

# 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

- 21st St., one (1) existing opening

- 20th St., one (1) existing opening

Parcel #4 - 21st St., two (2) existing openings

- Woodrow Ave., one (1) existing opening

Parcel #5 - 21st St., one (1) proposed opening

Parcel #7 - Amidon, one (1) existing opening

Parcel #8 - 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 share 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.

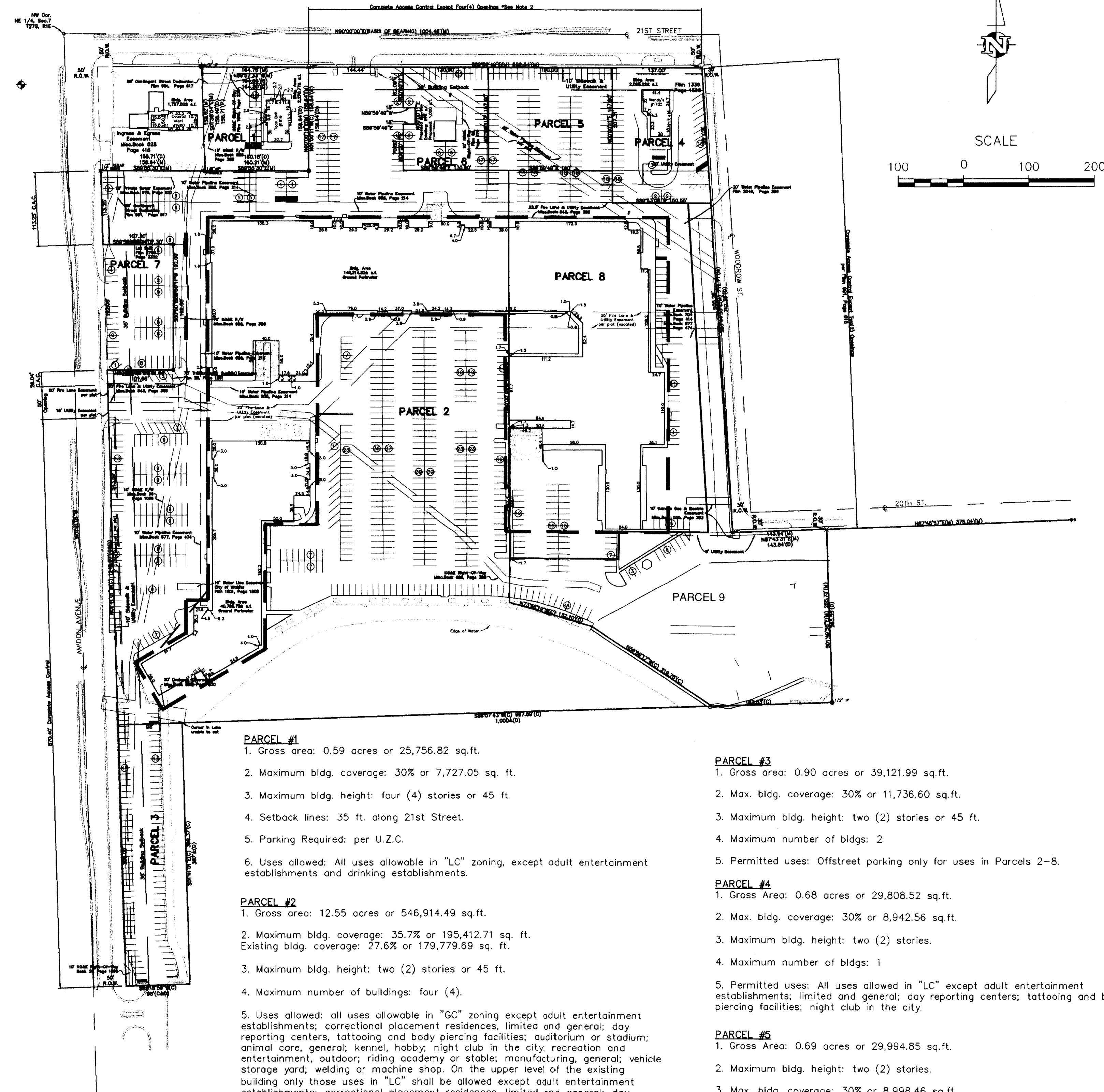
11. No outdoor display or outdoor work and storage areas shall replace required parking areas. All outdoor work and storage areas and outdoor display shall be developed in conformance with the "LC" outdoor display and work and storage area requirements of the UZC.

