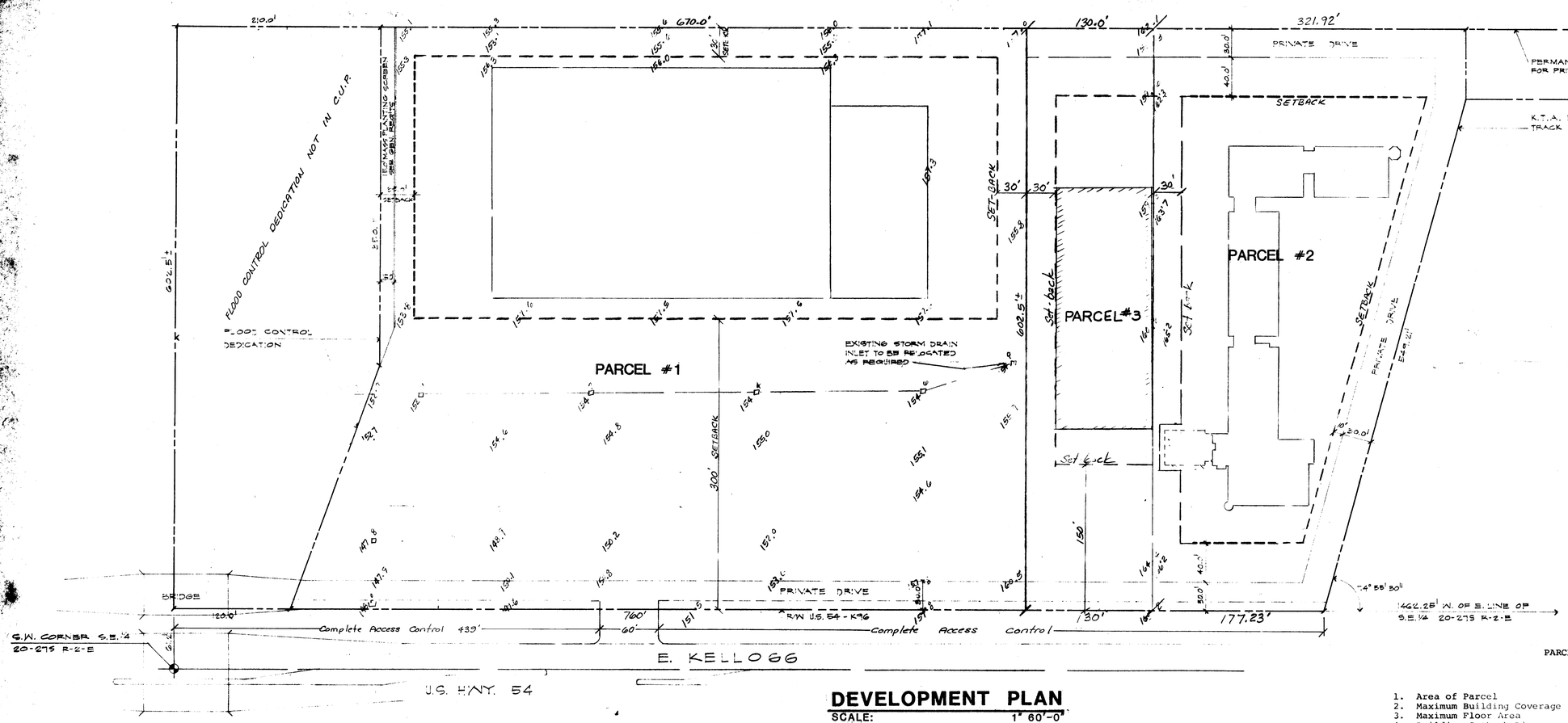


LEGEND

- PROPERTY LINE
- BORDER OF PRIVATE DRIVE
- SETBACK LINE
- 151.16 EXISTING GRADES
- EXISTING BUILDING
- PROPOSED BUILDING
- PLANT SCREEN
- UNDERGROUND PIPE FROM STORM DRAIN

