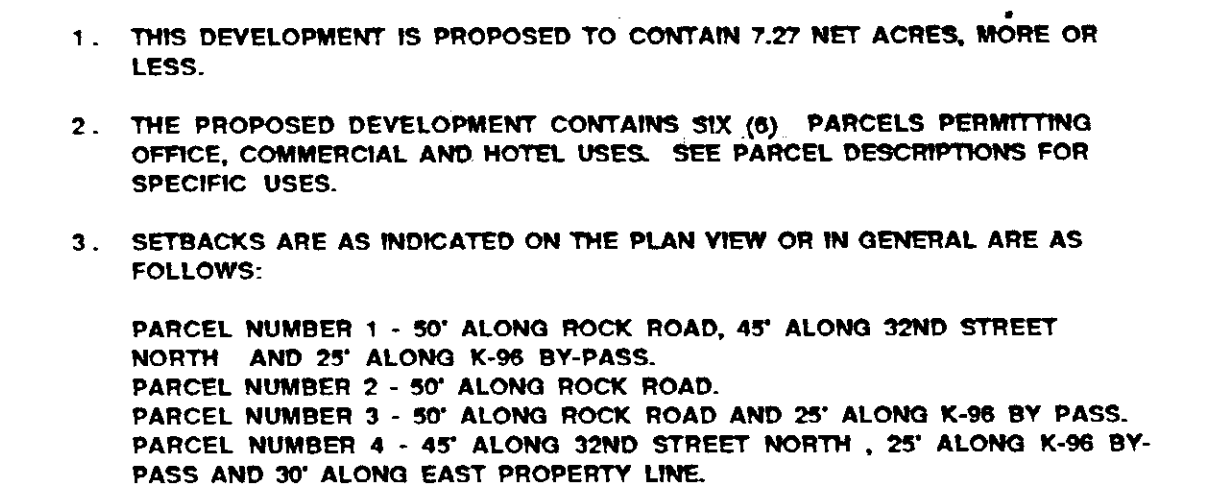


GENERAL PROVISIONS



IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, OR WHERE BUILDINGS ARE CONNECTED AT PARCEL LINES, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.

4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

5. SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 26.04.139 OF THE CODE OF THE CITY OF WICHITA. SIGNS SHALL NOT EXCEED 25' IN HEIGHT, NO OFF SITE OR PORTABLE SIGNS SHALL BE PERMITTED, ALL SIGNS RELATIVE TO A SPECIFIC USE OR CONTAINED WITHIN A SPECIFIC USE SHALL BE PERMITTED PROVIDING THEY FOLLOW APPROPRIATE CITY CODES. NO FLASHING SIGNS, (EXCEPT FOR SIGNS SHOWING DATE, TIME, TEMPERATURE AND OTHER PUBLIC SERVICE MESSAGES) ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS, OR SIGNS WHICH CREATE THE ILLUSION OF MOVEMENT ARE NOT PERMITTED.

6. ALL DRAINAGE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT SHALL BE RESOLVED AT THE TIME OF PLATTING.

8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA, UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS.

9. A. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

B. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANE PRIOR TO ISSUANCE OF A BUILDING PERMIT.

C. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

10. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE CITY COUNCIL FOR THEIR CONSIDERATION.

11. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

12. ACCESS CONTROL SHALL BE AS FOLLOWS:

A. ACCESS TO ROCK ROAD SHALL BE LIMITED TO TWO (2) OPENINGS, ONE OPENING ON THE SOUTH 235' AND ONE JOINT ACCESS OPENING BETWEEN PARCELS NUMBER 2 AND 3.

THERE WILL BE COMPLETE ACCESS CONTROL ON THE NORTH 112' OF PARCEL 3 AND ALONG THE NORTH LINES OF PARCELS 3,4 AND 5 WHERE ADJACENT TO THE K-96 BY-PASS. ALSO 133' SOUTH OF THE JOINT ACCESS OPENING BETWEEN PARCELS 2 & 3

13. PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING SHOPPING CENTERS, RESTAURANTS, FINANCIAL INSTITUTIONS, CONVENIENCE STORES, GAS STATIONS WITH CAR WASH AS ACCESSORY USE (WITH BZA APPROVAL), HOTELS, PHYSICAL FITNESS CLUBS AND OTHER SIMILAR USES.

GROSS AREA 1.25 ACRES (54,891 SQ. FT.)
 MAXIMUM BUILDING COVERED 18,407 SQ. FT. (30% MAXIMUM)
 MAXIMUM GROSS FLOOR AREA 38,250 SQ. FT. +
 MAXIMUM BUILDING HEIGHT - NO BUILDING SHALL EXCEED 55 FEET IN
 HEIGHT AT BUILDING CORNERS LINED WITH 100' CONC. ROAD AND 52ND
 STREET NORTH (SEE GENERAL PROVISION NUMBER 3); HOWEVER ONE
 (1) FOOT MAY BE ADDED TO THAT PERMITTED HEIGHT FOR EACH
 ADDITIONAL ONE (1) FOOT THAT A BUILDING SET BACK FROM THOSE
 TWO BUILDING SETBACK LINES UP TO BUT NOT EXCEEDING 15' AT ALL
 OTHER BUILDING SETBACK LINES, BUILDINGS SHALL NOT EXCEED 150'.
 MAXIMUM NUMBER OF BUILDINGS - 2
 MARKING - SEE GENERAL PROVISION NUMBER 8
 SETBACKS - SEE GENERAL PROVISION NUMBER 3

PROPOSED USES: OFFICE, HOTEL, RETAIL SHOPS, FINANCIAL INSTITUTIONS, RESTAURANTS AND PHYSICAL FITNESS CLUBS

GROSS AREA -1.14 ACRES (49,565 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 14,870 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 15,000 SQ. FT. +
FLOOR AREA RATIO- 0.30
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS-1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETRACKS - SEE GENERAL PROVISION NUMBER 3

PARCEL NUMBER 3:

PROPOSED USES: OFFICE, HOTEL, RETAIL SHOPS, FINANCIAL INSTITUTIONS,
RESTAURANTS AND PHYSICAL FITNESS CLUBS *X* INFORMATION TO REIM
GROSS AREA - 0.75 ACRES (32,670 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 9,995 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 10,000 SQ. FT.
FLOOR AREA RATIO- 0.51
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE GENERAL PROVISION NUMBER 3

