

SUMMERFIELD III COMMERCIAL AND OFFICE COMMUNITY UNIT PLAN

GENERAL:

TOTAL NET AREA = 11 ACRES ± (EXCLUSIVE OF PUBLIC STREET R/W)

THIS DEVELOPMENT IS PROPOSED TO CONTAIN 7.1 NET ACRES ± OF "LC" ZONING, AND 3.9 ACRES ± OF "GO" ZONING.

GENERAL PROVISIONS:

- ACCESS CONTROL: ACCESS TO MAPLE SHALL BE LIMITED TO SEVEN OPENINGS: TWO OPENINGS TO PARCEL 1B, ONE OPENING TO PARCEL 2, TWO OPENINGS TO PARCEL 3A, ONE OPENING TO PARCEL 4 THAT INCLUDES INGRESS/EGRESS FOR PARCEL 3B, AND ONE OPENING TO PARCEL 4. ACCESS TO MAIZE ROAD SHALL BE LIMITED TO TWO OPENINGS TO PARCEL 1A. CROSS CIRCULATION BETWEEN PARCEL 1A AND 1B IS HEREBY GRANTED. CROSS CIRCULATION BETWEEN PARCEL 3B AND 4 IS HEREBY GRANTED PER SEPARATE INSTRUMENT RECORDED 1/10/2009 (DOC. #29103420).
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- DRAINAGE WILL BE HANDLED AT THE TIME OF PLATTING. ANY REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAN.
- BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN. IN THE EVENT MORE THAN ONE PARCEL IS DEVELOPED UNDER THE SAME OWNERSHIP, THE SETBACK BETWEEN PARCELS WILL NOT BE REQUIRED.
- PARKING RATIO SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA, OR AS NOTED IN THE PARCEL DESCRIPTIONS.
- 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. PARCEL 3B AND PARCEL 4 ARE ALLOWED A TOTAL OF 96 SQUARE FEET OF SIGN AREA AND MAY ELECT TO UTILIZE ONE JOINT SIGN NOT EXCEEDING THE 96 SQUARE FEET OR EACH PARCEL MAY HAVE ONE SIGN EACH NOT EXCEEDING 48 SQUARE FEET PER SIGN.
- FIRE LANES: FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
- SCREENING AND LANDSCAPING: THE PLANTING STRIP, AS INDICATED ON PARCELS 1A, 1B, 2, 3A & 4, SHALL COMPLY WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA. 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 PARCEL 3A, 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 PARCEL 3A.
- A WALL AS DESCRIBED ABOVE, SHALL BE INSTALLED WHERE PARCELS 1A, 1B, 3A & 3B ADJUT THE RESIDENTIAL DISTRICT TO THE SOUTH AND WEST AS INDICATED ON THE PLAN. SAID WALL MAY BE REDUCED TO THREE FEET IN HEIGHT FOR A DISTANCE OF 35 FEET FROM MAPLE AND MAIZE ROAD. SAID SCREENING WALLS SHALL BE INSTALLED ALONG THE SOUTHERN LINES OF PARCELS 1A, 1B & 3B & THE WESTERN LINES OF PARCELS 3A AND 3B AT THE TIME THAT DEVELOPMENT OCCURS ON EACH RESPECTIVE PARCEL.
- AT THE TIME DEVELOPMENT OCCURS ON PARCEL 4, THE REQUIRED SCREEN WALL SHALL BE INSTALLED ALONG THE SOUTHERN LINE OF PARCEL 3B.
- NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT, AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY KIND.
- TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
- 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 3A & 3B.
- 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 3A & 3B, IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
- LIGHTING: ALL LIGHTING WITHIN PARCELS 1A, 1B, 3A & 3B SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE ADJOINING RESIDENTIAL DISTRICTS.
- ARTERIAL STREET IMPROVEMENTS: AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF A LEFT TURN LANE ALONG THE NORTH AND EAST LINES OF THE C.U.P.
- AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF A CONTINUOUS ACCEL/DECEL LANE ALONG THE NORTH AND EAST LINES OF THE C.U.P.
- THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR THE COMMERCIAL AND OFFICE DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, UNLESS AMENDED.

PARCEL 1A
PERMITTED USES: SHOPPING CENTER; FINANCIAL INSTITUTIONS; OFFICE; RESTAURANTS; PERSONAL SERVICES; AND RETAIL (GENERAL), AS PERMITTED BY THE L.C. ZONING DISTRICT (DRIVE-IN RESTAURANTS SHALL NOT BE PERMITTED).

NET AREA: 1.07 ACRES OR 46,728 SQ. FT.
MAXIMUM BUILDING COVERAGE: 14,019 SQ. FT. (30%)
MAXIMUM GROSS FLOOR AREA: 18,882 SQ. FT. (40%)
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM NUMBER OF BUILDINGS: 1

PARCEL 1B
PERMITTED USES: SHOPPING CENTER; FINANCIAL INSTITUTIONS; OFFICE; RESTAURANTS; PERSONAL SERVICES; AND RETAIL (GENERAL), AS PERMITTED BY THE L.C. ZONING DISTRICT.

NET AREA: 4.06 ACRES OR 176,812 SQ. FT.
MAXIMUM BUILDING COVERAGE: 53,000 SQ. FT. (30%)
MAXIMUM GROSS FLOOR AREA: 70,726 SQ. FT. (40%)
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM NUMBER OF BUILDINGS: 2

PARCEL 2

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, SMALL ANIMAL CLINIC, RESTAURANTS AND RETAIL SALE AS PERMITTED BY THE L.C. ZONING DISTRICT.

NET AREA: 0.70 ACRES± (30,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE: 30% OR 9,000 SQ. FT.
FLOOR AREA RATIO: 30%
MAXIMUM GROSS FLOOR AREA: 9,000 SQ. FT.
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM NUMBER OF BUILDINGS: ONE

PARCEL 3A

PROPOSED USE - PROFESSIONAL, MEDICAL, DENTAL OFFICES AND CLINICS, LABORATORIES, SAFETY SERVICE AND PERSONAL SERVICES AS PERMITTED BY THE G.O. ZONING DISTRICT.

NET AREA: 2.09 ACRES± (91,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE: 30% OR 27,300 SQ. FT.
FLOOR AREA RATIO: 40%
MAXIMUM GROSS FLOOR AREA: 10,820 SQ. FT.
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM NUMBER OF BUILDINGS: TWO

