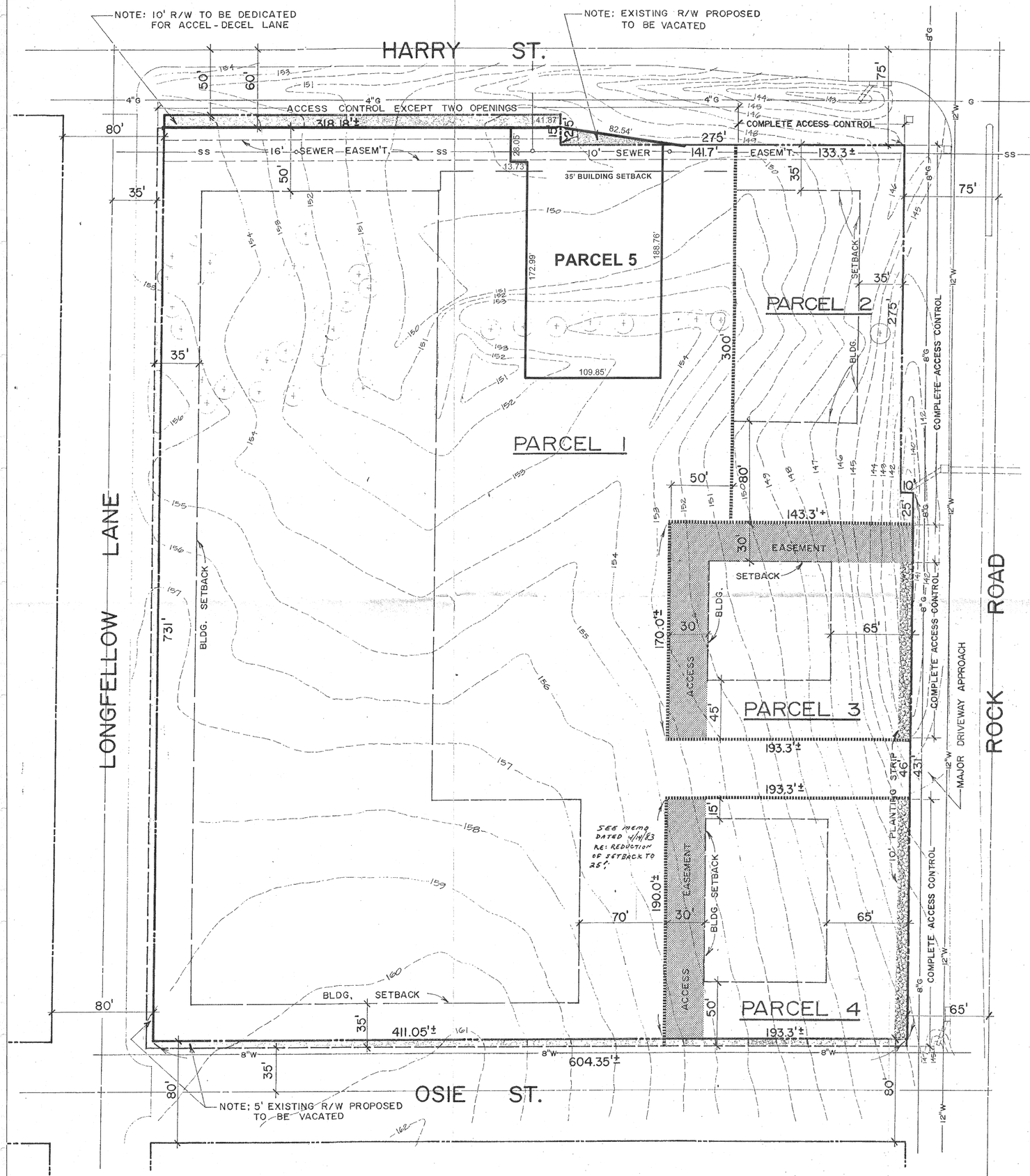


GENERAL PROVISIONS

1. THIS PROPOSED DEVELOPMENT, AS PRESENTLY PLATTED, CONTAINS 9.9± GROSS ACRES.

   AS A CONDITION OF C.U.P. APPROVAL, PARCELS 1, 3 AND 4 ARE PROPOSED TO BE REPLATTED. IN THE REPLAT OF SAID PORTION OF SUBJECT PROPERTY, TEN (10) FEET OF ADDITIONAL RIGHT-OF-WAY IS PROPOSED TO BE DEDICATED, AS SHOWN ON THE PLAN, FOR THE CONSTRUCTION OF AN ACCEL-DECEL LANE ALONG THE SOUTH SIDE OF HARRY STREET; AND, PORTIONS OF EXISTING RIGHT-OF-WAY FOR HARRY STREET, LONGFELLOW LANE AND OSIE STREET, AS SHOWN ON THE PLAN, ARE PROPOSED TO BE VACATED IN THE REPLATTING PROCESS TO CURRENT STREET STANDARDS.