PROPOSED USES: OFFICE, HOTEL, RETAIL SHOPS, FINANCIAL INSTITUTIONS, RESTAURANTS AND PHYSICAL FITNESS CLUBS

GROSS AREA 3.67 ACRES (160,196 SQ. FT.)
 MAXIMUM BUILDING HEIGHT 150,000 SQ. FT. (30% MAXIMUM)
 MAXIMUM GROSS FLOOR AREA 150,000 SQ. FT.
 * MAXIMUM BUILDING HEIGHT - NO BUILDING SHALL EXCEED 55 FEET IN HEIGHT AT BUILDING SETBACK LINES FROM ROCK ROAD AND 32ND STREET NORTH (SEE GENERAL PROVISION NUMBER 3); HOWEVER ONE (1) FOOT MAY BE ADDED TO THAT PERMITTED HEIGHT.
 * ADDITIONAL ONE (1) FOOT THAT A BUILDING SETS BACK FROM THOSE TWO BUILDING BUT NOT EXCEEDING 150'. AT ALL OTHER BUILDING SETBACK LINES, BUILDINGS SHALL NOT EXCEED 150'.
 MAXIMUM BUILDING SETBACK FROM ROCK ROAD AND 32ND STREET NORTH SHALL BE 150'.

* MAXIMUM GROSS FLOOR AREA FOR RETAIL SPACE ON ALL SIX (6) PARCELS COMBINED SHALL NOT EXCEED 64,396 S.F.

PARCEL NUMBERS 5 AND 6:

PROPOSED USES: LANDSCAPING, PARKING, ENTRY MONUMENTS AND UTILITIES
PARKING: GENERAL PROVISION NUMBER 8
SETRACKS: SEE GENERAL PROVISION NUMBER 2

REVENUE GENERAL FUND NUMBER 3

ADJUSTED 6-7-93
ADJUSTED 3 - 9 - 93
ADJUSTED 11-20-90

COMMERCIAL C.U.P.

WOLF CREEK

OWNER : WOODLAWN DEVELOPMENT CO., 224 EAST DOUGLAS, SUITE 333, WICHITA KS. 67202

LOCATION MAP

NO SCALE

DP-108
 Submitted for admin. dig. 6-7-98
 PRA AD 12-04-98, 02-04-98;
 05-04-98; 03-12-98; 04-25-98; 12-11-98

