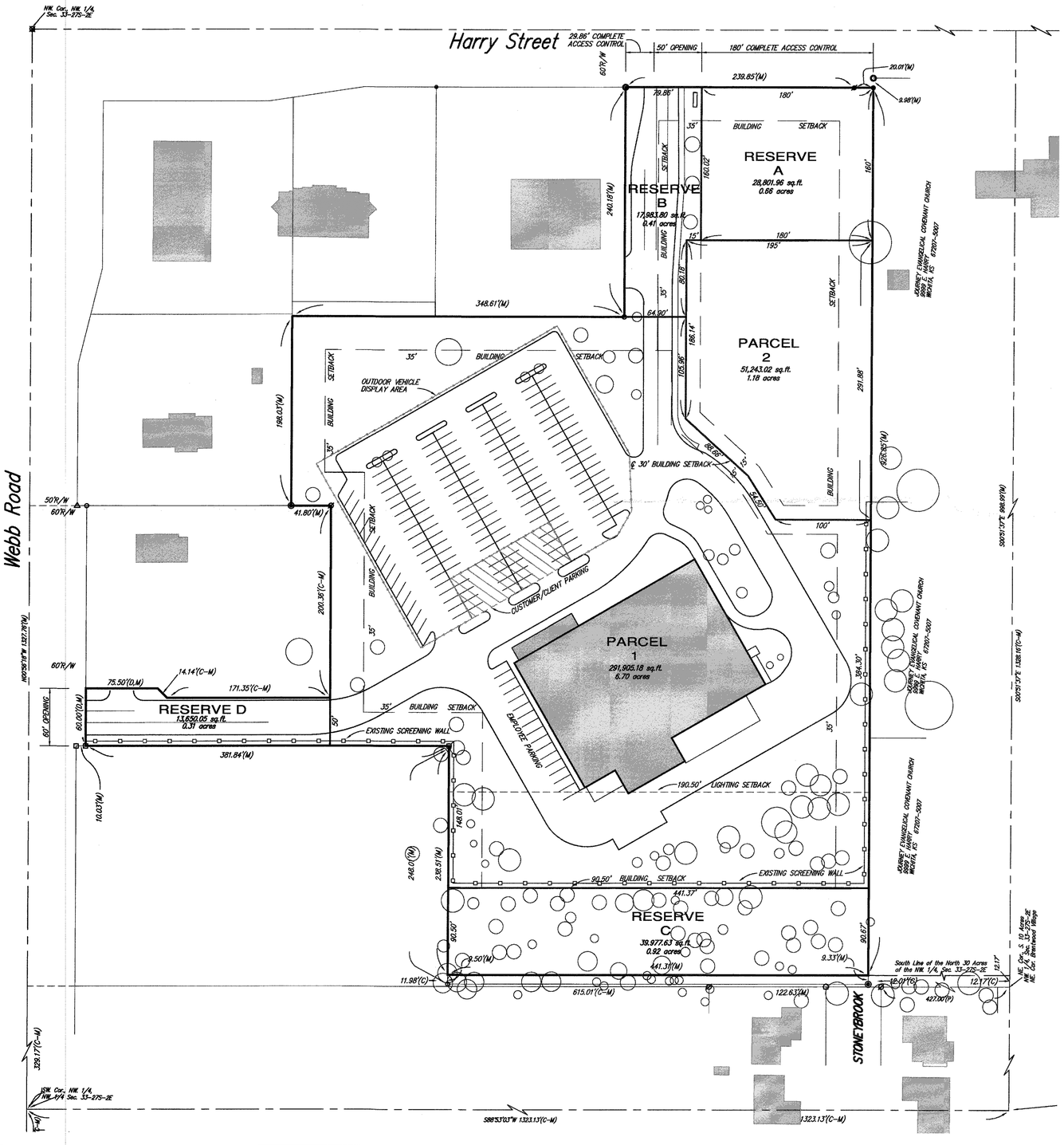
HARRY AND WEBB COMMERCIAL CUP

COMMUNITY UNIT PLAN

DP-321



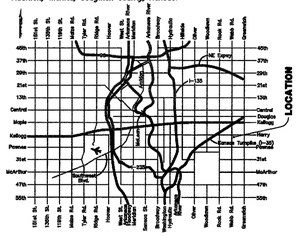
GENERAL PROVSIONS:

1. Total Land Area: 443,561.62 ± sq.ft. or 10.18 ± acres
   Net Land Area: 443,561.62 ± sq.ft. or 10.18 ± acres
2. Total Gross Floor Area: 144,913.8 sq.ft.
   Total Floor Area Ratio: 32.7 percent
   Total Building Coverage: 144,913.8 sq.ft.
   Total Building Coverage Ratio: 27.8 percant
3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code. Parking for vehicle and equipment sales use shall be as shown on the plan, and provide a minimum of 20 customer parking spacings.
4. Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions.
5. A Drainage Plan shall be submitted to the appropriate Engineer for approval during the platting process. Required guarantees for drainage shall be provided at the time of platting improvements.
6. Signs will be as allowed by the Sign Code, City Code Title 24.04 of the City of Wichita, with the following additional conditions/limitations:
   A. Parcels 1 and 2 are permitted signage on one freestanding sign per arterial frontage with the following area restrictions:
      Parcels 1 & 2: 160 sq. ft. of combined signage along Harry. 160 sq. ft. of combined signage along Webb Road.
   B. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
   C. L.E.D./Digital signs, flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
   D. Portable, billboards, and off-site signs are not permitted.
   E. Window display signs are limited to 25% of the window area.
   F. All building signs shall meet the City of Wichita Sign Code for the "LC" zoning district, shall not exceed 3 total building signs per street frontage, per building, and limited to 20% of the facade elevation with no individual sign exceeding 400 sq.ft. No signs shall be allowed on the south elevation of any buildings.
   G. All freestanding signs must be monument type and shall have a maximum height of 24 feet for Parcels 1 and 2. All freestanding signs shall share similar elements in design.
7. Access location on Harry Street shall be located near the midpoint between existing entrances on adjoining properties, and as further defined on the final plat and this plan.
8. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
9. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
   A. Limited height of light poles, including fixtures, lamps and base, to 25 feet. Lighting shall be limited to a height of 15 feet if located within the south 190.50 feet of Parcel 1 as shown on the plan.
   B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
10. Utilities shall be installed underground on all parcels.
11. Landscaping for this site shall be required as follows:
    A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita, with a shared palette of landscape materials among parcels.
    B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
    C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
12. Screening:
    A. A six (6) to eight (8) foot high concrete/masonary wall shall be constructed along the south, west and east property lines where adjacent to residential zoning. Said wall may provide an opening, or openings, for pedestrian access at the owner's discretion.
    B. This solid wall shall be constructed of a pattern and color that is consistent or compatible with the building walls.
    C. Solid screening shall be provided for all outdoor work and storage areas within 200 feet of residential uses.
    D. Rooftop mechanical equipment shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.
13. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.
14. All buildings in the C.U.P. shall share uniform architectural character, color, textura, and the same predominate exterior building material, and shall be reviewed and approved by the Planning Director prior to the issuance of any building permits. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal as an exterior material shall be limited to incidental accent, except that the 9,400 sq. ft. building in the southeast corner of Parcel 1 shall be excluded from this requirement.
15. Fire lanes shall be in accordance with the appropriate Fire Code. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. 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.
16. No parcel within this C.U.P. shall allow the use of adult entertainment establishments; sexually oriented business; correctional placement residences; night club in the city; and tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Restaurants with drive-through windows, convenience stores, service stations, and vehicle repair, limited will not be permitted within 200 feet of residential uses. Restaurants with drive-through windows shall be designed to ensure queuing lanes for drive-through windows will not align vehicle headlights in such a manner as to face residential zoning. Overhead doors associated with vehicle repair uses shall not be allowed within 200 feet of residential uses and shall not be facing any residential zoning district. Exterior audio systems that project sound beyond the boundaries of the C.U.P. are prohibited.

    Permitted within Parcel 1 per CUP2016-48 is new and used auto sales, leasing, service and all other associated uses, including but not limited to, parking areas for storage of vehicles for lease or sale, vehicles awaiting customer service, employee parking, vehicle repair (limited) within 91 feet of residential uses, & vehicle detailing/car wash facility, which is accessory in nature and /limited use by the dealership for customer cars. Vehicle sales shall be further regulated by Section III-D.6.X for provisions on vehicle display, lighting, noise, signs and attention-getting devices.
17. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
18. The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
19. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
20. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
21. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link the sidewalk along Harry Street and Webb Road with the proposed buildings within the subject property.
22. No development shall occur until such time as municipal water and sewer service are provided to the site.
23. Approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit. An overall site plan shall be required for review and approval by the Planning Director prior to the issuance of any building permits; the site plan shall ensure internal circulation within the parcels and joint use of ingress/egress openings and that private drive openings are not impacted/blocked by the layout of parking stalls or landscaping.
24. Guarantees for specific street improvements for Harry Street and Webb Road shall be further reviewed and determined at the time of platting.

LEGAL DESCRIPTION:

Lots 1 and 2, Block A, and all Reserves, Harry and Webb Commercial Addition, Wichita, Sedgwick County, Kansas.



PARCEL 1

A. Total Land Area: 291,905.18 ± sq.ft. or 6.70 ± acres
B. Maximum Building Coverage: 108,004.92 sq.ft. (37%)
C. Maximum Gross Floor Area: 126,978.75 sq.ft.
D. Floor Area Ratio: 43.5 percent
E. Maximum Number of Buildings: Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
All permitted uses by right in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #16.

PARCEL 2

A. Total Land Area: 51,243.02 ± sq.ft. or 1.18 ± acres
B. Maximum Building Coverage: 15,372.90 sq.ft. (30%)
C. Maximum Gross Floor Area: 17,935.06 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
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RESERVES

A. Permitted Uses:
Reserve "A" is hereby reserved for open space, lakes, berms, signage, entry monuments, sidewalks, landscaping, drainage purposes, and utilities as confined to easement. Reserve "B" is hereby reserved for driveways, access purposes, signage, entry monuments, sidewalks, open space, berms, landscaping, drainage purposes, and utilities as confined to easement. Reserve "C" is hereby reserved for open space, sidewalks, landscaping, berms, and drainage purposes. Reserve "D" is hereby reserved for driveways, access purposes, signage, entry monuments, sidewalks, open space, landscaping, berms, drainage purposes, walls as confined to easement, utilities as confined to easement, and pipelines and related appurtenances as confined to easement. Reserves "A", "B", "C", and "D" shall be owned and maintained by the owner of Lot 1, Block A.