   THE RESULT OF SAID DEDICATION AND VACATIONS, WILL PROVIDE A NET AREA FOR THE COMMUNITY UNIT PLAN OF 10.0± ACRES.

2. ACCESS. - AS SHOWN ON THE PLAN, ACCESS CONTROLS SHALL PERMIT A MAXIMUM OF TWO (2) CURB CUTS ALONG HARRY STREET, AND TWO (2) CURB CUTS ALONG ROCK ROAD. ACCESS SHALL ALSO BE PERMITTED TO AND FROM THE ADJACENT STREETS OF LONGFELLOW AND OSIE IN ACCORDANCE WITH THE CITY'S CURB CUT REQUIREMENTS. ONE OF THE ACCESS POINTS TO ROCK ROAD, AS INDICATED ON THE PLAN, SHALL BE CONSTRUCTED TO MAJOR DRIVEWAY APPROACH STANDARDS AS DETAILED IN DEPARTMENT OF PUBLIC WORKS DRAWING NO. C67-190A.

3. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN.

4. SCREENING AND LANDSCAPING - A PLANTING STRIP, AS INDICATED ON THE PLAN, EXCEPT FOR POINTS OF INGRESS EGRESS, SHALL BE PROVIDED AND MAINTAINED OF TREES AND SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, THAT IT MINIMIZES ANY NUISANCE OF THE COMMERCIAL AREA TO THE ADJACENT RESIDENTIAL AREAS. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING STRIP, INDICATING THE LOCATION, TYPE, AND SPECIFICATIONS OF PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT (S) ON THE PARCELS INVOLVED. THE LANDSCAPE PLAN SHALL ALSO DEPICT PROPOSED METHODS OF PROVIDING WATER TO THE REQUIRED PLANT MATERIALS.

   FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTINGS ARE NOT PROPERLY MAINTAINED.

   A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

5. SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH LIMITATIONS AND REQUIREMENTS OF THE ZONING ORDINANCE. NO BILLBOARDS SHALL BE PERMITTED.

6. OFF-STREET PARKING FOR ALL PARCELS SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.

7. A FIRE LANE HARD SURFACED AND TWENTY FOUR (24) FEET MINIMUM IN WIDTH SHALL BE PROVIDED TO SERVE ALL MAIN STRUCTURES. SAID FIRE LANE SHALL BE CONSTRUCTED WITH A MINIMUM 3½ INCH ASPHALT BASE WITH 1½ INCH ASPHALT SURFACE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

   PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE (S).

8. AT THE TIME OF REPLATTING PARCELS 1, 3 AND 4, A GRADING AND DRAINAGE PLAN SHALL BE PROVIDED TO SHOW HOW THE SITE WILL BE GRADED TO DRAIN TO THE ADJACENT STREETS AND AVAILABLE STORM SEWER SYSTEM (S).

9. AT THE TIME OF REPLATTING PARCELS 1, 3 AND 4, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF AN ACCELLERATION-DECELERATION LANE ALONG HARRY STREET AND ROCK ROAD; AND, SHALL GUARANTEE THE CONSTRUCTION OF THE MAJOR DRIVEWAY APPROACH ON ROCK ROAD.

10. THE ACCESS EASEMENTS, AS INDICATED ON THE PLAN ON PARCELS 3 AND 4, ARE FOR THE PURPOSE OF ASSURING INGRESS AND EGRESS AND CONTINUITY OF OVERALL VEHICULAR CIRCULATION FOR THE PROPOSED SHOPPING CENTER.

    SAID EASEMENTS ARE TO PERMIT THE CONSTRUCTION AND MAINENANCE OF A MINIMUM 24 FEET WIDE TWO-WAY CIRCULATION DRIVE TO BE LOCATED THEREIN. THE RIGHTS TO USE THE CIRCULATION DRIVES FOR INGRESS AND EGRESS PURPOSES, SHALL EXTEND TO THE OWNERS OF ALL PARCELS, AND THEIR RESPECTIVE AGENTS, EMPLOYEES, CUSTOMERS, SUPPLIERS, LESSEES, AND SUCCESSORS AND ASSIGNS.

