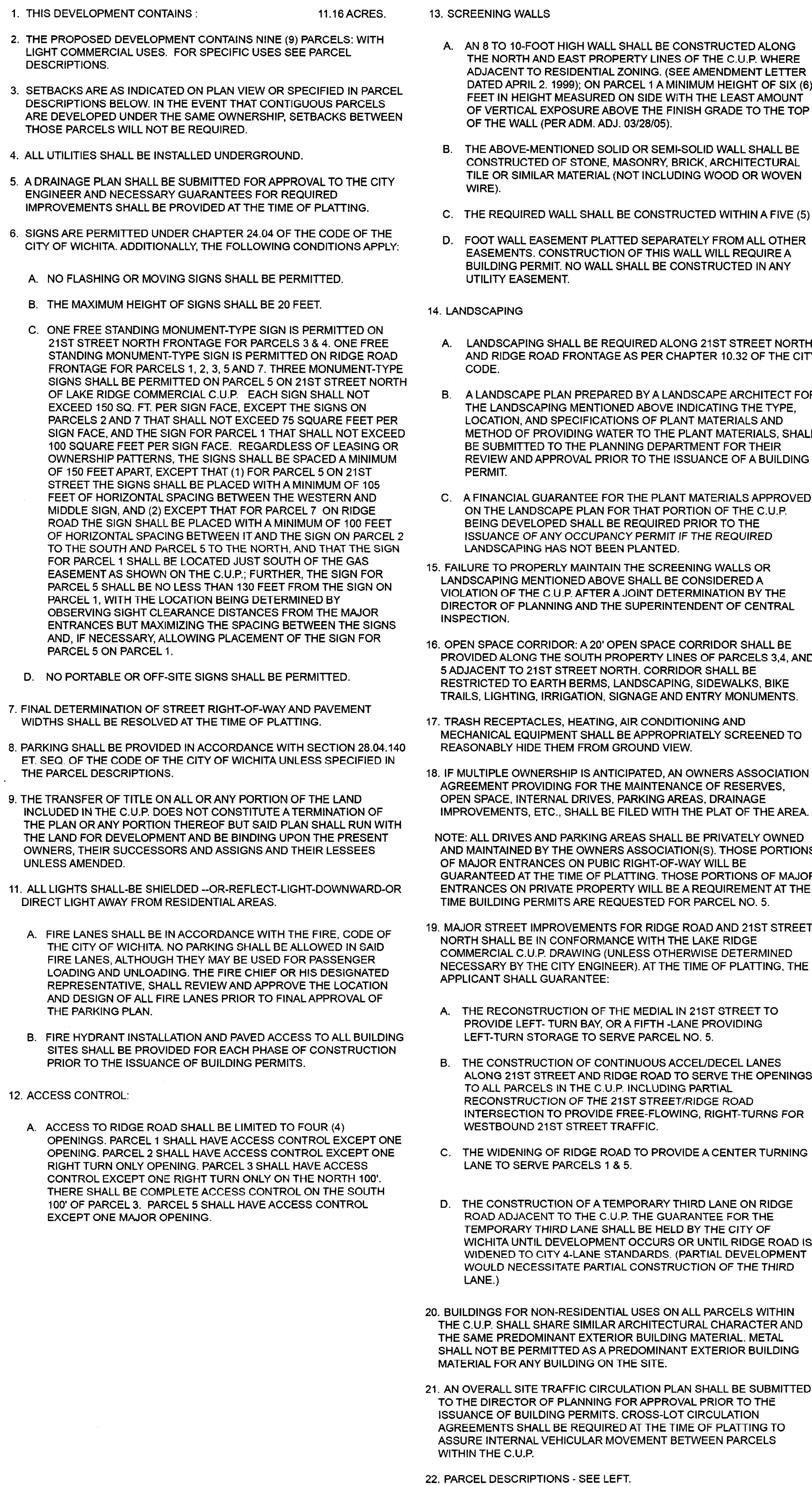
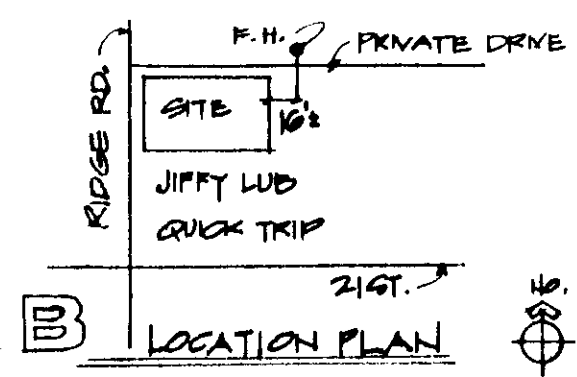
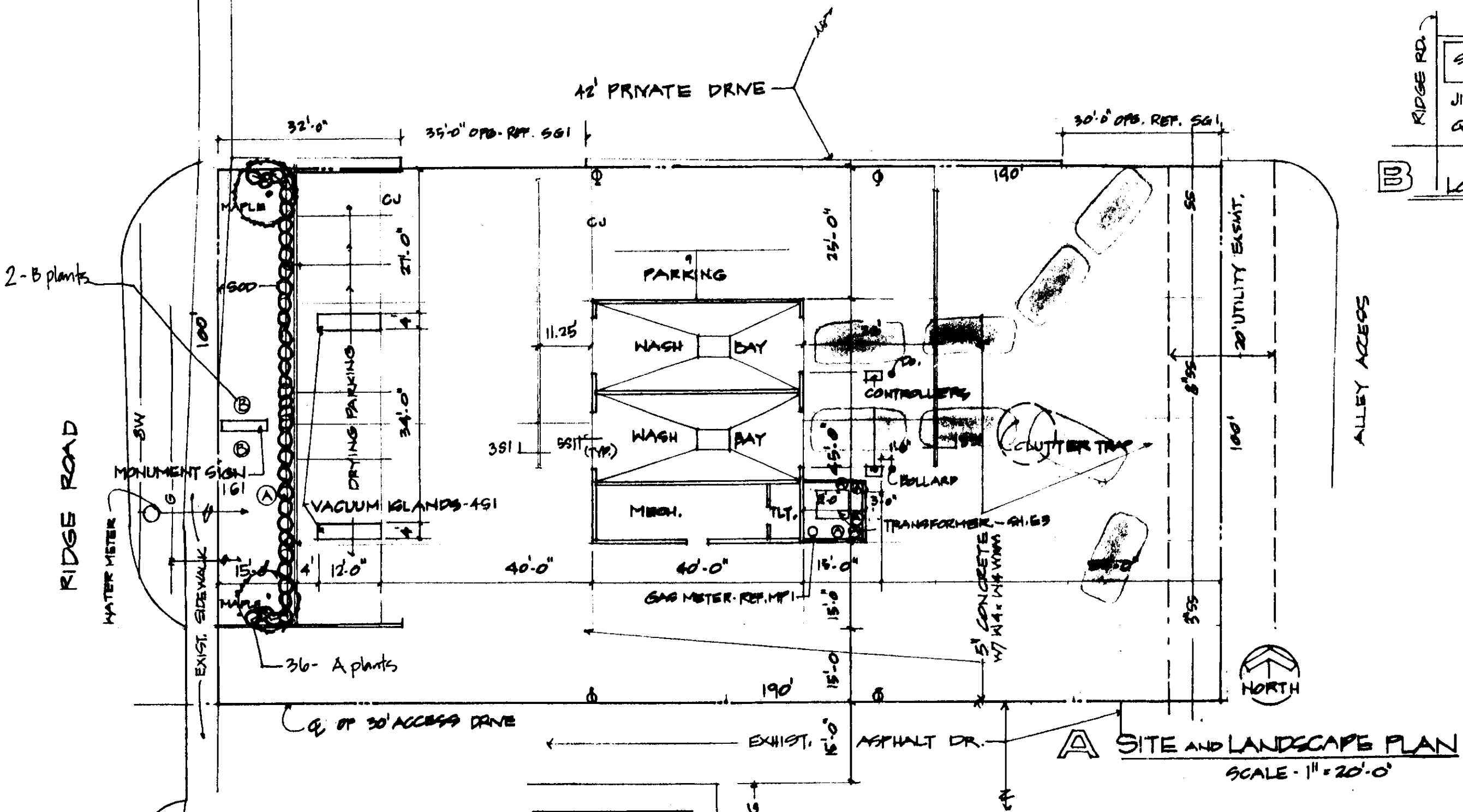




23. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND APPROVED BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF THE PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

BILL G. YUNG DESIGN
4912 E. 29TH ST. NORTH WICHITA KS. 67220 316.683-5567



INDEX

S1	SITE PLAN & LANDSCAPING
SG1	SITE GRADING
A1	FLOOR & FOUNDATION PLANS
A2	ELEVATIONS & ROOF FRAMING
MP1	MECHANICAL & PLUMB. PLANS
E1	ELECTRICAL SCHEDULES
E2	SITE ELECTRICAL PLAN ELECTRICAL LIGHTING & POWER PLANS

LEGAL DESCRIPTION:

THE NORTH 100 FEET OF LOT 2, LAKE RIDGE COMMERCIAL 2ND ADDITION, SEDGWICK COUNTY, KANSAS.

CODE ANALYSIS:

CODES:	97 UBC 97 UMC 98 NEC QC NOT REQUIRED
ZONING	5N
COND. USE PERMIT	6000 SF
OCCUPANCY B	1800 SF
CONSTRUCTION TYPE	2
ALLOWED AREA	1
DESIGN AREA	
ALLOW. STORIES	
DESIGN STORIES	
SIGNS	1 GROUND SIGN 64 SF 3 WALL SIGNS DIRECTIONAL SIGNS @ ENTRANCE/EXITS
DESIGN LOADS:	SOIL 2000PSF ROOF 20PSF WIND 80 MPH EXP. FACTOR B OR C

REVIEWS	PRINTS ISSUED			
	FOR APPROVAL	FOR PERMIT	FOR CITY	DATE
ADD PLANS & TRANSMISSION	11/15/01	11/15/01	11/15/01	11/15/01
REVISE LANDSCAPE				

CARROL E. LITTLEJOHN - ARCHITECT

759 CRESTLINE
WICHITA, KS
(316) 722-3057

LICENCE NO. 1149

LANDSCAPE PLAN

2230 N. RIDGE RD.
WICHITA, KS

SHEET
S1
OF SHEETS

LANDSCAPE LEGEND

QTY.	NAME	BOTANICAL NAME	SIZE	CONDITION
2	autumn blaze maple	acer rubrum (autumn blaze)	2" cal.	bb
SHRUBS				
A	36	rosy glowbarberry	berberis thunbergii var. atropurpurea "rosy glow"	2 gal. cont.
B	2	compact andorra juniper	juniperus horizontalis "compact andorra"	2 gal. cont.
SOD	BIRMUDA GRASS			

