



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

JLH Investment, LLC
Attn: Josh Hacker
1809 Elk Ridge Ave.
Goddard, KS 67052

August 5, 2024

TriMark, Inc.
Attn: Colin Heagler
318 S. Osage St.
Wichita, KS 67213

RE: CUP2024-00026 – Administrative Adjustment in the City to the Oak Cliff Estates CUP DP-104 to permit one freestanding sign to face parallel to the adjacent street, on property zoned LC Limited Commercial District; generally located on the west side of South Maize Road and within one-block north of West Maple Street (223 South Maize Rd.).

Legal Description: Lot 2, except the north 2 feet thereof, Block 1, Oak Cliff Estates 4th Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We received and reviewed your request for an Administrative Adjustment to CUP DP-104 to permit one freestanding ground or pole sign on Parcel 7 to face parallel to the adjacent street right-of-way. The purpose of the request arises due to existing easements not permitting the placement of a sign facing the direction of travel near the street right-of-way. The proposed sign facing parallel to the adjacent street would be setback from the property line, which opens up site triangles and makes the sign easier to view.

General Provision 5 states, "Advertising signs shall be in accordance with the sign code of the City of Wichita. No billboard advertisement shall be allowed." There are no specific development standards identified for freestanding ground or pole signs within the CUP text. Therefore, freestanding ground or pole signs within the subject CUP are governed by the Wichita Sign Code for the LC Limited Commercial District (LC).

Section 24.04.221 of the Wichita Sign Codes states, "The number of Ground or Pole Signs permitted on a Zoning Lot shall be determined by the linear feet of Street Frontage of the Zoning Lot. Where a Zoning Lot has frontage on more than one public Right-of-Way or street, the provisions of this Section shall apply to each frontage; provided however, signs permitted by a Street Frontage must be adjacent to and face the direction of travel along said street."

Section 24.04.221 requires freestanding ground or pole signs to face the direction of travel of the adjacent street right-of-way. The purpose of this is to reduce safety risks inherent with drivers trying to view sign faces parallel to the street right-of-way. Signs facing the direction of travel increase their visibility. Per the Sign Code, Parcel 7 is permitted to have one freestanding ground or pole sign. According to the site plan, the

proposed location for the sign would be setback from the front property line by a distance that allows the parallel sign to be viewed more easily.

The following reflects the proposed modifications identified in red letters.

GENERAL PROVISIONS

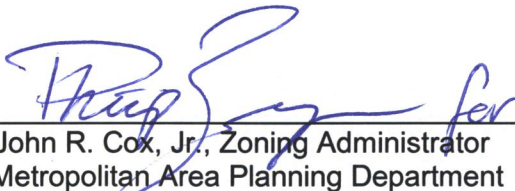
5. Advertising signs shall be in accordance with the sign code of the City of Wichita. No billboard advertisement shall be allowed. **Parcel 7 is permitted one freestanding ground or pole sign that may face parallel to the adjacent street right-of-way provided that the height and sign area adhere to all standards of the sign code of the City of Wichita.**

On the basis of our review, we find that adjusting the CUP to permit one freestanding ground or pole sign to face parallel to the adjacent street right of way 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. The existing conditions of the site with the presence of utility easements does not permit the placement of a sign facing the direction of travel. The proposed sign plan illustrates the sign would be setback from the property line, which increases the visibility of the sign face. Therefore, staff does not think that permitting a freestanding ground or pole sign parallel to the adjacent street right-of-way will have significant detrimental effects on nearby properties.

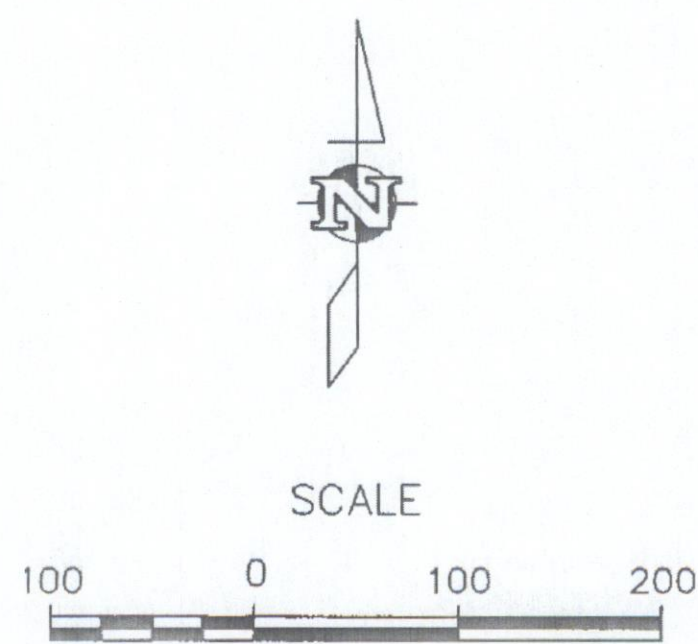
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.


 Scott Wadle, Director
 Metropolitan Area Planning Department


 John R. Cox, Jr., Zoning Administrator
 Metropolitan Area Planning Department

cc: MABCD
 J.V. Johnston, CM District V
 Teresa Veazey, CSR District V



GENERAL

Total gross area = 29.33 acres±
Total net area = 24.39 acres± (exclusive of public street right-of-way)

This development is proposed to contain 13.78 net acres± of Limited Commercial zoning, 0.6 net acres± of general office zoning and 10.01 net acres of "MF-29" zoning.

GENERAL PROVISIONS

- 1) Access control: Access to Maple shall be limited to six (6) openings, two (2) from Parcel One (1) if developed as a service station, one (1) for any other use, four (4) from the frontage along Parcels Nine (9), Ten (10), Eleven (11), Twelve (12) of which two (2) openings to Maple shall be constructed to major entrance standards. *See Note 1* Access to Maize Road shall be limited to five (5) openings, two from Parcel One (1) if developed as a service station, one (1) for any other use, one (1) from Parcel Eight (8), one (1) from Parcel Seven (7), and one (1) from Parcel Four (4) at the public street entrance. One (1) opening to Parcel (8) for joint ingress/egress of Parcel Two (2) and Parcel Seven (7) to Maize Road shall be constructed to major entrance standards. For guarantees of major entrances see memo dated 7-22-82.
- 2) All utilities shall be installed underground.
- 3) Minimum building setbacks shall be as indicated on the plan. *See Note 2*
- 4) Parking ratio shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code ("UZYC") or as indicated in the parcel descriptions.

5) Advertising signs shall be in accordance with the sign code of the City of Wichita. No billboard advertisement shall be allowed.

6) Appropriate fire lane easements for Parcels Two (2) through Twelve (12) shall be defined prior to the issuance of building permits. Said fire lanes shall be hard surfaced, and twenty-four (24) feet minimum in width, and constructed with a 3-1/2 inch asphalt base with 1 foot 1-1/2 inch asphalt surface, or the equivalent thereof. No parking shall be allowed in said fire lane, although it may be used for passenger loading and unloading.

7) Screening and landscaping: A planting strip, as indicated in Parcels Three (3) and Five (5) shall be provided with trees, grass and low shrubbery not less than ten (10) feet in width and shall be of such a type, and maintained in such a manner, as to not constitute a traffic hazard. Failure to properly maintain the planting strip shall be considered a violation of the C.U.P. After a joint determination by the director of planning and superintendent of central inspection.

A solid or semisolid wall at least six (6) feet, but not more than eight (8) feet high, constructed of brick, stone, masonry, architectural tile or other similar material, shall be installed where Parcels Two (2), Three (3) abut Parcels Four (4) and Five (5) and the residential area adjacent on the west as indicated on the plan.

A solid or semisolid fence at least six (6) feet, but not more than eight (8) feet high, reduced to three (3) feet at the building setback line, constructed of wood, or other similar materials, excluding chain link fencing, shall be installed, where Parcel Five (5) abuts Parcel Four (4) on the west as indicated on the plan.

8) A landscape plan prepared by a landscape architect for the planting strip, indicating the type location and specification of plant material and method of providing water to the plant material, shall be submitted to the planning department for their review and approval prior to the issuance of building permit(s) for Parcels Three (3), and Five (5). (See Adjustment dated 2-5-92 and 7-26-99 regarding Parcel 3)

A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.

PARCEL DESCRIPTIONS

PARCEL ONE per Administrative Adjustment 11-09-07.

Proposed use - service station and associated car wash (subject to BZA approval) (see administrative adjustment letter 2-24-88), financial (including a detached branch bank but excluding a main bank) office, and convenience and service oriented retail.

net area - 65,591 square feet or 1.53 acres
maximum building coverage - 30% or 19,977 square feet
floor area ratio - .40
maximum gross floor area - 26,236 square feet
maximum building height - 35 feet
maximum number of buildings - Five (5)

PARCEL TWO

Proposed use - same as Parcel Four

net area - 229,353 s.f.± or 5.3 ac.±
maximum building coverage - 30% or 68,806 s.f.
floor area ratio - 0.40
maximum gross floor area - 91,741 s.f.
maximum building height - 35 feet
density - 14.2 D.U.'s/net acre
parking ratio - per Unified Zoning Code

PARCEL THREE

Proposed use - same as Parcel 4.

net area - 60,431 s.f.± or 1.4 ac.±
maximum building coverage - 30% or 18,129 s.f.
floor area ratio - 0.40
maximum gross floor area - 24,172 s.f.
maximum building height - 35 feet
density - 14.2 D.U.'s/net acre
parking ratio - per Unified Zoning Code

PARCEL FOUR

Proposed use - residential dwellings having accommodations for two (2), three (3), or four (4) families. The seven lots fronting on Lark shall be limited to two (2) family dwelling units.
gross area - 12.29 acres
net area - 10.01 acres
density - 14.2 D.U.'s/net acre or 134 D.U.'s
maximum building height - 35 feet
parking ratio - 1.0/D.U.

PARCEL FIVE

Proposed use - general and professional office or two (2) family dwellings.
gross area - 0.76 acres
net area - 0.60 acres
maximum building coverage - 30% or 7,854 s.f.
floor area ratio - 0.40
maximum gross floor area - 10,472 s.f.
maximum building height - 35 feet
maximum D.U.'s - 4
residential parking ratio - 2/D.U.

Admin. Adj. Cont.

11/09/07	2/24/88
01/05/09	2/25/92
	7/26/99
	9/13/99
	2/12/02
	6/27/03

PARCEL SIX per Administrative Adjustment dated 02-12-02, now deleted

PARCEL SEVEN per Administrative Adjustment dated 06-27-03

Proposed use - shopping center, and associated tire, battery and accessory establishment, financial, office, personal service, convenience and service oriented retail, car wash shall be permitted. (See AA dated 6-27-03).

net area - 31,398 s.f.± or 0.7 ac.±
maximum building coverage - 30% or 9,419 s.f.
floor area ratio - 0.40
maximum gross floor area - 12,559 s.f.
maximum building height - 35 feet
maximum number of buildings - one (1)

PARCEL EIGHT

Proposed use - shopping center, and associated tire, battery and accessory establishment, financial, office, personal service, convenience and service oriented retail shall be permitted.

net area - 43,428 s.f.± or 1.0 ac.±
maximum building coverage - 30% or 12,974 s.f.
floor area ratio - 0.40
maximum gross floor area - 17,371 s.f.
maximum building height - 35 feet
maximum number of buildings - one (1)

PARCEL NINE

Proposed use - shopping center, and associated tire, battery and accessory establishment, financial, office, personal service, convenience and service oriented retail day care, general (per Admin. Adjustment dated 07-26-99)

net area - 40,139 s.f.± or 0.9 ac.±
maximum building coverage - 30% or 12,042 s.f.
floor area ratio - 0.40
maximum gross floor area - 16,056 s.f.
maximum building height - 35 feet
maximum number of buildings - one (1)

PARCEL TEN

Proposed use - shopping center, and associated tire, battery and accessory establishment, financial, office, personal service, convenience and service oriented retail shall be permitted.

net area - 25,200 s.f.± or 0.6 ac.±
maximum building coverage - 30% or 7,560 s.f.
floor area ratio - 0.40
maximum gross floor area - 10,080 s.f.
maximum building height - 35 feet
maximum number of buildings - one (1)

PARCEL ELEVEN

Proposed use - shopping center, and associated tire, battery and accessory establishment, financial, office, personal service, convenience and service oriented retail shall be permitted.

net area - 39,927 s.f.± or 0.9 ac.±
maximum building coverage - 30% or 11,978 s.f.
floor area ratio - 0.40
maximum gross floor area - 15,971 s.f.
maximum building height - 35 feet
maximum number of buildings - one (1)

PARCEL TWELVE per Administrative Adjustment dated 01-02-09

Proposed use - shopping center, and associated tire, battery and accessory establishment, financial, office, personal service, convenience and service oriented retail shall be permitted.

net area - 63,775 square feet or 1.46 acres
maximum building coverage - 30% or 19,133 s.f.
floor area ratio - 0.40
maximum gross floor area - 16,300 s.f.
maximum building height - 35 feet
maximum number of buildings - one (1)

NOTE 1

One opening from Parcel Nine (9) shall provide joint ingress/egress for Parcel Three (3) and Parcel Ten (10). One (1) opening from Parcel Twelve (12) shall provide joint ingress/egress to Parcel One (1)

NOTE 2

or per Unified Zoning Code, whichever is greater. In the event that two parcels are developed under the same ownership and for nonresidential use, the setback between parcels will not be required.

