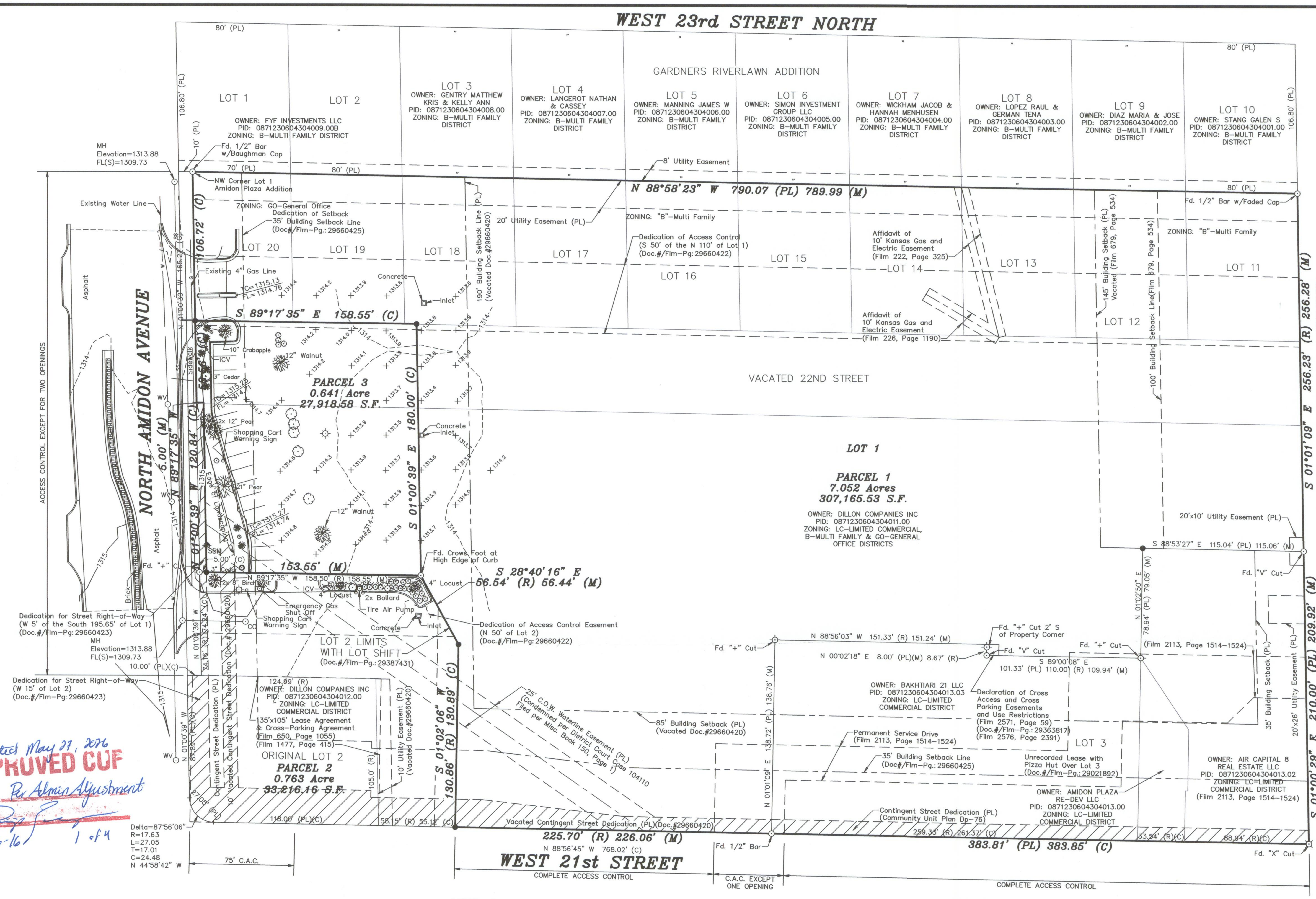
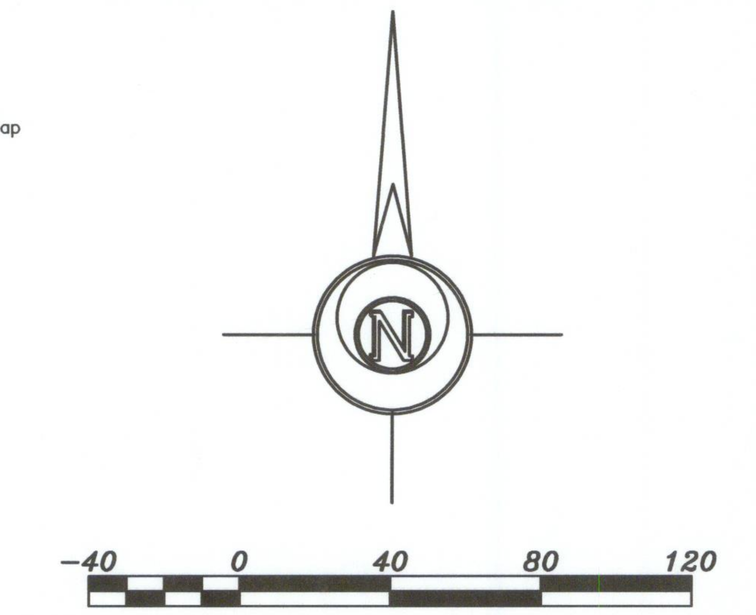


Dated May 27, 2026
APPROVED CUP
MAPC Per Admin Adjustment
CUP26-16 1 of 4

LEGEND

- ○ – Survey Monument Found
- ● – 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- – Found "X" Cut in Concrete
- – Found "+" Cut in Concrete
- – Benchmark
- (C) – Calculated
- (M) – Measured
- (PL) – Platted
- (R) – Record measurement
- – Light Pole
- CO – Sanitary Sewer Cleanout
- MH – Sanitary Sewer Manhole
- WV – Water Valve
- Sign – Signage
- C.A.C. – Complete Access Control
- – Trees (Varies Species/Calibers)
- – Pampas Grass
- – Concrete Hatch
- – Asphalt Hatch



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

DESCRIPTION:
PARCEL 1:

A portion of Lots 1 and 3, Amidon Plaza Addition to the City of Wichita, Sedgwick County, Kansas more particularly described by Daniel E. Garber, Professional Surveyor #683, on September 21, 2023 as follows:

Beginning at the Northwest corner of Lot 1, Amidon Plaza Addition to the City of Wichita; thence with a bearing South 88°58'23" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Lot 1 a distance of 789.99 feet (790.07 feet per Record) to the Northeast corner of said Lot 1; thence South 01°01'09" East along the East line of said Lot 1 a distance of 256.28 feet (256.23 feet per Record); thence South 01°00'29" East along the East line of said Lot 3 a distance of 209.92 feet (210.00 per Record) to the Southeast corner of said Lot 3; thence North 88°56'45" West along said Lots 1 & 3 a distance of 609.91 feet (609.51 per Record); thence North 01°02'06" West a distance of 130.89 feet (130.86 per Record); thence North 28°40'16" West a distance of 56.44 feet (56.54 per Record); thence North 01°00'39" West parallel with the West line of said Lot 1 a distance of 180.00 feet; thence North 89°17'35" West a distance of 158.55 feet to the West line of said Lot 1; thence North 01°00'39" West along the West line of said Lot 1 a distance of 106.72 feet to the point of beginning, containing **7.052 Acres**, subject to easements and restrictions of record.