APPROVED CUP

MAPC SAPD 1-19-99
 BCC SAPD 2-14-99
 MAPD COPY 1 of 2

COM
 V

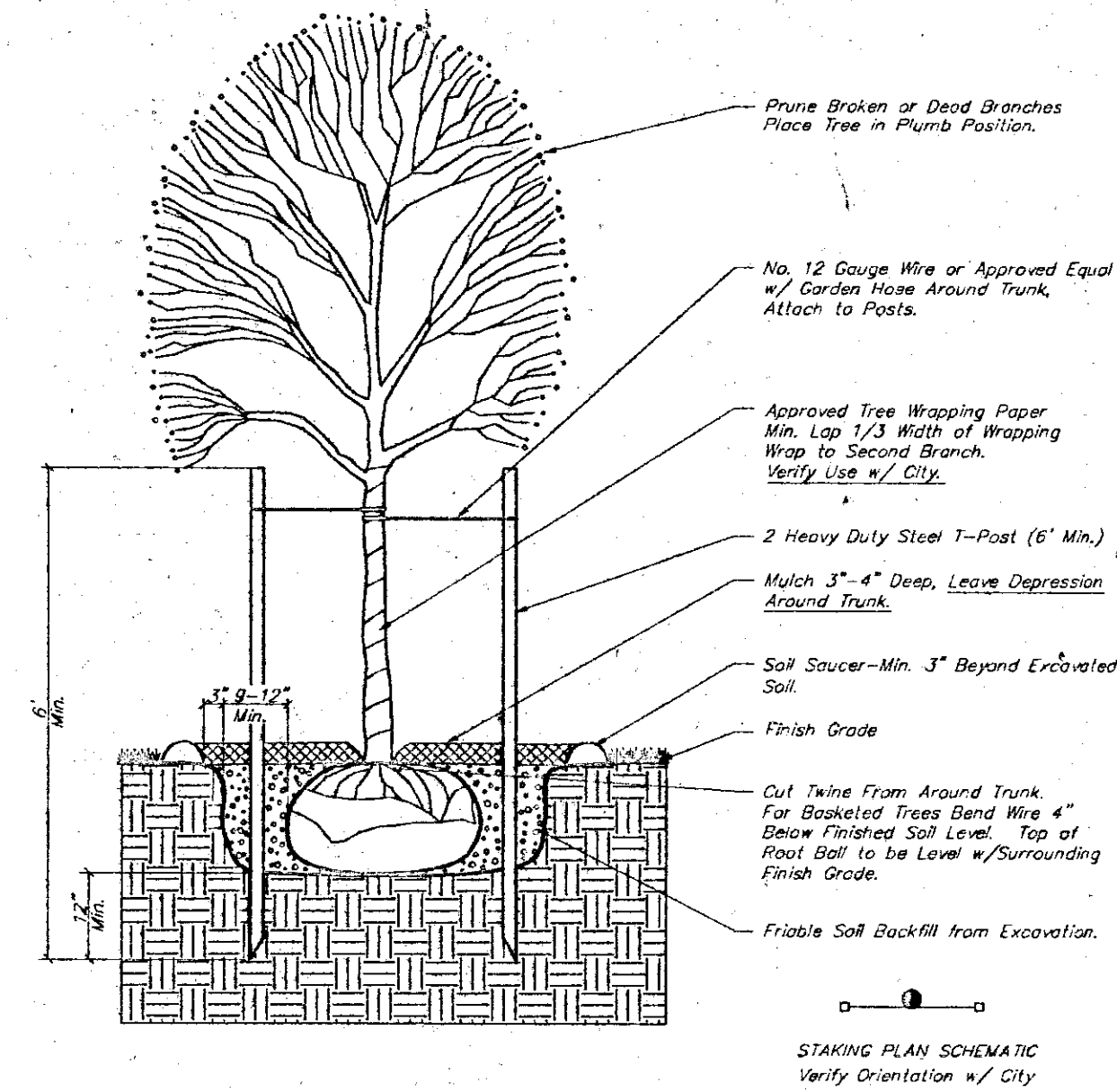
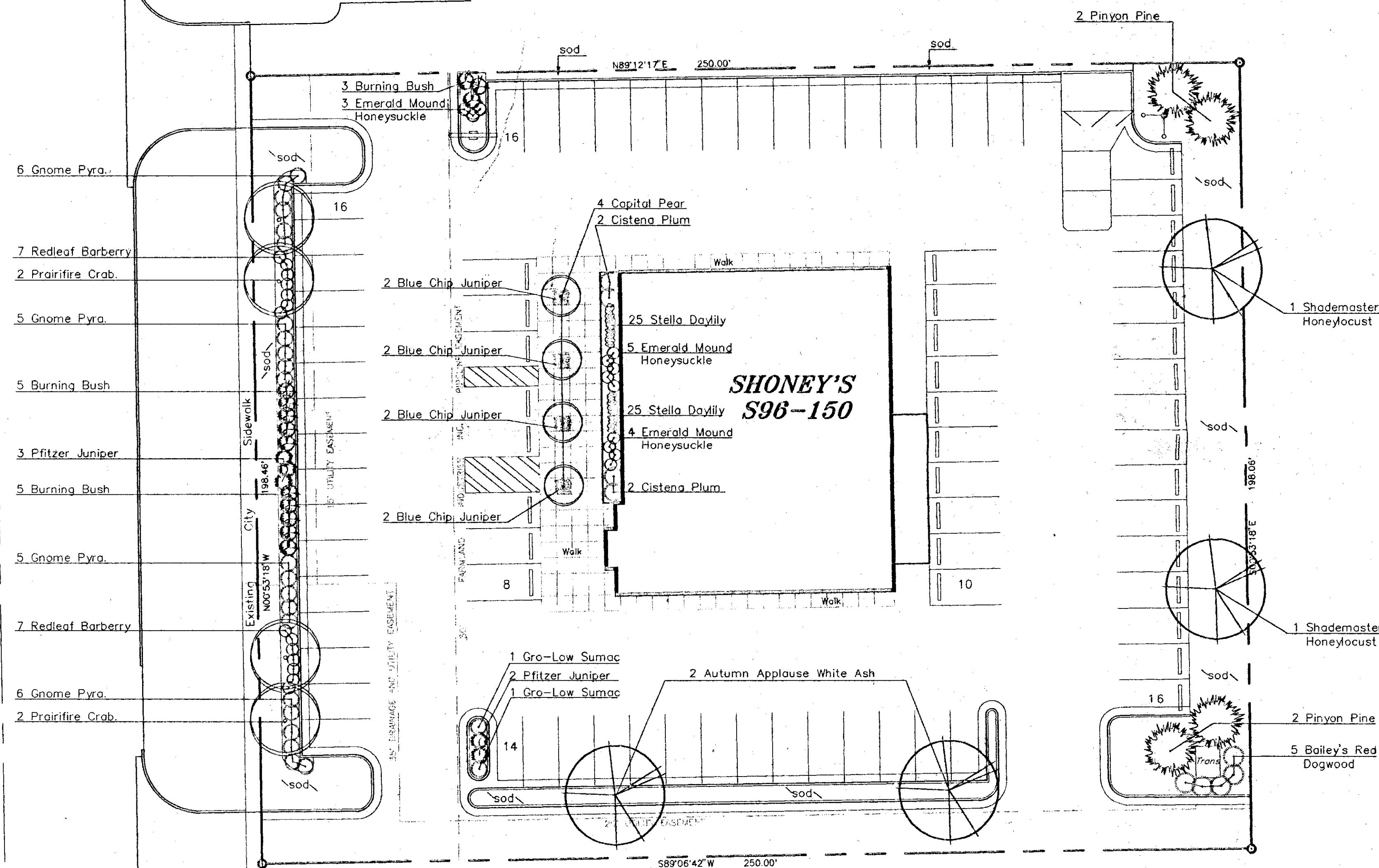