FILENAME: DP-104-03044



Revised 09/26/06
Revised 08/17/06
Revised 11/01/05
Revised 06/09/04
Revised 05/25/04

Dated 5/31/04
APPROVED CUP
Per Admin Adjustment
Approved 2004-10

OAK CLIFF ESTATES

COMMUNITY UNIT PLAN

DP - 104 ADJUSTMENT DATED 6-10-03

S.E. COR., SEC. 19, T. 27 S.
R. 1 W. OF THE 6TH P.M.

DP-104 A (ME) ND#1
Per Admin Adj. 02-24-88, 02-05-92,
01-24-97, 07-18-99, 02-10-02, 06-27-03,
11-07-03, 01-02-09
J.B. 01/04/04
B.F. 03/03/03

DM
BAG 11-02-82
WAPD 08/08/02

10-07-82



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

McLain Hoogland
Attn: Eric Somer
209 Powell Place
Brentwood, TN 37027

May 31, 2024

RE: CUP2024-00018 – Administrative Adjustment in the City to the Oak Cliff Estates CUP DP-104, to permit a quick service restaurant with no pickup window on Parcel 1, on property zoned LC Limited Commercial District; generally located on the northwest corner of West Maple Street and South Maize Road (10410 W. Maple Street, Ste. 108).

Legal Description: Lot 1, Block 1, Oak Cliff Estates 7th Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for an Administrative Adjustment to CUP DP-104 to permit a quick service restaurant with no pickup window on Parcel 1. The subject site is zoned LC Limited Commercial District (LC), but the permitted uses under Parcel 1 prohibit “carry-out food services as the principal business.”

The following reflects staff’s approved text modifications identified in red letters.

GENERAL PROVISIONS

Parcel One

Propose use—Service Station and associated car wash (subject to BZA approval) (see administrative adjustment letter 2-24-88), Financial (including a detached branch bank but excluding a main bank) Office, and convenience and service-oriented retail ~~that does not include carry-out food services as the principal business.~~

The basis for granting the request is based on former established uses and existing permitted uses within Parcel 1 and abutting Parcels within the CUP. The suite in which the proposed carry-out restaurant is to be located was formerly a video rental establishment, which by nature acted as a “carry-out” type of establishment. A carwash with self-service bays and an automatic wash tunnel is an established use on Parcel 7 abutting to the north. Furthermore, Parcels 7-12 permit a restaurant by-right without any restrictions. A carry-out restaurant is not likely to induce higher traffic volumes or other significant detrimental impacts than uses that were formerly established or uses that are currently permitted.

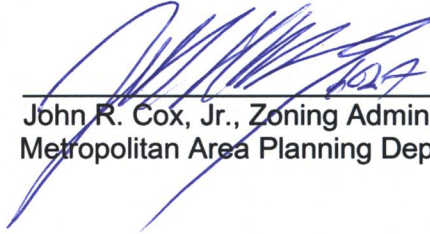
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. 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 one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

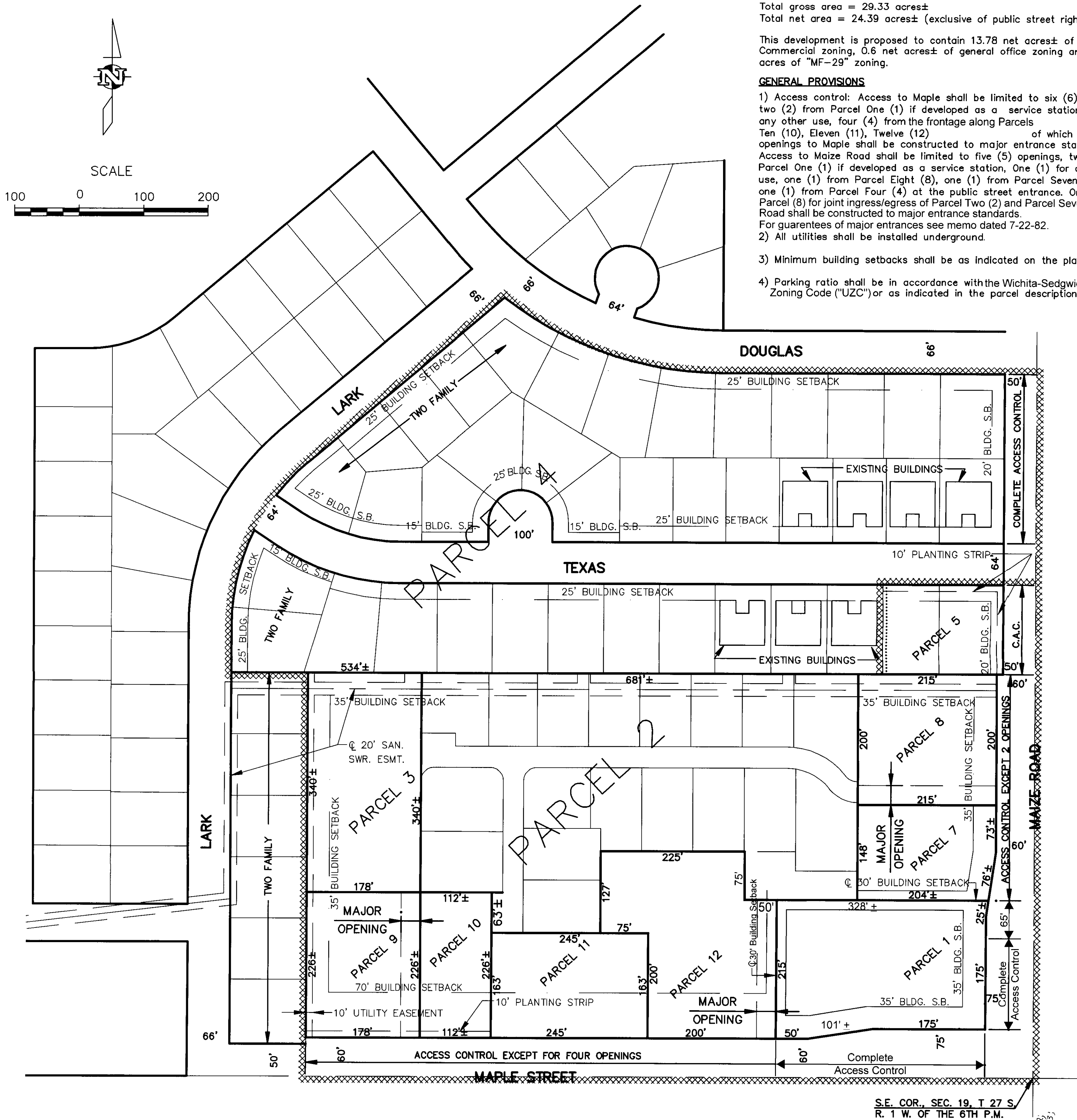


Scott Wadle, Director
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John R. Cox, Jr., Zoning Administrator
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cc: MABCD
J.V. Johnston, CM District V
Teresa Veazey, CSR District V



GENERAL

Total gross area = 29.33 acres±
Total net area = 24.39 acres± (exclusive of public street right-of-way)

This development is proposed to contain 13.78 net acres± of Limited Commercial zoning, 0.6 net acres± of general office zoning and 10.01 net acres of "MF-29" zoning.

GENERAL PROVISIONS

1) Access control: Access to Maple shall be limited to six (6) openings, two (2) from Parcel One (1) if developed as a service station, one (1) for any other use, four (4) from the frontage along Parcels Nine (9), Ten (10), Eleven (11), Twelve (12) of which two (2) openings to Maple shall be constructed to major entrance standards. *See Note 1* Access to Maize Road shall be limited to five (5) openings, two from Parcel One (1) if developed as a service station, One (1) for any other use, one (1) from Parcel Eight (8), one (1) from Parcel Seven (7), and one (1) from Parcel Four (4) at the public street entrance. One (1) opening to Parcel (8) for joint ingress/egress of Parcel Two (2) and Parcel Seven (7) to Maize Road shall be constructed to major entrance standards.
For guarantees of major entrances see memo dated 7-22-82.
2) All utilities shall be installed underground.

3) Minimum building setbacks shall be as indicated on the plan.*See Note 2*

4) Parking ratio shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code ("UZC") or as indicated in the parcel descriptions.

5) Advertising signs shall be in accordance with the sign code of the City of Wichita. No billboard advertisement shall be allowed.

6) Appropriate fire lane easements for Parcels Two (2) through Twelve (12) shall be defined prior to the issuance of building permits. Said fire lanes shall be hard surfaced, and twenty-four (24) feet minimum in width, and constructed with a 3-1/2 inch asphalt base with 1 foot 1-1/2 inch asphalt surface, or the equivalent thereof. No parking shall be allowed in said fire lane, although it may be used for passenger loading and unloading.

7) Screening and landscaping: A planting strip, as indicated in Parcels Three (3) and Five (5) shall be provided with trees, grass and low shrubbery not less than ten (10) feet in width and shall be of such a type, and maintained in such a manner, as to not constitute a traffic hazard. Failure to properly maintain the planting strip shall be considered a violation of the C.U.P. After a joint determination by the director of planning and superintendent of central inspection.

A solid or semisolid wall at least five (5) feet, but not more than eight (8) feet high, constructed of brick, stone, masonry, architectural tile or other similar material, shall be installed where Parcels Two (2), Three (3) abut Parcels Four (4) and Five (5) and the residential area adjacent on the west as indicated on the plan.

A solid or semisolid fence at least six (6) feet, but not more than eight (8) feet high, reduced to three (3) feet at the building setback line, constructed of wood, or other similar materials, excluding chain link fencing, shall be installed, where Parcel Five (5) abuts Parcel Four (4) on the west as indicated on the plan.

The landscape strip in Parcels Three (3) and Five (5) shall be replaced with a wall or fence as described above, if the storage area, service area or rear of building(s) face directly into the residential districts to the south, north, or east.

8) A landscape plan prepared by a landscape architect for the planting strip, indicating the type location and specification of plant material and method of providing water to the plant material, shall be submitted to the planning department for their review and approval prior to the issuance of building permit(s) for Parcels Three (3), and Five (5). (See Adjustment dated 2-5-92 and 7-26-99 regarding Parcel 3)

A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.

PARCEL DESCRIPTIONS

PARCEL ONE, per Administrative Adjustment 11-09-07.

Proposed use - service station and associated car wash (subject to BZA approval) (see administrative adjustment letter 2-24-88), financial (including a detached branch bank but excluding a main bank) office, and convenience and service oriented retail that does not include carry-out food services as the principal business.

net area - 65,591 square feet or 1.53 acres
maximum building coverage - 30% or 19,977 square feet
floor area ratio - .40
maximum gross floor area - 26,236 square feet
maximum building height - 35 feet
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PARCEL TWO

Proposed use - same as Parcel Four

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maximum building coverage - 30% or 68,806 s.f.
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Proposed use - residential dwellings having accommodations for two (2), three (3), or four (4) families. The seven lots fronting on Lark shall be limited to two (2) family dwelling units.
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Proposed use - general and professional office or two (2) family dwellings.
gross area - 0.76 acres
net area - 0.60 acres
maximum building coverage - 30% or 7,854 s.f.
floor area ratio - 0.40
maximum gross floor area - 10,472 s.f.
maximum building height - 35 feet
maximum D.U.'s - 4
residential parking ratio - 2/D.U.