    IT IS ALSO TO BE UNDERSTOOD THAT CURBING, PLANTING ISLANDS, PLANT AND LANDSCAPE MATERIALS, WALKS AND ACCESS OPENINGS TO AND FROM THE CIRCULATION DRIVES WITHIN SAID EASEMENTS, ARE ALL PERMITTED WITHIN THE ACCESS EASEMENTS SO LONG AS THE CONTINUATION OF THE MINIMUM 24 FEET WIDE TWO-WAY CIRCULATION DRIVES ARE MAINTAINED.

11. THE EXISTING BUILDING ADJACENT TO HARRY STREET MAY BE USED FOR PURPOSES OF OFFICE AND STORAGE DURING CONSTRUCTION OF THE PROPOSED SHOPPING CENTER, BUT SAID BUILDING SHALL BE REMOVED PRIOR TO THE OCCUPANCY OF ANY NEW STRUCTURE ON PARCEL 1.

PARCEL DESCRIPTIONS

PARCEL - 1

PROPOSED USES - SHOPPING CENTER, INCLUDING POSSIBLE RESTAURANTS AND OFFICES, AND NIGHTCLUB IN THE CITY.
EXISTING AREA - 6.96 ACRES (302,945 SQ. FT.)

MAXIMUM BUILDING COVERAGE=30 PERCENT, OR 90,883 SQ. FT.
FLOOR AREA RATIO - .35
MAXIMUM GROSS FLOOR AREA = 106,031 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS SHALL BE THREE (3). SHOULD IT LATER BE DETERMINED THAT MORE THAN TWO BUILDINGS ARE DESIRABLE, SPECIFIC SITE PLANS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL, PRIOR TO THE ISSUANCE OF BUILDING PERMITS IN EXCESS OF TWO MAIN BUILDINGS ON THIS PARCEL.

PARCEL - 5

PROPOSED USES - SHOPPING CENTER, INCLUDING POSSIBLE RESTAURANTS AND OFFICES.
EXISTING AREA - 0.50 ACRES (21,966 sq. ft.)

MAXIMUM BUILDING COVERAGE= 32 PERCENT, OR 7,000 SQ. FT.
FLOOR AREA RATIO - .35
MAXIMUM GROSS FLOOR AREA = 7,688 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS SHALL BE ONE (1).

PARCEL - 2

PROPOSED USES - BANK, OTHER FINANCIAL INSTITUTUIONS, OFFICES, RETAIL OR SERVICE COMMERCIAL.
NET AREA - 0.92+ ACRES, OR 40,240.+SQ. FT.
MAXIMUM BUILDING COVERAGE = 30 PERCENT, OR 12,072.± SQ.FT.
FLOOR AREA RATIO - .35
MAXIMUM GROSS FLOOR AREA = 14,084+ SQ. FT.
MAXIMUM BUILDING HEIGHT - 25 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (1).

PARCEL - 3

PROPOSED USES - OFFICES, RESTAURANT, PRIVATE CLUB, RETAIL AND SERVICE COMMERCIAL.
NET AREA - 0.75+ ACRES, OR 32,861.+ SQ.FT.
MAXIMUM BUILDING COVERAGE = 30 PERCENT, OR 9,858.3± SQ. FT.
FLOOR AREA RATIO - .30
MAXIMUM GROSS FLOOR AREA = 9,858.3± SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (1).

PARCEL - 4

PROPOSED USES - OFFICES, RESTAURANT, PRIVATE CLUB, RETAIL AND SERVICE COMMERCIAL.
EXISTING AREA - 0.84+ ACRES
NET AREA, AFTER RIGHT-OF-WAY VACATION AT TIME OF REPLATTING, WILL BE 0.36+ ACRES OR 37,693.5+ SQ. FT.
MAXIMUM BUILDING COVERAGE = 30 PERCENT, OR 11,308.± SQ. FT.
FLOOR AREA RATIO - .30
MAXIMUM GROSS FLOOR AREA = 11,308.+ SQ. FT. as per CUP2020-09
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE(1).

