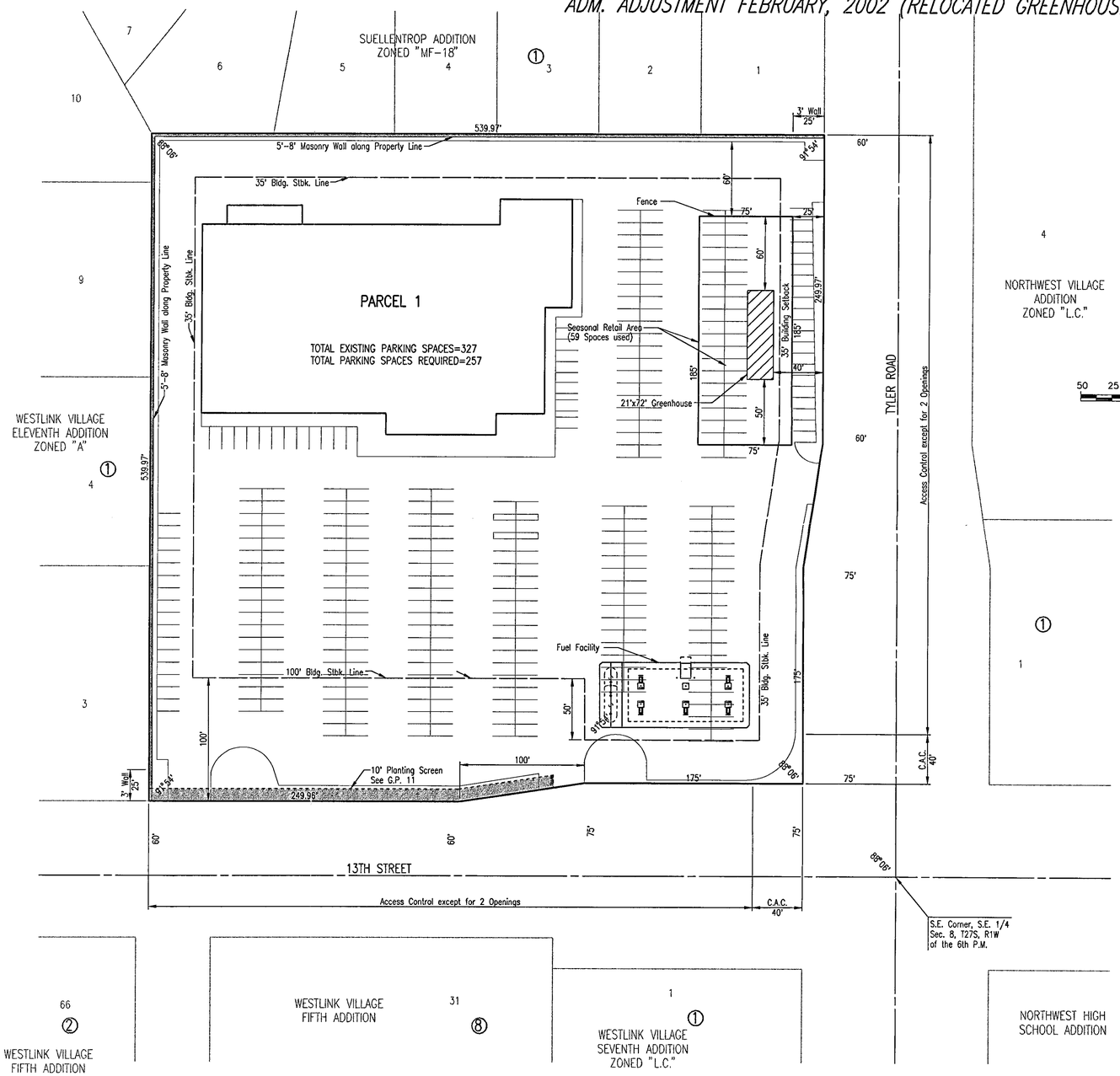
SMITH CENTER

COMMUNITY UNIT PLAN DP-63
LOT 17, BLOCK 1, WESTLINK 11TH ADDITION
AMENDED DECEMBER 7, 1999
ADM. ADJUSTMENT FEBRUARY, 2002 (RELOCATED GREENHOUSE)

DP-63 AMENDMENT #1
PER ADMIN ADJUSTMENT DATED 03/04/02
APPROVED CUP
MAPC 12/16/99 BM
OCI Copy 2 of 2



GENERAL

Area – 6.564 Acres – 285,932 S.F.