Admin. Adj. Cont.

11/09/07 _____
01/05/09 _____

Admin. Adj.

2/24/88 _____
2/25/92 _____
7/26/99 _____
9/13/99 _____
2/12/02 _____
6/27/03 _____

PARCEL SIX, per Administrative Adjustment dated 02-12-02, now deleted

PARCEL SEVEN, per Administrative Adjustment dated 06-27-03

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PARCEL TWELVE, per Administrative Adjustment dated 01-02-09

Proposed use - shopping center, and associated tire, battery and accessory establishment, financial, office, personal service, convenience and service oriented retail shall be permitted.

net area - 63,775 square feet or 1.46 acres
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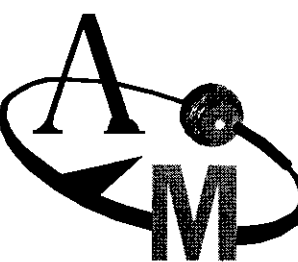
NOTE 1

One opening from Parcel Nine (9) shall provide joint ingress/egress for Parcel Three (3) and Parcel Ten (10). One (1) opening from Parcel Twelve (12) shall provide joint ingress/egress to Parcel One (1)

NOTE 2

or per Unified Zoning Code, whichever is greater. In the event that two parcels are developed under the same ownership and for nonresidential use, the setback between parcels will not be required.

FILENAME: DP-104-03044



AM CONSULTING, INC.
ENGINEERING SERVICES

142 N. Emporia Wichita, KS 67202
316/255-2870 fax 316/255-2839



ORIGINAL CUP

PARCEL DESCRIPTIONS:

PARCEL ONE

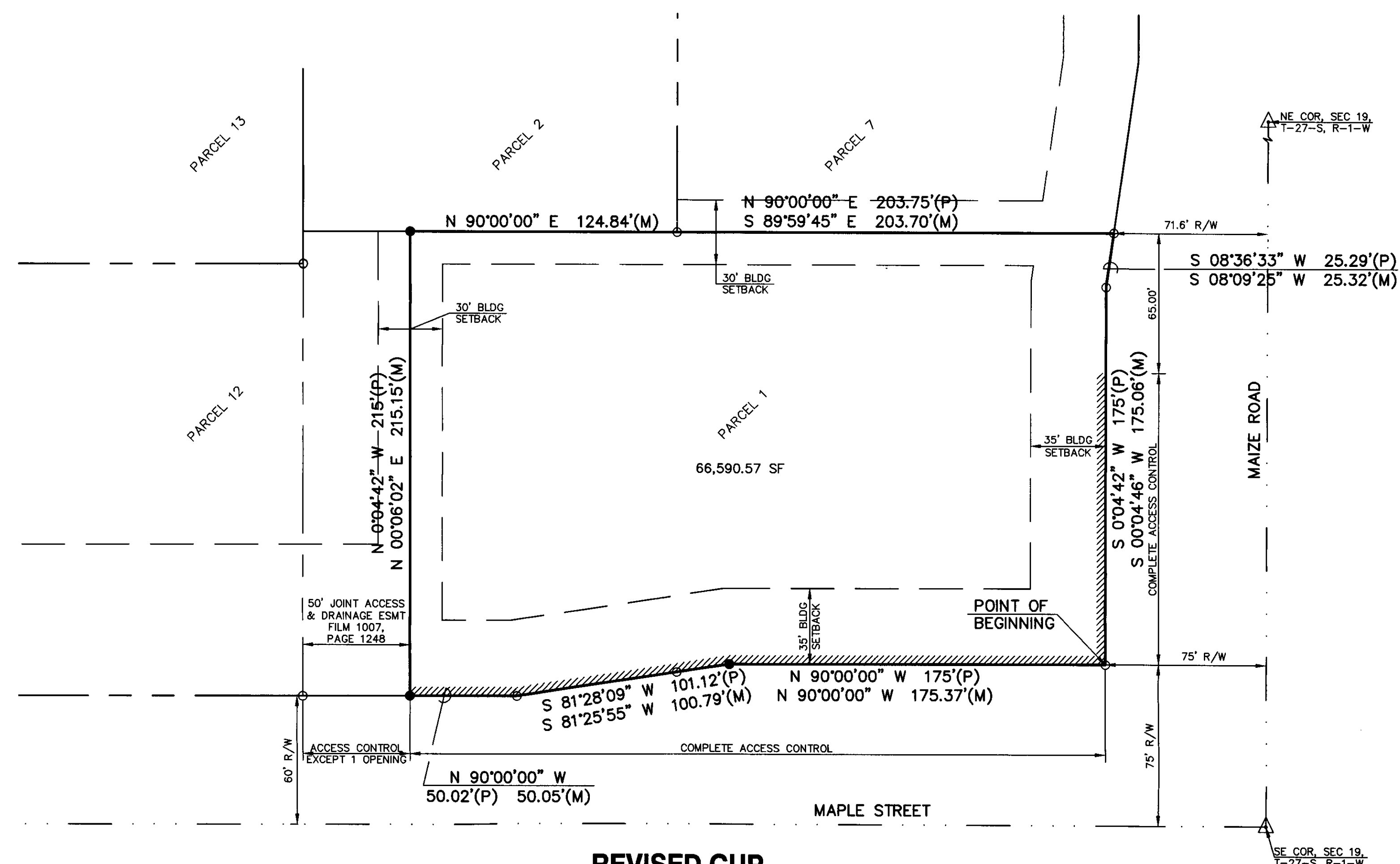
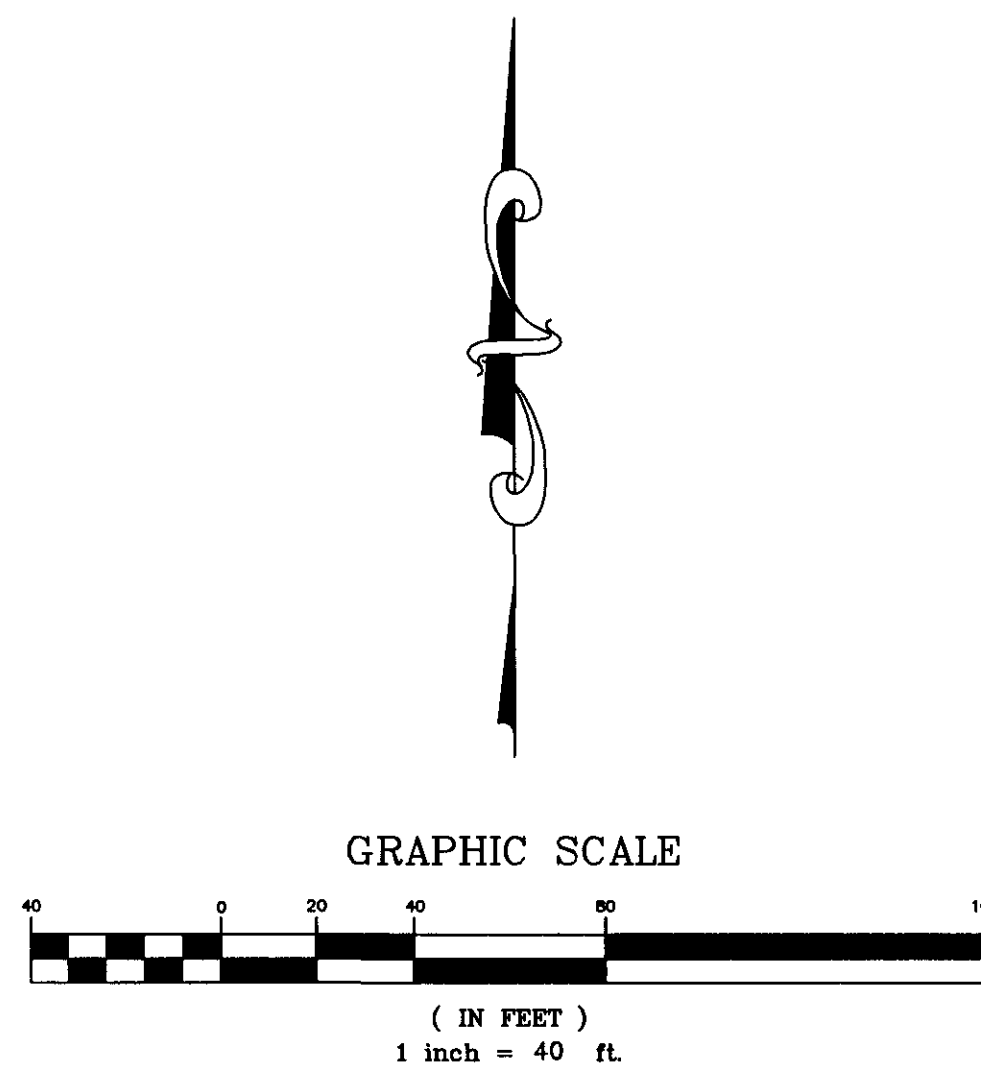
PROPOSED USE - SERVICE STATION AND ASSOCIATED CAR WASH (SUBJECT TO BZA APPROVAL)(SEE AA LETTER 2/24/88)(INCLUDING A DETACHED BRANCH BANK BUT EXCLUDING A MAIN BANK) OFFICE, AND CONVENIENCE AND SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRYOUT FOOD SERVICES AND THE PRINCIPAL BUSINESS.

NET AREA - 40,094 S.F. OR 0.9 AC. ±
MAXIMUM BUILDING COVERAGE - 30% OR 12,028 S.F.
FLOOR AREA RATIO - .40
MAXIMUM GROSS FLOOR AREA - 16,038 S.F.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - TWO (2)

PARCEL SIX

PROPOSED USE - SHOPPING CENTER, AND ASSOCIATED TIRE, BATTERY AND ACCESSORY ESTABLISHMENT, FINANCIAL, OFFICE, PERSONAL SERVICE, CONVENIENCE AND SERVICE ORIENTED RETAIL

NET AREA - 26,453 S.F. OR .6 AC. ±
MAXIMUM BUILDING COVERAGE - 30% OR 7,936 S.F.
FLOOR AREA RATIO - 0.40
MAXIMUM GROSS FLOOR AREA - 10,581 S.F.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (1)



REVISED CUP

PARCEL DESCRIPTIONS:

PARCEL ONE

PROPOSED USE - SERVICE STATION AND ASSOCIATED CAR WASH (SUBJECT TO BZA APPROVAL)(SEE AA LETTER 2/24/88)(INCLUDING A DETACHED BRANCH BANK BUT EXCLUDING A MAIN BANK)SHOPPING CENTER, ASSOCIATED TIRE, BATTERY AND ACCESSORY ESTABLISHMENT, FINANCIAL, PERSONAL SERVICE, OFFICE, AND CONVENIENCE AND SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRYOUT FOOD SERVICES AND THE PRINCIPAL BUSINESS.

NET AREA - 66,591 S.F. OR 1.53 AC.
MAXIMUM BUILDING COVERAGE - 30% OR 19,977 S.F.
FLOOR AREA RATIO - 0.40
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - FIVE (5)

GENERAL PROVISIONS:

1. ACCESS CONTROL: ACCESS TO MAPLE SHALL BE LIMITED TO ONE (1) OPENING AND ACCESS TO MAIZE SHALL BE LIMITED TO TWO (2) OPENINGS
2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.
4. PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA OR AS INDICATED IN THE PARCEL DESCRIPTIONS.
5. ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH THE SIGN CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED.
6. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING STRIP, INDICATING THE TYPE, LOCATION AND SPECIFICATION OF PLANT MATERIAL AND METHOD OF PROVIDING WATER TO THE PLANT MATERIAL, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT(S) PER LANDSCAPE ORDINANCE.

A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

DP-104 SUPPLEMENT
FOR PARCEL 1 (FORMERLY PARCELS 1 & 6)
AMEND #1 PER AA 11-09-07

APPROVED CUP

10-07-82 DM

BCC 11-02-82 DM

MAPDCap 1 of 2

**REVISED C.U.P. DP-104
OAK CLIFF ESTATES**

KAW VALLEY ENGINEERING, INC.