BILLY YUNG DESIGN

3012 E 37TH STREET NORTH WICHITA, KS 67220 316-633-0007

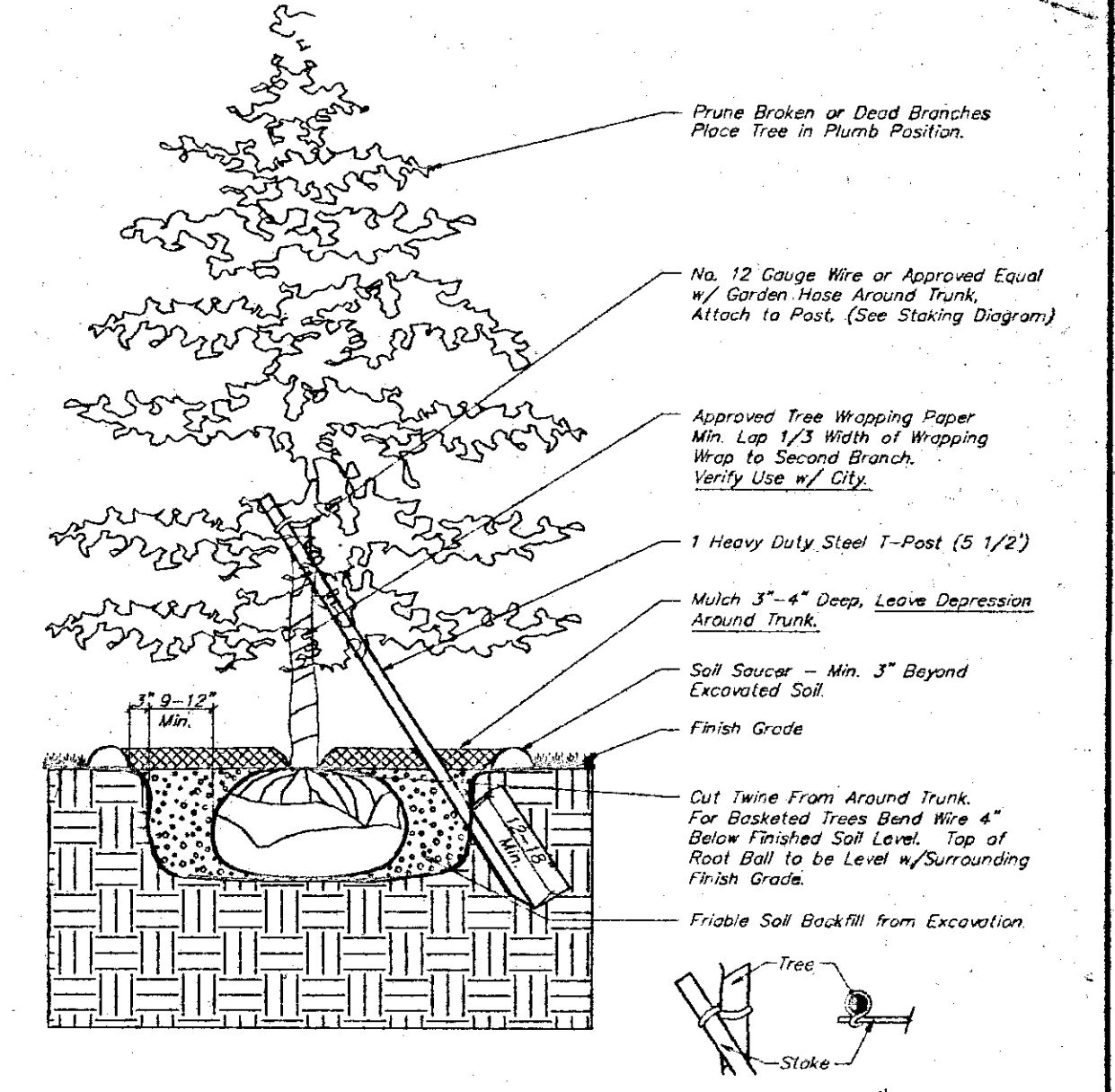
PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
2	<i>Fraxinus americana</i> 'Autumn Applause'	Autumn Applause White Ash	2" Cal.	B & B	Single Stem Only
2	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'	ShadeMaster Honeylocust	2" Cal.	B & B	Single Stem Only
4	<i>Malus species</i> 'Prairifire'	Prairifire Crabapple	1 1/2" Cal.	B & B	Single Stem Only
4	<i>Pyrus Calleryana</i> 'Capital'	Capital Pear	1 1/2" Cal.	B & B	Single Stem Only
4	<i>Pinus edulis</i>	Pinyon Pine	6-8' Ht.	B & B	Single Stem Only
14	<i>Berberis thunbergii</i> atropurpurea	Redleaf Barberry	2 Gal.	Cont.	
5	<i>Cornus sericea</i> 'Red Twig Dogwood'	Bailey Red Twig Dogwood	5 Gal.	Cont.	
13	<i>Euonymus alatus</i> 'Compacta'	Compact Burning Bush	2 Gal.	Cont.	
5	<i>Juniperus chinensis pfitzeriana</i> compact 'Kalley'	Kalley Pfitzer Juniper	2 Gal.	Cont.	
8	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	2 Gal.	Cont.	
12	<i>Lonicera xylosteum</i> 'Compacta'	Emerald Mound Honeysuckle	2 Gal.	Cont.	
4	<i>Prunus cistena</i>	Cistena Plum	2 Gal.	Cont.	
22	<i>Pyracantha angustifolia</i> 'Gnome'	Gnome Pyracantha	2 Gal.	Cont.	
2	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	2 Gal.	Cont.	
50	<i>Heemerocallis species</i> 'Stella de Oro'	Stella de Oro Daylilies	4" Pot	Cont.	9" O.C. "△" Spacing



TREE PLANTING & STAKING DETAIL

Deciduous Trees Larger than 2" Cal.
Evergreen Trees Larger than 6' Height



TREE PLANTING & STAKING DETAIL

Deciduous Trees 2" Cal. and Smaller
Evergreen Trees 6' Height and Smaller

PLANTING NOTES:

- All work shall be done in accordance with these Landscape Specifications and Local Industry Standards.
- Trees with broken leaders will not be accepted.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Contractor to install Dewitt Weed Barrier Fabric or approved equal in all planting beds prior to mulching.
- Mulch 4" deep around trees and 2" deep in all shrub planting beds with shredded cypress mulch.
- Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be Cobra Commercial Heavy Duty Grade from Old Dutch Materials Co. or approved equal.
- 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. Roto-till Groundcover beds with Organic Matter or approved equal, to an 8 inch depth before installation of materials.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- All areas which are called out as "Sod" are to be seeded and fertilized as follows:
Sod--
Kansas Premium fescue Sod
FERTILIZER--
16-20-6 ratio-4#/1000 sq.ft. or approved equals.*
- Irrigation-Water for establishment and maintenance of plant materials on this project will be provided by a quick coupler system. Landscape Contractor shall also submit an alternate bid for an automatic Irrigation System with rain switch or moisture sensing device per City of Wichita Codes.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling KS One-call system at 687-2470. Contractor shall be responsible for any damage done to existing utilities.
- The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
- The landscape contractor shall submit bid with unit prices for all plants; which include mulch, installation, guarantee, and etc.

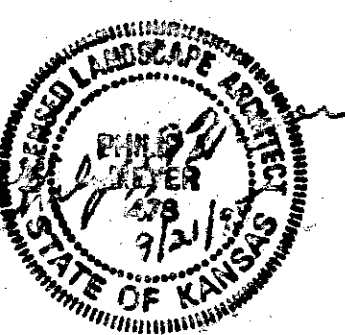
LANDSCAPE ORDINANCE CALCULATIONS

Landscape Required: 2,000 sq.ft.
Landscape Shown: 2,645 sq.ft.
Shade Trees Required: Four (4) Shade Trees
Shade Trees Shown: One (1) Shade Tree
Eight (8) Ornamental
Parking Lot Trees Required: Four (4) Shade or equal
Parking Lot Trees Shown: Eight (8) Shade or equal
Twenty (20) Shrubs including street yard trees
Parking Stalls Required: 75 Stalls
Parking Stalls Shown: 80 Stalls

