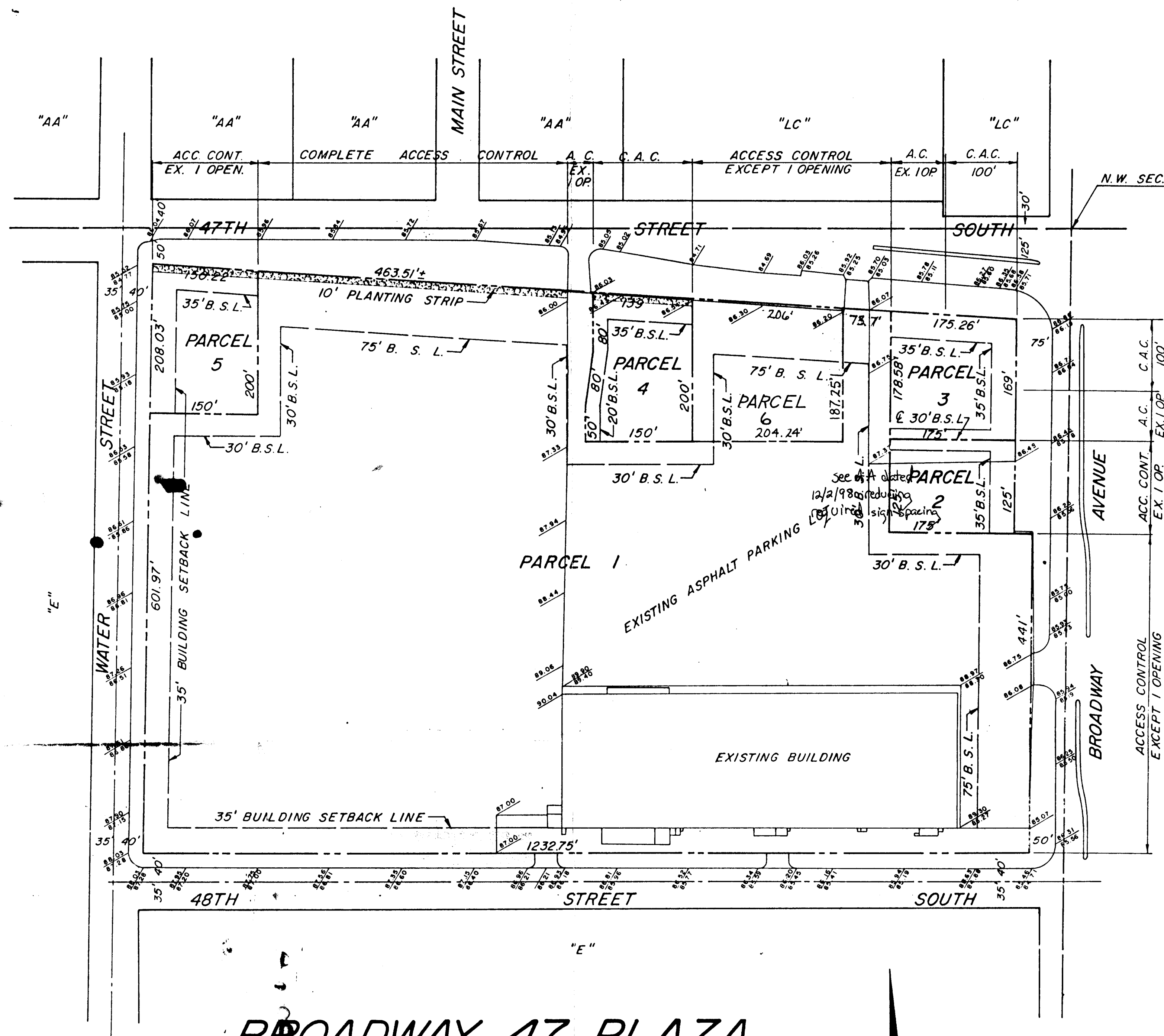
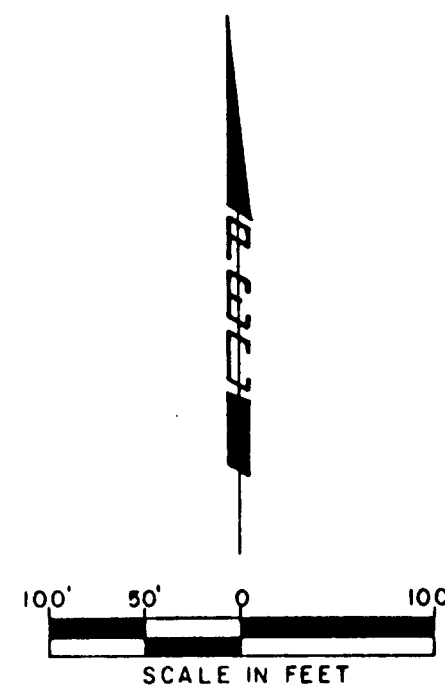




BROADWAY 47 PLAZA

COMMUNITY UNIT PLAN - DP28
AMENDMENT NO. 1



OCTOBER, 1986

BROADWAY 47 PLAZA C.U.P.

TOTAL GROSS AREA = 21.67 ACRES+
TOTAL NET AREA = 21.67 ACRES +

GENERAL PROVISIONS:

- 1.) ACCESS CONTROL: ACCESS TO 47TH STREET SOUTH SHALL BE LIMITED TO FOUR OPENINGS; TWO OPENINGS TO PARCEL 1, ONE OPENING TO PARCEL 3, AND ONE OPENING TO PARCEL 5. ONE OPENING TO PARCEL 1 SHALL BE CONSTRUCTED TO TRAFFIC ENGINEERING MAJOR ENTRANCE STANDARDS. ACCESS TO BROADWAY (US 81 HIGHWAY) SHALL BE LIMITED TO THREE OPENINGS; ONE TO PARCEL 1, ONE TO PARCEL 2, AND ONE TO PARCEL 3. THE OPENING TO BROADWAY, FROM PARCEL 1, SHALL BE CONSTRUCTED TO A MODIFIED MAJOR ENTRANCE STANDARD, APPROVED BY THE TRAFFIC ENGINEER.

THAT PORTION OF THE MAJOR ENTRANCES TO BROADWAY AND 47TH STREET SOUTH, ON PUBLIC RIGHT-OF-WAY, WILL BE GUARANTEED AT THE TIME OF REPLATTING. THAT PORTION OF THE MAJOR ENTRANCES ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME ANY MAJOR BUILDING PERMIT(S) ARE REQUESTED FOR PARCEL 1.

- 2.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 3.) DRAINAGE WILL BE HANDLED AT THE TIME OF REPLATTING. ANY REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAT.
- 4.) BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.
- 5.) PARKING RATIO SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA.
- 6.) SIGNS: ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139, OF THE CODE OF THE CITY OF WICHITA. NO OFF-SITE OR PORTABLE SIGNS SHALL BE ALLOWED.
- 7.) A FIRE LANE, HARD SURFACED AND TWENTY FOUR FEET MINIMUM IN WIDTH SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES CONSTRUCTED WITHIN PARCEL 1. SAID FIRE LANE SHALL BE CONSTRUCTED WITH A MINIMUM OF 3-1/2 INCH ASPHALT BASE AND 1-1/2 INCH ASPHALT SURFACE OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY 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 LOCATION AND DESIGN OF THE FIRE LANE(S).

- 8.) SCREENING AND LANDSCAPING: THE PLANTING STRIP, AS INDICATED IN PARCELS 1, 4 AND 5, SHALL CONSIST OF TREES, GRASS, AND LOW SHRUBBERY NOT LESS THAN TEN FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.
A SOLID OR SEMI-SOLID WALL AT LEAST FIVE FEET, BUT NOT MORE THAN EIGHT FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SPECIFICALLY EXCLUDING WOOD OR WOVEN WIRE, SHALL BE SUBSTITUTED FOR THE PLANTING STRIP IN PARCELS 1, 4 AND 5, WHERE THE STORAGE AREA, SERVICE AREA, OR THE REAR OF THE NON-RESIDENTIAL BUILDING(S) FACE DIRECTLY INTO A RESIDENTIAL DISTRICT. SHOULD A WALL BE SUBSTITUTED FOR THE PLANTING STRIP, APPROPRIATE STREET TREES (AS APPROVED BY THE CITY FORESTER) SHALL BE PLANTED NO FARTHER APART THAN FIFTY FEET ON CENTERS IN THE PUBLIC PARKING AREA BETWEEN THE CURB AND THE WALL AND SHALL BE MAINTAINED BY THE OWNER(S) OF PARCELS 1, 4 AND 5.

NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT, AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY WALL.

- 9.) A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, INDICATING THE TYPE, LOCATION, SPECIFICATION OF PLANT MATERIALS, AND METHOD OF PROVIDING WATER, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCELS 1, 4 AND 5.

A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT FOR PARCELS 1, 4 AND 5, IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

- 10.) ACCEL/DECEL LANES: AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF ACCEL/DECEL LANES ALONG BROADWAY AND 47TH STREET SOUTH, WHERE DETERMINED TO BE NECESSARY.

- 11.) LOADING DOCKS: NO ADDITIONAL LOADING DOCKS SHALL ENCR OACH INTO ANY BUILDING SETBACK. See 11-20-87 letter regarding placement of docks.

- 12.) TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW

PARCEL DESCRIPTIONS:

PARCEL ONE

PROPOSED USE - SHOPPING CENTER, FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, AND RETAIL SALES, AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 18.3 ACRES (798,042 SQ FT) 18.1 (788,642 S.F.) (2/25/98 adm. adj.)
MAXIMUM BUILDING COVERAGE - 30% OR 239,413 SQ FT
FLOOR AREA RATIO - 40%
MAXIMUM GROSS FLOOR AREA - 318,217 SQ FT
MAXIMUM BUILDING HEIGHT - 55 FEET
MAXIMUM NUMBER OF BUILDINGS - FOUR

PARCEL TWO

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS AND RETAIL SALES, AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 0.50 ACRES+ (21,875 SQ FT) 0.7 ac (31,275 S.F.) (2/25/98 adm. adj.)
MAXIMUM BUILDING COVERAGE - 30% OR 6,562 SQ FT
FLOOR AREA RATIO - 30%
MAXIMUM GROSS FLOOR AREA - 6,562 SQ FT
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE

PARCEL THREE

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS, SERVICE STATIONS (INCLUDING CONVENIENCE SALES), CAR WASH (IF FIRST APPROVED BY THE B.Z.A.), AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 0.70 ACRES+ (30,413 SQ FT)
MAXIMUM BUILDING COVERAGE - 30% OR 9,123 SQ FT
FLOOR AREA RATIO - 30%
MAXIMUM GROSS FLOOR AREA - 9,123 SQ FT
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (TWO FOR SERVICE STATIONS WITH ASSOCIATED DETACHED CAR WASH)

PARCEL FOUR

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS, SERVICE STATIONS (INCLUDING CONVENIENCE SALES), CAR WASH (IF FIRST APPROVED BY THE B.Z.A.), AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 0.70 ACRES+ (29,378 SQ FT)
MAXIMUM BUILDING COVERAGE - 30% OR 8,813 SQ FT
FLOOR AREA RATIO - 30%
MAXIMUM GROSS FLOOR AREA - 8,813 SQ FT
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (TWO FOR SERVICE STATIONS WITH ASSOCIATED DETACHED CAR WASH)

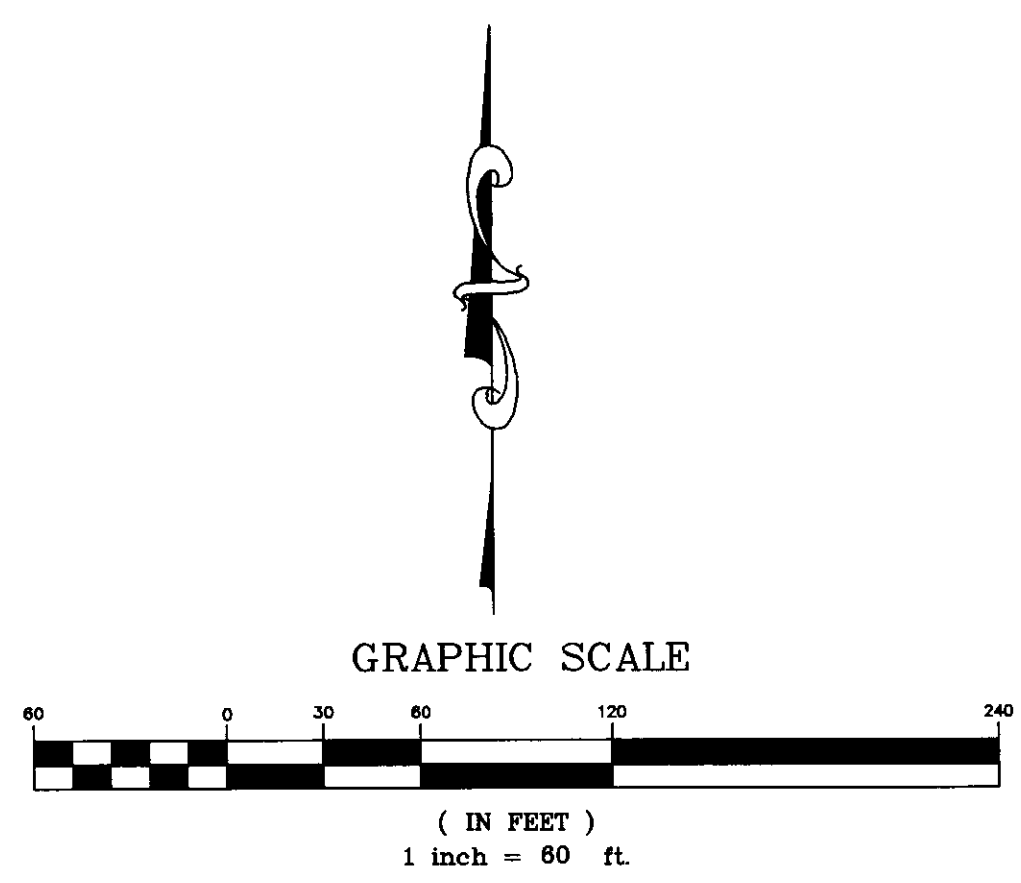
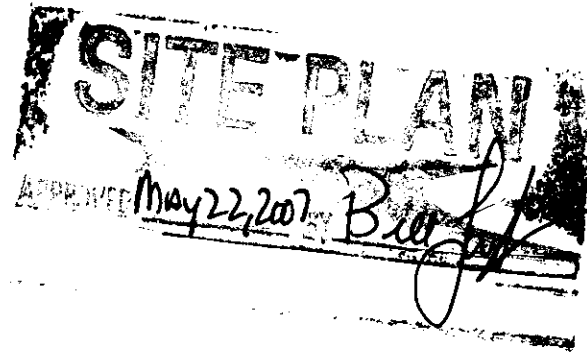
PARCEL FIVE

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS EXCLUDING DRIVE-THROUGH FACILITIES, SERVICE STATIONS (INCLUDING CONVENIENCE SALES), CAR WASH (IF FIRST APPROVED BY THE B.Z.A.), AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 0.70 ACRES+ (30,603 SQ FT)
MAXIMUM BUILDING COVERAGE - 30% OR 9,180 SQ FT
FLOOR AREA RATIO - 30%
MAXIMUM GROSS FLOOR AREA - 9,180 SQ FT
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (TWO FOR SERVICE STATIONS WITH ASSOCIATED DETACHED CAR WASH)