2319 NORTH JACKSON - PO BOX 1304
JUNCTION CITY, KANSAS 66441
785-762-5040

IRRIGATION NOTES:

- 1. All irrigation work is to be installed in compliance with all local codes and regulations.
- 2. Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
- 3. The Irrigation Contractor DOES NOT START irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which: Use Rainbird products or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City Codes.
- 4. Prior to construction, Irrigation Contractor to locate all exist and proposed utilities and electrical wiring.
- 5. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
- 6. All turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system and/or spray heads.
- 7. Heads to be adjusted to not spray on buildings, walks, or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so not to be susceptible to damage by automobile overhangs.
- 8. Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeve prior to any paving. Combine piping when possible to save on sleeve material. Sleeves to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
- 9. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
- 10. Irrigation Contractor to verify location of city water with GC prior to installation of system. Irrigation Contractor shall verify static pressure and volume of well water supply prior to installation of system.
- 11. Locate Irrigation Controller per Owner/G.C request.
- 12. Irrigation water is to be supplied as shown.

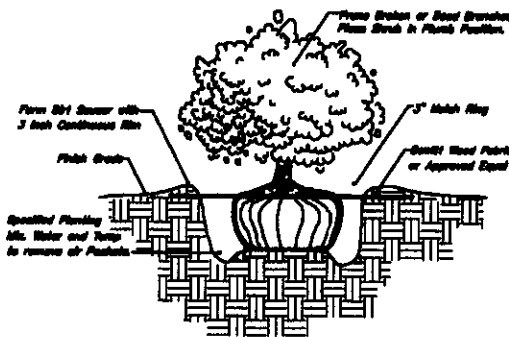
PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
2	Acer fraxinifolia 'Autumn Blaze'	Autumn Blaze Maple	3" Cal.	b&b	Full & Healthy
1	Ulmus parvifolia 'Allee'	Loebark Elm	3" Cal.	b&b	Full & Healthy
2	Var Malus	Prairie Fire Crabapple	2" Cal.	b&b	Full & Healthy
4	Pinus strobus	Southwestern White Pine	6-8"	b&b	Full & Healthy
12	Spiraea x bumalda 'Anthony Waterer'	ANTHONY WATERER SPIREA	2-Cal.	Container	Full & Healthy
13	Rosa Knock out	KNOCK OUT ROSE	2-Cal.	Container	Full & Healthy
15	Miscanthus sinensis 'Gracillimus'	MAIDEN GRASS	5-Cal.	Container	Full & Healthy
6	Juniperus chinensis 'Gold Coast'	GOLD COAST JUNIPER	5-Cal.	Container	Full & Healthy

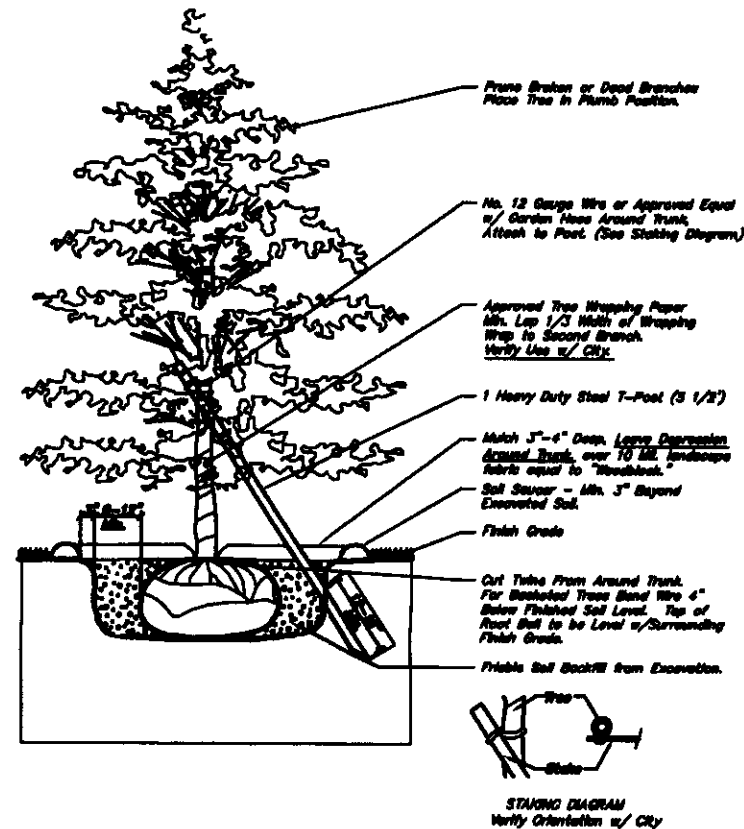
NOTE: VERIFY THAT PLANT TOTALS SHOWN ON PLAN MATCH WITH THE TOTALS LISTED IN PLANT SCHEDULE.

LANDSCAPE NOTES:

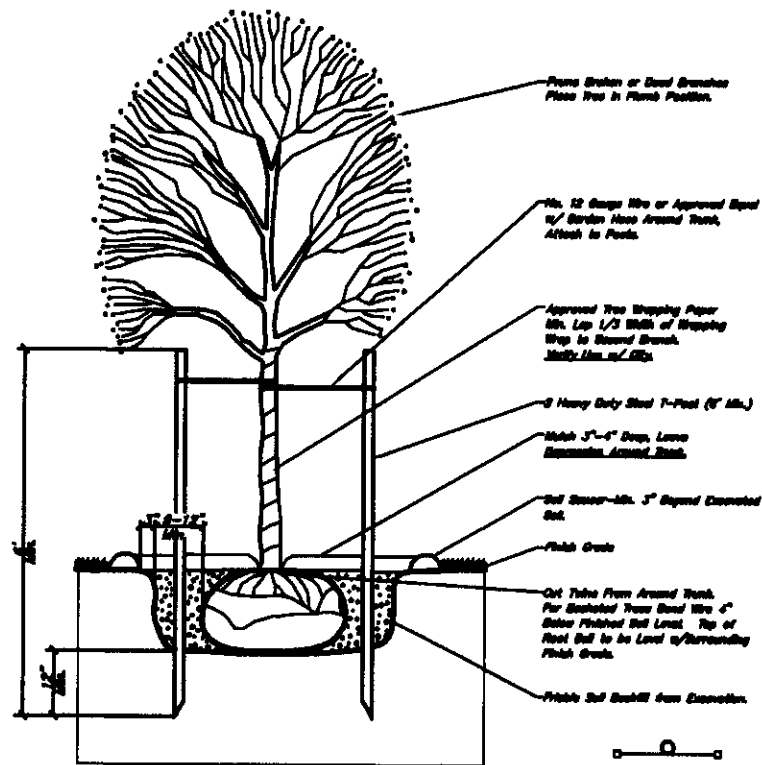
- 1. All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Sod" or "Seed" shall be installed and fertilized as follows:
SOD--Kansas Premium Fescue Sod
SEED--Kansas Premium Fescue Seed
FERTILIZER--16-20-6 ratio 4#/1000 sq. ft.
- 2. Trees with broken leaders or no central leader will not be accepted.
- 3. 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 Trifluralin (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 retolled in to a depth of 10-12".
- 4. Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer walls with min. 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
- 5. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
- 6. 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.
- 7. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- 8. 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.
- 9. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- 10. The Landscape Contractor is to be responsible for all permits required and is to see that all work is performed in accordance with State and Local codes.
- 11. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
- 12. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- 13. The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- 14. General Contractor to supply all topsoil to site. Landscape contractor to supply necessary topsoil for seeding disturbed areas and 4" depth for finish grade in all planting beds.
- 15. General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
- 16. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.



SHRUB PLANTING DETAIL



TREE PLANTING & STAKING DETAIL



TREE PLANTING & STAKING DETAIL

4-Southwestern White Pine

1-Autumn Blaze Maple

5- Knockout Rose

1-Prairie Fire Crab

4- Maiden Grass

3- AV Spirea

3- GC Juniper

4- Maiden Grass

3- AV Spirea

4- Knockout Rose

3- AV Spirea

4- Maiden Grass

3- GC Juniper

3- AV Spirea

3- Maiden Grass

1-Autumn Blaze Maple

4- Knockout Rose

1-Lacebark Elm

1-Prairie Fire Crab

4- Knockout Rose

4- Knockout Rose

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4- Knockout Rose

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
2	<i>Acer fremanii</i> 'Autumn Blaze'	Autumn Blaze Maple	3" Cal.	bdb	Full & Healthy
②	<i>Ulmus parvifolia</i> 'Allee'	Lacebark Elm	3" Cal.	bdb	Full & Healthy
2	<i>Var Malus</i>	Prairie Fire Crabapple	2" Cal.	bdb	Full & Healthy
⑥	<i>Pinus strobiformis</i>	Southwestern White Pine	6-8'	bdb	Full & Healthy
12	<i>Spiraea x bumalda</i> 'Anthony Waterer'	ANTHONY WATERER SPIREA	2-Gal.	Container	Full & Healthy
13	<i>Rosa knock out</i>	KNOCK OUT ROSE	2-Gal.	Container	Full & Healthy
15	<i>Miscanthus sinensis</i> 'Gracillimus'	MAIDEN GRASS	5-Gal.	Container	Full & Healthy
6	<i>Juniperus chinensis</i> 'Gold Coast'	GOLD COAST JUNIPER	5-Gal.	Container	Full & Healthy

NOTE: THIS PLAN DELINEATES THE APPROVED CONCEPT BETWEEN THE CLIENT AND THE CITY.

IT WAS AGREED UPON TO BE ABLE TO REMOVE (3) EXISTING TREES LOCATED IN THE PUBLIC ROW, WITH THE ADDITION OF 3 TREES ALONG THE NORTH PROPERTY LINE FOR SCREEN REQUIREMENTS.

DP-104 PARCEL 8

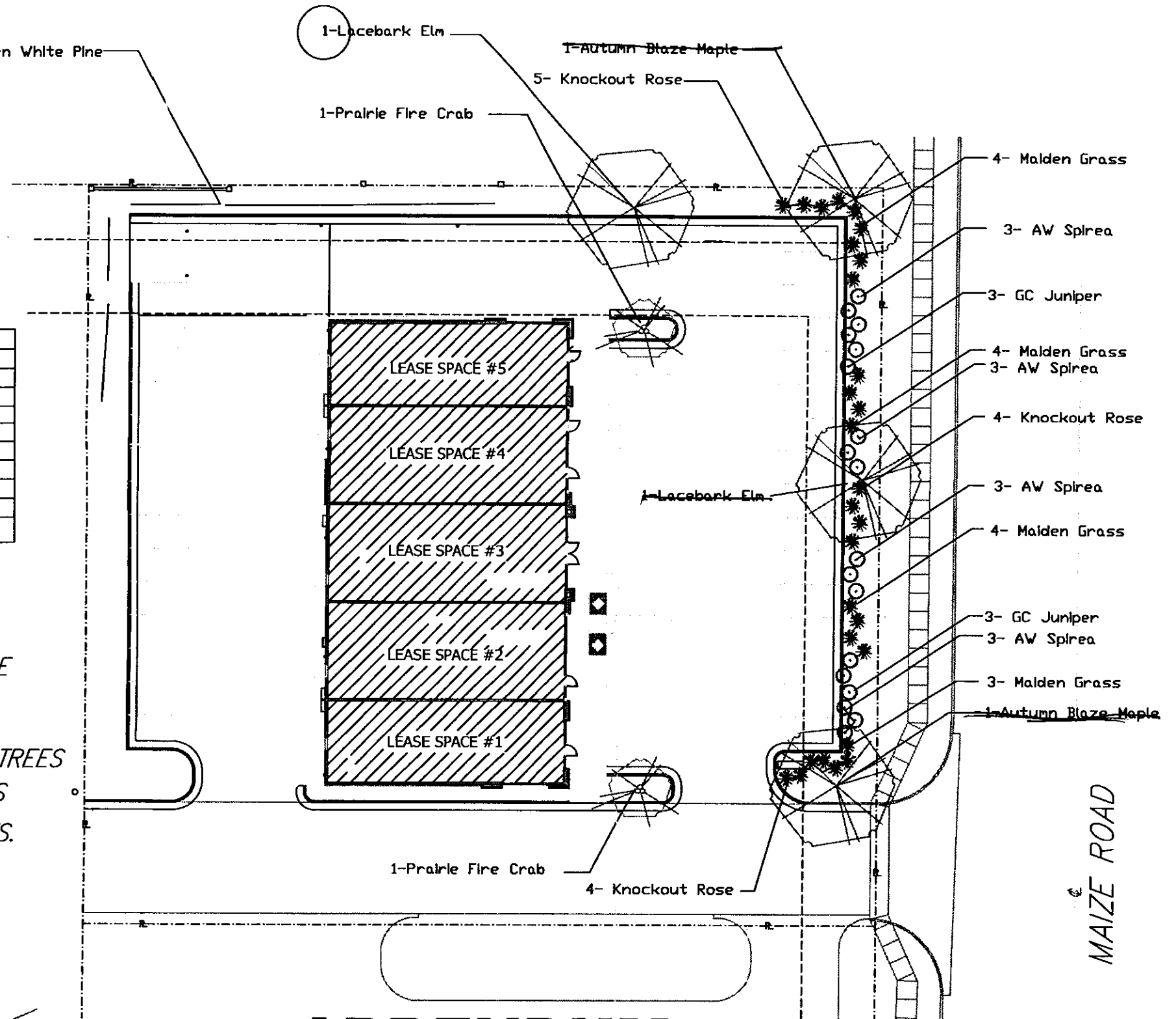
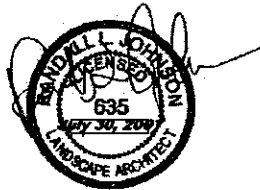
ADDENDUM TO PLAN 03-08-07