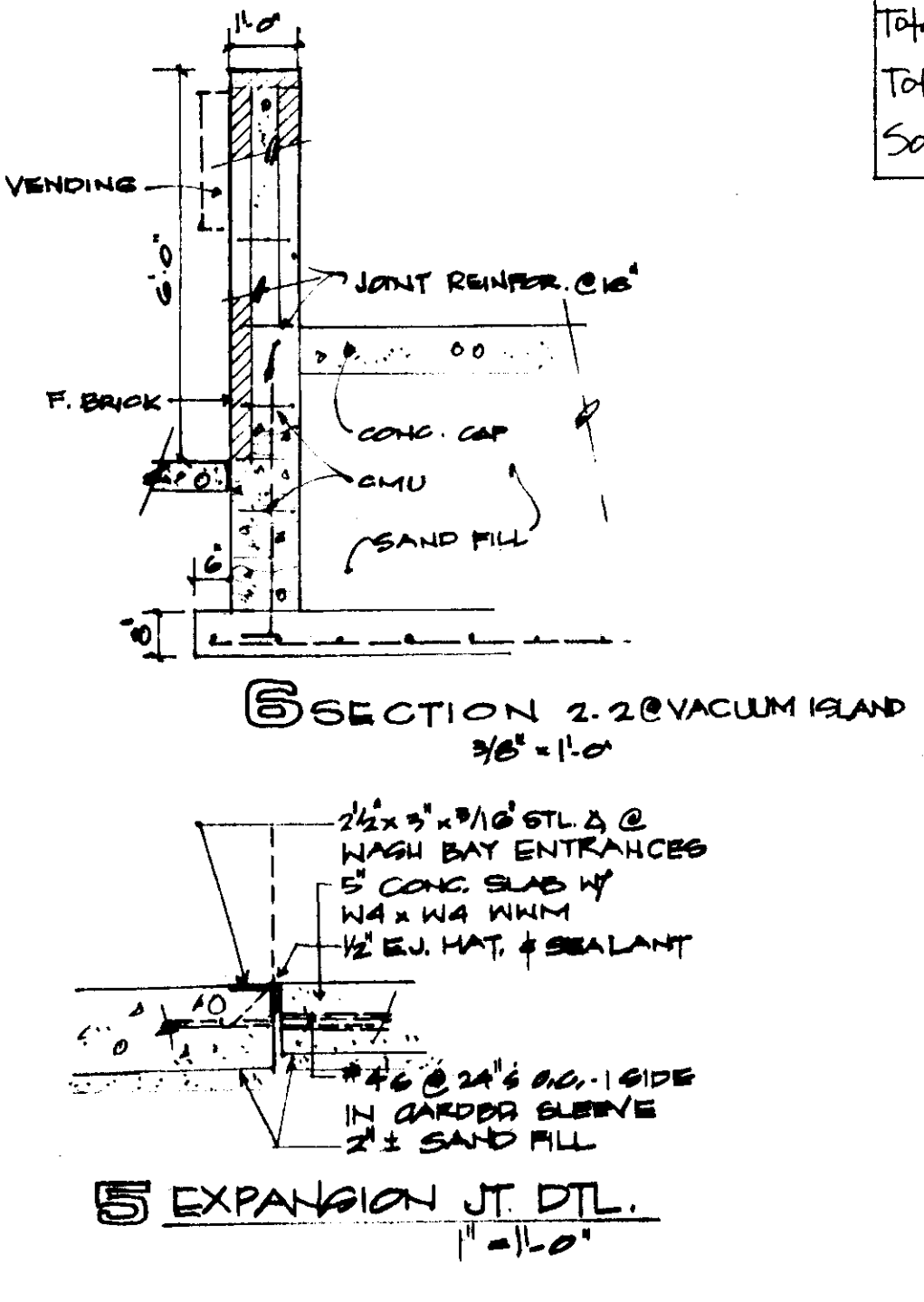
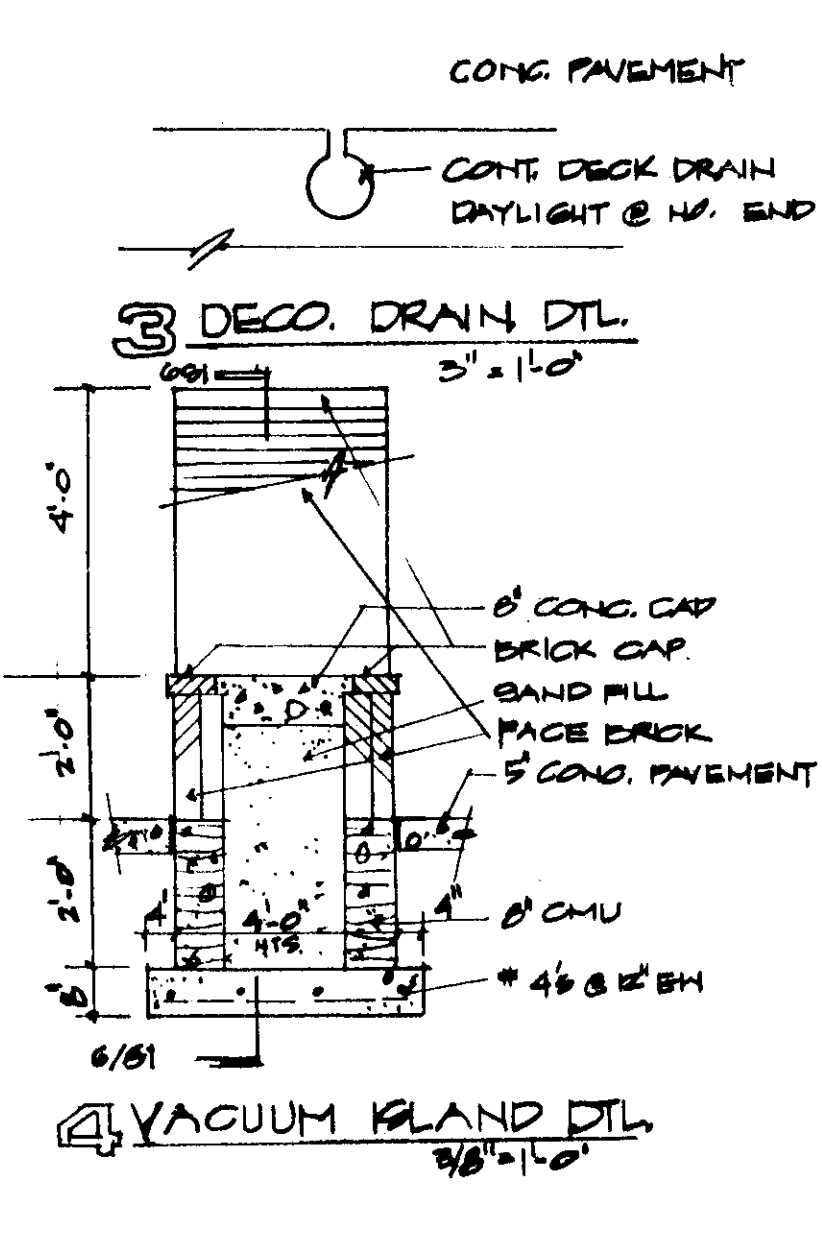
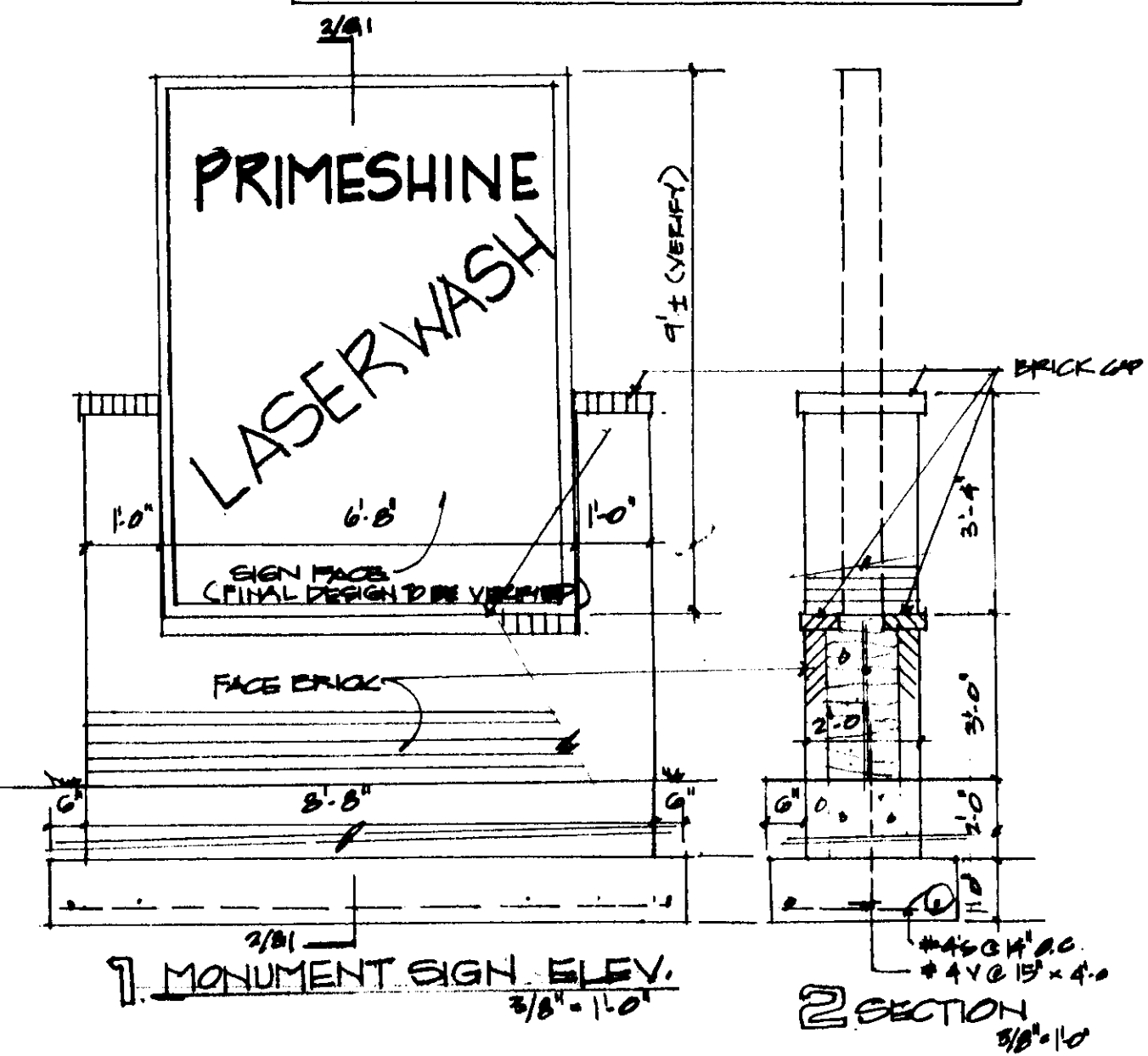
IRRIGATION - AUTOMATIC SPRINKLER with RAIN SENSOR

LEGEND & GEN. NOTES

1. FOR C.U. LOCATIONS SEE SG1.

2. LIGHT POLES

3. BOLLARDS - 6" Ø SIL. PIPE X 7'-0" CONC. FILLED - 4" EXPOSED.



LANDSCAPE TABULATIONS

Total Landscape yard shown = 1,500 SQ. FT.

Total Landscape yard required = 1,000 SQ. FT.

Total trees required = 1,000 ÷ 500 = 2 trees

Solid Shrub parking Lot Screen.

LANDSCAPE PLAN

APPROVED 11/20/01 BY DG

MAPD COPY 10f2

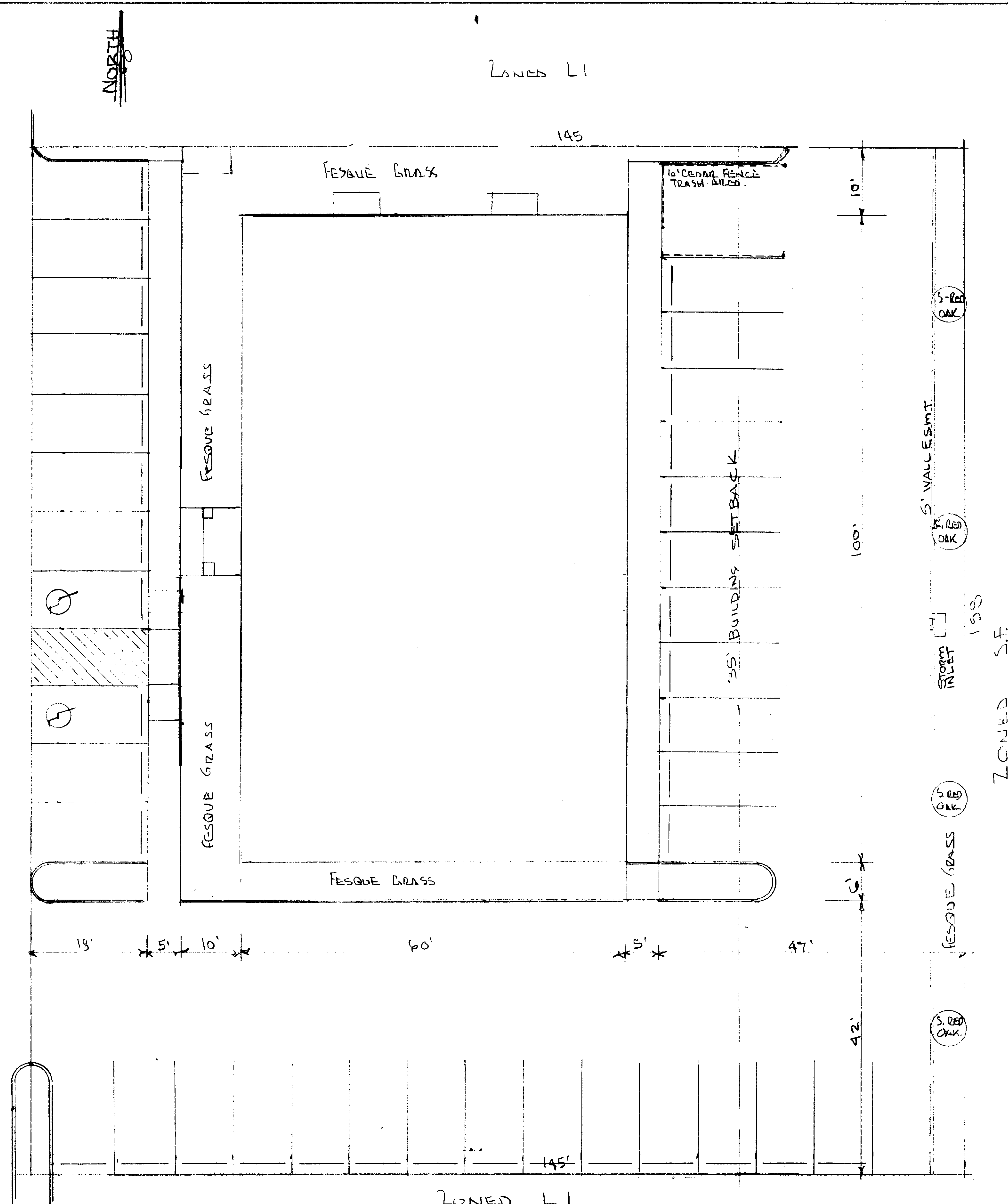
REGISTERED ARCHITECT

CARROL E. LITTLEJOHN

1149

STATE OF KANSAS





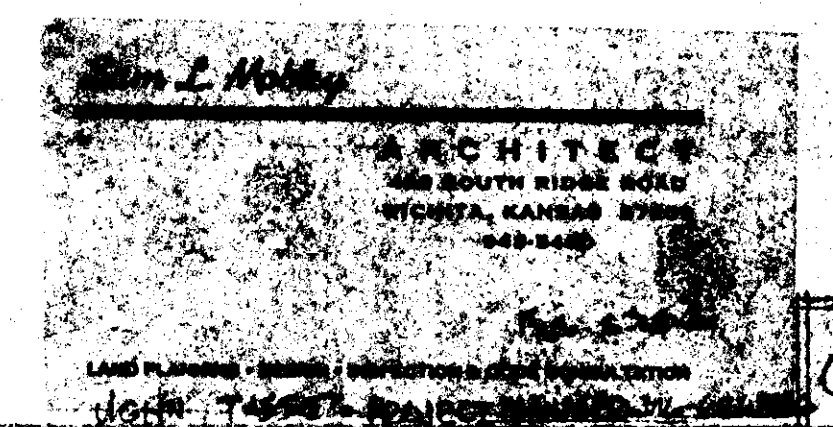
LANDSCAPE PLAN
SCALE: 1"=10'-0"

LEGAL -
THAT PART OF LOT 5-LAKE RIDGE COMMERCIAL ZONE ADJUT.
VICTORIA, GEORGIA CO. KS. DESCRIBED AS FOLLOWS:
COMMENCING @ NE CORNER OF SAID LOT 5, THENCE S. 02°00'00" E
ALONG THE EAST LINE OF SAID LOT 5- 167.46 FT. FOR A POINT OF
BEGINNING, THENCE CONTINUING S. 02°00'00" E ALONG THE EAST
LINE OF SAID LOT 5, 158.00 FT; THENCE N. 90°00'00" W PERPENDICULAR
TO THE EAST LINE OF SAID LOT 5, 145.00 FT. THENCE N. 02°00'00" E
PARALLEL WITH THE EAST LINE OF SAID LOT 5- 158.00 FT., THENCE
N. 90°00'00" E, PERPENDICULAR TO THE EAST LINE OF SAID LOT 5,
145.00 FT. TO THE POINT OF BEGINNING