DEVELOPMENT PLAN

SCALE: 1" 60'-0"
ELEV: CITY DATUM

GENERAL REQUIREMENTS

1. Signs along U S 54 shall not exceed 30 feet in heights and shall be placed so as not to project over any public right-of-way. Signs shall not be located adjacent to the north, east and west property lines.
2. Waiver of the required 5' to 8' wall along the east property line, which is the Turnpike right-of-way line.
3. A 5'-8' solid or semi-solid masonry wall shall be constucted and a 15-foot mass planting screen of both deciduous and evergreen shrubs and trees shall be provided upon the issuance of any building permit on that portion of the west line of Parcel No. 1 as shown on the plan. The masonry wall was waived and a metal fence was approved by administrative adjustment (See letter dated April 15, 1975).
4. Due to C U P to the north (DP-116) zoned BB no wall is required along the north line.

PARCEL #1

1. Area of Parcel 415,037.5 Sq. Ft. 9.53 Acres
2. Maximum Building Coverage 30% 124,511.3 Sq. Ft.
3. Maximum Floor Area 40% 166,015.0 Sq. Ft.
4. Building Setback Lines: as shown on plan
5. Maximum Building Height: 35 Feet
6. Parking Ratio will comply with ordinance
7. Proposed general use will be retail business and restaurant conforming to the provision of Section 28.04.090 of the zoning ordinance.

PARCEL #2

1. Area of Parcel 155,857.15 Sq. Ft. 3.58 Acres
2. Maximum Building Coverage 29% 45,254.64 Sq. Ft. (See Parcel #3 No. 8)
3. Maximum Floor Area 50% 77,928.00 Sq. Ft.
4. Building Setback Lines: as shown on plan
5. Maximum Building Height: 35 feet
6. Parking Ratios will comply with ordinance
7. Proposed use will be Motel with associated uses such as restaurant, liquor store, private club, barber and beauty shops, gift shops, etc., conforming to the provisions of Section 28,04.090 of the zoning ordinance.

APPROVED CUP
MAPC 2/9/84
BCC 3/1/84

PARCEL #3

1. Area of Parcel 78,325 Sq. Ft. 1.8 Acres
2. Maximum Building Coverage 32% 25,000 Sq. Ft. (Maximum ~~15,000~~ Sq. Ft. Showroom, balance Warehousing)
3. Maximum Floor Area ~~22,125~~ 32% 25,000 Sq. Ft.
4. Building Setbacks as shown on plat
5. Maximum Building Height 35 feet
6. Parking ration will comply with ordinance
7. Retail Appliance or Furniture and associated Warehousing or Wholesale, and other Retail uses
8. Parcel #2 and #3 Building coverage shall not shall not exceed 30% of parcel areas.

PER ADJUSTMENT GRANTED 1-3-95

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

30 DEC 83
27 APR 82
22 FEB 82
30 APR 81
27 APR 81
16 APR 81

K-MART
COMMERCIAL
COMMUNITY UNIT PLAN
WICHITA, KANSAS

DP-15

DP 15
AMENDMENT #2

Set	Sheet

Date 12-21-83
Job 83258
File COM-PLOT-83
Page 1 Of 1

PLANT MATERIALS

Common Name	Botanical Name	Manner Grown	Height & Caliber	Quantity	Ultimate Height
Thornless Honeylocust	Gleditsia Triacanthos	BR	10-12', 1½-1¾ Cal.	2	40-50'
American Plane Tree	Platanus Occidentalis	BR	10-12', 1½-1¾ Cal.	1	70-80'
Goldenrain Tree	Koelreuteria Paniculata	BR	8-10' 1"-1¼" Cal.	1	25-30'
Russian Olive	Elaeagnus Angustifolia	BR	5-6' Shrub Type	8	20-25'
Purple Leaf Plum	Prunus Americana (Newport)	BR	6-8' 7/8" Cal.	3	15-20'
Scotch Pine	Pinus Sylvestris	B&B	4-5'	2	40-50'
Canaert Juniper	Juniperus Canaerti	B&B	6-7' (unsheared)	4	20-30'
Hall's Purple Leaf Honeysuckle	Lonicera Purpurea	Potted or Banded	2¼ Pots 2-3 4" runners	950	1-1½'
Hetzi Juniper	Juniperus Chinensis Hetzi	B&B	24-30"	6	3-4'