LANDSCAPE PLAN

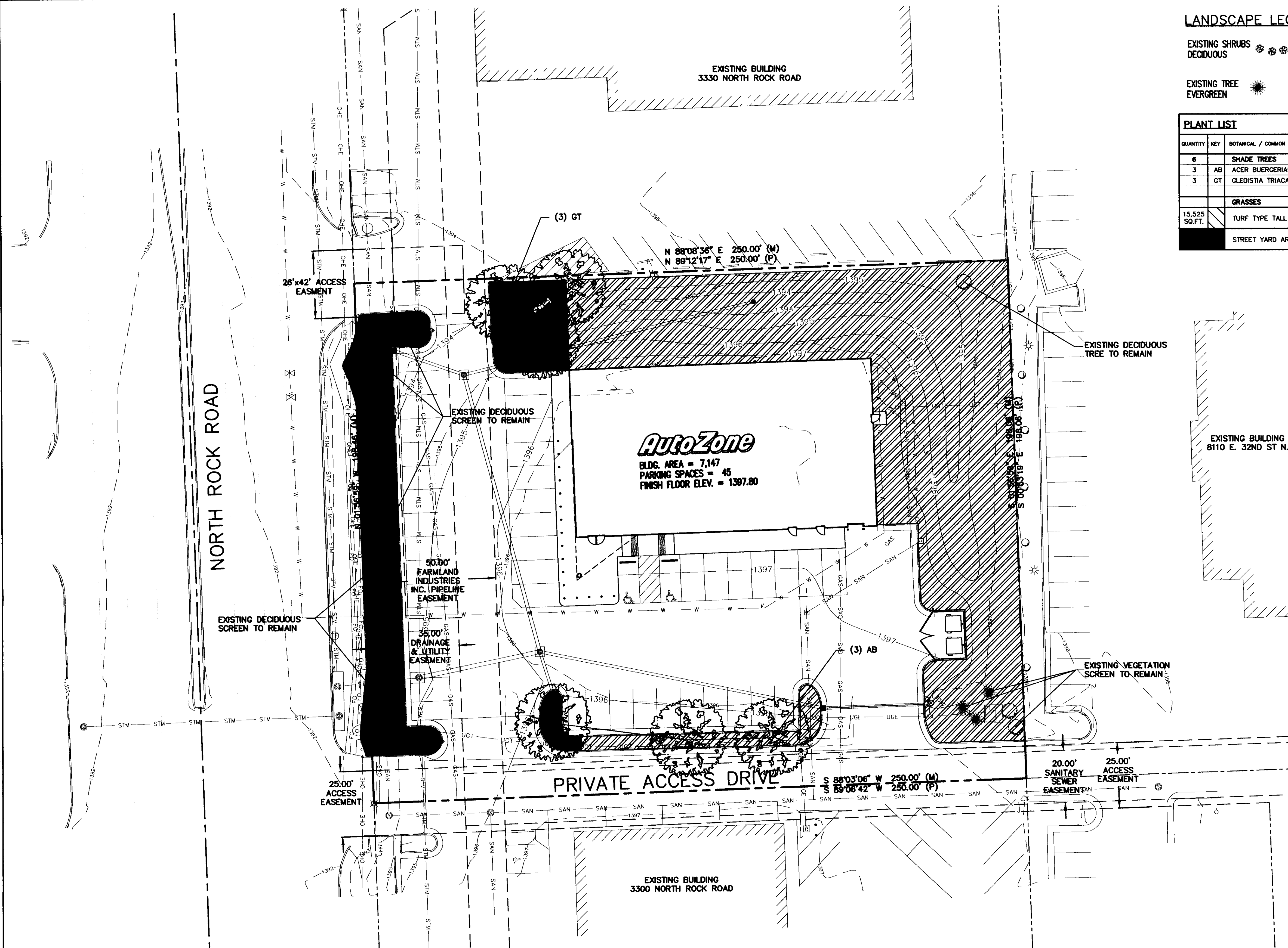
SCALE: 1"=20'-0"

DP-188
PARCEL 2
LANDSCAPE PLAN
APPROVED 10/25/15 BY RD

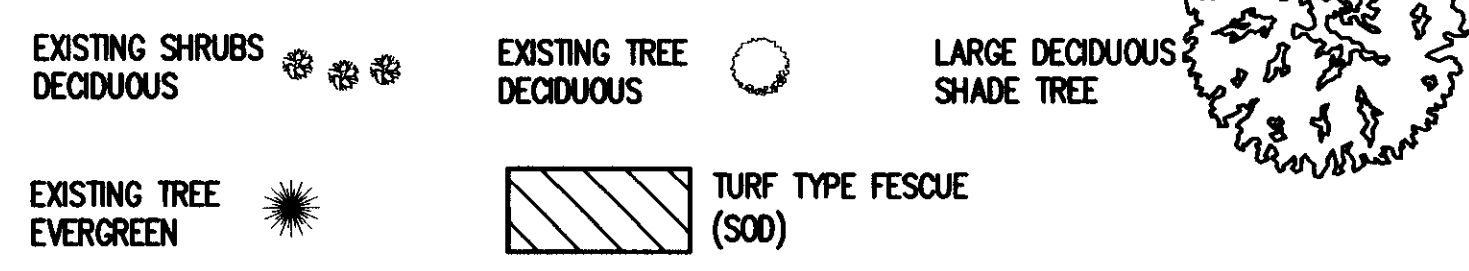


LANDSCAPE PLAN					
SHONEY'S					
3332 North Rock Road, Wichita, KS					
BAUGHMAN COMPANY P.A.					
ENGINEERING, SURVEYING, & PLANNING					
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211					
PROJECT NUMBER					
DESIGN	DRAWN	APPROVED	DATE	SCALE	SHEET
JUL	JUL	PJM	SEPT. 1995	1"=20'	3 OF 3

FILE NAME: P:\Civil\AutoZone 6317 Wichita\11.0 LANDSCAPE PLAN.DWG LAST SAVED BY: Kev Spore SAVED DATE: 12/18/2013 10:54 AM PLOTTED: 12/18/2013 3:25 PM



LANDSCAPE LEGEND:



PLANT LIST					
QUANTITY	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT TYPE	SPACING
6		SHADE TREES			
3	AB	ACER BUERGERIANUM / TRIDENT MAPLE	2" CAL. MIN.	B & B	AS SHOWN
3	GT	GLEDISTIA TRIACANTHOS "SKYLINE" / SKYLINE LOCUST	2" CAL. MIN.	B & B	AS SHOWN
GRASSES					
15,525 SQ.FT.		TURF TYPE TALL FESCUE	SEED		
STREET YARD AREA (REQUIRED-1,990 SQ.FT. PROVIDED-3,958 SQ.FT.)					