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.



--- 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 160335 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.

6. Waiver of 10' planting strip along 20th 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 114195 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

CC per AA CUP2018-30 DM  
6-27-18

**APPROVED CUP**

MAPC 08-07-03 DM

WCC 09-09-03 DM

MAPD Copy 2 of 4

D.P.-3 AMENDMENT #3

Per Admin Adjustments 12-07-04

**APPROVED CUP**

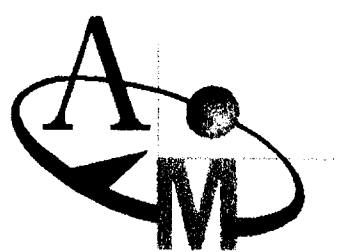
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WCC 09-09-03 DM

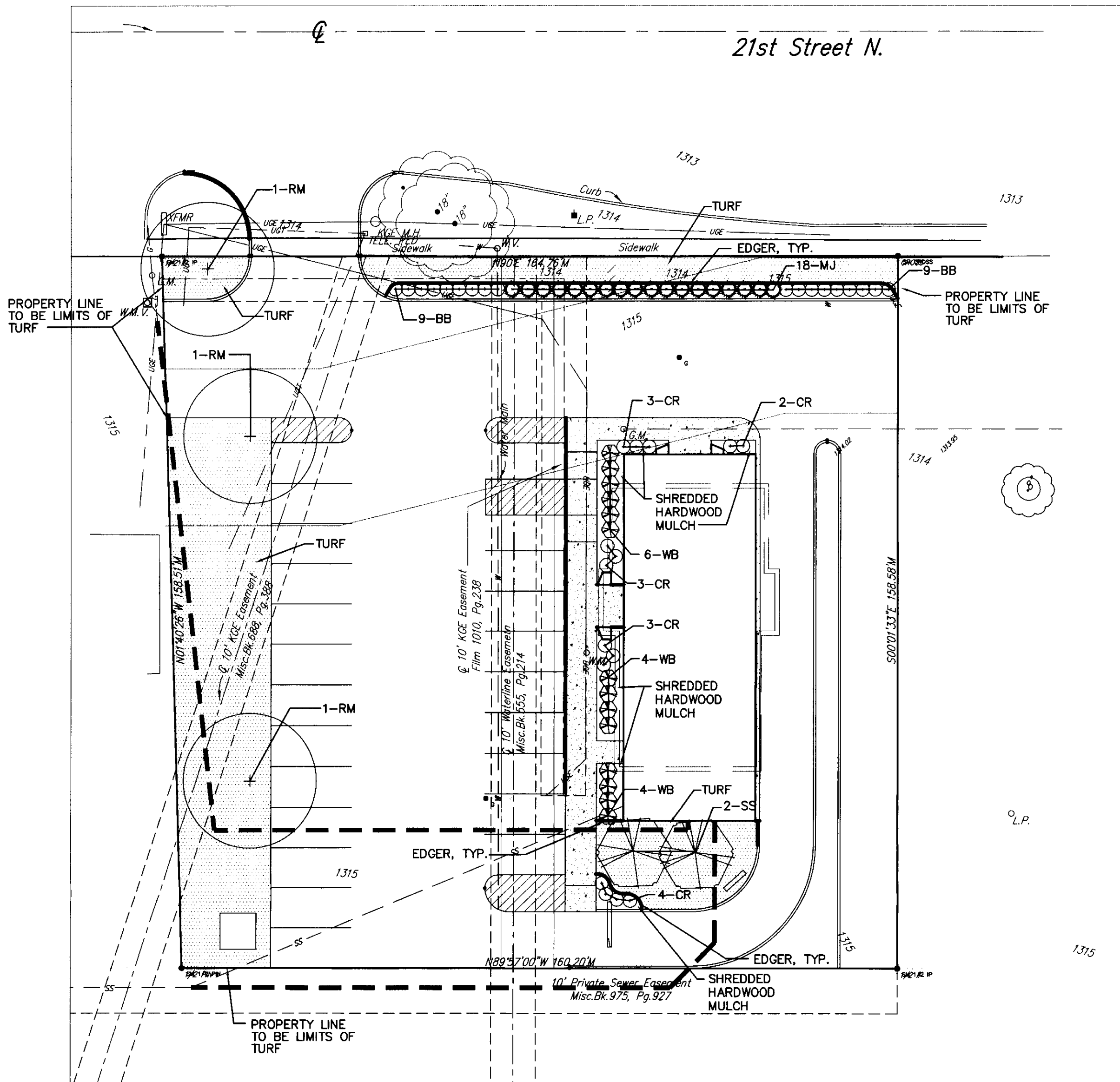
MAPD Copy 1 of 2

LAST REVISED: 06-27-2018

FILENAME: 06-27-2018

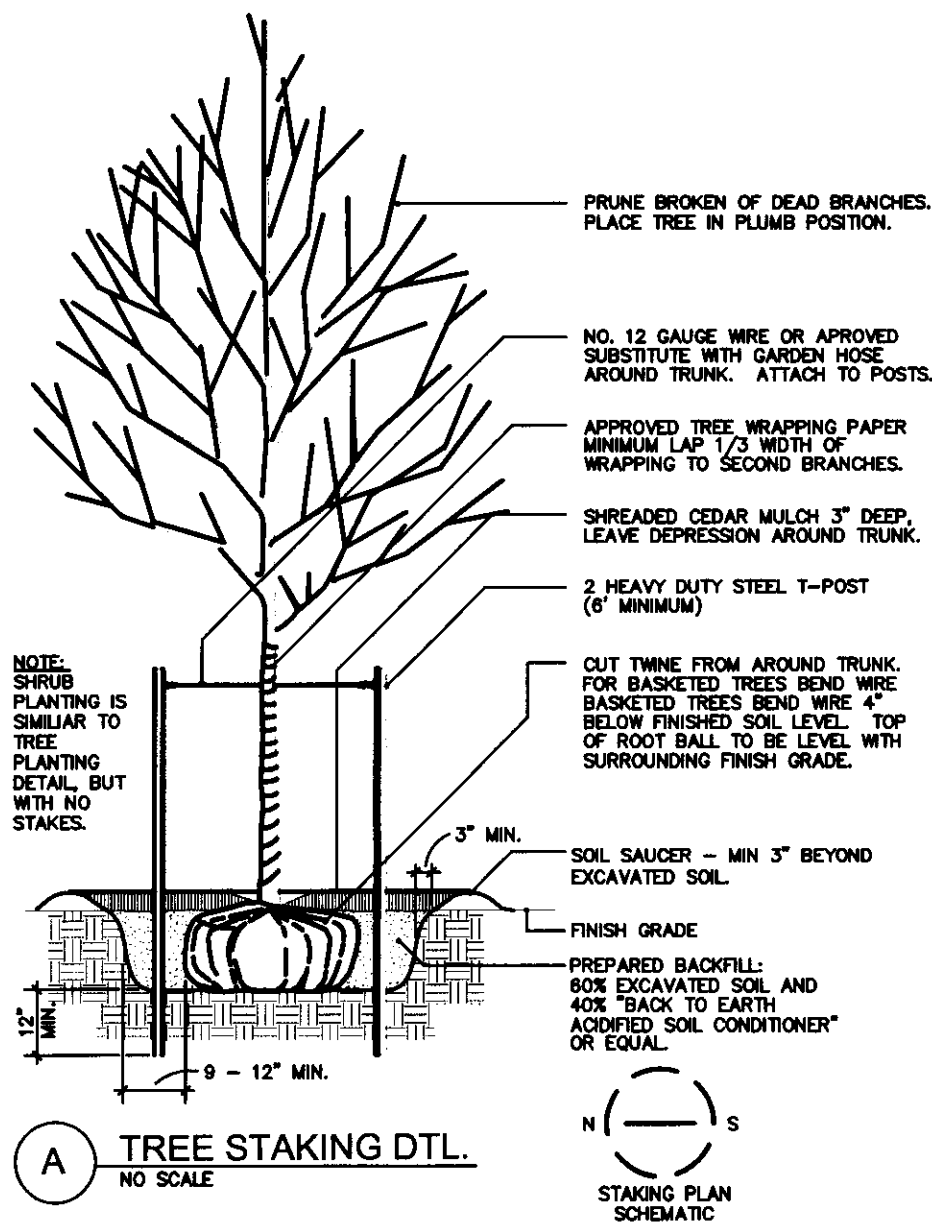


**AM CONSULTING, Inc.**  
**ENGINEERING SERVICES**  
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## PLANTING PLAN

1" = 20'-0"



## LANDSCAPE CODE CALCULATIONS

### LANDSCAPED STREET YARD REQUIRED

**Landscaped Street Yard Required:**  
164.76 Total feet of frontage  
x .8 Req'd square foot factor  
1,318 Total sq. ft. required

**Landscaped Street Yard Shown:**  
2,633 Total sq. ft.