PARCEL 2:
DESCRIPTION OF RECORD (DOC.#/FLM-PG: 29387431):

Lot 2, Amidon Plaza Addition, Wichita, Sedgwick County, Kansas; together with a portion of Lot 1 in said Amidon Plaza Addition described as follows: BEGINNING at the Southeast corner of said Lot 2; Thence bearing N00°00'00"E, along the East line of said Lot 2, a distance of 105.00 feet to the Northeast corner of said Lot 2; Thence Bearing N87°58'45"W, along the North line of said Lot 2, a distance of 124.99 feet to a point on the West line of Lot 1, in said Amidon Plaza Addition; Thence Bearing N00°00'00"E, along said West line, a distance of 74.16 feet; Thence Bearing S88°17'43"E, a distance of 158.50 feet; Thence Bearing S27°40'24"E, a distance of 56.54 feet; Thence Bearing S02°02'24"W, a distance of 130.86 feet to a point on the South line of said Lot 1; Thence Bearing N87°55'45"W, along said South line, a distance of 55.15 feet to the POINT OF BEGINNING.

PARCEL 3:

A portion of Lot 1, Amidon Plaza Addition to the City of Wichita, Sedgwick County, Kansas more particularly described by Daniel E. Garber, Professional Surveyor #683, on September 21, 2023 as follows:

Commencing at the Northwest corner of Lot 1, Amidon Plaza Addition to the City of Wichita; thence with a bearing South 01°00'39" East (basis of bearings is NAD 83 Kansas South Zone) along the West line of said Lot 1 a distance of 106.72 feet for the point of beginning; thence South 89°17'35" East 158.55 feet; thence South 01°00'39" East parallel with the West line of said Lot 1 a distance of 180.00 feet; thence North 89°17'35" West 153.55 feet (153.5 feet record) to a point that is 5.00 feet East of the Southwest corner of said Lot 1; thence North 01°00'39" West parallel with the West line of said Lot 1 a distance of 120.84 feet; thence North 89°17'35" West 5.00 feet to the West line of said Lot 1; thence North 01°00'39" West along the West line of said Lot 1 a distance of 58.56 feet to the point of beginning, containing **0.641 Acre**, subject to easements and restrictions of record.

PARCEL #1:

Net Land Area 307,165.53 Sq Ft. or 7.052 Acres
Maximum Building Coverage shall not exceed 30% of the Net Land Area or 91,149.66 Sq. Ft.
Maximum Gross Floor Area 138224.49 Sq. Ft.
Floor Area Ratio 45%
Maximum Building Height 35 feet
Maximum Number of Buildings 2
Building Setbacks:
- 35 feet from Amidon (See plan for recorded document)
- 35 feet from 21st Street (See plan for recorded document)
- 100 feet & 35 feet from Coolidge Street (See plan for recorded document)
- 66 feet from north property line

Curb Cuts:
- 1 to Amidon
- 1 o 21st Street
- 2 to Coolidge

The curb cut to 21st Street North and one curb cut to Amidon shall be designated and constructed to Major Approach Standards and shall be completed prior to the issuance of an occupancy permit for the proposed new use.

Parking Ratio
- As per zoning ordinance

Proposed Land Use
- Grocery – Department Store – Retail Auto Supply and Services Retail and personal service shops.

PARCEL #2:

Net Land Area 33,216.16 Sq Ft. or 0.763 Acres
Maximum Building Coverage shall not exceed 30% of the Net Land Area or 9,964.85 Sq. Ft.
Maximum Gross Floor Area 14,947.27 Sq. Ft.
Floor Area Ratio 45%
Maximum Building Height 20 feet
Maximum Number of Buildings 1
Building Setbacks:
- 35 feet from Amidon (See plan for recorded document)
- 35 feet from 21st Street (See plan for recorded document)

Curb Cuts:
- 1 to 21st Street
- 1 to Amidon

Parking Ratio
- As per zoning ordinance

Proposed Land Use
- Service Station – Liquor Store – Convenience grocery store – Retail and personal service shops, but excluding fast food/carry out establishments.

PARCEL #3:

Net Land Area 27,918.58 Sq Ft. or 0.641 Acres
Maximum Building Coverage shall not exceed 30% of the Net Land Area or 8,375.57 Sq. Ft.
Maximum Gross Floor Area 12,563.36 Sq. Ft.
Floor Area Ratio 45%
Maximum Building Height 35 feet
Maximum Number of Buildings 2
Building Setbacks:
- 35 feet from Amidon (See plan for recorded document)

Parking Ratio
- As per zoning ordinance

Proposed Land Use
- All permitted uses as Parcel 1 in addition to restaurant/coffee shop with drive-thru.

GENERAL PROVISIONS:

1. Total Net Land Area 368,300.28 Sq. Ft. or 8.455 Acres
2. Maximum Building Coverage shall not exceed 30% of the total net land area.
3. Signs as permitted by zoning ordinance.
4. a 6 to 8 foot high fence consisting of removable metal panels so designed as to prevent the passage of light from vehicles and to prevent the blowing of debris shall be constructed along the north property line of Parcel #1. Said fence shall be reduced to 3 feet in height within twenty feet of Amidon and Coolidge and shall be so designed that the vertical supports shall be not less than 16 feet on center. The property owner shall be responsible for maintaining the fence in good repair and such obligation shall run with the land. Any relocation or construction of the fence necessitated by its location within a utility easement shall be without cost to the City or any utility company. Failure to maintain said fence shall constitute a violation of the C. U. P.
5. Curb Cuts:
   - Maximum number allowed to Amidon 3 points
   - Maximum number allowed to 21st Street 2 points
   - Maximum number allowed to Coolidge 2 points
6. A fire lane, hard surfaced and twenty (20) feet minimum in width, shall be provided around all main structures constructed within Parcels #1 and #2. Said fire lane shall have a 3 1/2 inch asphalt base with 1 1/2 inch asphalt surface. No parking shall be allowed in said fire lane, although it may be used for passenger and unloading. Prior to final approval of the parking plan, the Fire Chief, or his designated representative, shall approve the plan as to the location and design of the fire lane.
7. A lot grading plan of subject property shall be submitted to the Department of Engineering prior to the issuance of any building permits involving substantial redevelopment of the existing uses of Parcel 1.
8. All utilities installed after the date of approval of this plan by the Board of City Commissioners shall be installed underground.
9. Contingent Dedication:
   - 9.1. In the event that the contingent dedications located within Parcel #1 and #2 are needed by the City of Wichita for fill, paving, installation of utilities, or other similar street uses, the Additional street right-of-way as indicated on the plan shall become effective.
10. The transfer of title of all or any portion of the land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.

GARDNERS RIVERLAWN COMMUNITY UNIT PLAN DP-76

Prepared For: SC 21, LLC		*Description:* A PORTION OF LOT 1 AMIDON PLAZA ADDITON WICHITA, KANSAS
Prepared By: Garber Surveying Service, P.A. — GSS — HUTCHINSON 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)	BRANCH OFFICES: MCPHERSON Ph. 620-241-4441; SALINA Ph. 785-404-6302; MANHATTAN Ph. 785-320-4810; NEWTON Ph. 316-283-5053; WICHITA Ph. 316-260-9933	
Drawn By: EWS	Scale: 1"=40'	Date of Field Work: March 6, 2023
Checked By: DEG	Date: 05/22/2026	Sheet 1 of 1 Sheet(s)
Job No: G2023-174		

Copyright © 2026 Garber Surveying Service, P.A. Saved 5/22/2026 2:28:00 PM by ESCHOENECKER
Plot Date & Time Wednesday, May 27, 2026 11:14:41 AM Dwg Path U:\LDD_GSSFILES\2023\20230174 C3d\dwg\20230174 ALTA – REVISED CUP LAYOUT

Wichita-Sedgwick County Metropolitan Area Planning Department

May 27, 2026

Dillon Companies, Inc.
1014 Vine Street, Floor 7
Cincinnati, OH 45202

SC 21, LLC
Attn: Hamid Bakhtiari
8702 E. Overbrook
Wichita, KS 67206

Garber Surveying Service, P.A.
Attn: Dan Garber
2908 N. Plum St.
Hutchinson, KS 67502

RE: CUP2026-00016– Administrative Adjustment in the City to the Gardners Riverlawn Community Unit Plan CUP DP-76 to create Parcel 3, adjust boundaries of Parcels 1 and 2, and reflect vacated setbacks on property zoned LC Limited Commercial District; generally located at the northeast corner of North Amidon Avenue and West 21st Street North.