APPROVED CUP
MAPC 5-24-79
BoCC 6-19-79

NORTH

SCALE IN FEET
0 10 25 40 100 200

CITY DATUM ELEVATIONS - JULY 1978
BAUGHMAN CO. MAPD Copy 1074

REVISED PER ADM. ADJUSTMENT: MARCH 19, 2014
REVISED PER ADM. ADJUSTMENT: JUNE 9, 2015
REVISED PER ADM. ADJUSTMENT: MARCH 11, 2020

CHERRY CREEK SHOPPING CENTER

COMMUNITY UNIT PLAN-DP-98

oblinger-smith corporation
625 First National Bank Building
Wichita, Kansas 67202
316-262-0451

Drawn G.D.L./B.H.
Checked J.D.G.
Revised 5-14-79/5-29-79
Date APRIL 9, 1979
Scale 1"= 40'-0"

OWNER - DEVELOPER
LAND ENTERPRISES COMPANY

Sheet 1 Of ONE

3 EUONYMUS ALATUS 'COMPACTUS'

13 JUNIPERUS PROCUMBENS

WEED BARRIER AND ROCK MULCH

1 EUONYMUS ALATUS 'COMPACTUS'

6 JUNIPERUS PROCUMBENS

WEED BARRIER AND ROCK MULCH

2 GLEDITSIA TRIACANTHOS 'SHADEMASTER'
1½"-2" Cal

1 GLEDITSIA TRIACANTHOS 'SHADEMASTER'
1½"-2" Cal

AUTOMATIC SPRINKLER SYSTEM

K-31
SEEDED FESCUE TURF

N
1"=10'