PARCEL 3B

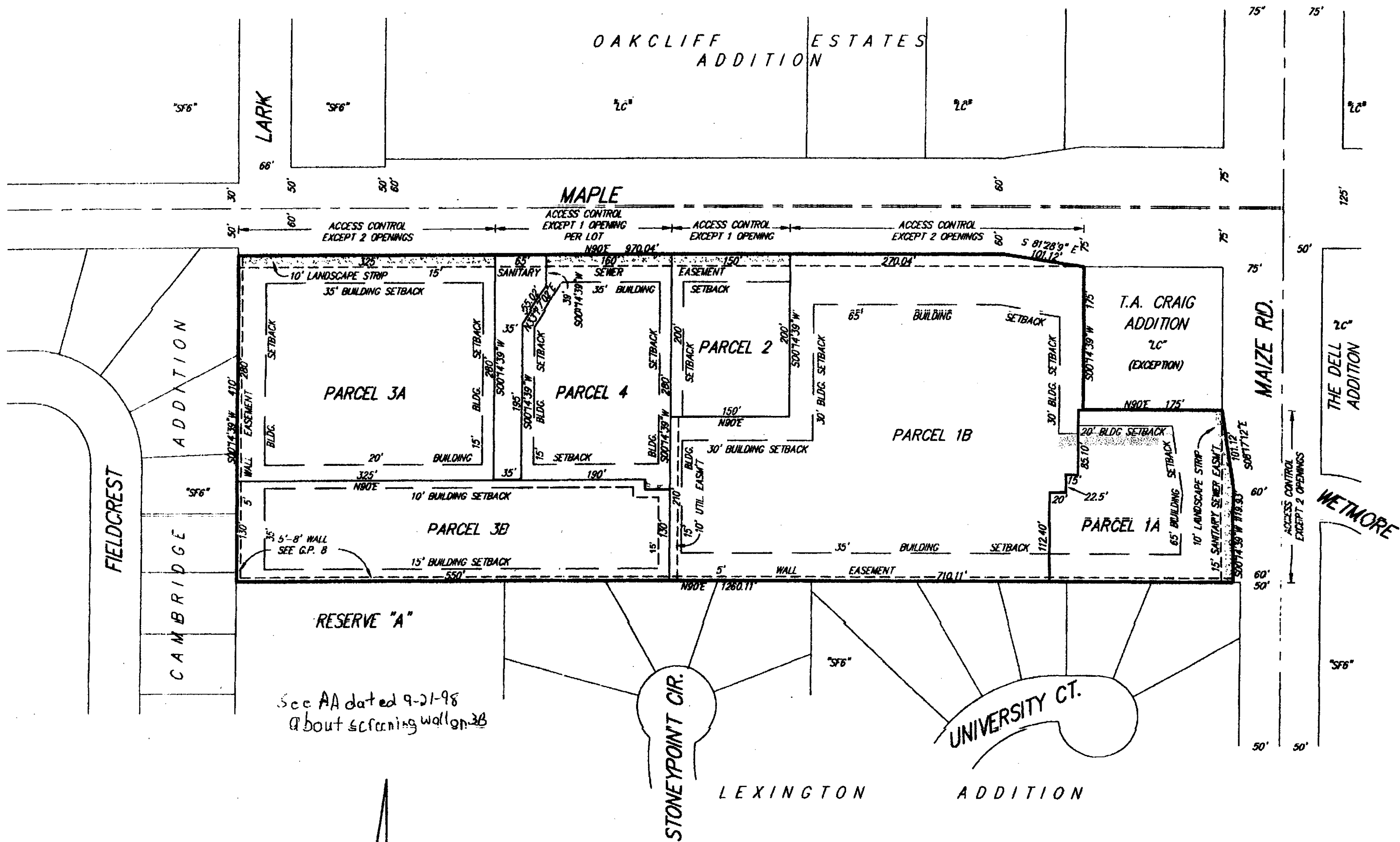
PROPOSED USE - PROFESSIONAL, MEDICAL, DENTAL OFFICES AND CLINICS, LABORATORIES AND PERSONAL SERVICES AS PERMITTED BY THE G.O. ZONING DISTRICT.

NET AREA: 1.63 ACRES± (71,083 SQ. FT.)
MAXIMUM BUILDING COVERAGE: 30% OR 21,325 SQ. FT.
FLOOR AREA RATIO: 40%
MAXIMUM GROSS FLOOR AREA: 28,433 SQ. FT.
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM NUMBER OF BUILDINGS: FOUR

PARCEL 4

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

NET AREA: 1.46 ACRES± (63,415 SQ. FT.)
MAXIMUM BUILDING COVERAGE: 30% OR 19,025 SQ. FT.
FLOOR AREA RATIO: 40%
MAXIMUM GROSS FLOOR AREA: 25,366 SQ. FT.
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM NUMBER OF BUILDINGS: ONE



DP-176 Amendment #1
Per Admin Adj: 09-21-98; 09-14-05;
06-13-06; 07-09-10

APPROVED CUP

MAPC 09-25-97 DM

WCC 10-28-97 DM

MAPD copy 1 of 2

AMENDED

SUMMERFIELD III

COMMUNITY UNIT PLAN DP-176

REVISED PER ADMINISTRATIVE
ADJUSTMENT DATED 6/19/08.

REVISED PER ADMINISTRATIVE
ADJUSTMENT DATED 6/14/2008.

REVISED PER LETTER DATED
6/22/08.

REVISED PER ADM. ADJ. DATED 07/09/2010

SRB

924 NORTH MAIN
WICHITA, KANSAS 67203
FAX: 264-4821
http://www.srb.com/~srb

316-264-8008
FAX: 264-4821
E-mail: srb@srb.com

SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

REVISED: September 1998
REVISED: October 1997
REVISED: December, 1992

STREET FRONTAGE	215 LF
SQUARE FOOT FACTOR	X 155SF/LF
REQUIRED STREET YARD AREA	3225 SF
PROVIDED STREET YARD AREA	4534 SF

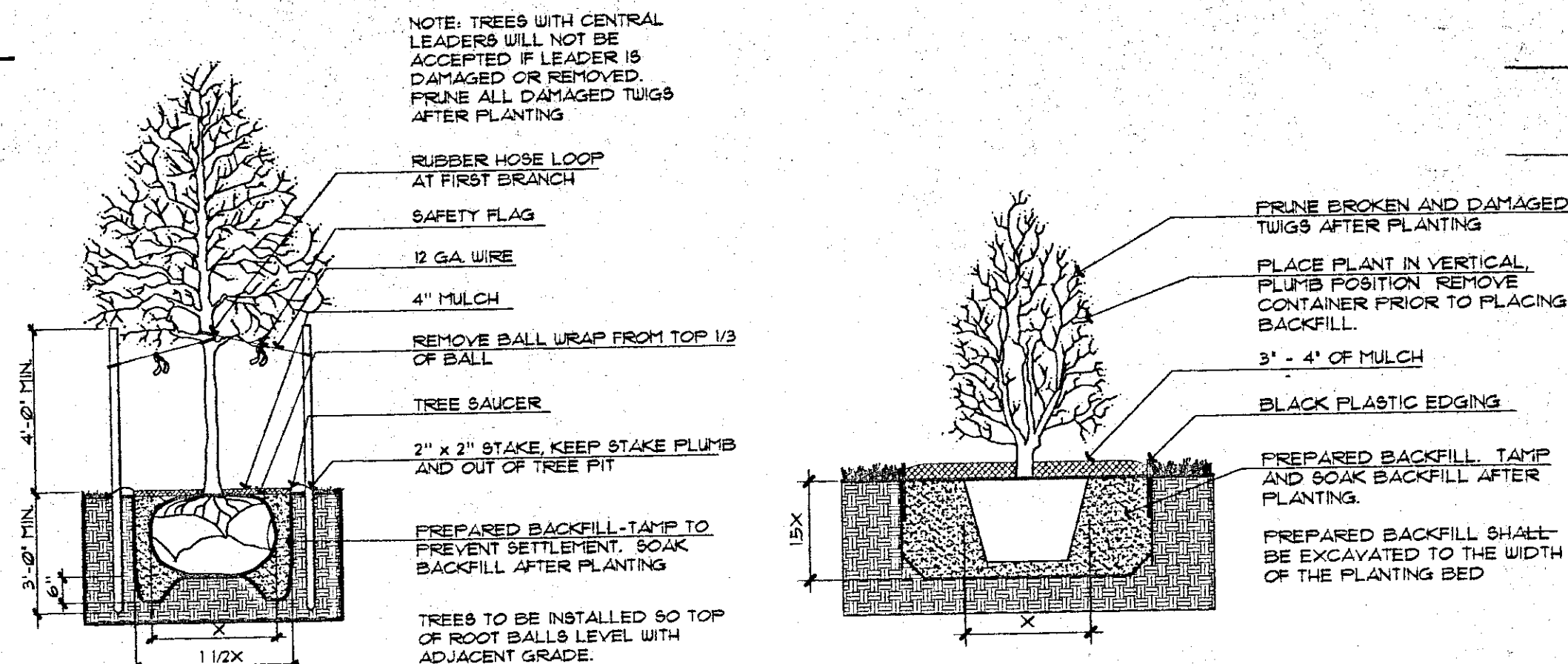
REQUIRED STREET YARD TREES (ONE SHADE TREE/50' OF REQ. STREET YARD AREA)	65 TREES
PROVIDED STREET YARD TREES	6 SHADE TREES + 5 ORNAMENTAL TREES
REQUIRED PARKING LOT TREES (1 SHADE TREE/20 PARKING STALLS)	3 TREES
PROVIDED PARKING LOT TREES	PROVIDED BY STREET VENDOR/TRAFFIC

