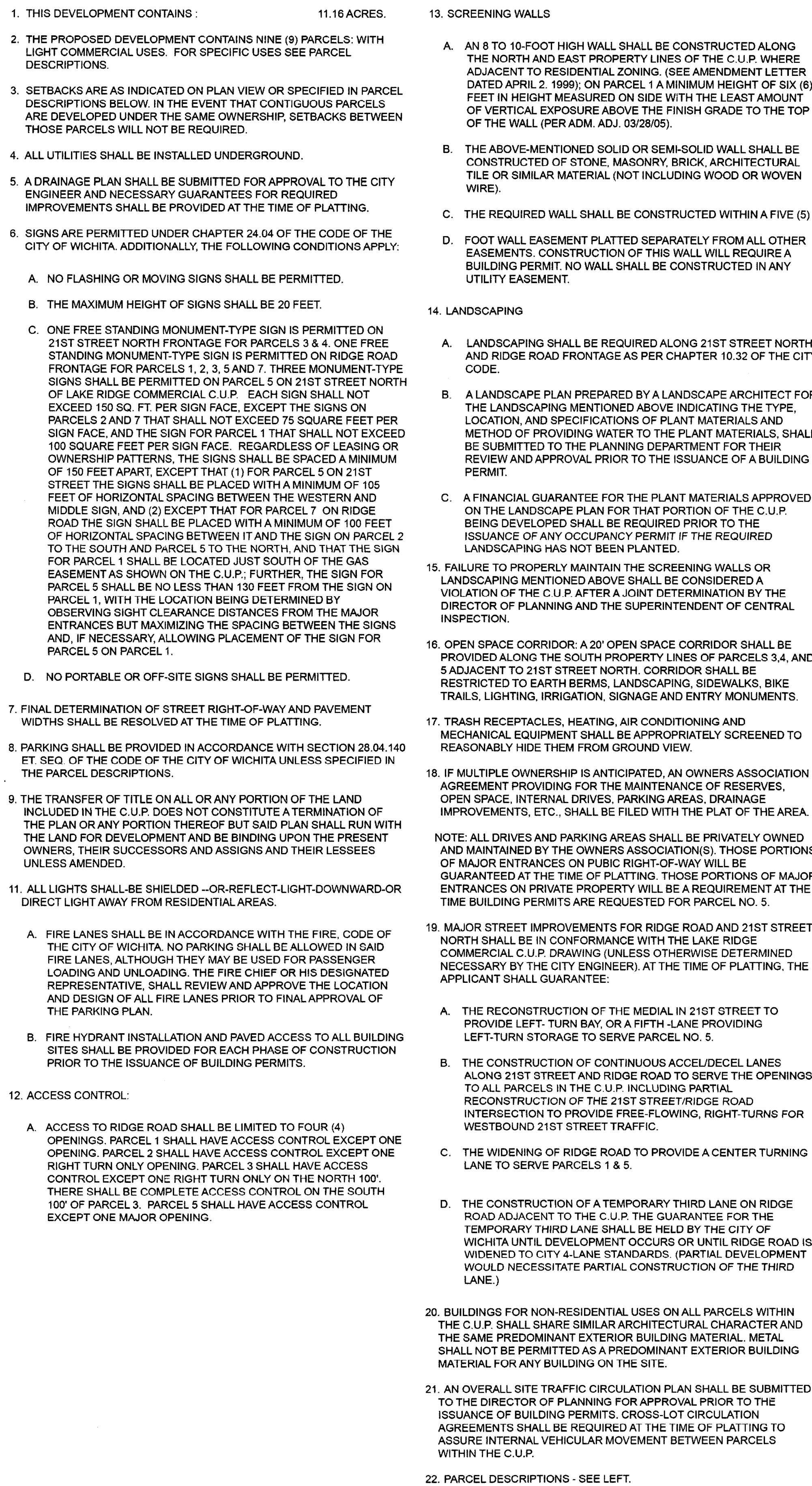
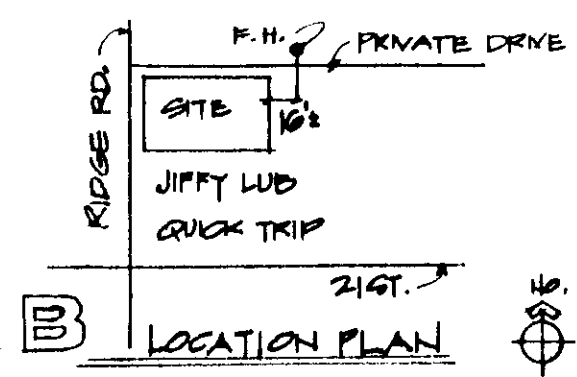
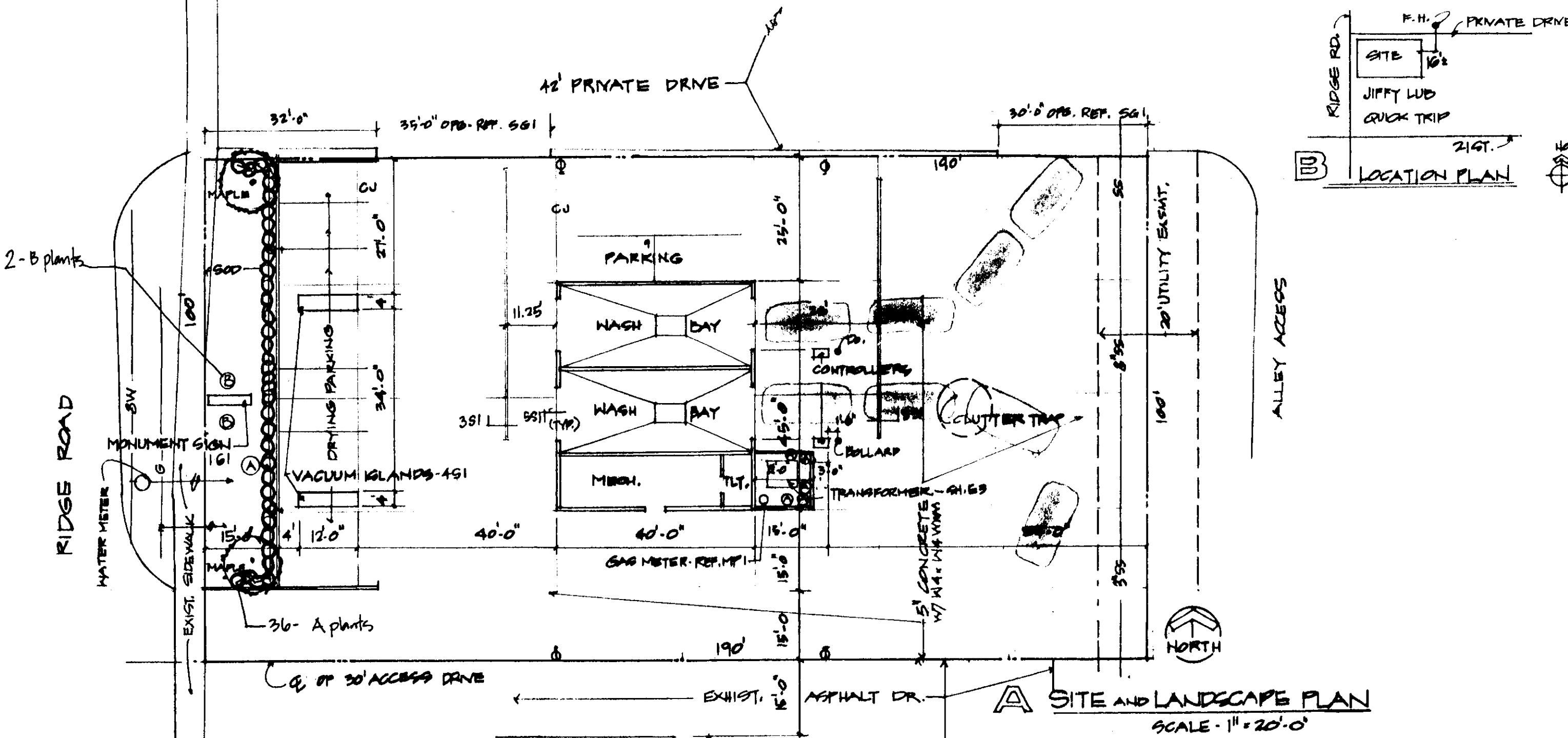




23. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND APPROVED BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF THE PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

BILL G. YUNG DESIGN
4912 E 29TH ST NORTH WICHITA KS 67220 316.683.5567



INDEX

S1	SITE PLAN & LANDSCAPING
SG1	SITE GRADING
A1	FLOOR & FOUNDATION PLANS
A2	ELEVATIONS & ROOF FRAMING
MP1	MECHANICAL & PLUMB. PLANS
E1	ELECTRICAL SCHEDULES
E2	SITE ELECTRICAL PLAN ELECTRICAL LIGHTING & POWER PLANS

LEGAL DESCRIPTION:

THE NORTH 100 FEET OF LOT 2, LAKE RIDGE COMMERCIAL 2ND ADDITION, SEDGWICK COUNTY, KANSAS.

CODE ANALYSIS:

CODES:	97 UBC 97 UMC 98 NEC QC NOT REQUIRED
ZONING	5N
COND. USE PERMIT	6000 SF
OCCUPANCY	1800 SF
CONSTRUCTION TYPE	2
ALLOWED AREA	1
DESIGN AREA	
ALLOW. STORIES	
DESIGN STORIES	
SIGNS	1 GROUND SIGN 64 SF 3 WALL SIGNS DIRECTIONAL SIGNS @ ENTRANCE/EXITS
DESIGN LOADS:	SOIL 2000PSF ROOF 20PSF WIND 80 MPH EXP. FACTOR B OR C

PRINTS ISSUED

REV	DESCRIPTION	DATE	BY
1	FOR APPROVAL	11/15/01	CS
2	FOR PERMIT	11/15/01	CS
3	FOR CITY	11/15/01	CS
4		11/15/01	CS

CARROL E. LITTLEJOHN - ARCHITECT

759 CRESTLINE
WICHITA, KS
(316) 722-3057

LICENCE NO. 1149

LANDSCAPE TABULATIONS

Total Landscape yard shown = 1,500 SQ. FT.
Total Landscape yard required = 1,000 SQ. FT.
Total trees required = 1,000 ÷ 500 = 2 trees
Solid Shrub parking Lot screen.