Rock Road

Approved Landscape Plan
Parcel 3 - DP-98
ARC 4/22/84

IRRIGATION SPECIALIST

1325 WEST 29TH ST. N.
WICHITA, KANSAS 67204
A/C 316 838-4061

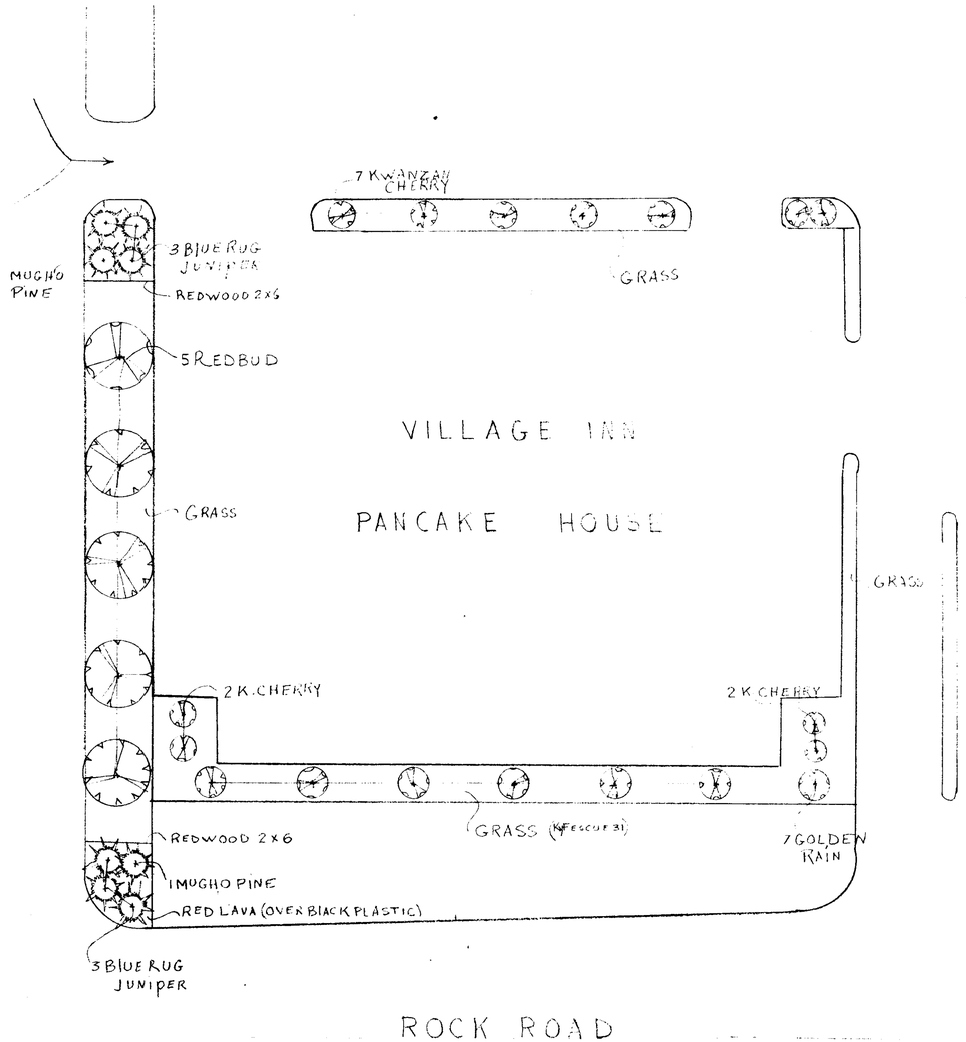
CONNER

Designed By: J. CONNER
Checked By:
Date: 4/17/84
Revisions:

SHEET TITLE: IRRIGATION AND LANDSCAPING PLAN

PROJECT: CHERRY CREEK

SHEET



Approved Landscape Plans
For Parcel 14 — DP98
J. H. Galbreath 1-11-84

DESIGN BY: TIM O'CONNELL, L.A. MODEL NURSERY INC	
SCALE: 1" = 30'-0"	APPROVED BY:
DRAWN BY T.O	
DATE: 12-12-83	REVISED DR TIMSAH
CHERRY CREEK CENTER	
MODEL NURSERY INC DR. A. J. TIMSAH (HORT.) PRESIDENT	DRAWING NUMBER LD, 2673763

84336 PRINTED ON NO. 1000H-8 CLEARPRINT FADE-OUT

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 17, 2012

Cherry Creek Shopping Center, LLC
15455 Conway Rd. Suite 3 100
Chesterfield, MO 63017

Mark Savoy
433 S. Hydraulic
Wichita, KS 67211

RE: CUP2011-00024 - CUP Amendment #1 to DP-98 Cherry Creek Shopping Center to add Nightclub and Entertainment to Parcel 1, generally located southwest of the intersection of Harry and Rock (1625 S. Rock Rd.).

Dear Ladies and Gentlemen:

At its regular meeting on **January 5, 2012**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request for Amendment #1 to DP-98 to allow "nightclub in the city" in Parcel 1.

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 PM, within 14 days of the conclusion of the MAPC hearing, by **January 19, 2012, at 5 PM**, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

Property owners may also file written protest petitions on zoning related items heard by the MAPC. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **January 19, 2012, at 5 PM** Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area within 200 feet of the perimeter of the application area, unless the Council overrides such a protest and approves the application by a vote of 6 of its members.

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 9, 2015

Baughman Company
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

RE: City Community Unit Plan Administrative Adjustment (CUP2015-00012) to modify the Cherry Creek Shopping Center Commercial Community Unit Plan (CUP) DP-98 to split Parcel 1 by creating Parcel 5 and redistributing the development standards associated with each parcel as detailed on the attached letter dated May 27, 2015, on land located at the southwest corner of East Harry Street and South Rock Road.

Currently the CUP contains four parcels. Parcel 1 contains 7.45 acres. The applicant proposes to create a new Parcel 5 out of a portion of Parcel 1, leaving Parcel 1 with 7.12 acres (310,033.4 square feet) and the newly created Parcel 5 with .34 acre (14,877.5 square feet). Parcel 1 would have a maximum building coverage of 93,010 square feet (30%) and a maximum floor area of 108,512 square feet (35%). Parcel 5 would have a maximum building coverage of 4,463 square feet (30%) and a maximum floor area of 5,207 square feet (35%).

We have reviewed your request and have approved the requested adjustments as described above and shown on the revised CUP drawing submitted with CUP2015-00012. Please add "nightclub in the city" to the list of permitted uses in Parcel 1 on the final four copies that will be submitted to complete this adjustment.

Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of the CUP. The zoning notification signs may now be removed from the property.

John L. Schlegel
Director of Planning

J.R. COX JR

Tom J. Stolz
Director of the Metropolitan Area Building and Construction Department

cc: Cherry Creek Partners, LLC, Michael J. Boyd, 1707 N. Waterfront Pkwy, Wichita, KS 67206
Pete Meitzner, WCC
J.R. Cox, MABCD

Baughman

May 27, 2015

John Schlegel
Planning Department
10th Floor - City Hall
455 North Main
Wichita, Kansas 67201

RE: DP-98 – C.U.P. Administrative Adjustment to Parcel 1 of the Cherry Creek Shopping Center Community Unit Plan, located at the southwest corner of Pawnee and Seneca.