**Shade Trees Required:**  
1,318 ÷ 500 = 2.6 or say 3 trees required  
**Shade Trees Shown:**  
2 shade trees and 10 shrubs = 3 trees

**BUFFERS REQUIRED**  
None required

### PARKING LOT SCREENING AND LANDSCAPING

Parking lot is screened w/shrubs

**Parking Lot Trees Required**  
23 Total stalls  
±20 (one tree per 20 spaces)  
1.15 or say 2 tree req'd.

(One-half of the req'd. street yard trees may be used to fulfill parking lot tree requirement. one-half of 3 street yard trees = 1.5)

1 parking lot tree provided by street yard tree

## LEGAL DESCRIPTION

A tract of land in Block 1, Lakeview Estates, Wichita, Kansas, described as follows: Beginning at a point 208.71 feet east and 50.00 feet south more or less of the N.W. Corner of the NE 1/4, Sec. 7, Twp. 27-S, R. 1-E of the 6th P.M., said point also being the most Northerly point in Block 1, Lakeview Estates; thence Bearing S88°16'00"E along the north line of said block 1 in said Lakeview Estates, a distance of 164.80 feet; thence bearing S01°44'00"W, a distance of 158.64 feet; thence bearing N88°11'20"W, a distance of 160.18 feet to a corner point in said Lakeview Estates; thence bearing N00°03'46"E along the westerly line of said Block 1, a distance of 158.49 feet (158.71 feet Platted) to the point of beginning.