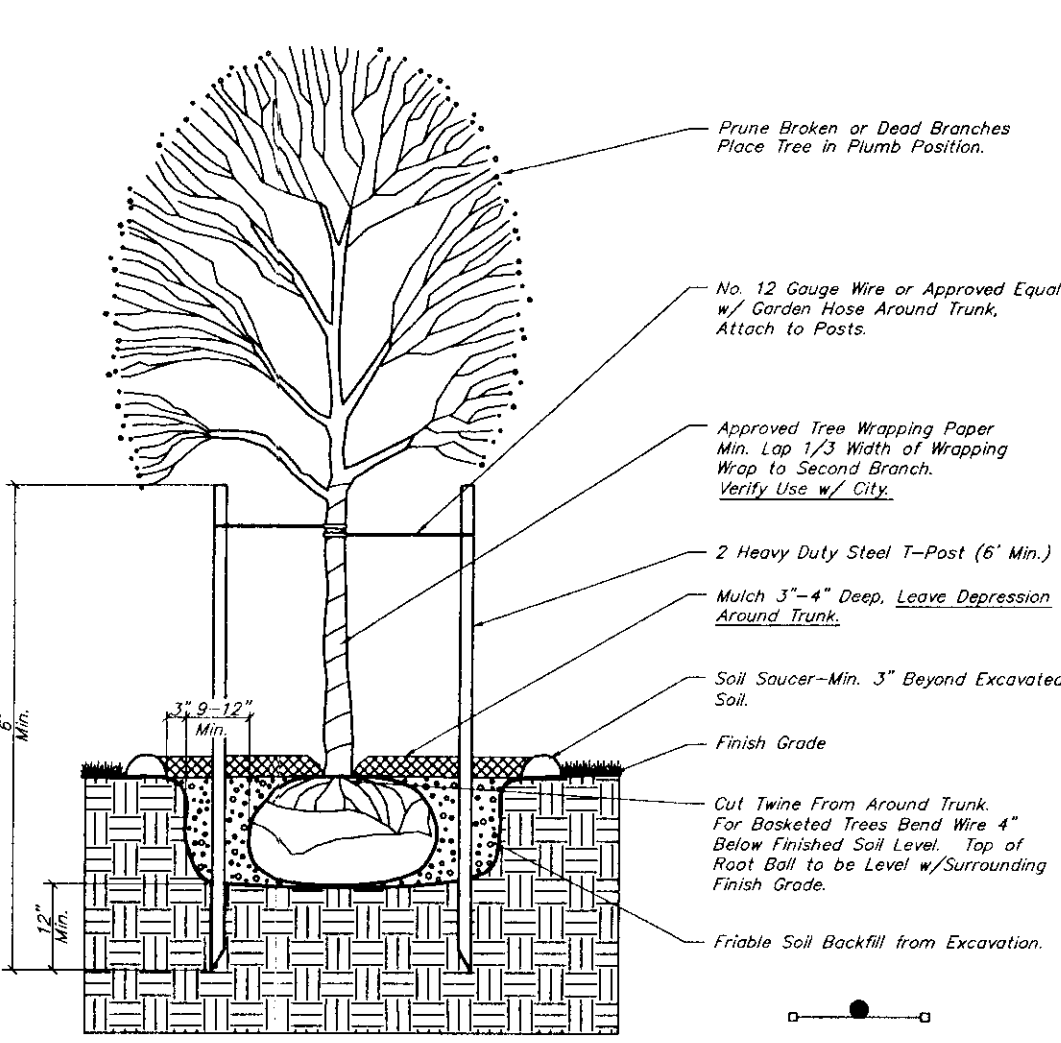
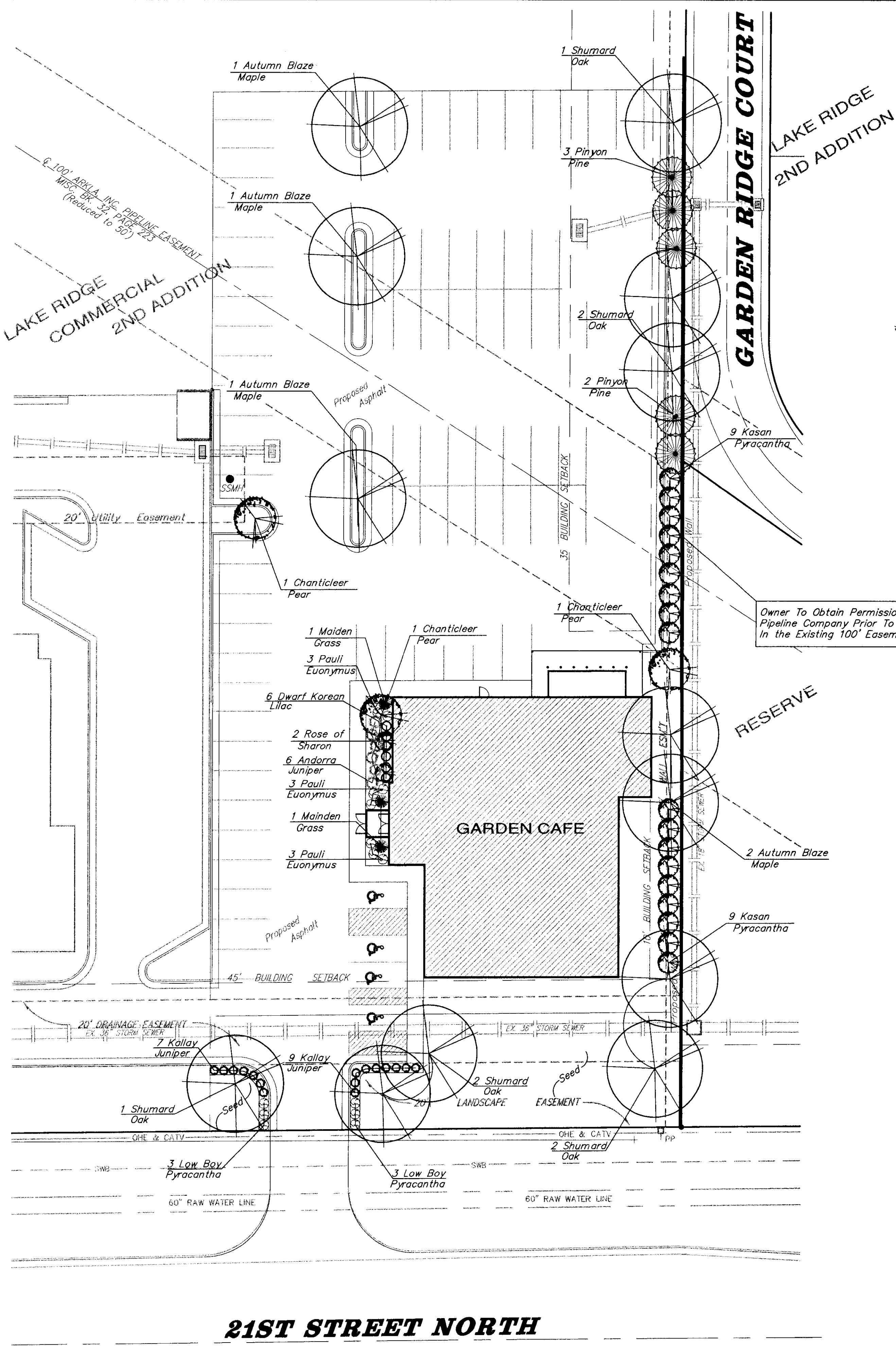
- LANDSCAPING
1. ONLY LANDSCAPING REQUIRED IS-BUFFER TREES AT EAST LINE- FOR RESIDENTIAL ADJACENT BOUNDARY- 4 SHADES REQUIRED PROVIDED - 4. SHUMBER RED OAK.
 2. BALANCE OF UNPAVED AREA TO HAVE SEEDS FESCUE GRASS
 3. BALANCE OF NON REQUIRED PLANTINGS WILL BE PROVIDED BY OWNERS-BY PRIVATE AGREEMENT WITH LANDSCAPERS, BUT NOT. A PART OF THIS CONTRACT.

LANDSCAPE PLAN

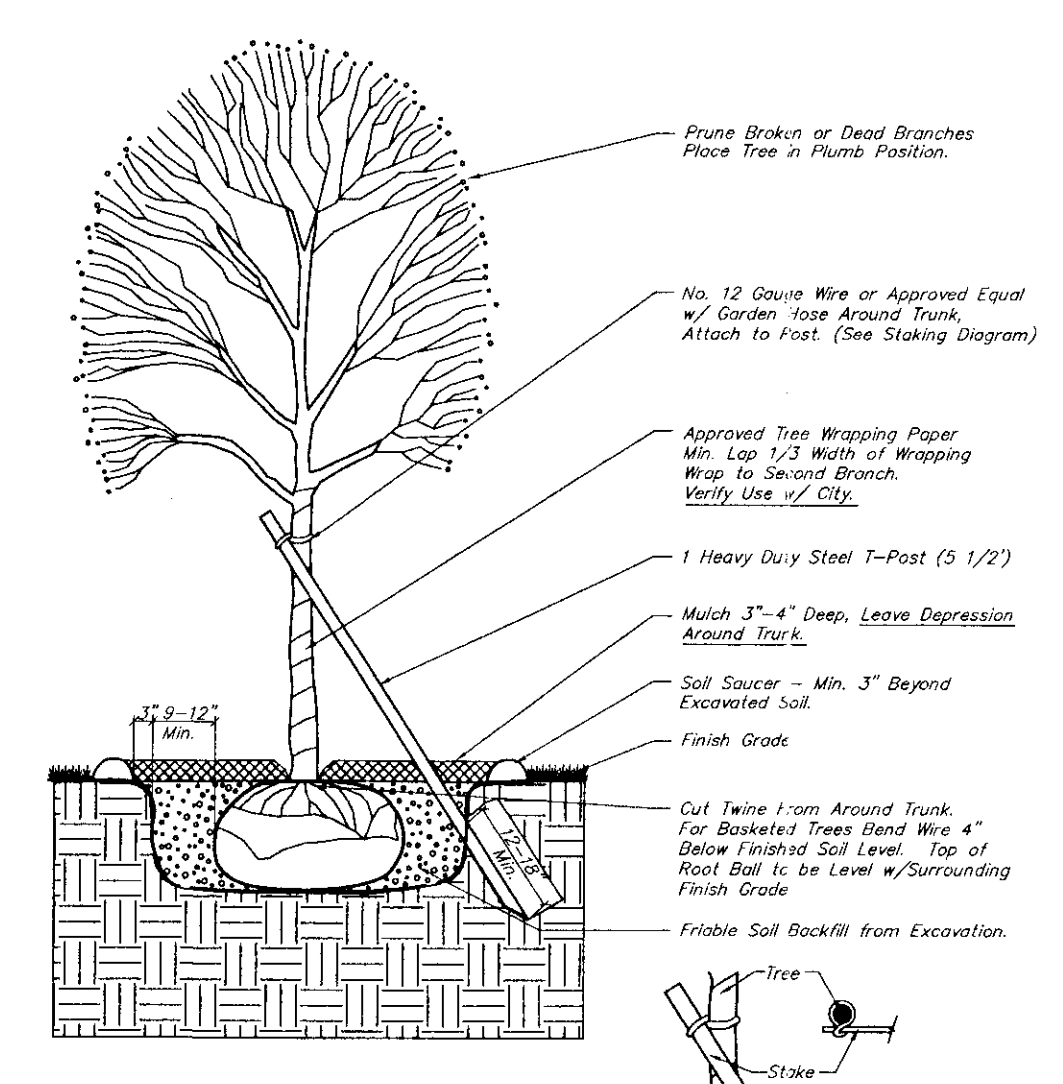
APPROVED 8/17/00 BY D6



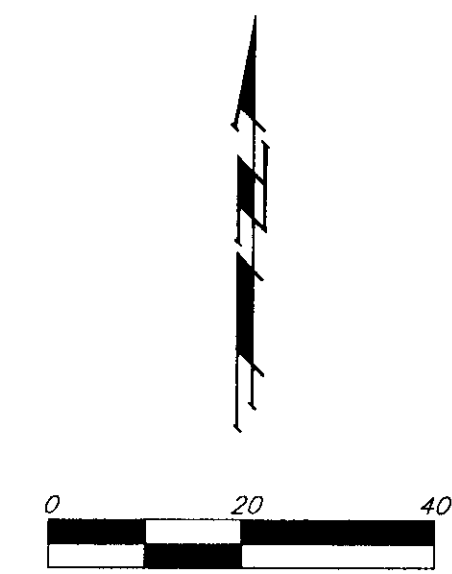
6090 2



TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 2" Cal.
No Scale



TREE PLANTING & STAKING DETAIL
Deciduous Trees 2" Cal. and Smaller
Evergreen Trees 8' Height and Smaller
No Scale



- = #4 Baughman Rebar Set
- = #4 Baughman Rebar Found
- = P.K. Nail Set
- △ = 3/4" Iron Pipe Found
- X = Chiseled Cross Set

LEGAL DESCRIPTION:

Part of Lot 5, Lake Ridge Commercial 2nd Addition, Wichita, Sedgwick County, Kansas more particularly described as follows: Beginning at the SE corner of said Lot 5; thence N00°00'00"W along the east line of said Lot 5, 240 feet; thence S89°39'36"W parallel with the south line of said Lot 5, 145 feet; thence S00°00'00"E parallel with the east line of said Lot 5, 240 feet to the south line of said Lot 5; thence N89°39'36"E along the south line of said Lot 5, 145 feet to the point of beginning.

BENCHMARK:

"□" SE Corner of Curb Inlet in NE Corner of Parking Lot in Lot 4 Lake Ridge Commercial 2nd Addition.
Elevation: 141.45 City Datum

PLANTING NOTES:

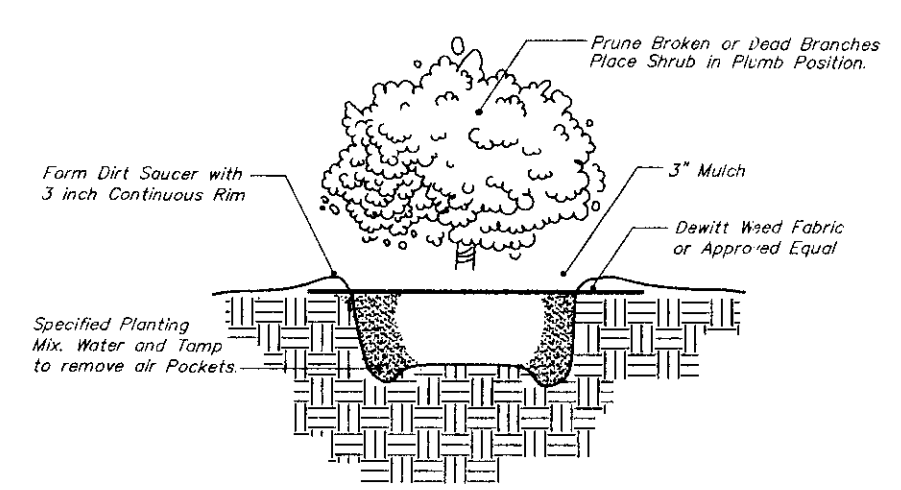
- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:
SEED—
Kansas Premium Fescue Blend 6-8#/1000 sq. ft.
(equal parts of Olympic II, Bonanza, Apache, and Monarch varieties.)
FERTILIZER—
16-20-6 ratio 4#/1000 sq. ft.
- Trees with broken leaders will not be accepted.
- 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. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 8-12".
- Mulch all planting beds with 3" of mulch. Mulch all tree saucer wells with 4" of mulch. Mulch material to be 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 Company or approved equal.
- 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 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.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Irrigation for establishment of plantings is to be provided by hose-bib off building. Contractor shall submit an alternate bid that includes: drip irrigation for shrub beds and pop-up irrigation system for turf areas. Shop drawings for irrigation system for all areas shall be submitted for approval.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.

LANDSCAPE CALCULATIONS

CITY OF WICHITA LANDSCAPE ORDINANCE
STREETYARD REQUIREMENT = 145 L.F. Frontage
x 15
2,175 sq.ft. Required
TREE REQUIREMENT = 1 Shade Tree every 500 sq.ft. of Streetyard.
(5 Shade Trees Required)
STREETYARD SHOWN = 3,136 sq.ft. Streetyard w/
5 Shade Trees

PARKING LOT TREES REQUIRED = 5 Shade Tree
PARKING LOT TREES SHOWN = 3 Shade Trees
(1/2 Streetyard Tree Requirement To Be Used To Satisfy Parking Lot Tree Requirement)

BUFFER REQUIREMENT = 8 Shade Trees
BUFFER PROVIDED = 5 Shade Trees
4 Evergreen Trees
2 Ornamental Trees
LANDSCAPE REQUIREMENT = Parking Lot Screening

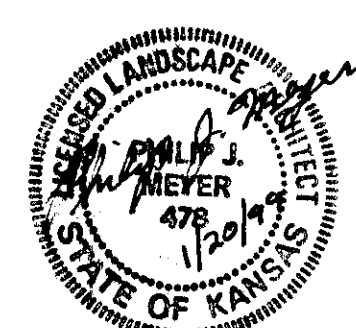


TYPICAL SHRUB PLANTING DETAIL
5 Gallon and Smaller
No Scale

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
5	<i>Acer fremanii</i> 'Autumn Blaze'	Autumn Blaze Maple	2 1/2" Cal. Min.	B & B	Single Stem Only
7	<i>Quercus shumardii</i>	Shumard Red Oak	2 1/2" Cal. Min.	B & B	Single Stem Only
5	<i>Pinus edulis</i>	Pinyon Pine	1 1/2" Cal. Min.	B & B	Single Stem Only
2	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	1 1/2" Cal. Min.	B & B	Single Stem Only
9	<i>Euonymus patens</i> 'Paulii'	Pauli Euonymus	2 gal.	Cont.	
2	<i>Hibiscus syriacus</i>	Rose of Sharon	5 gal.	Cont.	
16	<i>Juniperus chinensis</i> pfitzeriana 'Kallay'	Kallay Juniper	2 gal.	Cont.	
6	<i>Juniperus horizontalis</i> 'Plumosa'	Andorra Juniper	2 gal.	Cont.	
3	<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	5 gal.	Cont.	
6	<i>Pyracantha coccinea</i> 'Low Boy'	Low Boy Pyracantha	2 gal.	Cont.	
18	<i>Pyracantha coccinea</i> 'Kasan'	Kasan Pyracantha	5 gal.	Cont.	
6	<i>Syringa meyeri</i>	Dwarf Korean Lilac	2 gal.	Cont.	

DP-205
PARCEL 5 (PORTION)
LANDSCAPE PLAN
APPROVED 1/22/99 BY [Signature]



GARDEN CAFE
LANDSCAPE PLAN
LAKE RIDGE COMMERCIAL 2ND

BAUGHMAN COMPANY, P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER _____ SHEET _____

DESIGN JAB	DRAWN JAB	APPROVED PJM	DATE NOV. 1998	SCALE 1" = 80'
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OF

21ST STREET NORTH

* REVISED: 1/21/99

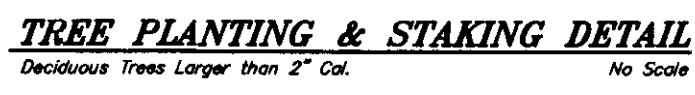
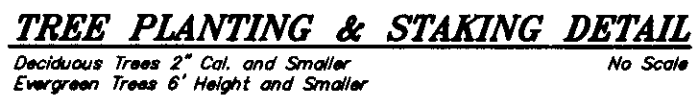
ENGINEERING

PLANTING NOTES:

- # LANDSCAPE CALCULATIONS

- PARKING LOT TREES REQUIRED = 2 Shade Tree
- PARKING LOT TREES SHOWN = 2 Shade Trees
- STREETYARD REQUIREMENT = NONE
- BUFFER REQUIREMENT = NONE
- PARKING LOT SCREENING = NONE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
3	<i>Acer saccharum</i> 'Caddo'	Caddo Sugar Maple	2 1/2" Cal. Min.	B & B	Single Stem Only
3	<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honeylocust	2 1/2" Cal. Min.	B & B	Single Stem Only
2	<i>Fraxinus americana</i> 'Rosehill'	Rosehill Ash	2 1/2" Cal. Min.	B & B	Single Stem Only
2	<i>Syringa japonica</i>	Japanese Lilac Tree	1 1/2" Cal. Min.	B & B	Single Stem Only
2	<i>Miscanthus sinensis</i> 'Gracilimus'	Maiden Grass	5 gal.	Cont.	
12	<i>Potentilla fruticosa</i> 'Jackmani'	Jackmans Potentilla	2 gal.	Cont.	
8	<i>Pyracantha coccinea</i> 'Low Boy'	Low Boy Pyracantha	2 gal.	Cont.	
2	<i>Viburnum burkwoodi</i>	Burkwood Viburnum	5 gal.	Cont.	
100	<i>Liripoe</i> 'Majestic'	Liriope	1 gal.	Cont.	