Dear Mr. Schlegel:

On behalf of our client, Cherry Creek Partners, LLC, our office is filing for a C.U.P. Administrative Adjustment to the above-referenced Community Unit Plan. We are making this request to create a new parcel (Parcel 5) from Parcel 1, per a Lot Split request.

The following parcel descriptions reflect our proposed modifications:

Parcel 1:	
Net Area:	7.12 acres or 310,033.4 sq. ft.
Maximum Building Coverage:	93,010 sq. ft. (30%)
Maximum Floor Area:	108,512 sq. ft. (35%)
Parcel 5:	
Net Area:	0.34 acres or 14,877.50 sq. ft.
Maximum Building Coverage:	4,463 sq. ft. (30%)
Maximum Floor Area:	5,207 sq. ft. (35%)

Pending approval, our office will provide the Planning Department four revised and dated copies of the CUP for your files. We will post signs on Thursday, May 28, 2015 and will remove them on Monday, June 8, 2015.

If you have any questions about this adjustment, please contact our office at 262-7271.

Sincerely,
Baughman Company, P.A.

Russ Ewy, AICP

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE

Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211
P 316-262-7271 F 316-262-0149

January 17, 2012

Cherry Creek Shopping Center, LLC
15455 Conway Rd. Suite 3 100
Chesterfield, MO 63017

Mark Savoy
433 S. Hydraulic
Wichita, KS 67211

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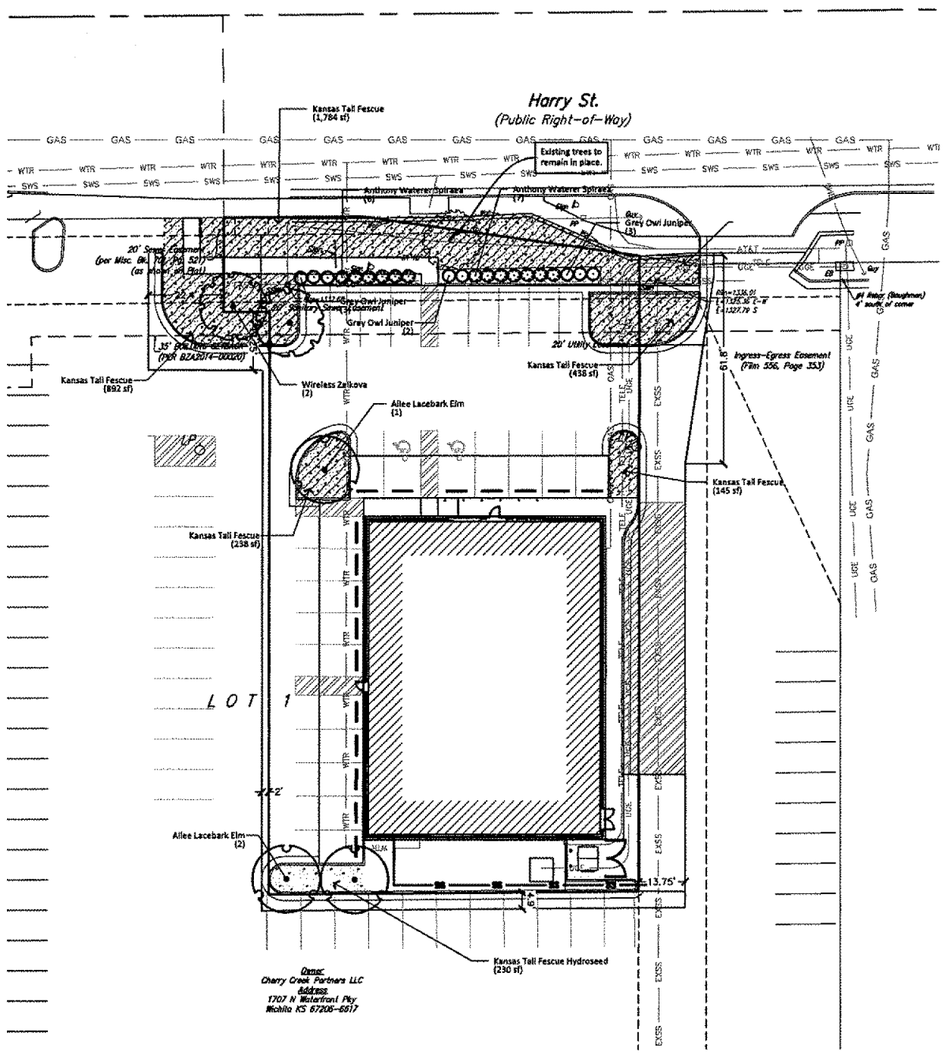
This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Derrick K. Slocum
Associate Planner
Current Plans Division

