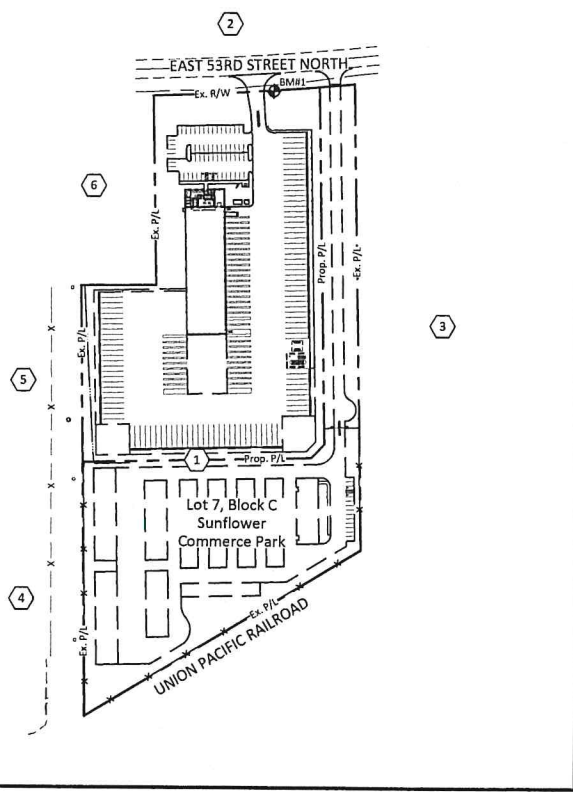
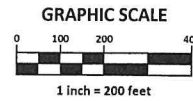


**CITY OF BEL AIRE, SEDGWICK COUNTY, KANSAS  
PRELIMINARY PLANNED UNIT DEVELOPMENT  
FOR**

| SHEET INDEX |                                       |
|-------------|---------------------------------------|
| Sheet No.   | Sheet Title                           |
| C1.00       | Title Sheet                           |
| C1.01       | Conceptual Site Plan - Opening Day    |
| C1.02       | Conceptual Site Plan - Full Build     |
| C1.10       | Self Storage Floor Plan Layout        |
| C1.11       | Self Storage Floor Plan Layout        |
| C1.20       | Existing Conditions & Demolition Plan |
| C1.30       | Site Plan                             |
| C1.40       | Utility Plan                          |
| C1.60       | Grading & Drainage Plan               |
| C1.90       | Landscape Plan                        |



**INDEX MAP**  
Scale: 1" = 200'



| PROPERTY OWNERS |                                 |               |                   |                                                       |
|-----------------|---------------------------------|---------------|-------------------|-------------------------------------------------------|
| #               | Owner                           | Parcel Number | Zoning            | Existing Land Use                                     |
| 1               | Bayside Development LLC         | 30002031      | M-1 Manufacturing | 16.124± Acres<br>Farming/Ranch Land (No Improvements) |
| 2               | Bayside Development LLC         | 30009745      | M-1 Manufacturing | 95.702± Acres<br>Farming/Ranch Land (No Improvements) |
| 3               | Big13 LLC                       | 30000232      | M-1 Manufacturing | 12.925± Acres<br>Farming/Ranch Land (No Improvements) |
| 4               | JDO LLC                         | 30002028      | M-1 Manufacturing | 12.337± Acres<br>Warehouse-Office Combination         |
| 5               | JDO LLC                         | 30002029      | M-1 Manufacturing | 7.974± Acres<br>Warehouse-Office Combination          |
| 6               | City of Bel Air Public Bld Comm | 30002036      | M-1 Manufacturing | 3.849± Acres<br>Farming/Ranch Land (No Improvements)  |

DEVELOPER/OWNER

**Streams Edge Properties, LLC,  
c/o Dayton Freight Lines, Inc.  
6450 Poe Avenue, Suite 311  
Dayton, OH 45414  
Contact: Anthony Rocco  
(937) 415-1748  
arocco@daytonfreight.com**

**ENGINEER**



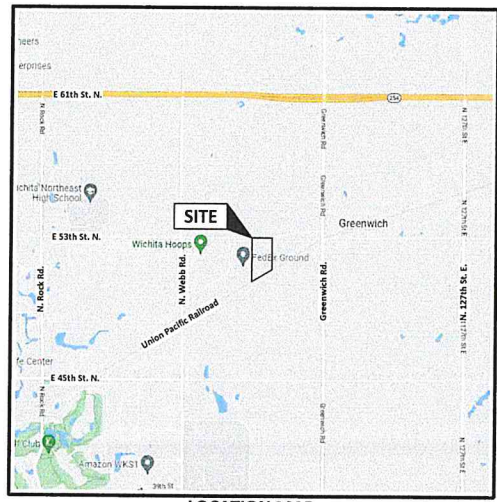
Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Toll Free: 888.775.3644  
[emht.com](http://emht.com)

Contact: Russell Henestofel

(614) 775-4500  
rhenestofel@emht.com

ARCHITECT

**Robert Johnson Architects**  
1808 West Morehead Street  
Charlotte, NC 28208  
Contact: Travis Holmes  
(704) 342-1058



**LOCATION MAP**  
Not to Scale

Horizontal Datum

Sedgwick County network datum which is Kansas state plane south grid coordinates. Then project rotated to the survey basis of bearing - the East line SCP Blk C Lot 7.

### Vertical Datum

Datum benchmark: From Sunflower Commerce Park Plat;  
C.O.W. Benchmark, brass disc on the east hubguard of RCBC at  
E/4c of section 16. 1/2 mile North of 53rd Street on Greenwich  
Road. 1381.82 (NAVD88). BM matches Sedgwick County  
network datum.

Benchmark: Railroad spike in the East face of the first power pole located West of the Northeast property corner.  
Elevation: 1416.90 (NAVD88)



**DAYTON**  
**FREIGHT**

DAYTON FREIGHT LINES, INC.  
450 Poe Avenue, Suite 311, Dayton, Ohio 45414

450 Poe Avenue, Suite 311, Dayton, Ohio 45414



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058 I WIC  
DAYTON FREIGHT  
PRELIMINARY PLANNED UNIT DEVELOPMENT

EAST 53RD STREET NORTH | BELAIRE | KANSAS | 67226

[illegible]

DRAWING SET

- ☐ \_\_\_\_\_ PRELIMINARY  
☐ \_\_\_\_\_ CHECK  
☐ \_\_\_\_\_ BID  
☒ 04 | 14 | 2023 PERMIT  
☐ \_\_\_\_\_ CONSTRUCTION

SEAL

**PRELIMINARY**  
NOT TO BE USED FOR  
CONSTRUCTION

|                                 |
|---------------------------------|
| PLAN SET DATE<br>APRIL 14, 2023 |
|---------------------------------|

PROJECT NUMBER \_\_\_\_\_

023-0097

SHEET TITLE

## TABLE SHEET

SALE

**AS NOTED**

SHEET NUMBER

---

**C1.00**

058 | WIC  
DAYTON FREIGHT  
PRELIMINARY PLANNED UNIT DEVELOPMENT  
EAST 53RD STREET NORTH | BEL AIRE | KANSAS | 67226

[illegible]

**DRAWING SET**

|                                     |                |              |
|-------------------------------------|----------------|--------------|
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| <input type="checkbox"/>            | _____          | CHECK        |
| <input type="checkbox"/>            | _____          | BID          |
| <input checked="" type="checkbox"/> | 04   14   2023 | PERMIT       |
| <input type="checkbox"/>            | _____          | CONSTRUCTION |