## LEGEND

TURF

## PLANT SCHEDULE

| ABRV. | QTY. | COMMON NAME                              | BOTANICAL NAME                       | SIZE          | COND. | REMARKS   |
|-------|------|------------------------------------------|--------------------------------------|---------------|-------|-----------|
| RM    | 3    | SHADE TREE<br>RED MAPLE                  | ACER RUBRUM 'OCTOBER GLORY'          | 2-2 1/2" CAL. | B & B |           |
| SS    | 2    | ORNAMENTAL TREE<br>SPRING SNOW CRABAPPLE | MALUS 'SPRING SNOW'                  | 2-2 1/2" CAL. | B & B |           |
| CR    | 11   | DECIDUOUS SHRUBS<br>FLOWER CARPET ROSE   | ROSA                                 | 5 GAL.        | CONT. | COLOR RED |
| BB    | 18   | COMPACT BURNING BUSH                     | EUONYMUS ALATUS 'COMPACTA'           | 5 GAL.        | CONT. |           |
| MJ    | 18   | EVERGREEN SHRUB<br>MINT JULEP JUNIPER    | JUNIPERUS CHINENSIS 'MINT JULEP'     | 5 GAL.        | CONT. |           |
| WB    | 16   | WILLIAM PENN BARBERRY                    | BERBERIS GLADWYNENSIS 'WILLIAM PENN' | 5 GAL.        | CONT. |           |

