

TWIN LAKES SHOPPING CENTER

COMMUNITY UNIT PLAN (D.P.-3)

(AMENDMENT 3)

This C.U.P. contains 22.05 acres, or 960,624.14 sq.ft.

C.U.P. GENERAL PROVISIONS

1. Sign control:

A. Maximum sign height adjacent to Amidon and 21st Street North shall not exceed 25 feet in height, except for one (1) shared tenant sign on each of Amidon and 21st Street that may be 30 feet in height. Any new or replacement ground signs shall be spaced at least 150 feet from adjoining signs along the Amidon/21st Street frontages, regardless of parcel ownership. The amount of ground signage shall not exceed 0.8 square feet of lineal frontage on 21st Street and Amidon. No ground signage is permitted on Woodrow. Other sign provisions per City of Wichita Sign Code.

B. No portable or off-site signs shall be permitted.

2. Access Control:

Parcel #1 - 21st St., one (1) existing opening
Parcel #2 - Amidon, one (1) existing opening
Parcel #3 - 21st St., one (1) existing opening
Parcel #4 - 21st St., one (1) existing opening
Parcel #5 - 21st St., two (2) existing openings
Parcel #6 - Woodrow Ave., one (1) existing opening
Parcel #7 - 21st St., one (1) proposed opening
Parcel #8 - Amidon, one (1) existing opening
Parcel #9 - Woodrow Ave., one (1) existing opening

4. Conditions previously waived by the planning commission on July 2, 1964 and again on January 21, 1965:

A. 35' setback adjacent to "AA" on south and "B" on the east.
B. Wall adjacent to the south and east.
C. 10' planting strip adjacent to Amidon.

5. Any open space, signs, logos, drainage facilities, drives or parking areas contained within the described parcels shall be privately owned and maintained. If multiple ownership occurs, an agreement providing for the maintenance of reserves, open space, internal drives, parking areas, drainage improvements, etc., shall be filed with the plat.

6. All parking and drives shall be hard surfaced with concrete or asphalt, and shall show consistent materials and design. Prior to the issuance of any building permits, the applicant shall submit a parking plan documenting compliance with the requirements of the Unified Zoning Code or provision of 1,388 spaces, whichever is less, to be reviewed by the Superintendent of Central Inspection. This plan shall document the square footage of individual uses or occupancy load, based upon the method of computation used by the Unified Zoning Code. The parking requirements shall not be reduced below the requirements of the Unified Zoning Code or 1,388 spaces, whichever is less.

7. Fire lanes:

A. Fire lanes shall be in accordance with the fire code of the city of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading.

B. During building permit review, the fire chief or his designated representatives shall review and approve the site plan regarding fire lane(s) and fire hydrant location, prior to construction.

8. The transfer of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon the present owners, their successors and assigns and their lessees unless amended. Any major changes in this development plan shall be submitted to the planning commission for its consideration.

9. The development of this property shall proceed in accordance with the development plan as recommended for approval by the planning commission and approved by the governing body, and any substantial deviation of the plan. As determined by the zoning administrator and the director of planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

10. Development or redevelopment of parcels 2-9 shall be subject to site plan review and approval by the Planning Director. No building permit shall be granted for these parcels without said approval.