## REAL

**PRELIMINARY**  
.....  
NOT TO BE USED FOR  
CONSTRUCTION

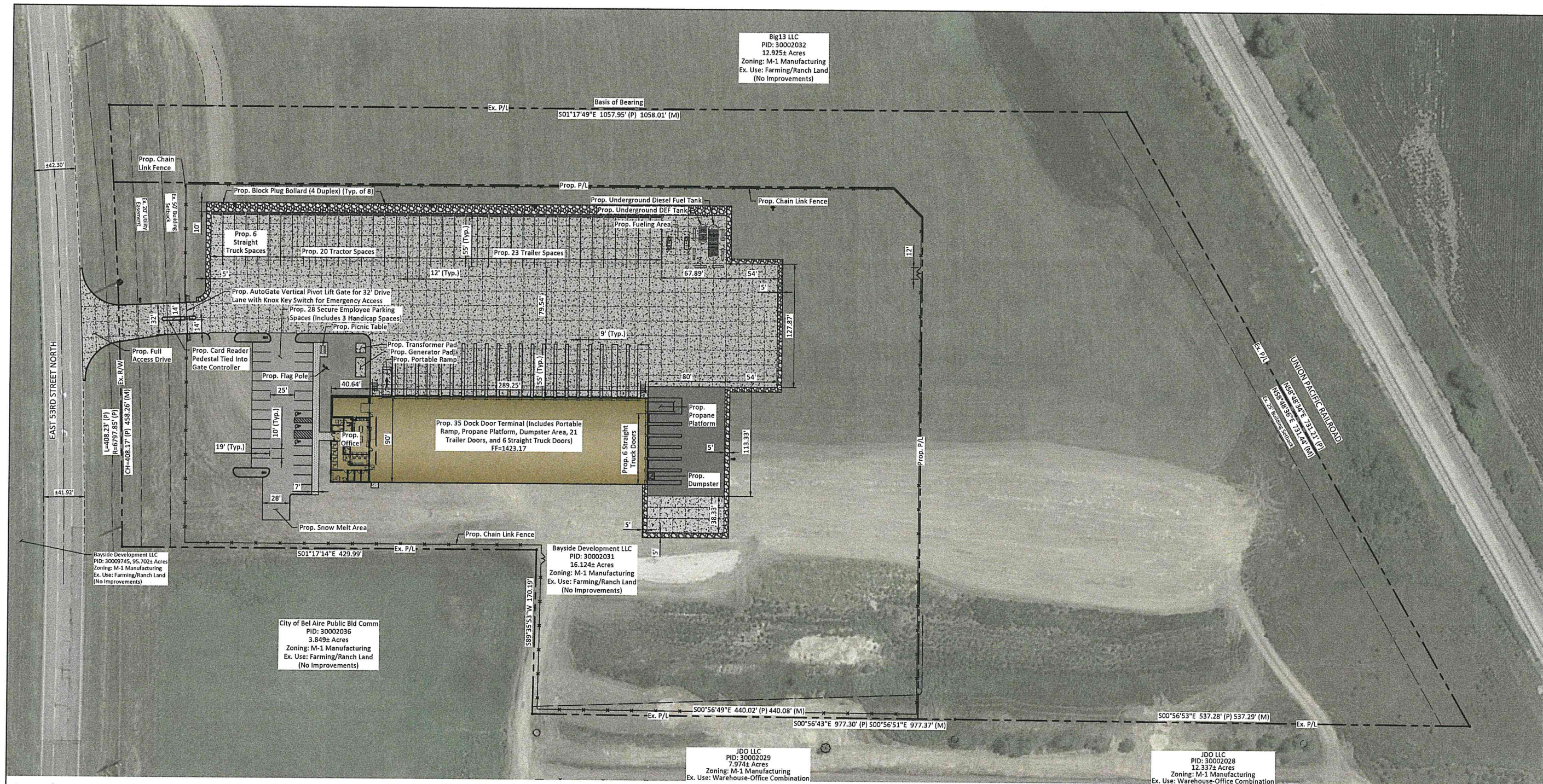
PLAN SET DATE  
APRIL 14, 2023

PROJECT NUMBER 2023-0097

CONCEPTUAL SITE PLAN -  
OPENING DAY

EET NUMBER \_\_\_\_\_

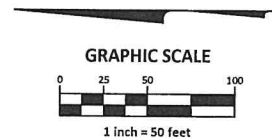
## C1.01



### Legend

- |                                                                                     |                                    |
|-------------------------------------------------------------------------------------|------------------------------------|
|  | Ex. R/W Line                       |
|  | Prop. Property Line                |
|  | Ex. Setback                        |
|  | Ex. Easement                       |
|  | Ex. Edge of Pavement               |
|  | Ex. C/L Ditch                      |
|  | Ex. Fence                          |
|  | Ex. Tree(s)                        |
|  | Ex. Benchmark                      |
|  | Prop. Concrete Curb                |
|  | Prop. C/L Ditch                    |
|  | Prop. Chain Link Fence             |
|  | Prop. Light Pole                   |
|  | Prop. Bollard                      |
|  | Prop. Block Heater Bollard         |
|  | Prop. Flag Pole                    |
|  | Prop. Sign                         |
|  | Prop. Building                     |
|  | Prop. Heavy Duty Asphalt Pavement  |
|  | Prop. Light Duty Asphalt Pavement  |
|  | Prop. Heavy Duty Concrete Pavement |
|  | Prop. Concrete Sidewalk            |
|  | Prop. Aggregate Berm               |
|  | Do Not Disturb                     |
- (DND)

| Dayton Freight - Bel Aire, Kansas                                       |                                                     |
|-------------------------------------------------------------------------|-----------------------------------------------------|
| Project Site Data - Opening Day                                         |                                                     |
| Site Address                                                            | East 53rd Street North                              |
| Zoning Districts                                                        | M-1 Manufacturing                                   |
| Flood Insurance Rate Map (FIRM) Number                                  | 20173C0240G                                         |
| Most Recent Effective Date of FIRM                                      | December 22, 2016                                   |
| Flood Zone for Development Area                                         | Zone X                                              |
| Site Data - Truck Terminal                                              |                                                     |
| Prop. Site Area                                                         | 8.79 Acres                                          |
| Prop. Land Intensity                                                    | See Full Build Site Data Chart, Sheet C1.02         |
| Prop. Dwelling Units                                                    | 0                                                   |
| Prop. Terminal Building (Excluding Office Area)                         | 26,033 S.F.                                         |
| Prop. Office Area                                                       | 3,658 S.F.                                          |
| Prop. Dock Doors (Includes Ramp, Trash Compactor, and Propane Platform) | 35 Doors (21 Trailer Doors, 6 Straight Truck Doors) |
| Prop. Tractor Spaces                                                    | 20 Spaces                                           |
| Prop. Straight Truck Spaces                                             | 6 Spaces                                            |
| Prop. Trailer Spaces                                                    | 23 Spaces (1.10 per Trailer Door)                   |
| Prop. Secured Employee Parking                                          | 28 Spaces (Includes 3 Handicap Spaces)              |



058 | WIC  
DAYTON FREIGHT  
PRELIMINARY PLANNED UNIT DEVELOPMENT

[illegible]