LANDSCAPE OPERATIONS

A. Plant size and grading standards shall conform to those of the American Association of Nurserymen, Inc.

B. All plant pits shall be twice as wide as the ball of earth or spread of roots. Use a good grade of top soil mixed with peat moss for backfilling the plant pits.

C. All plants shall stand, after settlement, at the same level at which they were grown in the nursery.

D. Leave shallow saucers or basins around each plant to facilitate watering.

E. Stake and wrap all trees in accordance with accepted standards.

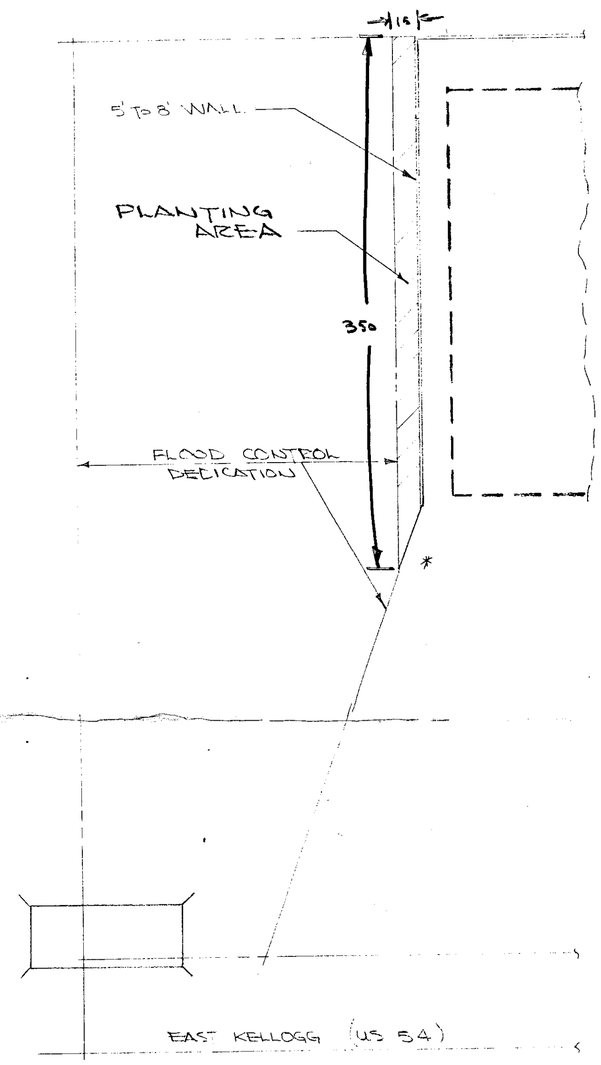
F. Remove broken or damaged branches with a clean cut.

G. Cut back bare root deciduous materials as required to realize the greatest rate of survival.

H. The above planting specifications have one objective -- to insure the establishment of plant materials as shown on the Plan. All effort to accomplish this end should be realized.

GRASSED AREA

1. The object of these plans and specifications is to obtain healthy established grassed areas.
2. The ground to be topsoiled and thoroughly tilled to a depth of 2-3" and a commercial fertilizer having not less than 10% nitrogen, 5% phosphorus, and 5% potassium to be worked into the soil at the rate of 20 lbs. per 1000 sq. ft.
3. Sow stratified buffalo seed at the rate of 3 lbs. per 1000 sq. ft. Roll thoroughly to firm soil down around the seed thus reducing the chance of losing seed from blowing and washing.
4. Use netting in areas where erosion is likely to occur and water thoroughly until seed has germinated.
5. Close mowing during the period of establishment will keep the broad leaved weeds from shading the new seedling buffalo grass and accelrate the buffalo grass coverage.