REVISIONS

Submitted:	August 3, 2009
Revised per Staff Comments:	September 2, 2009
Revised per MAPC:	September 10, 2009
Approved per City Council:	October 13, 2009
Revised per Adm. Adjustment:	October 26, 2010
Revised per Amendment #1 (CUP2016-48):	February 21, 2017
Revised per Adm. Adjustment (CUP2021-45):	September 7, 2021

as per AA CUP2021-00045 9-7-2021 plan

APPROVED CUP
MAPC 1-19-17 Plan
WCC 2-21-17 Plan
MAPD Copy 1 of 4

AMENDMENT #1

DP-321

HARRY AND WEBB COMMERCIAL COMMUNITY UNIT PLAN

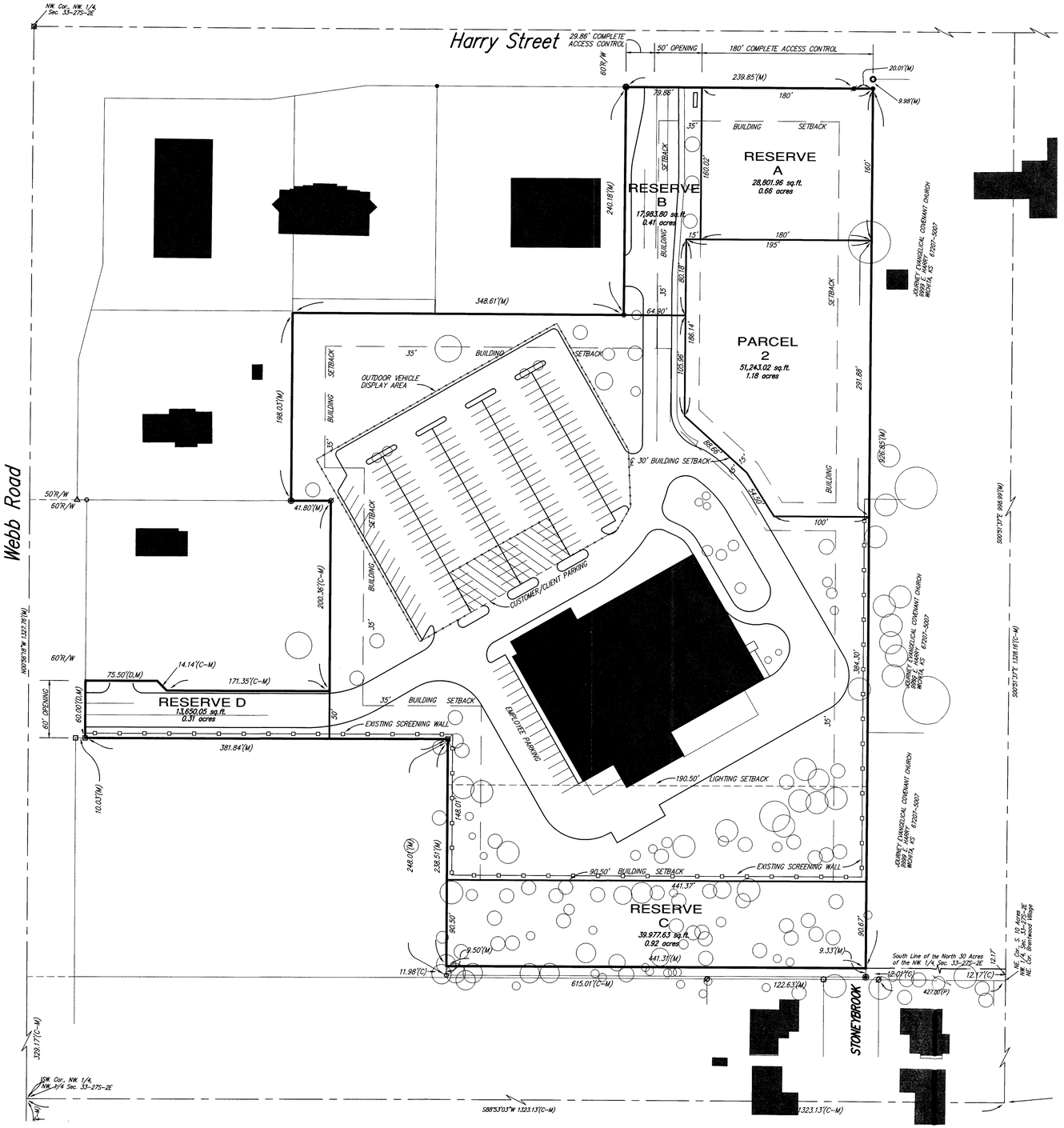
SCALE: 1" = 60'

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

HARRY AND WEBB COMMERCIAL CUP

COMMUNITY UNIT PLAN

DP-321



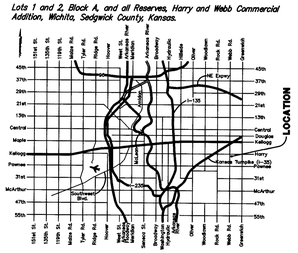
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17. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
18. The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
19. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
20. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
21. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link the sidewalk along Harry Street and Webb Road with the proposed buildings within the subject property.
22. No development shall occur until such time as municipal water and sewer service are provided to the site.
23. Approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit. An overall site plan shall be required for review and approval by the Planning Director prior to the issuance of any building permits; the site plan shall ensure internal circulation within the parcels and joint use of ingress/egress openings and that private drive openings are not impacted/blocked by the layout of parking stalls or landscaping.
24. Guarantees for specific street improvements for Harry Street and Webb Road shall be further reviewed and determined at the time of platting.

LEGAL DESCRIPTION:

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C. Maximum Gross Floor Area: 126,978.75 sq.ft.
D. Floor Area Ratio: 43.5 percent
E. Maximum Number of Buildings: Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
   All permitted uses by right in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #16.

PARCEL 2

A. Total Land Area: 51,243.02 ± sq.ft. or 1.18 ± acres
B. Maximum Building Coverage: 15,372.90 sq.ft. (30%)
C. Maximum Gross Floor Area: 17,935.06 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
   All permitted uses by right in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #16.

RESERVES

A. Permitted Uses:
   Reserve "A" is hereby reserved for open space, lakes, berms, signage, entry monuments, sidewalks, landscaping, drainage purposes, and utilities as confined to easement. Reserve "B" is hereby reserved for driveways, access purposes, signage, entry monuments, sidewalks, open space, berms, landscaping, drainage purposes, and utilities as confined to easement. Reserve "C" is hereby reserved for open space, sidewalks, landscaping, berms, and drainage purposes. Reserve "D" is hereby reserved for driveways, access purposes, signage, entry monuments, sidewalks, open space, landscaping, berms, drainage purposes, walls as confined to easement, utilities as confined to easement, and pipelines and related appurtenances as confined to easement. Reserves "A", "B", "C", and "D" shall be owned and maintained by the owner of Lot 1, Block A.