**DRAWING SET**

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SEAL

**PRELIMINARY**  
NOT TO BE USED FOR  
CONSTRUCTION

PLAN SET DATE  
APRIL 14, 2023

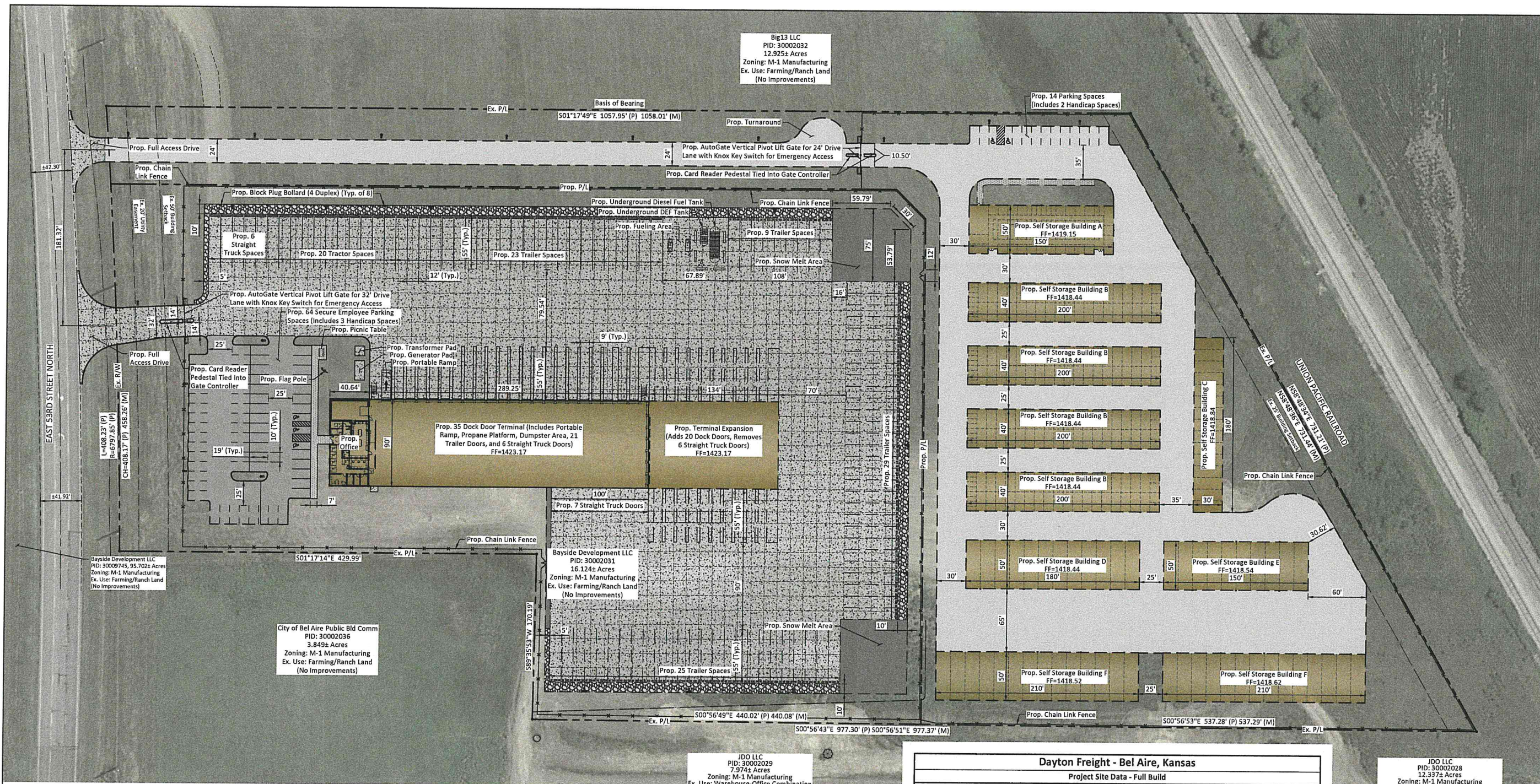
PROJECT NUMBER 2023-0097

**SHEET TITLE**  
**CONCEPTUAL SITE PLAN -**

SCALE FULL BUILD  
1" = 50'

SHEET NUMBER \_\_\_\_\_

## C1.02



| Dayton Freight - Bel Aire, Kansas                                       |                                                     |
|-------------------------------------------------------------------------|-----------------------------------------------------|
| Project Site Data - Full Build                                          |                                                     |
| Site Address                                                            | East 53rd Street North                              |
| Zoning Districts                                                        | M-1 Manufacturing                                   |
| Flood Insurance Rate Map (FIRM) Number                                  | 20173C0240G                                         |
| Most Recent Effective Date of FIRM                                      | December 22, 2016                                   |
| Flood Zone for Development Area                                         | Zone X                                              |
| Site Data - Truck Terminal                                              |                                                     |
| Prop. Site Area                                                         | 8.79 Acres                                          |
| Prop. Dwelling Units                                                    | 0                                                   |
| Prop. Terminal Building (Excluding Office Area)                         | 38,093 S.F.                                         |
| Prop. Office Area                                                       | 3,658 S.F.                                          |
| Prop. Dock Doors (Includes Ramp, Trash Compactor, and Propane Platform) | 49 Doors (41 Trailer Doors, 7 Straight Truck Doors) |
| Prop. Tractor Spaces                                                    | 20 Spaces                                           |
| Prop. Straight Truck Spaces                                             | 6 Spaces                                            |
| Prop. Trailer Spaces                                                    | 86 Spaces (2.10 per Trailer Door)                   |
| Prop. Secured Employee Parking                                          | 64 Spaces (Includes 3 Handicap Spaces)              |
| Site Data - Warehouse Site                                              |                                                     |
| Prop. Site Area                                                         | 7.27 Acres                                          |
| Prop. Dwelling Units                                                    | 0                                                   |
| Prop. Self Storage Building A                                           | 7,500 S.F. (One at 7,500 S.F. Each)                 |
| Prop. Self Storage Building B                                           | 32,000 S.F. (Four at 8,000 S.F. Each)               |
| Prop. Self Storage Building C                                           | 5,400 S.F. (One at 5,400 S.F. Each)                 |
| Prop. Self Storage Building D                                           | 9,000 S.F. (One at 9,000 S.F. Each)                 |
| Prop. Self Storage Building E                                           | 7,500 S.F. (One at 7,500 S.F. Each)                 |
| Prop. Self Storage Building F                                           | 21,000 S.F. (Two at 10,500 S.F. Each)               |
| Total Self Storage Building Space                                       | 82,400 S.F. Total                                   |
| Prop. Parking                                                           | 14 Spaces (Included 2 Handicap Spaces)              |
| Prop. Land Intensity for Entire Site                                    | 71.62%                                              |

JDO LLC  
PID: 30002028  
12.337± Acres  
Zoning: M-1 Manufacturing  
Ex. Use: Warehouse-Office Combination

**GRAPHIC SCALE**



1 inch = 50 feet

## EAST 53RD STREET NORTH | BELAIRE | KANSAS | 67226

[illegible]

**DRAWING SET**

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| <input checked="" type="checkbox"/> | 04   14   2023 | PERMIT       |
| <input type="checkbox"/>            | _____          | CONSTRUCTION |

SEAL [www.seal.com](http://www.seal.com)

**PRELIMINARY**  
 NOT TO BE USED FOR  
 CONSTRUCTION

PLAN SET DATE  
APRIL 14, 2023

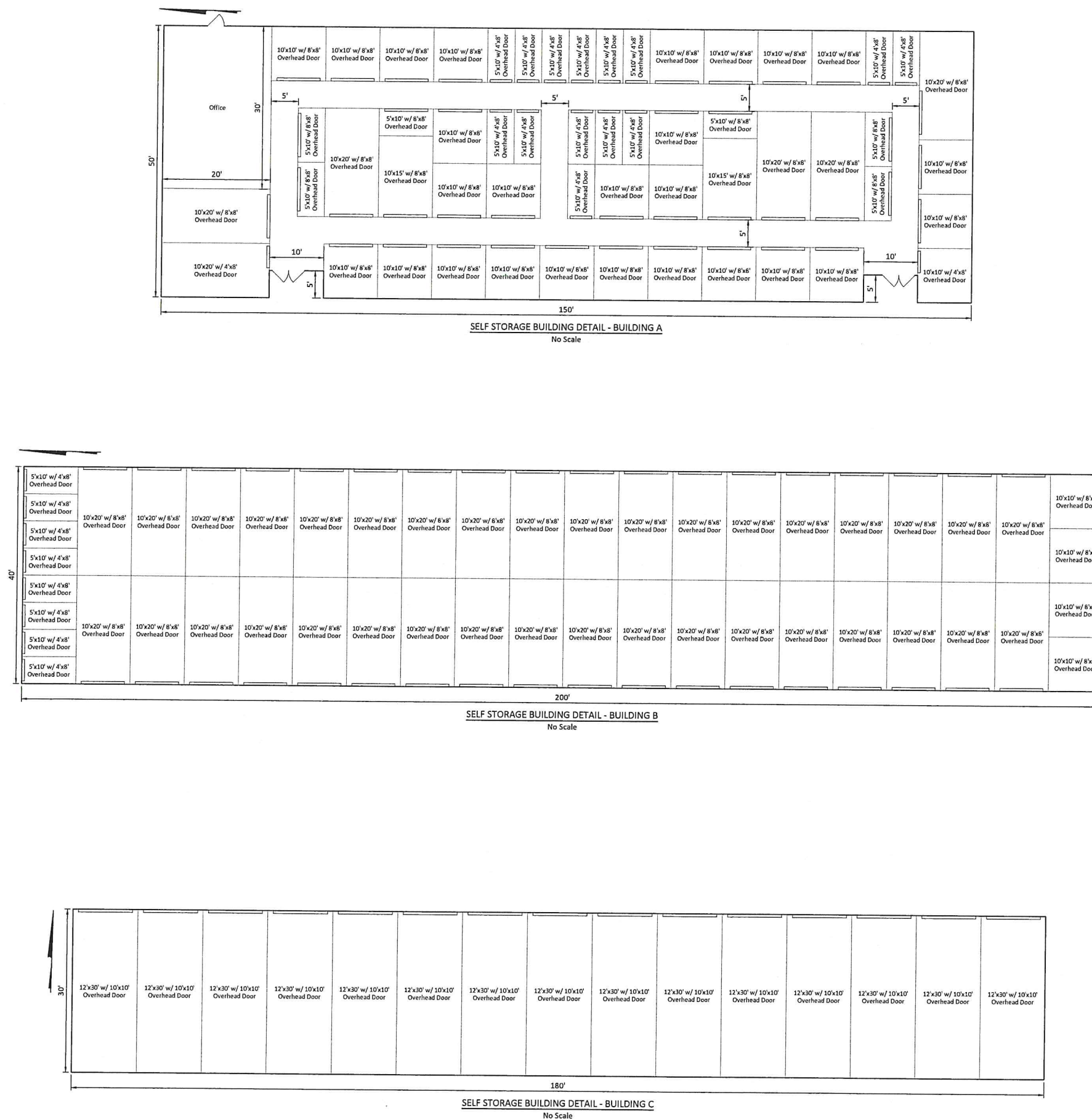
PROJECT NUMBER 2023-0097

**SHEET TITLE**  
**SELF STORAGE FLOOR PLAN**

SCALE **LAYOUT**

SHEET NUMBER

## C1.10



058 | WIC  
DAYTON FREIGHT  
PRELIMINARY PLANNED UNIT DEVELOPMENT  
EAST 53RD STREET NORTH | BEL-AIRE | KANSAS | 67226

[illegible]