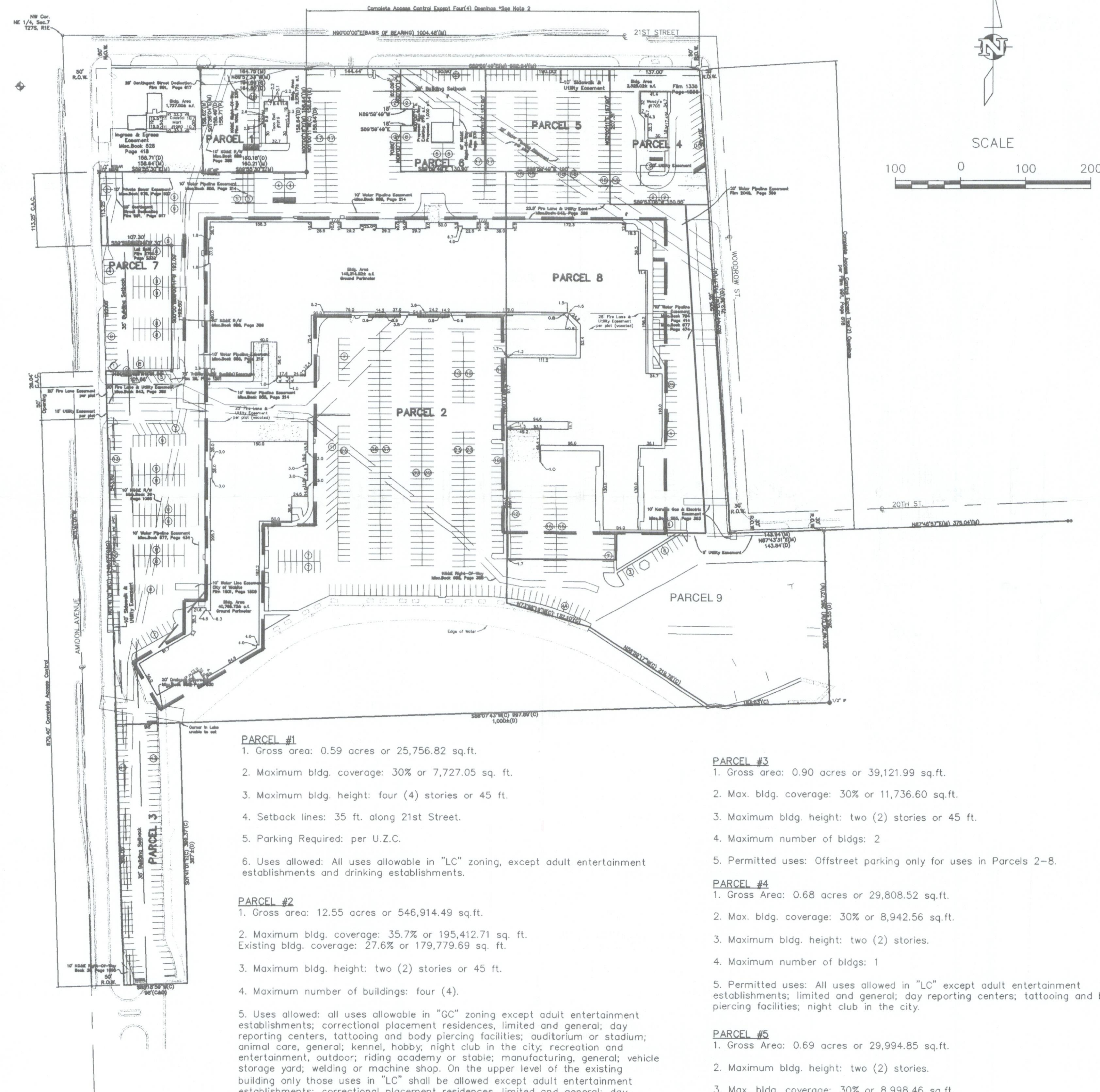
11. No outdoor display or outdoor work and storage areas shall replace required parking areas. All outdoor work and storage areas and outdoor display shall be developed in conformance with the "LC" outdoor display and work and storage area requirements of the UZC.

12. Trash receptacles, loading docks and loading areas, outdoor work and storage areas, and rooftop mechanical equipment on newly developed or redeveloped parcels shall be screened from view from Amidon Street, 21st Street North, Woodrow Street, 20th Street North and the residential areas surrounding the lake.

13. The right-turn lane on Amidon adjacent to Parcel 7 shall be extended to connect with the existing right-turn decel lane to the north, and a ten-foot sidewalk and utility easement shall be dedicated.

14. A landscaped streetyard on the east property line of Parcel 8, consisting of solid evergreen plant materials or masonry or concrete wall with landscaping per the Landscape Ordinance shall be provided along Woodrow except at points of sight clearance.

15. Drinking establishments shall be limited to 12,000 s.f. throughout the entire area covered by this C.U.P., and shall be no closer than 200 feet from the nearest residential property zoning.



PARCEL #1

1. Gross area: 0.59 acres or 25,756.82 sq. ft.

2. Maximum bldg. coverage: 30% or 7,727.05 sq. ft.

3. Maximum bldg. height: four (4) stories or 45 ft.

4. Setback lines: 35 ft. along 21st Street.

5. Parking Required: per U.Z.C.

6. Uses allowed: All uses allowable in "LC" zoning, except adult entertainment establishments and drinking establishments.

PARCEL #2

1. Gross area: 12.55 acres or 546,914.49 sq. ft.

2. Maximum bldg. coverage: 35.7% or 195,412.71 sq. ft.
Existing bldg. coverage: 27.6% or 179,779.69 sq. ft.

3. Maximum bldg. height: two (2) stories or 45 ft.

4. Maximum number of buildings: four (4).

5. Uses allowed: all uses allowable in "GC" zoning except adult entertainment establishments; correctional placement residences, limited and general; day reporting centers, tattooing and body piercing facilities; auditorium or stadium; animal care, general; kennel, hobby; night club in the city; recreation and entertainment, outdoor; riding academy or stable; manufacturing, general; vehicle storage yard; welding or machine shop. On the upper level of the existing building only those uses in "LC" shall be allowed except adult entertainment establishments; correctional placement residences, limited and general; day reporting centers; tattooing and body piercing facilities; night club in the city; (except that area of the upper level zoned "GC" prior to the approval of this CUP amendment and zone change shall be subject to the "GC" restrictions of the lower level). Wireless communication facility shall be allowed per CUP 2000-00040 (Amendment #2).