REVISIONS

Submitted:	August 3, 2009
Revised per Staff Comments:	September 2, 2009
Revised per MAPC:	September 10, 2009
Approved per City Council:	October 13, 2009
Revised per Adm. Adjustment:	October 29, 2010
Revised per Amendment #1 (CUP2016-48):	February 21, 2017

APPROVED CUP
MAPC 1-19-17 SK
WCC Z-21-17 SK
MAPD Copy 1 of 2

AMENDMENT #1

DP-321

HARRY AND WEBB COMMERCIAL COMMUNITY UNIT PLAN

SCALE: 1" = 60'

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316.262.7271 F 316.262.0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

ALERT TO CONTRACTOR

ALL WM GENERAL CONTRACTING WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES AND FINAL GRADING) BY THE MILESTONE DATE IN THE PROJECT DOCUMENTS. OUTLOT AREAS TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

UTILITY LOCATES

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

CONTACT KANSAS ONE-CALL A MINIMUM 2 WORKING DAYS PRIOR TO WORK AT 1-800-344-7233 (WICHITA: 687-2470)

CITY OF WICHITA PUBLIC UTILITY LOCATE SHALL BE CONTACTED A MINIMUM 2 DAYS PRIOR TO WORK AT 316-268-4260.

MATCH LINE LP1.2

MATCH LINE LP1.2

WEBB ROAD

Lot 1, Block 1
Subway Addition

WALMART MARKET
35R-OR-OCS
GROSS S.F. = 35,274
PHARMACY LEFT WITH DRIVE THRU
FFE=1369.00

LANDSCAPE ORDINANCE CALCULATIONS

C.U.P. LANDSCAPE CODE:
- Development of parcels within the C.U.P. shall comply with the Landscape Ordinance of City of Wichita.

RESIDENTIAL BUFFER REQUIRED:
- East edge or property line adjacent to residential area is 384LF (1 tree per 40 lf.)
  - 10 Overstory Trees (Required)
  - 7 Overstory Trees & 6 Understory Trees (Provided)
- South edge or property line adjacent to residential area is 442LF (1 tree per 40 lf.)
  - 12 Overstory Trees (Required)
  - 8 Overstory Trees & 8 Understory Trees (Provided)
- West edge of property line adjacent to residential area is 148LF (1 tree per 40lf.)
  - 4 Overstory Trees (Required)
  - 3 Overstory Trees & 2 Understory Trees (Provided)

PARKING LOT LANDSCAPING (# OF STALLS/20)
- 155 stalls / 20 = 8 Overstory Trees. (1/2 of required trees must occur in parking lot islands).
  - 8 Overstory Trees (Required)
  - 8 Overstory Trees (Provided)

PARKING LOT SCREENING
- N/A - Parking lot is over 150' from abutting streets.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	REMARKS
MAL DRI	22	Malus x 'Snow Drift'	Snow Drift Crabapple	B & B	2"Cal	
PIS CHI	5	Pistacia chinensis	Chinese Pistache	B & B	2"Cal	
QUE ACU	8	Quercus acutissima	Sawtooth Oak	B & B	3"Cal	
QUE SHU	10	Quercus shumardii	Shumard Red Oak	B & B	3"Cal	
TRP JUN	6	Transplanted Tree		N/A	Varies	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	REMARKS
CAL KAR	12	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal		
EUO SAR	126	Euonymus fortunei 'Sarcoxie'	Sarcoxie Euonymus	5 gal		
JUN PFI	71	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	5 gal		
PYR LO2	13	Pyracantha coccinea 'Lowboy'	Lowboy Pyracantha	5 gal		
RHU GRO	135	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal		
ROS KN2	137	Rosa shrub 'Knock Out'	Knock Out Rose	5 gal		

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
EUO COL	2,491	Euonymus fortunei 'Colorata'	Purple-leaf Winter Creeper	2"pot @ 12" oc	

NOTE: TREES SHOWN AS EXISTING IN THIS AREA ARE AN APPROXIMATION OF THE SIZE AND LOCATIONS OF EXISTING TREES ANTICIPATED TO BE RETAINED

A LANDSCAPE PLANTING PLAN

NOTE: REFER ALSO SHEET TP1 FOR EXISTING TREE PRESERVATION & TRANSPLANTION PLAN

1"=30'-0"

NORTH

LAW/KINGDON ARCHITECTURE
PLANNERS & ARCHITECTS
345 RIVERVIEW, WICHITA, KS 67203
Phone (316) 265-0230 Fax (316) 268-0205
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STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC PROJECT AS NOTED. KE CONTEMPORANEOUSLY WITH ITS ISSUE, AND IS NOT TO BE USED ON ANY DIFFERENT PROJECT SITE OR AT A LATER TIME WITHOUT THE EXPRESS WRITTEN CONSENT OF LAW/KINGDON ARCHITECTURE. FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT SHALL BE GIVEN ONLY AT THE DISCRETION OF THE ARCHITECT. REPRODUCTION OF THIS DRAWING FOR ANY PURPOSE WHATSOEVER IS EXPRESSLY AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

CONSULTANTS

WAL★MART
NEIGHBORHOOD MARKET
WICHITA, KS
STORE NO. 5860-00
JOB NUMBER: 4946.00 PROTO:

ISSUE BLOCK		

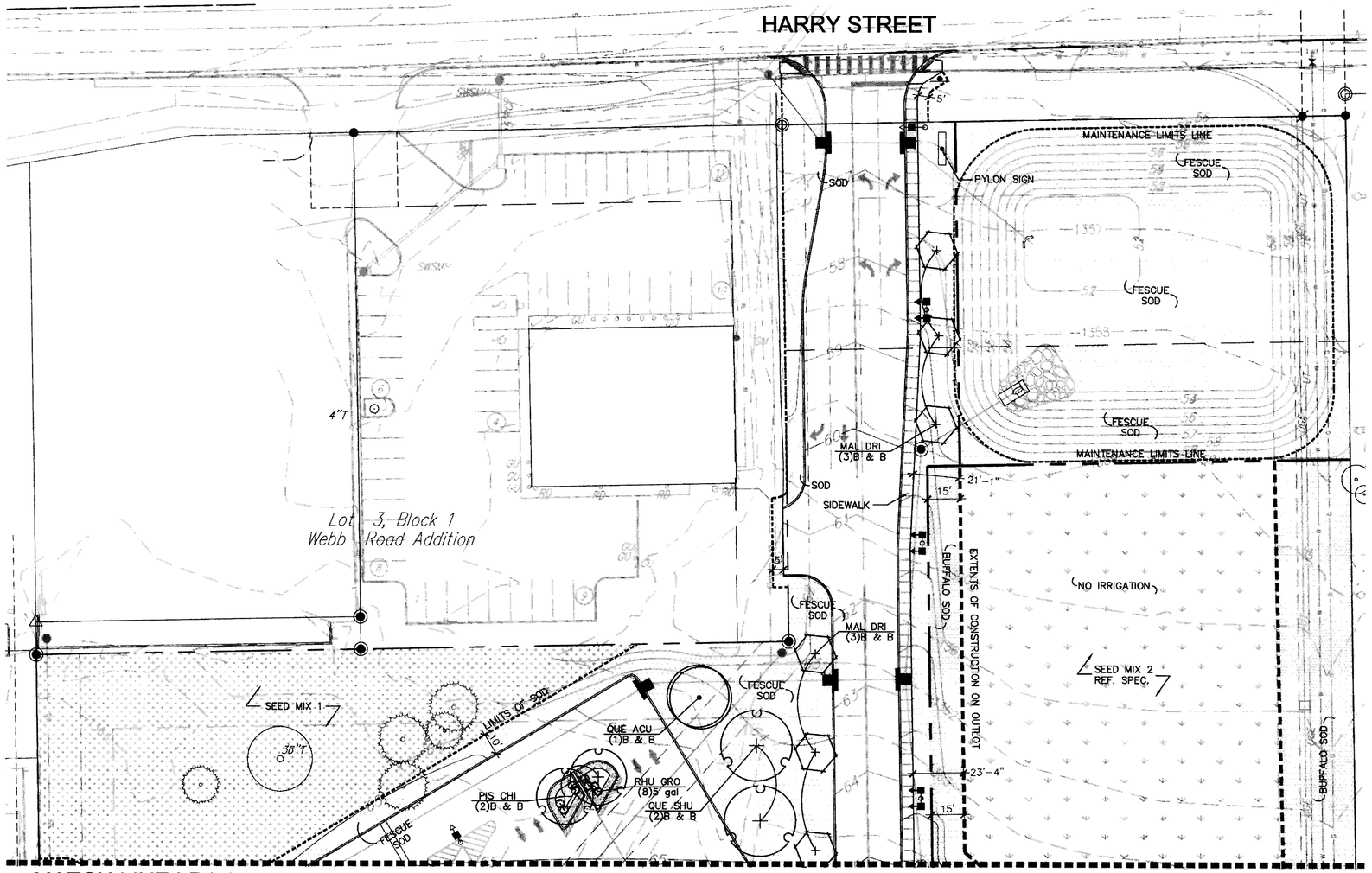
CHECKED BY:	JB
DRAWN BY:	WAW
FILE NAME:	
PROTO CYCLE:	
DOCUMENT DATE:	10-04-10

DP-321 Parcel I
LANDSCAPE PLAN
APPROVED 16-13-10 BY ____
SHEET 1 OF 3
MAPD Log # 2

JEFFREY ALAN BEST
LICENSED
679
KANSAS
LANDSCAPE ARCHITECT
10.4.10

SHEET TITLE:
Landscape Planting Plan

SHEET:
LP1.1



A LANDSCAPE PLANTING PLAN

NOTE: REFER ALSO SHEET TP1 FOR EXISTING TREE PRESERVATION & TRANSPLANTION PLAN

1"=30'-0"

LANDSCAPE NOTES

GENERAL

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
2. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL REFER TO SPECIFICATION SECTION 02900 FOR ADDITIONAL REQUIREMENTS AND RELATED TO PLANTING AND LANDSCAPING. THE CONTRACTOR WILL BE EXPECTED TO FOLLOW ALL THE REQUIREMENTS CALLED FOR IN THE SPECIFICATIONS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLAN.
6. REPORT DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASE OF MATERIALS OR STARTING CONSTRUCTION.
7. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S WRITTEN 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.
8. PLANT SUBSTITUTIONS WILL ONLY BE ALLOWED UNDER THE FOLLOWING CONDITIONS: LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN SUBSTITUTION REQUEST TO THE LANDSCAPE ARCHITECT STATING WHAT PLANTS TO BE SUBSTITUTED AND THE REQUESTED SUBSTITUTION PLANT ALONG WITH EXPLANATION OF SUBSTITUTION REQUEST. NO SUBSTITUTION SHALL CONSTITUTE AN INCREASE IN COST FROM THE ORIGINAL CONTRACT AMOUNT. ANY PLANT SUBSTITUTIONS NOT APPROVED SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF INSPECTION.
9. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF CONSTRUCTION.