LEGAL DESCRIPTION:
LOT 2, BLOCK 1, MEDITERRANEAN PLAZA 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. CONTAINS 49,562 SQUARE FEET OR 1.14 ACRES, MORE OR LESS.

LANDSCAPE NOTES:

- ALL LANDSCAPE AREAS TO BE SOD COMMON TO REGION EXCEPT WHERE OTHER PLANT MATERIAL IS CALLED FOR. ALL TURFED AREAS SHALL CONSIST OF A MINIMUM 8" THICKNESS TOPSOIL FREE OF CLAY DEBRIS, STICKS OR ROCKS IN EXCESS OF 1" IN DIAMETER. ALL TOPSOIL AREAS SHALL BE FINE GRADED AND RAKED, REMOVING RIDGES AND FILLING DEPRESSIONS AS REQUIRED TO MEET FINISHED GRADES AND CREATE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
- SOD TO EXTEND TO FROM PROPERTY LINES TO BACK OF CITY SIDEWALKS AND/OR CURBS.
- FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN WHETHER ON OR OFF SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN SCARIFY AREA, RESEED, AND FERTILIZE. RIGHT-OF-WAY CUR & GUTTERS ARE TO BE CLEANED OF DEBRIS.
- FINISHED GRADES IN LANDSCAPE ISLANDS AND PENINSULAS SHALL BE INSTALLED SO THAT THEY ARE ONE INCH LOWER THAN THE TOP OF SURROUNDING CURB.
- PROVIDE A WEED MAT FOR ALL PLANTING AREAS
- PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK."
- LOCATE ALL UTILITIES PRIOR TO DIGGING, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES.
- STAKE ALL TREES WITH A MINIMUM OF TWO (2) T-POSTS TO BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
- ALL TREES SHALL BE STAKED IN THE FIELD FOR APPROVAL BY THE ENGINEER PRIOR TO PLANTING.
- REFER TO SPECIFICATIONS FOR PLANT MATERIAL AND INSTALLATION METHODS.
- IN THE EVENT OF WORK IN OR ON THE JCW SANITARY SEWER MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- ALL TRANSFORMERS AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY LANDSCAPING.