PARCEL #3

1. Gross area: 0.90 acres or 39,121.99 sq. ft.

2. Max. bldg. coverage: 30% or 11,736.60 sq. ft.

3. Maximum bldg. height: two (2) stories or 45 ft.

4. Maximum number of bldgs: 2

5. Permitted uses: Offstreet parking only for uses in Parcels 2-8.

PARCEL #4

1. Gross Area: 0.68 acres or 29,808.52 sq. ft.

2. Max. bldg. coverage: 30% or 8,942.56 sq. ft.

3. Maximum bldg. height: two (2) stories.

4. Maximum number of bldgs: 1

5. Permitted uses: All uses allowed in "LC" except adult entertainment establishments; limited and general; day reporting centers; tattooing and body piercing facilities; night club in the city.

PARCEL #5

1. Gross Area: 0.69 acres or 29,994.85 sq. ft.

2. Maximum bldg. height: two (2) stories.

3. Max. bldg. coverage: 30% or 8,998.46 sq. ft.

4. Max. number of bldgs: 1

5. Permitted uses: Same as Parcel 4

--- Limits of GC Zoning

PARCEL #6

1. Gross Area: 0.46 acres or 20,200.42 sq. ft.

2. Maximum bldg. height: two (2) stories.

3. Max. bldg. coverage: 30% or 6,060.13 sq. ft.

4. Max. number of bldgs: 1

5. Permitted uses: Same as Parcel 4

PARCEL #7

1. Gross Area: 0.45 acres or 19,588.47 sq. ft.

2. Maximum bldg. height: two (2) stories.

3. Max. bldg. coverage: 30% or 5,876.54 sq. ft.

4. Max. number of bldgs: 1

5. Permitted uses: Same as Parcel 4

PARCEL #8

1. Gross Area: 3.68 acres or 160,335 sq. ft.

2. Maximum bldg. height: two (2) stories.

3. Max. bldg. coverage: 74,000 sq. ft

4. Max. number of bldgs: 2

5. Permitted uses: Same as Parcel 2, except that Nightclub in the City will be allowed in the GC zoning district for restaurant at 21st St. and Amidon #204. Night club shall be accessory to the restaurant. Subject to 10' planting strip along 21st St. and Woodrow Ave., but providing a 5' planting strip containing plant material selected to serve as a sufficient planting strip buffer.

Note: The waiver for reducing the required 10' planting adjacent to Woodrow Ave. and 20th St. to 5' is approved provided the rear of any future store does not face Woodrow Ave.

PARCEL #9

1. Gross Area: 2.62 acres or 114,195 sq. ft.

2. Max. bldg. height: two (2) stories

3. Max. bldg. coverage: 30%

4. Max. number of bldgs: 2

5. Permitted uses: Same as Parcel 4

per Amendment
CUP 2021-00050
-amend uses on
Parcel #8

APPROVED CUP

DATE: 08-07-03 Rem

WCC 09-09-03 Rem

MAPD Copy 2 of 4

DP-3 AMENDMENT #3

Per Admin. Adjustments 12-07-04

APPROVED CUP

MAPD 08-07-03 DM

WCC 09-09-03 DM

MAPD Copy 1 of 2

LAST REVISED: 06-27-2018

FILE NAME: 02018-00050





Wichita-Sedgwick County Metropolitan Area Planning Department

October 22, 2021

U.S. Acquisitions Property XVI, LLC
8110 E. Union Avenue, Suite 700
Denver, CO 80237

Wichita Maid Service
DBA Andaluz Bar Taproom and Cuisine
1020 E. English, Suite A1
Wichita, KS 67211

RE: Case No. CUP2021-00050: City Community Unit Plan Twin Lakes DP-3 amendment #4 to allow restaurant/bar with entertainment (defined as Night Club in the City), Generally located on the east side of North Amidon Avenue and within one-quarter mile south of West 21st Street North (2106 North Amidon).

Dear Applicants:

At its regular meeting on **October 21, 2021**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request to amend CUP DP-3 (Amendment #4) as follows:

The applicant is requesting the following major amendments to CUP DP-3 indicated by bold font:

Parcel 8:

1. Gross Area: 3.68 acres or 160, 335 Sq. Ft.
2. Maximum Building Height: two (2) stories
3. Maximum Land Covered by Building: 74,000 Sq. Ft.
4. Maximum Number of Buildings: 2
5. Permitted Uses: Same as Parcel 2, **except that Nightclub in the City will be allowed in GC zoning district for the Andaluz restaurant use identified as 2106 N. Amidon Avenue, #20A., located in Lot 5, Block 1, Twin Lakes Addition. Nightclub in the City, shall be accessory to a restaurant use and subject to supplemental use regulations in Section III-D.6.w of the Unified Zoning Code.**
6. Waiver of 10 ft. planting strip along 20th Street and Woodrow Avenue, but providing a 5 ft. planting strip containing plant material selected to serve as a sufficient planting strip buffer.