PARKING LOT SCREENING IS PROVIDED BY SHRUBS

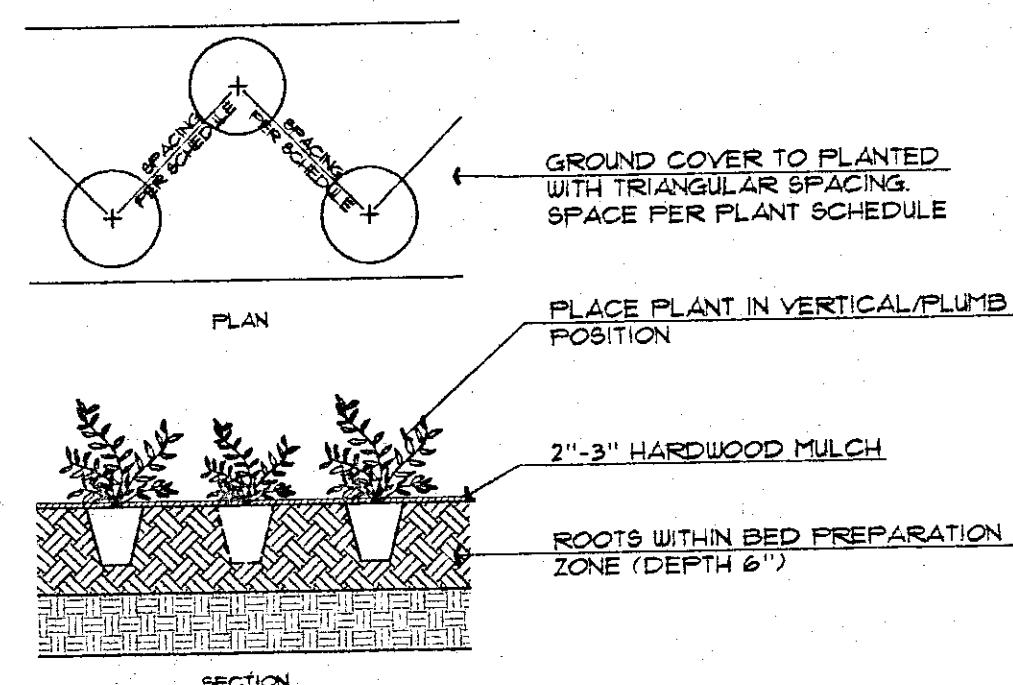
NO BUFFER IS REQUIRED
53 PROVIDED PARKING STALLS
+ 3 HANDICAP PARKING STALLS

LOT 1 OF SUMMERFIELD THREE COMMERCIAL, SECOND ADDITION.

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
3	AUTUMN BLAZE MAPLE	ACER FREEMANI 'AUTUMN BLAZE'	2" CALIPER	B4B	
4	NORTHERN RED OAK	QUERCUS BOREALIS	2" CALIPER	B4B	
2	JAPANESE ZELKOVA	ZELKOYA SERRATA	2" CALIPER	B4B	
5	RED BARON CRABAPPLE	MALUS 'RED BARON'	2" CALIPER	B4B	
4	AMUR MAPLE	ACER GINNALA	2" CALIPER	B4B	
26	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	24" - 36" HT.	CONT.	
15	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MINT JULEP'	24" - 36" HT.	CONT.	
5	AWL WATERER	SPIRAEA BUMALDA 'ANTHONY WATERER'	18" - 24" HT.	CONT.	
5	SARCOXIE EUONYMUS	EUONYMUS RADICANS SARCOXIE	18" - 24" HT.	CONT.	
547	LIRIOPE	LIRIOPE SPICATA	1 GALLON	CONT.	SPACE 12" O.C.
16	EVERGREEN CANDYTUT	IBERIS SEMPERVIRENS	1 GALLON	CONT.	SPACE 12" O.C.
SEE PLAN	FESCUE BLEND TURF				SEED AT 6-8 LBS/1000 SF SOD TO BE LOCAL GROWN