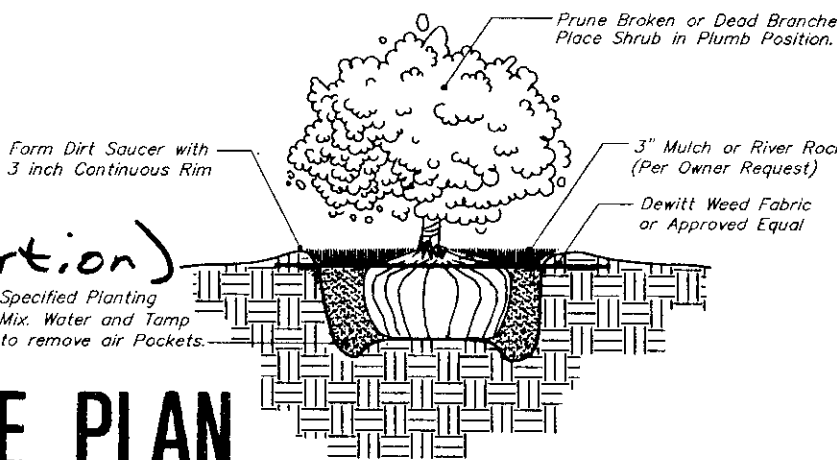


A tract of land in Lot 5, Lake Ridge Commercial 2nd Addition, Wichita, Sedgwick County, described as follows: Beginning at the SE corner of Lot 2 in said Addition; thence N0E along the east line of Lot 2, 90 feet; thence N89°36'E, 45 feet; thence N0E, 90 feet; thence N89°36'E, 200 feet; thence S0W, 180 feet to the NE corner of Lot 4 in said Addition; thence S89°39'36"W along the north line of Lots 3 and 4 in said Addition, 245 feet to the point of beginning.

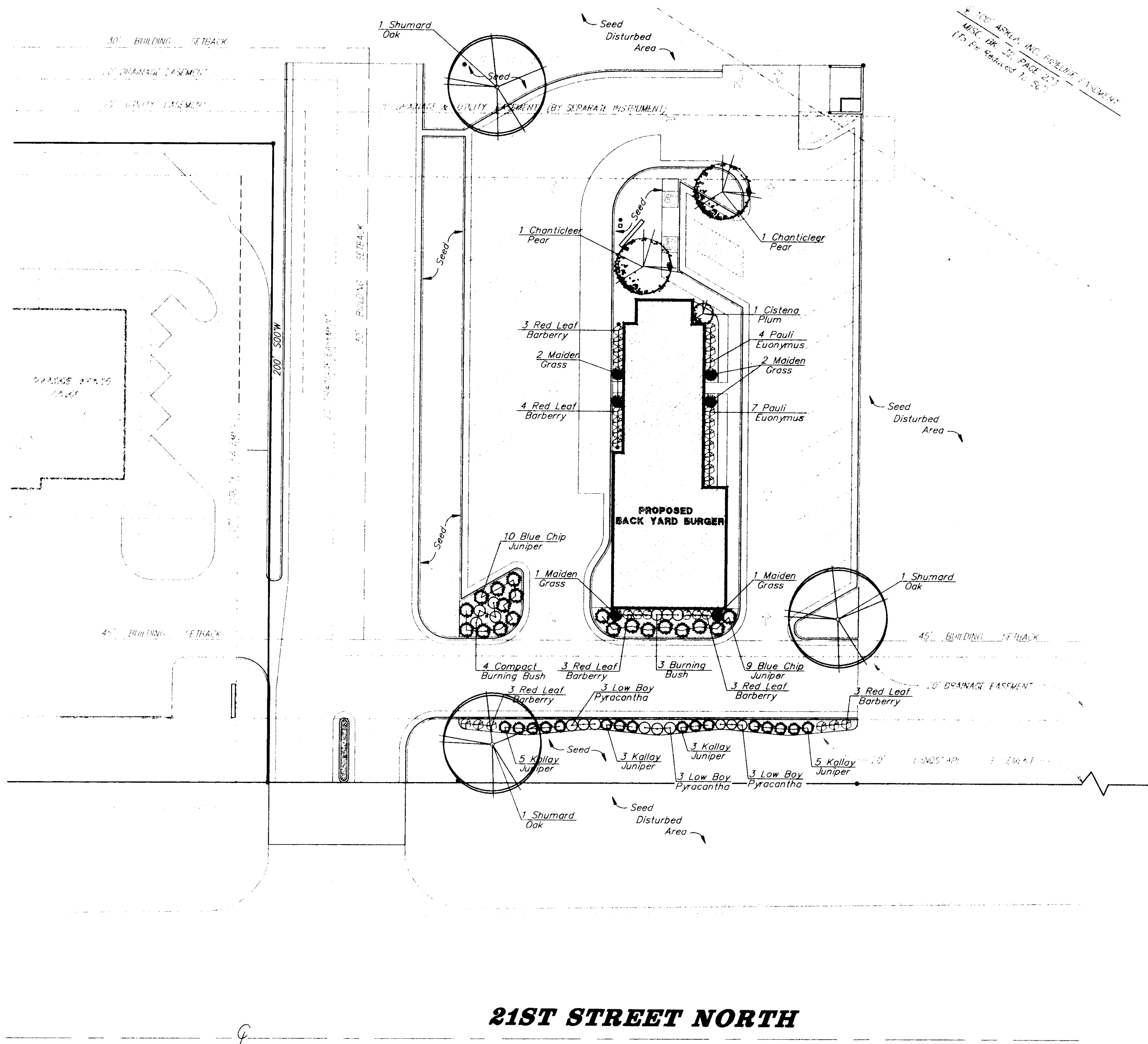
"□" SE Corner of Curb Inlet in NE Corner
of Parking Lot in Lot 4 Lake Ridge Commercial
2nd Addition.
Elevation: 141.45 City Datum



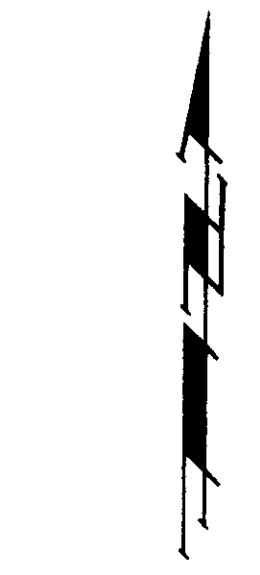
APPROVED 4/1/99 BY DG TYPICAL SHRUB PLANTING DETAIL
5 Gallon and Smaller No Scale



TUTOR TIME LANDSCAPE PLAN LAKE RIDGE COMMERCIAL 2ND			
 BAUGHMAN COMPANY P.A. ENGINEERING, SURVEYING, & PLANNING 316-262-7271 • 315 ELUS • WICHITA, KANSAS 67211			
PROJECT NUMBER			SHEET
---			---
DESIGN JAB	DRAWN JAB	APPROVED PJM	DATE MARCH 89 SCALE BROWN OF ---



100 ASKLA INC. ENGINEERING FIRM
MISC. DR. 25, PAGE 223
11/15/98



SCALE: 1" = 20'
• = IRON

LEGAL DESCRIPTION:
Part of Lot 5, Lake Ridge Commercial 2nd Addition, Wichita, Sedgwick County, Kansas, More Particularly Described as Commencing at the SE Corner of Lot 4, in said Lake Ridge Commercial Addition S89°39'36"W along the South line of said Lot 5, 60 feet to a point of beginning; thence N00°W, 225 feet; thence N89°39'36"E, parallel with the South line of said Lot 5, 125 feet; thence S00°W, 225 feet to a point on the South line of said Lot 5; thence S89°39'36"W along the South line of said Lot 5, 125 feet to the point of beginning.

BENCHMARK:
"D" SE Corner of Curb Inlet in NE Corner of Parking Lot in Lot 4 Lake Ridge Commercial 2nd Addition.
Elevation: 141.45 City Datum

- PLANTING NOTES:**
- All landscape work shall be done in accordance with industry standards.
 - All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:
SEED--
Kansas Premium Fescue Blend 6-8#/1000 sq. ft.
(equal parts of Olympic II, Bonanza, Apache, and Monarch varieties.)
FERTILIZER--
16-20-6 ratio 4#/1000 sq. ft.
 - Trees with broken leaders or no central leader will not be accepted.
 - 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. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled to a depth of 8-12".
 - Mulch all planting beds with 2" of mulch. Mulch all tree saucer wells with 4" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
 - 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 Company or approved equal.
 - 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 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.
 - Irrigation for establishment of plantings is to be provided by hose-bib off building. Contractor shall submit an alternate bid that includes: drip irrigation for shrub beds and pop-up irrigation system for turf areas. Shop drawings for irrigation system for all areas shall be submitted for approval.
 - Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
 - Report any discrepancies in the planting plan to the Landscape Architect prior to starting construction.

21ST STREET NORTH

Landscape Requirements:

125' Street Frontage x 10 sq. ft. = 1,250 sq. ft.
Landscape Street Yard Required

Street Yard Trees Required = 3 Shade Trees
Street Yard Trees Shown = 2 Shade Tree
Substitute Shrubs = 10 Shrubs

Parking Lot Trees Required = 2 Shade Trees
Parking Lot Trees Shown = 2 Shade Trees

Parking Lot Screening is Provided with Shrubs
30 Parking Spaces

Planting Schedule:

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
3	<i>Quercus shumardii</i>	Shumard Red Oak	2 1/2" Cal.	B & B	Single Stem Only
2	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	1 1/2" Cal.	B & B	Single Stem Only
19	<i>Berberis thunbergii</i> 'atropurpurea'	Red Leaf Barberry	2 gal.	Cont.	
7	<i>Euonymus alatus</i> 'compacta'	Compact Burning Bush	2 gal.	Cont.	
11	<i>Euonymus patens</i> 'Pauli'	Pauli Euonymus	2 gal.	Cont.	
16	<i>Juniperus chinensis pfitzeriana</i> 'Kallay'	Kallay Juniper	2 gal.	Cont.	
19	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	2 gal.	Cont.	
6	<i>Miscanthus sinensis</i> 'gracillimus'	Maiden Grass	2 gal.	Cont.	
1	<i>Prunus cistena</i>	Cistena Plum	5 gal.	Cont.	
9	<i>Pyracantha angustifolia</i> 'Low Boy'	Low Boy Pyracantha	2 gal.	Cont.	

DP-205
Parcel 5 (Portion)
LANDSCAPE PLAN
APPROVED 1/15/98 BY [Signature]



BACKYARD BURGER
LANDSCAPE PLAN
21ST STREET NORTH

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: _____ SHEET: _____

DESIGN	DRAWN	APPROVED	DATE	SCALE	OF
	JAB	PJM	1/18/98	1" = 20'	

ENG/BURGER/LAYOUT

RIDGE ROAD

GARDEN RIDGE COURT

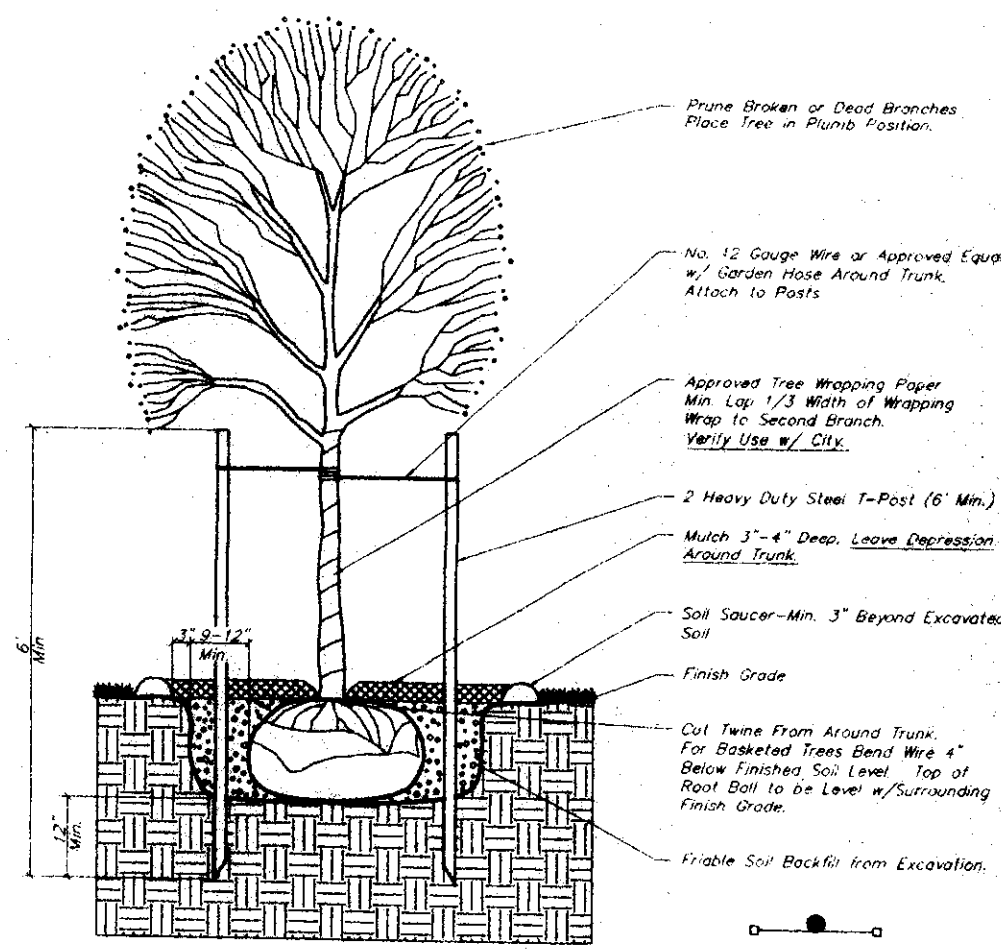
SCALE: 1" = 30'

BENCHMARK:

"□" SE Corner of Curb Inlet in NE Corner of Parking Lot in Lot 4 Lake Ridge Commercial 2nd Addition.
Elevation: 141.45 City Datum

LEGAL DESCRIPTION

Lot 5, Lake Ridge Commercial 2nd Addition, Wichita, Sedgwick County, Kansas.