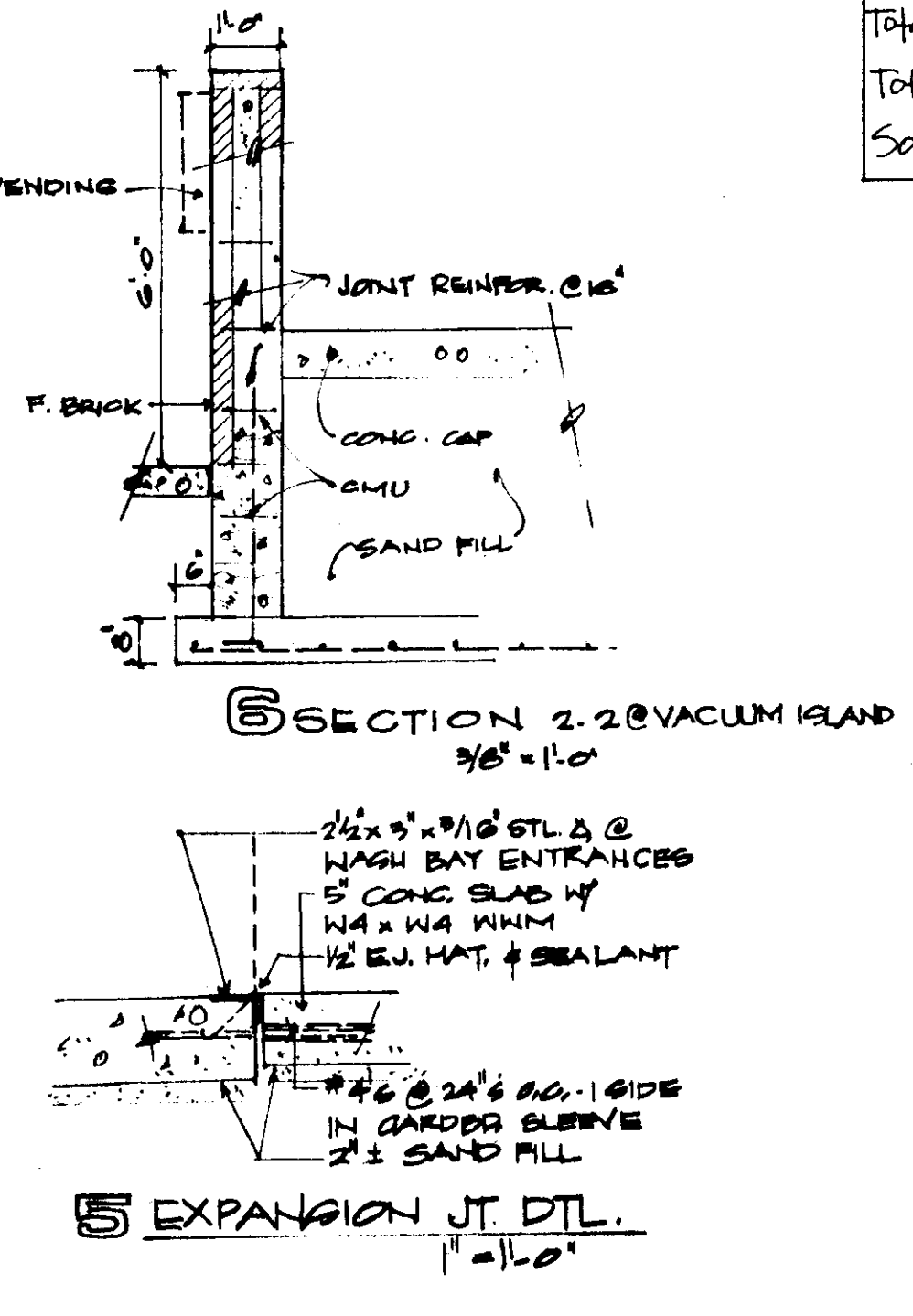
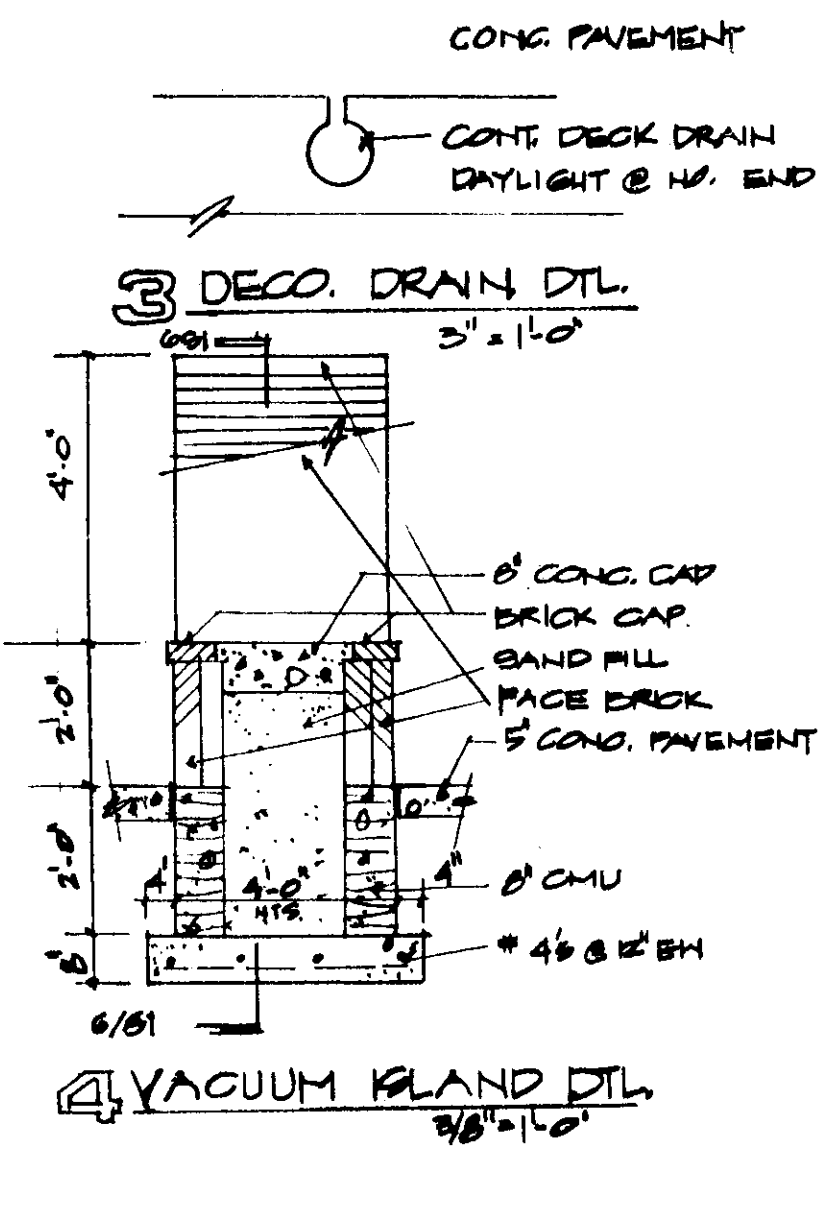
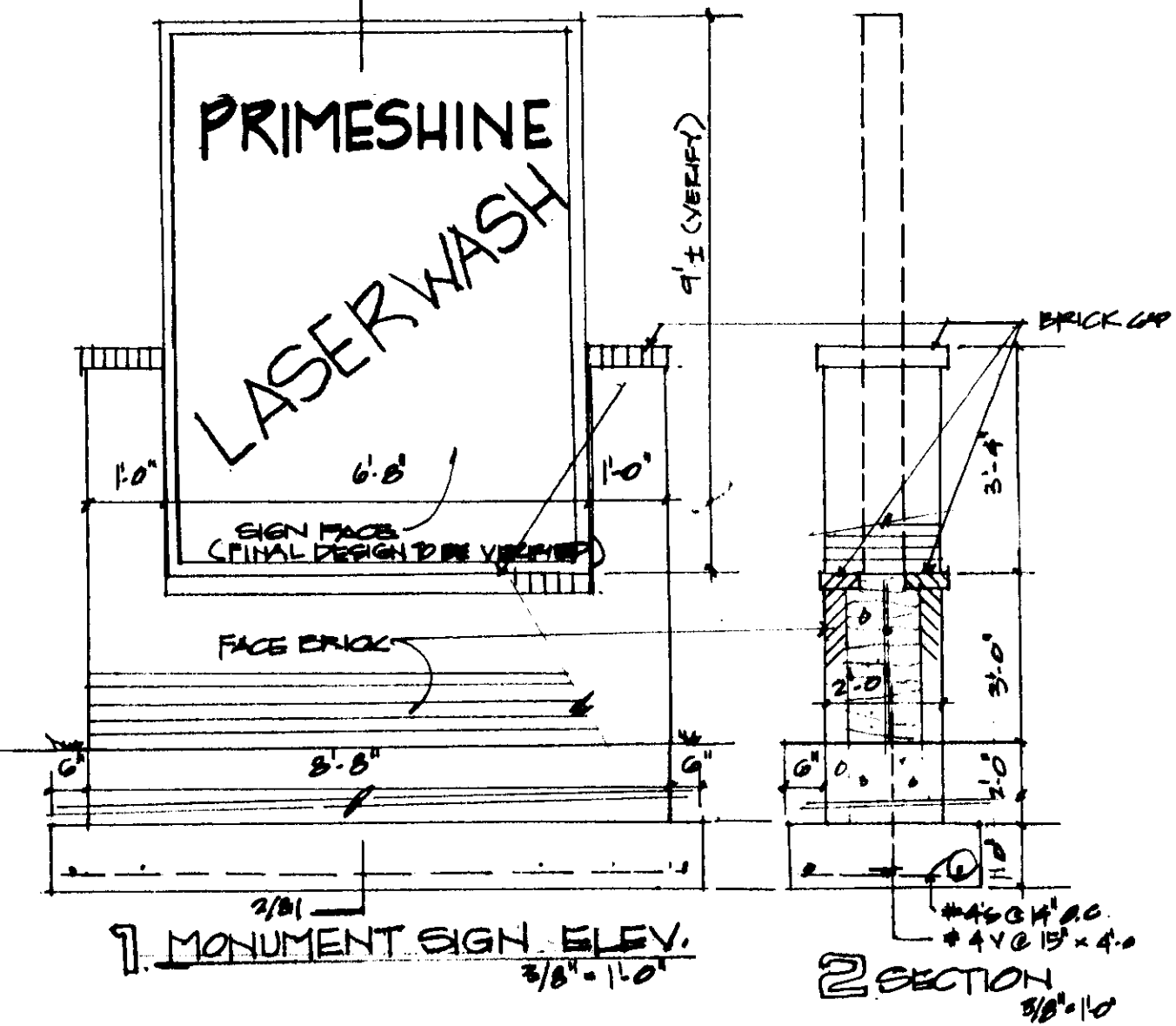
LANDSCAPE LEGEND

QTY.	NAME	BOTANICAL NAME	SIZE	CONDITION
2	autumn blaze maple	acer rubrum (autumn blaze)	2" cal.	bb
SHRUBS				
A	36	rosy glowbarberry	berberis thunbergii var. atropurpurea "rosy glow"	2 gal. cont.
B	2	compact andorra juniper	juniperus horizontalis "compact andorra"	2 gal. cont.
SOD BERMUDA GRASS				