LANDSCAPE PLAN

08/02/07 DG

MAPD Copy 1 of 2

revised per DG 08/16/07



ADDENDUM LANDSCAPE PLAN

DETTWILER
RETAIL BUILDING

ABV.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
		OCTOBER GLORY MAPLE	Acer Rubrum "October Glory"	2.5" to 3" cal	BB
		AUTUMN PURPLE ASH	Fraxinus americana "Autumn Purple"	2.5" to 3" cal	BB
ABV	3	AUTUMN BLAZE MAPLE		2.5" to 3" cal	BB
		GOLD COAST JUNIPER	Juniperus chinensis "Gold Coast"	5 Gal.	Cont.
NS		NEON SPLASH SPIREA	Spirea x bumalda "Anthony Waterer"	2 Gal.	Cont.
		ROSY GLOW BARBERRY	Berberis thunbergii var. "Atropurpurea" "Rosy Glow"	5 Gal.	Cont.
	1/4	DWARF FOUNTAIN GRASS MAIDEN GRASS	Maiden Grass (Dwarf)	2 Gal.	Cont.

ONLY
3 TREES REQUIRED
r.j.

7" AC. PAVEMENT W/5" BIT
BASE AS PART OF SEPARATE
CONTRACT

LEGAL DESCRIPTION
LOT 2 BLOCK 1, OAK CLIFF ESTATES ADDITION
ZONING
DP 104, OAK CLIFF ESTATES CUP
PARCEL 7
ADMINISTRATIVE ADJUSTMENT JUNE 7, 2003
BUILDING TYPE _____ B

1. ALL WORK SHALL BE DONE AS PER THE CITY OF MICHIGAN LANDSCAPE SPECIFICATIONS AND LOCAL NURSERY STANDARDS.
2. TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTED. ALL LANDSCAPING TO BE INSPECTED BY THE CONTRACTOR UPON DELIVERY.
3. TOPSOIL HAULED ON SITE SHALL BE FERTILE, FRIABLE, NATURAL SANDY LOAM, OF UNIFORM QUALITY CHARACTERISTIC OF REPRESENTATIVE LOCAL SOILS WHICH PRODUCE HEAVY GROWTH OF CROPS, GRASS OR OTHER VEGETATION. IT SHALL BE FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, ROOTS, STONES, TRASH OR OTHER MATTER TEND TO PLANT GROWTH. TOPSOIL SHALL BE DELIVERED IN A FERTILE AND NON-MUDDY CONDITION AND SHALL BE SUBJECT TO APPROVAL BY THE PROJECT INSPECTOR.
4. STEEL FENCING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. FENCING SHALL BE COMMERCIAL GRADE ~~STEEL FENCING~~ ^{OR CORN BOARD}.
5. ALL TURF AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM.
6. CONTRACTOR SHALL APPLY A PRE-EMERGENT TO THE PLANTING BEDS PRIOR TO THE PLANTING OF ANY SHRUBS.
7. INSTALL 1" DEPTH OF MULCH IN ALL SHRUB PLANTING BEDS AND 2" DEPTH OF MULCH IN ALL TREE PLANTINGS. MULCH SHALL BE SHIPPED CYRESS MULCH. (LANDSCAPE BEDS SHALL BE MULCH OR PEA GRAVEL.)
8. ALL TURF AREAS SHALL BE SEEDED WITH A FINE
9. CONTRACTOR SHALL LOCATE ALL BELOW GROUND UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION BY CALLING KANSAS ONE-CALL @ 316-887-2102. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
10. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES.
11. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE ARCHITECT PRIOR TO THE START OF ANY CONSTRUCTION.

TOTAL LANDSCAPE STREET YARD REQUIRED - 1,500 S.F.
TOTAL LANDSCAPE STREET YARD SHOWN - 3,125 S.F.

TOTAL LANDSCAPE STREET YARD TREES REQUIRED - 1,500 / 500 = 3 TREES
TOTAL LANDSCAPE STREET YARD TREES SHOWN - 3 TREES

NO ADJACENT RESIDENTIAL ZONING

PARKING LOT TREES REQUIRED - 0 TREES

SCREENING AREAS IS PROVIDED BY SHRUB BORDER AS SHOWN.

SCREENING STALLS PROVIDED

DP-104 PARCEL ONLY

LANDSCAPE PLAN

APPROVED 10/28/04 BY D6
SUPERSEDES PLAN APPROVED 03/19/04
PLAN FOR PORTION OF PARCEL 2 ON
SEPARATE DOCUMENT)
MAPD COPY 1 of 2

PRINTS ISSUED

REVISIONS

DON FOLGER JR
& ASSOCIATES

ARCHITECTURE PLANNING
CONSTRUCTION MANAGEMENT

234 S. LOPEKA WICHITA, KS
67202 (316) 265-2111

**SPIFY
CAR WASH**
MAIZE ROAD

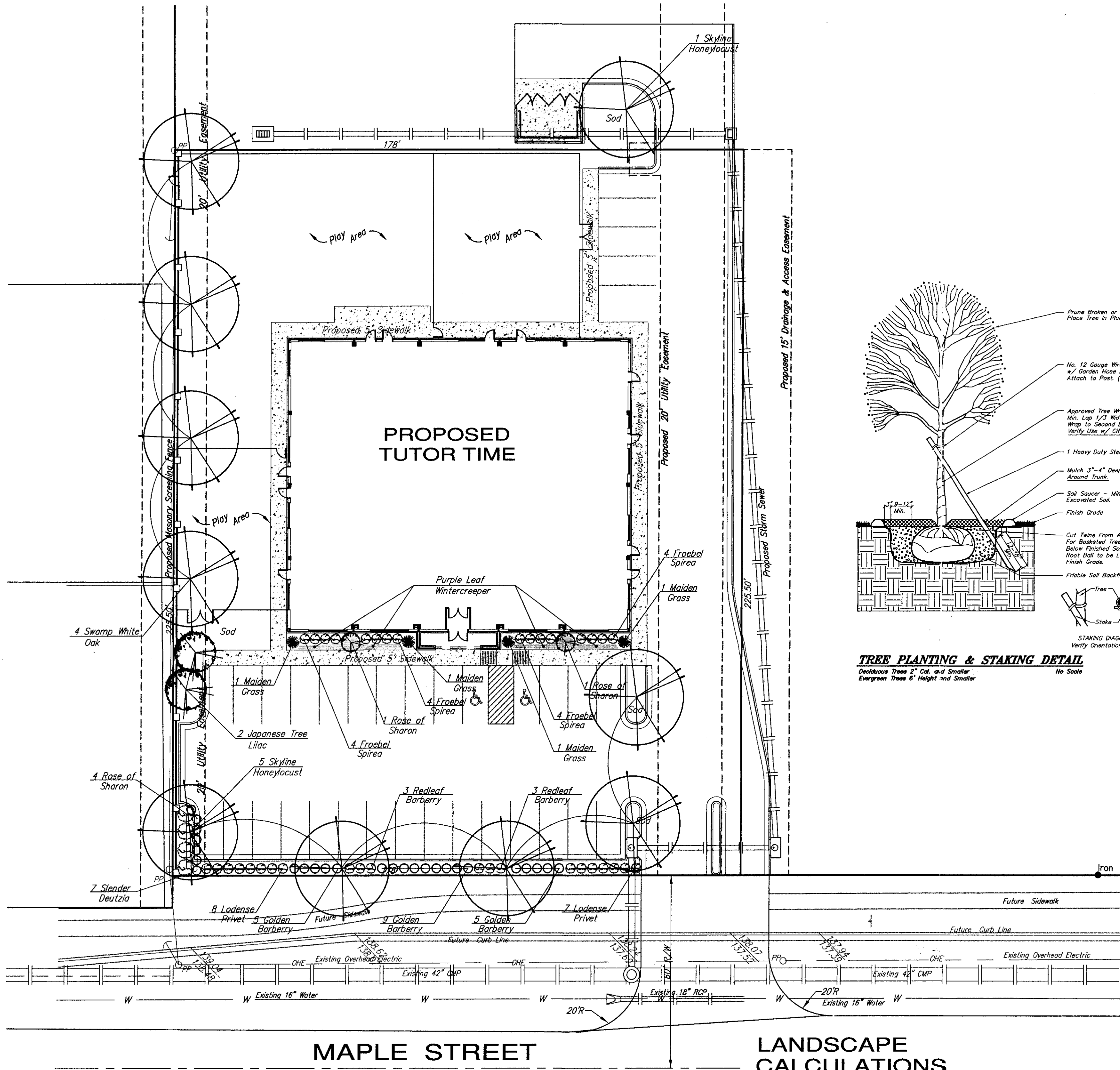
DRAWN		CHECKED	
1/25/04	RLJ		

SHEET TITLE

REVISED 10/24/04

LANDSCAPE PLAN

SHEET NUMBER
SPI.1
JOB NO. 0305



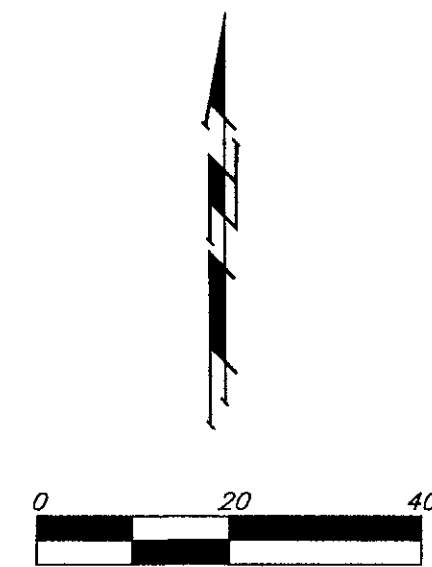
MAPLE STREET

LANDSCAPE CALCULATIONS

CITY OF WICHITA LANDSCAPE ORDINANCE
STREETYARD REQUIREMENT =
AVERAGE LOT DEPTH: 225.5'
STREETYARD REQUIRED: 178' x 10 = 1,780 Sq. Ft.
STREETYARD PROVIDED: 1,810 Sq. Ft.
STREETYARD TREES REQUIRED: 4 SHADE TREES
STREETYARD TREES PROVIDED: 4 SHADE TREES
BUFFER REQUIREMENT =
LENGTH OF PROPERTY TO BE BUFFERED = 225.5'
BUFFER TREES REQUIRED: 6 SHADE TREES
BUFFER TREES PROVIDED: 5 SHADE TREES
2 ORNAMENTAL TREES
PARKING LOT LANDSCAPING =
PARKING LOT TREES REQUIRED = 2 SHADE TREES
PARKING LOT TREES PROVIDED = 1 SHADE TREE
(1/2 Streetyard Requirement To Complete Parking Lot Requirement)
LANDSCAPE REQUIREMENT = Parking Lot Screening

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
4	<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honeylocust	2 1/2" Cal. Min.	B & B	Single Stem Only
6	<i>Quercus bicolor</i>	Swamp White Oak	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
6	<i>Barberry thunbergii</i> 'atropurpurea'	Red Leaf Barberry	5 gal.	Cont.	
19	<i>Deutzia gracilis</i>	Slender Deutzia	5 gal.	Cont.	
7	<i>Hibiscus syriacus</i>	Rose of Sharon	5 gal.	Cont.	
6	<i>Ligustrum fulgure</i> 'Lodense'	Lodense Privet	5 gal.	Cont.	
15	<i>Spiraea bumalda</i> 'Froebel'	Froebel Spirea	2 gal.	Cont.	
16	<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	5 gal.	Cont.	
4	<i>Euonymus fortunei</i> 'Coloratus'	Purple Leaf Wintercreeper	Flat	Cont.	