NOTE: The waiver for reducing the required 10 ft. planting adjacent to Woodrow Avenue and 20th Street is approved provided the rear of any future store does not face Woodrow Avenue.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on November 4, 2021. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by November 4, 2021 at 5:00 p.m.

If there are no protests, the MAPC's approval is final. If there are protests, this application will be presented to the Wichita City Council on Tuesday, December 7, 2021, beginning at 9:00 a.m.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: MABCD
 Cindy Claycomb, Council Member District VI
 Ana Lopez, CSR District VI
 Jeff VanZandt, Assistant City Attorney

CONDITIONAL USE RESOLUTION NO. CUP2021-00050 DP-3 AMENDMENT #3

WHEREAS, US Acquisitions Property XVI, Owners; pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests an Amendment on LC Limited Commercial zoning to Twin Lakes Shopping Center CUP DP-3 Parcel 8 as follows:

Lot 5, Block 1, Twin Lakes Addition, Wichita, Sedgwick County, Kansas

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of October 21, 2021, consider said application; and

WHEREAS, the MAPC has authority to amend Community Unit Plan DP-3, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved on property described as:

Lot 5, Block 1, Twin Lakes Addition, Wichita, Sedgwick County, Kansas

DP-3 shall be amended as follows:

Parcel 8:

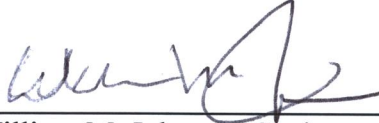
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2. Maximum Building Height: two (2) stories
3. Maximum Land Covered by Building: 74,000 Sq. Ft.
4. Maximum Number of Buildings: 2
5. Permitted Uses: Same as Parcel 2, **except that Nightclub in the City will be allowed in GC zoning district for the Andaluz restaurant use identified as 2106 N. Amidon Avenue, #20A., located in Lot 5, Block 1, Twin Lakes Addition. Nightclub in the City, shall be accessory to a restaurant use and subject to supplemental use regulations in Section III-D.6.w of the Unified Zoning Code.**
6. Waiver of 10 ft. planting strip along 20th Street and Woodrow Avenue, but providing a 5 ft. planting strip containing plant material selected to serve as a sufficient planting strip buffer.

NOTE: The waiver for reducing the required 10 ft. planting adjacent to Woodrow Avenue and 20th Street is approved provided the rear of any future store does not face Woodrow Avenue.

SECTION 2. That upon the taking effect of this Resolution, the notation of such Community Unit Plan Amendment shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