IRRIGATION- AUTOMATIC SPRINKLER with RAIN SENSOR

LEGEND & GEN. NOTES

1. FOR C.U. LOCATIONS SEE SG1.
2. LIGHT POLES
3. BOLLARDS - 6" Ø SIL. PIPE X 7'-0"
CONC. FILLED - 4" EXPOSED.



LANDSCAPE PLAN

APPROVED 11/20/01 BY DS
MAPD Copy 1 of 2

CARROL E. LITTLEJOHN
REGISTERED ARCHITECT
STATE OF KANSAS
1149

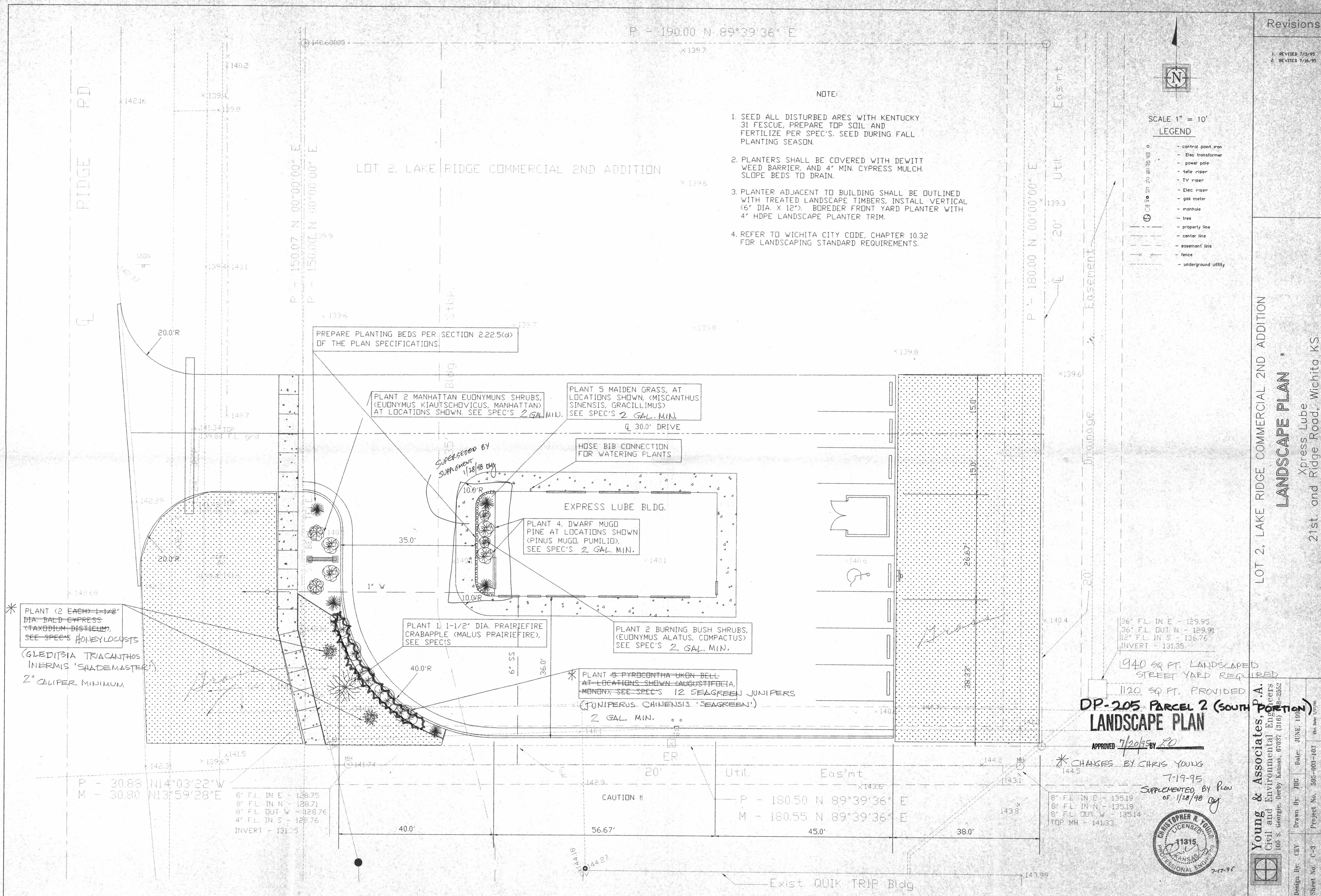


SCALE 1" = 10'
LEGEND

- control point iron
- Elec transformer
- power pole
- tele riser
- TV riser
- Elec riser
- gas meter
- manhole
- tree
- property line
- center line
- easement line
- fence
- underground utility

- NOTE:
1. SEED ALL DISTURBED AREAS WITH KENTUCKY 31 FESCUE, PREPARE TOP SOIL AND FERTILIZE PER SPEC'S. SEED DURING FALL PLANTING SEASON.
 2. PLANTERS SHALL BE COVERED WITH DEWITT WEED BARRIER, AND 4" MIN. CYPRESS MULCH. SLOPE BEDS TO DRAIN.
 3. PLANTER ADJACENT TO BUILDING SHALL BE OUTLINED WITH TREATED LANDSCAPE TIMBERS, INSTALL VERTICAL (6" DIA. X 12"). BORDER FRONT YARD PLANTER WITH 4" HDPE LANDSCAPE PLANTER TRIM.
 4. REFER TO WICHITA CITY CODE, CHAPTER 10.32 FOR LANDSCAPING STANDARD REQUIREMENTS.

LOT 2, LAKE RIDGE COMMERCIAL 2ND ADDITION



LOT 2, LAKE RIDGE COMMERCIAL 2ND ADDITION

LANDSCAPE PLAN

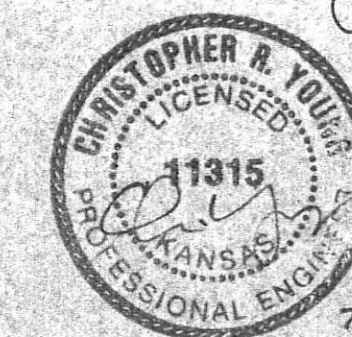
Xpress Lube
21st and Ridge Road, Wichita KS

DP-205 PARCEL 2 (SOUTH PORTION)
LANDSCAPE PLAN

APPROVED 7/20/95 BY RD

* CHANGES BY CHRIS YOUNG

7-19-95
SUPPLEMENTED BY PLAN
OF 1/20/98 BY

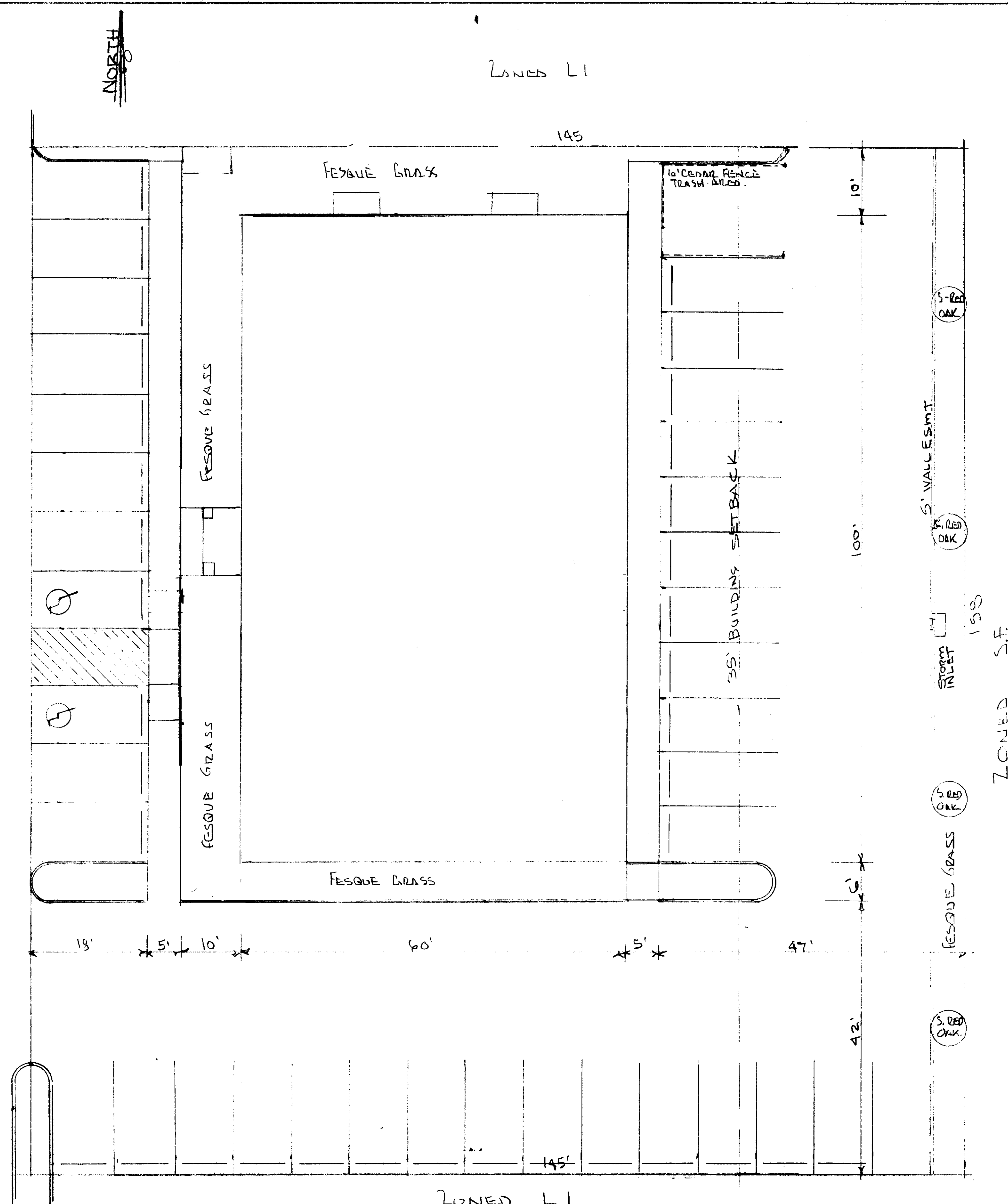


7-17-98

Young & Associates, P.A.
Civil and Environmental Engineers
100 S. Georgia, Derby Kansas, 67037 (316) 709-2552



Design By: CRY Drawn By: JMC Date: JUNE, 1995
Sheet No. C-3 Project No. 595-003-103 Rev. Date 7/17/98



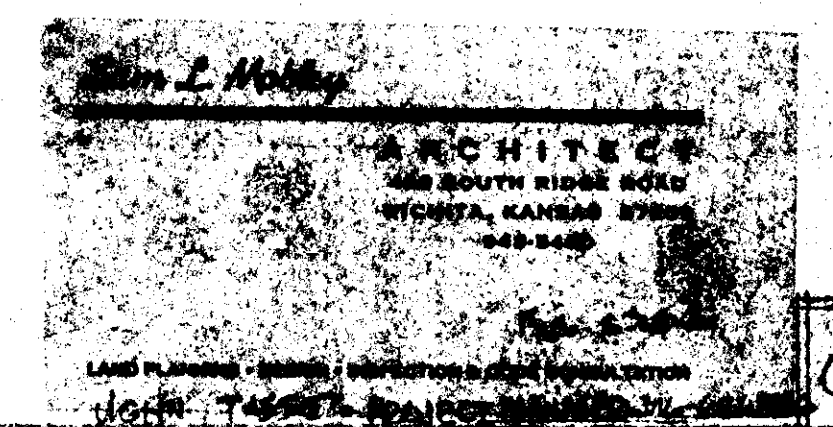
LANDSCAPE PLAN
SCALE: 1"=10'-0"

LEGAL -
THAT PART OF LOT 5-LAKE RIDGE COMMERCIAL ZONE ADJUT.
VICTORIA, GEORGIA CO. 16. DESCRIBED AS FOLLOWS:
COMMENCING @ NE CORNER OF SAID LOT 5, THENCE S. 02°00'00"E
ALONG THE EAST LINE OF SAID LOT 5- 167.46 FT. FOR A POINT OF
BEGINNING, THENCE CONTINUING S. 00°00'00"E ALONG THE EAST
LINE OF SAID LOT 5, 158.00 FT; THENCE N. 90°00'00"W PERPENDICULAR
TO THE EAST LINE OF SAID LOT 5, 145.00 FT. THENCE N. 00°00'00"E
PARALLEL WITH THE EAST LINE OF SAID LOT 5- 158.00 FT., THENCE
N. 90°00'00"E, PERPENDICULAR TO THE EAST LINE OF SAID LOT 5,
145.00 FT. TO THE POINT OF BEGINNING