GENERAL PROVISIONS

1. Curb cuts shall not exceed two (2) along 13th St., and two (2) along Tyler Road.
2. All utilities shall be installed underground.
3. Minimum building setbacks as indicated on the plan.
4. Drainage and site grading to be resolved at time of application for building permit, provided, however, that surface drainage shall not drain to the surface of the property adjacent on the west and on the north.
5. Advertising ground signs shall be permitted along 13th St. and Tyler Road, only within a distance of 400 feet from the intersection of 13th St. and Tyler Road, not to exceed 30 feet in height, nor to be placed so as to project over any public right of way. No billboard advertising or roof signs shall be permitted.
6. Parking ratio – One space for each two hundred fifty (250) square feet of floor area or one space for every three (3) employees in the largest working shift in a twenty four (24) hour period, whichever is the greater.
7. A solid or semi-solid wall to prevent the passage of debris or light constructed of brick, stone, masonry, architectural tile or other similar material (not including wood or woven wire) at least five feet but not more than eight feet high shall be constructed and maintained as indicated on the plan. A wall three feet in height of the same material as used in the five to eight foot wall shall be constructed as indicated on the plan.
8. A fire lane, hard surfaced and twenty feet minimum in width shall be provided around all main structures. Said fire lane shall have a 3 1/2 inch asphalt base with a 1 1/2 inch asphalt surface. No parking shall be allowed in said fire lane, however, it may be used for passenger loading and unloading. Prior to final approval of the parking plan, the fire chief, or his designated representative, shall approve the plan as to location and design of the fire lane.
9. At the time of platting, the applicant shall guarantee the installation of Accel-Decel lanes along 13th St. and Tyler Road.
10. The number of buildings shall not exceed three.
11. A planting screen as indicated on the plan shall be provided and maintained and shall consist of 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.
12. A landscape plan shall be prepared by a landscape architect for the planting screen and shall be submitted to the Planning Department for their review and approval prior to issuance of any building permits.
13. The Seasonal Nursery and Garden Center shall be located in a temporary structure and shall operate for no more than 120 days during a calendar year. Prior to utilization of the Outdoor Garden Area, the applicant shall annually submit a report to the Zoning Enforcement Division of the Office of Central Inspection that demonstrates compliance with the approved site plan (See Restricted Area) and conditions specified herein.

PARCEL DESCRIPTION

PARCEL 1

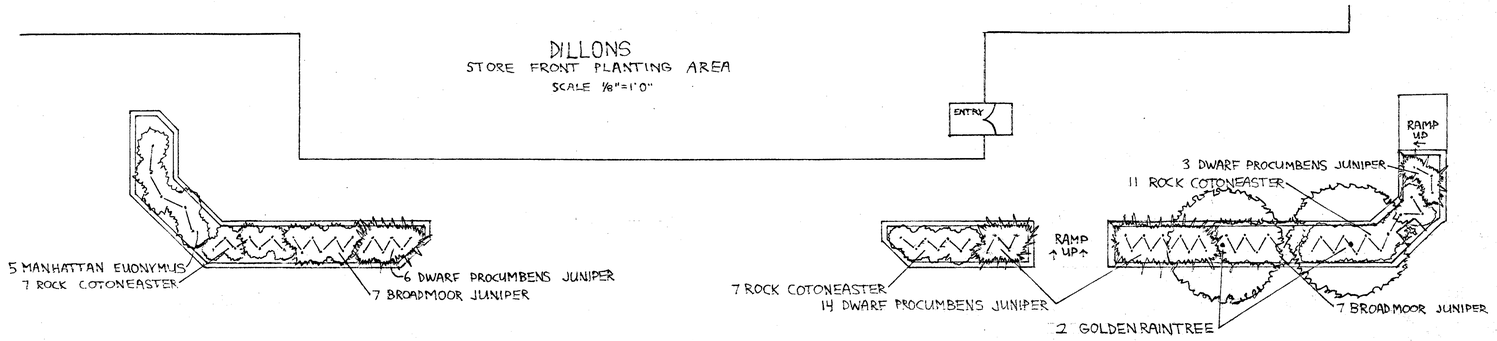
Net Area 6.564 Acres or 285,928 Square Feet.
Maximum building coverage – 30% of net area or 85,788 Square Feet.
Maximum building height – 35 feet.
Proposed use: Shopping center and or offices, personal services, comparison and convenience shopping, automotive, financial and service oriented retail, nurseries, or garden centers as per Sec. III-D.6.Z of the Unified Zoning Code (See Plan for Restricted Area) and service stations without motor vehicle repair.