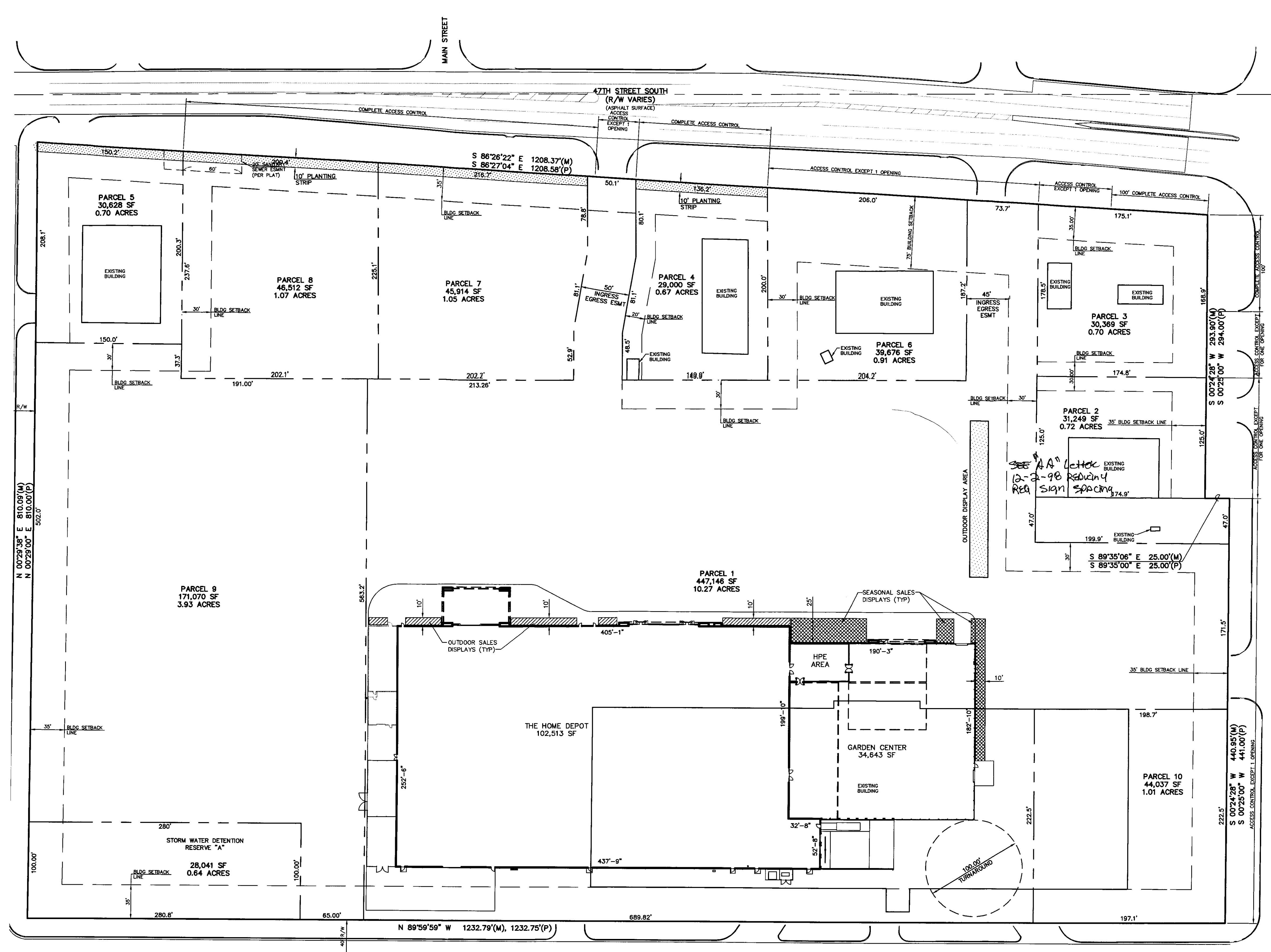
PARCEL SIX

PROPOSED USE - SAME AS PARCEL #1
NET AREA - 0.9 ACRES (39,083 SQ FT)
MAXIMUM BUILDING COVERAGE - 30% OR 11,905 SQ FT
FLOOR AREA RATIO - 40%
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE



LEGAL DESCRIPTION:
ALL OF THE FINAL PLAT OF BROADWAY 47 PLAZA 2ND ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS.

PORTION REZONE TO "GC" - GENERAL COMMERCIAL



- Broadway 47 Plaza C.U.P.
- Total Gross Area = 21.67 acres ±
Total Net Area = 21.67 acres ±
- GENERAL PROVISIONS:
- Access control: Access to 47th Street South shall be limited to four openings: Two openings to Parcel 1, one opening to Parcel 3, and one opening to Parcel 5. One opening to Parcel 1 shall be constructed to traffic engineering major entrance standards. Access to Broadway (US 81 Highway) shall be limited to three openings: one to Parcel 1, one to Parcel 2, and one to Parcel 3. The opening to Broadway, from Parcel 1, shall be constructed to a modified major entrance standard, approved by the traffic engineer.
 - That portion of the major entrances to Broadway and 47th Street South, on public right-of-way, will be guaranteed at the time of replatting. That portion of the major entrances on private property will be a requirement at the time any major building permit(s) are requested for Parcel 1.
 - All utilities shall be installed underground.
 - Drainage will be handled at the time of platting. Any required drainage improvements will be guaranteed at the time of final plat.
 - Building setbacks: Minimum building setbacks shall be as indicated on the CUP and final plat plan.
 - Parking ratio for parcels 2, 3, 4, 5, 6, 7 and 8 shall be in accordance with the appropriate code of the City of Wichita.
 - Parking for parcels 1, 9, & 10 shall be reduced by 25% from city code as applicable for the redevelopment of existing sites.
 - Signs: Advertising signs for parcels 2, 3, 4, 5, 6, 7, 8, 9 and 10 shall be in accordance with Section 28.04.139, of the code of the City of Wichita. No portable signs shall be allowed, no off site signs shall be allowed.
- SEE ADMIN. ADJ. DATED 12/2/99
 - Maximum allowed size of wall signs for parcel 1 shall be increased by 20%, per city sign code adjustments.
Maximum number of wall signs per elevation for parcel 1 shall be increased by two, per city sign code adjustments.
Existing multi-tenant signs shall be allowed on parcel two, height and size limitations shall be in accordance with signage code for the lc zoning district and approved variances.
Structural modifications are allowed to the pylon sign located along Broadway on parcel one, as long as the overall square footage of the panels are not increased. The existing sign shall be modified as a multi-tenant sign.
 - A fire lane, hard surfaced and twenty-four feet minimum in width shall be provided around all main structures constructed within Parcel 1. Said fire lane shall be constructed with a minimum of 3-1/2 inch asphalt base and 1-1/2 inch asphalt surface or the equivalent thereof. No parking shall be allowed in said fire lanes, although they 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 location and design of the fire lane(s).
 - Screening and Landscaping: The planting strip, as indicated on Parcels 4, 5, 7 and 8, shall consist of trees, grass, and low shrubbery not less than ten feet in width and shall be of such type and maintained in such a manner as to not constitute a traffic hazard. Failure to properly maintain a planting strip shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and Superintendent of Central Inspection.
 - A solid or semi-solid wall at least five feet, but not more than eight feet high, constructed of brick, stone, masonry, architectural tile, or other similar material, specifically excluding wood or woven wire, shall be substituted for the planting strip in Parcels 1, 4, 5, 7 and 8, where the storage area, service area, or the rear of the non-residential building(s) face directly into a residential district. Should a wall be substituted for the planting strip, appropriate street trees (as approved by the City Forester) shall be planted no farther apart than fifty feet on centers in the public parking area between the curb and the wall and shall be maintained by the Owner(s) of Parcels 1, 4, 5, 7 and 8.
 - No wall shall be constructed in any utility easement, and a building permit shall be obtained prior to construction of any wall.
 - A landscape plan, prepared by a landscape architect, indicating the type, location, specification of plant materials, and method of providing water, shall be submitted to the Planning Department for their review and approval prior to the issuance of building permit(s) for Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10.
 - A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit for the parcels 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, if the landscaping has not been planted.
 - Access/Decel Lanes: At the time of platting, the applicant shall guarantee the construction of the access/decels lanes along Broadway and 47th Street South, where determined to be necessary.
 - Loading Docks: No additional loading docks shall encroach into any building setback.
- see 11-20-87 letter concerning placement of docks.
 - Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
 - Outdoor sales and storage shall be allowed on parcel 1 in the designated areas shown on the cup plan and as permitted in the LC and GC zoning districts.
- PARCEL DESCRIPTIONS:
- Parcel One
Proposed Use - Shopping center, financial institutions, office, personal services, Outdoor Sales and Storage, Garden Center and retail sales, as permitted by the LC and GC Zoning District.
Net Area - 10.27 acres (447,146 sq. ft.)
Maximum Building Coverage - 30% or 134,144 sq. ft.
Floor Area Ratio - 30%
Maximum Gross Floor Area - 134,144 sq. ft.
Maximum Building Height - 55 feet
Maximum Number of Buildings - Four
- Parcel Two
Proposed Use - Financial institutions, office, personal services, restaurants and retail sales, as permitted by the Zoning District.
Net Area - 0.72 acres (31,249 sq. ft.)
Maximum Building Coverage - 30% or 9,373 sq. ft.
Floor Area Ratio - 30%
Maximum Gross Floor Area - 9,373 sq. ft.
Maximum Building Height - 35 feet
Maximum Number of Buildings - One
- Parcel Three
Proposed Use - Financial institutions, office, personal services, restaurants, service stations (including convenience sales), car wash (if first approved by the B.A.), and retail sales, as permitted by the Zoning District.
Net Area - 0.70 acres (30,413 sq. ft.)
Maximum Building Coverage - 30% or 9,123 sq. ft.
Floor Area Ratio - 30%
Maximum Gross Floor Area - 9,123 sq. ft.
Maximum Building Height - 35 feet
Maximum Number of Buildings - One (two for service stations with associated detached car wash)
- Parcel Four
Proposed Use - Financial institutions, office, personal services, restaurants, service stations (including convenience sales), car wash (if first approved by the B.A.), and retail sales, as permitted by the Zoning District.
Net Area - 0.67 acres (29,000 sq. ft.)
Maximum Building Coverage - 30% or 8,700 sq. ft.
Floor Area Ratio - 30%
Maximum Gross Floor Area - 8,700 sq. ft.
Maximum Building Height - 35 feet
Maximum Number of Buildings - One (two for service stations with associated detached car wash)
- Parcel Five
Proposed Use - Financial institutions, office, personal services, restaurants excluding drive-through facilities, service stations (including convenience sales), car wash (if first approved by the B.A.), and retail sales, as permitted by the Zoning District.
Net Area - 0.70 acres (30,628 sq. ft.)
Maximum Building Coverage - 30% or 9,188 sq. ft.
Floor Area Ratio - 30%
Maximum Gross Floor Area - 9,188 sq. ft.
Maximum Building Height - 35 feet
Maximum Number of Buildings - One (two for service stations with associated detached car wash)
- Parcel Six
Proposed Use - shopping center, financial institutions, office, personal services and retail sales, as permitted by the zoning district.
Net Area - 0.91 acres (39,676 sq. ft.)
Maximum Building Coverage - 30% or 11,903 sq. ft.
Floor Area Ratio - 30%
Maximum Gross Floor Area - 11,903 sq. ft.
Maximum Building Height - 35 feet
Maximum Number of Buildings - One
- Parcel Seven
Proposed Use - shopping center, financial institutions, office, personal services, restaurant and retail sales, as permitted by the zoning district.
Net Area - 1.05 acres (45,914 sq. ft.)
Maximum Building Coverage - 30% or 13,774 sq. ft.
Floor Area Ratio - 30%
Maximum Gross Floor Area - 13,774 sq. ft.
Maximum Building Height - 35 feet
Maximum Number of Buildings - One
- Parcel Eight
Proposed Use - shopping center, financial institutions, office, personal services, restaurant and retail sales, as permitted by the zoning district.
Net Area - 1.07 acres (46,512 sq. ft.)
Maximum Building Coverage - 30% or 13,954 sq. ft.
Floor Area Ratio - 30%
Maximum Gross Floor Area - 13,954 sq. ft.
Maximum Building Height - 35 feet
Maximum Number of Buildings - One
- Parcel Nine
Proposed Use - shopping center, financial institutions, office, personal services, restaurant and retail sales, as permitted by the zoning district.
Net Area - 3.93 acres (171,070 sq. ft.)
Maximum Building Coverage - 30% or 51,321 sq. ft.
Floor Area Ratio - 30%
Maximum Gross Floor Area - 51,321 sq. ft.
Maximum Building Height - 35 feet
Maximum Number of Buildings - One
- Reserve "A"
Proposed Use - storm water detention
Net Area - .64 acres (28,041 sq. ft.)
- Parcel Ten
Proposed Use - shopping center, financial institutions, office, personal services, restaurant and retail sales, as permitted by the zoning district.
Net Area - 1.01 acres (44,037 sq. ft.)
Maximum Building Coverage - 32% or 14,092 sq. ft.
Floor Area Ratio - 32%
Maximum Gross Floor Area - 14,092 sq. ft.
Maximum Building Height - 35 feet
Maximum Number of Buildings - One