**DRAWING SET**

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| <input checked="" type="checkbox"/> | 04   14   2023 | PERMIT       |
| <input type="checkbox"/>            | _____          | CONSTRUCTION |

SEAL \_\_\_\_\_

**PRELIMINARY**  
.....  
NOT TO BE USED FOR  
CONSTRUCTION

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|---------------------------------|
| PLAN SET DATE<br>APRIL 14, 2023 |
|---------------------------------|

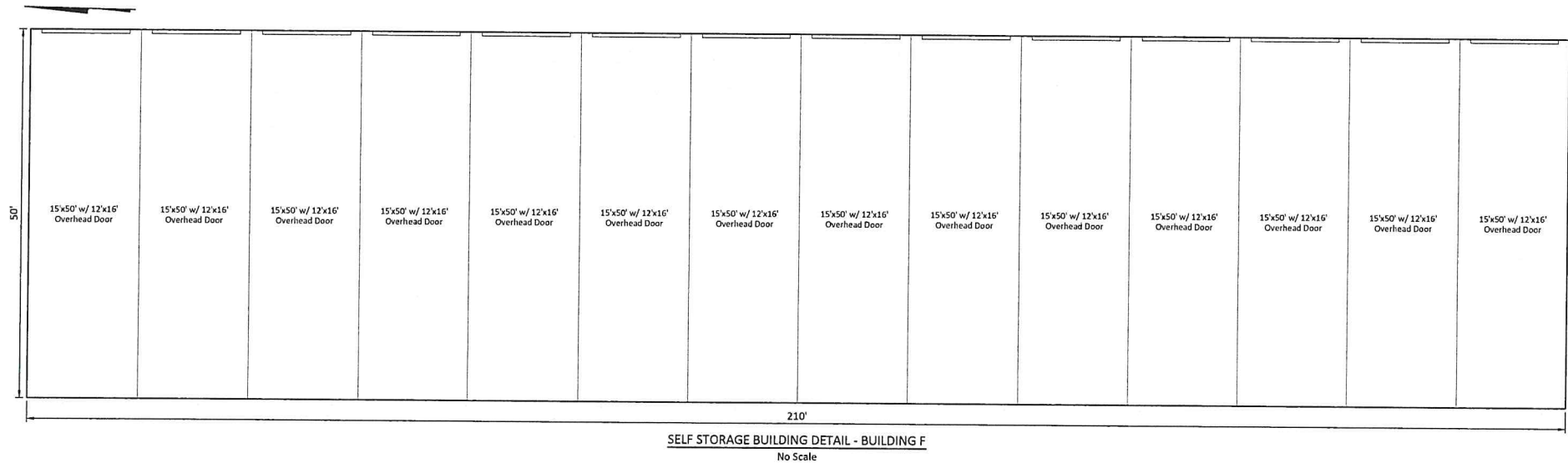
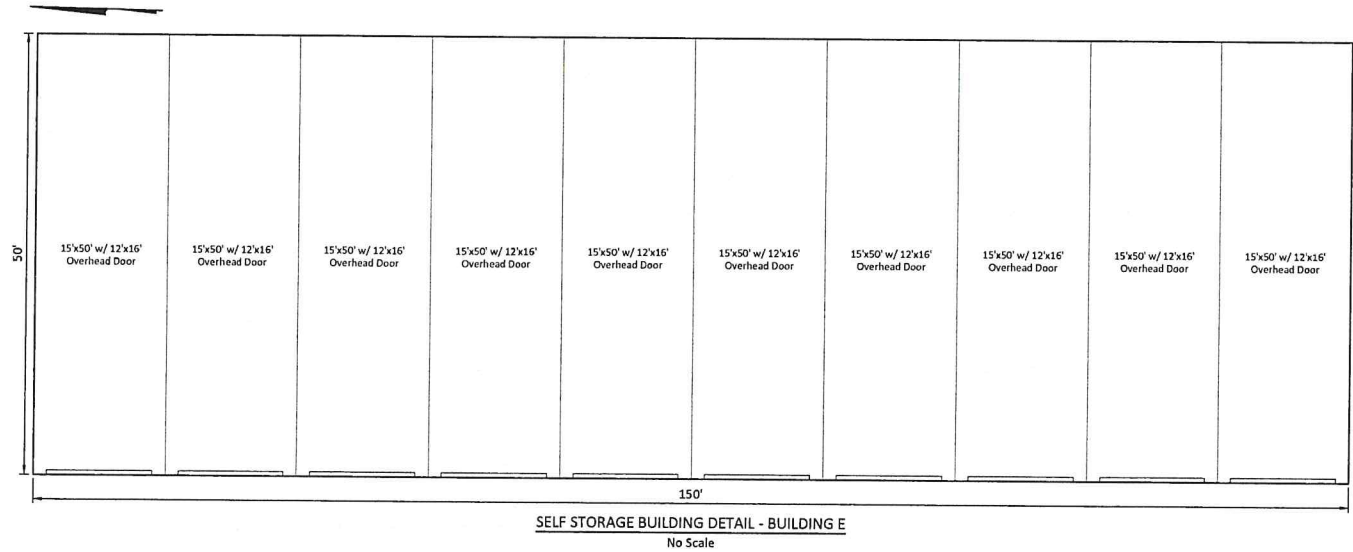
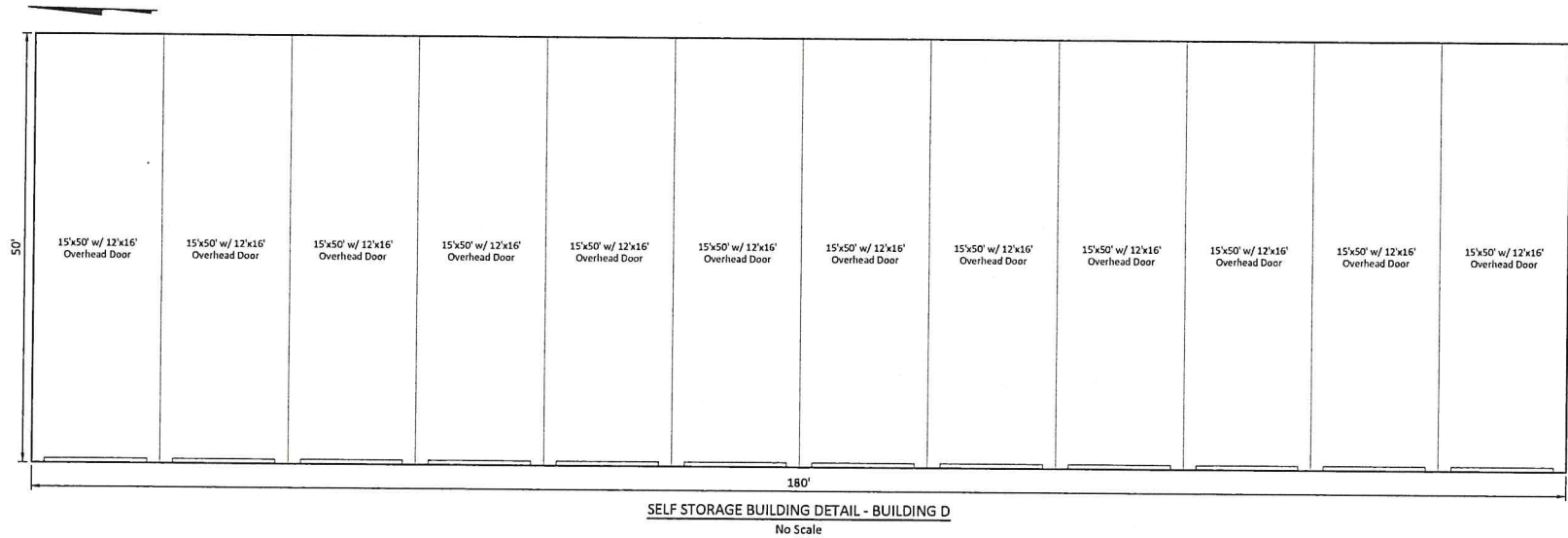
PROJECT NUMBER 2023-0097