Legal Description: Lots 1, 2, & 3, Amidon Plaza Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We received and reviewed your request for an Administrative Adjustment to CUP DP-76 for the following modifications:

- Create Parcel 3 out of a portion of Parcel 1 based on a recent Lot Split;
- Adjust the boundaries of Parcels 1 and 2 to update CUP based on ownership parcels lines; and
- Revise CUP drawing to reflect modified building setback based on vacated setbacks.

The adjustments to create Parcel 3 and adjust boundaries of Parcels 1 and 2 indicate a net loss of 642 square feet across the entire CUP. This net loss is due to previous dedications of right-of-way along North Amidon Avenue after the original CUP was approved. The CUP was not updated after the right-of-way dedications occurred.

The following reflects the proposed modifications identified in red letters.

GENERAL PROVISIONS

Parcel 1

Net Land Area: ~~355,302 sq. ft. or 8.16 Acres~~ 307,165.53 sq. ft. or 7.052 Acres

Maximum Building Coverage shall not exceed 30% of the net land area or ~~106,590 sq. ft.~~ 91,149.66 sq. ft.
Maximum Gross Floor Area: ~~159,885 sq. ft.~~ 138,224.49 sq. ft.
Floor Area Ratio: 45%
Maximum Building Height: 35 feet
Maximum Number of Buildings: 2

Building Setbacks: ~~200~~ 35 feet from Amidon (see plan for recorded document)
~~75~~ 35 feet from 21st Street (see plan for recorded document)
~~145~~ 100 feet & 35 feet ~~(as shown on plan)~~ from Coolidge (see plan for recorded document)
66 feet from north property line

Curb Cuts: 2 to Amidon
1 to 21st Street
2 to Coolidge
The curb cut to 21st Street North and one curb cut to Amidon shall be designed and constructed to Major Approach Standards and shall be completed prior to the issuance of an occupancy permit for the proposed new use.

Parking Ratio: As per zoning ordinance
Proposed Land Use: Grocery – Department Store – Retail Auto Supply and Services (Muffler Shop), Retail and Personal Service Shops.

Parcel 2

Net Land Area: ~~13,641 sq. ft. or 0.61 Acres~~ 33,216.16 sq. ft. or 0.763 Acres
Maximum Building Coverage shall not exceed 30% of the net land area or ~~4,090 sq. ft.~~ 9,964.85 sq. ft.
Maximum Gross Floor Area: ~~6,138 sq. ft.~~ 14,947.27 sq. ft.
Floor Area Ratio: 45%
Maximum Building Height: 20 feet
Maximum Number of Buildings: One

Building Setbacks: 35 feet from Amidon
35 feet from 21st Street

Curb Cuts: 1 to Amidon
1 to 21st Street

Parking Ratio: As per zoning ordinance
Proposed Land Use: Service Station – Liquor Store – Convenience grocery store – Retail and personal service shops, but excluding fast food/ carry out establishments.

Parcel 3

Net Land Area: 27,918.58 sq. ft. or 0.641 Acres
Maximum Building Coverage shall not exceed 30% of the net land area or 8,375.57 sq. ft.
Maximum Gross Floor Area: 12,563.36 sq. ft.
Floor Area Ratio: 45%
Maximum Building Height: 35 feet
Maximum Number of Buildings: 2

Building Setbacks: 35 feet from Amidon

Parking Ratio: As per zoning ordinance
Proposed Land Use: All permitted uses as Parcel 1 in addition to restaurant/coffee shop with drive-thru.

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
Metropolitan Area Planning Department

J.R. COX JR.

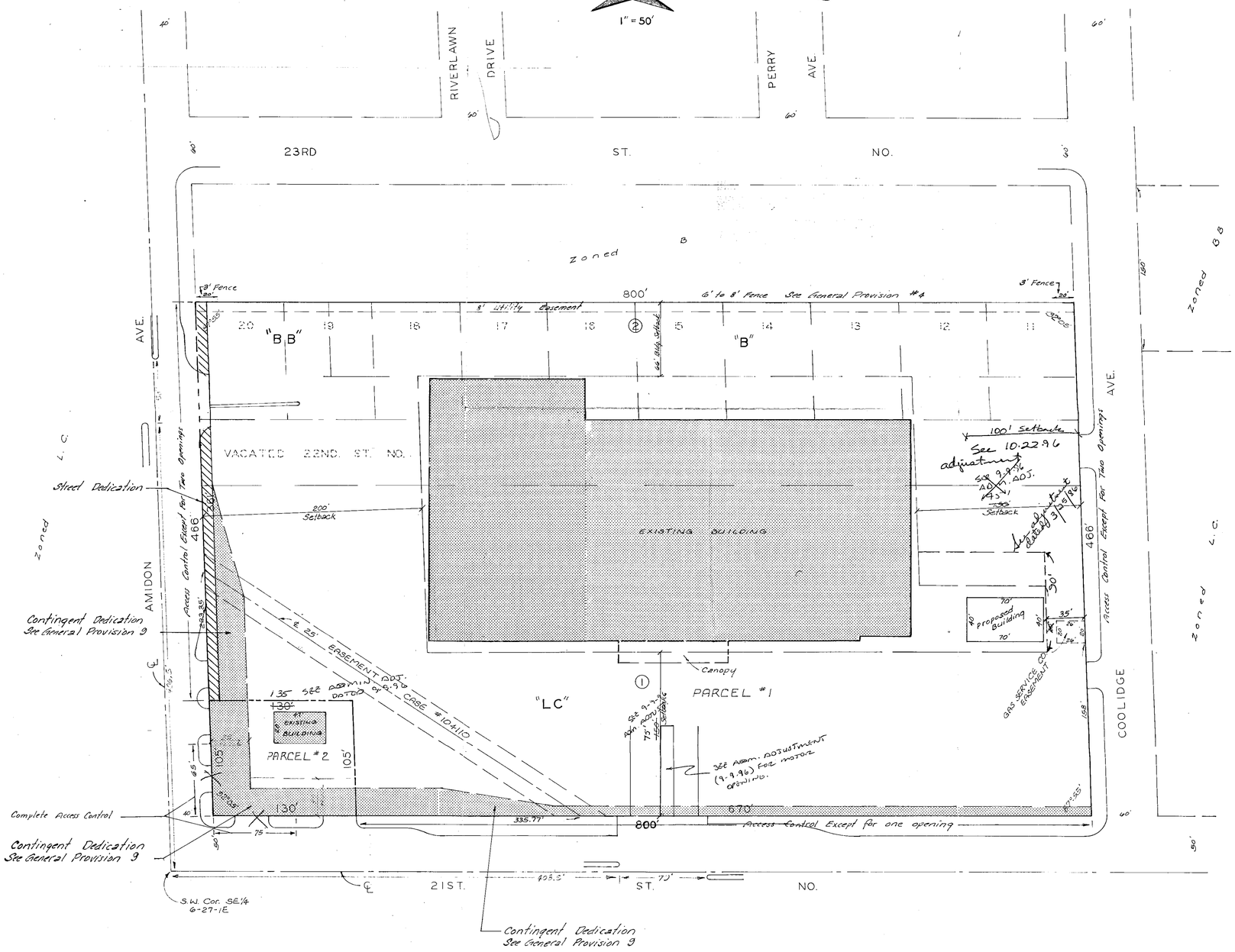
John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Maggie Ballard, CM District VI
Ana Lopez, CSR District VI