Adopted this 21st Day of October, 2021

METROPOLITAN AREA PLANNING COMMISSION



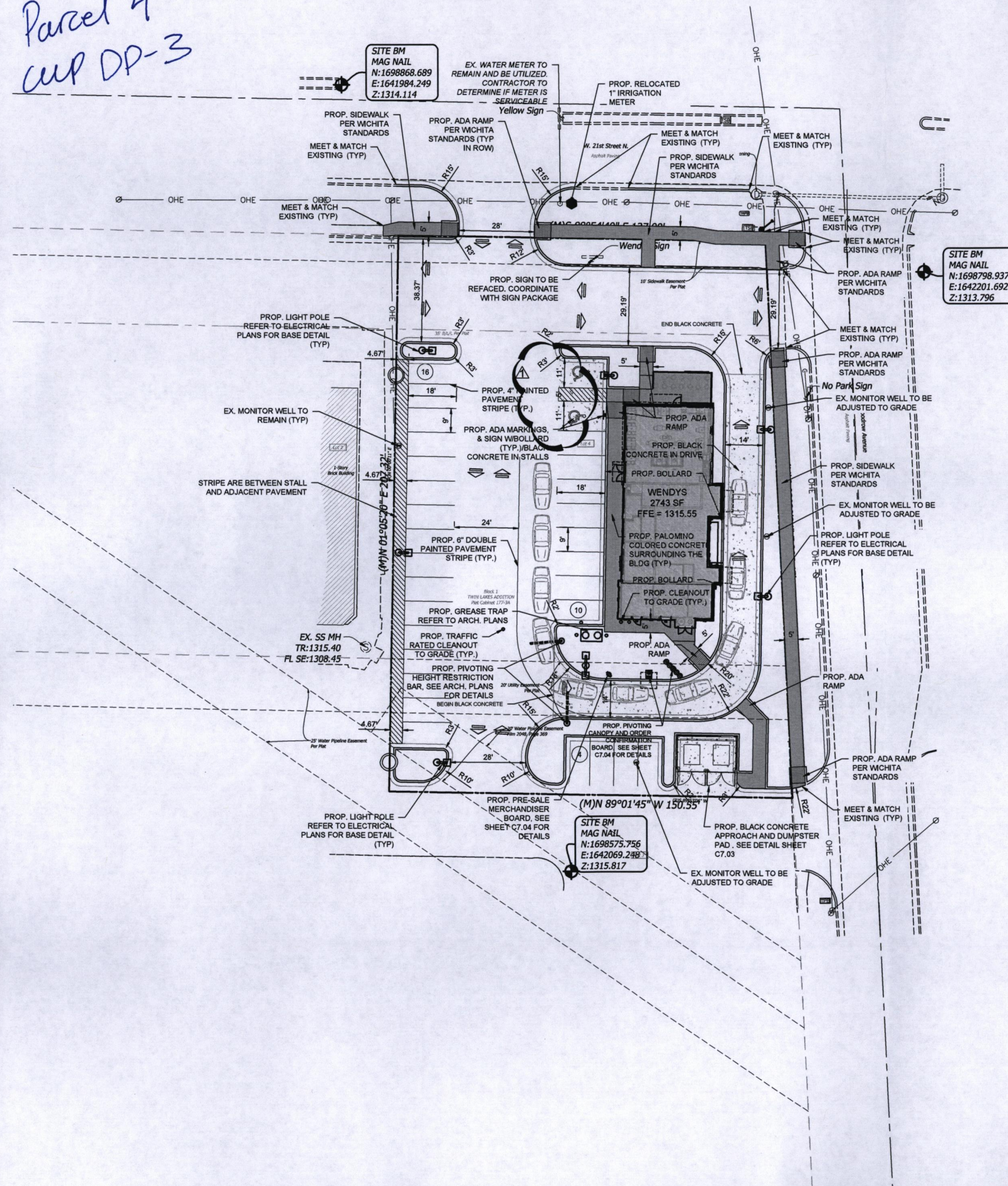
William M. Johnson, Chairman MAPC

ATTEST:



Scott Wadle, Secretary

Parcel 4
CUP DP-3



LEGEND

---	BOUNDARY LINE	⊙	EX. POWER POLE
---	RIGHT OF WAY LINE	⊙	PROP. POWER POLE
---	EASEMENT LINE	⊙	EX. TELEPHONE PED.
---	EXISTING CONCRETE CURB AND GUTTER	⊙	EX. TELEPHONE MANHOLE
---	PROPOSED CONCRETE CURB AND GUTTER	⊙	EX. TRAFFIC SIGNAL LIGHT
---	PROPOSED FIRE LANE STRIPING	⊙	EX. TRAFFIC CONTROL BOX
---	OVERHEAD ELECTRIC	⊙	EX. FLAG POLE
---	UNDERGROUND ELECTRIC	⊙	EX. YARD LIGHT
---	GAS LINE	⊙	EX. GREASE TRAP
---	UNDERGROUND TELEPHONE	⊙	EX. SS MANHOLE
---	UNDERGROUND FIBER OPTIC	⊙	PROP. SS MANHOLE
---	SANITARY SEWER	⊙	EX. GAS METER
---	WATERLINE	⊙	PROP. GAS METER
●	BENCHMARK	⊙	EX. ELECT. MANHOLE
⊙	FIRE HYDRANT	⊙	EX. STORM MANHOLE
⊙	WATER VALVE	⊙	
⊙	EX. WATER METER PIT	⊙	
⊙	EX. WATER METER	⊙	
⊙	PROP. WATER METER	⊙	
⊙	EX. SPRINKLER VALVE	⊙	
⊙	EX. AUTO SPRINKLER	⊙	
⊙	EX. ELECT. PEDESTAL	⊙	
⊙	EX. ELECT. TRANSFORMER	⊙	
⊙	EX. ELECT. METER	⊙	
⊙	PROP. ELECT. METER	⊙	
⊙	EX. AIR CONDITIONER	⊙	
⊙	EX. SIGNAGE	⊙	
⊙	EX. LIGHT POLE	⊙	
⊙	PROP. LIGHT POLE	⊙	
⊙	EX. BOLLARD	⊙	
⊙	PROP. INLETS (SEE GRADING PLAN FOR TYPE)	⊙	
⊙	VERTICAL SEPARATION REQUIREMENT	⊙	

NOTE: CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED WORK MEETS ADA REQUIREMENTS. REFER TO www.access-board.gov/ada-aba/ada-standards-doj.cfm

NOTE: CONTRACTOR SHALL CONSTRUCT AND INSTALL WHEEL STOPS, SIGNS, AND ADA RAMPS AT ALL HANDICAP SPACES.

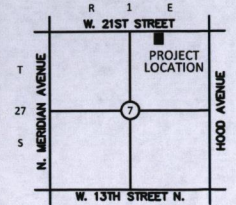
NOTE: ONSITE AREA DISTURBED APPROXIMATELY 0.76 ACRES (33,170 S.F.)