SYMBOL LEGEND:

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

LEGAL DESCRIPTION:

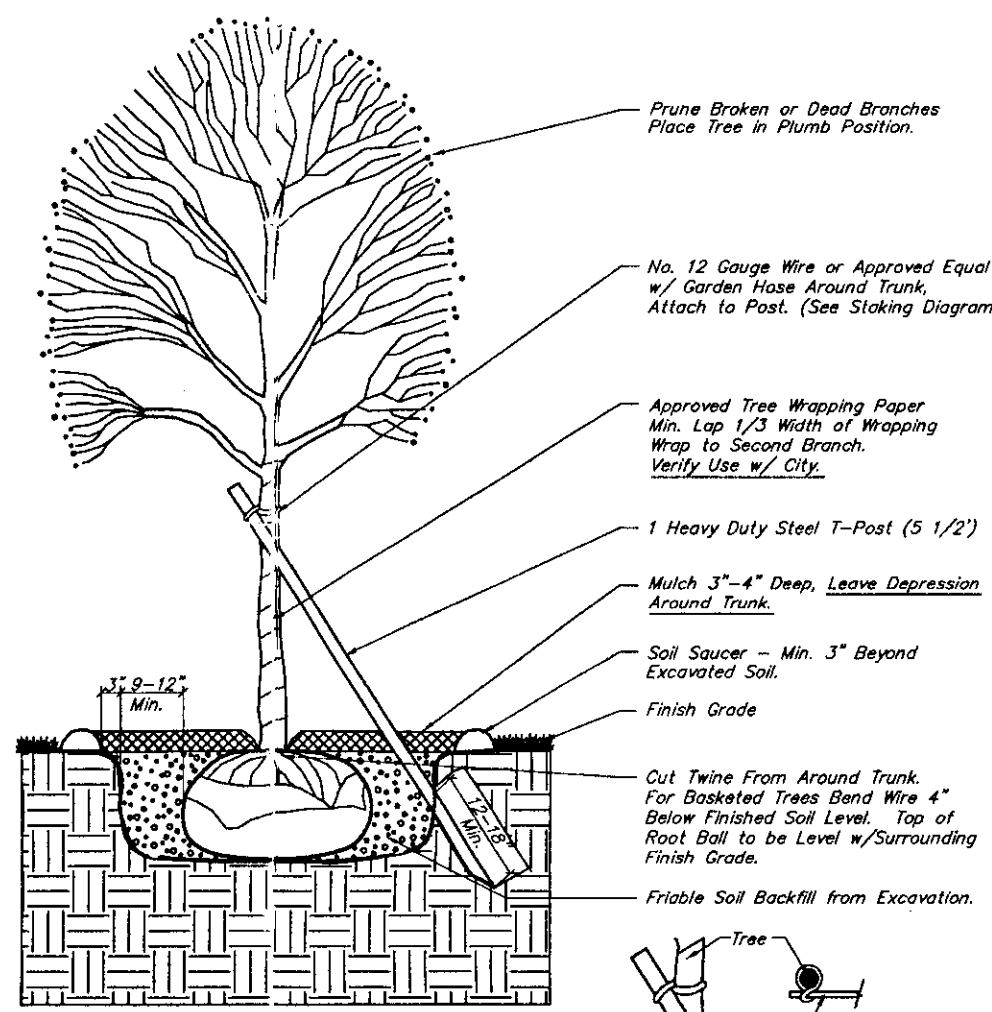
The south 225.5 feet of the west 178 feet of Lot 3, Block 20, Oak Cliff Estates to Wichita, Sedgwick County, Kansas.

BENCHMARK:

"□" Located NW Corner of Inlet Located 173'± East of Subject Property, Oak Cliff Estates.
Elevation: 138.83 City Datum

PLANTING NOTES:

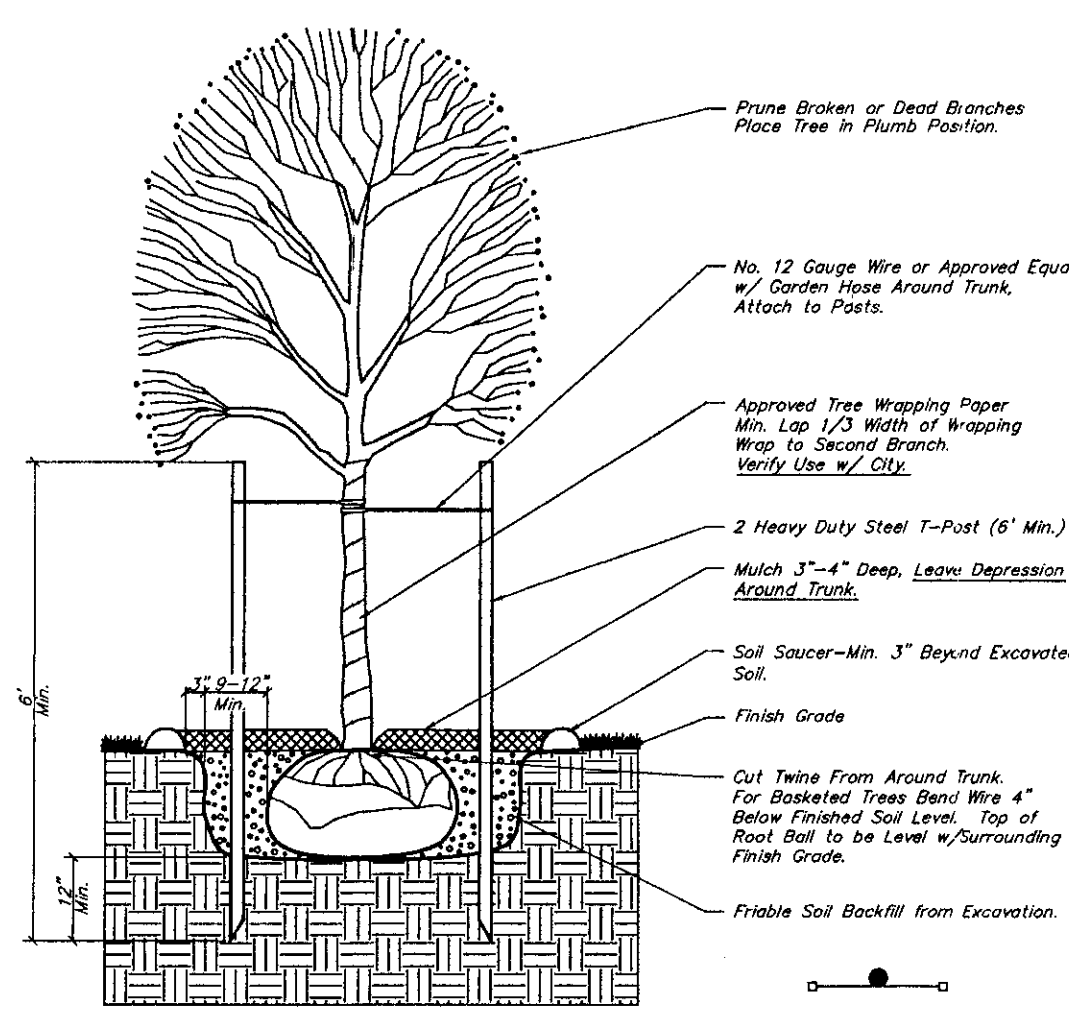
- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:
SEED--
Kansas Premium Fescue Blend 6-8#/1000 sq. ft.
(equal parts of Olympic II, Bananza, Apache, and Monarch varieties.)
FERTILIZER--
16-20-6 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.
- 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.



TREE PLANTING & STAKING DETAIL

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

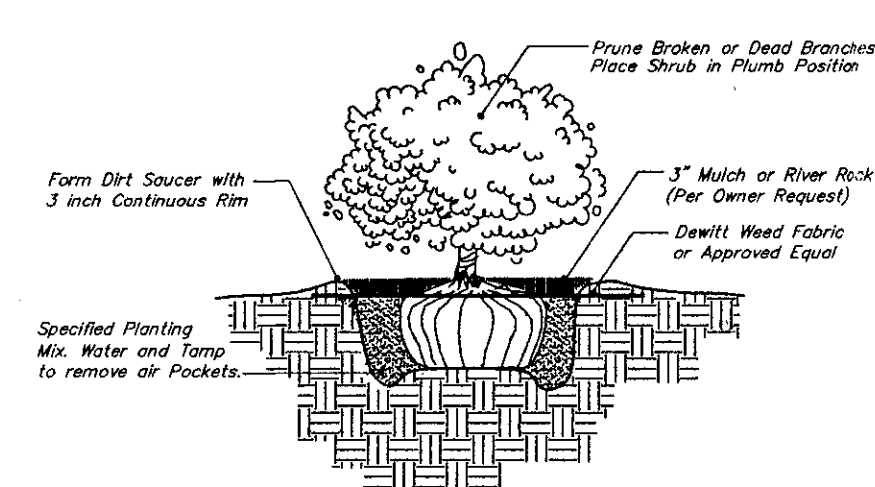
No Scale



TREE PLANTING & STAKING DETAIL

Deciduous Trees Larger than 2" Cal.

No Scale



TYPICAL SHRUB PLANTING DETAIL

5 Gallon and Smaller

No Scale

DP104
PORTION OF PARCEL 3
LANDSCAPE PLAN

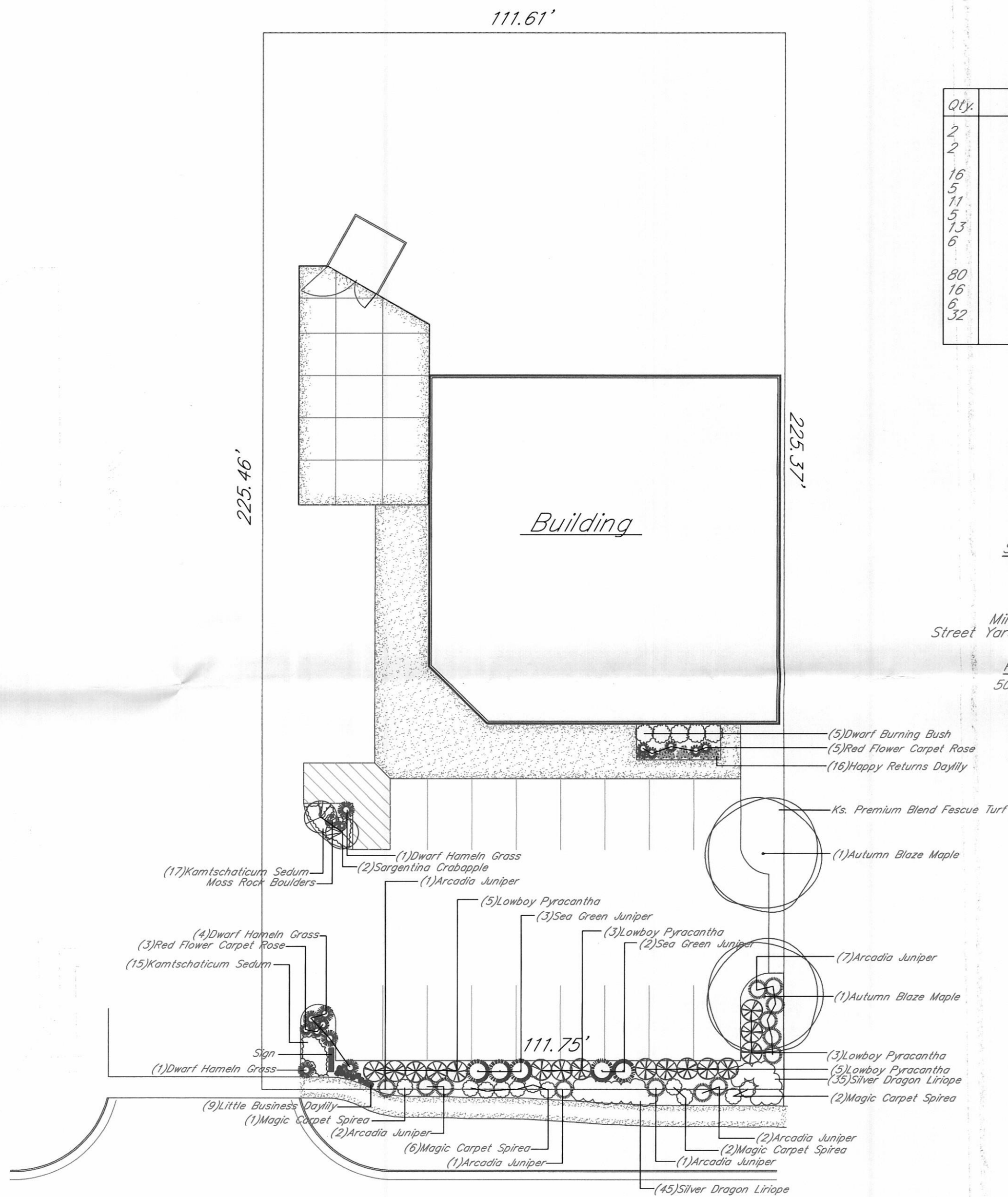
APPROVED 7/27/99 BY TS
REVISION PER O.C.I. - JULY 23, 1999