## PLANTING SPECIFICATIONS

- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL, IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE, I.E. ADDITION OF LIME, GYPSUM, ETC.
- REESTABLISH TURF IN ALL THE AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S 'AMERICAN STANDARD OF NURSERY STOCK'. OWNER RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH IN THEIR OPINION FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
- PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE ROOT-PRUNED THROUGH THE USE OF A VERTICAL SLICING METHOD PRIOR TO PLANTING.
- WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURELY TIE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON TREE PLANTING DETAIL.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- GUARANTEE ALL SEED AREAS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- GUARANTEE TREES AND SHRUBS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN TWO DAYS OF REQUEST PENDING FAVORABLE SEASONAL PLANTING TIMES.
- GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OF SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
- AT THE COMPLETION OF PLANTING OPERATIONS, ALL PLANTS SHALL BE INSPECTED BY THE OWNER. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND REMOVE ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER FINAL ACCEPTANCE.
- NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL.
- ANY PLANTING BED ADJACENT TO WALKS OR CURBING SHALL HAVE THE GRADE TO A SUFFICIENT DEPTH TO ALLOW TOP OF THE MULCH TO MATCH THE TOP OF WALK OR CURBING.
- FERTILIZER WITH MILORGANITE, DISTRIBUTED UNIFORMLY AT THE RATE OF 1000 POUNDS PER ACRE.
- PRIOR TO SEEDING, MOW, GRUB RAKE ALL VEGETATION WHICH MIGHT INTERFERE AND REMOVE ALL DEBRIS FROM THE SITE. THOROUGHLY TILL AREA AFTER PREPARATION, TO A DEPTH OF AT LEAST 6 INCHES.
- SUBMIT TYPEWRITTEN INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF LANDSCAPE WORK.
- LABEL AT LEAST 1 TREE, 1 SHRUB, AND 1 GROUND COVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.
- PLANT TREES, SHRUBS AND GROUND COVERS DURING NORMAL SEASON FOR SUCH WORK. DO NOT PLANT IN FROZEN GROUND.
- MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE BY OWNER. MAINTENANCE CONSISTS OF SPRAYING PRUNING, WATERING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. REMOVE AND REPLACE PLANT MATERIAL FOUND TO BE DEAD OR IN AN UNHEALTHY CONDITION.

## GENERAL PLANTING NOTES

- 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.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCH. OR OWNER'S REPRESENTATIVES 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.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- 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.
- SEED TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TALL FESCUE. SOW AT RATE SPECIFIED BY SEED PRODUCER.
- RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
- 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.
- FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
- CULTIVATE GROUND COVER PLANTING BEDS TO DEPTH OF 8". TILL COMPOST AND WELL-ROTTED MANURE INTO THE PLANTING BED AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/MANURE TO THREE (3) PARTS SOIL.
- 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.
- 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.
- PLANT GROUND COVER/ANNUALS WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE TRIANGULAR, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- 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.
- USE SHREDDED CEDAR WOOD MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR TO PROVIDE SAMPLE TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL.
- PLACE 4" OF MULCH IN ALL TREE SAUCERS. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS.
- TREAT PLANTING BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- 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.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/FINAL ACCEPTANCE.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.