BROADWAY 47 PLAZA COMMUNITY UNIT PLAN DP-28

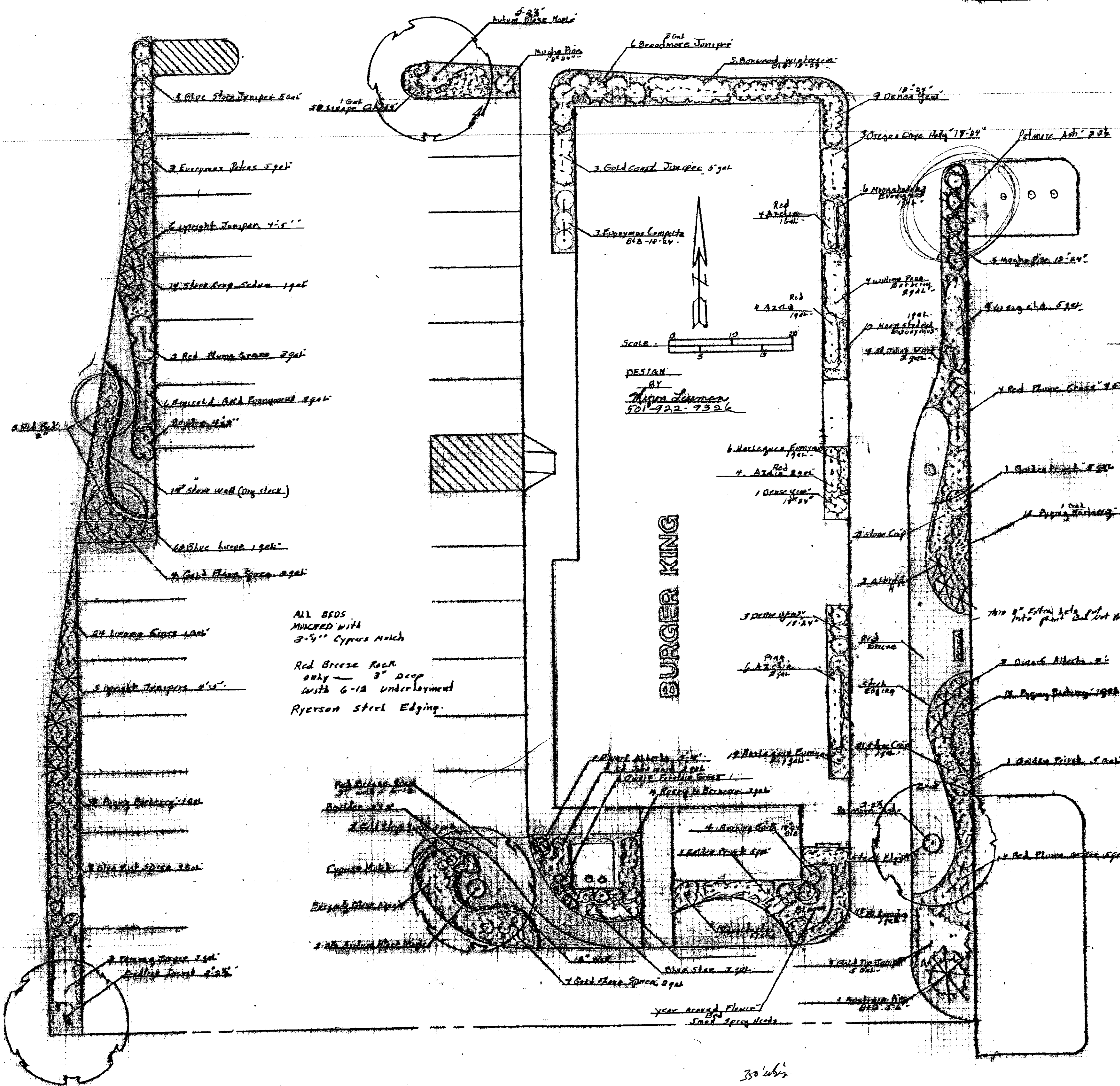
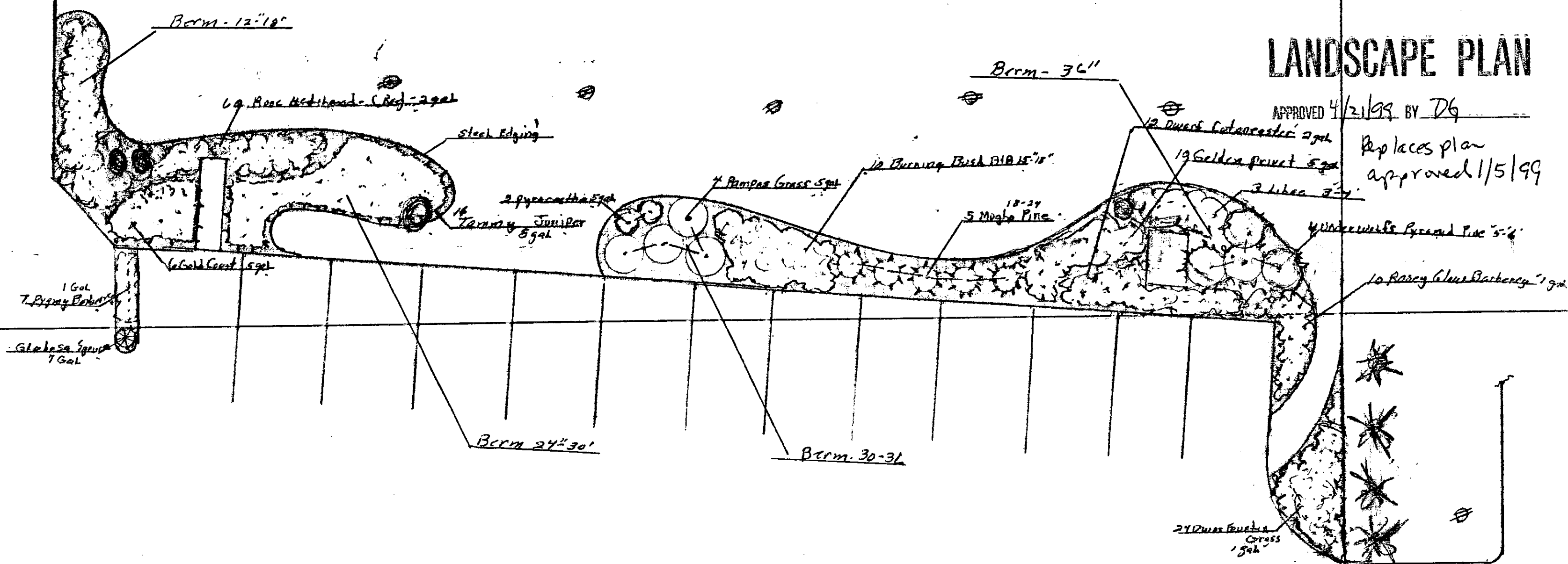
PROJ. NO.	DATE	DESIGNER	DRAWN BY	CPN	SHEET	1 OF 1
A06_2806	APRIL 2006	SDM	JML	2806CUP	1	
DESCRIPTION	REV	DATE	REV	DATE	REV	DATE
REVIEW TO MATCH CONST PLANS & FINAL PLAT	1	2-7-07	0	5-17-08		
INITIAL ISSUE						
JML						
CHK						
DWN						
DSN						
COMMUNITY UNIT PLAN						
HOME DEPOT 47TH STREET SOUTH AND BROADWAY AVENUE WICHITA, KANSAS						
2319 NORTH JACKSON P.O. BOX 304 JUNCTION CITY, KANSAS 66441 785-762-5040 FAX 785-762-7744 IE-MAIL jck@kve.com WEB SITE www.kve.com						
KAW VALLEY ENGINEERING, INC. - CONSULTING ENGINEERS Office: Junction City, KS Kansas City, Mo. Lawrence, KS.						