TUTOR TIME
LANDSCAPE PLAN
OAK CLIFF ESTATES

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

PROJECT NUMBER
DESIGN JAB DRAWN JAB APPROVED PJM DATE JULY 1999 SCALE 1"=20'
SHEET 1 OF 1





Plant Schedule

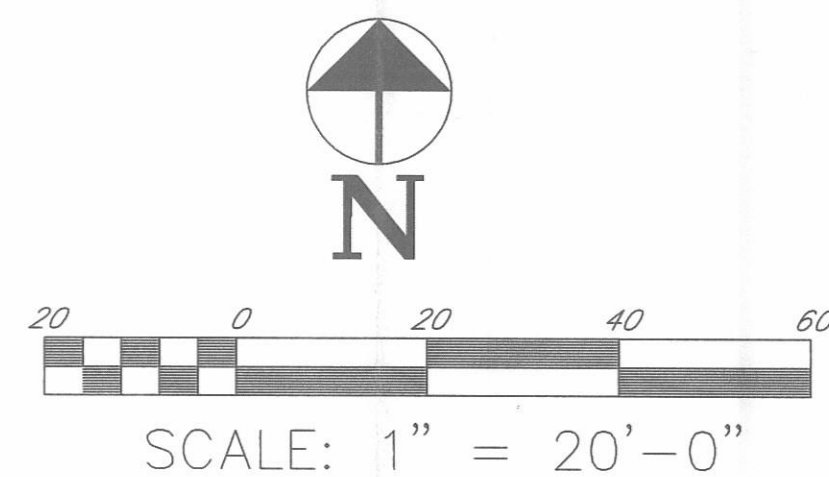
Qty.	Common Name	Botanical Name	Root	Size
2	Autumn Blaze Maple	A. X Freemanii	B & B	3" Caliper
2	Sargentina Crabapple	Malus sargentii	B & B	1.5" Caliper
16	Lowboy Pyracantha	Pyracantha coccinea	Cont.	5-Gal.
5	Sea Green Juniper	Juniperus chinensis	Cont.	5-Gal.
11	Magic Carpet Spirea	Spiraea X bumalda	Cont.	5-Gal.
5	Dwarf Burning Bush	Euonymus alatus	Cont.	5-Gal.
13	Arcadia Juniper	Juniperus chinensis	Cont.	5-Gal.
6	Dwarf Hameln Grass	Pennisetum alopecuroides	Cont.	5-Gal.
80	Silver Dragon Liriope	Liriope muscari	Cont.	1-Gal.
16	Happy Returns Daylily	Hemerocallis 'Happy Returns'	Cont.	1-Gal.
6	Little Business Daylily	Hemerocallis 'Little Business'	Cont.	1-Gal.
32	Kamtschaticum Sedum	Sedum kamtschaticum	Cont.	1-Gal.

Landscape Ordinance Calculations

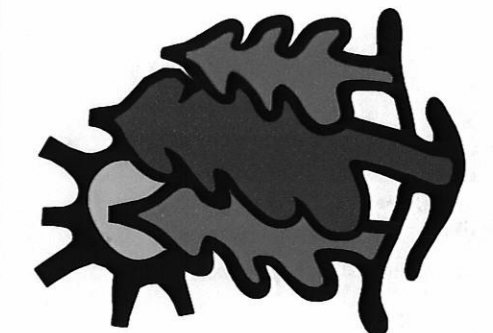
<u>Street Yard Landscape</u>	112' Total Feet of Frontage
	112' Adjusted Street Frontage
	X 10 Req'd Sq. Ft. Factor
Minimum Required Area:	1120 Total Sq. Ft. Required
Street Yard Landscape Provided:	1398 Total Sq. Ft. Provided
<u>Parking Lot Screening</u>	2 Shade Trees Req'd for 24 spaces (@ 1 Per 20)
50% Reduction Allowed:	-1 Shade Tree is shared with street yard landscape
Net Req'd:	1 Parking Lot Shade Tree (+ screening shrubs)
<u>Street Yard + Parking Lot:</u>	3 Shade Trees Total
Shown:	2 Shade Trees + 2 Ornamentals
<u>Buffers:</u>	None Required

Irrigation to be provided by automatic Irrigation system with Rain Sensor

DP-104 PARCEL 10
LANDSCAPE PLAN
APPROVED 03/20/05 BY D.S.
MAPD Copy 1 of 2

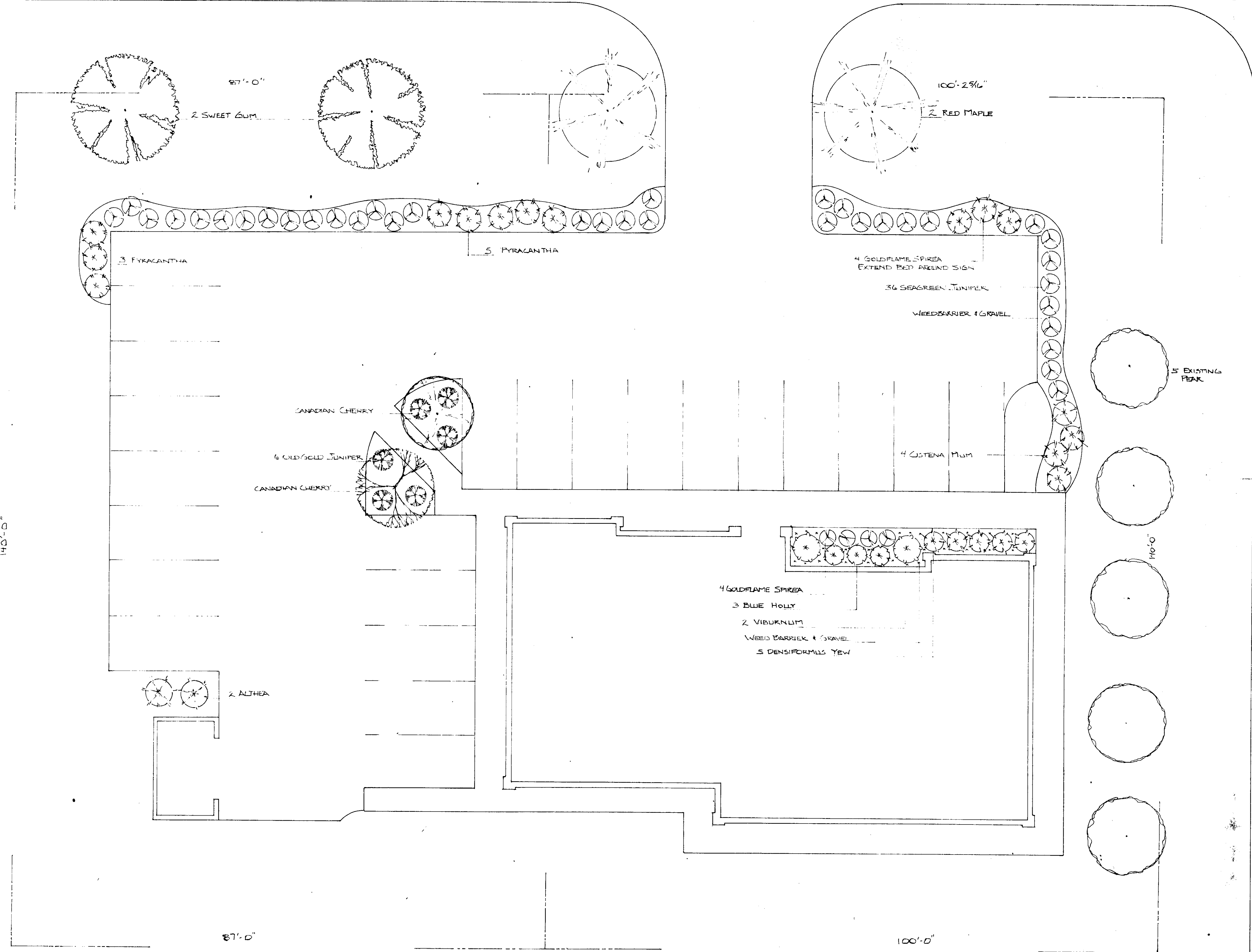


TREE TOP
NURSERY & LANDSCAPING, INC.
5910 E. 37th NORTH
WICHITA, KS 67220
TEL 316.686.7491
FAX 316.686.9625



GROSS TILE
10680 W. MAPLE
WICHITA, KANSAS
LANDSCAPE PLAN

DRAWN BY:		
DATE:		
NO.	REVISION	DATE
SHEET: L1		



LOTS 13 & 14 OAK CLIFF ESTATES
2ND ADDITION WICHITA, KS
DR. GARY SICKLES
171 SOUTH MAIZE RD.