COMMUNITY UNIT PLAN FOR GARDNERS RIVERLAWN

DP-76

APPROVED CUP
MAPC 12-3-81
BCC 1-5-82



GENERAL PROVISIONS

1. Total Net Land Area 368,943 Sq. Ft. or 8.47 Acres

2. Maximum Building Coverage shall not exceed 30% of the total net land area.

3. Signs as permitted by zoning ordinance.

4. A 6 to 8 foot high fence consisting of removable metal panels so designed as to prevent the passage of light from vehicles and to prevent the blowing of debris shall be constructed along the north property line of Parcel #1. Said fence shall be reduced to 3 feet in height within twenty feet of Amidon and Coolidge and shall be so designed that the vertical supports shall be not less than 16 feet on center. The property owner shall be responsible for maintaining the fence in good repair and such obligation shall run with the land. Any relocation or construction of the fence necessitated by its location within a utility easement shall be without cost to the City or any utility company. Failure to maintain said fence shall constitute a violation of the C. U. P.

5. Curb Cuts
   Maximum number allowed to Amidon — 3 points
   Maximum number allowed to 21st Street — 2 points
   Maximum number allowed to Coolidge — 2 points

6. A fire lane, hard surfaced and twenty (20) feet minimum in width, shall be provided around all main structures constructed within Parcels #1 and #2. Said fire lane shall have a 3½ inch asphalt base with 1½ inch asphalt surface. No parking shall be allowed in said fire lane, although 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 the location and design of the fire lane.

7. A lot grading plan of subject property shall be submitted to the Department of Engineering prior to the issuance of any building permits involving substantial redevelopment of the existing uses on Parcel 1.

8. All utilities installed after the date of approval of this plan by the Board of City Commissioners shall be installed underground.

9. Contingent Dedication — In the event that the contingent dedications located within Parcel #1 and #2 are needed by the City of Wichita for fill, paving, installation of utilities, or other similar street uses, the additional street right-of-way as indicated on the plan shall become effective.

10. The transfer of title of all or any portion of the land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.

PARCEL #1

SEE ADM. ADJ. (9-9-96) CONCERNING PARCELS 3 BLDG. COVERAGES ABOVE CHANGED. SEE memo DATED 9/13/82

Net Land Area 355,302 Sq. Ft. or 8.16 Acres

Maximum Building Coverage shall not exceed 30% of the Net Land Area or 106,590 Sq. Ft.

Maximum Gross Floor Area 159,885 Sq. Ft.

Floor Area Ratio 45%

Maximum Building Height — 35 Feet

Maximum Number of Buildings — 2 SEE 9.9.96 ADM. ADJ.

Building Setbacks
200 feet from Amidon
75 ~~150~~ feet from 21st Street
145 ~~150~~ feet & 35 feet (as shown on plan) from Coolidge SEE ADMIN. ADJUST. 9.9.96
66 feet from north property line

Curb Cuts
2 to Amidon
1 to 21st Street
2 to Coolidge
The curb cut to 21st Street North and one curb cut to Amidon SEE ADMIN. ADJ. DATED 9.9.96 shall be designated and constructed to Major Approach Standards and shall be completed prior to the issuance of an occupancy permit for the proposed new use.

Parking Ratio — As per zoning ordinance

Proposed Land Use — Grocery - Department Store - Retail Auto Supply and Services (Muffler Shop) Retail and personal service shops.

PARCEL #2

Net Land Area 13,641 Sq. Ft. or 0.31 Acre SEE MEMO DATED 9/13/82

Maximum Building Coverage shall not exceed 30% of the Net Land Area or 4090 Sq. Ft.

Maximum Gross Floor Area 6138 Sq. Ft.

Floor Area Ratio 45%

Maximum Building Heights — 20 feet

Maximum Number of Buildings — One

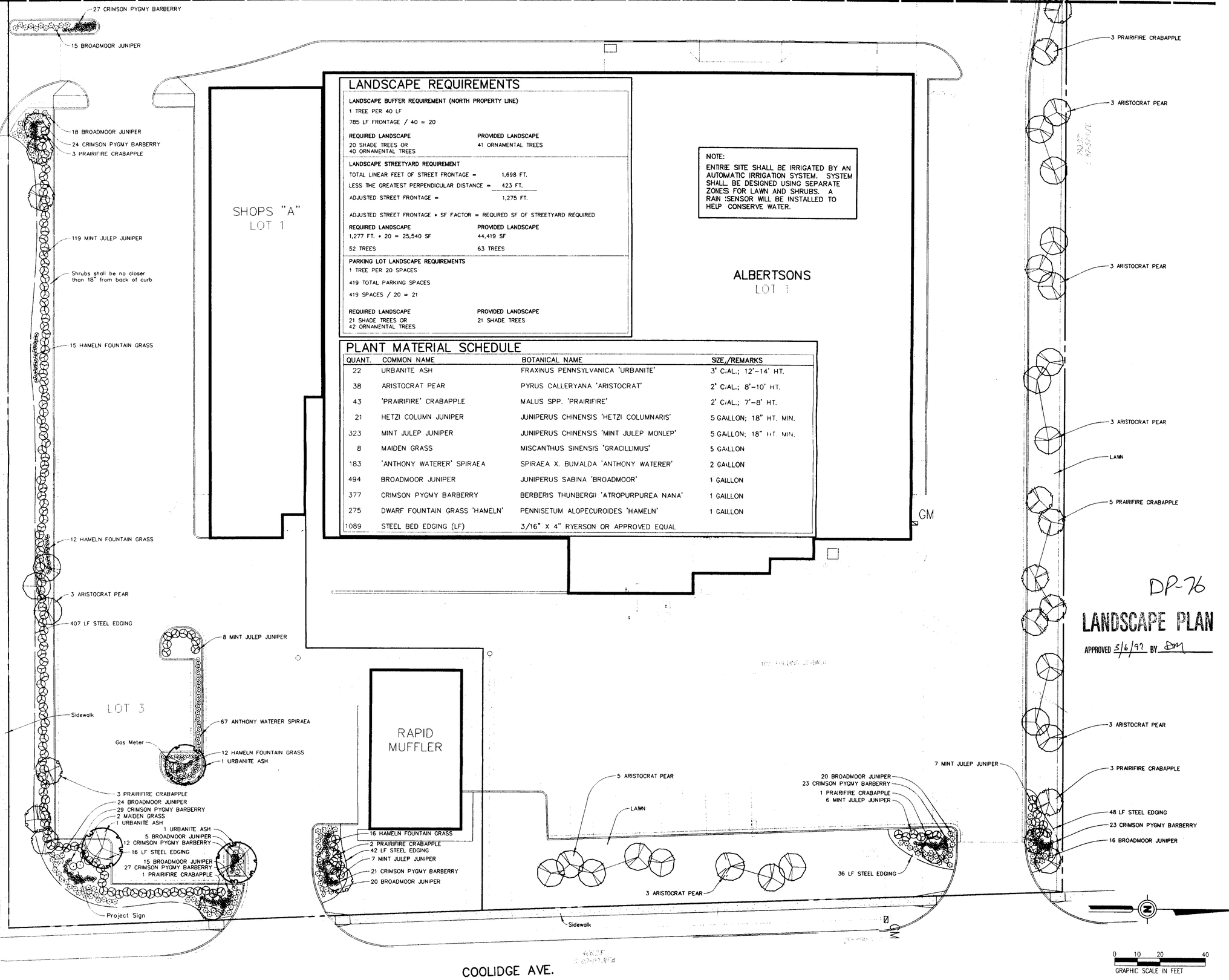
Building Setbacks — See adjustment dated 5/10/82
35 feet from Amidon
35 feet from 21st Street

