APPROVED 2-22-06 BY DML  
Cmpt Lot 4

## PLANT SCHEDULE - SUMMARY OF PLANTING QUANTITIES

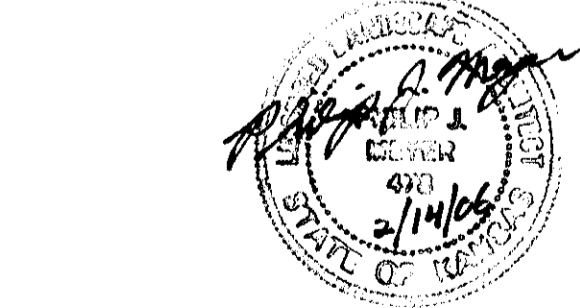
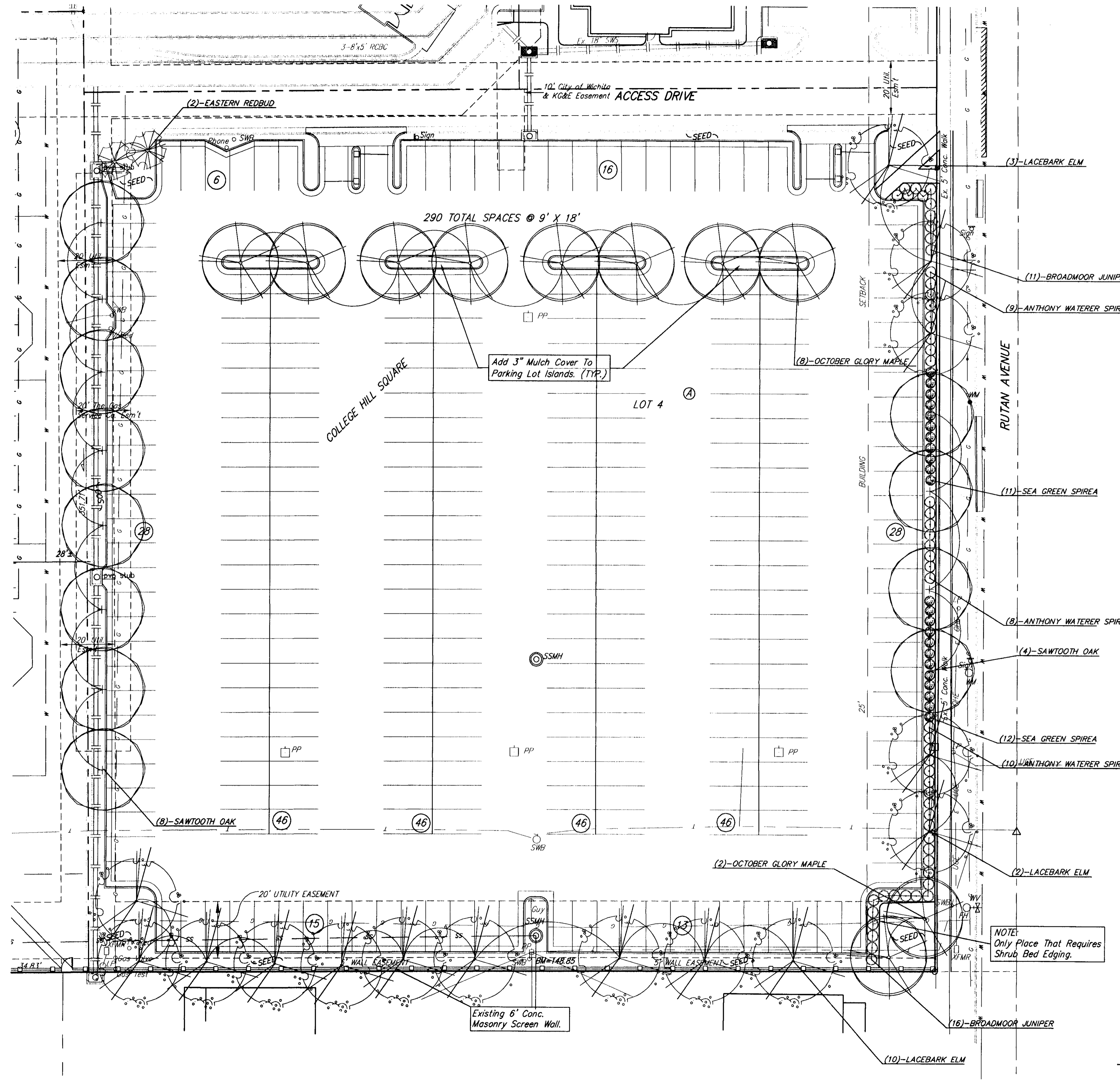
QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
<b>TREES</b>					
10	<i>Acer rubrum</i> 'October Glory'	October Glory Maple	2" Cal.	B&B	Single Stem Only
12	<i>Quercus acutissima</i>	Sawtooth Oak	2" Cal.	B&B	Single Stem Only
15	<i>Ulmus parvifolia</i>	Lacebark Elm	2" Cal.	B&B	Single Stem Only
2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

## LANDSCAPE CALCULATIONS

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

## SITE LANDSCAPE PLAN

Scale 1" = 20'-0"



**Baughman** College Hill Square  
Site Landscape Plan  
Parking Lot Improvements

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

PROJECT NUMBER	DESIGN	DRAWN
	DML	MWS
REVISIONS:	APPROVED	DATE
	Noted	12/05
	SCALE	
	Noted	
	SHEET	
		<b>3 OF 3</b>

E:\eng\College Hill Parking Lot\base.dwg 05-12-F427