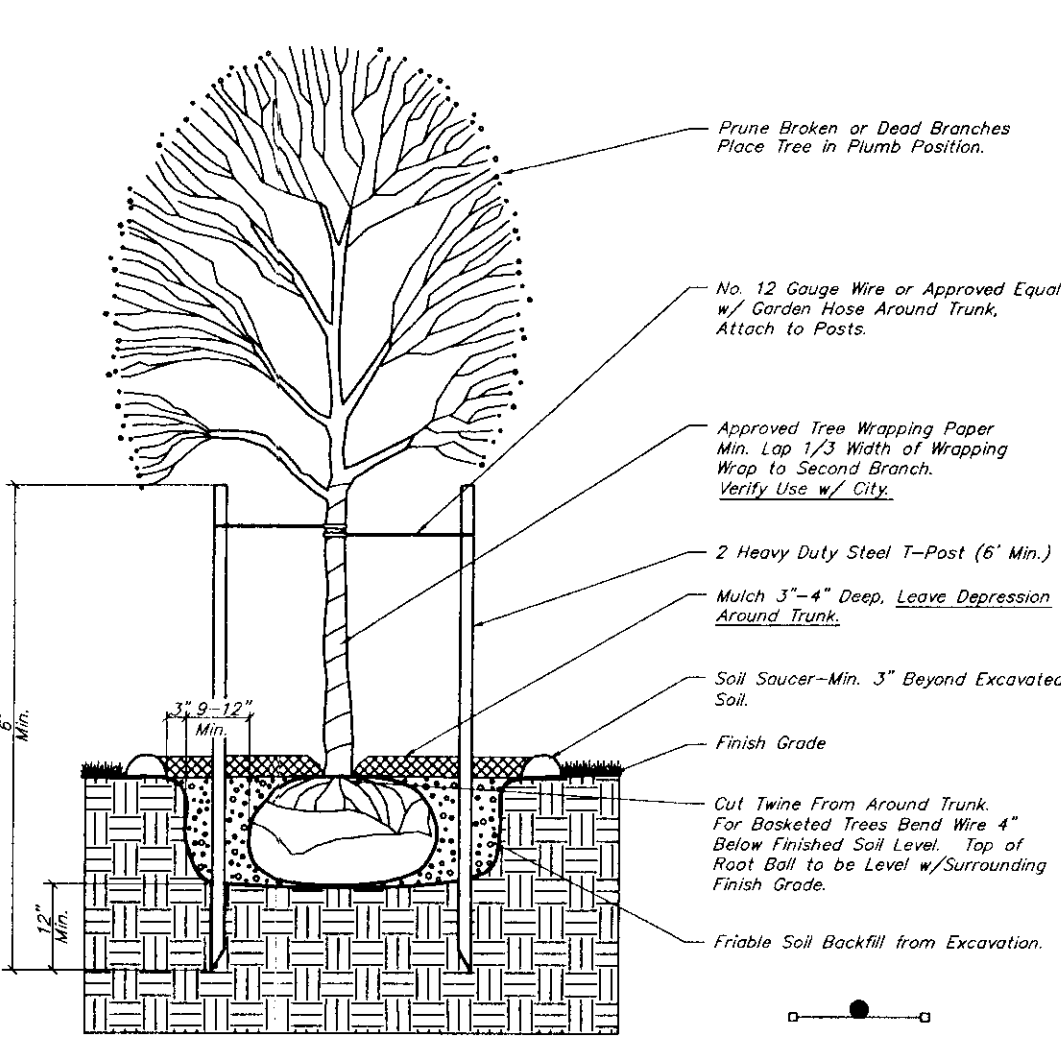
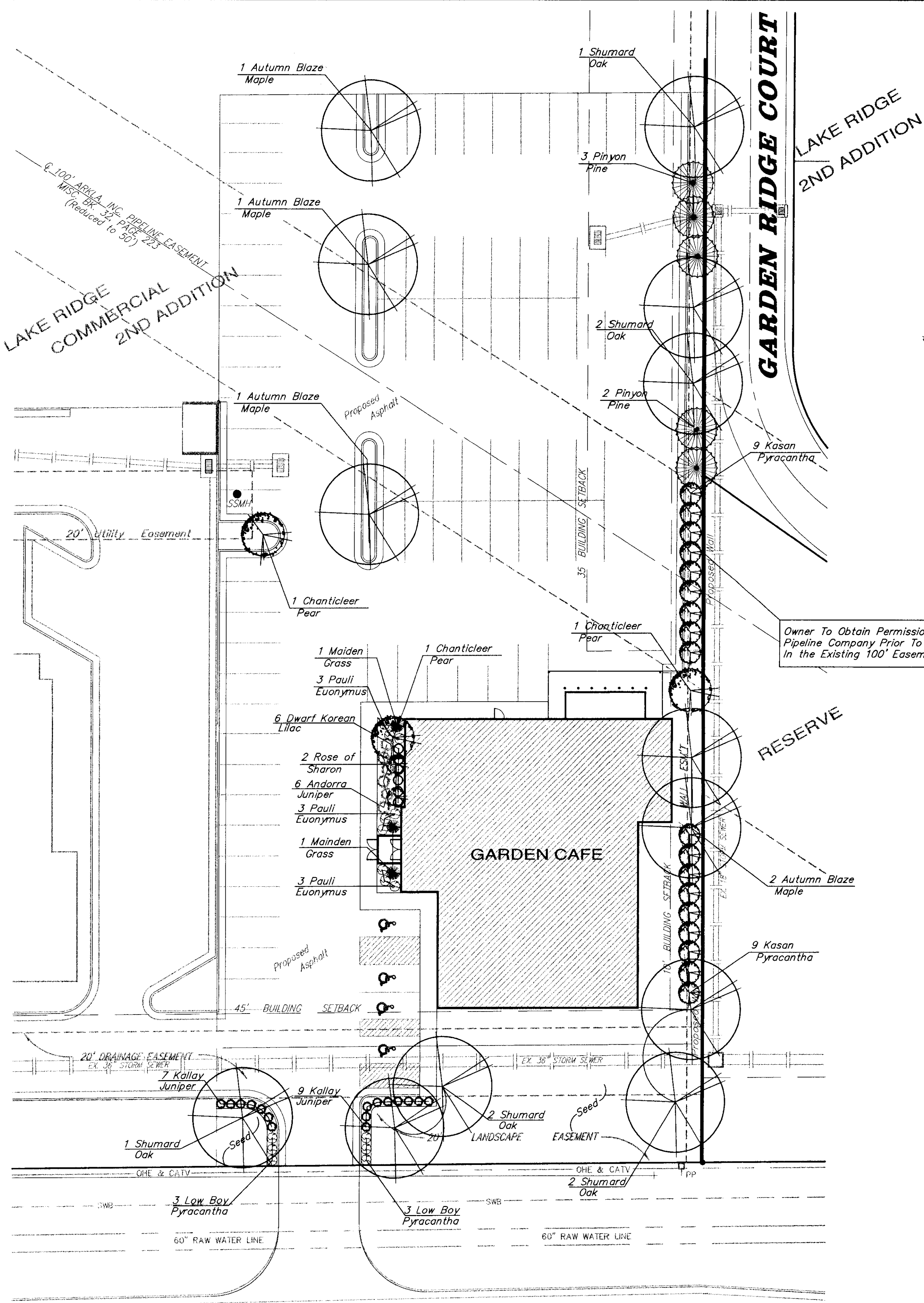
- LANDSCAPING
1. ONLY LANDSCAPING REQUIRED IS-BUFFER TREES AT EAST LINE- FOR RESIDENTIAL ADJACENT BOUNDARY- 4 SHADES REQUIRED PROVIDED - 4. SHUMBER RED OAK.
 2. BALANCE OF UNPAVED AREA TO HAVE SEEDS FESCUE GRASS
 3. BALANCE OF NON REQUIRED PLANTINGS WILL BE PROVIDED BY OWNERS-BY PRIVATE AGREEMENT WITH LANDSCAPERS, BUT NOT. A PART OF THIS CONTRACT.

LANDSCAPE PLAN

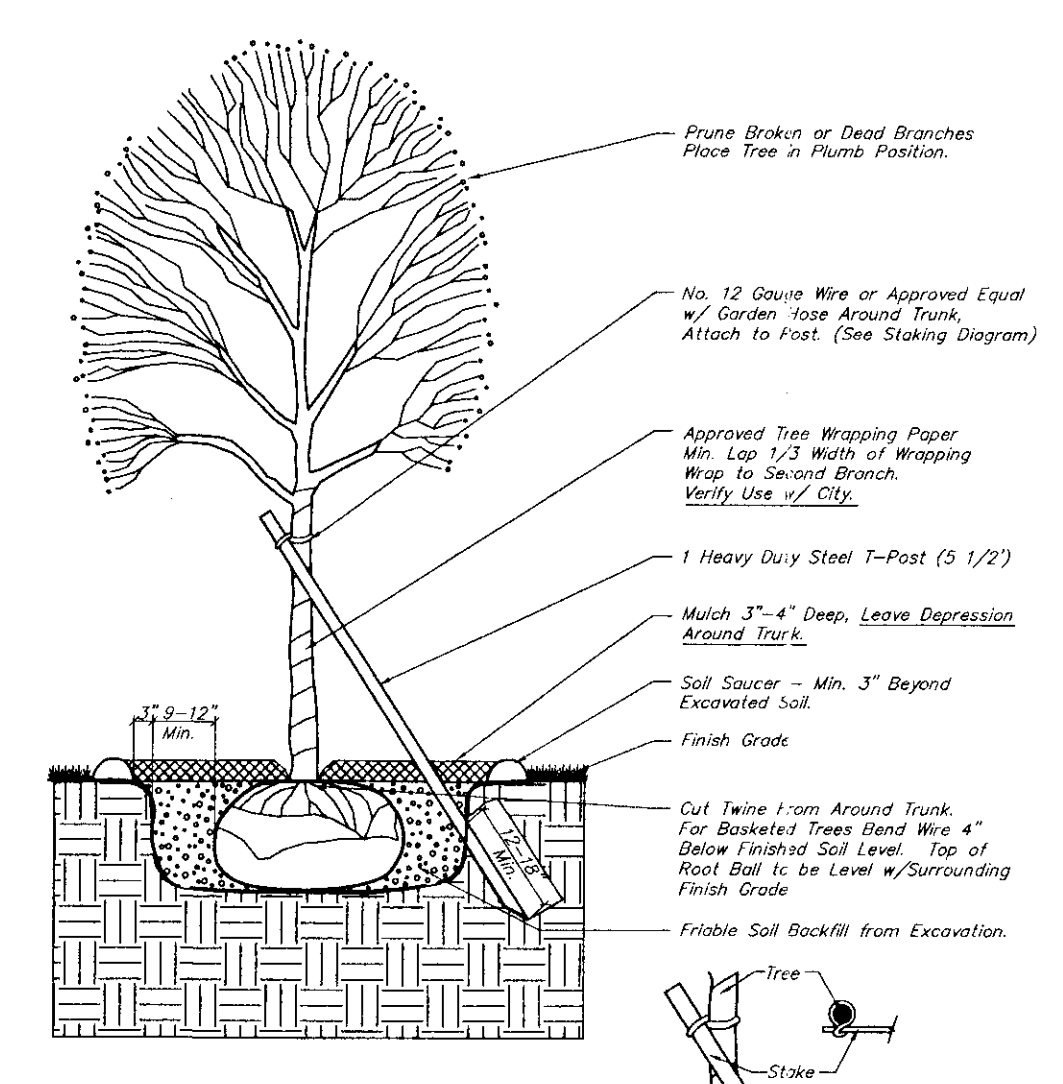
APPROVED 8/17/00 BY D6



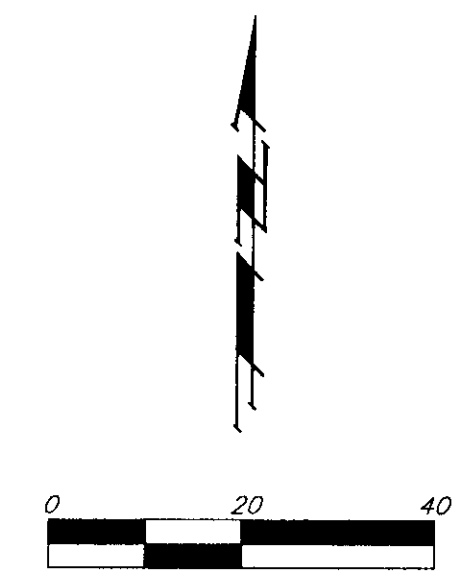
6090 2



TREE PLANTING & STAKING DETAIL
Deciduous Trees 2\"/>



TREE PLANTING & STAKING DETAIL
Deciduous Trees 2\"/>



- = #4 Baughman Rebar Set
- = #4 Baughman Rebar Found
- = P.K. Nail Set
- △ = 3/4\"/>