DKS:mc

Copies to: District II Pete Meitzner, Mail Stop 1-13
District II Antoine Sherfield, Mail Stop 1-135
Paul Hays, Office of Central Inspection, Mail Stop 1-72
Julianne Kallman, Engineering, Mail Stop 1-71
Cedar Lakes Village (Condos), c/o Almer Mandt, 8419 E. Harry #502, Wichita, KS 67207
Cedar Lakes Village (Homes), c/o Terry Leiker, 8436 Lakeland Ct., Wichita, KS 67207
Cedar Bridge, c/o Margaret Knoff, 1620 S. Longford, Wichita, KS 67207
Hedgewood 2, c/o Kathy McVay, PO Box 781424, Wichita, KS 67275
Eastridge, c/o Pat Winters, 746 S. Governeour St., Wichita, KS 67207
Minneha Township, c/o Don Gragg, #50 E. St. Cloud Pl, Wichita, KS 67230
Jon Frobish, 8201 E. Harry #1402, Wichita, KS 67207



LANDSCAPE PLAN

20 0 20 Scale 1"= 20'-0"

LANDSCAPE ORDINANCE CALCULATIONS

Requirements:	
Street Yard Requirements Harry Road	
Lot Width	123'
Average Lot Depth	194'
Square Footage Factor	10
Required Landscape Street Yard	1,230 Sq. Ft.
1 Shade Tree Required per 500 Sq. Ft.	3 Shade Trees required
Parking Lot Trees	
Total stalls being added or modified	51
1 tree per 20 stalls	3
Total Trees Required	6 trees
Trees Provided	5 Shade Trees
	1 Existing Tree
	6 total trees
Street Yard Provided	2,832 Sq. Ft.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	3	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	B & B
	2	ZELKOVA SERRATA 'WIRELESS'	WIRELESS ZELKOVA	B & B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	8	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	5 GAL
	13	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	5 GAL
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	
	230 SF	FESTUCA ARUNDINACEA HYDROSEED	KANSAS TALL FESCUE HYDROSEED	
	3,498 SF	FESTUCA ARUNDINACEA SOD	KANSAS TALL FESCUE	

LANDSCAPE NOTES

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out as seeded shall be seeded at 2.5 to 3 lbs per 1,000 sq ft and fertilized at 40 lbs per acre.
3. Trees with broken leaders or no central leader will not be accepted.
4. 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".
5. Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be premium cedar mulch of uniform consistency.
6. All planting bed are to have black fabric weed block landscape mesh under the mulch.
7. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
8. General Contractor to supply and place at a depth of 4", all topsoil on site within the limits of Construction.
9. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil without mixture of sub-soil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth. Soil shall be screened and free of clay, lumps, stones, roots, or similar substances 1" or more in diameter. Soil shall be 4-6% organic matter by weight and have a pH range of 5.5-7.0.
10. Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.
11. 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.
12. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
13. 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.
14. The Landscape Contractor shall verify quantities before starting work and coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
15. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
16. 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.
17. 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.
17. Contractor is responsible for the water and the maintenance of all landscape areas for 90 days following the planting of grass and shrubs with a 1 year warranty for all landscaping.
18. Landscaping shall not impede AAP signage.
19. It is the reasonability of the contractor to establish a healthy stand of grass on all seeded and sodded areas.
20. Contractor is to clean entire site of all debris. Grass (Sod) to be level, rolled and mowable.
21. Hydromulch all disturbed areas outside of property limits (unless shown as sod).
22. The landscape contractor shall be responsible for the maintenance of all work shown on these plans for 90 days beyond final acceptance of all landscape work by the owner. Landscape maintenance shall include weekly site visits for the following actions (as appropriate): proper pruning, restaking of trees, resetting of plants that have settled, mowing and aeration of lawns, weeding, reseeding areas which have not germinated well, treating for insects and diseases, replacement of mulch, removal of litter, repairs to the irrigation system due to faulty parts and/or workmanship, and the appropriate watering of all plantings. The landscape contractor shall maintain the irrigation system in proper working order, with scheduling adjustments by season to maximize water conservation.
23. Should seeded and/or sodded areas not be covered by an automatic irrigation system, the landscape contractor shall be responsible for watering these areas and obtaining a full stand of grass at no additional cost to the owner.