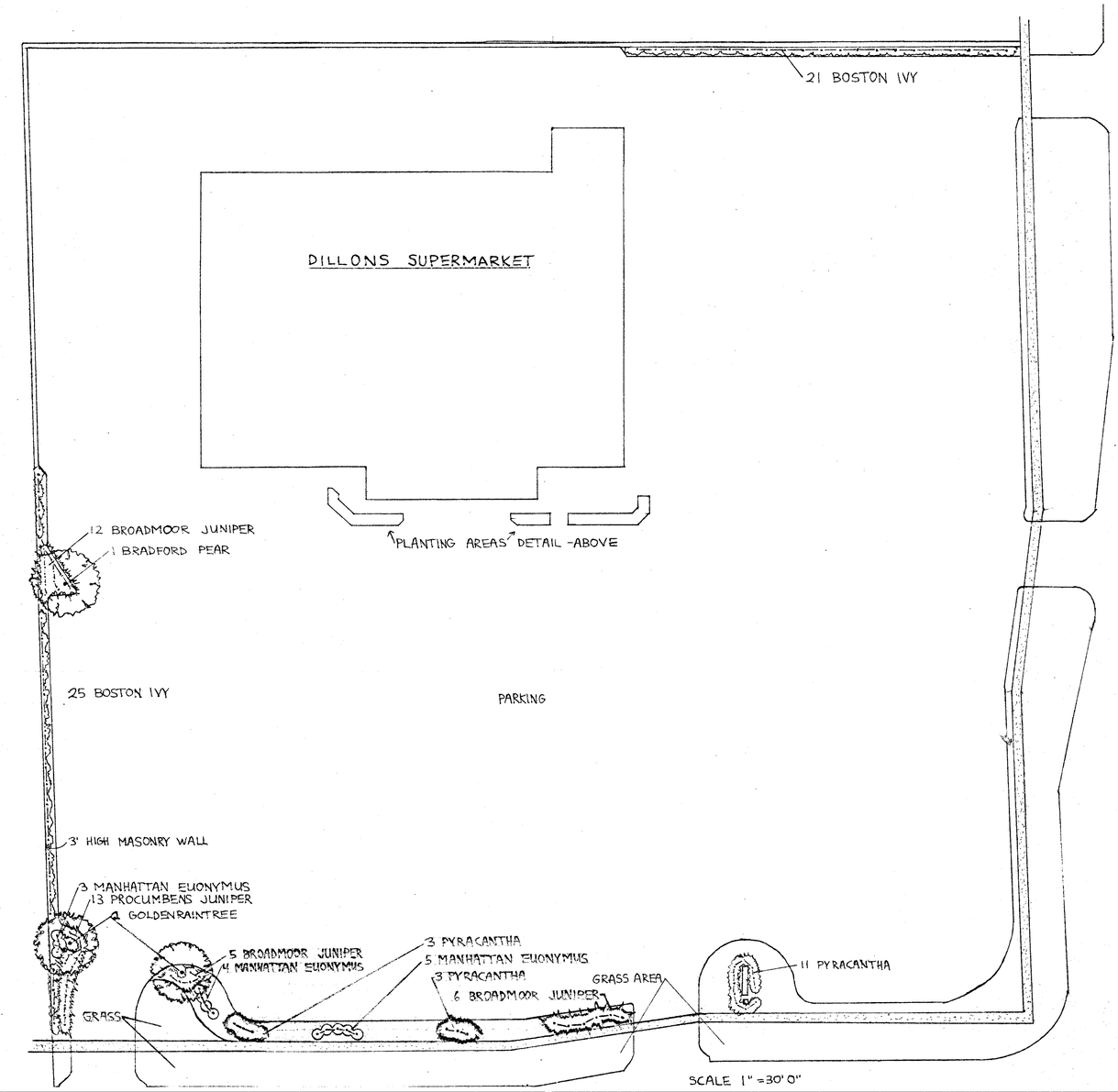
Floor Area Ratio = .45.

Maximum Floor Area – 128,668 Square Feet.