LEGAL DESCRIPTION:

Part of Lot 5, Lake Ridge Commercial 2nd Addition, Wichita, Sedgwick County, Kansas more particularly described as follows: Beginning at the SE corner of said Lot 5; thence N00°00'00\"/>

BENCHMARK:

"□" SE Corner of Curb Inlet in NE Corner of Parking Lot in Lot 4 Lake Ridge Commercial 2nd Addition.
Elevation: 141.45 City Datum

PLANTING NOTES:

- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:
SEED--
Kansas Premium Fescue Blend 6-8#/1000 sq. ft. (equal parts of Olympic II, Bonanza, Apache, and Monarch varieties.)
FERTILIZER--
16-20-6 ratio 4#/1000 sq. ft.
- Trees with broken leaders will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2\"/>
- Mulch all planting beds with 3\"/>
- Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be Cobra Commercial Heavy Duty Grade from Old Dutch Materials Company or approved equal.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Irrigation for establishment of plantings is to be provided by hose-bib off building. Contractor shall submit an alternate bid that includes: drip irrigation for shrub beds and pop-up irrigation system for turf areas. Shop drawings for irrigation system for all areas shall be submitted for approval.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.

LANDSCAPE CALCULATIONS

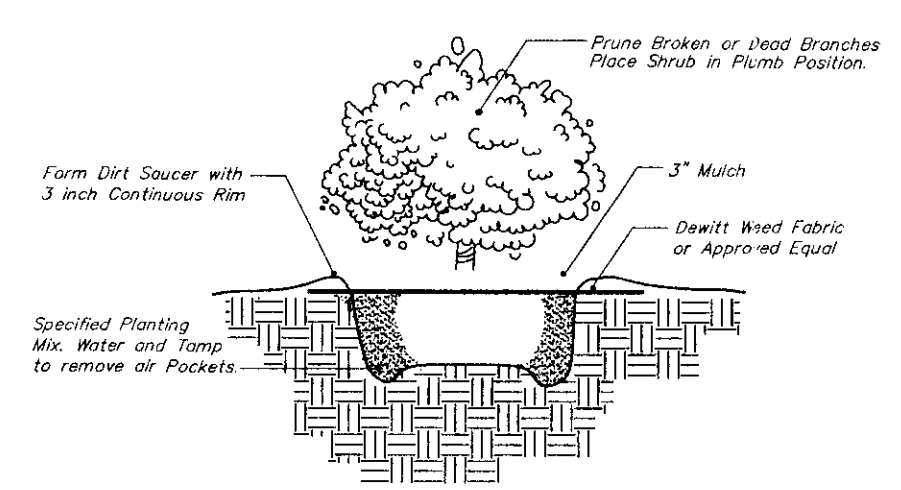
CITY OF WICHITA LANDSCAPE ORDINANCE
STREETYARD REQUIREMENT = 145 L.F. Frontage
x 15
2,175 sq.ft. Required
TREE REQUIREMENT = 1 Shade Tree every 500 sq.ft. of Streetyard.
(5 Shade Trees Required)
STREETYARD SHOWN = 3,136 sq.ft. Streetyard w/ 5 Shade Trees

PARKING LOT TREES REQUIRED = 5 Shade Tree
PARKING LOT TREES SHOWN = 3 Shade Trees
(1/2 Streetyard Tree Requirement To Be Used To Satisfy Parking Lot Tree Requirement)

BUFFER REQUIREMENT = 8 Shade Trees
BUFFER PROVIDED = 5 Shade Trees
4 Evergreen Trees
2 Ornamental Trees
LANDSCAPE REQUIREMENT = Parking Lot Screening

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
5	<i>Acer fremanii</i> 'Autumn Blaze'	Autumn Blaze Maple	2 1/2"Cal. Min.	B & B	Single Stem Only
7	<i>Quercus shumardii</i>	Shumard Red Oak	2 1/2"Cal. Min.	B & B	Single Stem Only
5	<i>Pinus edulis</i>	Pinyon Pine	1 1/2"Cal. Min.	B & B	Single Stem Only
2	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	1 1/2"Cal. Min.	B & B	Single Stem Only
9	<i>Euonymus patens</i> 'Paulii'	Pauli Euonymus	2 gal.	Cont.	
2	<i>Hibiscus syriacus</i>	Rose of Sharon	5 gal.	Cont.	
16	<i>Juniperus chinensis pfitzeriana</i> 'Kallay'	Kallay Juniper	2 gal.	Cont.	
6	<i>Juniperus horizontalis</i> 'Plumosa'	Andorra Juniper	2 gal.	Cont.	
3	<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	5 gal.	Cont.	
6	<i>Pyracantha coccinea</i> 'Low Boy'	Low Boy Pyracantha	2 gal.	Cont.	
18	<i>Pyracantha coccinea</i> 'Kasan'	Kasan Pyracantha	5 gal.	Cont.	
6	<i>Syringa meyeri</i>	Dwarf Korean Lilac	2 gal.	Cont.	



TYPICAL SHRUB PLANTING DETAIL
5 Gallon and Smaller

DP-205
PARCELS (PORTION)
LANDSCAPE PLAN
APPROVED 1/22/99 BY [Signature]



GARDEN CAFE
LANDSCAPE PLAN
LAKE RIDGE COMMERCIAL 2ND

BAUGHMAN COMPANY, P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER _____ SHEET _____

DESIGN **JAB** DRAWN **JAB** APPROVED **PJM** DATE **NOV. 1998** SCALE **1\"/>**

21ST STREET NORTH

* REVISED: 1/21/99

RIDGE ROAD

PLANTING NOTES:

- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:
SEED—
Kansas Premium Fescue Blend 6-8#/1000 sq. ft.
(equal parts of Olympic II, Bonanza, Apache, and Monarch varieties.)
FERTILIZER—
16-20-6 ratio 4#/1000 sq. ft.
- Trees with broken leaders will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Trellan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 8-12".
- Mulch all planting beds with 3" of mulch. Mulch all tree saucer wells with 4" of mulch. Mulch material to be shredded cypress mulch.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Irrigation for establishment of plantings is to be provided by hose-bib off building. Contractor shall submit an alternate bid that includes; drip irrigation for shrub beds and pop-up irrigation system for turf areas. Shop drawings for irrigation system for all areas shall be submitted for approval.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.

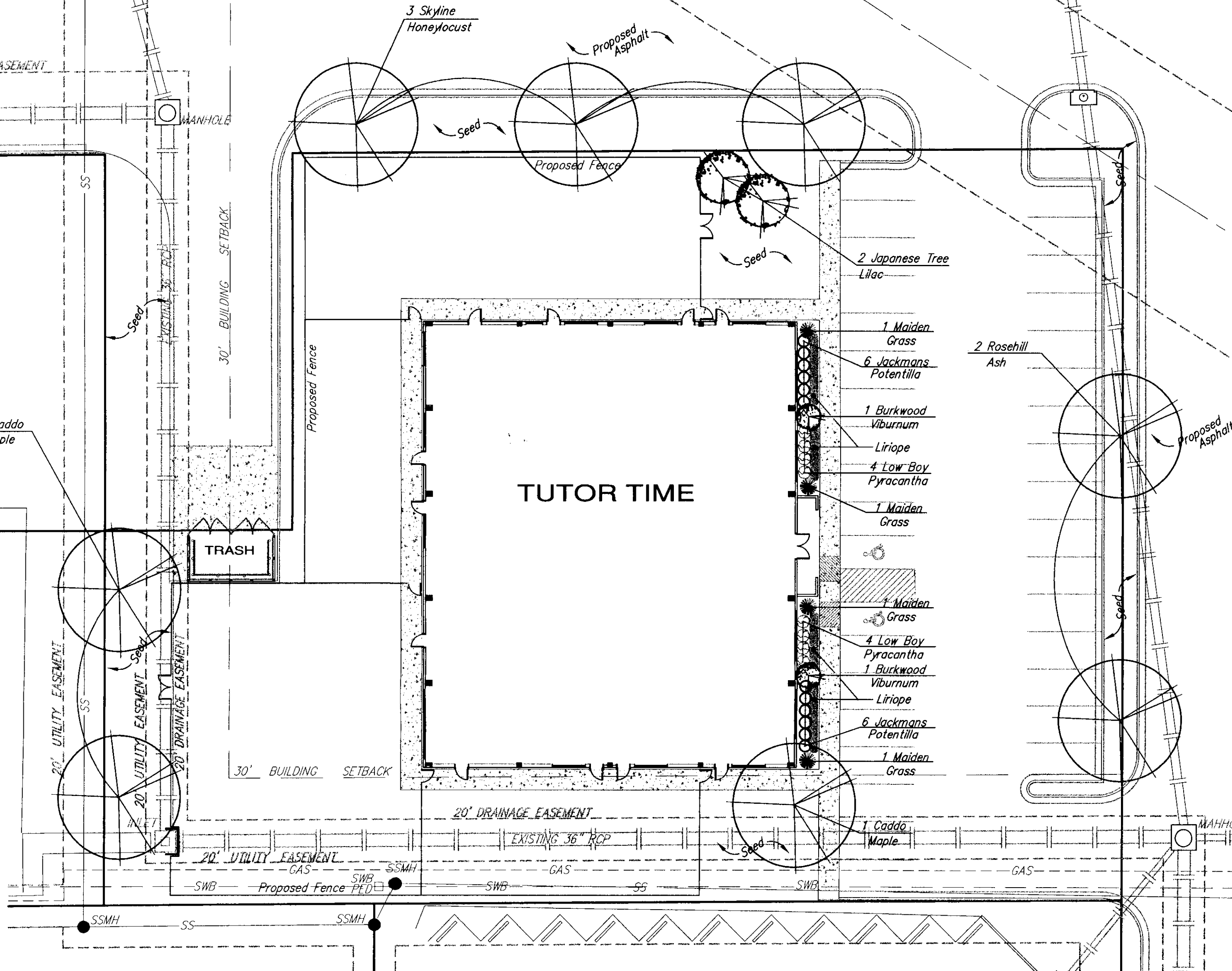
LANDSCAPE CALCULATIONS

CITY OF WICHITA LANDSCAPE ORDINANCE

- PARKING LOT TREES REQUIRED = 2 Shade Tree
- PARKING LOT TREES SHOWN = 2 Shade Trees
- STREETYARD REQUIREMENT = NONE
- BUFFER REQUIREMENT = NONE
- PARKING LOT SCREENING = NONE

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
3	<i>Acer saccharum</i> 'Caddo'	Caddo Sugar Maple	2 1/2" Cal. Min.	B & B	Single Stem Only
3	<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honeylocust	2 1/2" Cal. Min.	B & B	Single Stem Only
2	<i>Fraxinus americana</i> 'Rosehill'	Rosehill Ash	2 1/2" Cal. Min.	B & B	Single Stem Only
2	<i>Syringa japonica</i>	Japanese Lilac Tree	1 1/2" Cal. Min.	B & B	Single Stem Only
2	<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	5 gal.	Cont.	
12	<i>Potentilla fruticosa</i> 'Jackman'	Jackmans Potentilla	2 gal.	Cont.	
8	<i>Pyracantha coccinea</i> 'Low Boy'	Low Boy Pyracantha	2 gal.	Cont.	
2	<i>Viburnum burkwoodii</i>	Burkwood Viburnum	5 gal.	Cont.	
100	<i>Liriope 'Majestic'</i>	Liriope	1 gal.	Cont.	