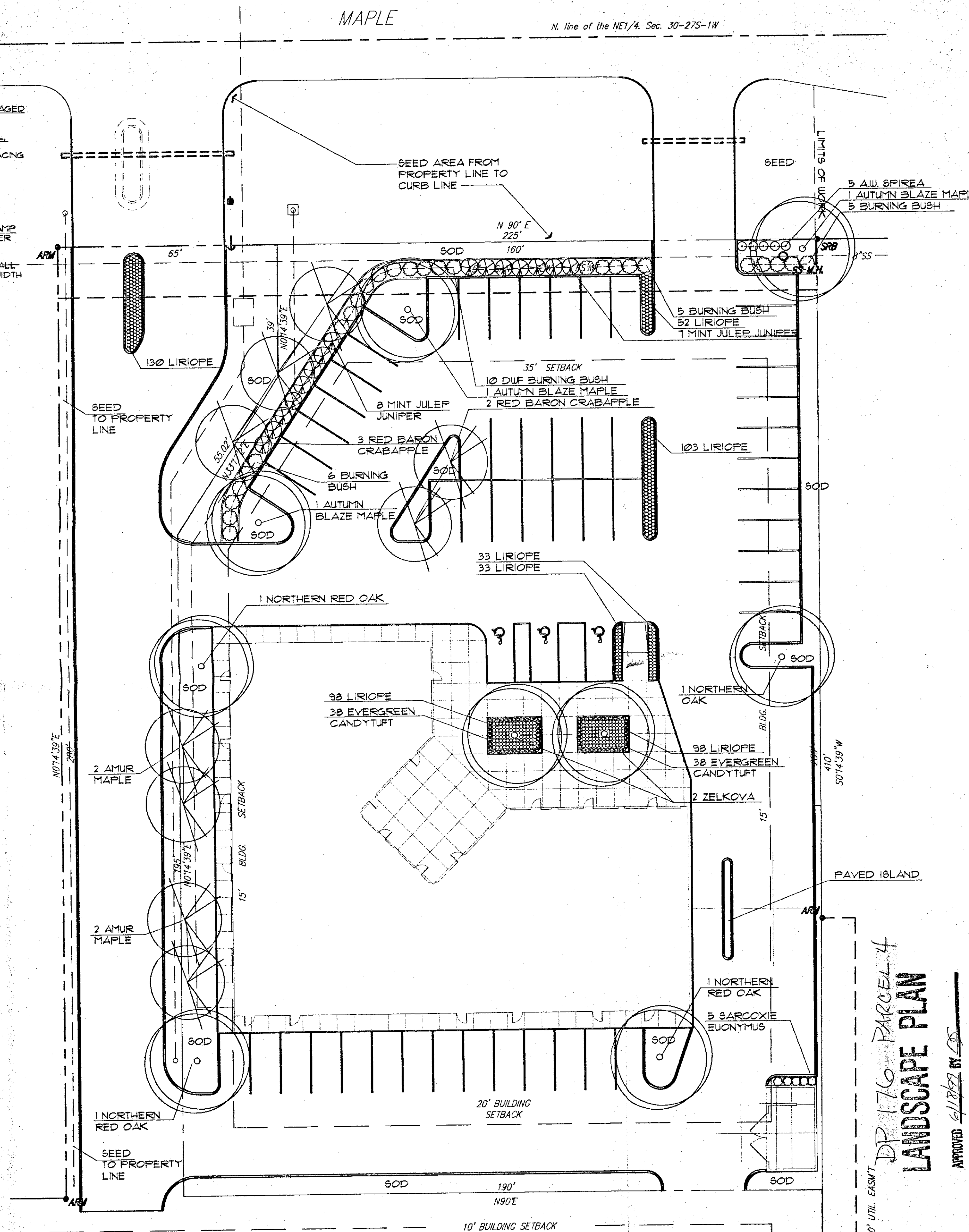
A TREE STAKING



(C) GROUND COVER SPACING
NO SCALE

1. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
3. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
4. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXIST UTILITY LOCATIONS BY CONTACTING KANSAS CITY CENTER AT (316) 697-2410. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
5. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED LANDSCAPE CONTRACTOR
6. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
7. SOD TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TALL FESCUE.
8. SEED TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TALL FESCUE.
9. REESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE ROW.
10. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM EXISTING PIT. MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
11. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER
12. CULTIVATE GROUND COVER PLANTING BEDS TO DEPTH OF 8". FILL COMPOST AND WELL-ROTTED MANURE INTO THE PLANTING BEDS AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/MANURE TO THREE (3) PARTS SOIL.
13. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO (2) INCHES (2/3) DEPTH OF BALL. THEN THOROUGHLY SOAKED WITH WATER TO MOISTEN SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACK FILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
14. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF FERTILIZER TO MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH (1") OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
15. SECURE ALL TREES TO AT LEAST TWO STAKES. GUY WIRES ARE TO WRAP AROUND TREE ABOVE THE FIRST BRANCH. THE TREE IS TO BE PROTECTED FROM ABRASION FROM THE GUY BY A SHORT LENGTH OF HOSE WRAPPED AROUND THE WIRE. ATTACH WARNING FLAG ON GUY STAKES ARE TO BE LOCATED IN THE LINE DIRECTION OF THE PREVAILING WIND OF THE TREE PIT. ORIENT GUY WIRES IN LINE WITH PREVAILING WIND DIRECTION.
16. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING PLANTED, WHILE BEING TRANSPORTED, AND WHILE AWAITING THE PLANTING OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GRASSY SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.

17. PLANT LANDSCAPE COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PROPER ON-CENTER SPACING BETWEEN PLANTS.
18. USE TRIANGULAR SPACING IN ALL GROUND COVER.
19. BLACK PLASTIC EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE.
20. USE WOOD CHIP MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUPPLY LANDSCAPE ARCHITECT WITH A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1'-3" ONLY. PLACE 3'-4" OF MULCH IN ALL SHRUB BEDS, PLACE 2" OF MULCH IN GROUND COVER BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS.
21. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
22. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSEMARY'S 'AMERICAN STANDARD OF NURSERY STOCK'. OWNER AND LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
23. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE ROOT PRUNED THROUGH THE USE OF A VERTICAL SLICING METHOD PRIOR TO PLANTING.
24. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUFFPLY ENOUGH WATER TO MAINTAIN THE PLANTS' HEALTHY CONDITION.
25. GUARANTEE ALL SEED AND SOO AREAS FOR 90 DAYS AFTER PROVISIONAL ACCEPTANCE.
26. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN ANY MANNER SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN TWO DAYS OF REQUEST FENDING FAVORABLE SEASONAL PLANTING TIMES.
27. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR MULCH, EQUIPMENT AND MATERIALS AND OTHER TRADES IN A CLEAN, UNCONSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
28. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF PROVISIONAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL PLANS, FREE OF CHARGE TO THE OWNER.
29. LANDSCAPE CONTRACTOR IS TO REMOVE TREE STAKES, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
30. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO STARTING CONSTRUCTION.



1"=20'

Wilson Darnell Mann



architecture site planning interior design graphics
105 N. Washington
Wichita, Kansas 67202
316 - 262 - 4700
fax 316 - 262 - 0002

revisions	
number	date
xxx	xx-xx-xx
	01-21-98

RETAIL STRIP CENTER
SUMMERFIELD PLACE
MAPLE and MAIZE RD.
WICHITA, KANSAS

nc

NEWMAN CHRISTENSEN HOKUSHA
Architecture • Planning • Design

3208 E. Douglas
Wichita, Mo 67206
(316) 691-6608 Fax
(316) 691-6608 Tel

AN AMERICAN INDEPENDENT FIRM

drawn by:	
name	date
LME	07-17-98

job number:
145.9801

SL-1

1. AT LEAST 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION (EXCLUDING WEEKENDS AND HOLIDAYS), THE CONTRACTOR SHALL CONTACT THE KANSAS ONE-CALL SYSTEM, A UTILITY LOCATION SERVICE, AT (316) 687-2470 TO REQUEST THE LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING LINES WITHIN THE PROJECT AREA.

6. POSITIVE DRAINAGE SHALL BE PROVIDED FOR ALL AREAS ON OR NEAR SPOIL AREAS ADJACENT TO CONSTRUCTION AND STAGING AREAS.

LANDSCAPING AREA CALCULATIONS		
<u>SITE DATA:</u>		<u>REQUIRED AREA CALCS:</u>
STREET FRONTAGE=	150 FEET	THUS 150 FEET X 10 =
SITE DEPTH=	200 FEET	1,500 SQUARE FEET OF
FACTOR X FRONTAGE=	10 TIMES	REQUIRED LANDSCAPED
		STREET YARD.
<u>PROVIDED:</u>		
SHADE TREES=	2 EXISTING	SHADE TREES REQUIRED: 3
ORNAMENTAL TREES=	6 NEW	PROVIDED: EQUIVALENT OF 3
SHRUBS=	21 NEW/20 EXIST.	PLUS 2 THAT ARE EXISTING.
GRASS AREA=	KANSAS PREMIUM MIX FINE BLADE FESCUE.	

PROJECT:
COMPANION ANIMAL HOSPITAL

PROJECT ADDRESS:
10555 WEST MAPLE
WICHITA, KANSAS

LEGAL DESCRIPTION:
LOT 2, BLOCK 1, SUMMERFIELD III COMMERCIAL
ADDITION, WICHITA, SEDGWICK
COUNTY, KANSAS.

METHOD OF WATERING: AUTOMATIC SPRINKLER SYSTEM WITH RAIN SHUT-DOWN SWITCH.

WATER SOURCE: WICHITA WATER DEPARTMENT
PLANTS SHALL BE HIGH QUALITY NURSERY
GROWN STOCK WHICH MEETS THE AMERICAN
ASSOCIATION OF NURSERYMEN STANDARDS,
OR APPROVED EQUAL.

USE DECORATIVE EDGING OF STEEL, PLASTIC, ETC.
TO SEPARATE GRASS AREAS FROM PLANTING BEDS.

USE MULCH, BARK, OR RIVER ROCK AT PLANTING BEDS TO PREVENT WIND AND WATER EROSION.

ALL LANDSCAPING SHALL BE PER THE CITY OF WICHITA CODE REQUIREMENTS.