## GENERAL IRRIGATION NOTES

- THE IRRIGATION SYSTEM TO BE PROVIDED BY THE GENERAL CONTRACTOR. THE SYSTEM IS TO COVER THE ENTIRE PLANTED AREA AS SHOWN ON PLAN.
- PLANS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. SUBMITTALS SHALL INCLUDE IRRIGATION DESIGN DRAWINGS AND MANUFACTURER'S TECHNICAL DATA SUFFICIENT TO EXHIBIT THE CONTRACTOR'S INTENDED SYSTEM DESIGN. PLANS SHALL BE TO SCALE AND WELL DRAWN. QUANTITIES AND TYPES OF HEADS, VALVES AND CONTROLLER SHALL BE LISTED. SUBMIT PROJECT RECORD (AS BUILT) DRAWINGS PROVIDING A PERMANENT RECORD OF THIS WORK AT COMPLETION OF THE PROJECT.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE WORK WITH THE ELECTRICAL CONTRACTOR.
- VERIFY EXISTING STATIC PRESSURE PRIOR TO DESIGNING THE SYSTEM. THE CITY WATER SUPPLY WILL BE THE SOURCE OF WATER FOR THE SYSTEM.
- COORDINATE IRRIGATION SYSTEM INSTALLATION WITH LANDSCAPE WORK.
- THE IRRIGATION SYSTEM IS TO BE DESIGNED WITH RAIN BIRD SPRINKLER MANUFACTURING CO. OR EQUAL PRODUCTS AND MATERIALS. OTHER MANUFACTURERS AS APPROVED BY ARCHITECT.
- COORDINATE LOCATION OF THE CONTROLLER WITH THE OWNER.
- INSTALL BACKFLOW PREVENTER, SHUT OFF VALVE AND MANUAL DRAIN VALVE PER LOCAL PLUMBING CODES. PROVIDE PLASTIC TRUNCATED ENCLOSURE FOR THE BACKFLOW PREVENTER AS PROVIDED BY THE MANUFACTURER.
- PROVISIONS SHALL BE MADE TO WINTERIZE THE PIPING SYSTEM.



CONSULTANT'S SEAL

THE BREIDENTHAL PARTNERSHIP  
ARCHITECTURE ■ INTERIOR DESIGN ■ PLANNING

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SHEET TITLE  
SITE PLANTING PLAN

TACO BELL RESTAURANT  
1919 W. 21ST STREET  
WICHITA, KANSAS 67203

REVISIONS  
NO. DATE DESCRIPTION

CONTRACT DATE:

BUILDING TYPE

T70

PROTOTYPE ISSUE DATE

JULY04-N

SITE NUMBER

...-....

SHEET NUMBER

C 1.4

1" = 20'

GENERAL PLANTING NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF 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 THE OWNER'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
5. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
6. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL UTILITY LOCATOR SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
7. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
8. SOD TYPE SHALL BE LOCALLY AVAILABLE TALL FESCUE BLEND OR OTHER TURF GRASS RECOMMENDED FOR THE SPECIFIC AREA.
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. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS.
12. INSTALL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS AND TREE SAUCERS. PLACE 3"-4" OF MULCH IN ALL PLANT BEDS AND TREE SAUCERS.
13. PLANTING BEDS RECEIVING 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.
14. 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.
15. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
16. REESTABLISH 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.
17. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.
18. TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. SEE SHEET L2.1.

LANDSCAPE CODE CALCULATIONS

LANDSCAPED STREET YARD

Landscaped Street Yard Required:  
131 LF 21st Street  
x .8 square footage factor  
1,048 total landscaped street yard required

Landscaped Street Yard Provided:  
920 Total sq. ft. provided

Street Yard Trees Required:  
 $1,048 \div 500 = 2$  trees required  
(up to  $\frac{1}{2}$  can be provided by shrubs)

Shade Trees Provided:  
2 shade trees provided

PARKING LOT SCREENING AND LANDSCAPING

Parking lot screening provided

Parking Lot Trees Required:  
(One-half of the req'd. street yard trees may be used to fulfill parking lot tree requirement)

One-half of 2 street yard trees = 1

18 parking stalls  $\div$  20 = 1 tree required

Parking lot trees provided:  
1 parking lot tree provided (existing)