DSNR: JJS OPER: SAD SCALE: 1=50.00
Q:\1999\99599\DILLONSCUP\13THTYLER 02-22-2002 08:27:32 am

DILLONS
STORE FRONT PLANTING AREA
SCALE 1/8"=1'0"





SCALE 1" =30'0"

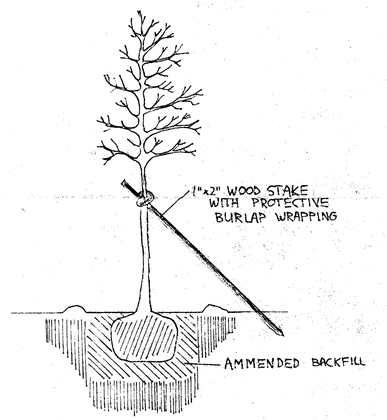
PLANT LIST

4	GOLDENRAINTREE	1½-2" B&B
1	BRADFORD PEAR	1½-2" B&B
46	BOSTON IVY	1 gallon
17	MANHATTAN EUONYMUS	5 gallon
25	ROCK COTONEASTER	15" 2 gallon
38	BROADMOOR JUNIPER	15" 5 gallon
23	DWF PROCUMBENS JUN.	12" 2 gallon
13	PROCUMBENS JUNIPER	18" 5 gallon
26	PFITZER JUNIPER	15" 2 gallon
17	PYRACANTHA -WYATTI	18" 5 gallon

RECOMMENDATIONS

THE FRONT PLANTING BEDS AND PLANTING BEDS ALONG MASONRY WALL SHOULD BE MULCHED WITH RIVER GRAVEL. PEAT MOSS AND GYPSUM SHOULD BE USED WITH TOPSOIL AS BACKFILL IN PLANTING.

TREE PLANTING DETAIL



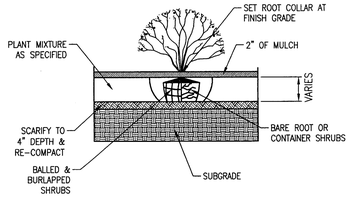
LANDSCAPE PLAN APPROVED AS REQUIRED BY THE SMITH CENTER C.U.P. (DP-63)

J. A. Silvers 11-19-79
date

BY BRADY NURSERY

LANDSCAPE DESIGN FOR
DILLONS SUPERMARKET
13th & TYLER RD.
REVISED 9-20-79 & 11-8-79

LANDSCAPE LEGEND					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE AT PLANTING	SIZE AT MATURITY
	AUTUMN MAPLE	Acer x freemanii 'Jeffsred'	7	2 1/2" CALIPER	40' HEIGHT
	KETLEERIE JUNIPER	Juniperus chinensis 'Keteleeri'	6	2 1/2" CALIPER	15'–20' HEIGHT
	ACOMA CRAPE MYRTLE	Lagerstroemia indica x faueri 'Acoma'	12	2 1/2" CALIPER	7'–10' HEIGHT
	LOWBOY PYRACANTHA	Pyracantha coccinea 'Lowboy'	89	18" TO 24" SPREAD, 3 GAL	2'–3' HEIGHT; 6' SPREAD
	DAUB'S FROSTED JUNIPER	Juniperus chinensis 'Daub's Frosted'	103	18" TO 24" SPREAD, 3 GAL	15" HEIGHT; 5' SPREAD
	DOUBLE KNOCK OUT ROSE	Rosa 'Radrazz'	70	18" TO 24" SPREAD, 3 GAL	4' HEIGHT
	COMPACT ANDORRA JUNIPER	Juniperus horizontalis 'Plumosa Compacta'	20	18" TO 24" SPREAD, 3 GAL	12"–18" HEIGHT; 4' SPREAD
	GREEN VELVET BOXWOOD	Buxus 'Green Velvet'	93	18" TO 24" SPREAD, 3 GAL	3' HEIGHT; 3'–4' SPREAD



NOTES:

1. DO NOT PRUNE EVERGREENS EXCEPT TO REMOVE DEAD AND BROKEN BRANCHES.
2. THIN BRANCHES AND FOLIAGE (NOT ALL BRANCH TIPS) RETAINING NORMAL PLANT SHAPE (EXCEPT EVERGREEN).
3. REMOVE BURLAP FROM TOP 1/3 OF BALL OR WITH CONTAINER PLANTS. REMOVE POTS AND SPLIT BALLS AS SPECIFIED.