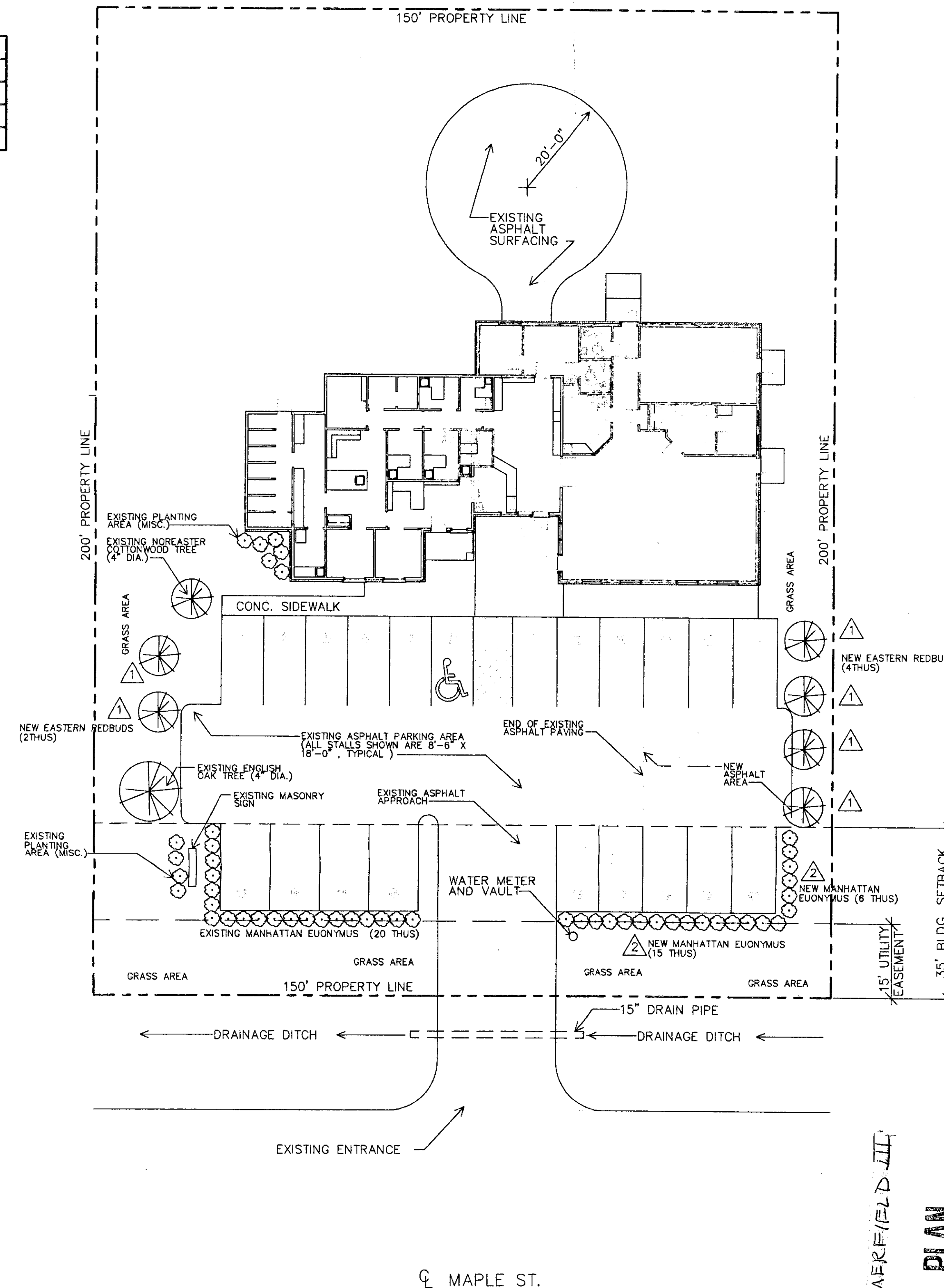
EXCEPT AS PROVIDED IN (B), ACCESS AISLES ADJACENT TO ACCESSIBLE SPACES SHALL BE 60" WIDE MINIMUM.

(B) ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96" WIDE MINIMUM AND SHALL BE DESIGNATED "VAN ACCESSIBLE" AS REQUIRED BY 4.6.4. THE VERTICAL CLEARANCE AT SUCH SPACES SHALL COMPLY WITH 4.6.5. ALL SUCH SPACES MAY BE GROUPED ON ONE LEVEL OF A PARKING STRUCTURE.

SHADE TREES	2" CALIPER
ORNAMENTAL TREES	1" CALIPER
CONIFER TREES	5'-0" HG'T.
SHRUBS	2 GALLONS

REQUIRED :
18 SPACES REQUIRED AT ONE SPACE PER 250 SQUARE FEET.
PROVIDED :
20 REGULAR SPACES
1 HANDICAPPED SPACE
21 TOTAL SPACES PROVIDED

SYMBOL		LEGEND		SHEET
MK	DESCRIPTION	MK	DESCRIPTION	
- W -	WATER LINE	○ TMH	TELEPHONE/MANHOLE	
- WATER -	WATER MAIN	○ EMH	ELECTRIC/MANHOLE	
- G -	GAS LINE	○ SSM	SAN. SEWER/MANHOLE	
- GAS -	GAS MAIN	○ FH	FIRE HYDRANT	
- SS -	SANITARY SEWER LINE	□	STORM INLET	
- SANITARY -	SANITARY SEWER MAIN	○ PP	POWER POLE	
- T -	TELEPHONE LINE			
- E -	ELECTRIC LINE			
- C -	CABLE TELEVISION			
- UG -	UNDERGROUND			
- FENCE -	FENCE			
- BSL -	BLD'G. SETBACK LINE	<u>F-99.5</u>	FINISH GRADE	
- ESMT -	EASEMENT LINE	-99.5'-	EXISTING GRADE	
- PL -	PROPERTY LINE	-99.5'-	FILL OR CUT GRADES	
			DRAINAGE FLOW	



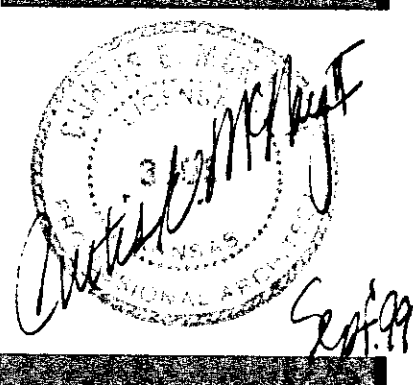
SCALE: 1" = 16'-0"