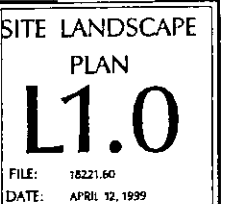
DP-28 Parcel 4

LANDSCAPE PLAN

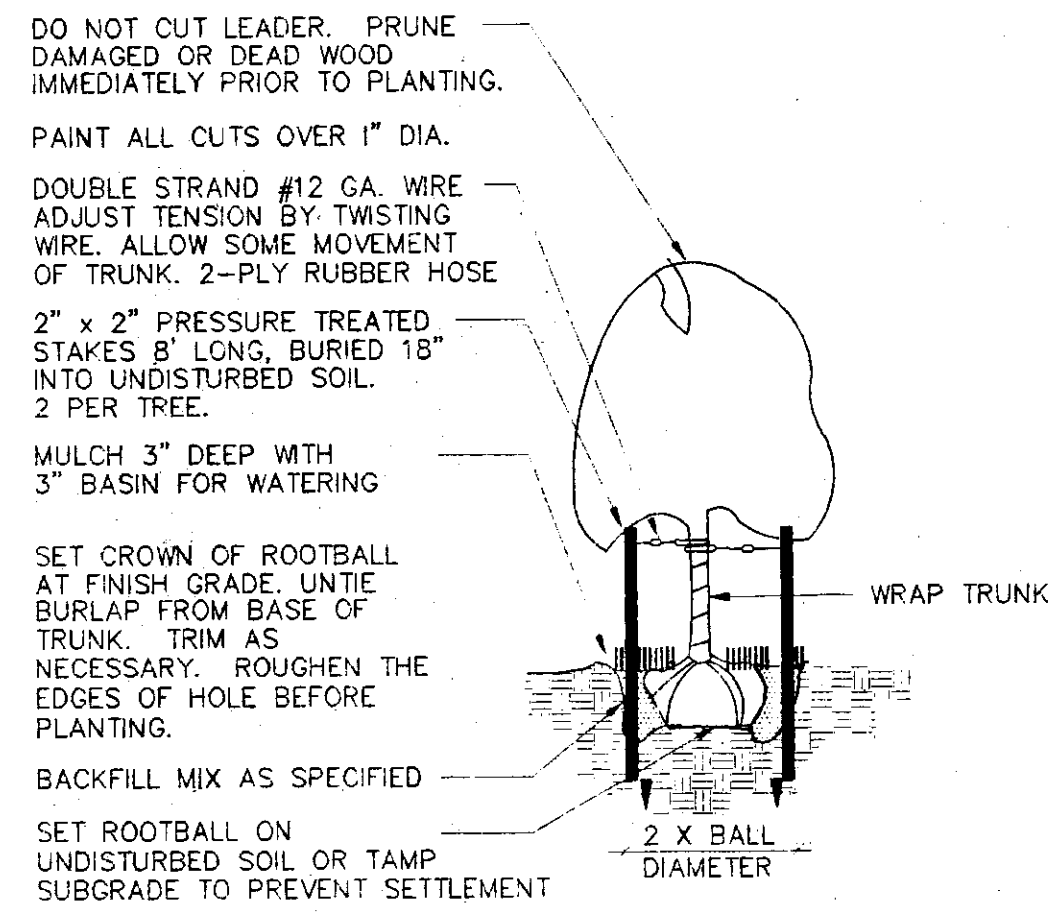
APPROVED 4/21/99 BY DTG

Replaces plan
approved 1/5/99

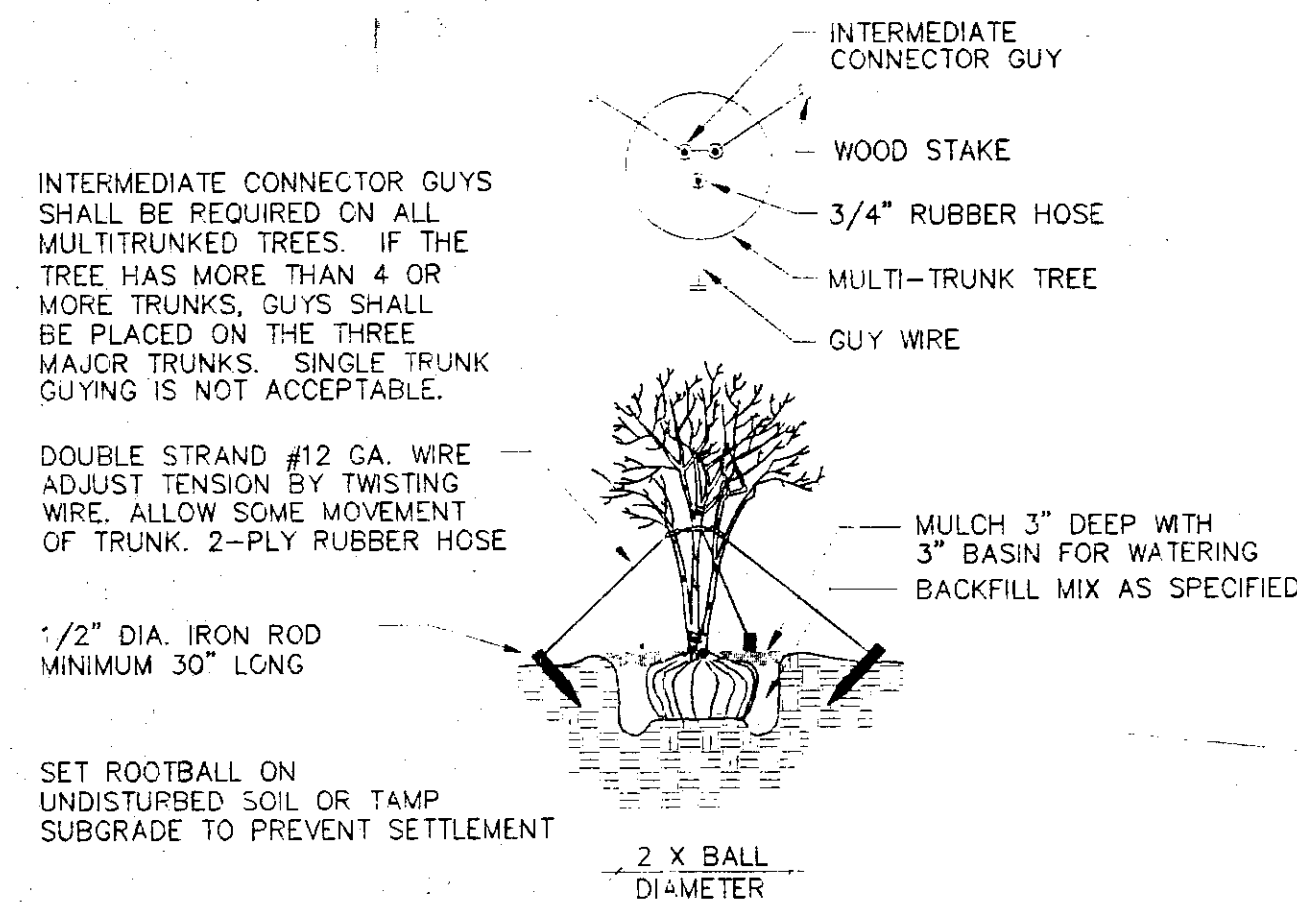




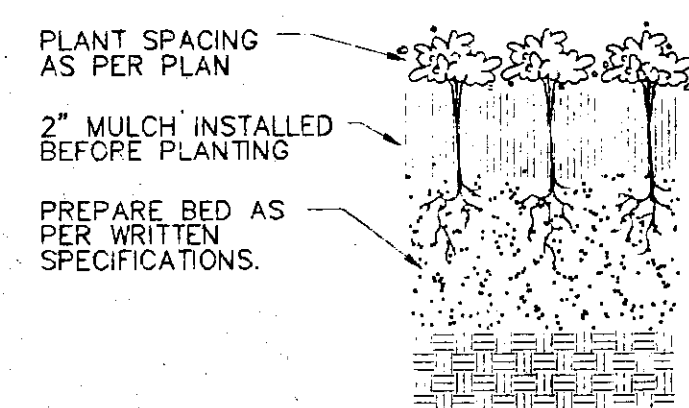
PP-28 Broadway 47 P/823



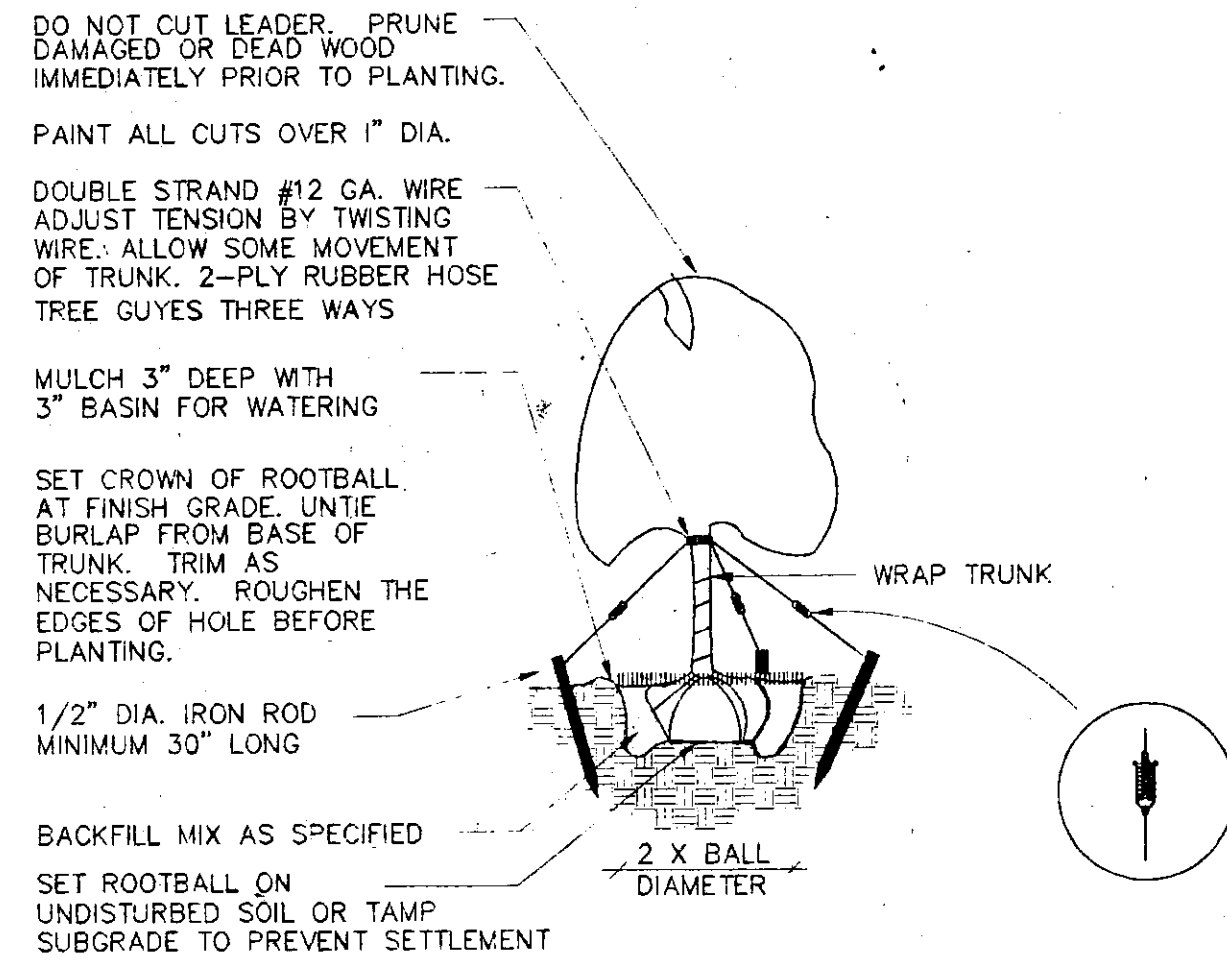
1 TREE PLANTING/STAKING
L3 DETAIL LESS THAN 3" CALIPER



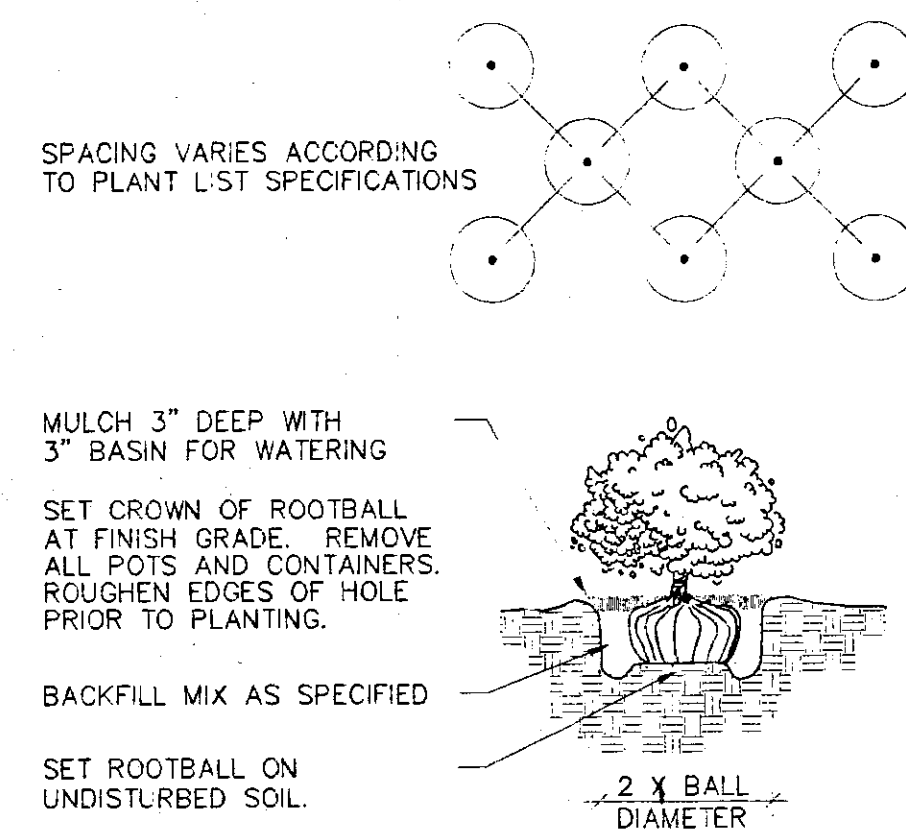
2 MULTI-TRUNK TREE
L3 STAKING DETAIL



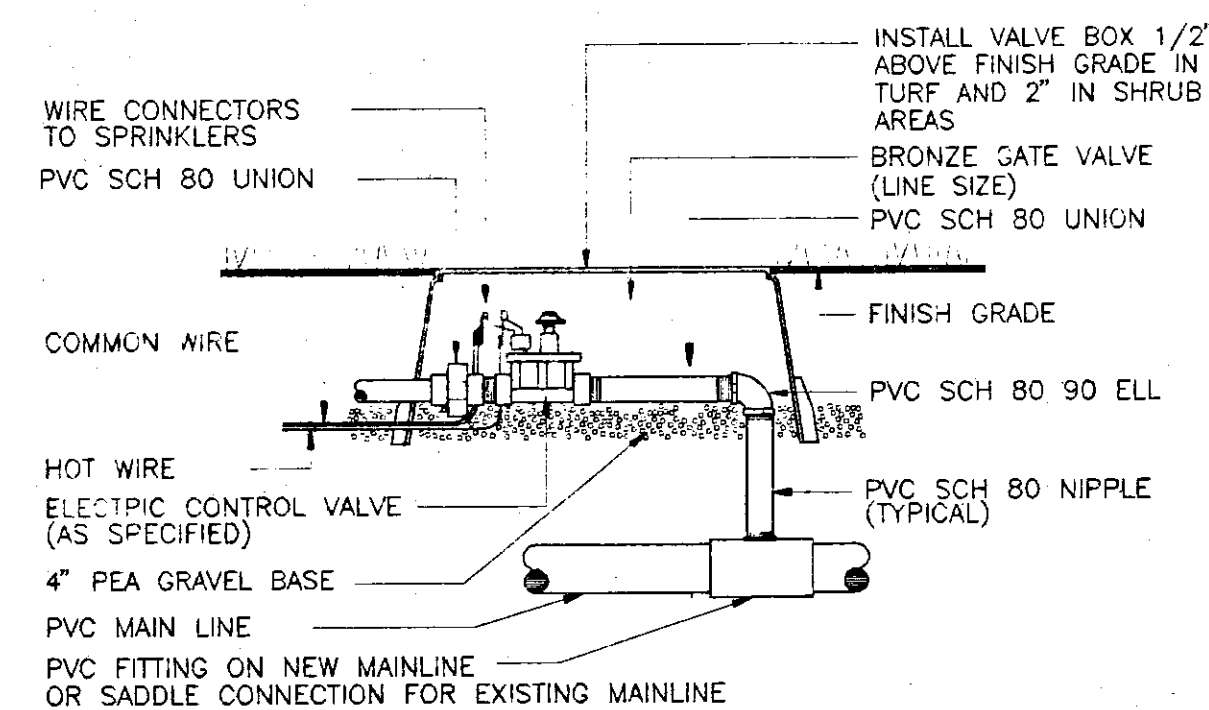
3 GROUNDCOVER DETAIL
L3 (TYP)