2E TYPICAL SHRUB PLANTING
NOT TO SCALE

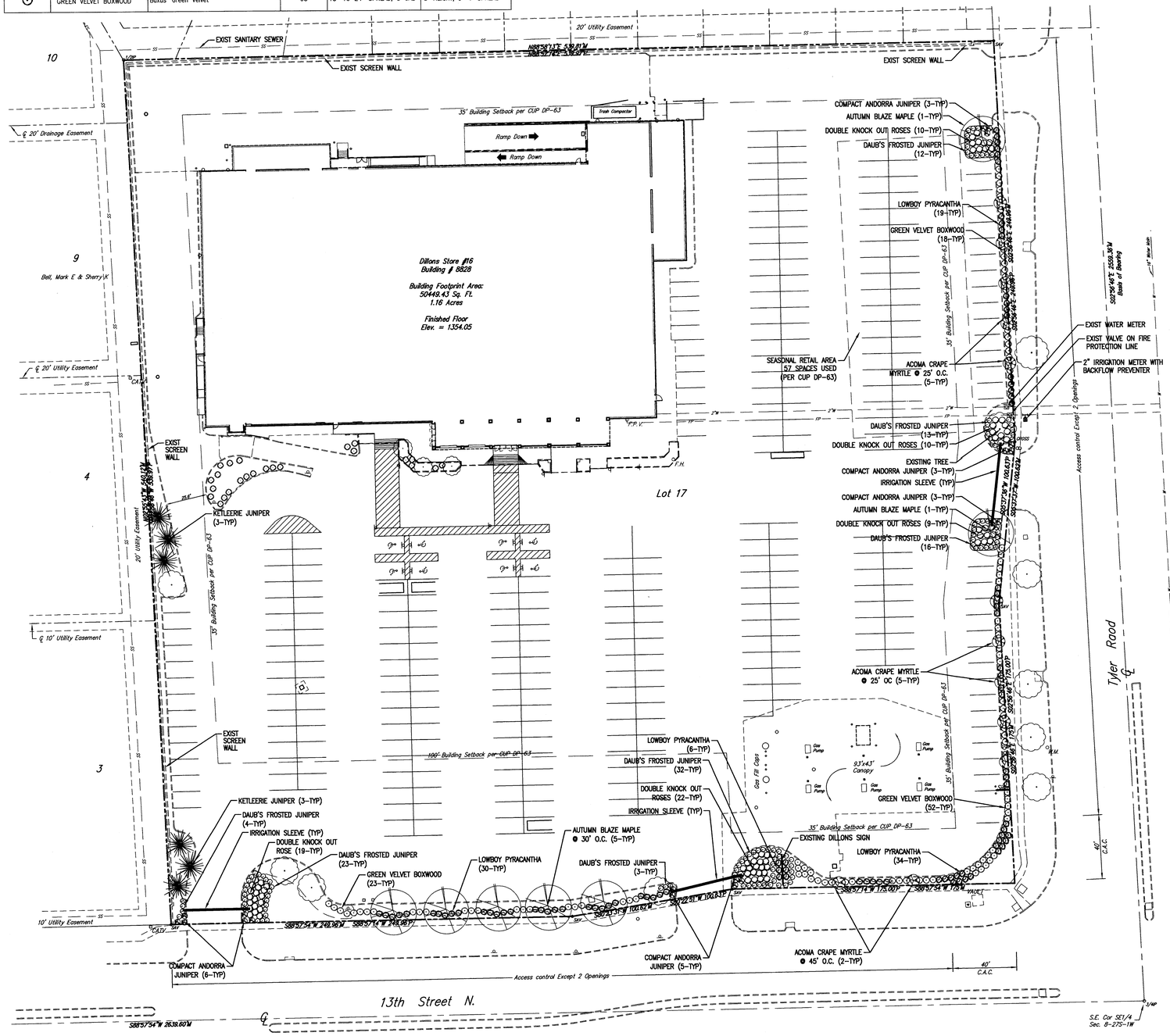
Site Data:

Dillon's Store #16
8828 W 13th St N
Wichita, KS 67212

Zoning: LC (Limited Commercial)

Parcel Size: 12.81± Acres

Minimum Required Setbacks:
20' Front Yard
10' Rear Yard
No Side Yard Setback



1A SITE LAYOUT PLAN
1"=30'

LANDSCAPE NOTES:

1. SOLID SOD ALL AREAS DISTURBED AND OUTSIDE LIMITS OF PAVING AS SHOWN.
2. SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. ALTERNATIVE RECOMMENDATIONS WILL BE CONSIDERED IF SUPPLEMENTED BY A SOIL TEST. SOIL HAVING A PH LESS THAN 6 SHALL BE THOROUGHLY MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACIDIC REACTION (A PH OF 6 TO 6.5). 15–15–15 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD SHALL BE ADDED. BOTH FERTILIZER AND PEAT SHALL BE THOROUGHLY MIXED BY HAND OR ROTARY TILLER. 4" MINIMUM THICKNESS OF TOPSOIL IS REQUIRED.
3. THE LANDSCAPE CONTRACTOR SHALL INSPECT ALL BACKFILL AND PLACEMENT OF TOPSOIL TO DETERMINE WHETHER OR NOT A "HARDPAN" SITUATION EXISTS DUE TO PREVIOUS SOIL CONDITIONS, PLACEMENT AND COMPACTION OF FILL DURING CONSTRUCTION, OR ANY OTHER CONTRIBUTING FACTOR PRIOR TO INSTALLATION OF PLANT MATERIALS. IF SUCH A SITUATION IS ANTICIPATED, IT SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANT IMMEDIATELY, PRIOR TO THE INSTALLATION OF PLANT MATERIAL FOR A REMEDY.
4. UPON SECURING PLANT MATERIAL, AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE CONSULTANT FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIALS CONFORMANCE TO SPECIFICATIONS.
5. HERBICIDE PRE-EMERGENT (TREFLAN OR EQUIVALENT) TO BE APPLIED TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL.
6. ALL PLANTING BEDS TO HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. BARK CHIPS ARE NOT ACCEPTABLE.
7. ALL TREES TO BE STAKED AS PER PLANTING DETAIL, AND SHALL REMAIN IN PLACE THROUGHOUT THE WARRANTY PERIOD OF ONE YEAR.
8. DIMENSIONS FOR HEIGHTS, SPREAD, AND CALIPER OF TRUNK SPECIFIED ON THE DRAWING IS A GENERAL GUIDE FOR THE MINIMUM DESIRED SIZE OF EACH PLANT. EACH PLANT SHALL HAVE A UNIFORM AND CONSISTENT SHAPE AS IT PERTAINS TO THE PARTICULAR SPECIES. ANY PLANT MATERIAL WHICH FAILS TO CONFORM IS SUBJECT TO REJECTION BY THE CONSULTANT.
9. THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS, FILLING PLANTED AREAS AT THE REQUIRED SPACING AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
10. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO A HEIGHT MEASURED 5' ABOVE FINISH GRADE. ALL DEAD TREES AND/OR LIMBS TO BE REMOVED.
11. LANDSCAPE CONTRACTOR TO VERIFY LOCATION AND PROTECT ALL ABOVE AND BELOW GROUND UTILITIES. REPLACE DAMAGED UTILITIES AT NO EXPENSE TO THE OWNER. PROTECT AREAS FROM SILTATION AS NEEDED.
12. NURSERY: COMPANY SPECIALIZING IN GROWING AND CULTIVATING THE PLANTS SPECIFIED IN THIS SECTION WITH MINIMUM TEN (10) YEARS' DOCUMENTED EXPERIENCE, INSPECTED AND APPROVED BY STATE PLANT INSPECTION AGENCIES. CONSIDER ALL NURSERIES WITHIN THE SOUTHEASTERN PORTION OF THE U.S. FOR FOR PLANT MATERIAL NEEDS FOR THE PROJECT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL PLANT MATERIAL SHOWN ON THE DRAWINGS AND PLANT LISTS. PRIOR TO BIDDING, THE CONTRACTOR SHALL HAVE INVESTIGATED THE SOURCES OF SUPPLY AND SATISFIED HIMSELF THAT HE CAN SUPPLY ALL THE PLANTS SPECIFIED ON THE DRAWINGS IN THE QUANTITY, SIZE, VARIETY, AND QUALITY NOTED. FAILURE TO TAKE THIS PRECAUTION WILL NOT RELIEVE THE CONTRACTOR FROM THE REQUIREMENT TO FURNISH AND INSTALL ALL PLANT MATERIAL, IN STRICT ACCORDANCE WITH CONTRACT REQUIREMENTS AND WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