SHEET TITLE  
**SELF STORAGE FLOOR PLAN  
LAYOUT**  
SCALE

SCALE \_\_\_\_\_ LAYOUT \_\_\_\_\_  
AS NOTED

SHEET NUMBER \_\_\_\_\_

## C1.11



058 I WIC  
DAYTON FREIGHT  
PRELIMINARY PLANNED UNIT DEVELOPMENT  
EAST 53RD STREET NORTH | BEL AIRE | KANSAS | 67226

[illegible]

**DRAWING SET**

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|-------------------------------------|-----------------------|--------------|
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| <input type="checkbox"/>            | _____                 | BID          |
| <input checked="" type="checkbox"/> | <u>04   14   2023</u> | PERMIT       |
| <input type="checkbox"/>            | _____                 | CONSTRUCTION |

REAL \_\_\_\_\_

**PRELIMINARY**  
.....  
NOT TO BE USED FOR  
CONSTRUCTION

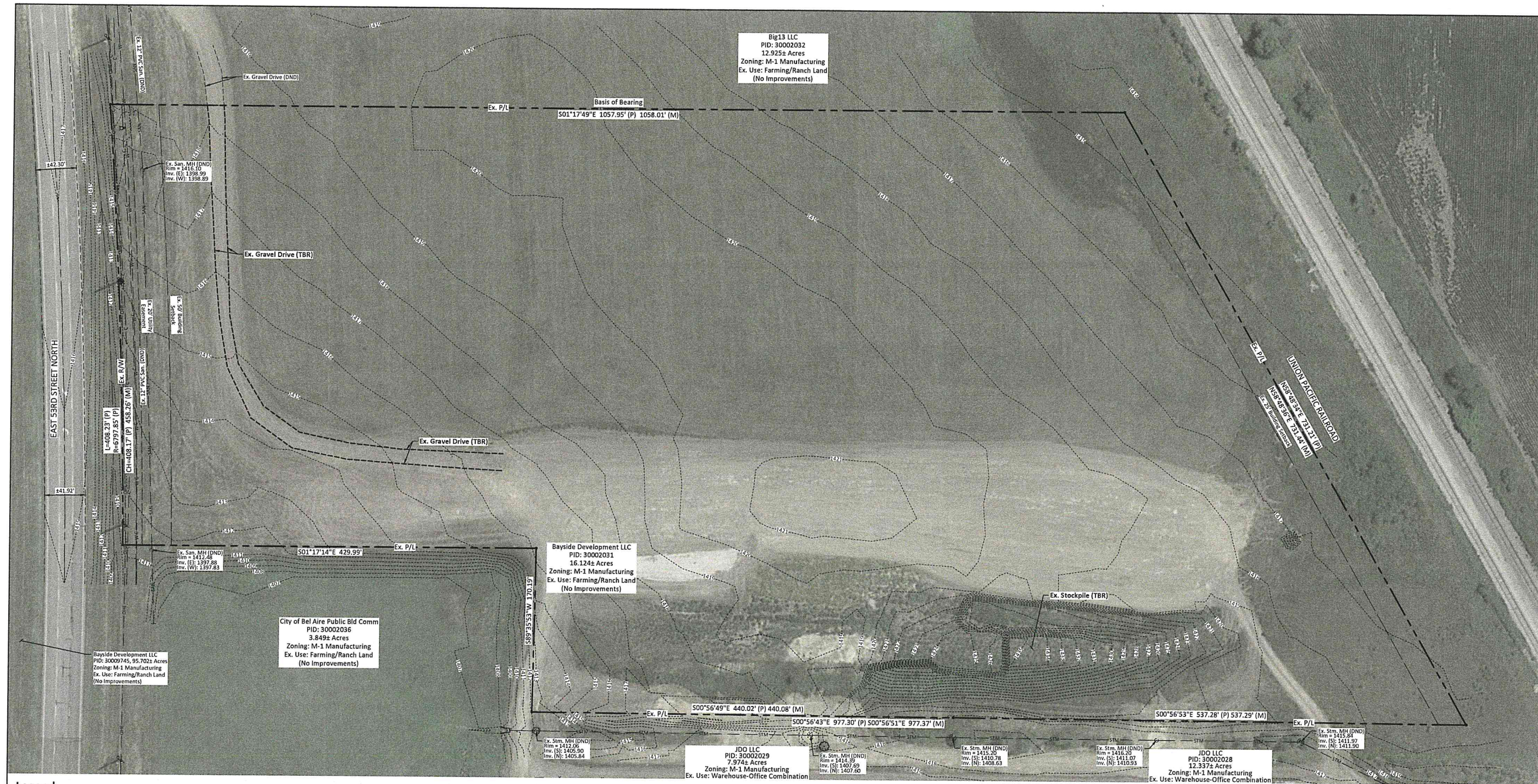
PLAN SET DATE  
APRIL 14, 2023

PROJECT NUMBER 2023-0097

**EXISTING CONDITIONS & DEMOLITION PLAN**

SHEET NUMBER \_\_\_\_\_

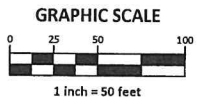
## C1.20



\\20230097\DWG\04SHEETS\PRELIMINARY PLANNED UNIT DEVELOPMENT\CL 20 EXISTING CONDITIONS AND DEMO PLAN.DWG

### Legend

- |               |                            |
|---------------|----------------------------|
| _____         | Ex. R/W Line               |
| _____         | Prop. Property Line        |
| _____         | Ex. Setback                |
| _____         | Ex. Easement               |
| _____         | Ex. Edge of Pavement       |
| _____         | Ex. C/L Ditch              |
| _____ X _____ | Ex. Fence                  |
| _____         | Ex. Overhead Electric Line |
| _____         | Ex. Underground Comm. Line |
| _____         | Ex. Water Main             |
| _____         | Ex. Sanitary Sewer         |
| _____         | Ex. Storm Sewer            |
| _____         | Ex. Major Contour          |
| _____         | Ex. Minor Contour          |
| _____         | Ex. Spot Elevation         |
| _____         | Ex. Tree(s)                |
| _____         | Ex. Utility Pole           |
| _____         | Ex. Benchmark              |
| (DND)         | Do Not Disturb             |
| (TBR)         | To Be Removed              |



058 I WIC  
DAYTON FREIGHT  
PRELIMINARY PLANNED UNIT DEVELOPMENT

EAST 33RD STREET NORTH | BEL AIR | KANSAS | 67226

[illegible]

☐ \_\_\_\_\_ PRELIMINARY  
☐ \_\_\_\_\_ CHECK  
☐ \_\_\_\_\_ BID  
☒ 04 | 14 | 2023 PERMIT  
☐ \_\_\_\_\_ CONSTRUCTION

---

**PRELIMINARY**  
.....  
NOT TO BE USED FOR  
CONSTRUCTION

|                                 |
|---------------------------------|
| PLAN SET DATE<br>APRIL 14, 2023 |
|---------------------------------|