TREE PLANTING & STAKING DETAIL

Discard Trees Larger than 2 1/2\"/>

PLANTING NOTES:

- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:
SEED--
Kansas Premium Fescue Blend 6-8#/1000 sq. ft.
(equal parts of Olympic II, Bonanza, Apache, and Monarch varieties.)
FERTILIZER--
16-20-6 ratio 4#/1000 sq. ft.
- Trees with broken leaders will not be accepted.
- 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 Trefon (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 8-12".
- Mulch all planting beds with 2" of mulch. Mulch all tree saucer walls with 4" of mulch. Mulch material to be 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 Company or approved equal.
- 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 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.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- Water By Hose

LANDSCAPE CALCULATIONS

CITY OF WICHITA LANDSCAPE ORDINANCE
BUFFER REQUIREMENT =
• NORTH PROPERTY LINE: 575.00 L.F. 15 TREES REQUIRED
• EAST PROPERTY LINE: 167.00 L.F. 5 TREES REQUIRED
• NORTH PROPERTY LINE: 15 TREES PROVIDED
• EAST PROPERTY LINE: 5 TREES PROVIDED
PARKING LOT REQUIREMENT =
• 207 STALLS PROVIDED: 11 TREES REQUIRED
• 207 STALLS PROVIDED: 11 TREES PROVIDED
NO SCREENING REQUIRED

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
9	<i>Acer rubrum</i>	Red Maple	2 1/2" Cal. Min.	B & B	Single Stem Only
2	<i>Acer saccharum 'Caddo'</i>	Caddo Sugar Maple	2 1/2" Cal. Min.	B & B	Single Stem Only
11	<i>Fraxinus pennsylvanica 'Marshall's Seedless'</i>	Marshall's Seedless Ash	2 1/2" Cal. Min.	B & B	Single Stem Only
9	<i>Gleditsia triacanthos 'Skyline'</i>	Skyline Honeylocust	2 1/2" Cal. Min.	B & B	Single Stem Only

21ST STREET NORTH

REVISION: MAY 5, 2000

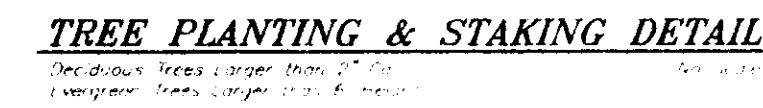
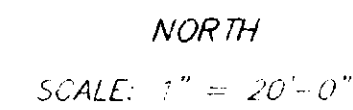
LAKE RIDGE COMMERCIAL 2ND ADDITION
LANDSCAPE PLAN
COMMERCIAL BUILDING

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER

DESIGN: JAB DRAWN: JAB APPROVED: P.J.M. DATE: DEC. 1999 SCALE: 1" = 30' SHEET: 1 OF 1

LOT 4, Lake Ridge Commercial 2nd
Addition, to Wichita, Sedgwick County,
Kansas.



1. All work shall be done in accordance with these Landscape Specifications and Local Industry Standards.
2. Trees with broken leaders will not be accepted.
3. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality, characteristics of representative local soils, which produce heavy growth of crops, grass, or other vegetation. It shall be free of subsoil, clay lumps, trash, weeds, rocks, stones, trash, or other matter toxic to plant growth.
4. Topsoil shall be delivered in an undisturbed and non-compacted condition and shall be subject to inspection by the Landscape Architect.
5. Contractor to install Duxwit Weed Barrier Fabric or approved equal in all planting beds prior to mulching.
6. Mulch 4" deep, ground trees and 2" deep in all shrub planting beds with shredded cypress mulch.
7. 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.
8. 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 Treban 75% (or equal) shall be applied per label directions.
9. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
10. All areas which are called out as "Seed" are to be seeded and fertilized as follows:
SEED -
Kansas Premium fescue Blend-6-8#/1000 sq ft
equal parts of Olympic II, Bonanza, Apache, and March fescue varieties.
FERTILIZER -
16-4-8-6 ratio- 4#/1000 sq ft or approved equals.
11. 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.
12. 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.
13. The landscape contractor is to be responsible for all permits required and to see that all work is performed in accordance with state and local codes.
14. The landscape contractor is responsible for construction and final grading of earth berms (See note #3). Construct earth berms so as not to collect and/or drain water.

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
2	<i>Quercus shumardii</i>	Shumard Oak	2" Gal	B & F	Single Stem Only
1	<i>Cotinus Coccinea 'Royal Purple'</i>	Smoke Tree, Royal Purple	5' Ht	B & F	Single Stem Only
2	<i>Cotoneaster coccineus 'Internis'</i>	Thymelea Cocksput Hawthorn	1 1/2" Gal	B & B	Single Stem Only
2	<i>Pinus caryinata 'Chanticleer'</i>	Chanticleer Pine	1 1/2" Gal	B & B	Single Stem Only
5	<i>Juniperus chinensis 'Pfitzeriana Blue Star'</i>	Pfitzer Compact Juniper	5 Gal	Cont	
2	<i>Juniperus horizontalis 'Blue Sky'</i>	Blue Sky Juniper	2 Gal	Cont	
1	<i>Pinus edulis</i>	Pinus Pine	6" Ht	B & B	Single Stem Only
4	<i>Amaranthus tricolor 'Regent'</i>	Regent Amaranth	2 Gal	Cont	
12	<i>Artemisia tridentata 'Alba'</i>	Golden Broom	2 Gal	Cont	
6	<i>Eucalyptus patens 'Monkshat'</i>	Monkshat Eucalyptus	1 Gal	Cont	
6	<i>Ligustrum x vicaryi</i>	Golden Vicary Privet	5 Gal	Cont	
8	<i>Miscanthus sinensis 'Gracillimus'</i>	Plume Grass (Maiden Grass)	2 Gal	Cont	
8	<i>Potentilla fruticosa 'Jackman'</i>	Jackman Potentilla	2 Gal	Cont	
9	<i>Pyracantha angustata 'Variegata'</i>	Golden Pyracantha	1 Gal	Cont	
9	<i>Rhus aromatica 'Gon. 2.0'</i>	Low-lying Fragrant Sumac	2 Gal	Cont	
13	<i>Spiraea nipponica 'Snowmound'</i>	Snowmound Spirea	2 Gal	Cont	
26	<i>Hemerocallis hybrids</i>	Daylily	1 Gal	Cont	18" on center
90	<i>Rudbeckia</i>	Black-eyed Susan, yellow/red	1 Gal	Cont	18" on center

Landscape Required: 1,800 sq ft.
Landscape Shown: 4,778 sq ft
Shade Trees Required: Four (4) Shade
Shade Trees Shown: Two (2) Shade,
Four (4) Ornamental
Parking Lot Trees Required: One (1) Shade
or equal
Parking Lot Trees Shown: Three (3) Ornamental
Parking Stalls Required: 14 Stalls
Parking Stalls Shown: 31 Stalls

APPROVED 1/11/95 BY L.O.

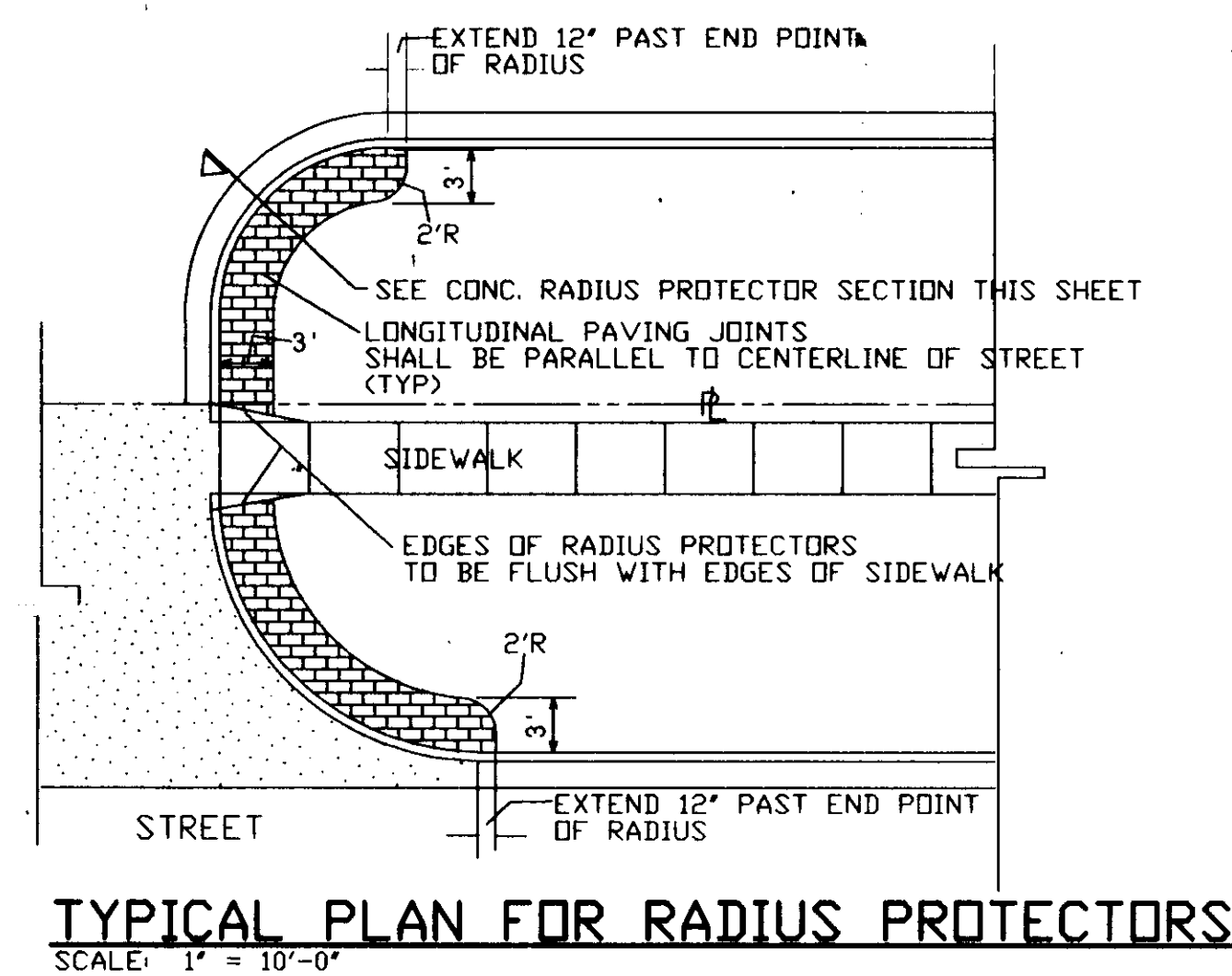


BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING

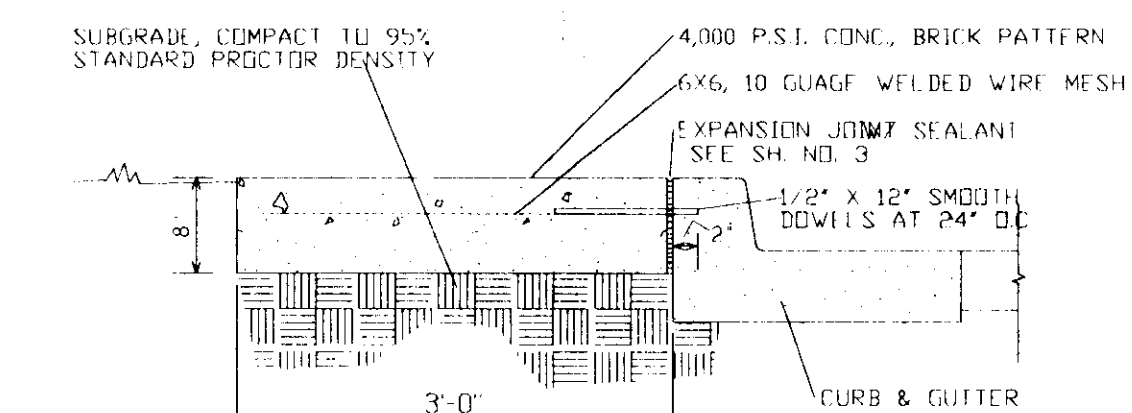
PROJECT NUMBER					SHEET 4 OF 4
DESIGN	DRAWN	APPROVED	DATE	SCALE	

MAPD COPY | OF |

PLANTS AND TREES						
SYMBOL	COMMON NAME BOTANICAL NAME	SIZE	QUANTITY REQ'D.	MIN. HEIGHT & SPREAD	SPACING	REMARKS
	LOCUST SHADEMASTER <i>gladitola thriacanthos</i> "shademaster"	2" CALIPER	5		AS SHOWN	STRAIGHT TRUNK MATCHING
	JUNIPERUS SABINA "sagegreen"	36" H	110	36"X24"	24" O.C.	
	JUNIPERUS SABINA "sagegreen"	5 GAL	51	24"X24"	24" O.C.	
	CRIMSON PYGMY BARBERRY <i>barberis thunbergii</i> "crimson pygmy"	2 GAL	162	9"X12"	18" O.C.	
	SCOTCH PINE <i>Pinus sylvestris</i>	5'-6' ht.	NONE	5' x 3'-6"	As shown	Straight trunk matching

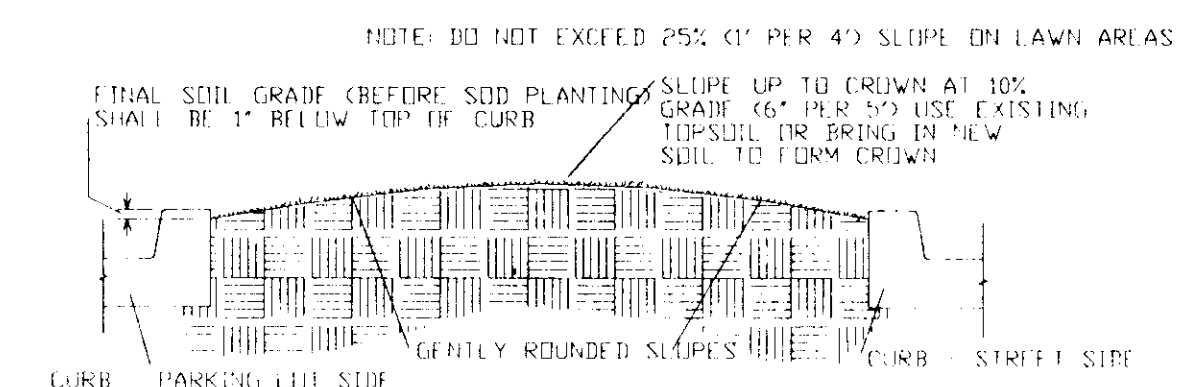


NOTE: SEE LANDSCAPE SPECIFICATIONS PROVIDED BY QUIKTRIP



CONC. RADIUS PROTECTOR SECTION

SCALE: 3/4" = 1'-0"



LAWN SECTION

SCALE: 1/2" = 1'-0"

LEGAL DESCRIPTION

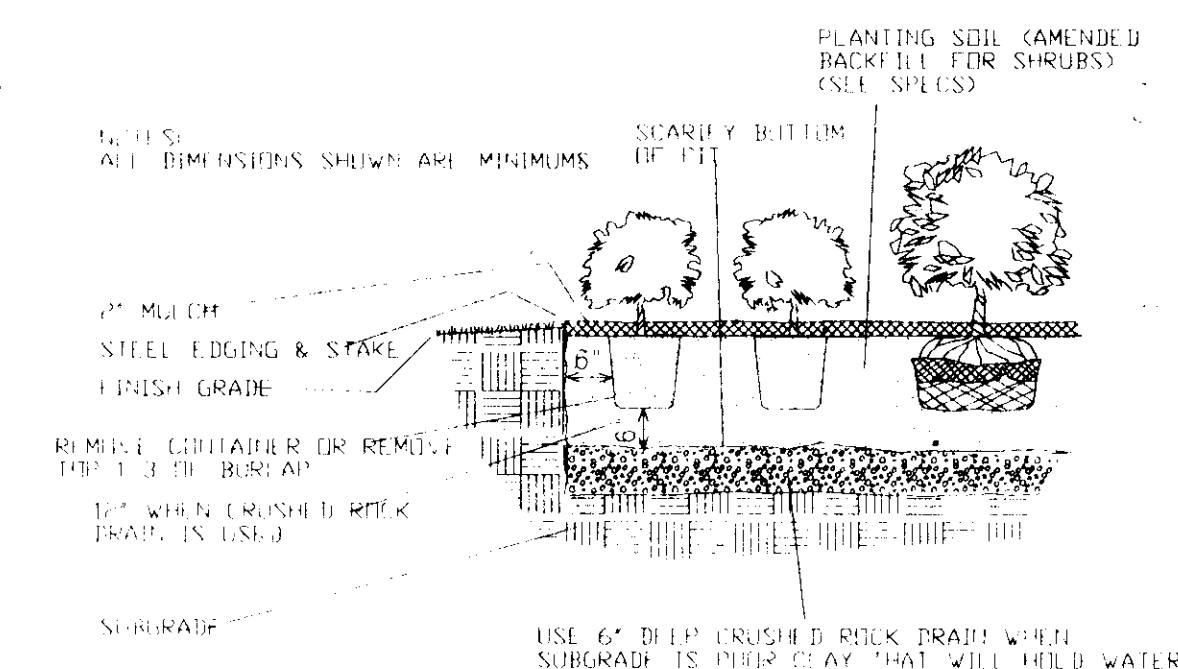
LOT 3, LAKE RIDGE COMMERCIAL 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