SCALE 1 INCH = 8 FEET

DP-104
Parcel S
LANDSCAPE PLAN

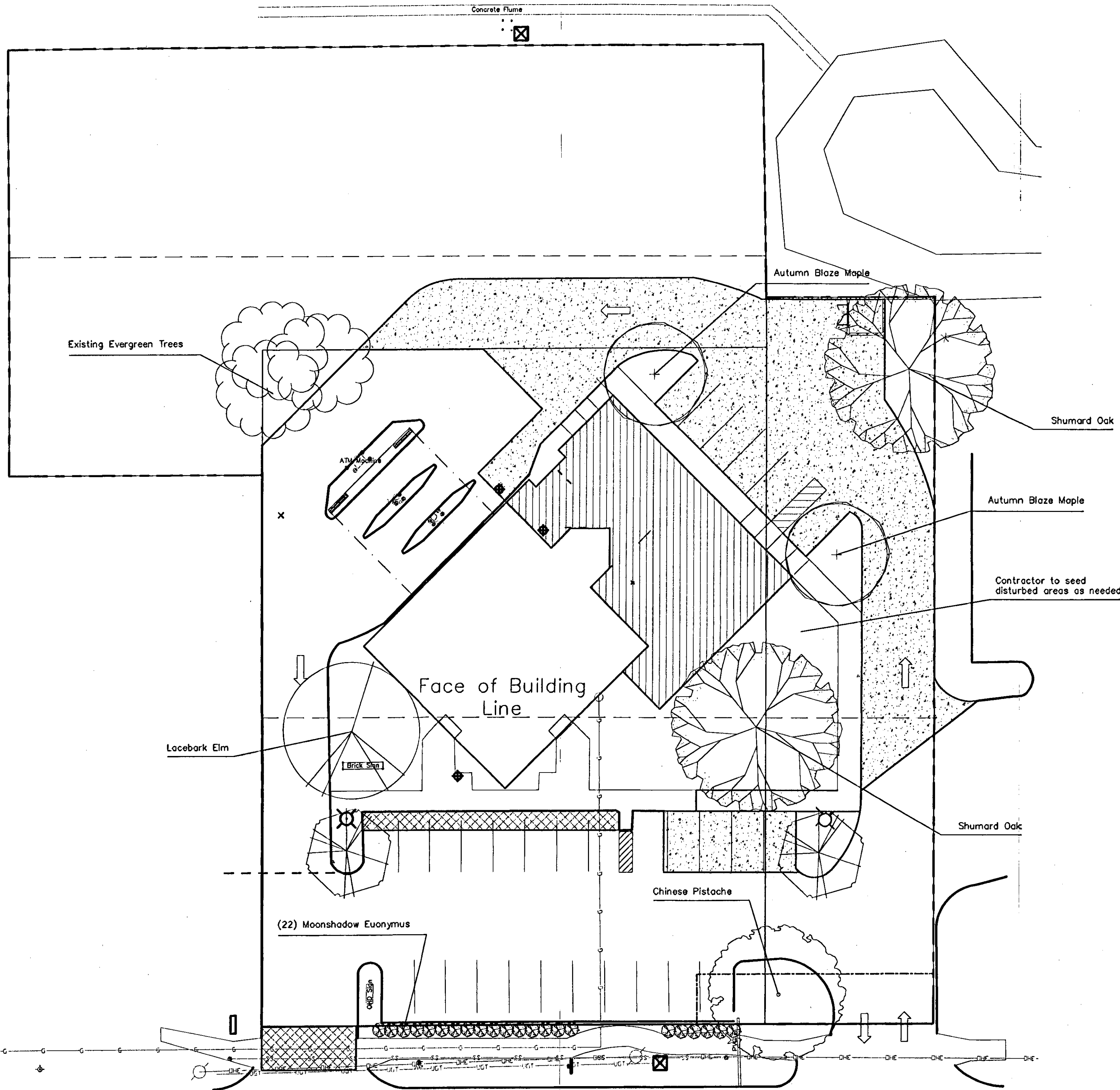
APPROVED 11/6/98 BY *DG*
SUPERSEDES PLAN APPROVED 1/13/98

CANADIAN CHERRY	PRUNUS CAN. CHERRY	1 1/2"	2
RED MAPLE	ACER ROBURNUM "OCTOBER GLORY"	2"	2
SWEET GUM	LIQUIDAMBAR STRALICIFLUA	2"	2
CISTENA PLUM	PRUNUS SAND CHERRY	2 GAL	4
LOW BOY PYRACANTHA	PYRACANTHA COCCINEA	3 GAL	8
SEAGREEN JUNIPER	JUNIPER CHINENSIS	2 GAL	36
ALTHEA	HIBISCUS	3 GAL	2
GOLDFLAME SPIREA	SPIREA "GOLDFLAME"	2 GAL	8
BLUE HOLLY	ILEX "BLUE PRINCE (SS)"	5 GAL	3
BURKWOOD VIBURNUM	VIBURNUM "BURKWOOD"	5 GAL	3
DENSIFORMIS YEW	TAXUS "DENSIFORMIS"	15' 18"	5

TOTAL ST. FRONTAGE 327 FEET
SITE DEPTH 187 FEET
REQUIRED STREET YARD LANDSCAPING 3270 SQ. FT.
PROVIDED STREET YARD LANDSCAPING 8000 SQ. FT.

REQUIRED STREET TREES	7
PROVIDED SHADE TREES	9
PROVIDED ORNAMENTAL TREES	2
PROVIDED SHRUBS	67

LAWN SHALL BE FINE BLADE FESCUE
WATER PROVIDED BY IN GROUND AUTOMATIC
IRRIGATION WITH RAIN SENSOR



LANDSCAPE PLAN

Scale 1"= 20'-0"



LANDSCAPE CALCS:

Requirements:
Landscape Street Yard:
200' Street frontage
290' Lot depth
15 SF/LF (Square foot factor)
3000 SF of Landscape Street Yard
6 Shade trees required (1 Shade trees per 500 SF)

Buffer Requirements:
No buffer required - Adjacent property zoned LC

Parking lot screen:
Parking lot screen required.
29 Space parking lot
1 Shade tree (1 tree per 20 spaces)
Total trees required - 6 Shade Trees

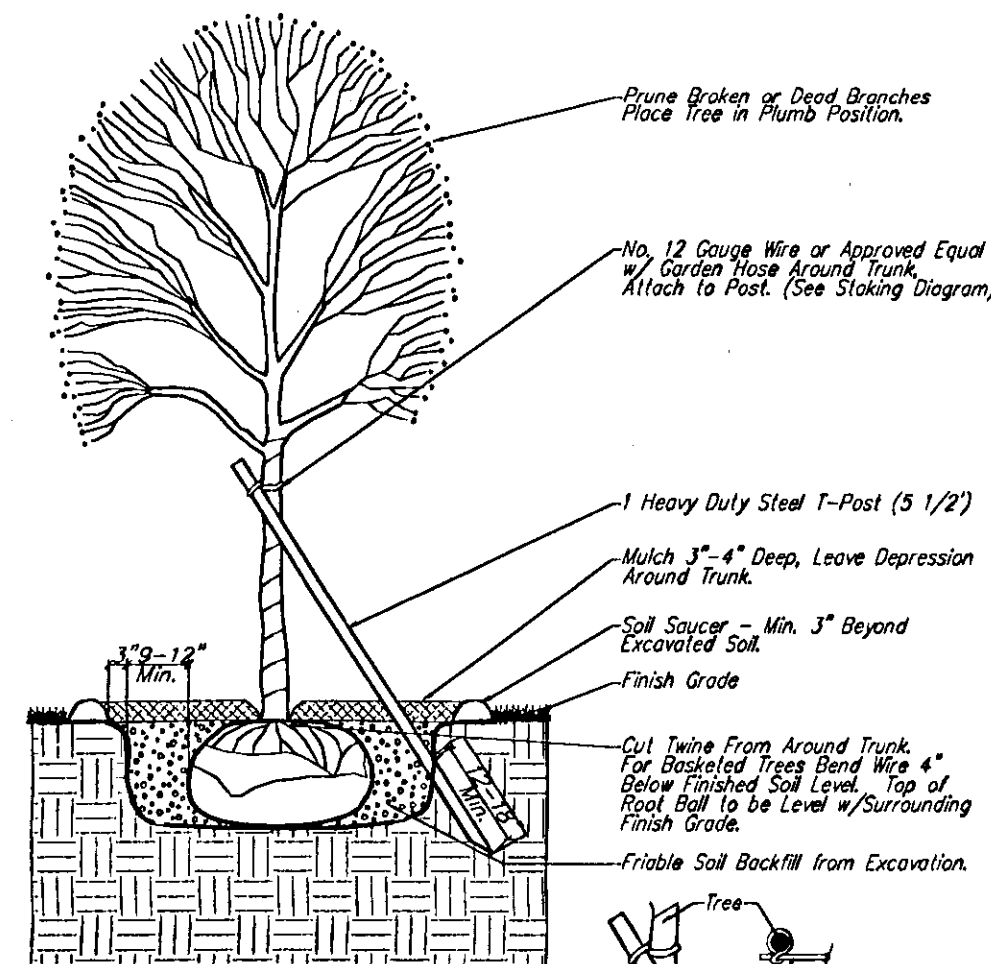
Provided:
Landscape Street Yard:
3,462 SF
6 Shade Trees

SITE INFORMATION

Total Area: ±63,693 sq. ft. (1.46 acres)
Impervious Area: ±29,308 sq. ft. (.67 acres)
Building Area: 7,150 sq. ft.
Parking Provided: 29 Spaces, including 2 Accessible Stalls

LANDSCAPE NOTES:

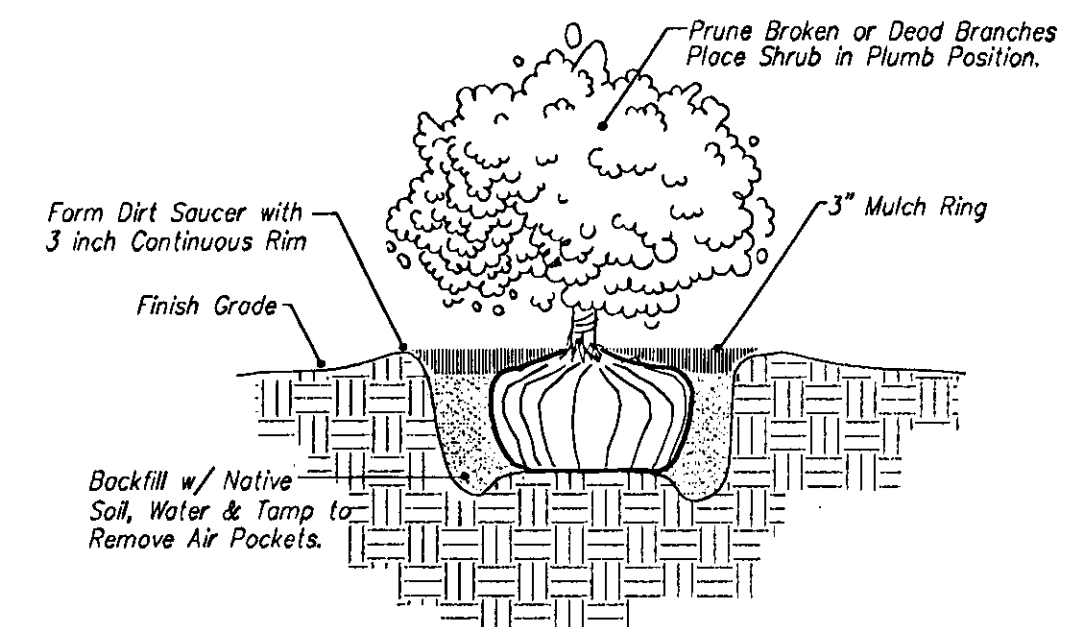
- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Sod" or "Seed" shall be installed and fertilized as follows:
SOD--Kansas Premium Fescue Sod
SEED--Kansas Premium Fescue Seed
FERTILIZER--16-20-8 ratio 4#/1000 sq. ft.
- Trees with broken leaders 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 Trellan (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 10-12".
- Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
- General Contractor to supply and place at a depth of 4", all topsoil on site.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of 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 687-2470/1-800-344-7233. 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.
- The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
- The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
- Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
- Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.



1 TREE PLANTING & STAKING DETAIL

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

No Scale



2 SHRUB PLANTING DETAIL

3 Gallon and Smaller

No Scale

Plant List

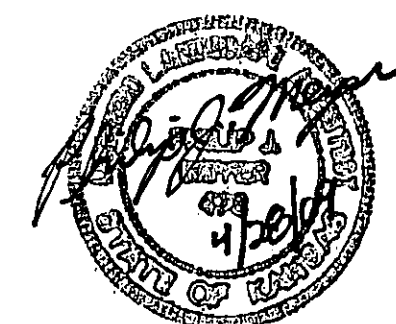
Quantity	SCIENTIFIC	COMMON	SIZE	METHOD	NOTE
2	Acer freemanii 'Jeffersred'	Autumn Blaze Maple	2" Cal	B&B	Full & Healthy
2	Cercis reniformis 'Oklahoma'	Oklahoma Redbud	2" Cal	B&B	Full & Healthy
22	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus	5 Gal	Cont.	Full & Healthy
1	Pistacia chinensis	Chinese Pistache	2" Cal	B&B	Full & Healthy
2	Quercus shumardii	Shumard Oak	2" Cal	B&B	Full & Healthy
1	Ulmus parvifolia	Lacebark Elm	2" Cal	B&B	Full & Healthy

DP-104 PARCEL 12

LANDSCAPE PLAN

APPROVED 04-29-09 BY DG

MAPP Copy 1 of 2



Landscape Plan Facility Exp. - Garden Plan State Bank	
Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-363-0149 ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE	
PROJECT NUMBER	DESIGN BKB DRAWN BKB
APPROVED PJM	DATE April 13, 2009
REVISIONS:	SCALE 1"=20' SHEET
1 OF 1	

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