SITE NOTES

- CONTRACTOR SHALL REFER TO THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE WRITTEN SPECIFICATIONS, CONSTRUCTION DRAWINGS, STORM WATER POLLUTION PLAN, AND GEOTECHNICAL REPORT.
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE OWNERS DESIGN GUIDELINES AND SPECIFICATIONS, AND WHERE APPLICABLE SHALL MEET THE REQUIREMENTS OF THE GOVERNING/PERMITTING AUTHORITY HAVING JURISDICTION.
- CONTRACTOR IS RESPONSIBLE FOR THEIR OWN HORIZONTAL AND VERTICAL CONTROL. REFERENCE POINTS AND CONSTRUCTION STAKING AS INCIDENTAL TO THE PROJECT.
- THE CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS/PROPERTY LINES/UTILITIES/DRAINAGE PRIOR TO CONSTRUCTION START.
- ALL WORK NOT CLASSIFIED AS A CONTRACT PAY ITEM SHALL BE CONSIDERED AS INCIDENTAL AND THE COST THEREOF SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS WHICH ARE CLASSIFIED FOR PAYMENT.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND MEP PLANS AND SPECIFICATIONS BEING A PART OF THE CONSTRUCTION DOCUMENTS FOR THE EXACT LOCATIONS AND DIMENSIONS OF ENTRY, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE, AND DOWNSPOUT LOCATIONS/SPECIFICATIONS/DETAILS.
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB (FC) UNLESS OTHERWISE NOTED.
- PARKING LOT STRIPING SHALL BE 4" WIDE AND WHITE IN COLOR. HANDICAP PARKING STALLS STRIPING AND SIGNAGE SHALL BE IN STRICT ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- UNLESS OTHERWISE NOTED ALL RADII SHALL BE 3'.
- BUILDING DIMENSIONS ARE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE SHOWN.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION AND DETAILS OF ALL UTILITY ENTRANCES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATED WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.
- REFER TO ARCHITECTURE PLANS FOR SITE LIGHTING AND ELECTRICAL CONDUIT PLANS. POLE LOCATIONS ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND ADJUST ANY CONSTRUCTED CONFLICTS WITH UNDERGROUND UTILITIES, SIDEWALKS, ETC.
- CHECK ARCHITECTURAL PLANS FOR EXACT DOWNSPOUT LOCATIONS.
- CONTRACTOR SHALL REFER TO LANDSCAPE AND IRRIGATION PLAN FOR LOCATION AND CONSTRUCTION DETAILS OF LANDSCAPING AND IRRIGATION.



LOCATION MAP:



NOT TO SCALE

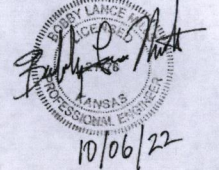
PROJECT:

Wendy's
#2905

1705 W. 21ST STREET N.
WICHITA, KANSAS

PROJECT NUMBER: 22068
DRAWING DATE: 08.19.22
ISSUE DATE: 08.19.22

SEAL:



SUBMITTAL:

100% CD

REVISIONS:

10.06.22 REV01

MARK DATE DESCRIPTION

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF CEDAR CREEK CONSULTING INC. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE ISSUE DATE IN THE TITLE BLOCK COINCIDES WITH OR POST DATES THE DRAWING DATE. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF CEDAR CREEK CONSULTING INC. ARE UNAUTHORIZED. AND SHALL RELIEVE CEDAR CREEK CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

DRAWING TITLE:

SITE PLAN

SHEET:

C2.00

EX. SS MH
TR:1315.12
FL NW:1305.12



GENERAL PLANTING NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCH./LANDSCAPE ARCH. FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF THE WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCH. OR OWNER'S REPRESENTATIVE'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCH. RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
5. UTILITIES HAVE BEEN SHOWN ON THE PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
6. SOD TYPE SHALL BE LOCALLY AVAILABLE FESCUE OR OTHER TURF GRASS APPROPRIATE FOR THE AREA.
7. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
8. RE-ESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SEED, SOD OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.
9. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
10. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
11. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL. THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
12. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
13. STEEL EDGER BY "PROSTEEL, INC.". EDGER TO BE 10 GAUGE (1/8" X 4" HIGH) AND PAINTED GREEN. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. TOP OF EDGER TO ALIGN WITH SIDEWALK/CURB WHERE OCCURS. GRADE TO BE 1" BELOW TOP OF EDGER ON LAWN SIDE. REFER TO EDGER DETAIL.
14. INSTALL SMALL RIVER ROCK IN PLANT BEDS AROUND BUILDING, AS NOTED ON PLAN, WITH A GEOTEXTILE FABRIC UNDERNEATH. SAMPLE OF SMALL RIVER ROCK SHALL BE PROVIDED PRIOR TO INSTALLATION. SIZE OF SMALL RIVER ROCK TO BE 2" TO 4".
15. USE SHREDDED CEDAR WOOD MULCH IN ALL OTHER PLANTING BEDS. LANDSCAPE CONTRACTOR TO PROVIDE SAMPLE TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL.
16. PLANTING BEDS RECEIVING RIVER ROCK OR SHREDDED CEDAR WOOD MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
17. PLACE 4" OF MULCH IN ALL TREE SAUCERS. AREAS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS.
18. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
19. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/FINAL ACCEPTANCE.
20. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.