14. LIMITATIONS: DO NOT PROCEED WITH PLANT MATERIAL INSTALLATION UNTIL SITE UTILITY CONSTRUCTION AND FINISH GRADING IS COMPLETE. COORDINATE SCHEDULING OF PLANT MATERIAL INSTALLATION WITH OTHER CONTRACTORS INVOLVED IN THE AFOREMENTIONED CONSTRUCTION.
15. PROVIDE HOSE AND PLANT MATERIAL WATERING EQUIPMENT AS REQUIRED.
16. HANDLE PLANTS FROM BOTTOM OF BALL. PROTECT PLANT ROOTS AND TOPS FROM SUN OR DRYING WINDS UNTIL FINAL PLANTING. PLANTS WITH CRACKED, BROKEN OR LOOSELY WRAPPED BALLS SHALL BE REJECTED.
17. DURING THE PROGRESS OF ALL OPERATIONS, PROTECT WALLS, WALKS, CURB, BENCHES, AND OTHER STRUCTURES WITH WOOD STRIPS OR PADDING, OR OTHER APPROVED MEANS AS REQUIRED.
18. LANDSCAPE AND SOD INSTALLER AND SUPERVISOR QUALIFICATIONS: COMPANY SPECIALIZING IN LANDSCAPE DEVELOPMENT CONSTRUCTION, PARTICULARLY SOIL PREPARATION, LAWNS, AND LIVE PLANT MATERIALS; WITH AT LEAST FIVE (5) YEARS EXPERIENCE IN SUCH WORK.
19. REPLACEMENT PLANT MATERIALS SHALL CARRY A ONE (1) YEAR WARRANTY PERIOD.
20. ANY PLANTS THAT ARE 25 PERCENT OR MORE DEAD SHALL BE CONSIDERED DEAD. ONE YEAR WARRANTY SHALL COMMENCE AT FINAL ACCEPTANCE. WARRANTY SHALL EXTEND INTO NEXT GROWING PERIOD WHEN DORMANT PLANTS ARE INSTALLED.
21. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, DISEASE FREE WELL-BRANCHED, AND DENSELY FOLIATE WHEN IN LEAF. TREES SHALL NOT HAVE FORKED LEADERS.
22. PLANTS SHALL CONFORM TO MEASUREMENTS SPECIFIED EXCEPT THAT PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED. USE OF SUCH PLANTS SHALL NOT INCREASE CONTRACT SUM. PLANTS THAT MEET THE MEASUREMENTS SPECIFIED BUT DO NOT POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND SPREAD SHALL BE REJECTED.
23. TREES WHICH HAVE DAMAGED OR CROOKED LEADERS, OR MULTIPLE LEADERS, UNLESS SPECIFIED, WILL BE REJECTED. TREES WITH ABRASIONS OF THE BARK, SUN SCALDS, DISFIGURING KNOTS, OR FRESH CUTS OF LIMBS OVER 3/4 INCH WHICH HAVE NOT COMPLETELY CALLUSED, WILL BE REJECTED.
24. PLANT SIZES AND QUALITY SHALL MEET OR EXCEED STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN (LATEST EDITION).
25. THE PERSON IN CHARGE OF OR IN CONTROL OF THE PROPERTY, WHETHER AS OWNER, LESSEE, TENANT, OCCUPANT OR OTHERWISE, SHALL BE RESPONSIBLE FOR THE CONTINUED PROPER MAINTENANCE OF ALL LANDSCAPING MATERIALS.
26. PRIOR TO PLANTING TREES, CONTRACTOR TO VERIFY THAT NO CONFLICTS EXIST BETWEEN THE TREE AND ALL EXISTING AND PROPOSED UTILITIES.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND POWER FOR A FULLY AUTOMATED IRRIGATION SYSTEM WITHIN ALL LANDSCAPED AREAS.
28. IRRIGATION SLEEVES TO BE INSTALLED PRIOR TO PAVING. CONTRACTOR HAS OPTION TO BORE SLEEVES.