PLANTING PREPARTATION

11. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. TOPSOIL SHALL BE A FRIABLE LOAM WITH GOOD STRUCTURE. SOLUBLE SALTS SHALL NOT EXCEED 500ppm AND ORGANIC MATTER SHALL BE NO LESS THAN 3%. The pH SHALL RANGE BETWEEN 5.5 AND 7.4.
12. THE OWNER SHALL HAVE TOPSOIL TESTED BY A CERTIFIED TESTING LABORATORY AND OBTAIN RECOMENDATIONS FOR SOIL AMENDMENT TYPE(S) AND QUANTITIES. RECOMENDATIONS SHALL BE SPECIFIC TO THE TOPSOIL OF THIS REPORT TO THE LANDSCAPE ARCHITECT FOR THEIR RECORDS. THE LANDSCAPE CONTRACTOR SHALL BE EXPECTED TO AMEND SOILS PER THE RECOMENDATIONS AND SPECIFICATIONS.
13. BACKFILL: FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL TOPSOIL MIXED WITH AMENDMENTS AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.
14. PARKING LOT ISLANDS SHALL BE EXCAVATED TO A DEPTH OF 24" AND BACKFILLED WITH APPROVED TOPSOIL AND REQUIRED AMENDMENTS.
15. RAISED PLANTERS SHALL BE EXCAVATED TO A MINIMUM 12" BELOW FINISH GRADE OF ADJACENT SIDEWALK, SUBDRAINAGE SYSTEM INSTALLED AND BACKFILLED WITH APPROVED PLANTING SOIL MIX.
16. CONTRACTOR SHALL REFER TO SPECIFICATION SECTION 02900 FOR INSTRUCTIONS RELATED TO THE PRESENCE OF UNSUITABLE SUBSOILS AND TOPSOILS.

PLANTING MATERIALS

17. REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
18. PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
19. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD OF NURSERY STOCK." THESE STANDARDS SHALL REPRESENT THE GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
20. ALL TREES SHALL HAVE STRAIGHT TRUNKS (FOR SINGLE STEM SPECIES) AND FULL CROWN AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
21. PLANT MATERIAL SELECTION: TREES SHALL BE TAGGED BY THE LANDSCAPE ARCHITECT AT THE TREE GROWER NURSERY PRIOR TO PURCHASE AND DELIVERY TO SITE FOR ALL OTHER PLANT MATERIAL SELECTIONS REFER TO SECTION 02900 OF THE SPECIFICATIONS FOR INSTRUCTIONS.
22. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
23. PLANT LOCATIONS AND QUANTITIES SHOWN ARE APPROXIMATE. ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID CONFLICTS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING INDICATED ON THE PLANS.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
25. PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS 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 GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING PLANTING TO REDUCE TRANSPIRATION.
26. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDCIATED IN THE PLANT SCHEDULE. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR 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 REJECTED.
27. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
28. ALL PLANTING AREAS SHALL BE COMPLETELY MUCHED AS SPECIFIED. PLACE 4" OF MULCH IN ALL SHRUB BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS. PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER.
29. 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.
30. CONTRACTOR SHALL INSTALL AN 18" WIDE MUCH STRIP BEHIND ALL CONCRETE CURBS.
31. WHERE TURF GRASS WILL BE ESTABLISHED ADJACENT TO CONCRETE CURBS, EITHER A 16" OR 24" (DEPENDING UPON AVAILABILITY) WIDE SOD STRIP IS REQUIRED.

LANDSCAPE NOTES-CONT.

RELATED ITEMS

1. ALL PLANTING BEDS SHALL BE SEPERATED FROM TURF AREAS WITH STEEL EDGING. EDGING SHALL BE ⅛" X 4" INTERLOCKING STEEL EDGING WITH METAL STAKES SUFFICIENT TO HOLD EDGING IN PLACE. EDGING SHALL NOT EXTEND ABOVE ANY ADJACENT SIDEWALKS.
2. THE CONTRACTOR SHALL USE A 4.1oz WOVEN POLYPROPYLENE, NEEDLE-PUNCHED FABRIC WEED BARRIER IN SHRUB BEDS. OVERLAP EDGES A MINIMUM OF 6". SECURE EDGES IN GROUND. INSTALL IN ALL LANDSCAPED ISLANDS.

INSPECTIONS/MAINTENANCE AND CLEAN-UP

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME INDICATED IN THE SPECIFICATION SECTION 02900.
4. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPECIFICATION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
5. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
6. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
7. 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. CENTRAL LEADERS SHALL NOT BE REMOVED.
8. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, GUYS, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
9. PROVIDE NOTIFICATIONS TO THE OWNERS CIVIL ENGINEERING CONSULTANT (CEC) FOR MEETING AND EVENT NOTIFICATIONS FOR THE FOLLOWING:
   - PRE-WORK MEETING
   - PLANT MATERIAL SELECTION MEETING AT GROWER
   - PLANTING OPERATIONS
   - ISLAND INSPECTION
   - TREE TRANSPLANTING (IF APPLICABLE)
   - SUBSTANTIAL COMPLETION INSPECTION
   - FINAL INSPECTION
   - WARRANTY INSPECTION