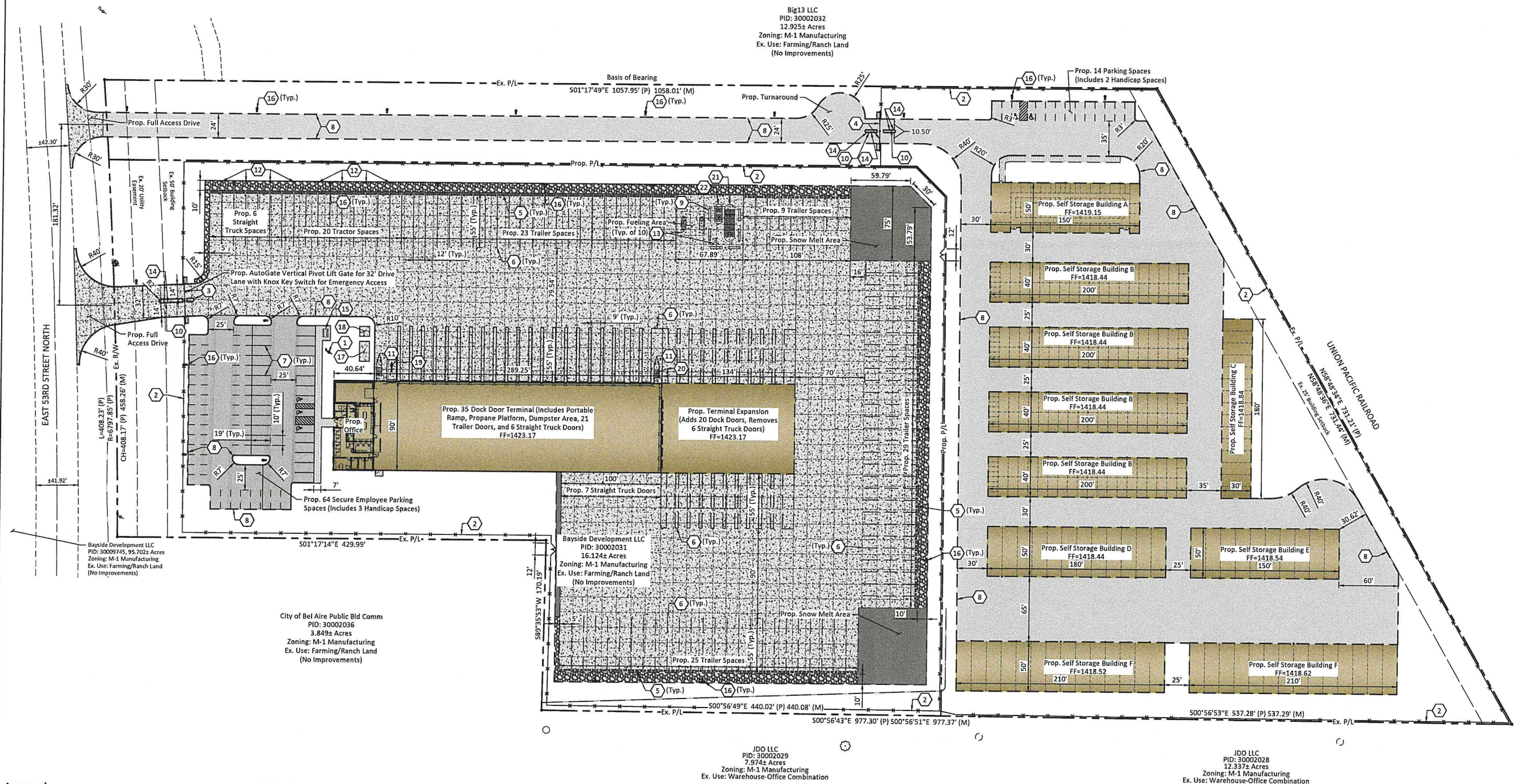
PROJECT NUMBER 2023-0097

# SITE PLAN

1" = 50'

T NUMBER \_\_\_\_\_

C1 30



### Legend

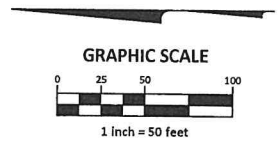
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|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
|  | Ex. R/W Line                                                                    |
|  | Prop. Property Line                                                             |
|  | Ex. Setback                                                                     |
|  | Ex. Easement                                                                    |
|  | Ex. Edge of Pavement                                                            |
|  | Ex. C/L Ditch                                                                   |
|  | Ex. Fence                                                                       |
|  | Ex. Tree(s)                                                                     |
|  | Ex. Utility Pole                                                                |
|  | Ex. Benchmark                                                                   |
|  | Prop. Concrete Curb                                                             |
|  | Prop. C/L Ditch                                                                 |
|  | Prop. Chain Link Fence                                                          |
|  | Prop. Light Pole                                                                |
|  | Prop. Bollard                                                                   |
|  | Prop. Block Heater Bollard                                                      |
|  | Prop. Flag Pole                                                                 |
|  | Prop. Sign                                                                      |
|  | Prop. Control/Contraction Joint                                                 |
|  | Prop. Control/Contraction Joint, Joint To Be Sealed Using DOWSIL SL-890 Sealant |
|  | Prop. Building                                                                  |
|  | Prop. Heavy Duty Asphalt Pavement                                               |
|  | Prop. Light Duty Asphalt Pavement                                               |
|  | Prop. Heavy Duty Concrete Pavement                                              |
|  | Prop. Concrete Sidewalk                                                         |
|  | Prop. Aggregate Berm                                                            |
|  | Prop. Perimeter Riprap                                                          |
|  | Do Not Disturb                                                                  |
- (DND)

### Coded Notes

- |    |                                                                                                         |
|----|---------------------------------------------------------------------------------------------------------|
| 1  | Prop. Flag Pole                                                                                         |
| 2  | Prop. Chain Link Fence                                                                                  |
| 3  | Prop. AutoGate Vertical Pivot Lift Gate for 32' Drive<br>Lane with Knox Key Switch for Emergency Access |
| 4  | Prop. AutoGate Vertical Pivot Lift Gate for 24' Drive<br>Lane with Knox Key Switch for Emergency Access |
| 5  | Prop. Heavy Duty Parking Block                                                                          |
| 6  | Prop. Truck Parking Striping, 4" Wide Yellow                                                            |
| 7  | Prop. Car Parking Striping, 4" Wide White                                                               |
| 8  | Prop. Curb                                                                                              |
| 9  | Prop. Portable Jersey Barrier                                                                           |
| 10 | Prop. Card Reader Pedestal Tied Into Gate Controller                                                    |
| 11 | Prop. Bollard at Stairs                                                                                 |
| 12 | Prop. Block Heater Bollard (4 Duplex)                                                                   |
| 13 | Prop. Concrete Filled Pipe Bollard                                                                      |
| 14 | Prop. Concrete Filled Pipe Bollard per Protective<br>Bollard at Card Reader Pedestal                    |
| 15 | Prop. Picnic Table                                                                                      |
| 16 | Prop. Light Pole                                                                                        |
| 17 | Prop. Generator Pad                                                                                     |
| 18 | Prop. Transformer Pad                                                                                   |
| 19 | Prop. Portable Ramp                                                                                     |
| 20 | Prop. Stairs                                                                                            |
| 21 | Prop. Underground Diesel Tank                                                                           |
| 22 | Prop. Underground DEF Tank                                                                              |

## Notes

1. All dimensions in curbed areas shall be front to front of curb. All dimensions in areas without curb shall be to edge of pavement. All dimensions from building shall be from face of building.
2. All dimensions are parallel and perpendicular to base lines, property lines, or building lines unless otherwise noted.
3. All radii in paved areas and on curbs shall be 3' unless otherwise noted.
4. All radii indicated shall be formed as circular arcs.
5. The contractor shall verify all dimensions in field before starting construction. The contractor shall be responsible for all field dimensions. If any discrepancies are found in these plans from actual field condition, the contact the engineer immediately.
6. Provide smooth transition from new areas to existing features as necessary.
7. All areas where the existing pavement or pavements are damaged during construction from traffic by the general contractor, subcontractors, or suppliers shall be resurfaced or reconstructed at least to their original condition after construction work is completed.
8. Painted stripes are to be 4" wide with white paint in car parking, unless otherwise noted. High quality yellow paint is to be used for all markings related to handicap parking and truck parking areas.
9. The contractor shall be responsible to provide at his expense all automobile and pedestrian traffic control devices required by federal, state, county, city, or local agency. The amount, location, and size shall be per direction of agency.
10. Contractor shall utilize caution working around existing utilities.



058 I WIC  
DAYTON FREIGHT  
PRELIMINARY PLANNED UNIT DEVELOPMENT

EAST 53RD STREET NORTH | BEL AIRE | KANSAS | 67226

[illegible]

**DRAWING SET**

|                                     |                |              |
|-------------------------------------|----------------|--------------|
| <input type="checkbox"/>            | _____          | PRELIMINARY  |
| <input type="checkbox"/>            | _____          | CHECK        |
| <input type="checkbox"/>            | _____          | BID          |
| <input checked="" type="checkbox"/> | 04   14   2023 | PERMIT       |
| <input type="checkbox"/>            | _____          | CONSTRUCTION |