Curb Cuts
1 to Amidon
1 to 21st Street

Parking Ratio — As per zoning ordinance

Proposed Land Use — Service Station - Liquor Store - Convenience grocery store - Retail and perscnal service shops, but excluding fast food/ carry out establishments.

Revised 11-6-81
Revised 1-17-80
Revised 3-25-80
Revised 3-3-80
Baughman Co. 2-28-76



LANDSCAPE REQUIREMENTS

LANDSCAPE BUFFER REQUIREMENT (NORTH PROPERTY LINE)

1 TREE PER 40 LF

785 LF FRONTAGE / 40 = 20

REQUIRED LANDSCAPE	PROVIDED LANDSCAPE
20 SHADE TREES OR 40 ORNAMENTAL TREES	41 ORNAMENTAL TREES

LANDSCAPE STREETYARD REQUIREMENT

TOTAL LINEAR FEET OF STREET FRONTAGE = 1,698 FT.

LESS THE GREATEST PERPENDICULAR DISTANCE = 423 FT.

ADJUSTED STREET FRONTAGE = 1,275 FT.

ADJUSTED STREET FRONTAGE * SF FACTOR = REQURED SF OF STREETYARD REQUIRED

REQUIRED LANDSCAPE	PROVIDED LANDSCAPE
1,277 FT. * 20 = 25,540 SF	44,419 SF
52 TREES	63 TREES

PARKING LOT LANDSCAPE REQUIREMENTS

1 TREE PER 20 SPACES

419 TOTAL PARKING SPACES

419 SPACES / 20 = 21

REQUIRED LANDSCAPE	PROVIDED LANDSCAPE
21 SHADE TREES OR 42 ORNAMENTAL TREES	21 SHADE TREES

NOTE:
ENTIRE SITE SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. SYSTEM SHALL BE DESIGNED USING SEPARATE ZONES FOR LAWN AND SHRUBS. A RAIN SENSOR WILL BE INSTALLED TO HELP CONSERVE WATER.

PLANT MATERIAL SCHEDULE

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE,/REMARKS
22	URBANITE ASH	FRAXINUS PENNSYLVANICA 'URBANITE'	3" CAL.; 12'-14' HT.
38	ARISTOCRAT PEAR	PYRUS CALLERYANA 'ARISTOCRAT'	2" CAL.; 8'-10' HT.
43	'PRAIRIFIRE' CRABAPPLE	MALUS SPP. 'PRAIRIFIRE'	2" CAL.; 7'-8' HT.
21	HETZI COLUMN JUNIPER	JUNIPERUS CHINENSIS 'HETZI COLUMNARIS'	5 GAILLON; 18" HT. MIN.
323	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MINT JULEP MONLEP'	5 GAILLON; 18" HT. MIN.
8	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	5 GAILLON
183	'ANTHONY WATERER' SPIRAEA	SPIRAEA X. BUMALDA 'ANTHONY WATERER'	2 GAILLON
494	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	1 GAILLON
377	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	1 GAILLON
275	DWARF FOUNTAIN GRASS 'HAMELN'	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAILLON
1089	STEEL BED EDGING (LF)	3/16" X 4" RYERSON OR APPROVED EQUAL	

DP-76

LANDSCAPE PLAN

APPROVED 5/6/97 BY DM

BED PREPARATION

ALL SHRUB AND GROUNDCOVER AREAS SHALL RECEIVE TWENTY-ONE (21) CUBIC FEET OF PINE BARK MULCH, NINE (9) CUBIC FEET OF AGED, STERILIZED COW MANURE, AND EIGHT (8) CUBIC FEET OF COARSE SAND PER 100 SQUARE FEET OF BED AREA. ROTO-TILL AMENDMENTS INTO SOIL TO A DEPTH OF EIGHT (8) INCHES.

MIX SIERRA 17-6-12 PLUS MINORS INTO THE TOP TWO (2) INCHES OF SOIL IN THE PLANTING BEDS AT A RATE OF FIVE (5) POUNDS PER 100 SQUARE FEET.

EACH TREE SHALL RECEIVE THREE (3) CUBIC FEET OF PINE BARK MULCH AND ONE (1) CUBIC FOOT OF AGED, STERILIZED COW MANURE. MIX WITH THE TOPSOIL AND USE AS A BACKFILL. APPLY FOUR (4) AGRIFORM TABLETS (20-10-5 PLUS MINORS, 21 GRAM) TO EACH TREE SMALLER THAN TWO INCHES IN CALIPER. APPLY SIX (6) AGRIFORM TABLETS (20-10-5 PLUS MINORS, 21 GRAM) TO EACH TREE HAVING A TRUNK TWO INCHES IN CALIPER OR LARGER. EACH PINE TREE SHALL RECEIVE FOUR (4) TABLETS PER TREE. EQUALLY SPACE TABLETS SIX (6) INCHES OUTSIDE THE BURLAP AND FOUR (4) INCHES BELOW FINISH GRADE.

MULCH

MULCH ALL PLANTING BEDS AND TREE WELLS WITH SHREDDED CYPRESS MULCH TO A DEPTH OF TWO INCHES.

LAWN

ALL AREAS INDICATED ON DRAWINGS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH SOLID SLAB HYBRID FESCUE SOD. WATER AND ROLL IN ACCORDANCE WITH STANDARD NURSERY PRACTICE.

SPRING: APPLY ULTIMATE GREEN 20-5-10 BY ZIPP INDUSTRIES AT A RATE OF FIVE (5) POUNDS PER 1,000 SQUARE FEET TO ALL LAWN AREAS.

FALL: APPLY 10-20-10 GRANULAR FERTILIZER AT A RATE OF FIVE (5) POUNDS PER 1,000 SQUARE FEET TO ALL LAWN AREAS.

GENERAL NOTES

CALL 1-800-344-7233 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITES.
CONTACT PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO UTILITES (BOTH OVERHEAD AND BURIED) WHICH MAY BE ON THE PROJECT SITE DURING LANDSCAPE INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITES AND THE OWNER IN LOCATING THE UTILITES PRIOR TO PERFORMING TRENCHING OPERATIONS IN ANY AREA.

PLANT TREES THREE (3) INCHES ABOVE FINISHED GRADE.

CUT TWINE FROM AROUND THE TRUNK AND PULL BACK THE BURLAP FROM THE TOP 1/3 OF THE ROOT BALL.

ALL TREES PLANTED IN THE PARKING ISLANDS SHALL HAVE A ROCK SUMP 30" IN DEPTH AND 8" IN DIAMETER. ROCK SHALL BE 3/4" - 1 1/2" IN SIZE AND WASHED. TOP OF SUMP SHALL BE COVERED WITH FILTER FABRIC.