DP-321

LANDSCAPE PLAN

APPROVED 12-12-10 BY DG

SHEET 2 OF 3

MAPD Copy 1 of 2

SOD & SEEDING NOTES

LAWNS AND SEEDING

1. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH THE SWPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPP PLAN FOR THIS SITE.
2. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING OPERATIONS.
3. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF THE SWPP PLAN.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND ESTABLISHMENT OF ALL SEED AND SOD AREAS INDICATED ON THE PLANS. SOD AND SEED SHALL COMPLY WITH THE REQUIREMENTS IN SECTION 02900 OF THE SPECIFICATIONS. ALL SOD SHALL BE ROLLED SMOOTH.
5. SOD TYPES:
   FESCUE SOD: A LOCALLY AVAILABLE PREMIUM FESCUE BLEND.
   BUFFALO SOD TYPE SHALL BE A LOCALLY AVAILABLE VEGETATIVE VARIETY 609 OR APPROVED EQUIVALENT.
6. SEED TYPES:
   - PERMANENT FESCUE LAWN: PREMIUM FESCUE BLEND. RATE: 10lbs/1000sf (New lawns)
   - PERMANENT FESCUE LAWN: PREMIUM FESCUE BLEND. RATE: 5lbs/1000sf (Re-established lawns)
   - TEMPORARY LAWN SEEDING – ANNUAL RYEGRASS, RATE: 2lbs/1000sf
   - BUFFALO (NATIVE) GRASS SEEDING: TEXOKA, SHARP'S IMPROVED, BISON, PLAINS OR TOP GUN RATE: 2lbs/1000sf
7. BUFFALO (NATIVE) GRASS SEEDING AREAS: THE INTENT IS TO MAINTAIN AS MUCH OF THE CURRENT BUFFALO/NATIVE GRASS MIX THAT CURRENTLY EXISTS IN IN THE RESERVE AREA AND TREE PRESERVATION AREA TO THE SOUTH OF THE PROPOSED STORE. THE BUFFALO GRASS SEEDING INDICATED IS FOR ENHANCING THE EXISTING VEGETATIVE COVER AND AID IN WEED CONTROL.
8. BUFFALO (NATIVE) GRASS SEEDING:
   - NATIVE GRASS SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED. FURNISH TO LANDSCAPE ARCHITECT DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.
   - LANDSCAPE CONTRACTOR TO DRILL PRAIRIE GRASS SEED WITH A DRILL SPECIFICALLY SUITED FOR SEEDING NATIVE PRAIRIE GRASSES. PLANT GRASS SEED NO DEEPER THAN 1/2" BELOW SURFACE.
   - SEED NATIVE PRAIRIE GRASS ONLY DURING THE SEED DATES LISTED BELOW. IF SEEDING CANNOT OCCUR DURING THESE DATES, LEAVE ESTABLISHED AREAS UNTIL ACCEPTABLE SEEDING DATES.
     OPTIMUM SEED DATES: APRIL 1–APRIL 20
     ACCEPTABLE SEED DATES: MARCH1–MAY 15
   - SEEDING PROCESS: BEGINNING AS EARLY IN MARCH AS POSSIBLE AND AFTER TREE REMOVAL/CLEARING HAS BEEN COMPLETED, MOW DESIGNATED AREAS TO A HEIGHT OF 2 INCHES. DRILL NEW SEED. KEEP AREAS MOWED TO A HEIGHT OF NO MORE THAN 3" DURING GERMINATION PERIOD.
   - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATERING AND ESTABLISHMENT PRACTICES REQUIRED FOR THE BUFFALO GRASS AREAS. THIS TIME PERIOD SHALL BE NO LESS THAN 90 DAYS AND SHALL CONTINUE UNTIL 90% GERMINATION OF THE GRASS HAS OCCURRED. OTHER RESPONSIBILITIES SHALL INCLUDE MAINTENANCE OF ERODED AREAS, RE-SEEDING, AND WEED CONTROL PRACTICES.
9. REFER TO THE SWPP PLAN FOR SEED AREAS RECEIVING EROSION CONTROL BLANKET. AREAS TO HAVE EROSION CONTROL BLANKET SHALL BE SEEDED PRIOR TO INSTALLATION OF BLANKET.

LAW/KINGDON ARCHITECTURE
ARCHITECTS & ENGINEERS
345 RIVERVIEW, WICHITA, KS 67203
Phone (316) 267-0300 Fax (316) 267-0025
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JOB NUMBER: 4946.00 PROTO:

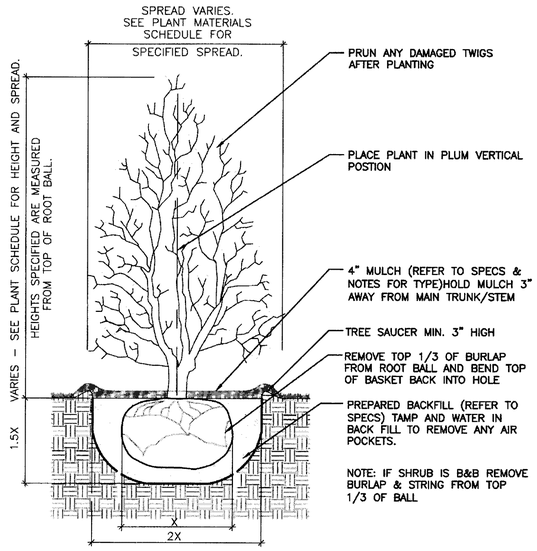
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DOCUMENT DATE:	10-04-10