LANDSCAPE CALCULATIONS

AVERAGE DEPTH = 220'
 LENGTH OF FRONTAGE = 320.88'
 LANDSCAPE AREA REQUIRED = 32088.00 SF
 LANDSCAPE AREA PROVIDED = 8699.00 SF
 1 SHADE TREES OR 5 SHADE TREES AND 20 SHRUBS REQUIRED
 27 PARKING SPACES REQUIRE 2 PARKING LOT TREES

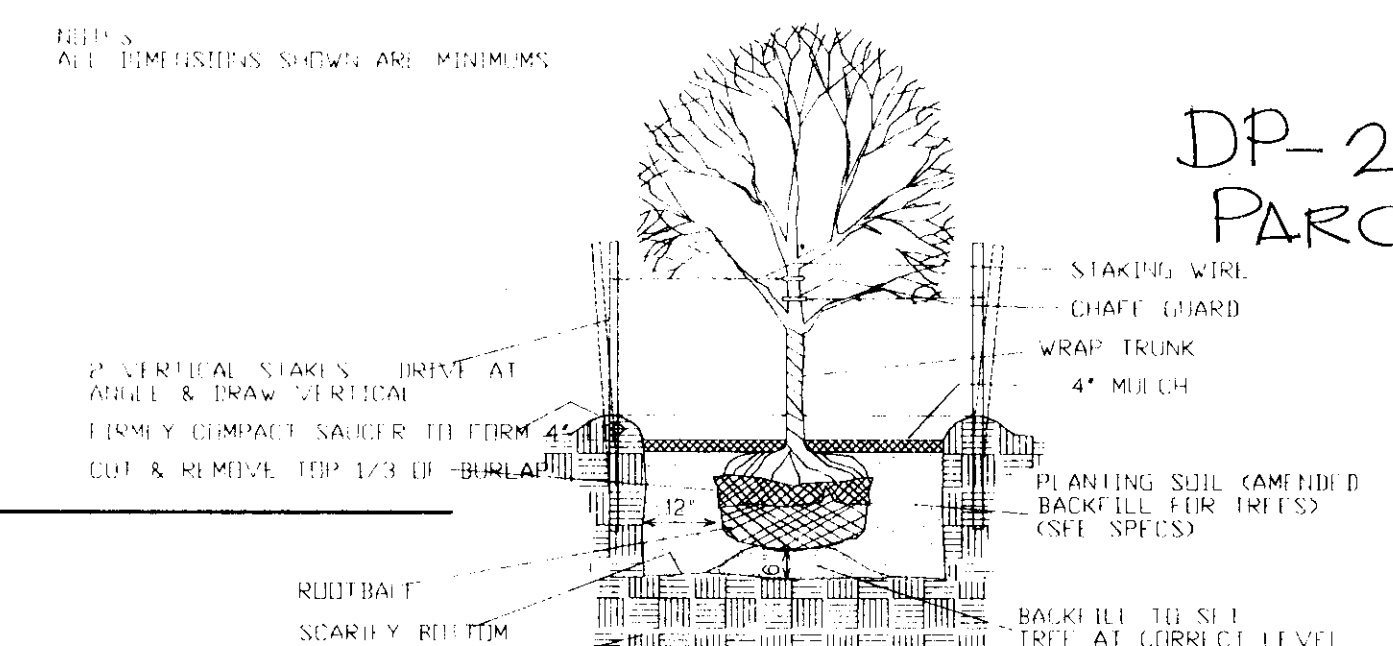
LEGEND

- MARK QUIKTRIP NUMBER AND DESCRIPTION
- TURF TYPE, FINE BLADED PESCUE SOD
 - SEEDING, SEE QUIKTRIP REPRESENTATIVE
 - RADIUS PROTECTORS - NORMAL CONCRETE PAVING (NO COLOR ADDED) SCORED WITH BRICK PATTERN - SEE DETAILS
 - D-1 CONCEPT MODIFIED



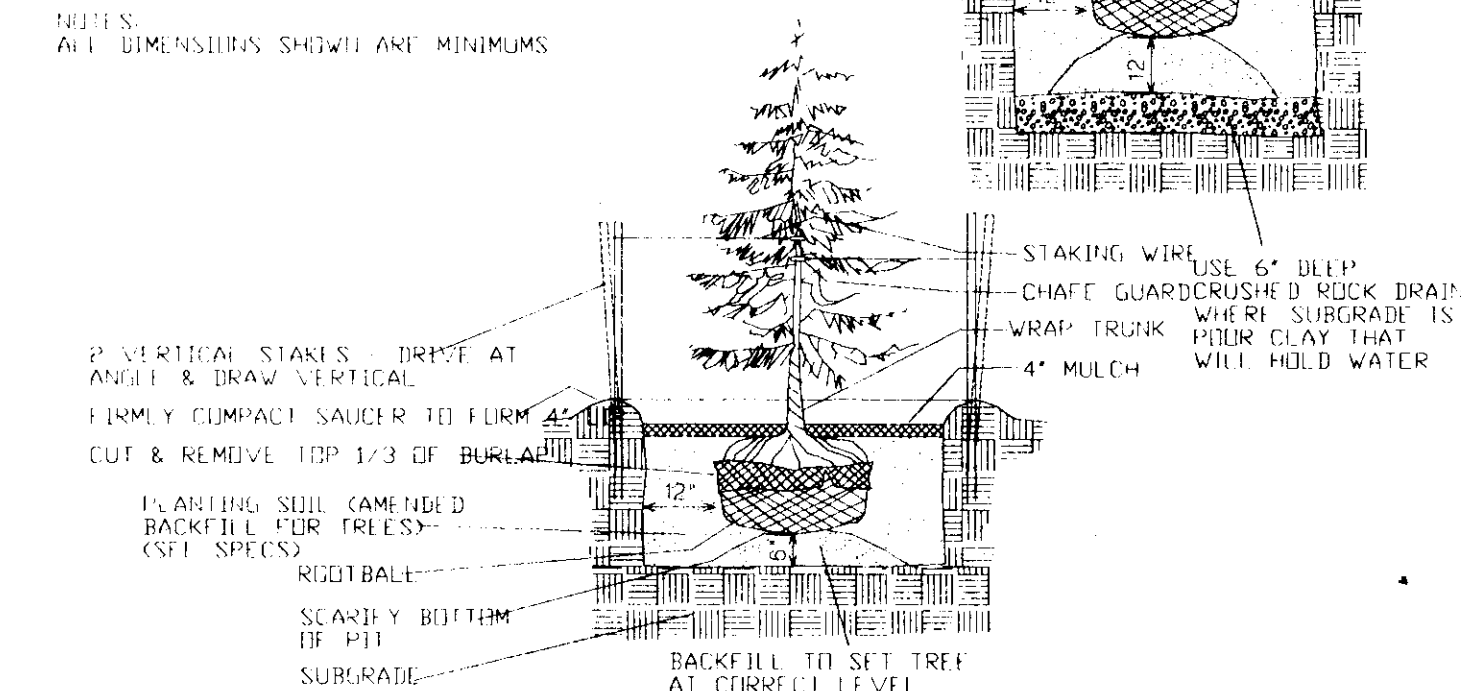
SHRUB PLANTING DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING DTL.

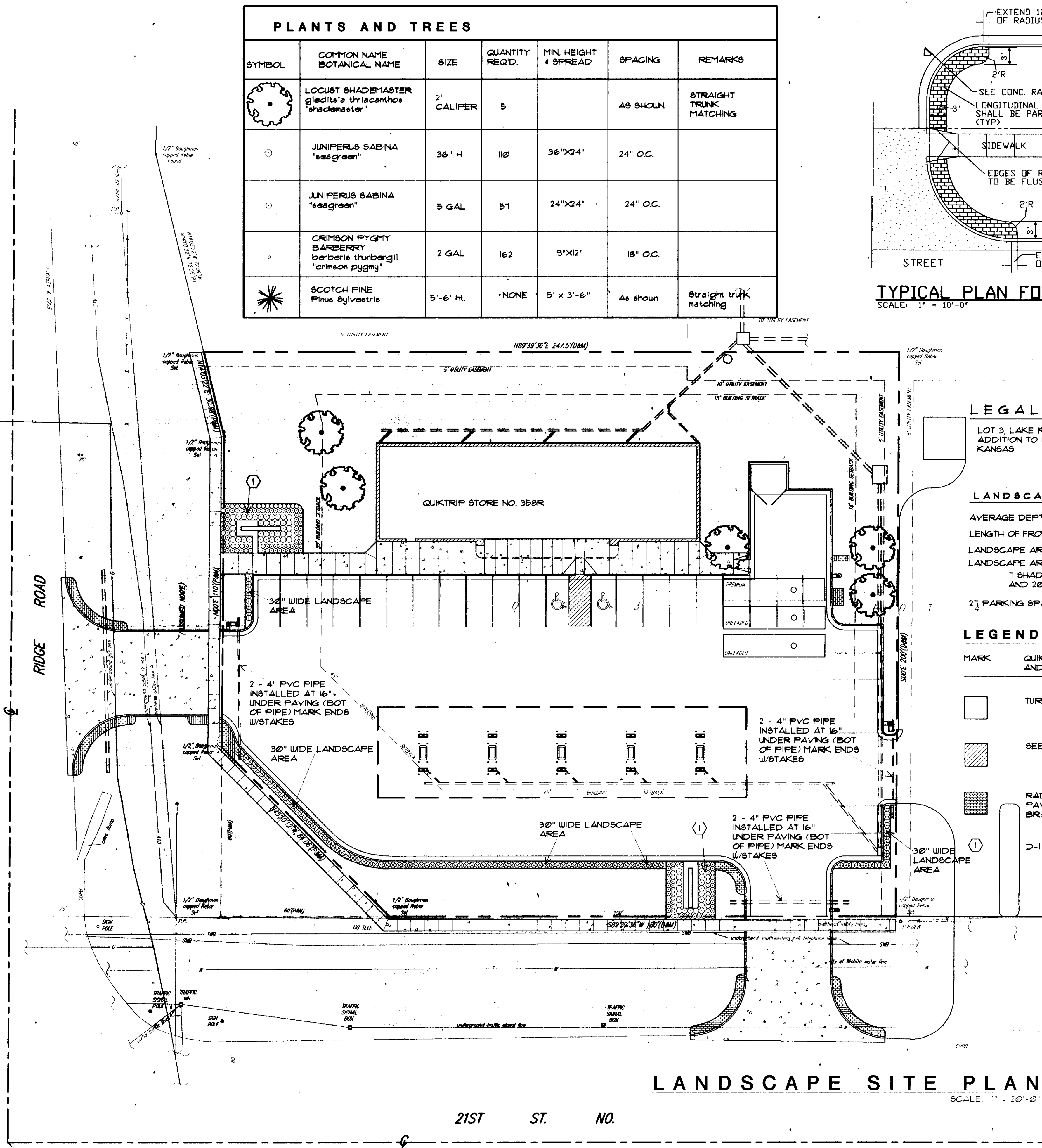
NOT TO SCALE



EVERGREEN TREE PLANTING DTL.

NOT TO SCALE

NOTE: SEE LANDSCAPE SPECIFICATIONS PROVIDED BY QUIKTRIP



LANDSCAPE SITE PLAN

SCALE: 1" = 20'-0"



HOLLOWAY ARCHITECTS

1800 WEST 87TH STREET PARKWAY
 SUITE 180, LENEXA, KANSAS 66216
 913-894-0707 FAX 913-894-9291

QUIKTRIP NO. 358R

RIDGE RD. & 21ST ST. NO.
 WICHITA, KANSAS



QuikTrip

REVISED
LANDSCAPE PLAN

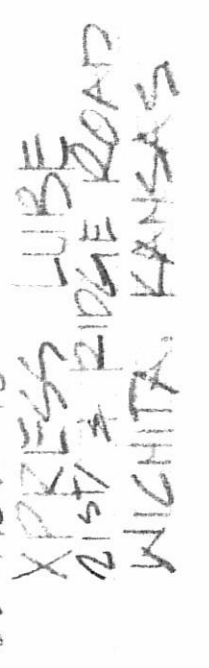
APPROVED 7/10/95 BY *Ro*

FILE:
 QT358RDWG

REVISIONS
 1/23/95
 7/6/95

DATE: 1/12/94
 SHEET NUMBER

4



10.98
10.98
5.98

1
of
1

10

Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	⊗	WINTERGREEN BOXWOOD <i>Microphylla laevigata</i> OR GREEN MOUNTAIN BOXWOOD <i>Buxus 'Green Mountain'</i>	24" X 24" HT MIN	297 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
TREES	⊗	CRABE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER (TOTAL) 8' HT	4 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	⊗	SKYLINE HONEY LOCUST <i>Gleditsia Tricacanthos (Skyline)</i>	3" CALIPER 12' HT	12 EA.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
MISC		FESCUE SOD		36,050 S.F.	
		FESCUE SEED		S.F.	

STREET YARD REQUIREMENT		
REQUIREMENT	REQUIRED	PROVIDED
AVERAGE LOT DEPTH:	300 FT	
TOTAL LINEAL FEET OF STREET FRONTAGE:	620.96 FT	
LESS GREATEST PERPENDICULAR DISTANCE TO BLDG:	-102.58 FT	
ADJUSTED STREET FRONTAGE:	518.38 FT	
MULTIPLY BY SQUARE FOOTAGE FACTOR:	X 20 SF/1F	
TOTAL LANDSCAPE STREET YARD REQUIRED:	10,367.60 SF	25,065 SF

STREET YARD TREE REQUIREMENT		
REQUIREMENT	REQUIRED	PROVIDED
1 SHADE TREE / 500 SF STREET FRONTAGE	10,367.60/500=20.7 TREES	12 SHADE TREES
1 SHADE TREE = 2 ORNAMENTAL TREES		4 ORNAMENTAL
1 SHADE TREE = 10 SHRUBS (UP TO 1 OF REQ.)		70 SHRUBS

PARKING LOT TREE REQUIREMENT		
REQUIREMENT	REQUIRED	PROVIDED
1 TREE / 20 PARKING SPACES (1/2 OF STREET YARD TREES CAN BE COUNTED TOWARDS PARKING TREES)	61 / 20 = 3.05 (4 TREES)	4 TREES

DP-205
MAPD COPY 2 of 2

PROFESSIONAL ENGINEER
10891
10-23-14
KANSAS
10891
10-23-14
KANSAS
10891
10-23-14
KANSAS

PROJECT NO: 20142173

CED
CERTIFIED ENGINEERING DESIGN, P.A.
1905 W. MAPLE STREET
WICHITA, KANSAS 67213
PH: (316) 262-8808
FAX: (316) 262-1098

QuikTrip No. 0358R
7120 WEST 21ST STREET NORTH
WICHITA, KS

QT
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WHOLE OR IN PART, IS STRICTLY PROHIBITED.

PROTOTYPE: P-80 (08/11/14)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV DATE DESCRIPTION

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100

The diagram is a detailed landscape plan for a property located at the intersection of Ridge Road and 21st Street N. The building footprint is centrally located, with a parking lot to its west and south. The plan includes numerous annotations for tree placement, including species, sizes, and quantities. Dimensions for setbacks, easements, and property lines are provided. A north arrow and a graphic scale (0 to 40 feet) are located in the bottom right corner. The plan also shows existing and proposed grading, with spot elevations and contour lines. A contractor note at the top left states: 'CONTRACTOR TO VERIFY LANDSCAPE QUANTITIES'. A note at the bottom right states: 'Grate Inlet (2) Top=1320.21 18" ROP FL(S)=1425.57'. The plan is oriented with Ridge Road running north-south and 21st Street N running east-west.

FILE LOCATIONS:\Drawing Files\Project AMG 9-16-13\LOT #0358R\DWG\03-0358R Civil.dwg TAB NAME:Landscape USER:ragodrich SAVED:12/9/2014 11:41 AM PLOTTED:12/9/2014 11:42 AM



Wichita-Sedgwick County Metropolitan Area Planning Department

May 8, 2018

Builders INC.
1081 S. Glendale
Wichita, KS 67218

Budget Rent-a-Car
Attn: Adam Taylor
1895 Midfield Road
Wichita, KS 67209

RE: CUP2018-20 – City Administrative Adjustment to Lake Ridge Commercial CUP DP-205 to Parcel 1 to allow rental of moving trucks and trailers.