LANDSCAPE CODE CALCULATIONS

LANDSCAPED STREET YARD REQUIRED	PARKING LOT SCREENING AND LANDSCAPING
Landscaped Street Yard Required: 137 LF of Road x 10 (sq. ft. factor) 1,370 SF (total landscaped street yard req'd)	Parking Lot Screening Required: 30 Total stalls/20 (one tree per 20 spaces) = 1.5 or say 2 trees required (One-half of required street trees may be used)
Landscaped Street Yard Provided: 1,416 Total sq. ft. provided	Parking Lot Trees Provided: 2 parking lot trees provided
Street Yard Trees Required: 1,370 ÷ 500 = 2.7 or say 3 trees req'd	
Street Yard Trees Provided: 1 shade + 2 ornamental trees + 10 shrubs = 3 trees provided	

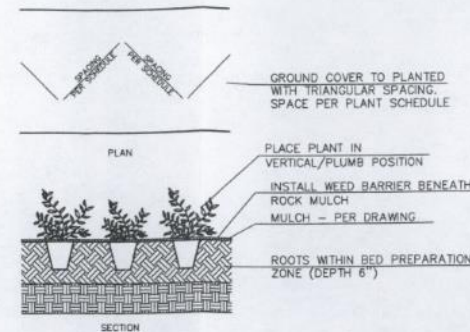
PLANTING LEGEND

SOD/SEED	
PAVEMENT	

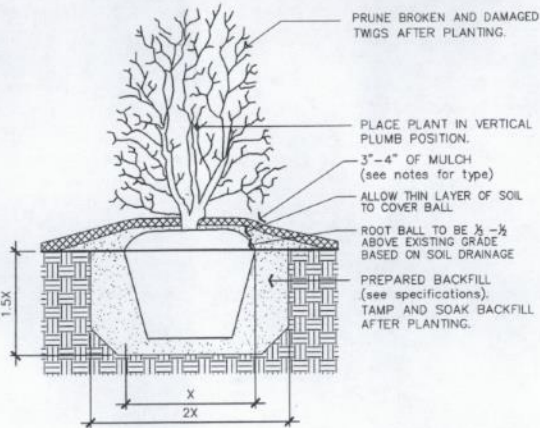
UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.

PLANT MATERIAL SCHEDULE

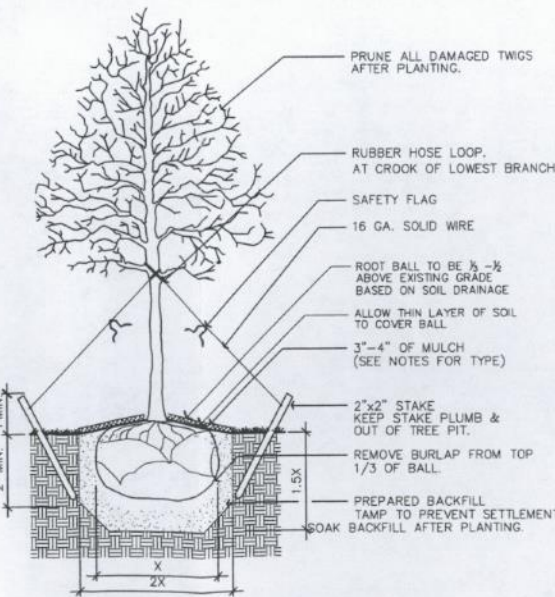
TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
SHADE TREES				
CP	1	Chinese Pistache	<i>Pistacia chinensis</i>	2-1/2" CAL.
LBE	1	Lacebark Elm	<i>Ulmus parvifolia</i>	2-1/2" CAL.
ORNAMENTAL TREES				
CBC	5	Coralburst Crabapple	<i>Malus 'Coralburst'</i>	1-1/2" CAL.
EVERGREEN SHRUBS				
GVB	38	Green Velvet Boxwood	<i>Buxus x 'Green Velvet'</i>	5 Gal.
GLJ	9	Gold Lace Juniper	<i>Juniperus chinensis 'Gold Lace'</i>	5 Gal.
KPJ	26	Kalloy Pfitzer Juniper	<i>Juniperus pfitzeriana 'Kalloy's Compact'</i>	5 Gal.
DECIDUOUS SHRUBS				
GMS	23	Goldmound Spirea	<i>Spiraea japonica 'Goldmound'</i>	3 GAL.
RGR	19	Red Carpet Rose	<i>Rosa 'Noare'</i>	3 GAL.
RKR	7	Red Knock-out Rose	<i>Rosa 'Noare'</i>	3 GAL.
ORNAMENTAL GRASSES & PERENNIALS				
BAG	26	Blonde Ambition Grama Grass	<i>Bouteloua gracilis 'Blonde Ambition'</i>	1-2 GAL.
FRG	13	Feather Reed Grass	<i>Calamagrostis acutifolia 'Karl Foerster'</i>	1-2 GAL.
VL	144	Variegated Liriope	<i>Liriope variegata</i>	4" POT 18" O.C.