SEAL \_\_\_\_\_

**PRELIMINARY**  
.....  
NOT TO BE USED FOR  
CONSTRUCTION

PLAN SET DATE  
APRIL 14, 2023

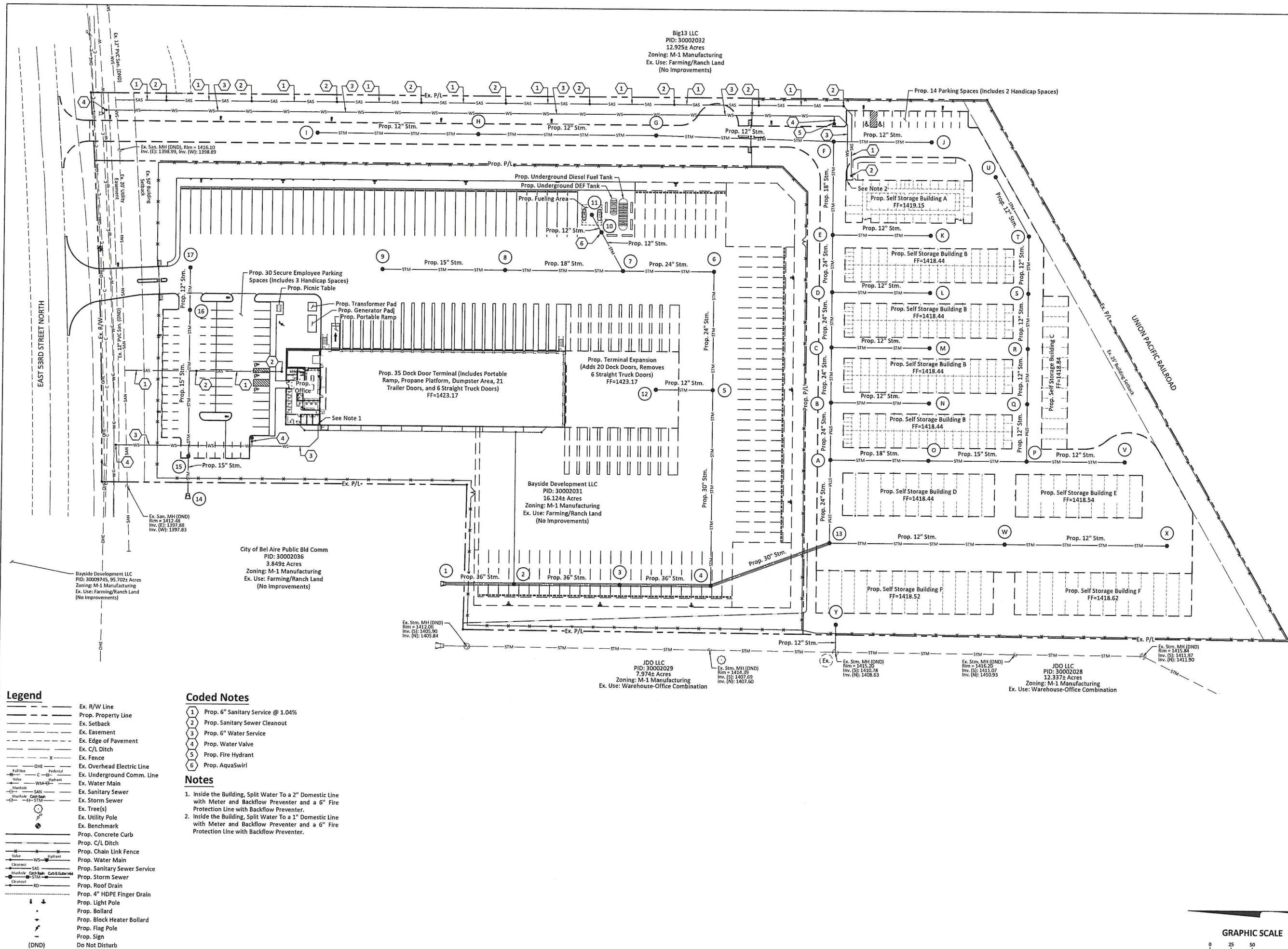
PROJECT NUMBER **2023-0097**

SHEET TITLE UTILITY PLAN

1" = 50'

SHEET NUMBER \_\_\_\_\_

## C1.40



\\20230097\DWG\04SHEETS\PRELIMINARY PLANNED UNIT DEVELOPMENT\CL40 UTILITY PLAN.DWG

058 I WIC  
DAYTON FREIGHT  
PRELIMINARY PLANNED UNIT DEVELOPMENT

EAST 53RD STREET NORTH | BEL AIRE | KANSAS | 67226

[illegible]

**DRAWING SET**

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| <input type="checkbox"/>            | _____          | BID          |
| <input checked="" type="checkbox"/> | 04   14   2023 | PERMIT       |
| <input type="checkbox"/>            | _____          | CONSTRUCTION |

SEAL

**PRELIMINARY**  
.....  
NOT TO BE USED FOR  
CONSTRUCTION

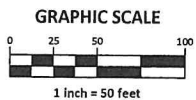
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APRIL 14, 2023

PROJECT NUMBER 2023-0097

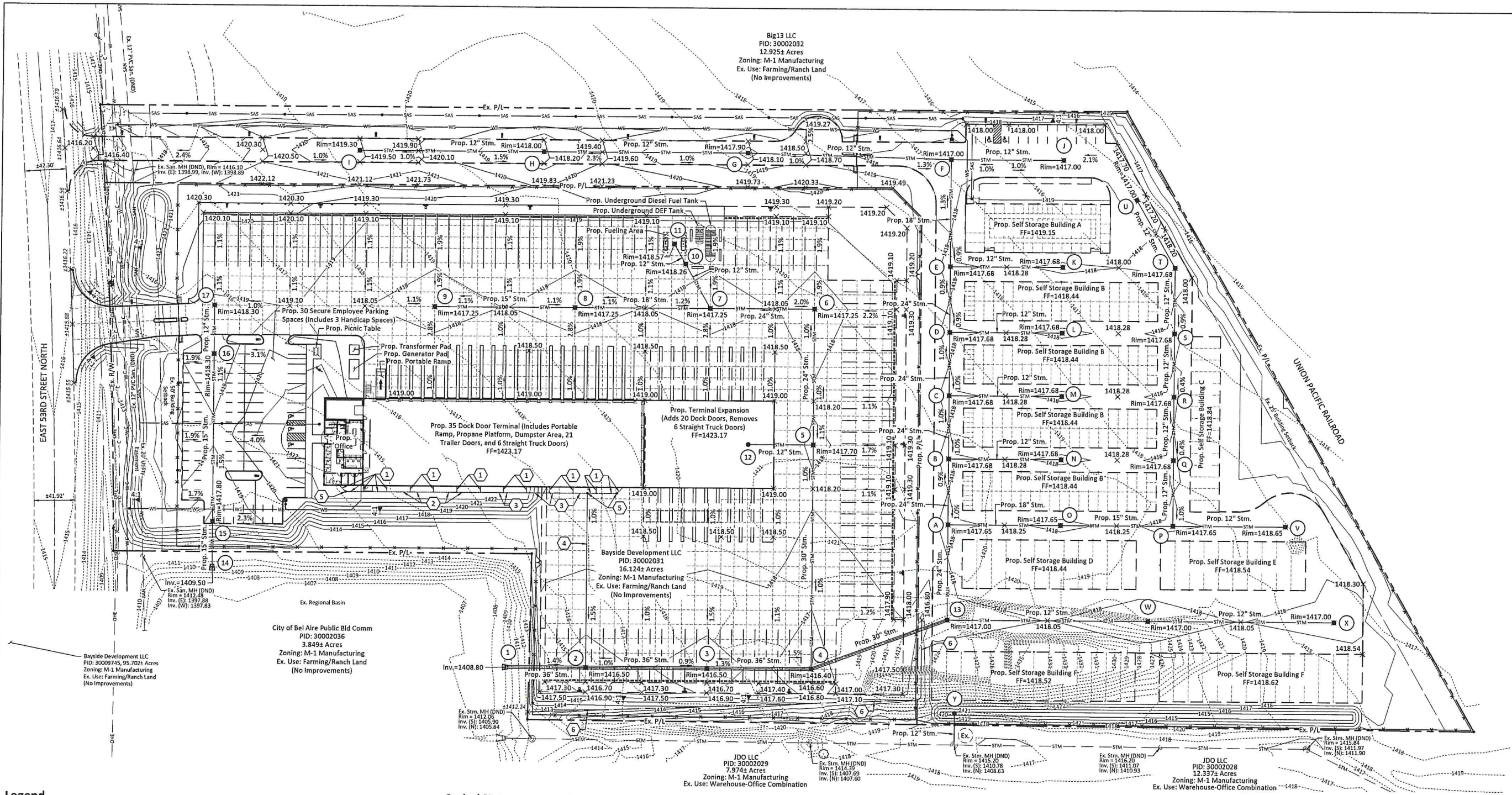
**GRADING & DRAINAGE PLAN**

SCALE 1" = 50'