Description: LOT 1 & THAT PT LOT 5 BEG SE COR LOT 1 S 20 FT W 190 FT N 20 FT E 190 FT TO BEG & W 5 FT N 200 FT LOT 5 LAKE RIDGE COMMERCIAL 2ND ADD, Wichita, Sedgwick County, KS

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-205 to reflect changes to Parcel 1 and a portion of Parcel 5 to allow rental of moving trucks and trailers.

The proposed change allows for a maximum of eight (8) moving trucks and trailers on the lot at any one time as shown on the site plan submitted. The CUP adjustment further allows a maximum on-hand average of 16 vehicles including sedans, sports utility vehicles and pick-up trucks.

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter and on the approved site plan. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Dale Miller, Director
Metropolitan Area Planning Department

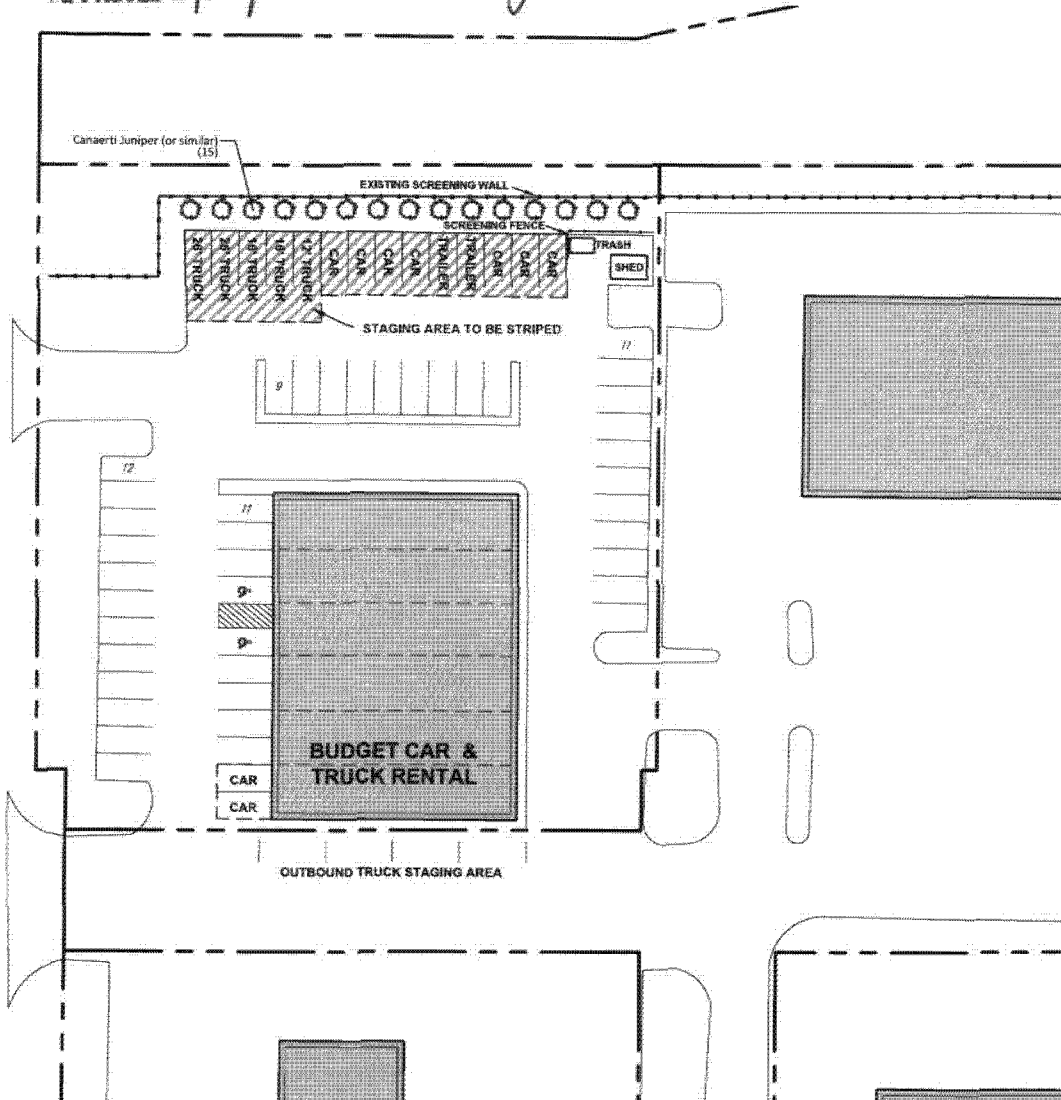
Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD;
Bryan Frye, CM District V
Laura Rainwater, CSR, District V

SITE PLAN

APPROVED 5/8/2018 BY *[Signature]*

RIDGE ROAD



Budget Car and Truck Rental of Wichita

Current vehicle (Sedan, Van, SUV, Pick up) rentals:

- Maximum number of cars, vans and SUV's on the lot at a time: 10

Proposed Truck Business:

- Maximum number of trucks on lot at a time: 8
- Restricted to an "Outbound" location only, which will reduce the number of returns and truck traffic at the location.
- Primary truck cleaning will be done off-site.

Typical volume patterns:

- Monday typically has a higher number of standing fleet due to customer returns over the weekend.
- Tuesday through Thursday has fairly low vehicle standing fleet (3 to 5 vehicles)
- Friday is typically a busy outgoing rental day with both cars and trucks. Outgoing transactions could be between 10 to 15 vehicles.

Site Information:

Building coverage:	7,420 square feet
Parking requirement:	22 spaces
Total on-site parking:	57 spaces
Rental vehicle parking:	16 spaces
Net parking provided:	41 spaces

Note: Parking spaces to be used for rental vehicle storage shall be noted either by signage or pavement markings per City standards.

PARKING EXHIBIT

LOT 1 - LAKE RIDGE COMMERCIAL 2ND ADDITION



SCALE: 1" = 40'



MARCH 21, 2018 BAUGHMAN



Wichita-Sedgwick County Metropolitan Area Planning Department
March 23, 2014

Vintage Construction
Attn: Mark Cox
400 South Broadway
Wichita, KS 67202

K. E. Miller Engineering, P. A.
117 East Lewis
Wichita, KS 7202

RE: CUP2014-00007 – Administrative Adjustment to DP-205 Lake Ridge Commercial Community Unit Plan (“CUP”) to create Parcels 8 and 9 out of Parcel 5 on property located north of West 21st Street North, east of North Ridge Road.

We have received and reviewed your request for an Administrative Adjustment to create new Parcels 8 and 9 out of existing Parcel 5. Existing Parcel 5 contains 297,230 square feet (6.82 acres). Proposed Parcel 8 is to contain 43,486 square feet (.998 acre). Proposed Parcel 9 is to contain 27,732 square feet (.64 acre). Reconfigured Parcel 5 would contain 226,031 square feet (5.19 acres). Proposed uses for the two new parcels and for the reconfigured Parcel 5 are proposed to remain the same as permitted on Parcel 5 as described below.

Parcel Number 8

Proposed Uses: Same as Parcel 5
Total area: .998 acre (43,486 square feet)
Maximum building coverage: 13,046 square feet (30%)
Maximum gross floor area: 14,394 square feet
Floor area ratio: .331
Maximum building height: 35 feet
Maximum number of buildings: 1
Parking: Per city code
Front setbacks: see drawing.

Parcel Number 9

Proposed Uses: Same as Parcel 5
Total area: .64 acre (27,732 square feet)
Maximum building coverage: 8,320 square feet (30%)
Maximum gross floor area: 9,179.29 square feet
Floor area ratio: .331

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov

Maximum building height: 35 feet
Maximum number of buildings: 1
Parking: Per city code
Front setbacks: see drawing.

Parcel Number 5

Proposed Uses: Neighborhood shopping center including banks and financial institutions, offices, medical and dental offices or clinics, tire, battery and accessory stores, pharmacies, small animal clinics, day care centers, fitness centers, retail shops, restaurants (including fast food), dry cleaning, laundry, barber and beauty shops, private clubs subject to licensing, tailors, studios, hardware stores, furniture stores, theaters, grocery stores, and department stores. Note: overhead doors associated with uses on this parcel shall not face 21st Street North.

Total area: 5.19 acres (226,031 square feet)
Maximum building coverage: 67,809 square feet (30%)
Maximum gross floor area: 74,816 square feet
Floor area ratio: .331
Maximum building height: 35 feet
Maximum number of buildings: 5
Parking: Per city code
Front setbacks: see drawing.

On the basis of our review, an adjustment to the CUP in the manner you have requested and granted herein 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 from the original plan.

Our signatures below indicate that an administrative adjustment has been granted to adjust the CUP as follows:

Parcel Number 8

Proposed Uses: Same as Parcel 5
Total area: ~~1.00 acres~~ .998 acre (43,486 square feet)
Maximum building coverage: 13,046 square feet (30%)
Maximum gross floor area: 14,394 square feet
Floor area ratio: .331
Maximum building height: 35 feet
Maximum number of buildings: 1
Parking: Per city code
~~Front s~~Setbacks: see drawing and 10 feet along the west and southern parcel line.

Parcel Number 9

Proposed Uses: Same as Parcel 5
Total area: .64 acre (27,732 square feet)
Maximum building coverage: 8,320 square feet (30%)
Maximum gross floor area: 9,179.29 square feet

Floor area ratio: .331

Maximum building height: 35 feet

Maximum number of buildings: 1

Parking: Per city code

~~Front s~~Setbacks: see drawing and 10 feet along all four side of the parcel.

Parcel Number 5

Proposed Uses: Neighborhood shopping center including banks and financial institutions, offices, medical and dental offices or clinics, tire, battery and accessory stores, pharmacies, small animal clinics, day care centers, fitness centers, retail shops, restaurants (including fast food), dry cleaning, laundry, barber and beauty shops, private clubs subject to licensing, tailors, studios, hardware stores, furniture stores, theaters, grocery stores, and department stores. Note: overhead doors associated with uses on this parcel shall not face 21st Street North.

Total area: 5.19 acres (226,031 square feet)

Maximum building coverage: 67,809 square feet (30%)

Maximum gross floor area: 74,816 square feet

Floor area ratio: .331

Maximum building height: 35 feet

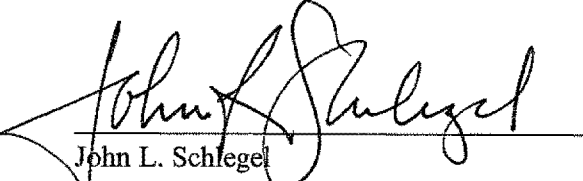
Maximum number of buildings: 5

Parking: Per city code

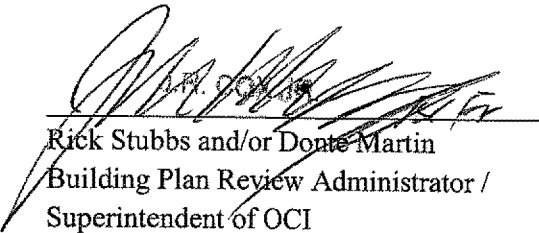
~~Front s~~Setbacks: see drawing and 10 feet where abutting Parcels 8 and 9.

This adjustment shall not be deemed to alter any other provisions of the CUP, except as expressly stated herein.

The zoning notification signs may now be removed from the property.



John L. Schlegel
Director of Planning

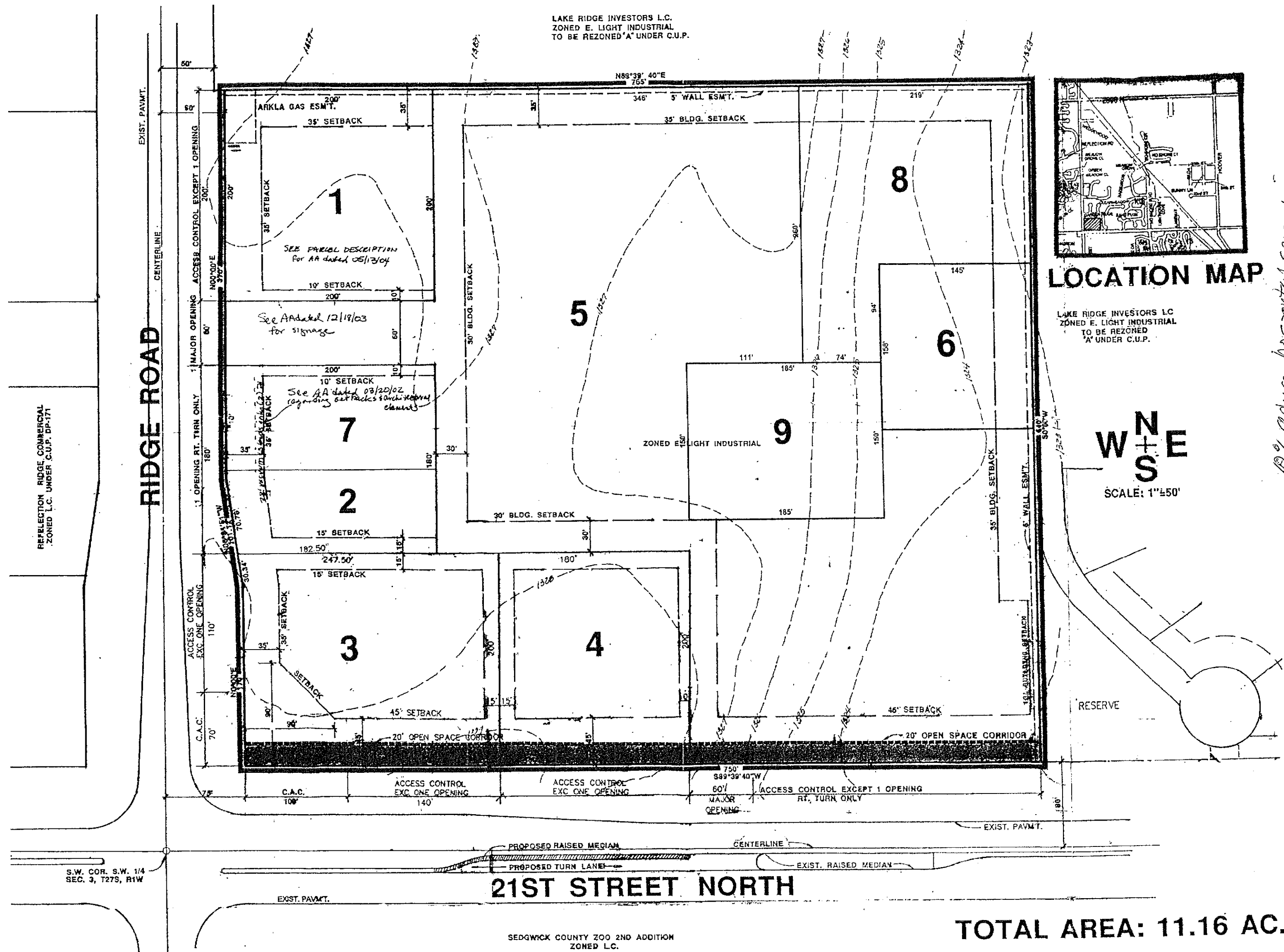


J.R. COX JR.
Rick Stubbs and/or Donte Martin
Building Plan Review Administrator /
Superintendent of OCI