PLANT SHRUBS TWO (2) INCHES ABOVE FINISHED GRADE.

CROWN ISLANDS 6" ABOVE TOP OF CURB OR AS DIRECTED ON THE DRAWINGS.

ALL PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE OUT OF THE PLANTING BEDS.

PLANT SPACING

HETZI COLUMN JUNIPER	42" O.C.
MINT JULEP JUNIPER	42" O.C.
MAIDEN GRASS	36" O.C.
BROADMOOR JUNIPER	30" O.C.
'ANTHONY WATERER' SPIRAEA	21" O.C.
DWARF FOUNTAIN GRASS 'HAMELN'	18" O.C.
CRIMSON PYGMY BARBERRY	15" O.C.

NO.	DATE	DESCRIPTION
	2/14/97	ISSUED FOR REVIEW

REVISIONS

ALBERTSONS
AMIDON & 21ST STREET NORTH
WICHITA, KANSAS

ALBERTSONS
250 PARK CENTER BLVD.; BOX 20
BOISE, IDAHO 83726

LANDSCAPE PLAN

Albertsons

ALABACK DESIGN ASSOCIATES, INC
LANDSCAPE ARCHITECTS
2642 EAST 21ST ST.
SUITE 225
TULSA, OK 74114
918-742-1403
FAX 918-742-1479

JOB NUMBER 27000033	PROTOTYPE
DESIGNED BY: DTA / AJR	STORE NUMBER
DRAWN BY: AJR	
APPROVED BY: DTA	
DATE: 2/14/97	
SHEET NUMBER	LS101 OF 2

AMIDON

21ST STREET NORTH

LIQUIOR STORE LOT 2

560.90' N 00-E

Lawn
Sidewalk
5 ARISTOCRAT PEAR
Site Triangle
202 LF STEEL EDGING
12 HAMELN FOUNTAIN GRASS
7 HAMELN FOUNTAIN GRASS
62 MINT JULEP JUNIPER
Shrubs shall be no closer than 18" from back of curb
Site Light (typ)
3 PRAIRIFIRE CRABAPPLE
30 CRIMSON PYGMY BARBERRY
28 BROADMOOR JUNIPER
20 BROADMOOR JUNIPER
2 URBANITE ASH
10 HAMELN FOUNTAIN GRASS
7 BROADMOOR JUNIPER
17 HETZI COLUMN JUNIPER
5 HAMELN FOUNTAIN GRASS
6 BROADMOOR JUNIPER
27 HAMELN FOUNTAIN GRASS
2 URBANITE ASH
23 BROADMOOR JUNIPER
16 HAMELN FOUNTAIN GRASS
2 URBANITE ASH
7 HAMELN FOUNTAIN GRASS
2 URBANITE ASH
17 BROADMOOR JUNIPER
10 HAMELN FOUNTAIN GRASS
5 HAMELN FOUNTAIN GRASS
5 BROADMOOR JUNIPER
Site Triangle
32 CRIMSON PYGMY BARBERRY
24 BIROADMOOR JUNIPER
2 PRAIRIFIRE CRABAPPLE
11 BROADMOOR JUNIPER
29 BROADMOOR JUNIPER
18 HAMELN FOUNTAIN GRASS
13 MINT JULEP JUNIPER
9 HAMELN FOUNTAIN GRASS
3 URBANITE ASH
Lawn
Sidewalk
33 CRIMSON PYGMY BARBERRY
9 HAMELN FOUNTAIN GRASS
Project Sign
2 MAIDEN GRASS
24 BROADMOOR JUNIPER
1 PRAIRIFIRE CRABAPPLE
Shrubs shall be no closer than 18" from back of curb
135 LF STEEL EDGING
9 HAMELN FOUNTAIN GRASS
32 MINT JULEP JUNIPER
5 PRAIRIFIRE CRABAPPLE
4 ARISTOCRAT PEAR
Lawn
3 PRAIRIFIRE CRABAPPLE
3 ARISTOCRAT PEAR
3 PRAIRIFIRE CRABAPPLE
7 MINT JULEP JUNIPER
7 HAMELN FOUNTAIN GRASS
5 HAMELN FOUNTAIN GRASS
5 MINT JULEP JUNIPER
11 HAMELN FOUNTAIN GRASS
32 ANTHONY WATERER SPIRAEA
4 HETZI COLUMN JUNIPER
12 BROADMOOR JUNIPER
15 CRIMSON PYGMY BARBERRY
10 CRIMSON PYGMY BARBERRY
7 BROADMOOR JUNIPER
Site Light (typ)
36 CRIMSON PYGMY BARBERRY
26 BROADMOOR JUNIPER
2 MAIDEN GRASS
Project Sign
15 BROADMOOR JUNIPER
2 URBANITE ASH
12 HAMELN FOUNTAIN GRASS
3 HAMELN FOUNTAIN GRASS
3 PRAIRIFIRE CRABAPPLE
Shurbs shall be no closer than 18" from back of curb
57 MINT JULEP JUNIPER
13 HAMELN FOUNTAIN GRASS
203 LF STEEL EDGING
Sidewalk
3 ARISTOCRAT PEAR
39 BROADMOOR JUNIPER
35 CRIMSON PYGMY BARBERRY
2 MAIDEN GRASS
2 PRAIRIFIRE CRABAPPLE
Project Sign
Site Triangle
8 ANTHONY WATERER SPIRAEA
3 ANTHONY WATERER SPIRAEA
4 BROADMOOR JUNIPER
6 BROADMOOR JUNIPER
1 URBANITE ASH
1 URBANITE ASH
11 ANTHONY WATERER SPIRAEA
5 HAMELN FOUNTAIN GRASS
Site Light (typ)
6 ANTHONY WATERER SPIRAEA
14 BROADMOOR JUNIPER
11 ANTHONY WATERER SPIRAEA
5 HAMELN FOUNTAIN GRASS
6 ANTHONY WATERER SPIRAEA
14 BROADMOOR JUNIPER
1 URBANITE ASH
5 HAMELN FOUNTAIN GRASS
10 ANTHONY WATERER SPIRAEA
1 URBANITE ASH
Site Lightt (typ)
6 ANTHONY WATEIRER SPIRAEA
14 BROADMOOR JUNIPER
7 ANTHONY WATERER SPIRAEA
3 HAMELN FOUNTAIN GRASS
10 ANTHONY WATERER SPIRAEA
3 HAMELN FOUNTAIN GRASS
1 URBANITE ASH
6 ANTHONY WATERER SPIRAEA
14 BROADMOOR JUNIPER
4 HAMELN FOUNTAIN GRASS
1 URBANITE ASH
Fire Hydrant
MULCH

LEGAL DESCRIPTION

Block 1, vacated 22nd Street between Amidon Avenue and Coolidge Avenue, and Lots 11 through 20, inclusive, in Block 2, all in Gardners Riverlawn Addition to the City of Wichita, Sedgwick County, Kansas; EXCEPT beginning at the Southwest corner of Block 1, Gardner's Riverlawn Addition; thence east along the South line of said Block 1 a distance of 17 feet; thence northwesterly along a curve to the right having a radius of 17.63 feet to a point on the West line of said Block 1; thence south along said West line a distance of 17 feet to the point of beginning; AND EXCEPT the west 10 feet of the north 195 feet of Block 1; the west 10 feet of the vacated 22nd Street adjacent to Block 1 on the North, and the west 10 feet of Lot 20, Block 2.