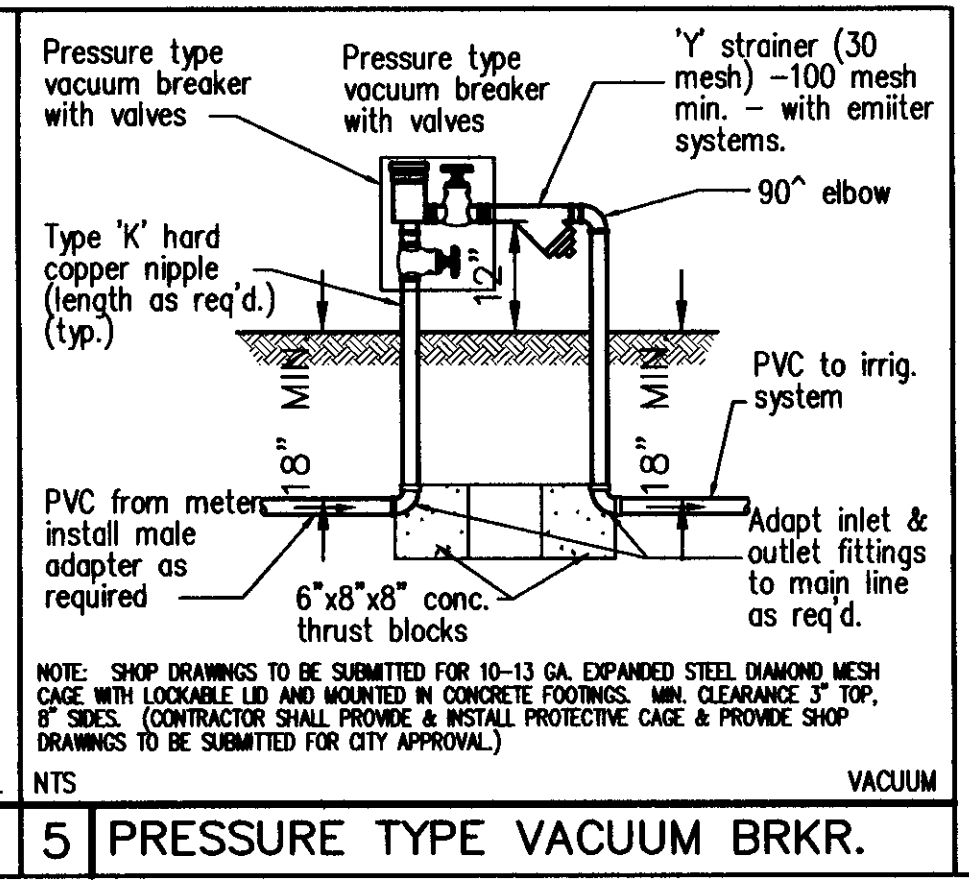
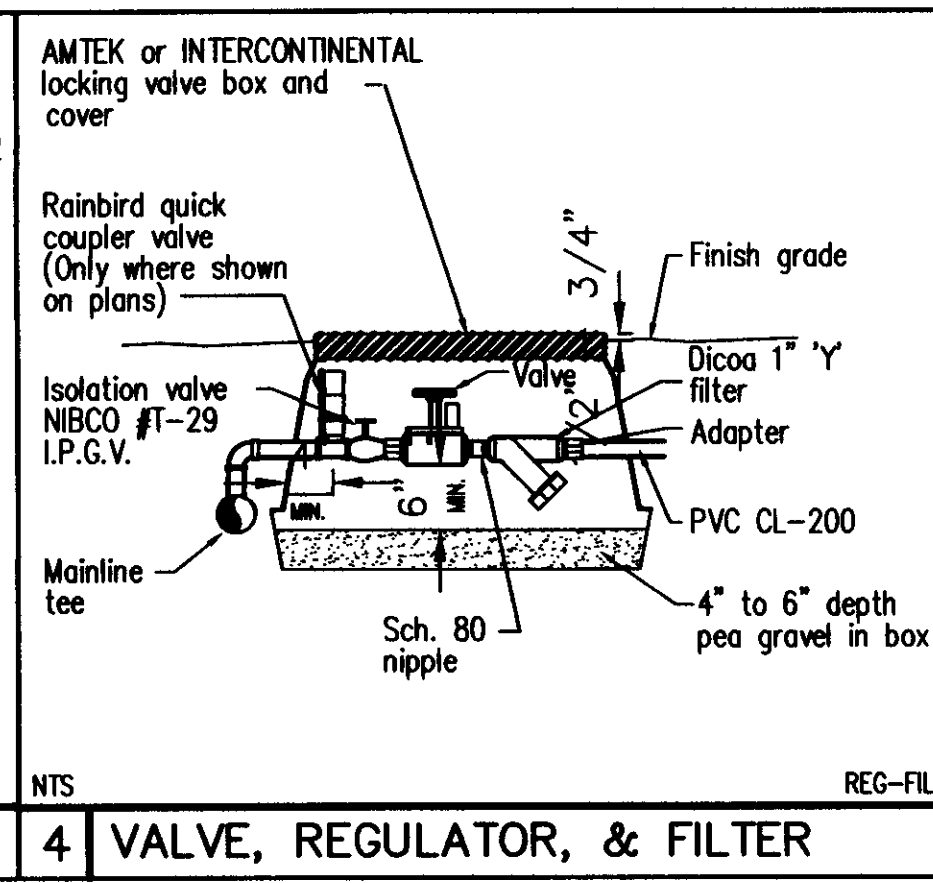
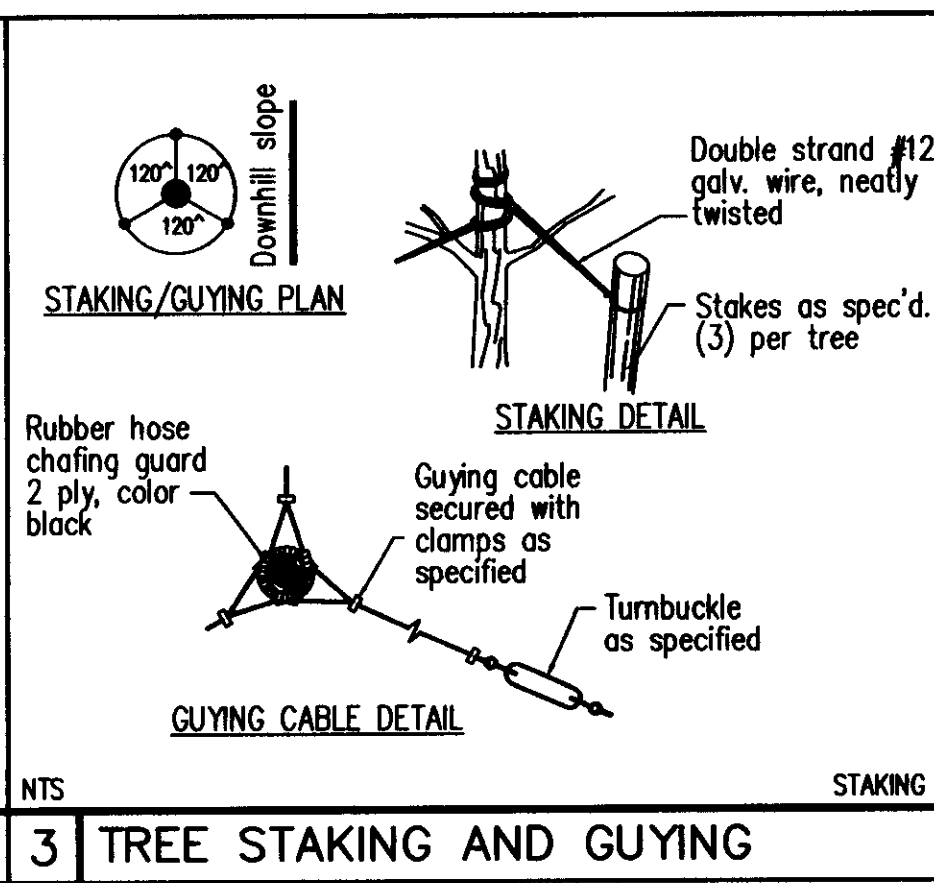
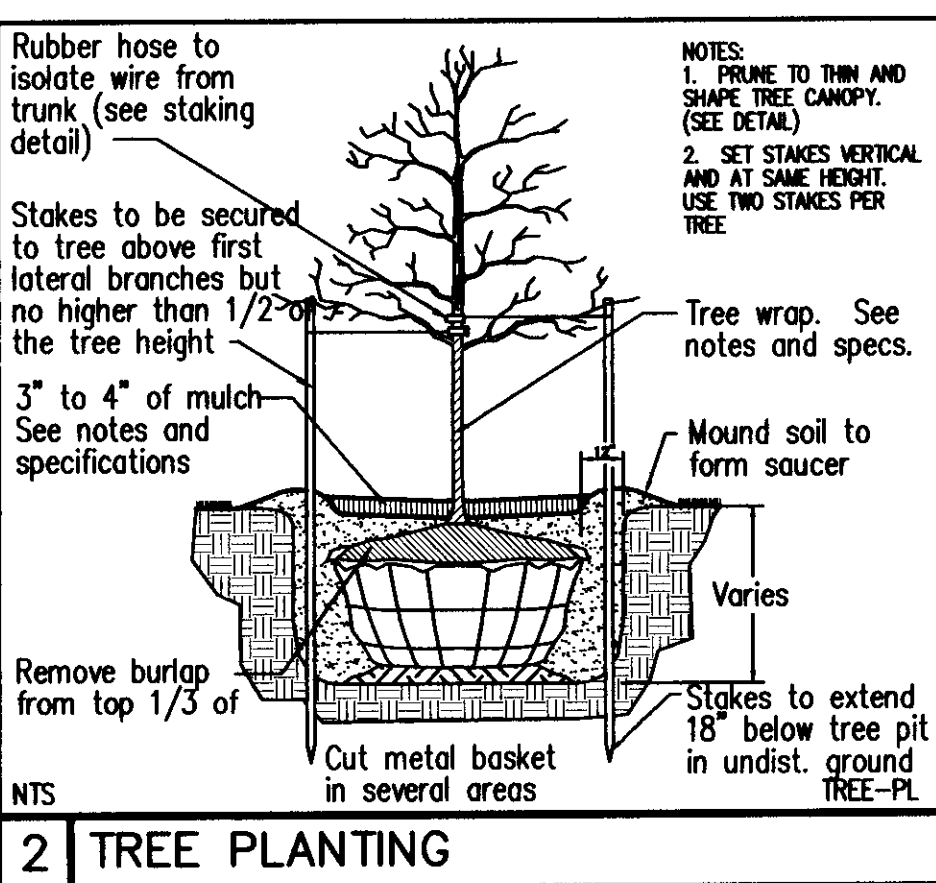
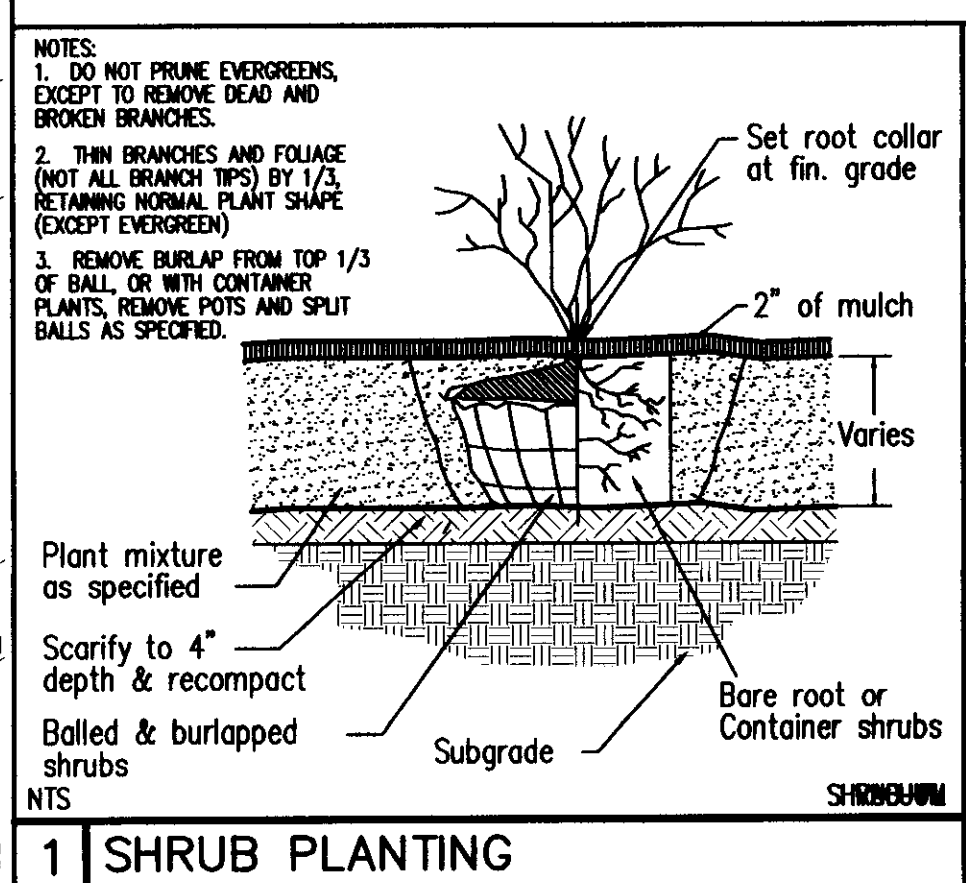
IRRIGATION NOTES