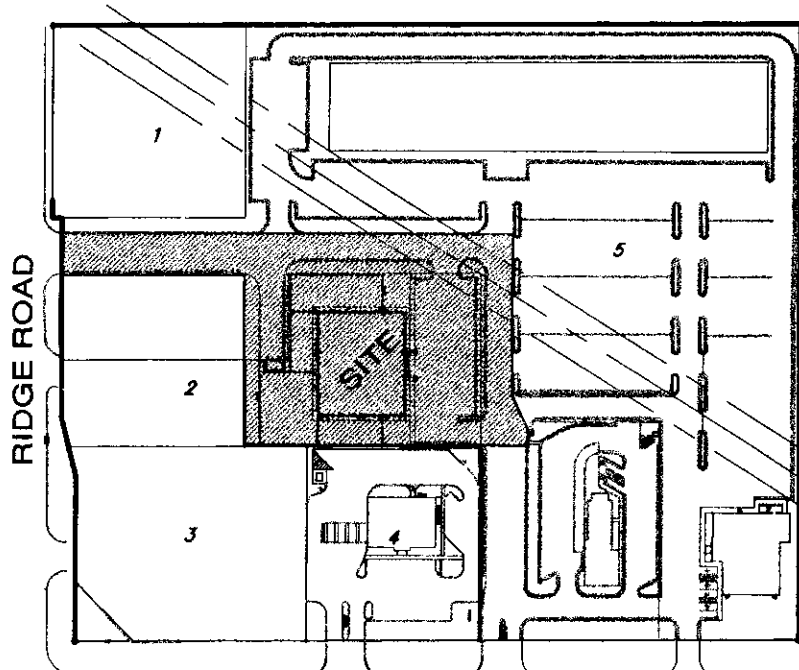


LEGAL DESCRIPTION:

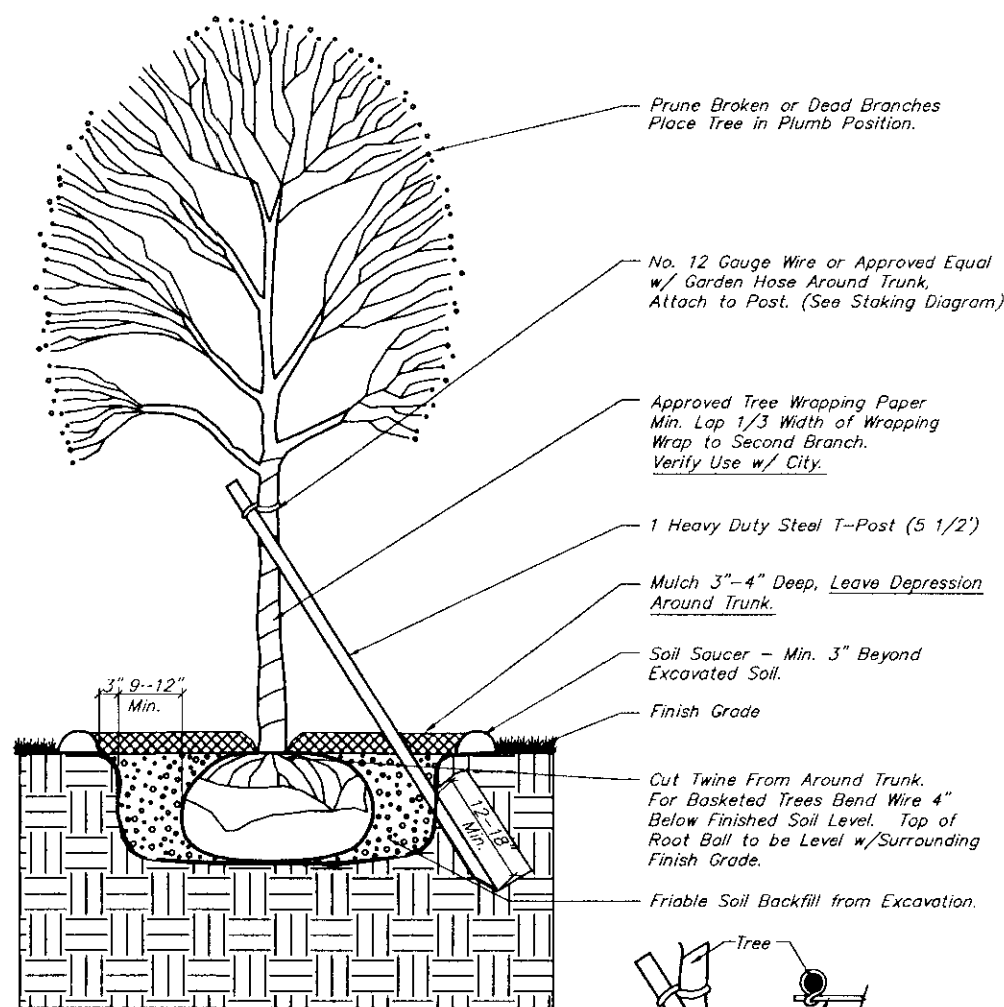
A tract of land in Lot 5, Lake Ridge Commercial 2nd Addition Wichita, Sedgwick County, described as follows: Beginning at the SE corner of Lot 2 in said Addition; thence NOE along the east line of Lot 2, 90 feet; thence N89°39'36"E, 45 feet; thence NOE, 90 feet; thence N89°39'36"E, 200 feet; thence S0°W, 180 feet to the NE corner of Lot 4 in said Addition; thence S89°39'36"W along the north line of Lots 3 and 4 in said Addition, 245 feet to the point of beginning.

BENCHMARK:

"□" SE Corner of Curb Inlet in NE Corner of Parking Lot in Lot 4 Lake Ridge Commercial 2nd Addition.
Elevation: 141.45 City Datum



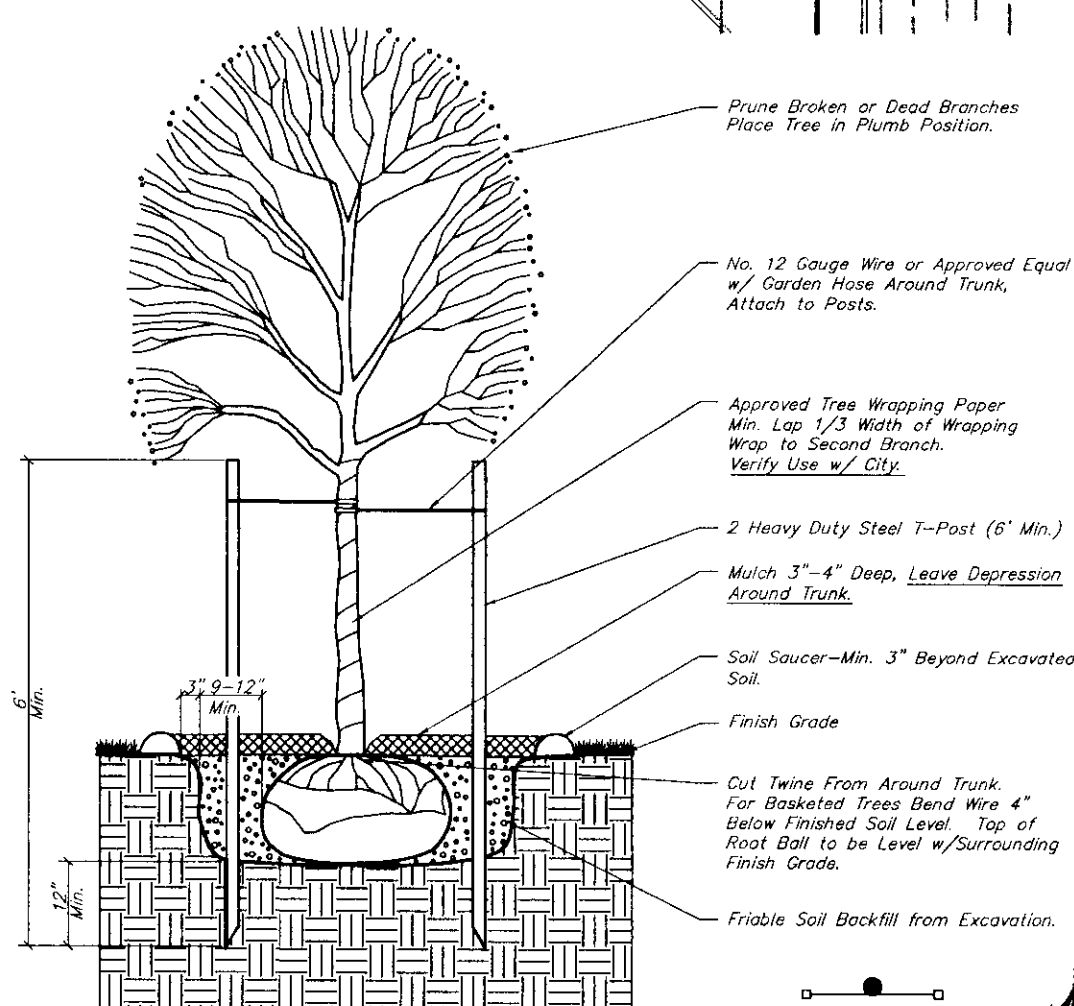
LOCATION MAP



TREE PLANTING & STAKING DETAIL

Deciduous Trees 2" Cal. and Smaller
Evergreen Trees 6" Height and Smaller

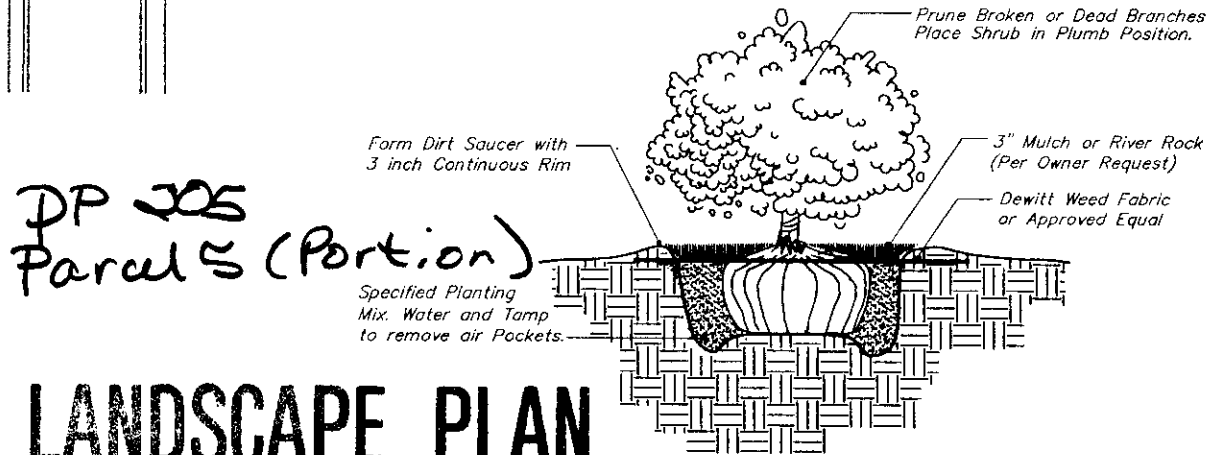
No Scale



TREE PLANTING & STAKING DETAIL

Deciduous Trees Larger than 2" Cal.