Lots 1, 2, 3
Amidon Plaza Addition
Wichita, Sedgwick County, Kansas

LANDSCAPE PLAN

APPROVED 3/6/97 BY DM

NOTE:

REFER TO SHEET LS-1 FOR LANDSCAPE PLANT MATERIALS SCHEDULE.

MATCHLINE LS1

0 10 20 40
GRAPHIC SCALE IN FEET

BED PREPARATION

ALL SHRUB AND GROUNDCOVER AREAS SHALL RECEIVE TWENTY-ONE (21) CUBIC FEET OF PINE BARK MULCH, NINE (9) CUBIC FEET OF AGED, STERILIZED COW MANURE, AND EIGHT (8) CUBIC FEET OF COARSE SAND PER 100 SQUARE FEET OF BED AREA. ROTO-TILL AMENDMENTS INTO SOIL TO A DEPTH OF EIGHT (8) INCHES.

MIX SIERRA 17-6-12 PLUS MINORS INTO THE TOP TWO (2) INCHES OF SOIL IN THE PLANTING BEDS AT A RATE OF FIVE (5) POUNDS PER 100 SQUARE FEET.

EACH TREE SHALL RECEIVE THREE (3) CUBIC FEET OF PINE BARK MULCH AND ONE (1) CUBIC FOOT OF AGED, STERILIZED COW MANURE. MIX WITH THE TOPSOIL AND USE AS A BACKFILL. APPLY FOUR (4) AGRIFORM TABLETS (20-10-5 PLUS MINORS, 21 GRAM) TO EACH TREE SMALLER THAN TWO INCHES IN CALIPER. APPLY SIX (6) AGRIFORM TABLETS (20-10-5 PLUS MINORS, 21 GRAM) TO EACH TREE HAVING A TRUNK TWO INCHES IN CALIPER OR LARGER. EACH PINE TREE SHALL RECEIVE FOUR (4) TABLETS PER TREE. EQUALLY SPACE TABLETS SIX (6) INCHES OUTSIDE THE BURLAP AND FOUR (4) INCHES BELOW FINISH GRADE.

MULCH

MULCH ALL PLANTING BEDS AND TREE WELLS WITH SHREDDED CYPRESS MULCH TO A DEPTH OF TWO INCHES.

LAWN

ALL AREAS INDICATED ON DRAWINGS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH SOLID SLAB HYBRID FESCUE SOD. WATER AND ROLL IN ACCORDANCE WITH STANDARD NURSERY PRACTICE.

SPRING: APPLY ULTIMATE GREEN 20-5-10 BY ZIPP INDUSTRIES AT A RATE OF FIVE (5) POUNDS PER 1,000 SQUARE FEET TO ALL LAWN AREAS.

FALL: APPLY 10-20-10 GRANULAR FERTILIZER AT A RATE OF FIVE (5) POUNDS PER 1,000 SQUARE FEET TO ALL LAWN AREAS.

GENERAL NOTES

CALL 1-800-344-7233 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITES. CONTACT PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO UTILITES (BOTH OVERHEAD AND BURIED) WHICH MAY BE ON THE PROJECT SITE DURING LANDSCAPE INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITES AND THE OWNER IN LOCATING THE UTILITES PRIOR TO PERFORMING TRENCHING OPERATIONS IN ANY AREA.

PLANT TREES THREE (3) INCHES ABOVE FINISHED GRADE.

CUT TWINE FROM AROUND THE TRUNK AND PULL BACK THE BURLAP FROM THE TOP 1/3 OF THE ROOT BALL.

ALL TREES PLANTED IN THE PARKING ISLANDS SHALL HAVE A ROCK SUMP 30" IN DEPTH AND 8" IN DIAMETER. ROCK SHALL BE 3/4" - 1 1/2" IN SIZE AND WASHED. TOP OF SUMP SHALL BE COVERED WITH FILTER FABRIC.

PLANT SHRUBS TWO (2) INCHES ABOVE FINISHED GRADE.

CROWN ISLANDS 6" ABOVE TOP OF CURB OR AS DIRECTED ON THE DRAWINGS.

ALL PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE OUT OF THE PLANTING BEDS.

PLANT SPACING

HETZI COLUMN JUNIPER	42" O.C.
MINT JULEP JUNIPER	42" O.C.
MAIDEN GRASS	36" O.C.
BROADMOOR JUNIPER	30" O.C.
'ANTHONY WATERER' SPIRAEA	21" O.C.
DWARF FOUNTAIN GRASS 'HAMELN'	18" O.C.
CRIMSON PYGMY BARBERRY	15" O.C.

NO.	DATE	DESCRIPTION
	2/14/97	ISSUED FOR REVIEW

REVISIONS

ALBERTSONS
AMIDON & 21ST STREET NORTH
WICHITA, KANSAS

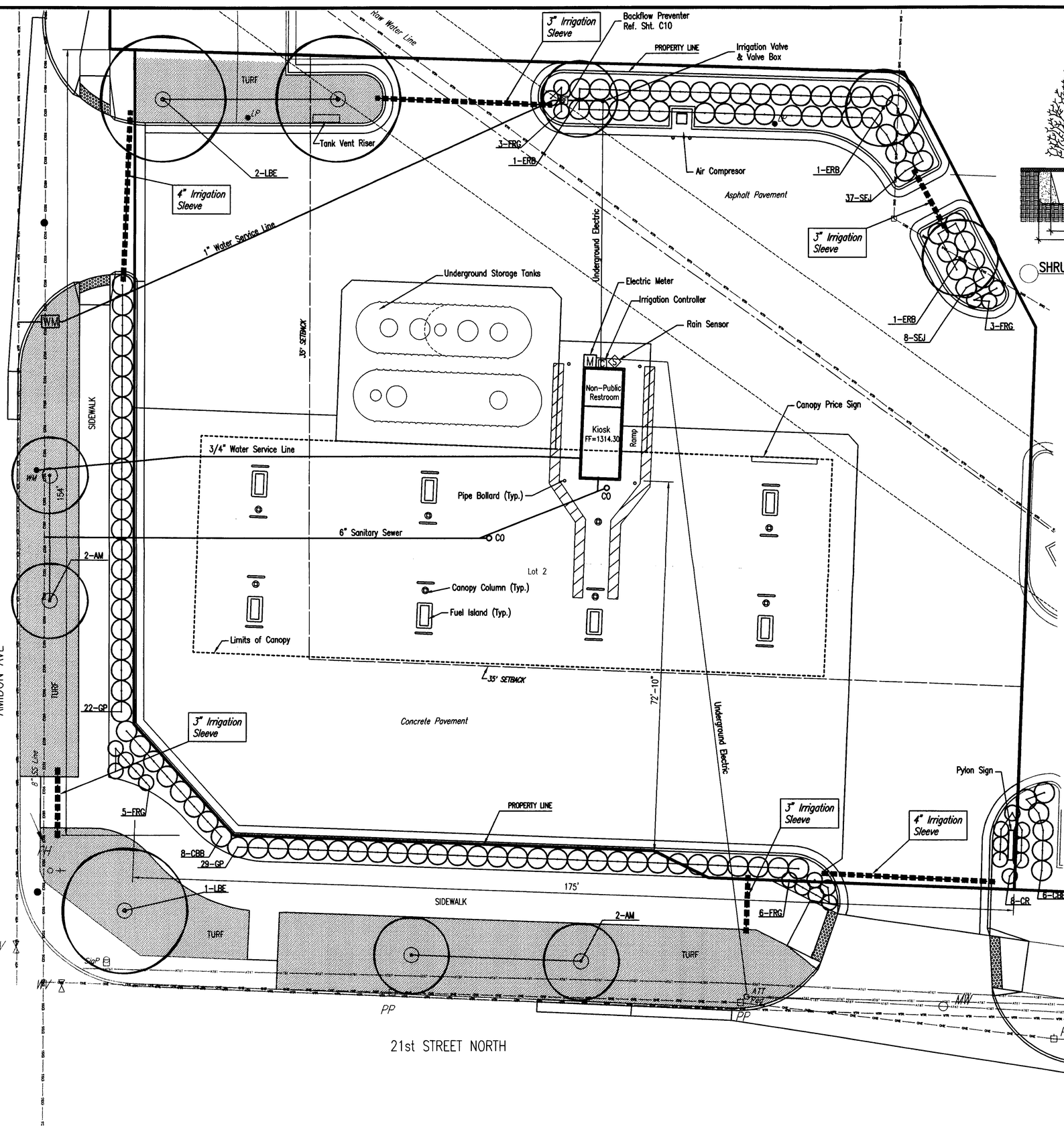
ALBERTSONS
250 PARK CENTER BLVD.; BOX 20
BOISE, IDAHO 83726