NORTH
0 15 30 60
1 INCH = 30 FEET

PARKING NOTES:

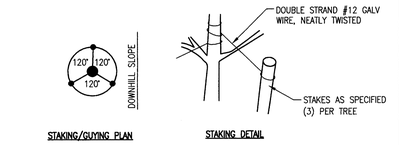
BUILDING SQUARE FOOTAGE	= 50,450 SF
PARKING REQUIRED FROM ORDINANCE	= 1SP/250 SF (GROSS FLOOR AREA)
PARKING REQUIRED	= 202 SPACES (4.0 SP/1,000 SF)
PROPOSED PARKING PROVIDED	= 318 SPACES (6.3 SP/1,000 SF)
LESS SEASONAL SALES AREA PARKING	– 57 SPACES
REMAINING PARKING	= 261 SPACES (5.2 SP/1,000 SF)
ADA PARKING REQUIRED = 8 SPACES	
ADA PARKING PROVIDED = 8 SPACES	

LANDSCAPING NOTES:

STREET YARD	
REQUIRED LANDSCAPE STREET YARD	= 15,160 SF
PROPOSED LANDSCAPE STREET YARD	= 11,963 SF
SHADE TREES REQUIRED FROM ORDINANCE	= 1 SHADE TREE/500 SF
SHADE TREES REQUIRED	= 31 SHADE TREES
PROPOSED SHADE TREES	= 20 SHADE TREES
PROPOSED ORNAMENTAL TREES	= 15 ORNAMENTAL TREES (7 SHADE TREES)
PROPOSED SHRUBS	= 383 SHRUBS (8 SHADE TREES)
TOTAL EQUIVALENT SHADE TREES	= 35 SHADE TREES
PARKING LOT	
LANDSCAPING REQUIRED FROM ORDINANCE	= 1 SHADE TREE/20 PARKING SPACES
SHADE TREES REQUIRED	= 13 SHADE TREES
PROVIDED SHADE TREES	= 17 SHADE TREES

(10 SHADE TREES AND 7 ORNAMENTAL TREES ARE PROVIDED BY STREET YARD REQUIREMENTS)

NOTE: 1/2 OF STREET TREES CAN COUNT TOWARD PARKING LOT TREES
1 SHADE TREE = 2 ORNAMENTAL TREES = 10 SHRUBS



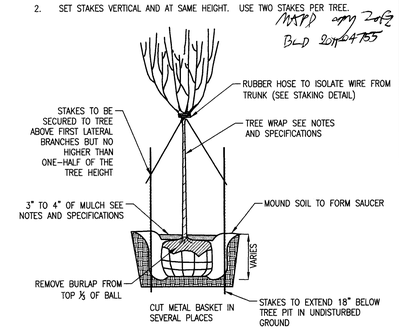
6C TREE STAKING AND GUYING
NOT TO SCALE

LANDSCAPE PLAN
APPROVED 4/25/12 BY MKS

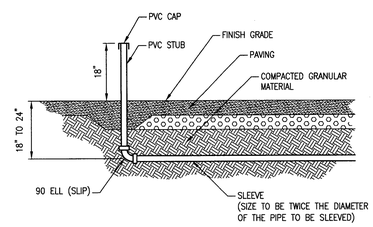
NOTES:

1. PRUNE TO THIN AND SHAPE TREE CANOPY (SEE DETAIL). DP-63
2. SET STAKES VERTICAL AND AT SAME HEIGHT. USE TWO STAKES PER TREE.

MAPD approval 2012
Bld 2012-04755



6B TYPICAL TREE PLANTING
NOT TO SCALE



5A SLEEVE BEDDING
NOT TO SCALE

NOTES:

1. INSTALL IRRIGATION CONDUIT WITH A MINIMUM COVER OF 18".
2. SLEEVING SHALL BE MINIMUM SCHEDULE 40, ASTM D1785, RIGID, UNPLASTICIZED POLYVINYL CHLORIDE PIPE.
3. INSTALL SLEEVES PRIOR TO COMMENCEMENT OF PAVING. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVE PLACEMENT WITH GENERAL CONTRACTOR. CONTRACTOR HAS OPTION TO BORE.
4. MAINTAIN 6" SEPARATION BETWEEN CONDUITS.
5. TRENCHES SHALL BE BACKFILLED WITH SAND AND COMPACTED IN LAYERS OF 95% COMPACTION. USE A MINIMUM OF 6" BELOW THE PIPE AND 3" ABOVE THE PIPE.
6. ALL SLEEVES SHALL BE A MINIMUM OF TWICE THE DIAMETER OF THE PIPE TO BE SLEEVED

REVISIONS:

1	04/02/12	AS

PROJECT #: 23561.00
DATE: JULY 21, 2011
DRAWN BY: PFI
DESIGNER: PFI
CHECKED BY: PFI

Pickering
Pickering Firm, Inc.
Facility Design • Civil Engineering • Surveying •
Transportation • Natural / Water Resources
6775 Lenox Center Court, Suite 300
Memphis, TN 38115
901.726.0510

Dillons
2700 E. 4TH
HUTCHINSON, KS 67501

DIL-016
DILLONS STORE
WITHIN THE WALLS
8828 W. 13TH ST. N.
WICHITA, KS, 67212

Kroger
THE KROGER CO.
GENERAL OFFICE
1014 VINE STREET
CINCINNATI, OHIO 45202

SEAL:

CARA L. MARTIN
17642
KANSAS
PROFESSIONAL ENGINEER

SHEET NUMBER:
L1.1

DESCRIPTION:
LANDSCAPE PLANTING PLAN

1

4/2/2012 11:35 AM LMONT

F:\23561.00\CAD-DIL-016\SHEETS\L1.1 LANDSCAPE PLANTING PLAN.DWG – April 2, 2012