PLANTING LEGEND

SOD/SEED  
SIDEWALK

LEGAL DESCRIPTION

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

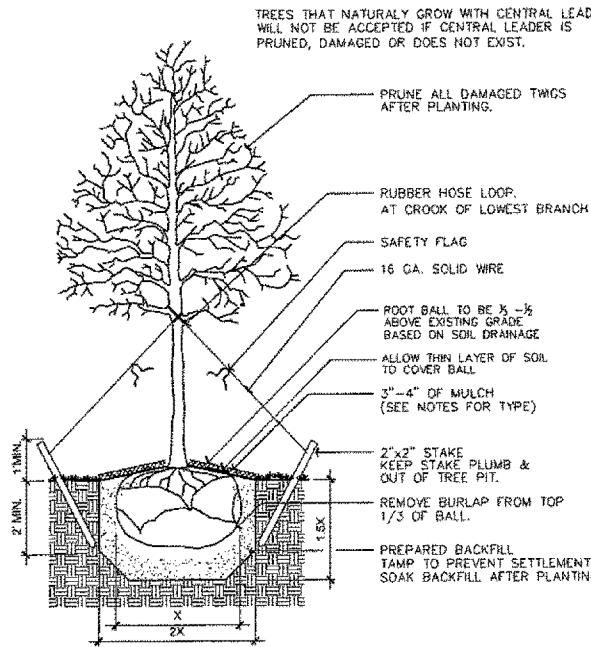
PLANT SCHEDULE

| QTY.             | COMMON NAME            | BOTANICAL NAME                  | SIZE       | COND. | REMARKS |
|------------------|------------------------|---------------------------------|------------|-------|---------|
| SHADE TREES      |                        |                                 |            |       |         |
| 1                | AUTUMN BLAZE MAPLE     | ACER RUBRUM 'AUTUMN BLAZE'      | 2-1/2" GAL | B & B |         |
| EVERGREEN SHRUBS |                        |                                 |            |       |         |
| 35               | KALLAY PFTIZER JUNIPER | JUNIPERUS CHINENSIS PFTIZERIANA | 3 GAL      | CONT. |         |
| DECIDUOUS SHRUBS |                        |                                 |            |       |         |
| 7                | HOME RUN ROSE          | ROSA 'WEKEISBAKO'               | 3 GAL      | CONT. |         |