No Scale



LANDSCAPE PLAN

DP 305
Paralels (Portion)
APPROVED 4/1/99 BY DG

TYPICAL SHRUB PLANTING DETAIL

5 Gallon and Smaller
No Scale

TUTOR TIME

LANDSCAPE PLAN

LAKE RIDGE COMMERCIAL 2ND

BAUGHMAN COMPANY P.A.

ENGINEERING, SURVEYING, & PLANNING

316-262-7271 • 315. ELUS • WICHITA, KANSAS 67211

PROJECT NUMBER

SHEET

DESIGN

JAB

DRAWN

JAB

APPROVED

FJM

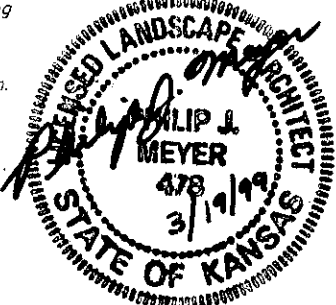
DATE

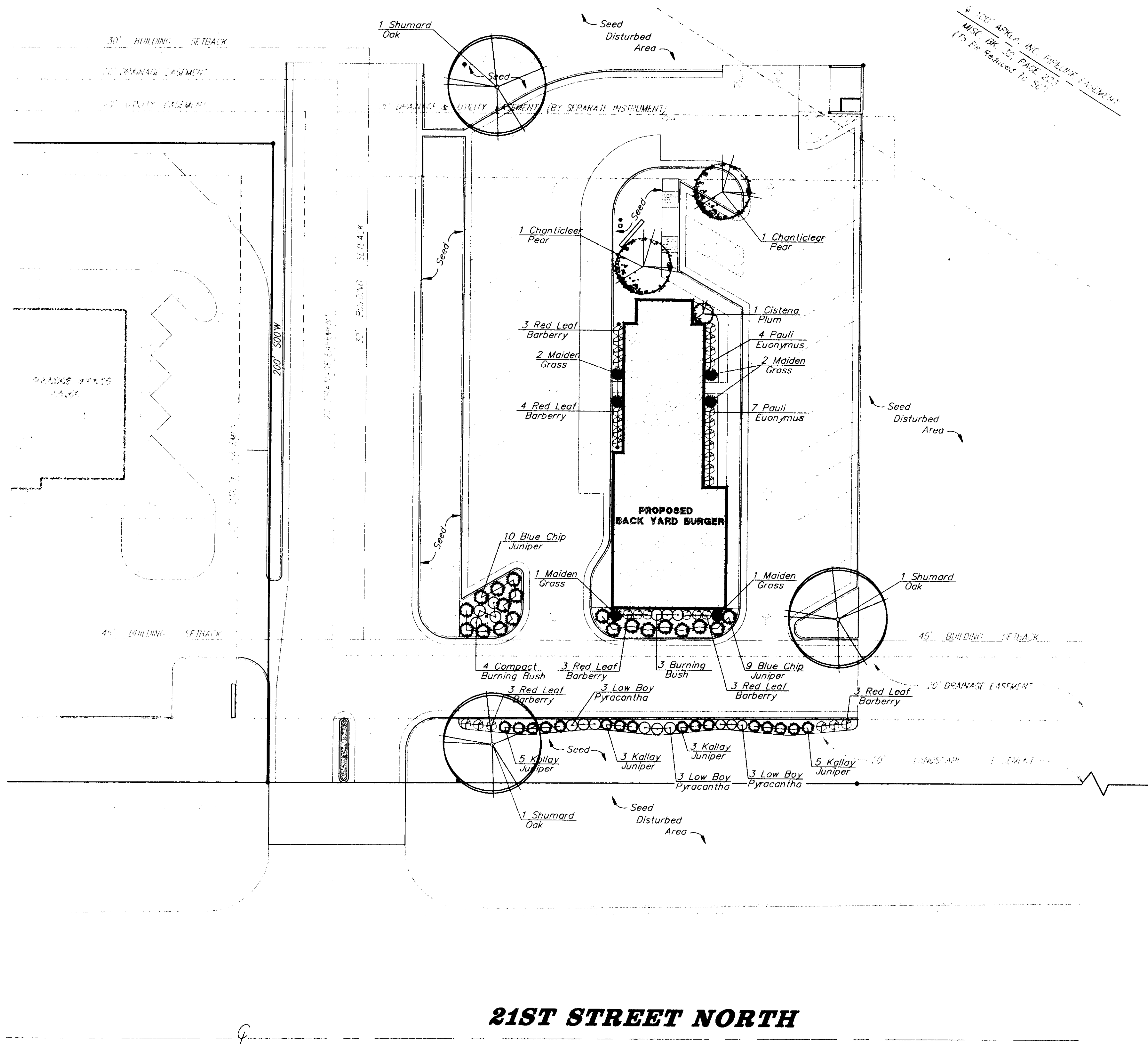
MARCH 99

SCALE

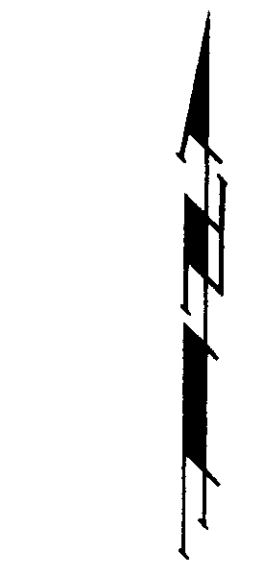
SHOWN

OF





100 ASKLA INC. ENGINEERING
MISC. DR. 25, PAGE 223
11/15/98



SCALE: 1" = 20'
• = IRON

LEGAL DESCRIPTION:
Part of Lot 5, Lake Ridge Commercial 2nd Addition, Wichita, Sedgwick County, Kansas, More Particularly Described as Commencing at the SE Corner of Lot 4, in said Lake Ridge Commercial Addition S89°39'36"W along the South line of said Lot 5, 60 feet to a point of beginning; thence N00°W, 225 feet; thence N89°39'36"E, parallel with the South line of said Lot 5, 125 feet; thence S00°W, 225 feet to a point on the South line of said Lot 5; thence S89°39'36"W along the South line of said Lot 5, 125 feet to the point of beginning.

BENCHMARK:
"D" SE Corner of Curb Inlet in NE Corner of Parking Lot in Lot 4 Lake Ridge Commercial 2nd Addition.
Elevation: 141.45 City Datum

- PLANTING NOTES:**
- All landscape work shall be done in accordance with industry standards.
 - All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:
SEED--
Kansas Premium Fescue Blend 6-8#/1000 sq. ft.
(equal parts of Olympic II, Bonanza, Apache, and Monarch varieties.)
FERTILIZER--
16-20-6 ratio 4#/1000 sq. ft.
 - Trees with broken leaders or no central leader will not be accepted.
 - All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled to a depth of 8-12".
 - Mulch all planting beds with 2" of mulch. Mulch all tree saucer wells with 4" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
 - Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be Cobra Commercial Heavy Duty Grade from Old Dutch Materials Company or approved equal.
 - Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
 - Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
 - Irrigation for establishment of plantings is to be provided by hose-bib off building. Contractor shall submit an alternate bid that includes: drip irrigation for shrub beds and pop-up irrigation system for turf areas. Shop drawings for irrigation system for all areas shall be submitted for approval.
 - Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
 - Report any discrepancies in the planting plan to the Landscape Architect prior to starting construction.

21ST STREET NORTH

Landscape Requirements:

125' Street Frontage x 10 sq. ft. = 1,250 sq. ft.
Landscape Street Yard Required

Street Yard Trees Required = 3 Shade Trees
Street Yard Trees Shown = 2 Shade Tree
Substitute Shrubs = 10 Shrubs

Parking Lot Trees Required = 2 Shade Trees
Parking Lot Trees Shown = 2 Shade Trees

Parking Lot Screening is Provided with Shrubs
30 Parking Spaces

Planting Schedule:

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
3	<i>Quercus shumardii</i>	Shumard Red Oak	2 1/2" Cal.	B & B	Single Stem Only
2	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	1 1/2" Cal.	B & B	Single Stem Only
19	<i>Berberis thunbergii</i> 'atropurpurea'	Red Leaf Barberry	2 gal.	Cont.	
7	<i>Euonymus alatus</i> 'compacta'	Compact Burning Bush	2 gal.	Cont.	
11	<i>Euonymus patens</i> 'Pauli'	Pauli Euonymus	2 gal.	Cont.	
16	<i>Juniperus chinensis pfitzeriana</i> 'Kallay'	Kallay Juniper	2 gal.	Cont.	
19	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	2 gal.	Cont.	
6	<i>Miscanthus sinensis</i> 'gracillimus'	Maiden Grass	2 gal.	Cont.	
1	<i>Prunus cistena</i>	Cistena Plum	5 gal.	Cont.	
9	<i>Pyracantha angustifolia</i> 'Low Boy'	Low Boy Pyracantha	2 gal.	Cont.	

DP-205
Parcel 5 (Portion)
LANDSCAPE PLAN
APPROVED 1/15/98 BY [Signature]



BACKYARD BURGER
LANDSCAPE PLAN
21ST STREET NORTH

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER: _____ SHEET: _____

DESIGN	DRAWN	APPROVED	DATE	SCALE	OF
	JAB	PJM	1/18/98	1" = 20'	

ENG/BURGER/LAYOUT

RIDGE ROAD

GARDEN RIDGE COURT

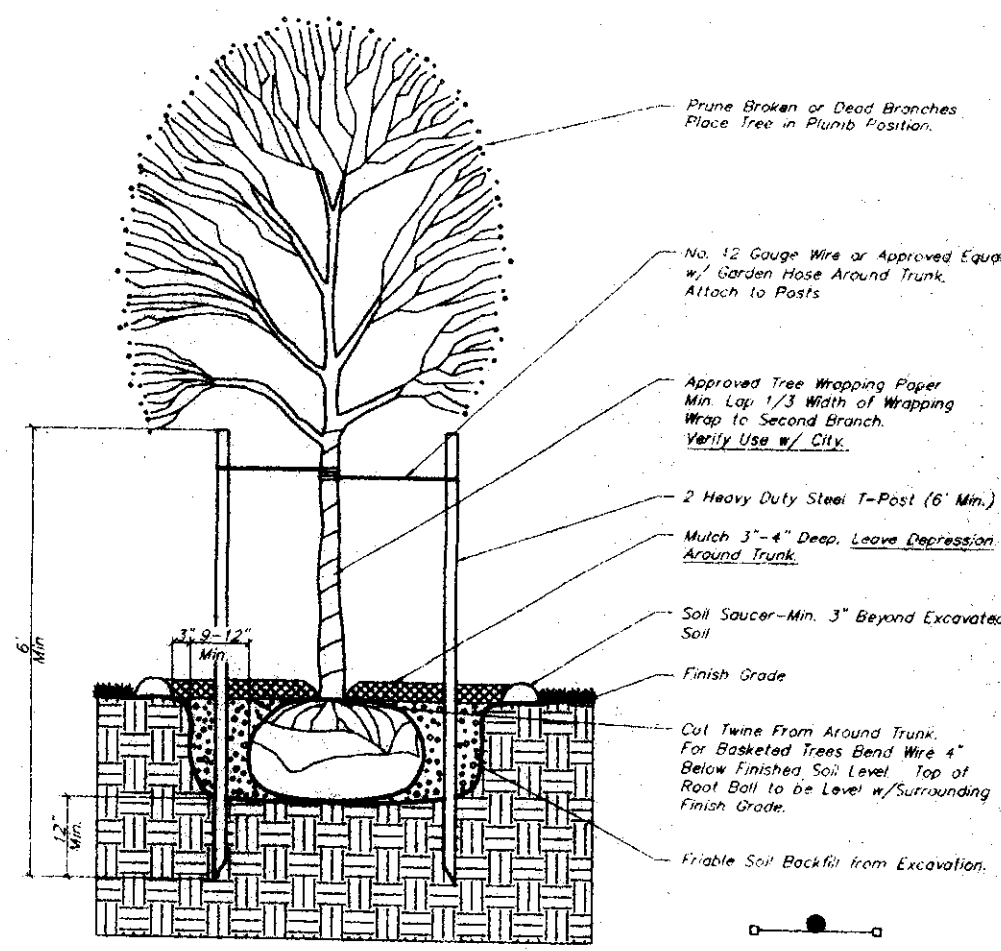
SCALE: 1" = 30'

BENCHMARK:

"□" SE Corner of Curb Inlet in NE Corner of Parking Lot in Lot 4 Lake Ridge Commercial 2nd Addition.
Elevation: 141.45 City Datum

LEGAL DESCRIPTION

Lot 5, Lake Ridge Commercial 2nd Addition, Wichita, Sedgwick County, Kansas.