- CONTRACTOR TO PROVIDE DESIGN DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
- IRRIGATION TO EXTEND FROM PROPERTY LINES TO BACK OF CITY SIDEWALKS AND/OR CURBS.
- INSTALL 1-1/2" DIAMETER PVC PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT.

CITY REQUIREMENTS:

- LANDSCAPE STREET YARD REQUIRED 10 SQ. FT. PER L.F. OF STREET FRONTAGE
REQUIRED: 1,990 SQ.FT.
PROVIDED: 3,958 SQ.FT.
- ONE (1) SHADE TREE OR TWO (2) ORNAMENTAL TREES REQUIRED PER 500 SQ. FT. OF REQUIRED LANDSCAPE STREET YARD
REQUIRED: 4 SHADE TREES OR 8 ORNAMENTAL TREES
PROVIDED: 4 SHADE TREES
*ONLY THREE ARE WITHIN THE LANDSCAPE STREET YARD DUE TO THE UTILITY AND PIPELINE EASEMENTS ALONG THE FRONTAGE.
- PARKING LOTS WHICH ARE ADJACENT TO ARTERIAL STREETS, COLLECTOR STREETS, AT-GRADE EXPRESSWAYS OR FREEWAY FRONTAGE ROADS MUST BE SCREENED.
REQUIRED: CONTINUOUS SCREEN ALONG ROCK ROAD.
PROVIDED: EXISTING DECIDUOUS SCREEN TO REMAIN.
- ONE (1) SHADE TREE OR TWO (2) ORNAMENTAL TREES ARE REQUIRED FOR EACH 20 SPACES.
REQUIRED: 3 SHADE TREES
PROVIDED: 4 SHADE TREES
*ONE-HALF OF THE STREET YARD TREES MAY BE USED TO FULFILL PARKING LOT TREE REQUIREMENT, PARKING LOT REQUIREMENT TO USE TWO OF THE STREET YARD TREES TOWARDS THE PARKING LOT TOTAL).

SCALE: 1" = 20'



REVISIONS

1	2	3

AutoZone

Store No. 6317
3320 NORTH ROCK ROAD
WICHITA, KANSAS 67226

LANDSCAPE PLAN

TREANOR ARCHITECTS P.A.

1040 Vermont Street
Lawrence, Kansas 66044-2920
Office: 785.842.4858
Fax: 785.842.7536
www.treanorarchitects.com

12/04/2013

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