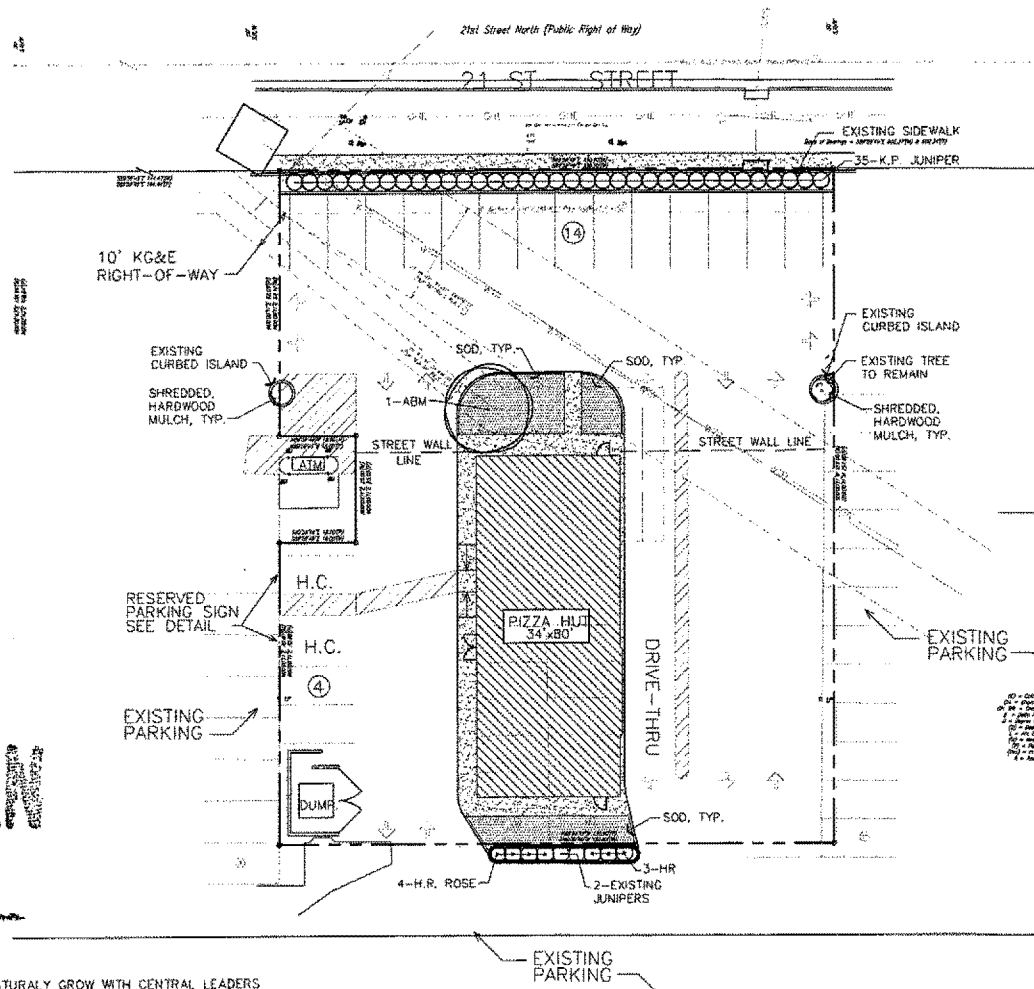
LANDSCAPE PLAN

APPROVED 5/5/16 BY NCS

DP-3



1 TREE PLANTING DETAIL  
IN TURF AREAS NO SCALE

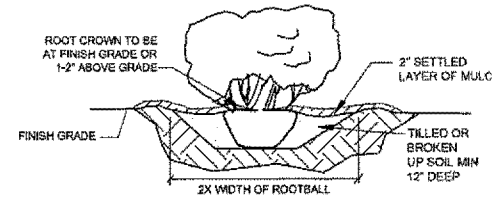


PLANTING PLAN

SCALE: 1" = 20'-0"



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.



2 SHRUB PLANTING  
NO SCALE

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |

CONFEDERATED BUILDERS

503 N. Buckner (316)768-3701 Derby, KS 67037

ARCHITECT'S SEAL

PIZZA HUT

1877 W 21ST STREET NORTH  
WICHITA, KANSAS

|                 |          |
|-----------------|----------|
| DRAWN: TF       | CHECKED: |
| DATE: 5-05-16   |          |
| PLANTING PLAN   |          |
| SCALE: 1" = 20' |          |
| SHEET           |          |
| L1              |          |





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

June 27, 2018

US Acquisition Property XVI  
Attn: Jeff Peshut  
156 N. Emporia  
Wichita, KS 67202

Kaw Valley Engineering, Inc.  
Attn: Levi Bond  
200 N. Emporia, Suite 100  
Wichita, KS 67202

**RE: CUP2018-00030 – City Administrative Adjustments to Twin Lakes Shopping Center  
CUP DP-3 as a result of modifications of a lot split LSP2018-11.**

**Legal Description: LOT 3, BLOCK 1, TWIN LAKES ADDITION, WICHITA,  
SEDGWICK COUNTY, KS (1701 W. 20<sup>th</sup> Street)**

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment CUP2018-30 to reflect the creation of Parcel 9 out of a portion of Parcel 8 per lot split LSP2018-11 for Lot 3 Block 1, Twin Lakes Addition to Wichita, Sedgwick County, Kansas.

The following parcel descriptions reflect the proposed modifications:

General Provision #10: Development or redevelopment of parcels 2-9 shall be...

**Parcel 8:**

|                            |                              |
|----------------------------|------------------------------|
| Gross Area:                | 3.68 Acres (160,335 Sq. Ft.) |
| Maximum Building Height:   | Two (2) Stories              |
| Maximum Building Coverage: | 74,000 Sq. Ft.               |

**Parcel 9:**

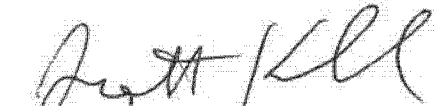
|                              |                              |
|------------------------------|------------------------------|
| Gross Area:                  | 2.62 Acres (114,195 Sq. Ft.) |
| Maximum Building Height:     | Two (2) Stories              |
| Maximum Building Coverage:   | 30 %                         |
| Maximum Number of Buildings: | Two (2)                      |
| Permitted Uses:              | Same as Parcel 4             |

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. A cross lot access agreement is on file with the Recorder of Deeds of Sedgwick County.

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 four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

  
Dale Miller, Director  
Metropolitan Area Planning Department

  
Scott Knebel, Zoning Administrator  
Metropolitan Area Planning Department

cc: MABCD  
Cindy Claycomb, CM District VI  
Brandon Findley, CSR, District VI