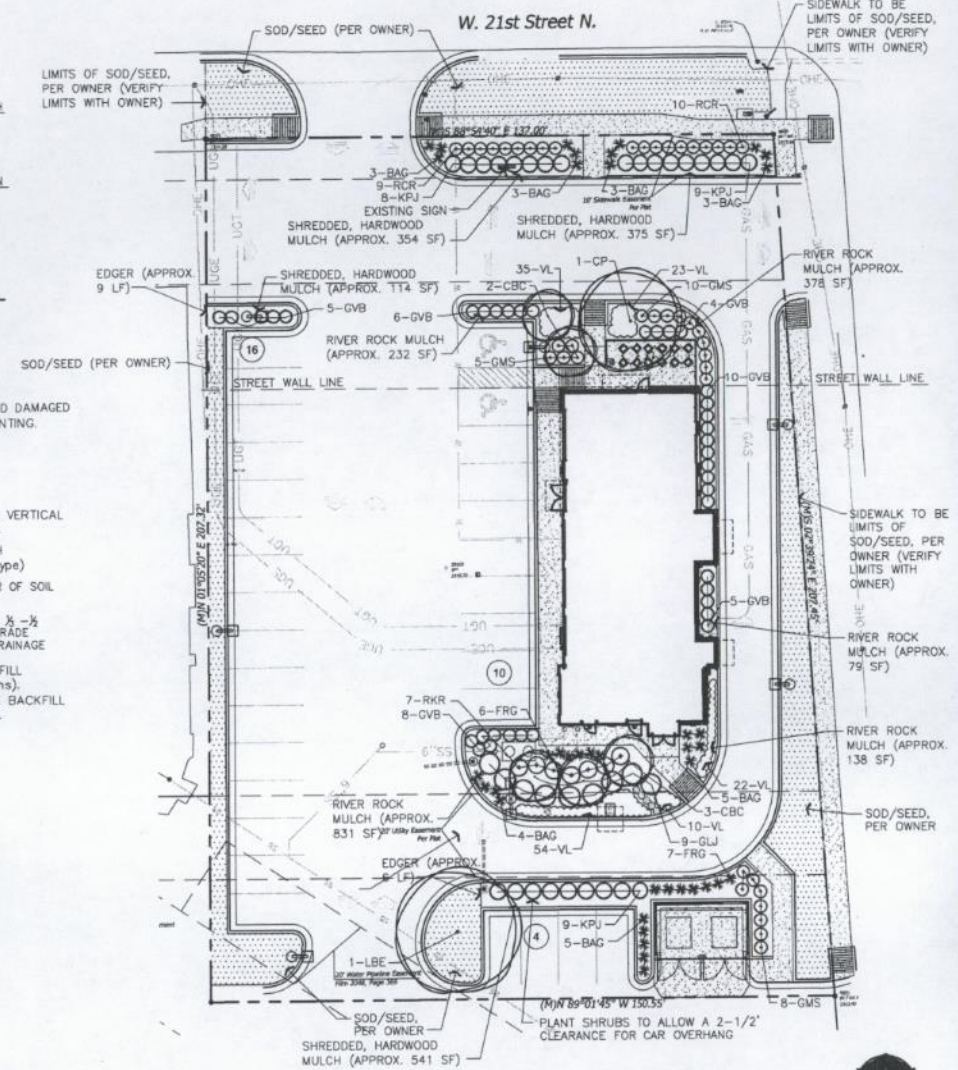
1 GROUND COVER DETAIL



2 SHRUB PLANTING DETAIL



3 TREE PLANTING DETAIL



LANDSCAPE PLANTING PLAN

LEGAL DESCRIPTION

LOT 4, BLOCK 1, TWIN LAKES ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS. CONTAINING 29,786 SQ. FT. OR 0.6837 ACRES, MORE OR LESS.

LANDSCAPE PLAN

APPROVED 9/24/22 BY NGS



4 EDGER DETAIL

SITE NUMBER:	02905
BUILDING TYPE: (2.0) SMART 40+(DL)	
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	NEW
OWNER:	COTTI FOODS
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2022
DESIGN TYPE:	(2.0) UM BRIT
DRAWING RELEASE:	SUMMER 2022

PROJECT TYPE: NEW
SMART 40+ (DUAL)

Wendy's.
1705 W. 21ST STREET
WICHITA, KANSAS 67203

REV.	DATE	DESCRIPTION
1	8/14/2022	PERMIT SET

ISSUE DATE: 8/17/2022
PROJECT NUMBER: 10074000
DRAWN BY: TEB FARRA
CHECKED BY:

SHEET NAME
LANDSCAPE PLAN
SHEET NUMBER

LS1.0