DP 176 SUMMERFIELD III
PARCEL 2
LANDSCAPE PLAN

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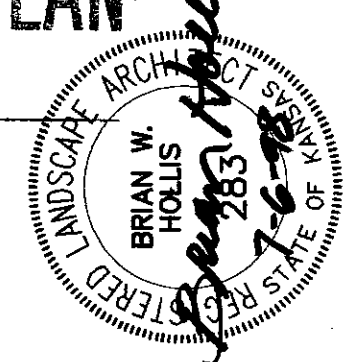
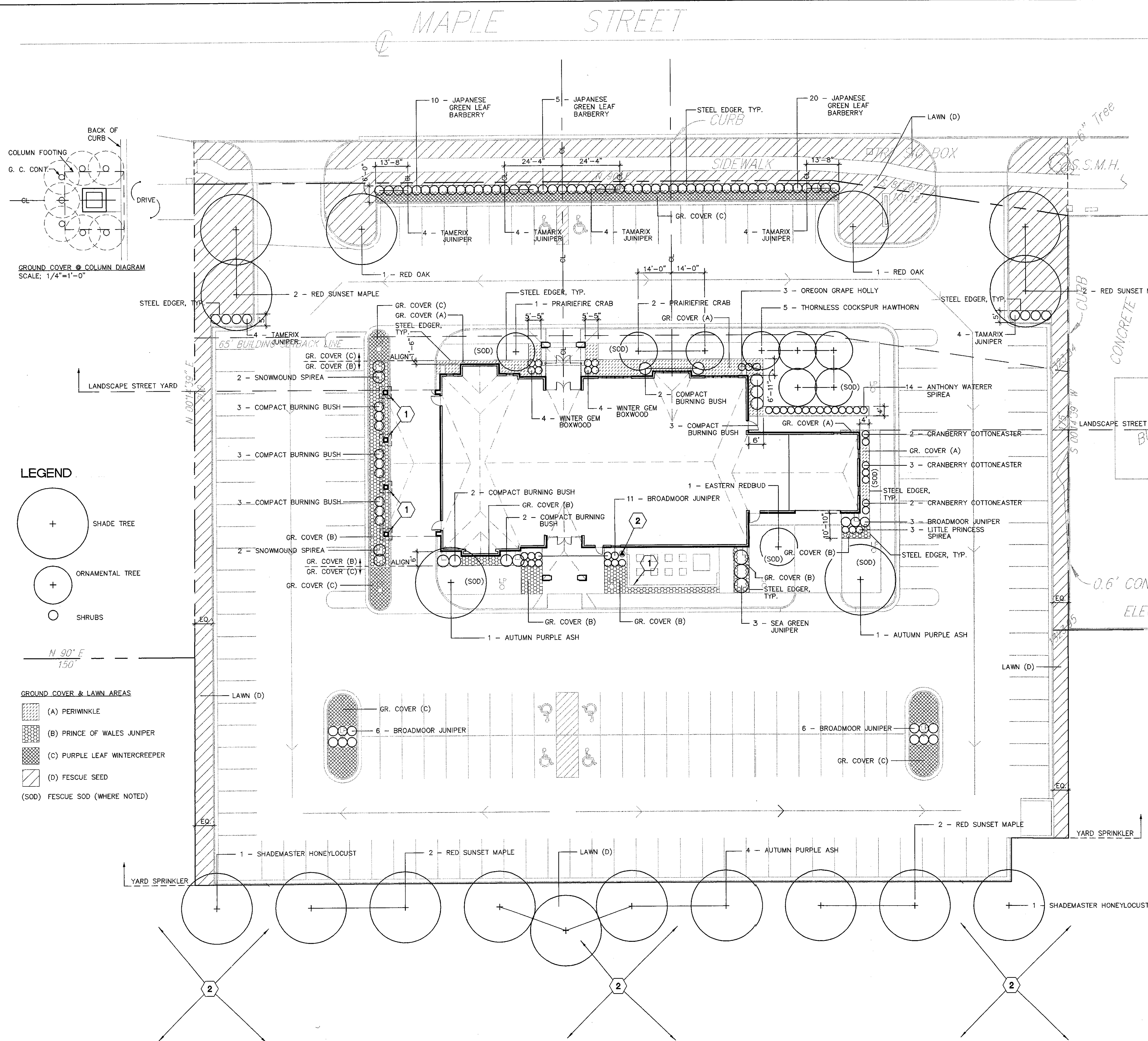


PROJECT : _____
AN ADDITION TO
COMPANION ANIMAL HOSPITAL
WICHITA, KANSAS

CABER ASSOCIATES INC.
ARCHITECTS/ DESIGNERS/ PLANNERS
530 N. RIDGE ROAD, SUITE "D"
WICHITA, KANSAS 67212 (316) 942-6740

DATE :
AUGUST, 1999
PROJECT NO. :
280W99

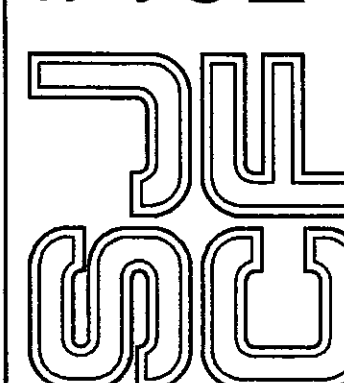
SHEET NO. :
A-10



DOWNING + LAHEY MORTUARY
Maple St. and Maize Rd.
Wichita, Kansas

ARCHITECTURE
ENGINEERING
PLANNING AND
INTERIOR DESIGN
220 SOUTH HILLSIDE
WICHITA, KS 67211
TEL: 316 684 0171
FAX: 316 684 8833

SCHAEFER
JOHNSON
COX
FREY
AND ASSOCIATES PA



REVISION DATE

PROJECT NO.
2635.10

DATE
1 JULY 1998

C1.4

S 81°28'9" E
101.12'

REMOVE

REMOVE

1 - RED SUNSET
MAPLE

DP 176

LANDSCAPE PLAN

GR. COVER (A)

3 - OREGON GRAPE HOLLY

5 - THORNLESS COCKSPUR HAWTHORN

APPROVED

3/24/99 BY *DS*
MARD Copy 1 of 2

9 - ANTHONY WATERER
SPIREA

2 - CRANBERRY COTTONEASTER

GR. COVER (A)

3 - CRANBERRY COTTONEASTER

2 - CRANBERRY COTTONEASTER

2 - BROADMOOR JUNIPER

3 - LITTLE PRINCESS
SPIREA

STEEL EDGER, TYP.

GR. COVER (B)

A

NORTH

NE LANDSCAPE AREA REVISION

SCALE: 1" = 20'-0"

175'
S 00°14'39" W



SCHAEFER JOHNSON COX FREY & ASSOCIATES PA

ARCHITECTURE ENGINEERING PLANNING & INTERIOR DESIGN
220 SOUTH HILLSIDE
WICHITA, KANSAS 67211-2107
(316) 884-0171 FAX (316) 884-8835

DOWNING & LAHEY MORTUARY
MAPLE ST. & MAIZE RD.
WICHITA, KANSAS

JOB NO. 2635.00

DATE 12 NOV 1998

PAGE

L1.1R

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DP-176
LANDSCAPE PLAN

APPROVED 3/24/99 BY DLG
 MAPP Copy 2 of 2

CL MAIN ENTRY OF BLDG.



38'-0"

38'-0"

5 - AUSTRIAN PINE
 (6-8' B & B)

2 - SNOWDRIFT CRAB
 (1 1/2"-2" B & B)

16'-0"

16'-0"

ALIGN

35'-0"



NORTH

A

SOUTH LANDSCAPE AREA REVISION

SCALE: 1" = 20'-0"



SCHAEFER JOHNSON COX FREY & ASSOCIATES PA

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 WICHITA, KANSAS 67211-2197
 (316) 884-0171 FAX (316) 884-8836