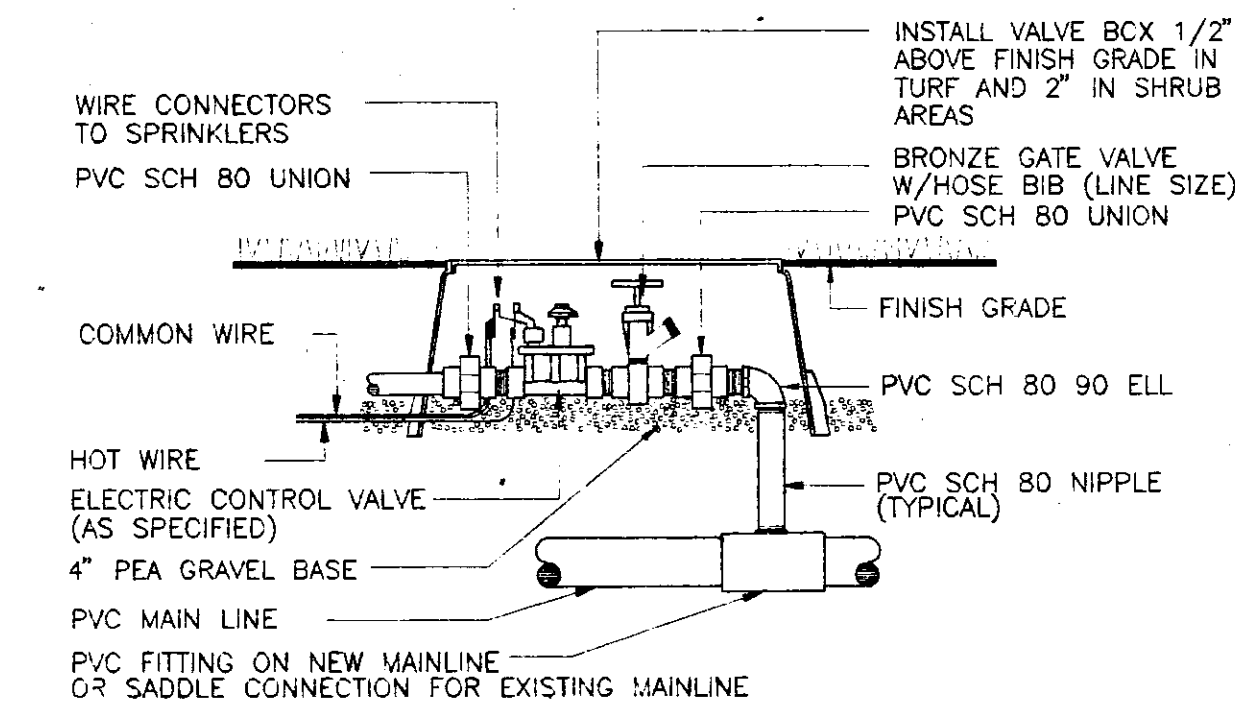
4 TREE PLANTING/STAKING
L3 DETAIL 3" CALIPER AND GREATER



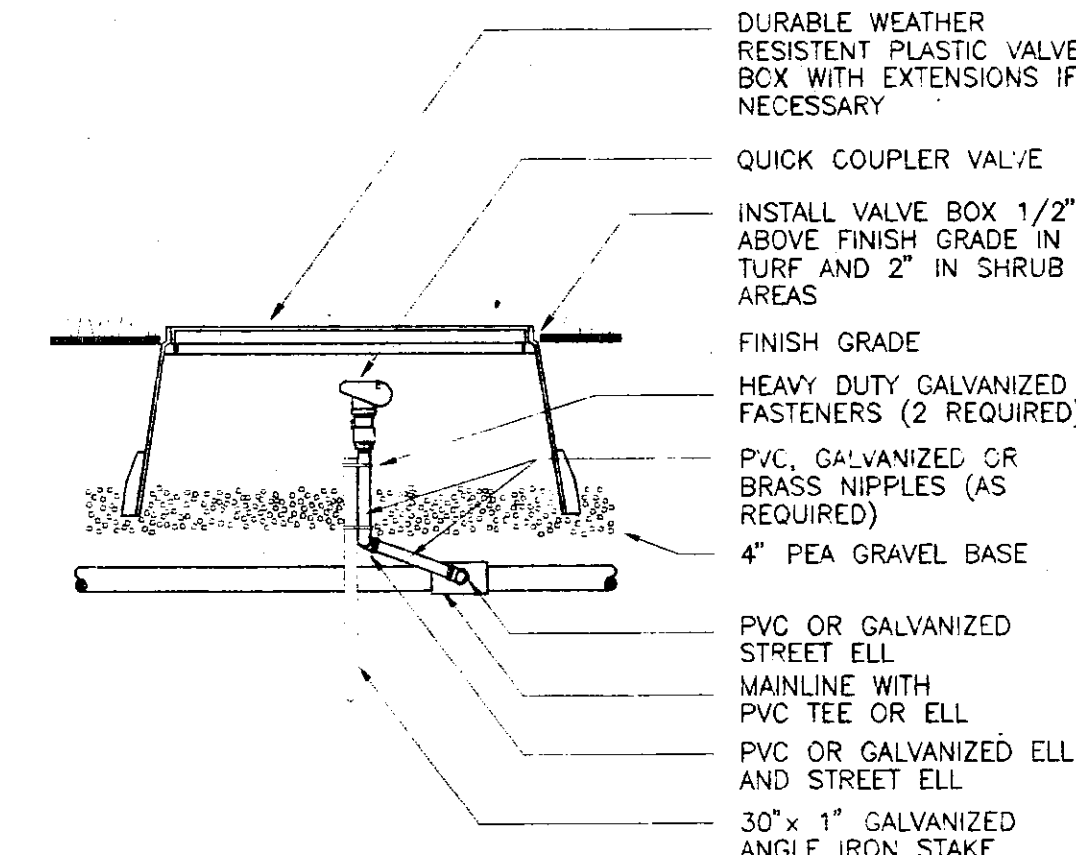
5 SHRUB PLANTING &
L3 SPACING DETAIL



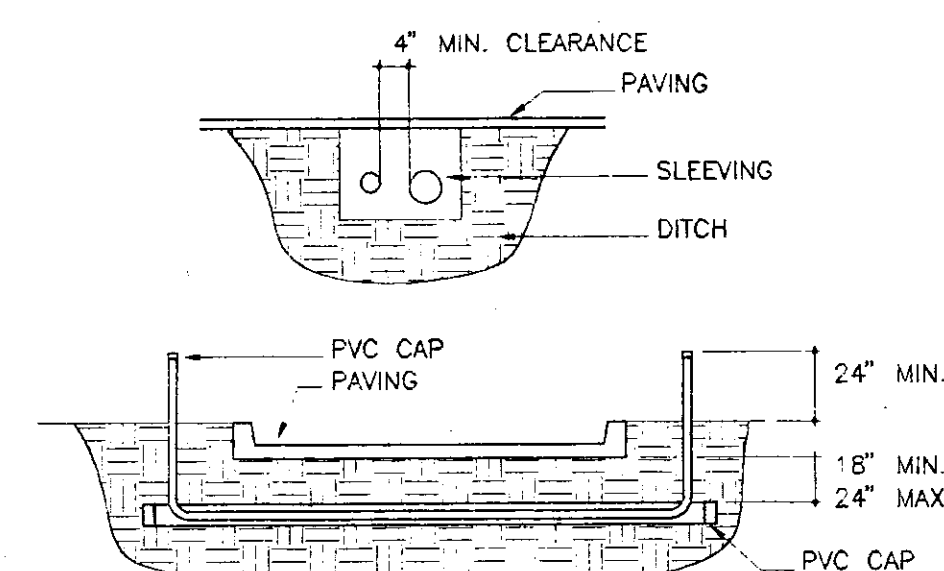
6 VALVE DETAIL
L3



7 VALVE WITH HOSE BIB
L3

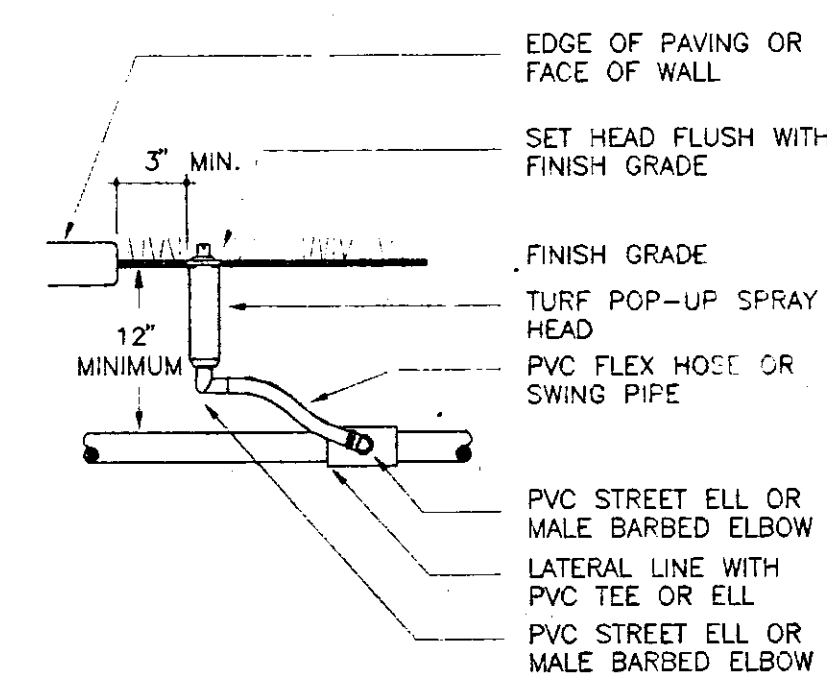


8 QUICK COUPLING VALVE
L3

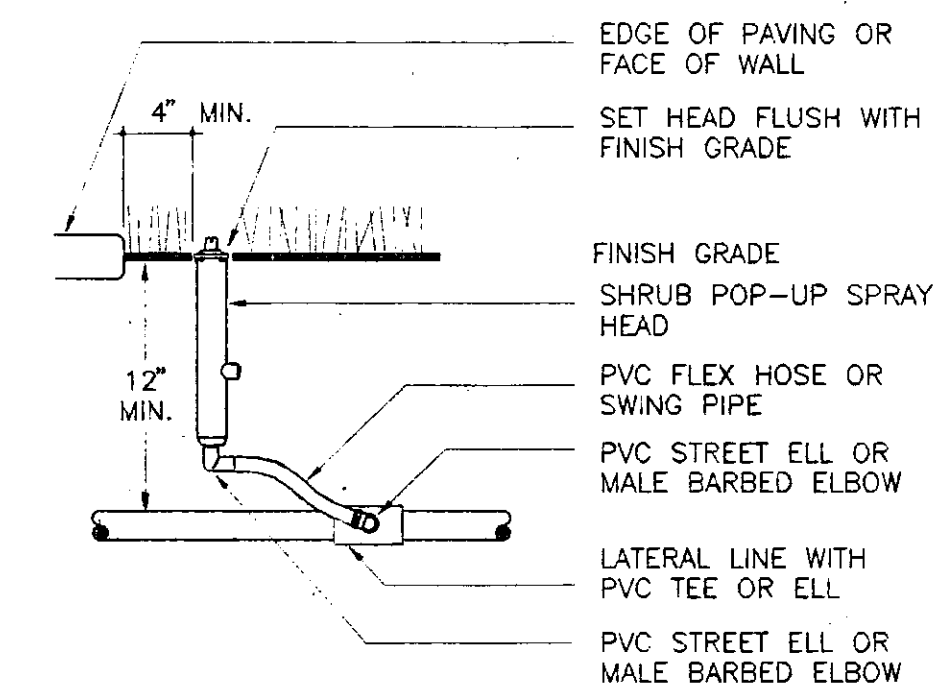


- NOTES:
1. ALL PVC IRRIGATION SLEEVING TO BE CLASS 200.
 2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
 3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24" MIN. ABOVE FINISH GRADE.
 4. MECHANICALLY TAMP TO 95% PROCTOR.

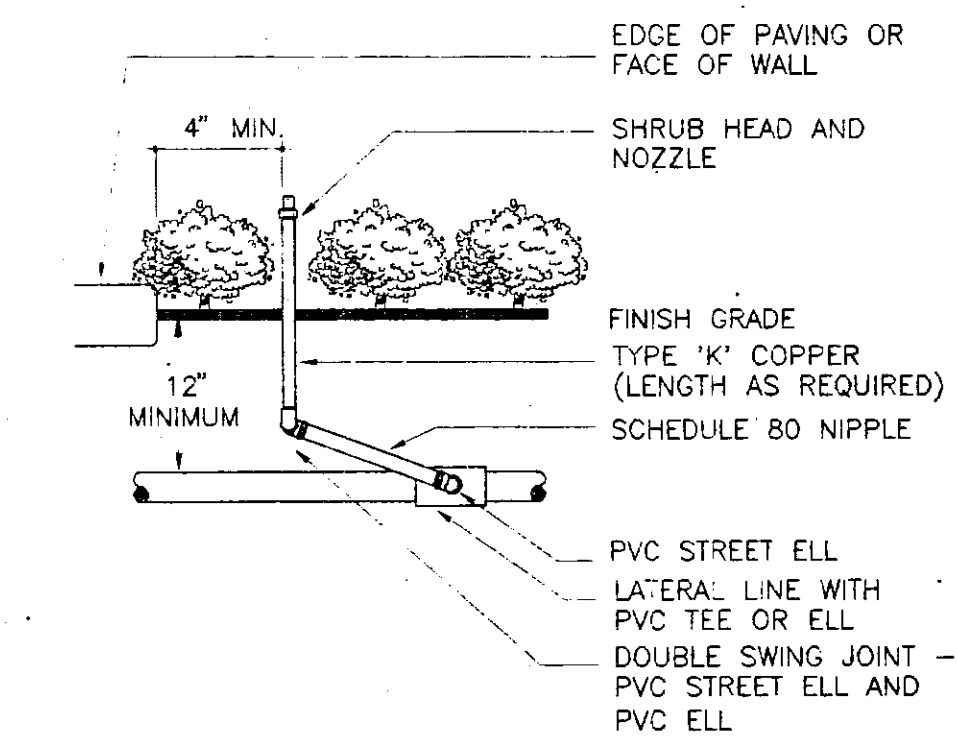
9 IRRIGATION SLEEVING
L3



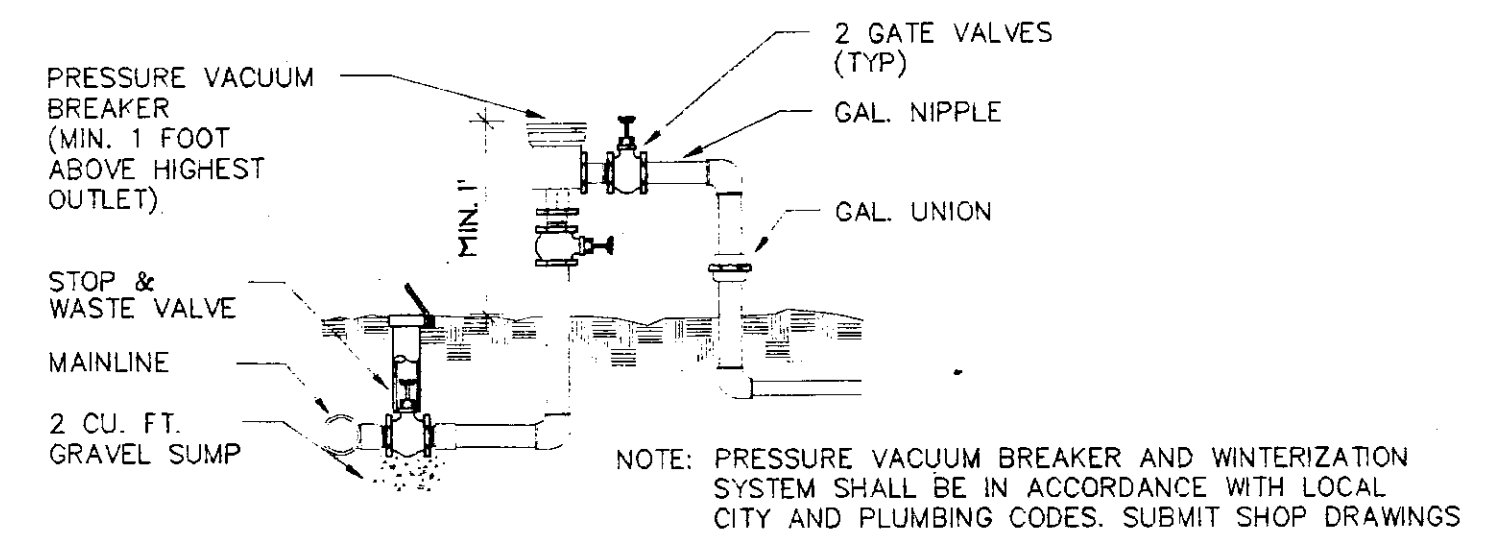
10 TURF HEAD POP-UP
L3



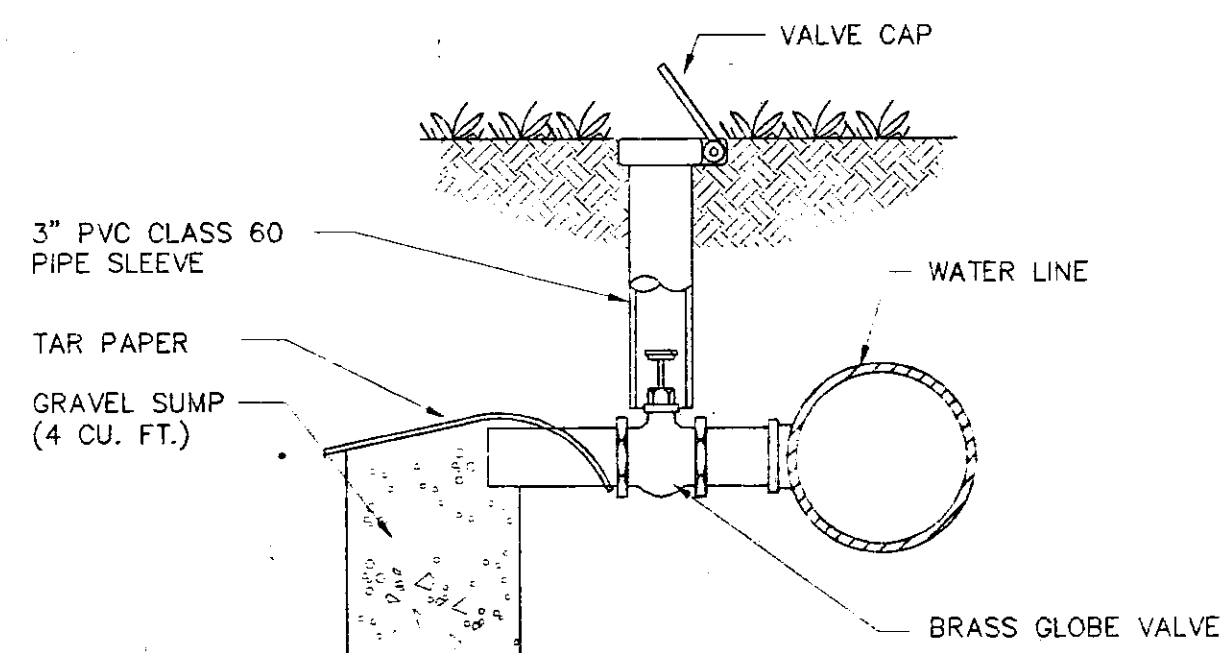
11 SHRUB HEAD POP-UP
L3



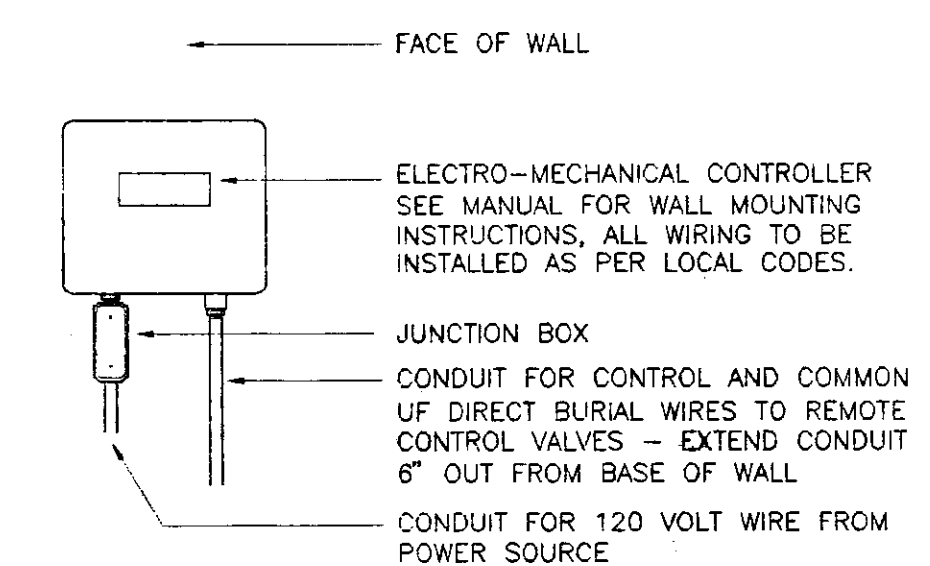
12 SHRUB HEAD ON RISER
L3



13 PRESSURE VACUUM BREAKER
L3



14 BLOWOUT DETAIL
L3



15 CONTROLLER - WALL MOUNT
L3

47th STREET

NE Corner Sec. 20, T28S,
R1E of the 6th PM.

BROADWAY

LEGEND

SYMBOL	ANGLE	RADIUS	F&I	GPM	MANUFACTURER NUMBER
	30°	15'	30	0.25	TORO 510Z 15-G-4' POPUP
	180°	15'	30	1.65	TORO 510Z 15-H-4' POPUP
	270°	15'	30	1.65	TORO 510Z 15-TQ-4' POPUP
	360°	15'	30	3.60	TORO 510Z 15-F-4' POPUP
	30°	12'	30	0.50	TORO 510Z 12-G-4' POPUP
	180°	12'	30	1.03	TORO 510Z 12-H-4' POPUP
	SIDE	4' x 18'	30	0.55	TORO 510 4S-EST-4' POPUP
	SIDE	3' x 18'	30	1.20	TORO 510 3S-EST-4' POPUP
	SIDE	4' x 30'	30	0.9	TORO 510 4S-EST-4' POPUP
	END	4' x 15'	30	0.5	TORO 510Z 4-EST-4' POPUP
	ROTOR	40'	30	2.56	TORO 5600-FC-25-4' POPUP
	ROTOR	40'	30	2.56	TORO 5600-FC-25-4' POPUP
	SHRUB RISER - SEE PLAN FOR LOCATIONS				
	TORO 510 SERIES 12' POP-UP - SEE SHEET FOR LOCATIONS				
	HARDIE ELECTRIC VALVE (100 1-1/2") OR EQUAL				
	1 1/2" BRASS GATE VALVE				
	1" PRESSURE VACUUM BREAKER				

RAINBIRD CONTROLLER (ESP4 81) OR EQUAL TO BE LOCATED INSIDE
BUILDING IN STORAGE ROOM. COORDINATE WITH BUILDING CONTRACTOR

SLEEVES: SCH. 40 PVC PIPE

1	ZONE NUMBER
32	GALLONS PER MINUTE

IRRIGATION NOTES:

A. DESIGN

The irrigation design requirements: min. 30 GPM @ 50 PSI at the meter discharge. Piping, and valves, may sometimes be indicated as being located in unlikely areas, i.e. in buildings, under pavement, outside of property line, etc. This is done for graphic clarity only. All lateral lines are to be sized as shown. All lateral pipes not sized are 3/4", all mainline pipe is 1-1/2".

B. AS-BUILT DRAINING

Irrigation Contractor shall provide an as-built drawing for owner. Plans shall be drawn at 1"=20' and shall include the type, size and location of all system elements.

C. SYSTEM PERFORMANCE

System design shall provide 100% coverage with head to head throw radii.

D. IRRIGATION METER AND SYSTEM FLOWS

The water source shall be an irrigation meter to be located adjacent the domestic meter. Static flows shall be verified by the contractor. System flows shall be sufficient to water the entire site within six hours. The meter size shall be determined by the Contractor.

E. JURISDICTIONAL COMPLIANCE

The Irrigation Contractor shall verify and comply with any and all jurisdictional requirements to perform the work.

F. CONTROLLER WIRING

The Irrigation Contractor shall wire the Controller so that station numbers relate to the valve numbers shown in the design.

G. SLEEVING

All sleeving shall be 4" diameter Schedule 40 PVC pipe buried 18" below bottom of pavement. Extend sleeves 2'-0" beyond edge of pavement and turn pipe vertical through grade, or stake location. Cap or tape the ends of all sleeves.