JEFFREY ALAN FREY LICENSED 679 LANDSCAPE ARCHITECT KANSAS
10.4.10

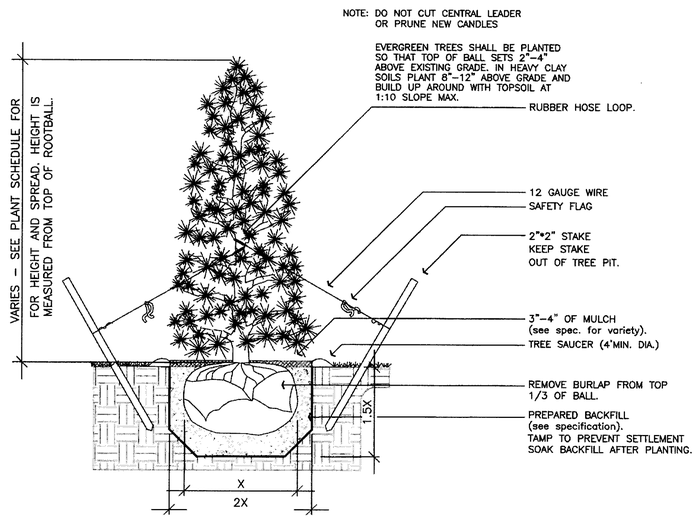
SHEET TITLE: Landscape Planting Plan

SHEET: LP1.2



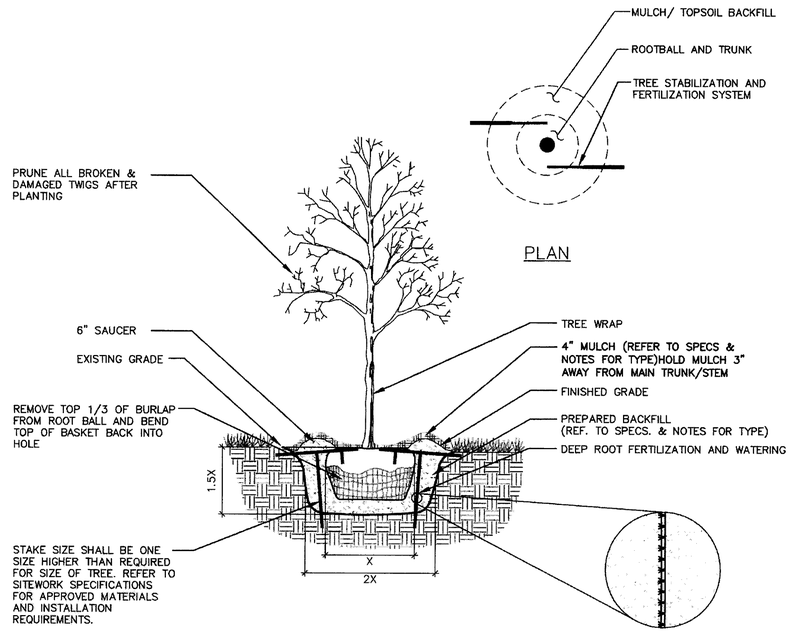
1 UPRIGHT SHRUB PLANTING DETAIL

3/8" = 1'-0"



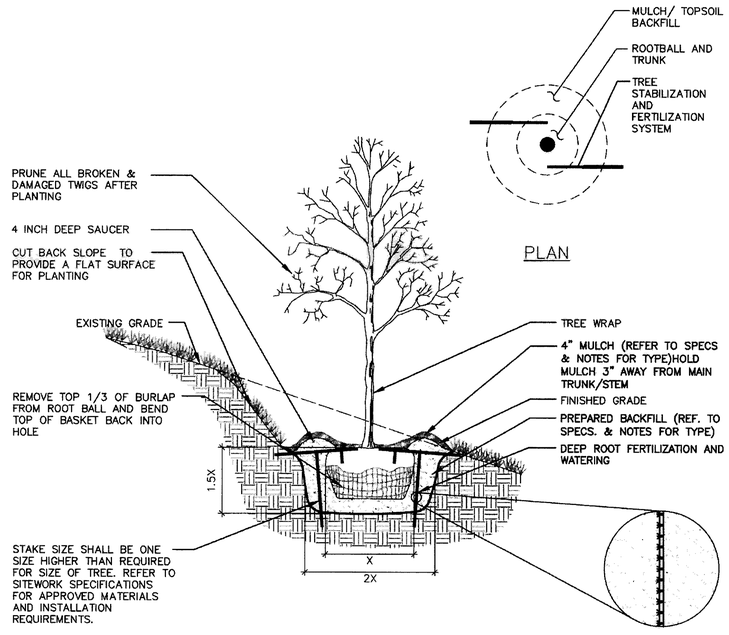
2 CONIFER TREE PLANTING

NTS



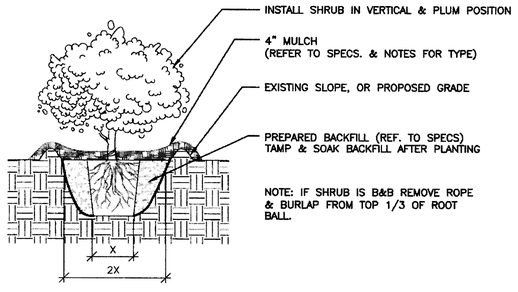
3 TREE PLANTING / STABILIZATION

3/8" = 1'-0"



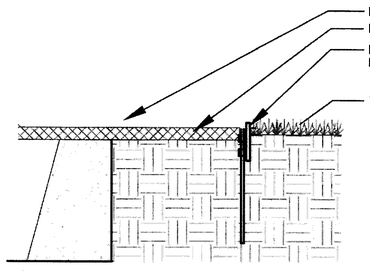
4 TREE PLANTING / STABILIZATION ON SLOPE

3/8" = 1'-0"



5 SHRUB PLANTING DETAIL

1/2"=1'-0"



6 EDGING DETAIL

STEEL

NO SCALE

DP-321

LANDSCAPE PLAN

APPROVED 10-12-10 BY DG

SHEET 3 of 3

MAPD Cpy 10f2

LAW/KINGDON ARCHITECTURE
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JEFFREY ALAN BOYD LICENSED 6791 ARCHITECT ARKANSAS 10.4.10

SHEET TITLE:
Landscape Planting Details

SHEET:
LP2

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 22, 2017

Baughman Company
Russ Ewy
315 Ellis
Wichita, KS 67211

Wal-Mart Stores
Nathan Hamblin
2001 SE 10th Street
Bentonville, Ark 72716

RE: **CUP2016-00048** – City request for CUP amendment to DP-321 to permit vehicle sales and service at 9831 E. Harry.

Dear Applicant:

At its regular meeting on **February 21, 2017**, the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

D.M. Clements

David M. Clements, AICP
Principal Planner

Copies to: MABCD
Pete Meitzner, Council Member District II
Laura Rainwater, District II