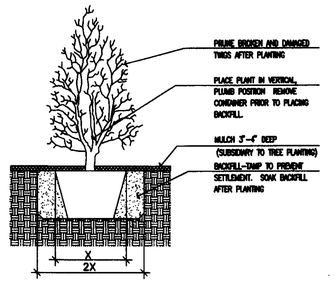
LANDSCAPE PLAN

ALBACK DESIGN ASSOCIATES, INC
LANDSCAPE ARCHITECTS
2642 EAST 21ST ST
SUITE 225
TULSA, OK 74114
918-742-1463
FAX 918-742-1479

JOB NUMBER 27000033	PROTOTYPE
DESIGNED BY: DTA / AJR	STORE NUMBER
DRAWN BY: AJR	
APPROVED BY: DTA	
DATE: 2/14/97	

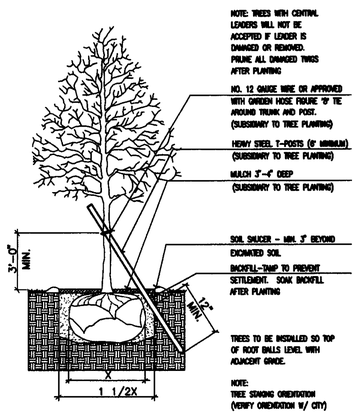
SHEET NUMBER LS102 OF 2





SHRUB PLANTING DETAIL

NO SCALE



TREE PLANTING & STAKING DETAIL

1 3/4" CALIPER AND SMALLER — NO SCALE

DP-76

MAPD apv 2/4/13

PLANTING REQUIREMENTS:

STREET FRONTAGE TOTAL: 329 FT.
GREATEST STREET WALL PERPENDICULAR: 72 FT.
STREETYARD CALCULATIONS: 329-72 = 256x8 = 2056 SQ. FT.
REQUIRED TREES: 5
PROPOSED TREES: 6.5

LEGAL DESCRIPTION:

LOT 2, AMIDON PLAZA ADDITION
WICHITA, SEDGWICK CO., KANSAS

ZONING:

L.C. - LIMITED COMMERCIAL

LANDSCAPE PLAN

APPROVED 7/30/13 BY

PLANT MATERIALS LIST

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
SHRUBS / PERENNIALS					
CR	8	Carpet Rose	Rosa x 'noatraum'	2 Gal.	Container
CBB	14	Compact Burning Bush	Euonymus alatus 'compacta'	2 Gal.	Container
FRG	17	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foester'	2 Gal.	Container
GP	51	Gnome Pyracantha	Pyracantha angustifolia 'Gnome'	2 Gal.	Container
SEJ	45	Sea Green Juniper	Juniperus chinensis 'Sea Green'	2 Gal.	Container
LBE	3	Lacebark Elm	Ulmus parvifolia	2" Cal.	B & B
AM	4	Amur Maple	Acer tataricum var. ginnala	2" Cal.	B & B
ERB	3	Eastern Redbud	Cercis canadensis	2" Cal.	B & B

LANDSCAPE MATERIALS

SOD AREA = 3,807.7698 SF (KANSAS PREMIUM BLEND FESCUE SOD) (TO BE IRRIGATED WITH SPRAYS)

PLANTING BEDS ARE TO BE IRRIGATED WITH DRIP IRRIGATION, DRIP TUBING WITH 12" EMITTER SPACING BY RAINBIRD OR EQUAL.

SHREDDED CYPRESS MULCH = 215.7651 CU.YDS. (3" DEPTH FOR 3' DIA TREE RINGS AND ALL PLANTING BEDS)

LANDSCAPE NOTES

1. CONTRACTOR SHALL PROVIDE A MINIMUM FORTY EIGHT (48) HOURS ADVANCE NOTICE (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO BEGINNING ANY EXCAVATION, TO KANSAS ONE-CALL SYSTEM AT 811 TO REQUEST THE LOCATION OF ALL PUBLIC UTILITIES WITHIN THE PROJECT AREA.

2. CONTRACTOR SHALL SATISFY HIMSELF OF SURFACE AND SUBSURFACE CONDITIONS PRIOR TO BIDDING.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.

4. THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND IMPROVEMENTS CONSTRUCTED UNDER OTHER PROJECTS AND SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO IMPROVEMENTS IN PLACE. COSTS FOR COORDINATION AND REPAIRS TO IMPROVEMENTS IN PLACE, IF REQUIRED, SHALL BE BORNE BY THE CONTRACTOR.

5. ALL PLANT MATERIAL SHALL BE HIGH-QUALITY NURSERY GROWN STOCK WHICH MEETS THE "AMERICAN ASSOCIATION OF NURSERYMEN" STANDARDS AS SPECIFIED BY THE "AMERICAN NATIONAL STANDARDS INSTITUTE" IN ANSI Z80.1-1986 OR AS MAY BE AMENDED IN THE FUTURE.

6. MULCH ALL SHRUB BEDS WITH A MINIMUM OF 3" SHREDDED CYPRESS MULCH.

7. ALL TURF AREAS TO BE SODDED WITH KANSAS PREMIUM BLEND FESCUE SOD.

8. ALL TURF AREAS TO HAVE A MINIMUM OF 6" TOPSOIL, FREE FROM ROCKS & DEBRIS.

SCALE: 1" = 10'

0 10 20

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NOTE TO CONTRACTOR:
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING FEDERAL A.D.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR WIND LOADS. THE FAILURE OF THIS CONDITION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS.
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE OWNERS/ARCHITECTS OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.

PEC
303 SOUTH TOPEKA
WICHITA, KS 67202
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PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

The Kroger Co.
Supermarket
Petroleum Group

Denver, CO 80235
Phone: (303) 797-5901
Fax: (303) 715-5905

Dillons

REGISTERED LANDSCAPE ARCHITECT — KENT M. GLATTHAAR — STATE OF KANSAS

REVISIONS

No.	DESCRIPTION	DES. BY	DRAWN BY	DATE

Project #:	35-06742-089A-0645
Designed By:	RMH
Drawn By:	CAE
Checked By:	IDK
Date:	JULY 12, 2013
Scale:	1:10
Disk File:	
Model:	

Address: 1950 W. 21ST. STREET
DILLONS #89 WICHITA, KS

LANDSCAPE PLAN

Drawing No.:
C9

O:\2006\06742\089A\Site Plans\09_06742_089A- LANDSCAPE PLAN