SHEET NUMBER \_\_\_\_\_



## C1.60

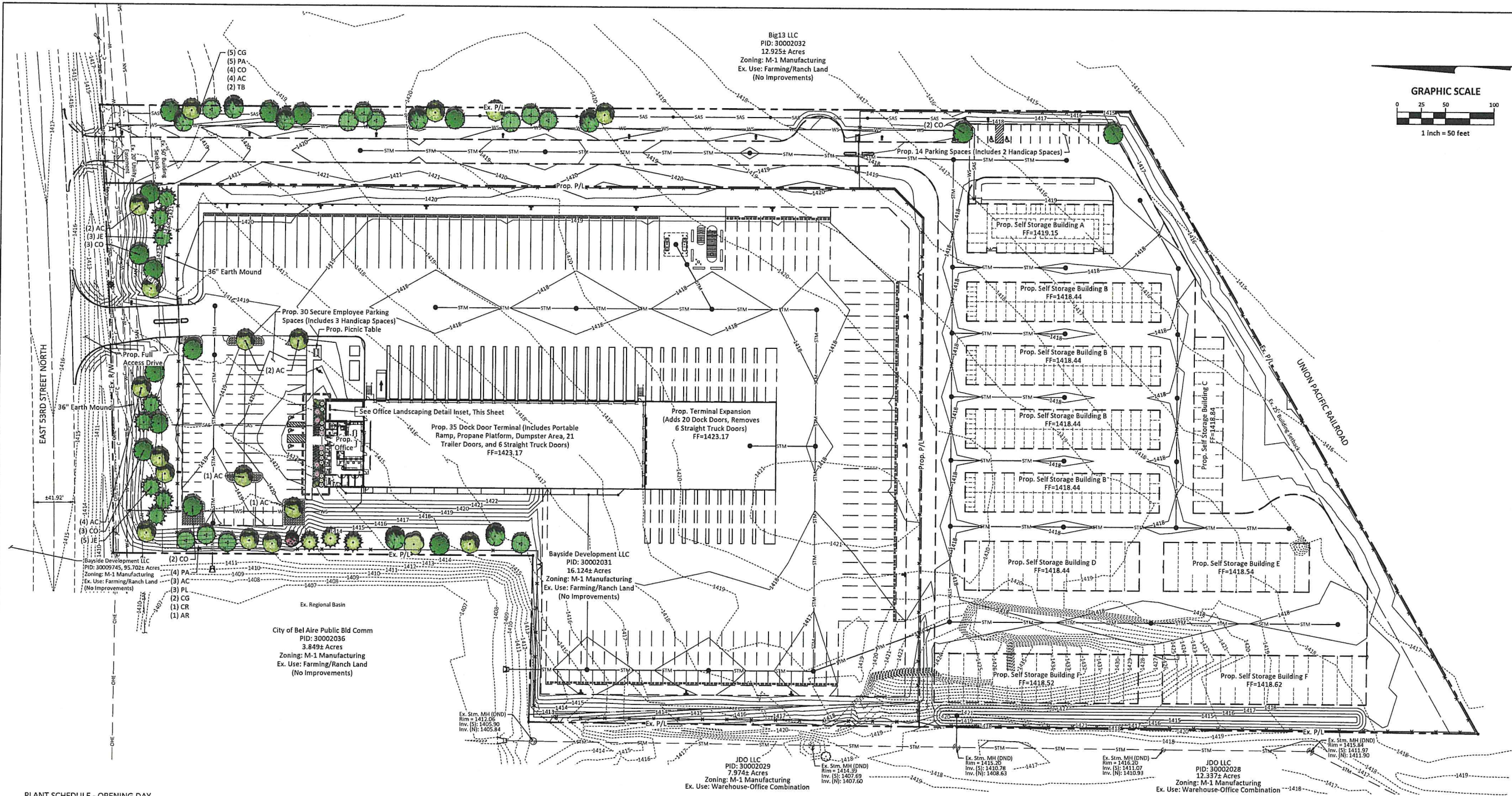


### Legend

- |  |                            |  |                                                                                 |
|--|----------------------------|--|---------------------------------------------------------------------------------|
|  | Ex. R/W Line               |  | Prop. Concrete Curb                                                             |
|  | Prop. Property Line        |  | Prop. C/L Ditch                                                                 |
|  | Ex. Setback                |  | Prop. Chain Link Fence                                                          |
|  | Ex. Easement               |  | Prop. Water Main                                                                |
|  | Ex. Edge of Pavement       |  | Prop. Sanitary Sewer Service                                                    |
|  | Ex. C/L Ditch              |  | Prop. Storm Sewer                                                               |
|  | Ex. Fence                  |  | Prop. Roof Drain                                                                |
|  | Ex. Overhead Electric Line |  | Prop. 4" HDPE Finger Drain                                                      |
|  | Ex. Underground Comm. Line |  | Prop. Major Contour                                                             |
|  | Ex. Water Main             |  | Prop. Minor Contour                                                             |
|  | Ex. Sanitary Sewer         |  | Prop. Spot Elevation                                                            |
|  | Ex. Storm Sewer            |  | Prop. Light Pole                                                                |
|  | Ex. Major Contour          |  | Prop. Bollard                                                                   |
|  | Ex. Minor Contour          |  | Prop. Flag Heater Bollard                                                       |
|  | Ex. Spot Elevation         |  | Prop. Block Pole                                                                |
|  | Ex. Tree(s)                |  | Prop. Sign                                                                      |
|  | Ex. Utility Pole           |  | Prop. Control/Contraction Joint                                                 |
|  | Ex. Benchmark              |  | Prop. Control/Contraction Joint, Joint To Be Sealed Using DOWSIL SL-890 Sealant |
|  | Do Not Disturb             |  |                                                                                 |

### Coded Notes

- |   |                                       |
|---|---------------------------------------|
| 1 | Prop. 6" Roof Drain @ 1.00% Slope     |
| 2 | Prop. 8" Roof Drain @ 1.00% Slope     |
| 3 | Prop. 10" Roof Drain @ 1.00% Slope    |
| 4 | Prop. 12" Roof Drain @ 1.00% Slope    |
| 5 | Prop. Roof Drain Cleanout             |
| 6 | Prop. Rock Lined Ditch at 0.94% Slope |

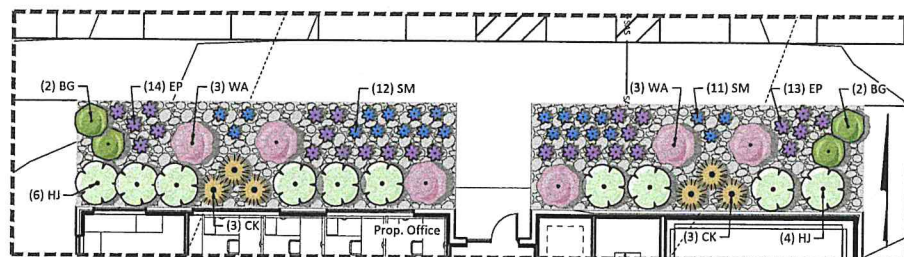


### PLANT SCHEDULE - OPENING DAY

| <u>TREES</u>                                                                        | <u>CODE</u> | <u>QTY</u> | <u>BOTANICAL NAME</u>                 | <u>COMMON NAME</u>         | <u>SIZE</u> | <u>CONDITION</u> |
|-------------------------------------------------------------------------------------|-------------|------------|---------------------------------------|----------------------------|-------------|------------------|
|  | AC          | 17         | Acer barbatum 'Caddo'                 | Caddo Southern Sugar Maple | 3" Cal.     | B&B              |
|  | AR          | 1          | Acer rubrum                           | Red Maple                  | 3" Cal.     | B&B              |
|  | CO          | 11         | Celtis occidentalis                   | Common Hackberry           | 3" Cal.     | B&B              |
|  | CR          | 1          | Cercis canadensis texensis 'Oklahoma' | Oklahoma Texas Redbud      | 2" Cal.     | B&B              |
|  | CG          | 7          | Crataegus viridis                     | Green Hawthorn             | 2" Cal.     | B&B              |
|  | JE          | 8          | Juniperus virginiana                  | Eastern Redcedar           | 8' Ht.      | B&B              |
|  | PA          | 9          | Picea abies                           | Norway Spruce              | 8' Ht.      | B&B              |
|  | PL          | 3          | Pinus strobus 'Louie'                 | Louie Eastern White Pine   | 8' Ht.      | B&B              |
|  | TB          | 2          | Tilia americana 'Boulevard'           | Boulevard American Linden  | 3" Cal.     | B&B              |

### PLANT SCHEDULE - FULL BUILD

| <u>TREES</u>                                                                          | <u>CODE</u> | <u>QTY</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>SIZE</u> | <u>CONDITION</u> |
|---------------------------------------------------------------------------------------|-------------|------------|-----------------------|--------------------|-------------|------------------|
|  | CO          | 4          | Celtis occidentalis   | Common Hackberry   | 3" Cal.     | B&B              |



### OFFICE LANDSCAPING DETAIL

Scale: 1" = 10'

\\203230097\DWG\04SHEETS\PRELIMINARY PLANNED UNIT DEVELOPMENT\CI.90 LANDSCAPE PLAN.DWG