H. CONSTRUCTION WITHIN RIGHT OF WAY

All irrigation piping, heads and other equipment that is located within the public right of way shall be installed accordance with local jurisdictional standards. Special construction preparation may include notifying local authorities, traffic barriers, etc. Verify prior to construction. NOTE: NO MAINLINE OR VALVES SHALL BE LOCATED IN THE RIGHT OF WAY.

I. VALVE BOXES

Automatic electric valves and isolation gate valves shall be installed in Ametek VP-10 or equal valve boxes.

J. WIRE CONNECTIONS

Wire connections to the electric valves are to be made with Rain Bird ST-03 wire connectors and PT85 sealant or 3M-DBY connectors or equal.

K. WIRE SPECIFICATIONS

Electrical wire is to be type UF 600 Volt AWG-control cable. Common or 'ground' wire is to be #14 or larger and white in color. Control or 'hot' wire is to be #14 or larger and any color other than white.

L. FLEXIBLE PIPING

Pop-ups are to be installed on Toro funny pipes or Ag Products flexible PVC or equal. If flexible PVC is used then IFB Weld-On, #135 cement or equal is to be used.

M. PIPE BURIAL

Mainline is to be installed a minimum of 18" below finish grade. Lateral lines are to be installed a minimum of 12" below finish grade.

DRG

DESIGN RESOURCE GROUP
HOUSTON, TEXAS

CALTEx

ENTERTAINMENT

HOLLYWOOD VIDEO
WICHITA, KANSAS
IRRIGATION PLANREVISIONS:
MARCH 5, 1991DATE:
DECEMBER 22, 1986

CHECKED:

SCALE:
AS SHOWN

SHEET

L2

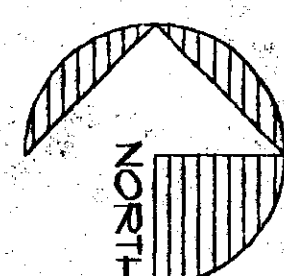
LOT 4

LOT 3

LOT 2

LOT 1

0 5 10 20 40 50

1 IRRIGATION PLAN
L-2 SCALE 1"=20'-0"

SOD SPECIFICATION:

PART 2 PRODUCTS

PLANT MATERIAL:

Sod (Warm weather)

Sod 100% with Midiron Bermuda or equal. Sod to be actively growing, weed free, thickly matted and dug so that ample amount of soil adheres to the roots.

FERTILIZER:

For pre-plant incorporation in topsoil areas use "Tupersan" fertilizer - weed control; 24/46/0 or equal.

PREPARATION:

General

Clear ground surface of vegetation and debris such as rocks, concrete and asphalt, etc., prior to grading, or tilling.

Assure rough grades are accurate, commencing with work constitutes acceptance and results in finished work.

After areas to be planted are properly graded, till thoroughly to depths specified.

Grass Area Preparation

Fine grade to uniform slopes between levels shown. Finish grade shall be one inch below top of curbs and paving.

Fine grade to uniform slopes between levels shown. Finish grade shall be one inch below top of curbs and paving.

After cultivation, rake to a smooth, even finish grade. Remove all surface rocks one (1) inch in diameter or larger.

Before laying sod, the soil, which has been spread, compacted and brought to finish grade, shall be moistened to full depth evenly and gently by a fine spray. Adjust any settling occurring at this time, and re-establish finish grades.

PART 3 EXECUTION

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	CONT.	REMARKS
SHADE TREE				
AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple Ash'	2 - 2 1/2"	B & B	
ORNAMENTAL TREES				
RED JADE CRAB	Malus 'Red Jade'	1 1/2" - 2"	B & B	
SHRUBS				
COMPACT BURNING BUSH	Euonymus alatus compacta	5 GAL.	CONT.	
SNOWMOUND SPIREA	Spiraea nipponica 'Snowmound'	5 GAL.	CONT.	
WINTER GEM BOXWOOD	Buxus microphylla 'Winter Gem'	3 GAL.	CONT.	
WARDII YEW	Taxus x media 'Wardii'	5 GAL.	CONT.	
JAPANESE BARBERRY	Berberis thunbergii	3 GAL.	CONT.	
GOLD FLAME SPIREA	Spiraea bumalda 'Gold Flame'	2 GAL.	CONT.	
DWF. MUGHO PINE	Pinus mugo 'Pumilla'	3 GAL.	CONT.	
SPREADING COTONEASTER	Cotoneaster divaricata	5 GAL.	CONT.	
CRIMSON PYGMY BARBERRY	Berberis thunbergii atropurpurea nana	3 GAL.	CONT.	
GROUND COVER & VINE				
JAPGARDEN JUNIPER	Juniperus procumbens nana	1 GAL.	CONT.	SPACE 36" O. C.
DAY LILY	Hammercallis Stella D' Oro	1 GAL.	CONT.	SPACE 18" O. C.
HOSTA	Funkia var.	1 GAL.	CONT.	
LAWN				
MIDIRON BERMUDA	-----	-----	SOD	

GENERAL NOTES

- ALL TREE/SHRUB PLANT HOLES AND GROUND COVER BEDS ARE TO HAVE A SOIL MIX CONSISTING OF 60% EXCAVATED SOIL AND 40% "BACK TO EARTH ACIDIFIED SOIL CONDITIONER".
- ALL TREES TO BE STAKED, PRUNED, AND MULCHED. REFER TO THIS SHEET FOR TREE PLANTING DETAIL.
- ALL TREE AND SHRUB PLANTER BEDS ARE TO HAVE 3" OF CYPRESS CHIP MULCH. GROUND COVER BEDS ARE TO HAVE 2" OF MULCH.
- USE TRIANGULAR SPACING FOR GROUND COVER PLANTINGS. REFER TO THIS SHEET GROUND COVER PLANTING DETAIL.
- ALL TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTABLE.
- GUY WIRES AND TREE WRAPPING TO REMAIN A MINIMUM OF ONE YEAR. OWNER TO REMOVE.
- CONSULT LANDSCAPE ARCHITECT FOR TAGGING ACCEPTABLE TREE STOCK AT THE NURSERY OR STOCK IN THE GROWING FIELD PRIOR TO DIGGING.
- ALL TREE LOCATIONS TO ARE BE STAKED FOR APPROVAL PRIOR TO PLANTING OPERATIONS.
- STEEL EDGER BY "PROSTEEL, INC." EDGER TO BE 10 GAUGE (1/8" X 4" HIGH) AND PAINTED GREEN. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. TOP OF EDGER TO ALIGN W/ TOP SIDEWALK/CURB WHERE OCCURS. GRADE TO BE 1" BELOW TOP OF EDGER ON LAWN SIDE.
- FOR PRE-PLANT INCORPORATION IN ALL TOPSOIL AREAS USE "TUPERSAN" FERTILIZER - WEED CONTROL; 24/46/0 OR EQUAL.

KEYED NOTES

- PLANT SOD IN DISTURBED AREA OF ADJACENT PROPERTY. FIELD VERIFY LOCATION. MAINTAIN EXISTING GRADE OF SWALE @ DISTURBED AREA.

GUARANTEE:

GUARANTEE ALL PLANT MATERIALS, INCLUDING ALL GROUND COVERS TO LIVE ONE FULL YEAR FROM TIME OF GENERAL INSPECTION. SHOULD ANY PLANT MATERIAL DIE, REPLACE WITH SAME IN SIZE AND TYPE ORIGINALLY SPECIFIED @ NO COST TO THE OWNER. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR REPLACING PLANT MATERIALS DUE TO WILFUL VANDALISM OR OWNER NEGLECT OF CONTRACTOR MAINTENANCE SCHEDULE.

VISIT THE PROJECT PERIODICALLY DURING GUARANTEE PERIOD TO VERIFY CORRECT MAINTENANCE PROCEDURES ARE IN EFFECT. FAILURE TO FULFILL MAINTENANCE SCHEDULE OR PERFORM PERIODIC INSPECTION SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF REPLACING PLANT MATERIALS DEAD OR DYING DUE TO NEGLECT OF OTHERS.

LANDSCAPE STREET YARD

172' (TOTAL LINEAL FT. OF BROADWAY STREET FRONTAGE)
X 10 (SQ. FOOT FACTOR)
1,720 (TOTAL SQ. FOOTAGE OF LANDSCAPED STREET YARD REQUIRED)

1 SHADE TREE OR 2 ORNAMENTAL TREES PER 500 S.F. REQ'D. LANDSCAPE STREET YARD
1,720/500 = 3.44 OR SAY 4 SHADE TREES REQ'D.
1 SHADE TREE
1 ORN. TREE / 2 = 0.5 SH. TREE
43 SHRUBS/10 = 4.3 SH. TREES
5.8 SH. TREES PROVIDED

LANDSCAPED BUFFERS

NO BUFFER REQUIRED

PARKING LOT SCREENING AND LANDSCAPING

1 SHADE TREE OR 2 ORN. TREES/20 SPACES

(PARKING LOT TREES)
30 PARKING LOT SPACES/20 = 1.5 SHADE TREES
OR SAY 2 SHADE TREES REQ'D.
PARKING LOT TREES PROVIDED = 2.0 SHADE TREES
+ 0.5 ORN. TREE
2.5 SHADE TREES

PARKING LOT SCREENING IS PROVIDED W/ SHRUBS ALONG BROADWAY STREET.

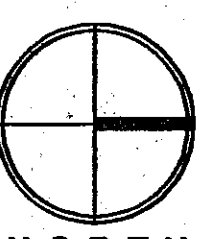
LEGEND

DP-28
Parcel 2
LANDSCAPE PLAN
APPROVED 11/4/98 BY [Signature]

GROUND COVER

(A) DAYLILY
(B) JAPGARDEN JUNIPER
(C) BERMUDA SOD

SHADE TREE
ORNAMENTAL TREE
DECIDUOUS SHRUB
EVERGREEN SHRUB

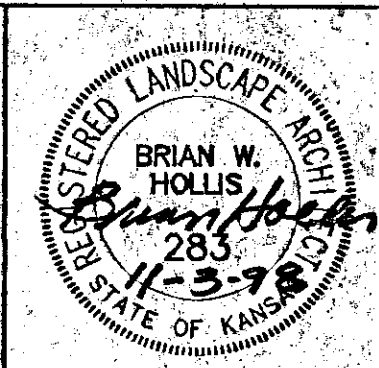


NORTH

EMPIRE BANK

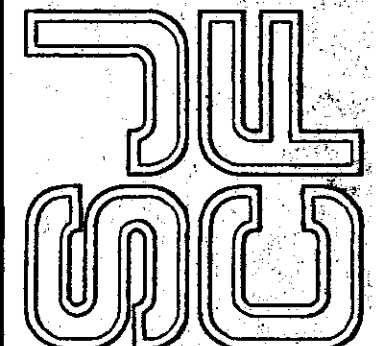
LANDSCAPE PLAN

1" = 20'-0"