IRRIGATION NOTES

1. All irrigation work is to be installed in compliance with all local codes and regulations.
2. Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
3. Irrigation Contractor shall provide design build services and obtain all his own permits as required by local jurisdiction. Contractor shall be experienced in irrigation design and installation and shall provide proof of certification as a Certified Irrigation Contractor according the Irrigation Association of America. Contractor shall provide an irrigation system installation with 100% coverage of designated planting areas using head to head coverage, minimizing possible overthrow onto non-porous surfaces. Irrigation system shall be zoned and timed as appropriate to meet plant material and lawn area watering requirements timer control to be located inside building near electrical panel.
4. Prior to construction, Irrigation Contractor to locate all existing and proposed utilities and electrical wiring.
5. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
6. All irrigated turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system and/or spray heads.
7. Heads to be adjusted to not spray on buildings, walks, or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so not to be susceptible to damage by automobile overhangs.
8. Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeving prior to any paving. Combine piping when possible to save on sleeving material. Sleeves to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
9. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
10. Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.
11. Locate irrigation Controller per Owner's direction.
12. General Contractor is responsible for the startup and shut down of the irrigation system in the spring and fall during the first year of operation.
13. All planting areas within property boundary are to be watered with a full automatic underground sprinkle system with freeze guard. All irrigation components shall be contained within the boundary of the site. Irrigation to planting areas outside of the property boundary shall be originated from irrigation heads within the property boundary.

LANDSCAPE PLAN

APPROVED 4/23/20 BY NES

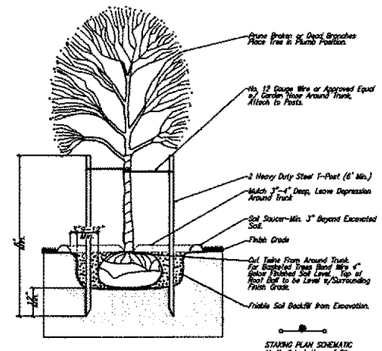
DP-98

LEGAL DESCRIPTION

That part of Lot 1, Cherry Creek Shopping Center Addition, Wichita, Kansas described as follows: Commencing at the Northeast corner of said Lot 1; thence West along the North line of said Lot 1, a distance of 41.70 feet to a deflection corner in said North Line; thence N81°50'40"W, a distance of 18.49 feet for a Point of Beginning; thence S00°01'08"W coincident the West line of a platted 20-foot utility easement, a distance of 188.76 feet; thence S89°37'W, a distance of 109.85 feet; thence N00°01'08"E, a distance of 172.99 feet; thence S89°37'W, a distance of 13.73 feet; thence N00°01'08"E, a distance of 28.05 feet to a point on said North Line; thence N89°37'E along said North Line, a distance of 41.87 feet, to a deflection corner in said North line; thence S81°50'40"E, along said North Line, a distance of 82.54 feet, to the Point of Beginning.

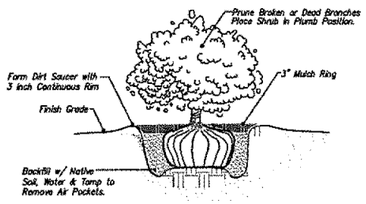
SITE INFORMATION

Total Area:	±21,966.4 sq. ft. (0.51 acres)
Disturbed Area:	±21,966.4 sq. ft. (0.51 acres)
Impervious Area, pre-const:	±20,571.0 sq. ft. (0.47 acres)
Impervious Area, post-const:	±17,213.5 sq. ft. (0.40 acres)



1 **TREE PLANTING & STAKING DETAIL**

Deciduous Trees Larger than 2" Cal. Evergreen Trees Larger than 8' Height — No Scale



2 **SHRUB PLANTING DETAIL**

5 Gallon and Smaller — No Scale

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

Advance Auto Parts
STORE # 104733
EAST HARRY STREET
WICHITA, KS 67218

REVISIONS DESCRIPTION	DATE	BY

DATE 3-27-20 GROSS SQ. FT. 6,912 S.F.
PROJECT #
DRAWN BY:
CHECK BY:
VERSION 03-19 72dpi

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DANIEL P.G. JORDAN LICENSED LANDSCAPE ARCHITECT KANSAS 919 4/23/20

SITE LANDSCAPE PLAN

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