SCALE - 1" = 60'

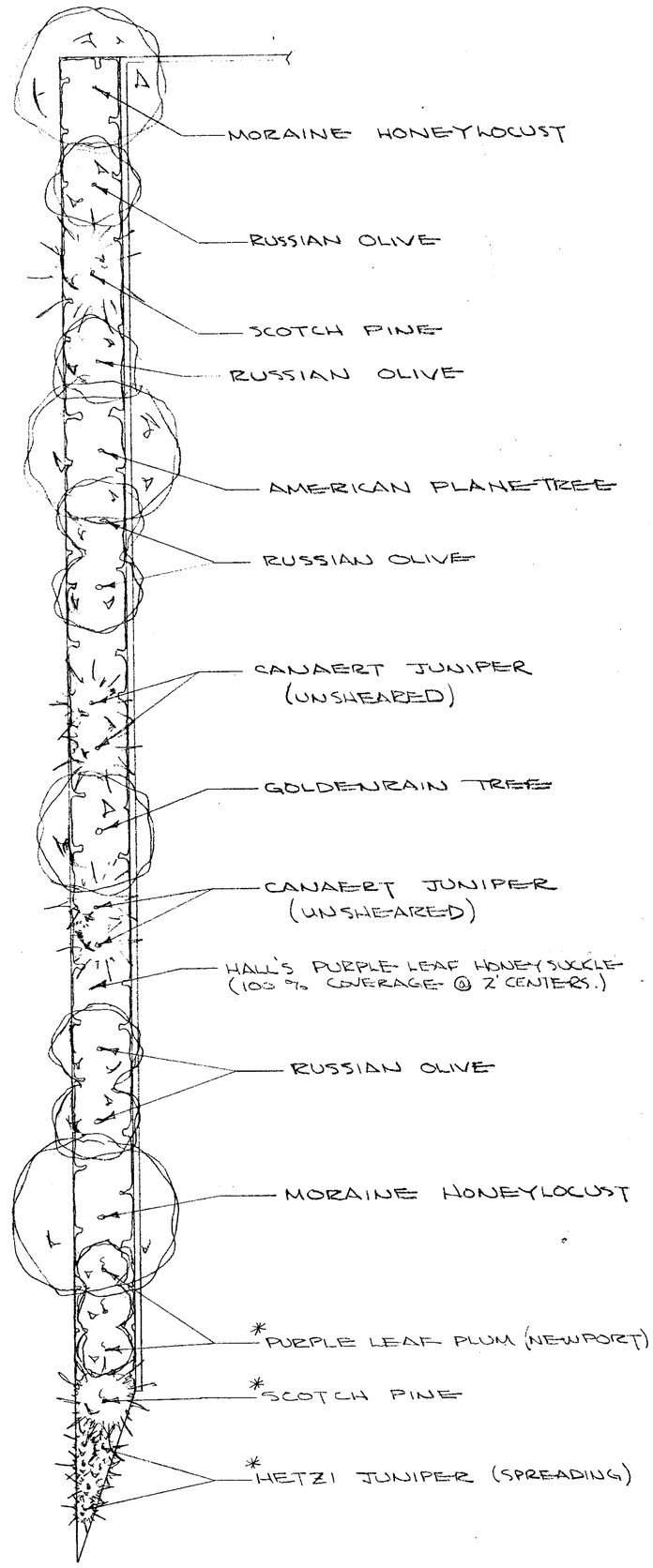
N

K MART LANDSCAPE PLAN

SCALE – NOTED

OBLINGER & SMITH – LANDSCAPE ARCHITECTS & PLANNERS

DP-15



SCALE 1" = 20'

Approved Landscape Plan
J.H.S.

* REVISED 5-19-66