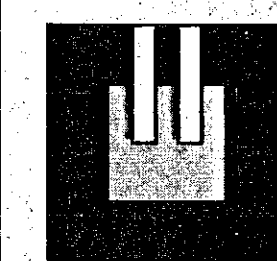


SCHAEFER JOHNSON COX FREY & ASSOCIATES PA

ARCHITECTURE ENGINEERING PLANNING & INTERIOR DESIGN
280 SOUTH HILLSIDE WICHITA, KANSAS 67211-2197
FAX (316) 864-8836



EMPIRE BANK
47TH STREET BRANCH
WICHITA, KANSAS



REVISION DATE
3 NOV. 1998

PROJECT NO.
2586.01

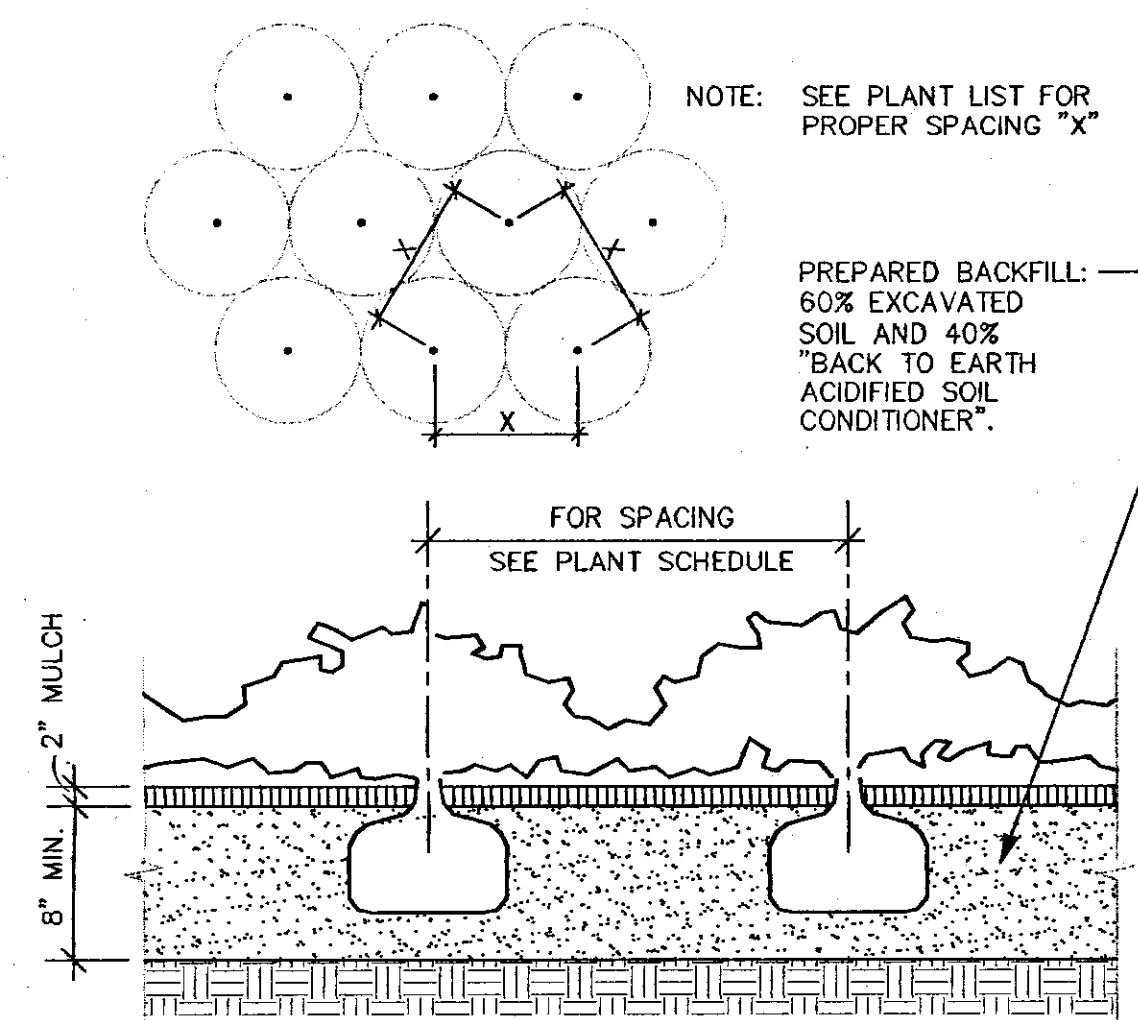
DATE
28-OCT.-98

L1.1

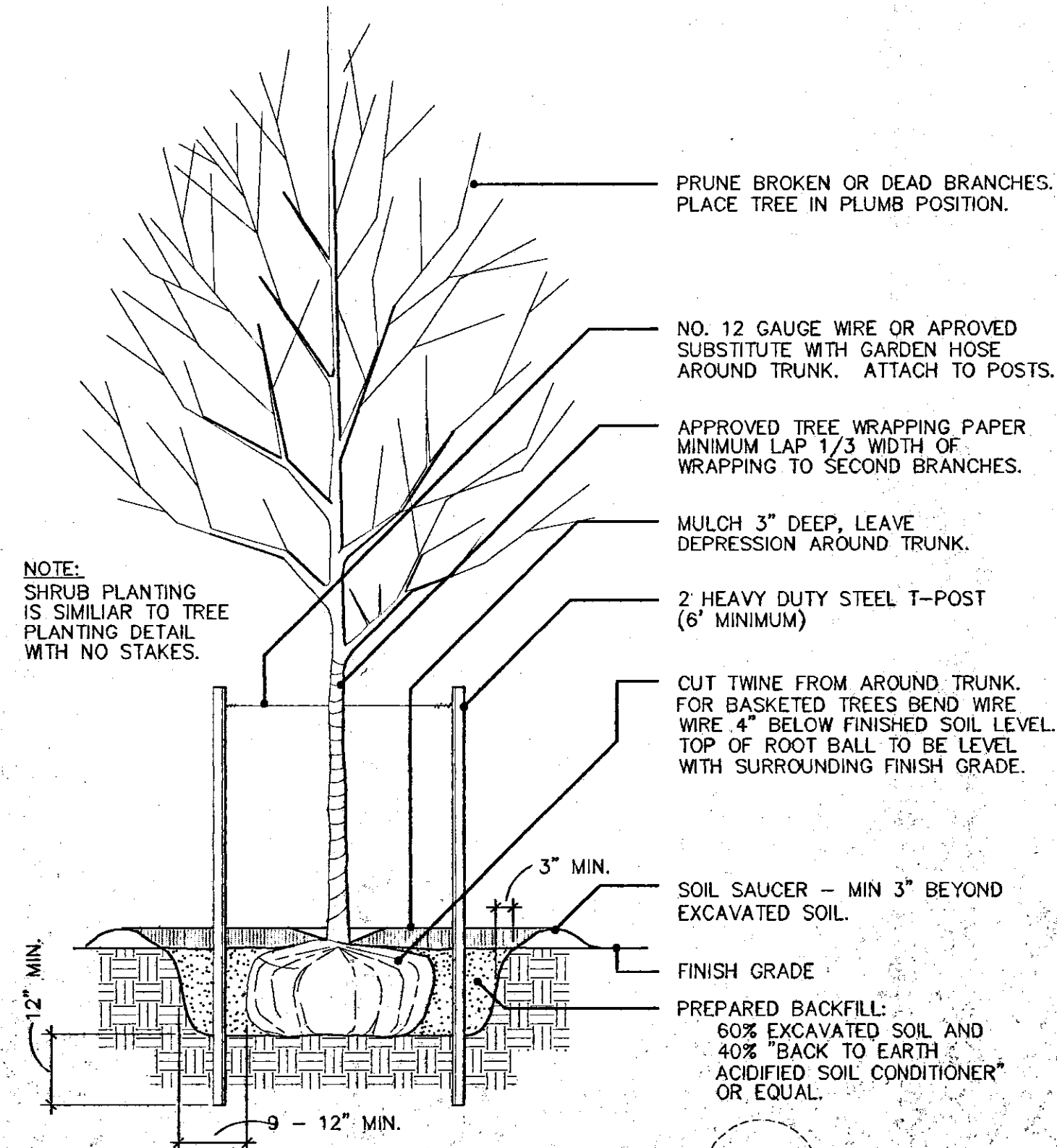
FINAL

CREATED: 04/21/98
PLOTTED: 11/03/98

DWG: UNNAMED
DWGSCALE: 1/10" = 1'-0"



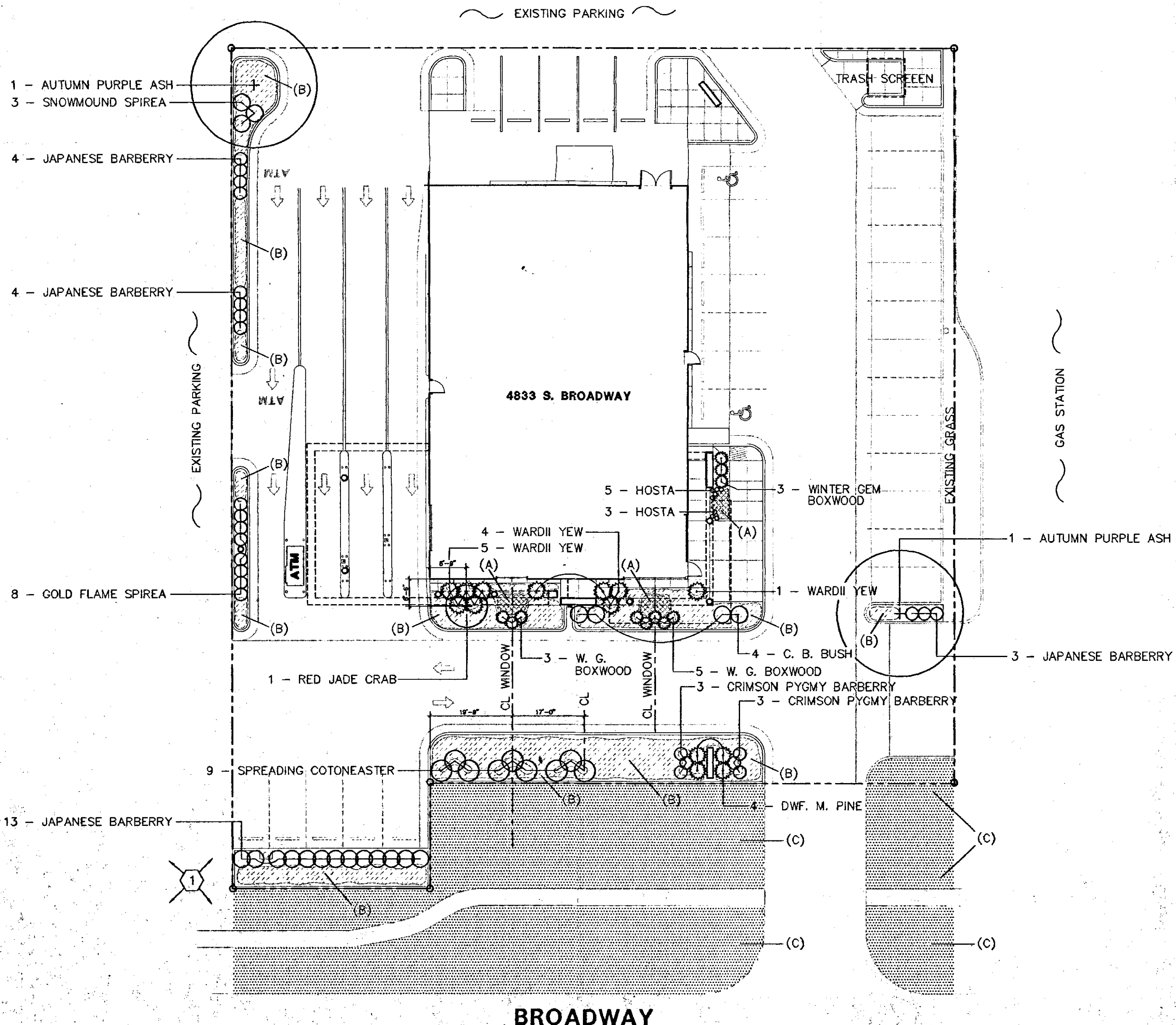
A GROUND COVER BED PLANTING DETAIL
NO SCALE



B TREE STAKING DETAIL
NO SCALE

STAKING PLAN

SCHEMATIC





PROJECT INFORMATION

SITE AREA

LOT 1 (THD) w/LAND LEASE AREA	±11.32 ACRES
LOT 2A & LOT 2B	±3.74 ACRES
LOT 3	±1.07 ACRES
LOT 4	±1.05 ACRES
LOT 5	±1.01 ACRES
TOTAL	±18.19 ACRES

BUILDING AREA

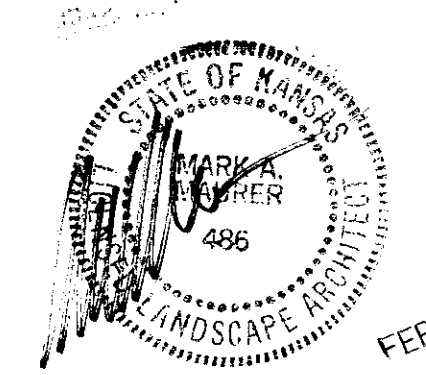
THE HOME DEPOT	100,797 SF
VESTIBULES	3,411 SF
GARDEN CENTER	34,760 SF
TOTAL	138,968 SF



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KANSAS ONE CALL SYSTEM, INC.

PROFESSIONAL OF RECORD
PRACTICING AS AN INDIVIDUAL



MARK A. MAURER
PHONE: 314-821-1100

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
- ORIGINAL SITE PLAN IS BASED ON DIGITAL SITE PLAN, PREPARED BY TIERRA WEST, LLC, DATED 05/20/04.
- ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.
- NO PALLET STORAGE SHOWN AT THIS TIME.

DRAWING TITLE

LANDSCAPE PLAN

DRAWING DATE	10-17-06
ADDENDUM #1	12-01-06
PERMIT	12-20-06
BACKGROUND CHANGES	02-07-07

PROTOTYPE CODE	102k-4 CORNER-35kgc
PROTOTYPE DATE	03/10/06
SITE PLANNER	RCC
SITE DEV. COORDINATOR	RCC
R. E. MARKET	WICHITA, KS
R. E. AGENDA NAME	WICHITA



WICHITA KANSAS
(SWQ) SOUTH BROADWAY ST.
AND EAST 47TH ST. SOUTH

CLIENT SITE I.D. NUMBER	SS-01428.2001
CASCO PROJECT NUMBER	505450



SCALE: 1"=50'-0"

KS-CL1.0

RIPARIAN PLANTING SCHEDULE					
TYPE	QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREES	16	AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	2" CAL.
		FA	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	2" CAL.
ORNAMENTAL TREES	7	CC	CERIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD (MULTI-STEMMED)	1" CAL.
	8	CCI	CRATAEGUS CRUGALLI var. INERMIS	CRUSADER THORNTLESS HAWTHORN	1" CAL.
	11	PCR	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE ORNAMENTAL PEAR	1" CAL.
DECIDUOUS SHRUBS	42	EA	EUONYMUS ALATUS COMPACTA	DWARF BURNING BUSH	#5 CONT. (24" ht)
EVERGREEN SHRUBS	40	IV	ILEX VERTICILLATA	WINTERBERRY	#5 CONT. (24" ht)
	35	JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONT. (24" ht)
TURF	TURF	TURF	TITAN TURF TYPE TALL FESCUE	TURF TYPE TALL FESCUE	SEED/SOD

LANDSCAPE REQUIREMENTS:

LOT 1, LOT 2A, LOT 5

Parking Lot Trees Required:

630 Spaces @ 1 Tree or 2 Ornamentals / 20 Spaces = 32 Trees or 64 Ornamentals
* May be reduced by 1/2 of street yard trees = (9) = 23 Trees or 46 Ornamentals

19 Trees and 10 Ornamentals provided

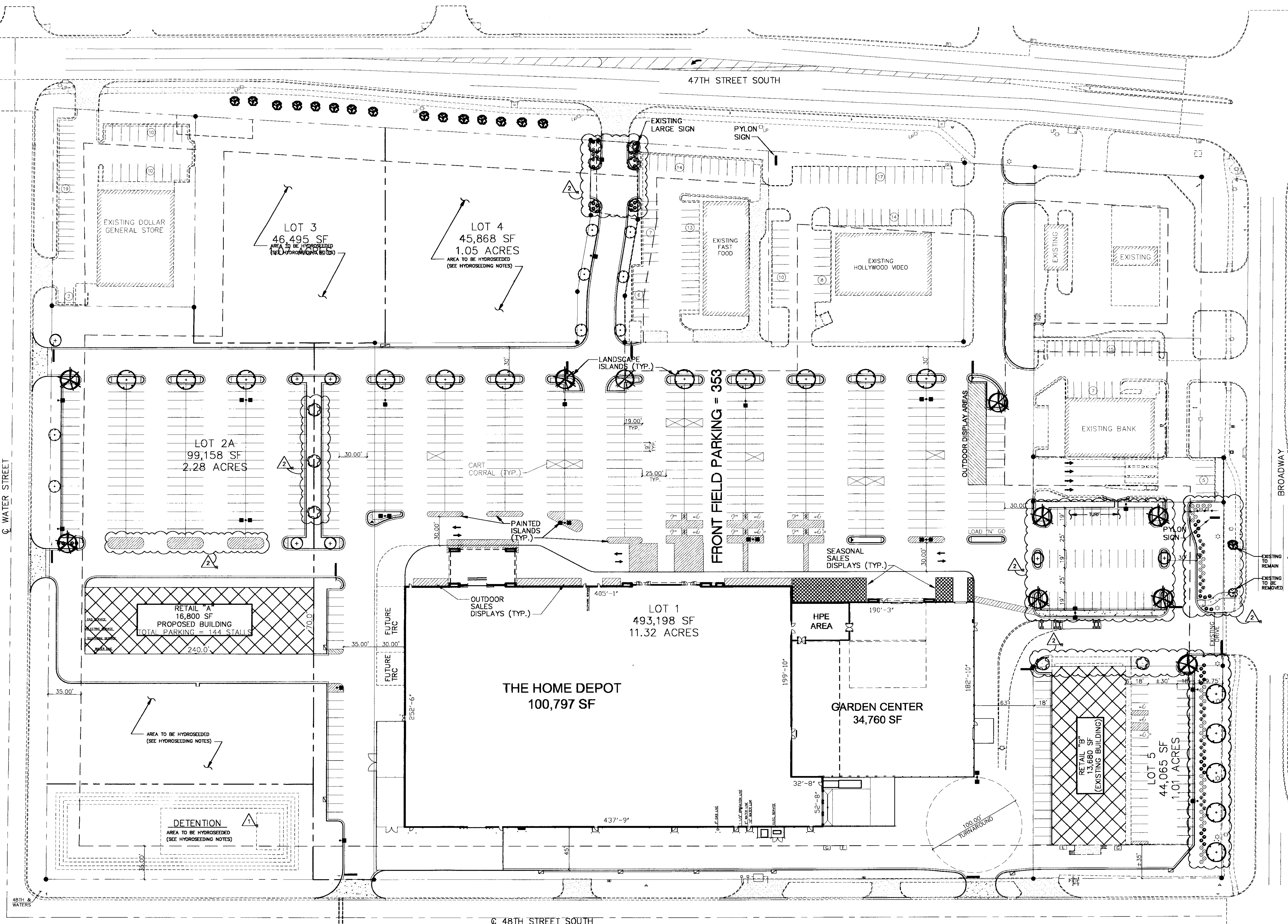
Street Yard Trees Required:

441 LF x 20 = 8820 SF Landscaped Street Yard Required -and-
8820 SF @ 1 Tree / 500 SF = 18 Street Trees
* May be reduced by 1 tree / 10 shrubs = (9) = 9 Street Trees

9949 SF Street Yard -and- 9 Street Trees Provided

Screening Required:

91 Shrubs Provided



PLANT SYMBOLOLOGY

AR	FA	SHADE TREES
CC	CCI	ORNAMENTAL TREE
PCR		
EA		DECIDUOUS SHRUBS
IV		EVERGREEN SHRUBS
JC		

REQUIRED INSPECTIONS

(THE FOLLOWING INSPECTIONS WILL BE SCHEDULED AS FOLLOWS)

IRRIGATION PRE-COVER INSPECTION: TO VERIFY PROPER HEAD COUNT, HEAD PLACEMENT, PIPING SIZE, ETC. BEFORE BACKFILLING TRENCHES

FINAL PLANTING BED INSPECTION: TO VERIFY PROPER BED PREPARATION, SIZES, LOCATIONS, ETC. BEFORE FINAL PLANT MATERIAL PLACEMENT

FINAL INSPECTION: TO VERIFY PROPER PLANT SELECTION, SIZES, SPACING, LOCATIONS, COUNTS, STAKING, ETC., AND IRRIGATION EQUIPMENT, CONTROLS, ETC.