cc: Central National Bank, 4838 W. Central, Wichita, KS 67212

Paul Hays, Office of Central Inspection

J. R. Cox, Office of Central Inspection



- THIS DEVELOPMENT CONTAINS: 11.16 ACRES.
 - THE PROPOSED DEVELOPMENT CONTAINS NINE (9) PARCELS: WITH LIGHT COMMERCIAL USES. FOR SPECIFIC USES SEE PARCEL DESCRIPTIONS.
 - SETBACKS ARE AS INDICATED ON PLAN VIEW OR SPECIFIED IN PARCEL DESCRIPTIONS BELOW. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - A DRAINAGE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE CITY ENGINEER AND NECESSARY GUARANTEES FOR REQUIRED IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
 - SIGNS ARE PERMITTED UNDER CHAPTER 24.04 OF THE CODE OF THE CITY OF WICHITA. ADDITIONALLY, THE FOLLOWING CONDITIONS APPLY:
 - NO FLASHING OR MOVING SIGNS SHALL BE PERMITTED.
 - THE MAXIMUM HEIGHT OF SIGNS SHALL BE 20 FEET.
 - ONE FREE STANDING MONUMENT-TYPE SIGN IS PERMITTED ON 21ST STREET NORTH FRONTAGE FOR PARCELS 3 & 4. ONE FREE STANDING MONUMENT-TYPE SIGN IS PERMITTED ON RIDGE ROAD FRONTAGE FOR PARCELS 1, 2, 3, 5 AND 7. THREE MONUMENT-TYPE SIGNS SHALL BE PERMITTED ON PARCELS 5 ON 21ST STREET NORTH OF LAKE RIDGE COMMERCIAL C.U.P. EACH SIGN SHALL NOT EXCEED 150 SQ. FT. PER SIGN FACE. EXCEPT THE SIGNS ON PARCELS 2 AND 7 THAT SHALL NOT EXCEED 75 SQUARE FEET PER SIGN FACE, AND THE SIGN FOR PARCEL 1 THAT SHALL NOT EXCEED 100 SQUARE FEET PER SIGN FACE. REGARDLESS OF LEASING OR OWNERSHIP PATTERNS, THE SIGNS SHALL BE SPACED A MINIMUM OF 150 FEET APART EXCEPT THAT (1) FOR PARCEL 5 ON 21ST STREET THE SIGNS SHALL BE PLACED WITH A MINIMUM OF 105 FEET OF HORIZONTAL SPACING BETWEEN THE WESTERN AND MIDDLE SIGN, AND (2) EXCEPT THAT FOR PARCEL 7 ON RIDGE ROAD THE SIGN SHALL BE PLACED WITH A MINIMUM OF 100 FEET OF HORIZONTAL SPACING BETWEEN IT AND THE SIGN ON PARCEL 2 TO THE SOUTH AND PARCEL 5 TO THE NORTH, AND THAT THE SIGN FOR PARCEL 1 SHALL BE LOCATED JUST SOUTH OF THE GAS EASEMENT AS SHOWN ON THE C.U.P.; FURTHER, THE SIGN FOR PARCEL 5 SHALL BE NO LESS THAN 150 FEET FROM THE SIGN ON PARCEL 1, WITH THE LOCATION BEING DETERMINED BY OBSERVING SIGHT CLEARANCE DISTANCES FROM THE MAJOR ENTRANCES BUT MAXIMIZING THE SPACING BETWEEN THE SIGNS AND, IF NECESSARY, ALLOWING PLACEMENT OF THE SIGN FOR PARCEL 5 ON PARCEL 1.
 - NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
 - FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
 - 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.
 - 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 FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
 - ALL LIGHTS SHALL BE SHIELDED - OR REFLECT LIGHT-DOWNWARD-OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
 - FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN GAS 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 PRIOR TO FINAL APPROVAL OF THE PARKING PLAN.
 - 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.
 - ACCESS CONTROL:
 - ACCESS TO RIDGE ROAD SHALL BE LIMITED TO FOUR (4) OPENINGS. PARCEL 1 SHALL HAVE ACCESS CONTROL EXCEPT ONE OPENING. PARCEL 2 SHALL HAVE ACCESS CONTROL EXCEPT ONE RIGHT TURN ONLY OPENING. PARCEL 3 SHALL HAVE ACCESS CONTROL EXCEPT ONE RIGHT TURN ONLY ON THE NORTH 100'. THERE SHALL BE COMPLETE ACCESS CONTROL ON THE SOUTH 100' OF PARCEL 3. PARCEL 5 SHALL HAVE ACCESS CONTROL EXCEPT ONE MAJOR OPENING.
 - SCREENING WALLS
 - AN 8 TO 10-FOOT HIGH WALL SHALL BE CONSTRUCTED ALONG THE NORTH AND EAST PROPERTY LINES OF THE C.U.P. WHERE ADJACENT TO RESIDENTIAL ZONING. (SEE AMENDMENT LETTER DATED APRIL 2, 1999) ON PARCEL 1 A MINIMUM HEIGHT OF SIX (6) FEET IN HEIGHT MEASURED ON SIDE WITH THE LEAST AMOUNT OF VERTICAL EXPOSURE ABOVE THE FINISH GRADE TO THE TOP OF THE WALL. (PER ADM. ADJ. 03/28/05).
 - THE ABOVE-MENTIONED SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY BRICK, OR CONCRETE, OR TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE).
 - THE REQUIRED WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5) FEET EASEMENT.
 - FOOT WALL EASEMENT PLATTED SEPARATELY FROM ALL OTHER EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.
 - LANDSCAPING
 - LANDSCAPING SHALL BE REQUIRED ALONG 21ST STREET NORTH AND RIDGE ROAD FRONTAGE AS PER CHAPTER 10.32 OF THE CITY CODE.
 - A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE LANDSCAPING VENTIONED ABOVE INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF PLANT MATERIALS AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE C.U.P. BEING DEVELOPED SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
 - FAILURE TO PROPERLY MAINTAIN THE SCREENING WALLS OR LANDSCAPING MENTIONED ABOVE SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
 - OPEN SPACE CORRIDOR: A 20' OPEN SPACE CORRIDOR SHALL BE PROVIDED ALONG THE SOUTH PROPERTY LINES OF PARCELS 3, 4, AND 5 ADJACENT TO 21ST STREET NORTH. CORRIDOR SHALL BE RESTRICTED TO EARTH BERMS, LANDSCAPING, SIDEWALKS, BIKE TRAILS, LIGHTING, IRRIGATION, SIGNAGE AND ENTRY MONUMENTS.
 - TRASH RECEPTACLES, HEATING, AIR CONDITIONING AND MECHANICAL EQUIPMENT SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
 - IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.
- NOTE: ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION. THOSE PORTIONS OF MAJOR ENTRANCES ON PUBLIC RIGHT-OF-WAY WILL BE GUARANTEED AT THE TIME OF PLATTING. THOSE PORTIONS OF MAJOR ENTRANCES ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME BUILDING PERMITS ARE REQUESTED FOR PARCEL NO. 5.
- MAJOR STREET IMPROVEMENTS FOR RIDGE ROAD AND 21ST STREET NORTH SHALL BE IN CONFORMANCE WITH THE LAKE RIDGE COMMERCIAL C.U.P. DRAWING UNLESS OTHERWISE DETERMINED NECESSARY BY THE CITY ENGINEER. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE:
 - THE RECONSTRUCTION OF THE MEDIAN IN 21ST STREET TO PROVIDE LEFT-TURN BAY, OR A FIFTH LANE PROVIDING LEFT-TURN STORAGE TO SERVE PARCEL NO. 5.
 - THE CONSTRUCTION OF CONTINUOUS ACCELERATE LANES ALONG 21ST STREET AND RIDGE ROAD TO SERVE THE OPENINGS TO ALL PARCELS IN THE C.U.P. INCLUDING PARTIAL RECONSTRUCTION OF THE 21ST STREET/RIDGE ROAD INTERSECTION TO PROVIDE FREE-FLOWING, RIGHT-TURNS FOR WESTBOUND 21ST STREET TRAFFIC.
 - THE WIDENING OF RIDGE ROAD TO PROVIDE A CENTER TURNING LANE TO SERVE PARCELS 1 & 5.
 - THE CONSTRUCTION OF A TEMPORARY THIRD LANE ON RIDGE ROAD ADJACENT TO THE C.U.P. THE GUARANTEE FOR THE TEMPORARY THIRD LANE SHALL BE HELD BY THE CITY OF WICHITA UNTIL DEVELOPMENT OCCURS OR UNTIL RIDGE ROAD IS WIDENED TO CITY 4-LANE STANDARDS. (PARTIAL DEVELOPMENT WOULD NECESSITATE PARTIAL CONSTRUCTION OF THE THIRD LANE.)
 - BUILDINGS FOR NON-RESIDENTIAL USES ON ALL PARCELS WITHIN THE C.U.P. SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER AND THE SAME PREDOMINANT EXTERIOR BUILDING MATERIAL. METAL SHALL NOT BE PERMITTED AS A PREDOMINANT EXTERIOR BUILDING MATERIAL FOR ANY BUILDING ON THE SITE.
 - AN OVERALL SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CROSS-LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.
 - PARCEL DESCRIPTIONS - SEE LEFT.
 - 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 THE PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

AMENDMENT #1
DP-205 per Admin. Adj. 7-6-00
APPROVED CUP
MAPC 3-25-99 Blm
MAPD 1-0-2

REVISIONS:
CREATED: JANUARY 7, 1991
MODIFIED: DECEMBER 10, 1991
MODIFIED: AUGUST 16, 1994
AMENDED: DECEMBER 14, 1998
REVISED PER ADM. ADJ.: JULY 6, 2000
REVISED PER ADM. ADJ.: AUGUST 21, 2000
REVISED PER ADM. ADJ.: AUGUST 27, 2001
REVISED PER ADM. ADJ.: MARCH 20, 2002
REVISED PER ADM. ADJ.: DECEMBER 16, 2003
REVISED PER ADM. ADJ.: MAY 13, 2004
REVISED PER ADM. ADJ.: MARCH 28, 2005
REVISED PER ADM. ADJ.: MARCH 23, 2014
REVISED PER ADM. ADJ.: MAY 8, 2018

PARCEL NUMBER 1:
PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, LAUNDRIES AND DRY CLEANING, BARBER AND BEAUTY SHOPS, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS, FITNESS CENTERS, AUTOMOBILE RENTAL LOCATION SUBJECT TO THE FOLLOWING:
(1) THE AUTOMOBILE RENTAL AGENCY SHALL BE A LOCAL-MARKET LOCATION WITH A SINGLE COUNTER, SINGLE-OFFICE OPERATION WITH A SIMPLE REAR ACCESS SERVICE BAY LOCATED ON THE SOUTHEAST CORNER OF THE BUILDING IN PARCEL 1;
(2) MAXIMUM AVERAGE ON-HAND COUNT OF 16 VEHICLES;
(3) RENTAL FLEET LIMITED TO SEDANS, SPORT UTILITY VEHICLES AND MINIVANS;
(4) MOVING TRUCKS AND TRAILERS SHALL BE LIMITED TO EIGHT AT ANY ONE TIME;
(5) VEHICLE SALES SHALL BE PROHIBITED AT THIS LOCATION;
(6) VEHICLES FOR RENT SHALL BE STORED AS SHOWN ON THE PARKING EXHIBIT SUBMITTED AS PART OF AN ADMINISTRATIVE ADJUSTMENT CUP2018-77; AND
(7) NO BUILDING PERMIT SHALL BE ISSUED FOR PARCEL 1 UNTIL THE WALL REQUIRED BY GENERAL PROVISION #13A HAS BEEN CONSTRUCTED.

GROSS AREA - 0.92 AC. (40,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 12,000 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 14,000 SQ. FT.
FLOOR AREA RATIO - 0.350
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG RIDGE ROAD AND THE NORTH PROPERTY LINE, 10' ALONG THE SOUTH PROPERTY LINE.

PARCEL NUMBER 2:
PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, PRIVATE CLUBS SUBJECT TO LICENSING, LAUNDRIES AND DRY CLEANING, BARBER AND BEAUTY SHOPS, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS, AND FITNESS CENTERS.
GROSS AREA - 0.34 AC. (14,810 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 4,517 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 5,200 SQ. FT.
FLOOR AREA RATIO - 0.352
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG RIDGE ROAD, 15' ALONG THE SOUTH PROPERTY LINE AND 15' ALONG THE NORTH PROPERTY LINE.

PARCEL NUMBER 3:
PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, PRIVATE CLUBS SUBJECT TO LICENSING, LAUNDRIES AND DRY CLEANING, BARBER AND BEAUTY SHOPS, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS, FITNESS CENTERS AND SERVICE STATIONS. NOTE: OVERHEAD DOORS ASSOCIATED WITH USES ON THIS PARCEL SHALL NOT FACE 21ST STREET.
GROSS AREA - 1.10 ACRES (48,112 S.F.)
MAXIMUM BUILDING COVERAGE - 14,433 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 14,433 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 45' ALONG 21ST ST. NORTH ON THE EAST 90', 35' ALONG RIDGE ROAD ON THE NORTH 110', 15' ON THE NORTH AND EAST PROPERTY LINES.

PARCEL NUMBER 4:
PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, PRIVATE CLUBS SUBJECT TO LICENSING, LAUNDRIES AND DRY CLEANING, BARBER AND BEAUTY SHOPS, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS, AND FITNESS CENTERS. NOTE: OVERHEAD DOORS ASSOCIATED WITH USES ON THIS PARCEL SHALL NOT FACE 21ST STREET.
GROSS AREA - 0.83 ACRES (36,000 S.F.)
MAXIMUM BUILDING COVERAGE - 10,800 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 12,000 S.F.
FLOOR AREA RATIO - 0.333
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 45' ALONG 21ST ST. NORTH, 15' ALONG THE WEST PROPERTY LINE AND 10' ALONG THE EAST PROPERTY LINE.

PARCEL NUMBER 5:
PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER INCLUDING BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS AND FITNESS CENTERS, RETAIL SHOPS, RESTAURANTS (INCLUDES FAST FOOD), DRY CLEANING, LAUNDRY, BARBER & BEAUTY SHOPS, PRIVATE CLUBS SUBJECT TO LICENSING, TAILORS, STUDIOS, HARDWARE STORES, FURNITURE STORES, THEATERS, GROCERY STORES, AND DEPARTMENT STORES. NOTE: OVERHEAD DOORS ASSOCIATED WITH USES ON THIS PARCEL SHALL NOT FACE 21ST STREET NORTH.
GROSS AREA - 5.18 ACRES (226,031 S.F.)
MAXIMUM BUILDING COVERAGE - 87,808 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 74,818 S.F.
FLOOR AREA RATIO - 0.331
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 5
PARKING - AS PER CITY CODE
SETBACKS - SEE DRAWING

PARCEL NUMBER 6:
PROPOSED USES: SAME AS PARCEL 5.
GROSS AREA - 0.53 ACRES (22,910 S.F.)
MAXIMUM BUILDING COVERAGE - 8,473 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 9,390 S.F. (PER ADM. ADJ. 08/21/02)
FLOOR AREA RATIO - 0.409
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - SEE DRAWING

PARCEL NUMBER 7:
PROPOSED USES: SAME AS PARCEL 2, AND CAR WASHES
GROSS AREA - 0.41 ACRES (19,186 S.F.)
MAXIMUM BUILDING COVERAGE - 5,700 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 6,588 S.F.
FLOOR AREA RATIO - 0.352
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG RIDGE ROAD, 15' ALONG THE SOUTH PROPERTY LINE, 10' ALONG THE NORTH PROPERTY LINE

PARCEL NUMBER 8:
PROPOSED USES: SAME AS PARCEL 5.
GROSS AREA - 1.00 ACRES (43,468 S.F.)
MAXIMUM BUILDING COVERAGE - 13,046 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 14,394 S.F.
FLOOR AREA RATIO - 0.331
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - SEE DRAWING

PARCEL NUMBER 9:
PROPOSED USES: SAME AS PARCEL 5.
GROSS AREA - 0.64 ACRES (27,732 S.F.)
MAXIMUM BUILDING COVERAGE - 8,320 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 5,179 S.F.
FLOOR AREA RATIO - 0.331
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - SEE DRAWING

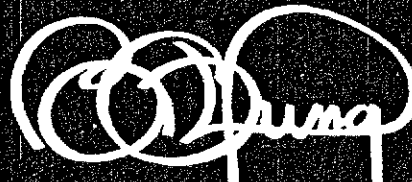
APPROVED CUP
MAPC 3-25-99 Blm
MAPD COPY 1-0-2

COMMUNITY UNIT PLAN DP-205 LAKE RIDGE COMMERCIAL

OWNER: LAKE RIDGE INVESTORS L.C., 800 MARKET CENTER, 165 N. MARKET, WICHITA, KS. 67202 PH. 265-2727

DP-205
LAKE RIDGE COMMERCIAL
COMMUNITY UNIT PLAN

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
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