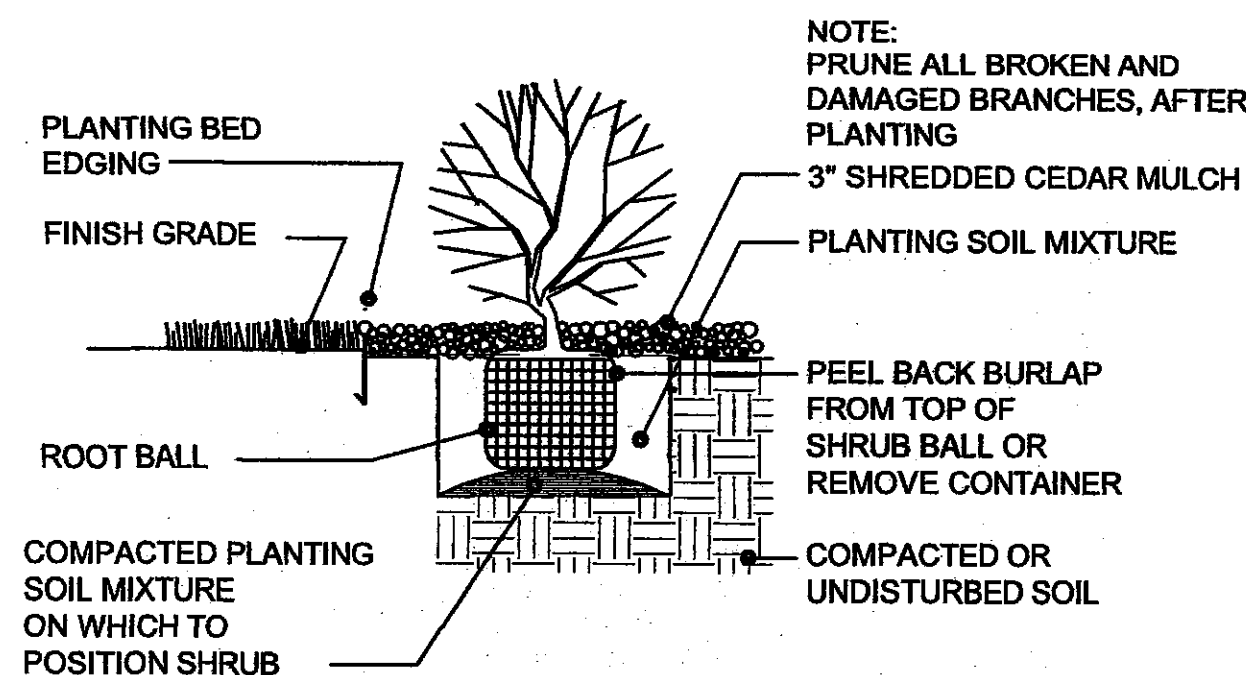
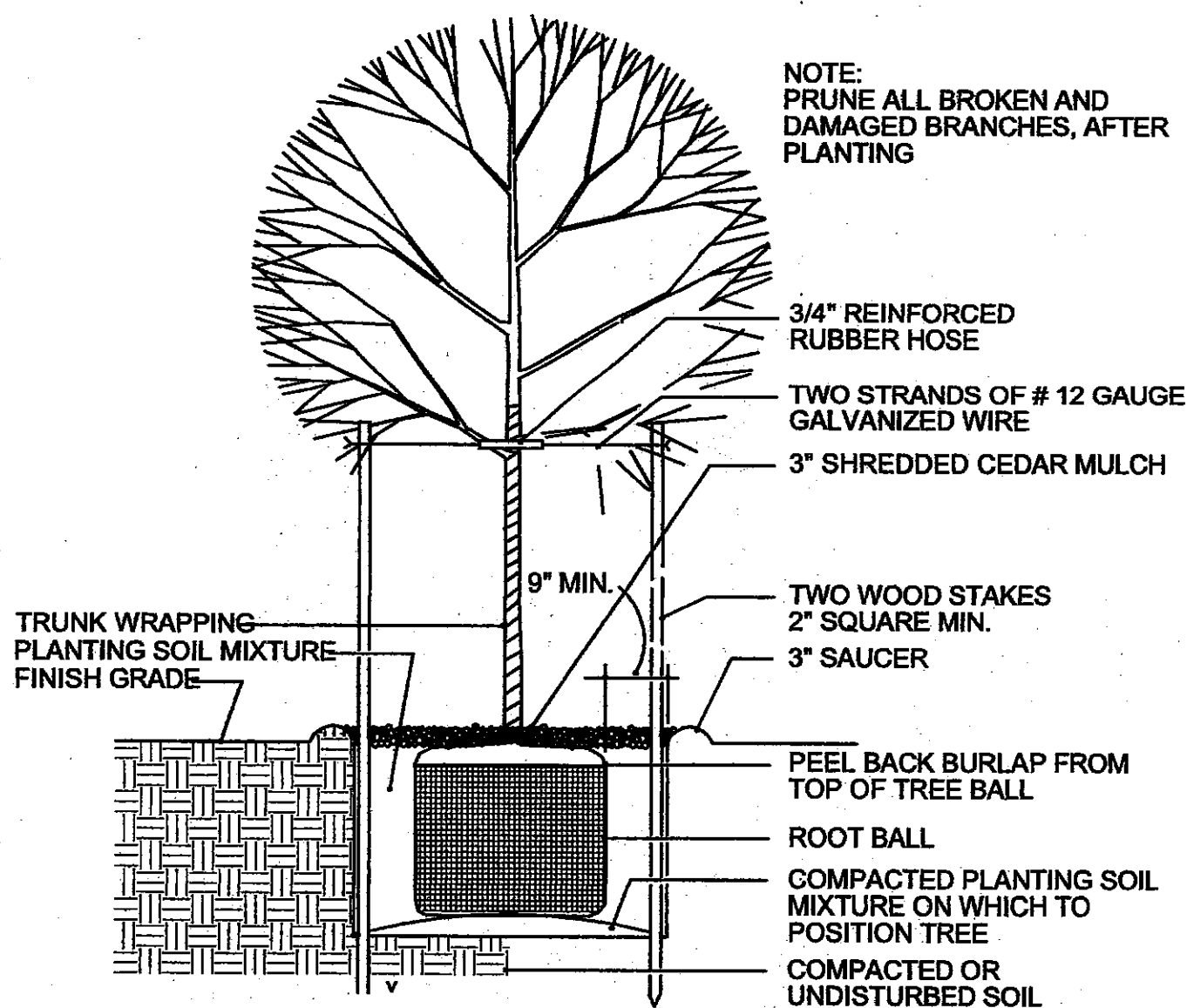
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 WICHITA, KANSAS

JOB NO. 2635.00

DATE 12 NOV 1998

PAGE

L1.2R



1 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

3 SHRUB PLANTING DETAIL AT EDGING/BED AREAS

NOT TO SCALE

GENERAL LANDSCAPE SPECIFICATIONS

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

IRRIGATION SYSTEM

- Irrigation - Water for establishment and maintenance of plant materials on this project will be provided by an irrigation system. It is intended that the Irrigation Contractor provide the design, all labor, materials and equipment required to construct a complete and operational automatic irrigation system.
- Then irrigation bid is to be included in the base bid of the landscape bid.
- The automatic irrigation system shall be designed to irrigate all new grass and planted areas. Care should be taken in the irrigation design to ensure that no water is sprayed on the building, fences, walls, walkways or paved areas.
- Water for irrigation to come from main water supply to building (verify).
- Prior to installation, the General Contractor shall submit for approval to the Architect an irrigation layout plan, irrigation equipment details, and a booklet containing catalog cuts, performance charts and technical information in sufficient detail to determine system suitability for this project.
- The irrigation system shall be equipped with moisture-sensing devices or automatic rain shut-off devices as well as a freeze detector.

LANDSCAPE ORDINANCE CALC'S

LANDSCAPE YARD REQUIRED:
LANDSCAPE YARD SHOWN:
STREET YARD TREES REQUIRED:
STREET YARD TREES PROVIDED:

10 SF. X 222' = 2220.00 S.F.
3,154 S.F.
3 SHADE TREES
2 SHADE TREE
2 ORNAMENTAL TREES

PARKING LOT TREE REQUIRED (FRONT)
PARKING LOT TREES SHOWN:
PARKING LOT SCREENING:

35/20 = 2 SHADE TREES
3 SHADE TREES
AS SHOWN

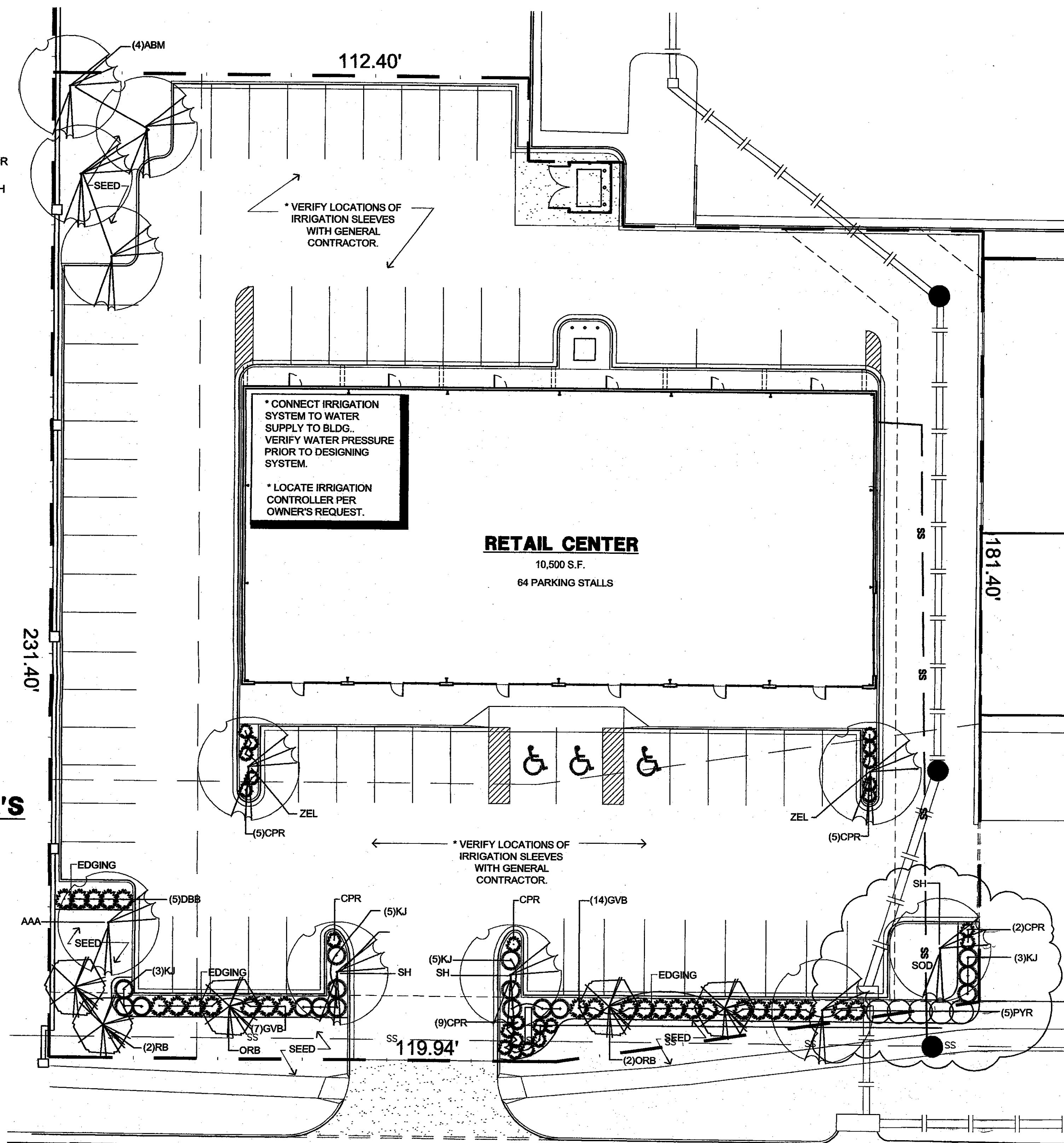
LANDSCAPE BUFFER REQUIRED (WEST):
LANDSCAPE BUFFER SHOWN:

231/40 = 6 SHADE TREES
5 SHADE TREES
2 ORNAMENTAL TREES

PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
ABM	4	AUTUMN BLAZE MAPLE	Acer plantanoides	2" to 2 1/2" cal.	Balled-in-Burlap
AAA	1	AUTUMN APPLAUSE ASH	Fraxinus americana 'Autumn Applause'	2" to 2 1/2" cal.	Balled-in-Burlap
ZEL	2	ZELKOVA	Zelkova serrata	2" to 2 1/2" cal.	Balled-in-Burlap
SH	3	'SKYLINE' HONEYLOCUST	Gleditsia triacanthos var. inermis cv.	2" to 2 1/2" cal.	Balled-in-Burlap
ORB	3	OKLAHOMA REDBED	Gleditsia triacanthos var. inermis cv.	2" to 2 1/2" cal.	Balled-in-Burlap
RB	2	RIVER BIRCH	Gleditsia triacanthos var. inermis cv.	2" to 2 1/2" cal.	Balled-in-Burlap
SHRUBS					
DBB	5	DWARF BURNING BUSH	Euonymus alatus 'compactus'	5 gal.	Container
KJ	16	KALLAY JUNIPER	Juniperus chinensis 'Kallay's Compact'	5 gal.	Container
GVB	22	GREEN VELVET BOXWOOD	Buxus microphylla cv.	5 gal.	Container
CPR	23	CARPET ROSE	Rosa 'Pink Carpet' (varying flower color)	2 gal.	Container
PYR	5	LOW BOY PYRACANTHA	Pyracantha coccinea 'Low Boy'	24-30" ht.	Container

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



PROJECT DATA

SITE DATA

LEGAL DESCRIPTION:

PARKING SPACES PROVIDED:

PART OF LOT 1, BLOCK 1, SUMMERFIELD III COMMERCIAL, AN ADDITION WICHITA, SEDGWICK COUNTY KANSAS.

61 STANDARD SPACES
3 SPACES ARE REQUIRED TO BE HANDICAP ACCESSIBLE
64 TOTAL PARKING SPACES

LANDSCAPE PLAN

0 20'

LANDSCAPE PLAN

ON FILE

APPROVED 9-13-06

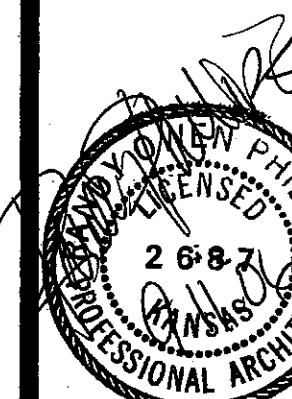
W/ Approval by the Traffic Engineer

MAPD 1001 1 of 1



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ARCHITECTURE
121 N. Mead, Suite 201, Wichita, KS 67202
TEL: 316.267.4002 FAX: 316.267.1509
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LEXINGTON SQUARE
RETAIL CENTER
WICHITA, KANSAS



CITY COMMENTS
11 SEP 06
PERMIT
26 JUN 06

LANDSCAPE
PLAN

SL1

June 20, 2011

Herr Schmader, LLC
1444 South Saint Clair, Suite A
Wichita, KS 67213

Gregory A. Neville
21916 W. 29th Street North
Andale, KS 67001

RE: DP-176 - Administrative Adjustment to allow multi-family use of 10 dwelling units/acre on property zoned GO General Office, generally located south of Maple and 1/8 mile west of Maize Road. (CUP2011-00021)

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-176 Summerfield III Commercial Community Unit Plan. We understand that you have requested to allow multi-family use of 10 dwelling units/acre on property zoned GO General Office (“GO”), generally located south of Maple and 1/8 mile west of Maize Road.

The current uses allowed on the parcel are professional, medical, dental offices and clinics, laboratories and personal services as permitted by the GO district. Multi-family use at 10 dwelling units per acre would be first permitted by right in the MF-18 Multi-Family Residential (“MF-18”) zoning district. The MF-18 district is more restrictive than the GO district, therefore allowing this use would not be considered to intensify the uses permitted on the parcel.

On the basis of our review and with the stipulated condition related to access for Parcel 3B, we feel that adjusting the CUP in the manner you have requested would be consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that multi-family use up to 10 dwelling units per acre be allowed, subject to the development standards of the MF-18 district and site regulations of the Unified Zoning Code or the general provisions of the CUP, whichever is more restrictive.

CUP2011-00021 Page 2
June 21, 2011

The zoning notification signs may now be removed from the property. We will make a notation of these changes on the CUP document.

John L. Schlegel
Director of Planning

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Poe & Associates, Inc., Attn: Tim Austin, 5940 E. Central, Wichita, KS 67208
Paul Hays, Office of Central Inspection via email
Dale Miller, MAPD via email
J.R. Cox, Office of Central Inspection via email
Leonard Fox, Office of Central Inspection via email