* THESE INSPECTIONS WILL BE SCHEDULED IN ADVANCE WITH THE GENERAL CONTRACTOR

HYDROSEEDING SPECIFICATIONS

HYDROSEEDING SHALL CONSIST OF THE FOLLOWING:

MULCH: WOOD FIBER OR CELLULOSE FIBER OR PELLETIZED.

SEED: A HIGH QUALITY TURF-TYPE TALL FESCUE

FERTILIZER: A GRANULAR STARTER FERTILIZER

TACKIFIER: A MULTI-PURPOSE, BIODEGRADABLE POWDERED FORM

WATER

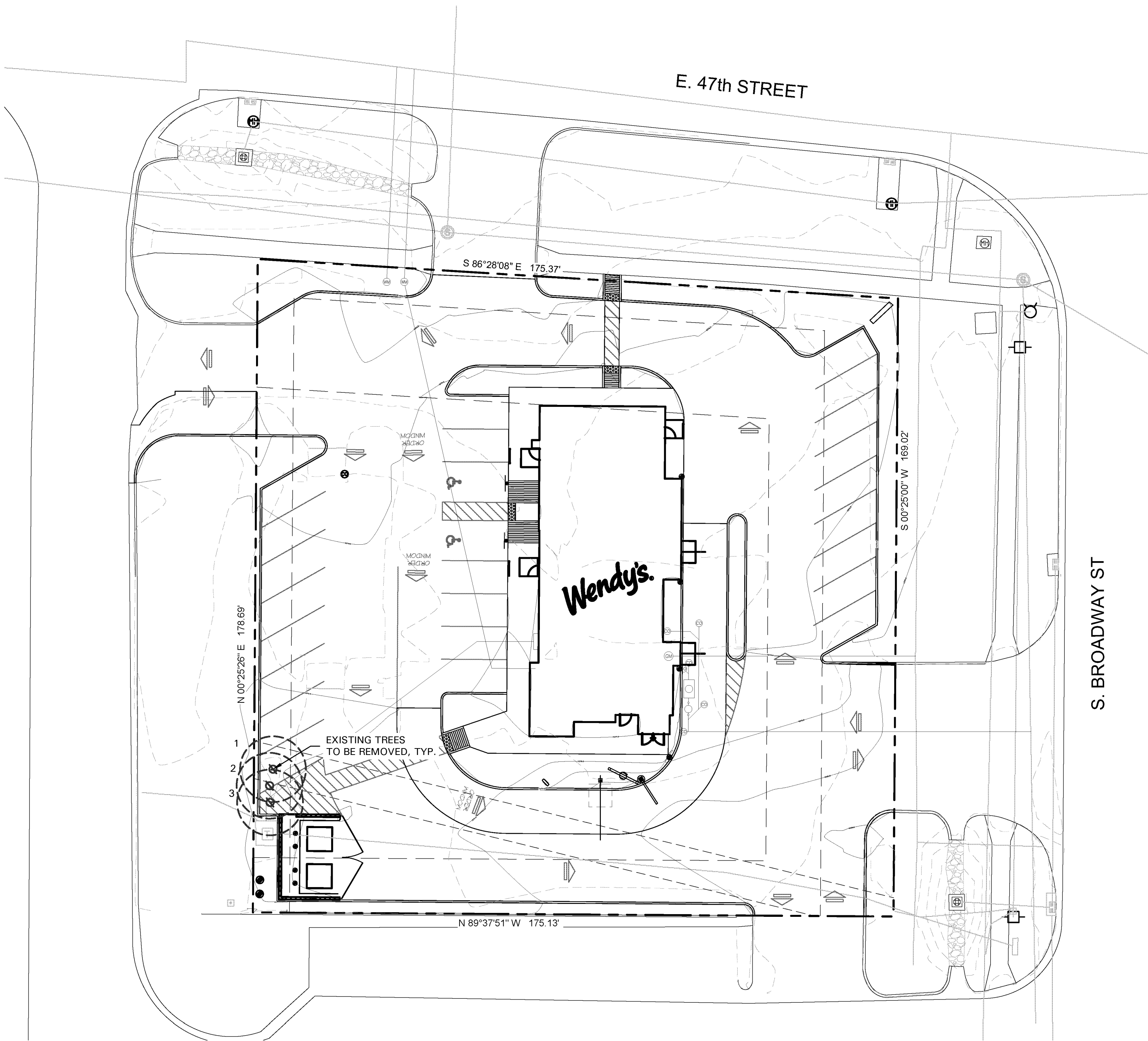
STRAW: OPTIONAL

LANDSCAPE PLAN

SCALE: 1"=50'-0"

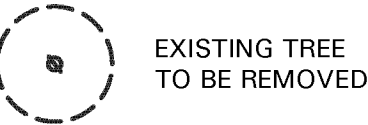
DP-28 PARCEL 1
LANDSCAPE PLAN

02/24/07
MAP COPY 1 of 2



TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Remarks
1		ELM	TO BE REMOVED	
2		ELM	TO BE REMOVED	
3		ELM	TO BE REMOVED	

EXISTING TREE LEGEND



TREE PRESERVATION NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION / EXCAVATION. NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

SITE NUMBER:	XXXXX
BASE MODEL:	SMART 65 - NARROW
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	COTTI FOODS
BASE VERSION:	2017
UPGRADE CLASSIFICATION:	
	NEW BUILD
PROJECT YEAR:	2018
FURNITURE PACKAGE:	2017
DRAWING RELEASE:	FALL 2017

linear!
Marc Brundige,
Architect
8951 Cypress Waters Blvd, Suite 130
Dallas, TX 75019
Phone: 972.929.9226
Fax: 972.929.9061

NEIKIRK ENGINEERING, LLC
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Phone: (618) 263-4100
www.neirkengineering.com

COTTI FOODS
29889 SANTA MARGARITA PARKWAY
RANCHO SANTA MARGARITA, CA 92688
PHONE: 949-835-1503

PROJECT TYPE: **NEW**
SMART 65 - NARROW

Wendy's.
#XXXXX
4821 S BROADWAY ST
WICHITA, KS 67216

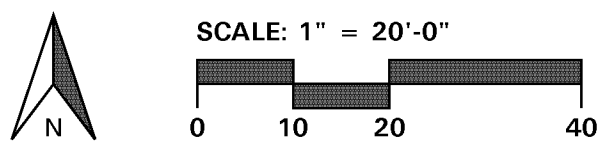
REV.	DATE	DESCRIPTION

ISSUE DATE: XX/XX/201X **03/08/2018**
PROJECT NUMBER: -- **18.009**
DRAWN BY: **NAY**
CHECKED BY: **KAH**

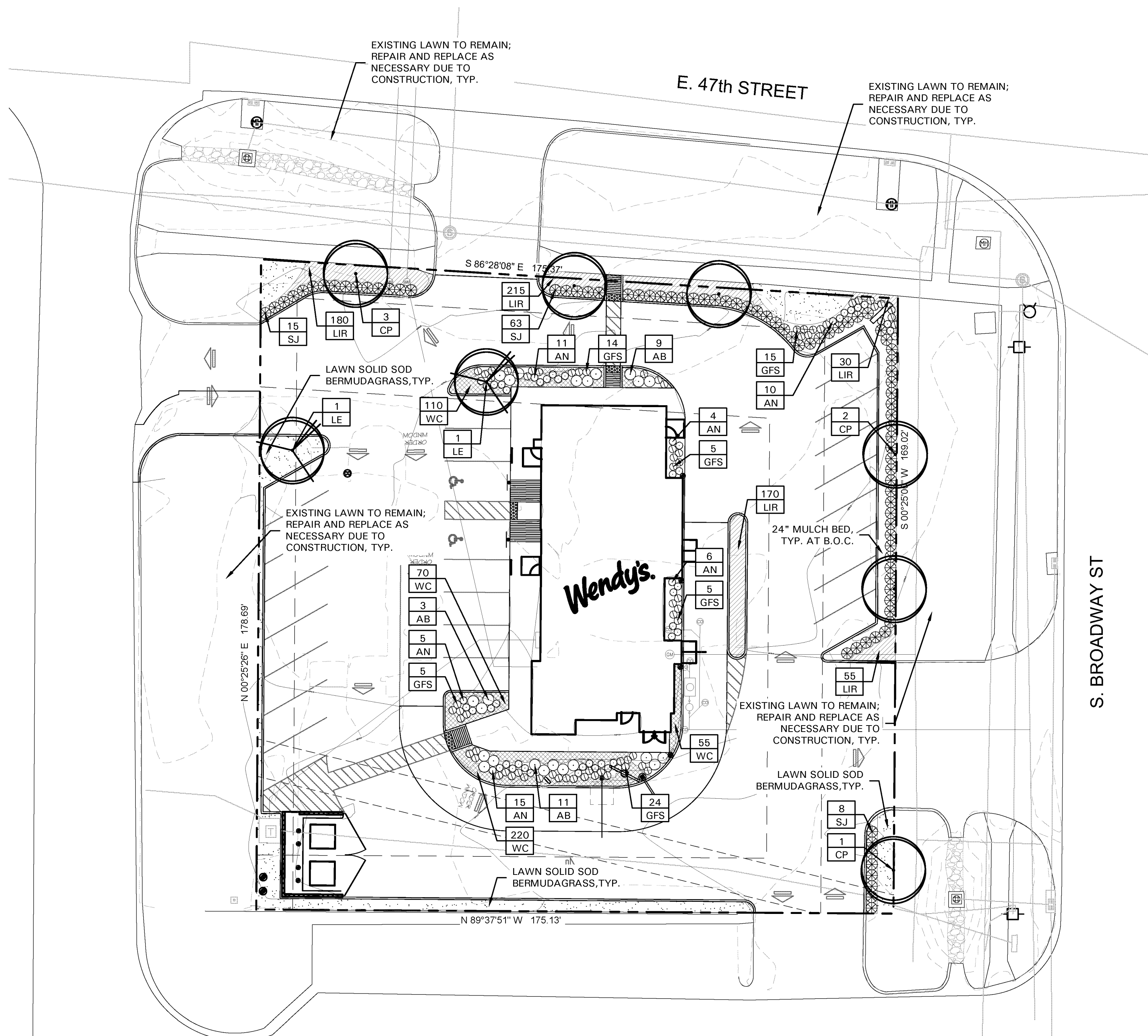


SHEET NAME
**TREE PRESERVATION
PLAN**

SHEET NUMBER
L1.01



• 4245 North Central Expy
• Suite 501
• Dallas, Texas 75205
• 214.865.7192 office



LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
CP	<i>Pistacia chinensis</i>	Chinese Pistache	6	2" cal.	container grown, 10' ht., 4' spread, 4' branching ht., matching
LE	<i>Ulmus parvifolia</i> 'Sempervirens'	Lacebark Elm	2	2" cal.	container grown, 10' ht., 4' spread, 4' branching ht., matching
SHRUBS/GROUND COVER					
AB	<i>Abelia grandiflora</i> 'Edward Goucher'	Dwarf Abelia 'Edward Goucher'	23	5 gal.	container full, 24" spread, 36" o.c.
AN	<i>Juniperus tobira</i> 'Andorra'	Andorra Juniper	51	5 gal.	container full, 20" spread, 24" o.c.
GFS	<i>Spiraea bumalda</i> 'Goldflame'	Goldflame Spiraea	68	5 gal.	container full, 24" ht., 24" o.c.
LIR	<i>Liriope muscari</i> 'Big Blue'	Liriope 'Big Blue'	650	4" pots	container full top of container, 12" o.c.
SJ	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	86	5 gal.	container full, 24" spread, 36" o.c.
WC	<i>Euonymus fortunei</i> 'Coloratus'	Wintercreeper	455	4" pots	container (3) 12" runners min., 12" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS
CITY OF WICHITA, KANSAS

- STREET YARD REQUIREMENTS
1. 8 s.f. per linear foot of street frontage for properties with an average lot depth of 175 ft. or less.
 2. One (1), 2" cal., shade tree for every 500 s.f. of required landscaped street yard.

Average lot depth: 174 l.f.

East 47th Street: 175 l.f.
Required 1,400 s.f.
(3) shade trees, 2" cal.
Provided 1,582 s.f.
(3) shade trees, 2" cal.

South Broadway Street: 169 l.f.
Required 1,352 s.f.
(3) shade trees
Provided 1,554 s.f.
(3) shade trees

PARKING LOT REQUIREMENTS (25 spaces)

1. One (1), 2" cal., shade tree is required for every 20 spaces.
2. Parking lots are to be continuously screened from view of the street except at driveways.

Required (1) shade tree, 2" cal.
Provided (2) shade trees, 2" cal.



SCALE: 1" = 20'-0"
0 10 20 40



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

SITE NUMBER:	XXXXX
BASE MODEL:	SMART 65 - NARROW
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	COTTI FOODS
BASE VERSION:	2017
UPGRADE CLASSIFICATION:	
	NEW BUILD
PROJECT YEAR:	2018
FURNITURE PACKAGE:	2017
DRAWING RELEASE:	FALL 2017

linear!
Marc Brundige,
Architect

8951 Cypress Waters Blvd, Suite 130
Dallas, TX 75019
Phone: 972.929.9226
Fax: 972.929.9061

NEIKIRK ENGINEERING, LLC
Professional Engineering • Land Surveying
306 North Market Street
Mt. Carmel, IL 62863
Phone: (618) 263-4100
www.neirkengineering.com

COTTI FOODS
29889 SANTA MARGARITA PARKWAY
RANCHO SANTA MARGARITA, CA 92688
PHONE: 949-835-1503

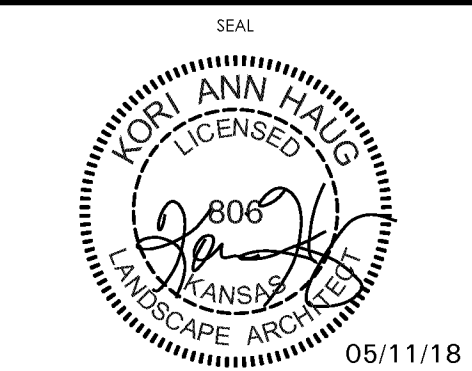
PROJECT TYPE: NEW
SMART 65 - NARROW

Wendy's
#XXXXX
4821 S BROADWAY ST
WICHITA, KS 67216

REV.	DATE	DESCRIPTION

ISSUE DATE: XX/XX/201X 03/08/2018
PROJECT NUMBER: -- 18.009

DRAWN BY: NAY
CHECKED BY: KAH



SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER

L2.01

Linear!
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Architect
8951 Cypress Waters Blvd, Suite 13
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NEIKIRK ENGINEERING, L.P.
Professional Engineering • Land Survey
306 North Market Street
Mt. Carmel, IL 62863
Phone: (618) 263-4100
www.neirkengineering.com

PROJECT TYPE: NEW
SMART 65 - NARROW



NUMBER OF BUBBLERS	SIZE OF PIPE
1 - 5	1/2"
6 - 10	3/4"
11 - 20	1"
21 - 30	1 1/4"
31 - 40	1 1/2"

REV.	DATE	DESCRIPTION
ISSUE DATE: XX/XX/201X		03/08/2018
PROJECT NUMBER: --		18.009
DRAWN BY:		
CHECKED BY:		
		JWJ
		KAH

SHEET NAME

IRRIGATION PLAN

SHEET NUMBER

L3.01



L3.02