TREE PLANTING & STAKING DETAIL

Discard Trees Larger than 2 1/2\"/>

PLANTING NOTES:

- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:
SEED--
Kansas Premium Fescue Blend 6-8#/1000 sq. ft.
(equal parts of Olympic II, Bonanza, Apache, and Monarch varieties.)
FERTILIZER--
16-20-6 ratio 4#/1000 sq. ft.
- Trees with broken leaders will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Trefon (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 8-12".
- Mulch all planting beds with 2" of mulch. Mulch all tree saucer walls with 4" of mulch. Mulch material to be shredded cypress mulch.
- Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be Cobra Commercial Heavy Duty Grade from Old Dutch Materials Company or approved equal.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- Water By Hose

LANDSCAPE CALCULATIONS

CITY OF WICHITA LANDSCAPE ORDINANCE
BUFFER REQUIREMENT =
• NORTH PROPERTY LINE: 575.00 L.F. 15 TREES REQUIRED
• EAST PROPERTY LINE: 167.00 L.F. 5 TREES REQUIRED
• NORTH PROPERTY LINE: 15 TREES PROVIDED
• EAST PROPERTY LINE: 5 TREES PROVIDED
PARKING LOT REQUIREMENT =
• 207 STALLS PROVIDED: 11 TREES REQUIRED
• 207 STALLS PROVIDED: 11 TREES PROVIDED
NO SCREENING REQUIRED

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
9	<i>Acer rubrum</i>	Red Maple	2 1/2" Cal. Min.	B & B	Single Stem Only
2	<i>Acer saccharum 'Caddo'</i>	Caddo Sugar Maple	2 1/2" Cal. Min.	B & B	Single Stem Only
11	<i>Fraxinus pennsylvanica 'Marshall's Seedless'</i>	Marshall's Seedless Ash	2 1/2" Cal. Min.	B & B	Single Stem Only
9	<i>Gleditsia triacanthos 'Skyline'</i>	Skyline Honeylocust	2 1/2" Cal. Min.	B & B	Single Stem Only

21ST STREET NORTH

REVISION: MAY 5, 2000

LAKE RIDGE COMMERCIAL 2ND ADDITION
LANDSCAPE PLAN
COMMERCIAL BUILDING

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

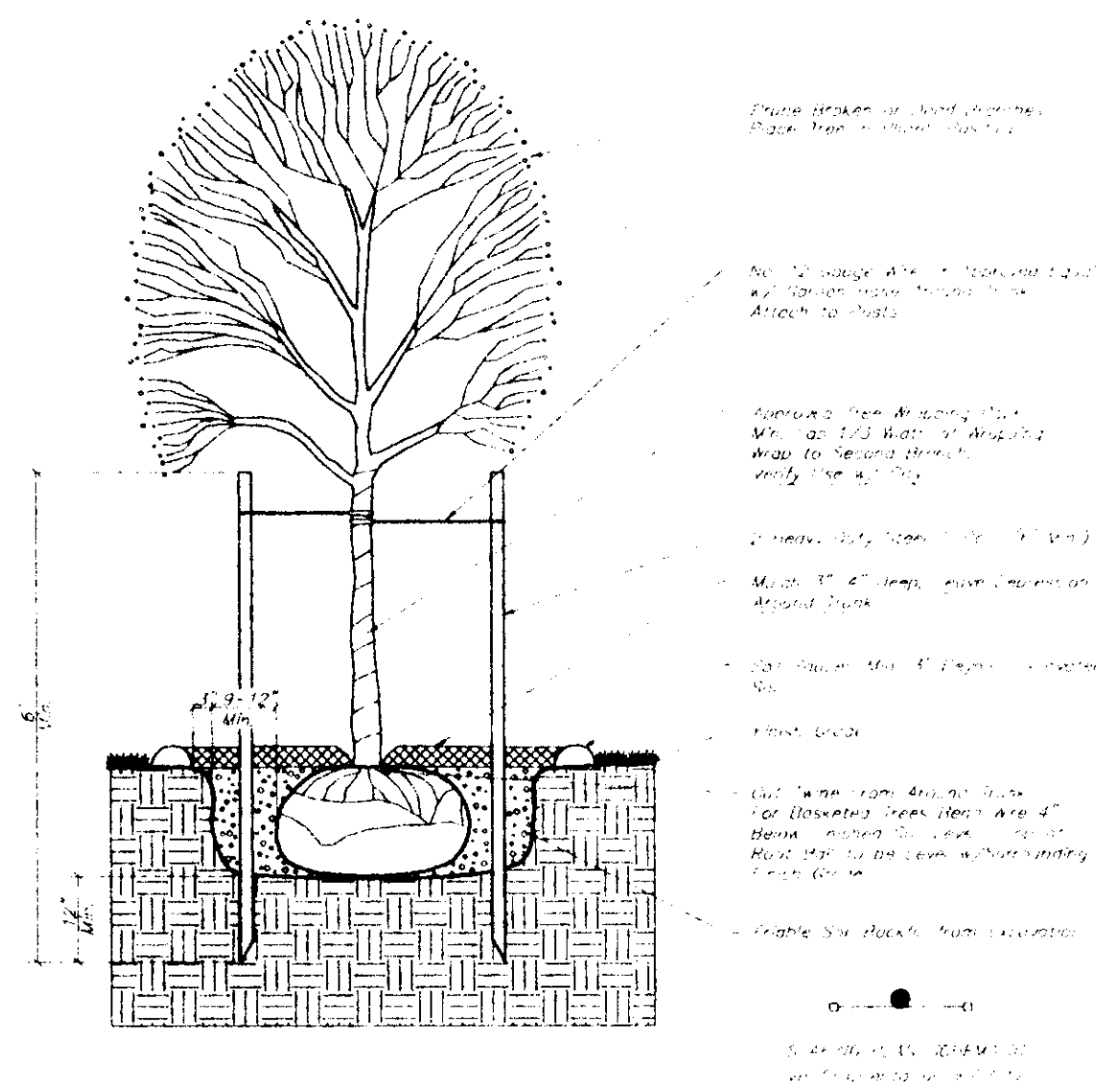
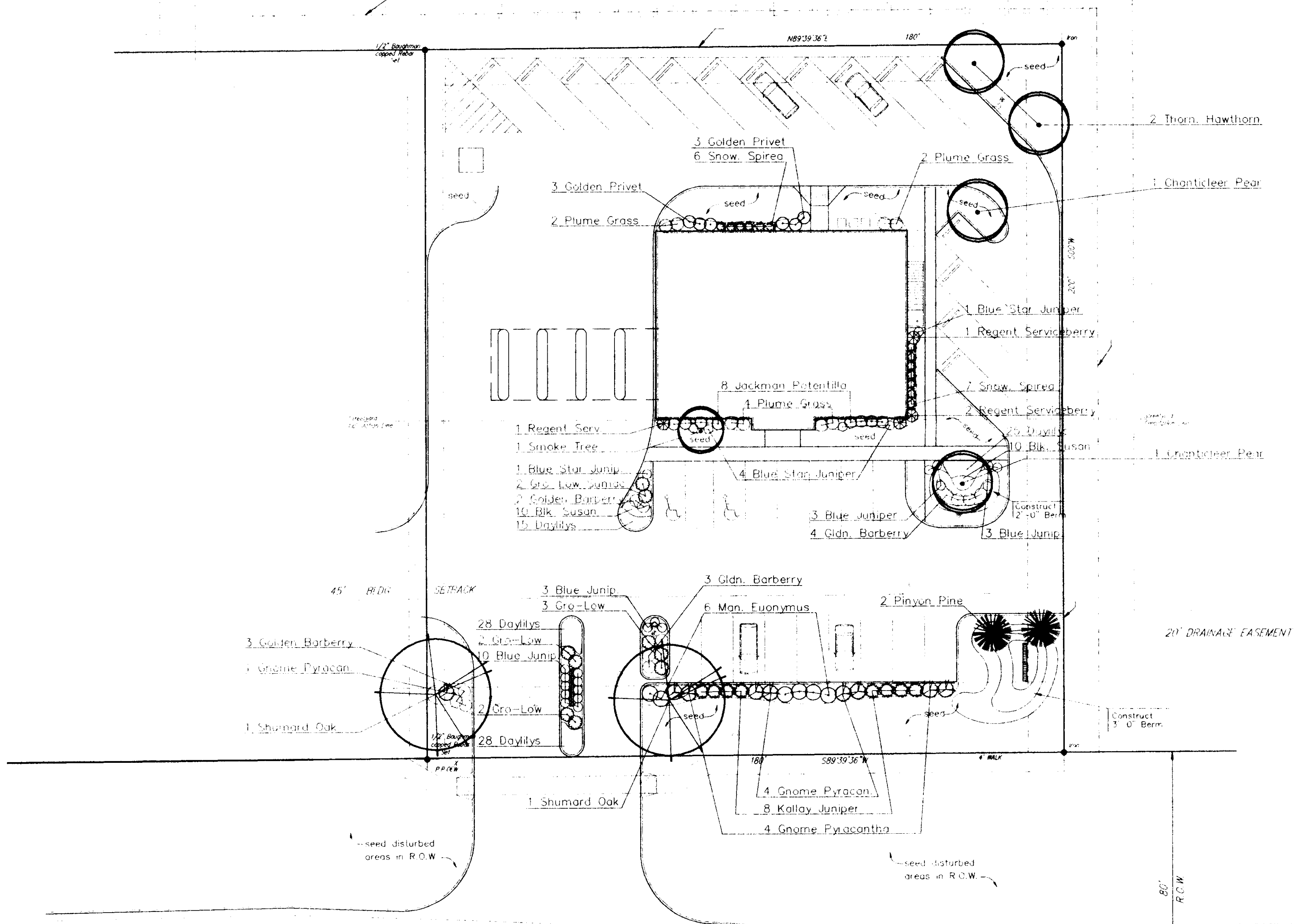
PROJECT NUMBER

DESIGN: JAB DRAWN: JAB APPROVED: P.J.M. DATE: DEC. 1999 SCALE: 1" = 30' SHEET: 1 OF 1

LEGAL DESCRIPTION:

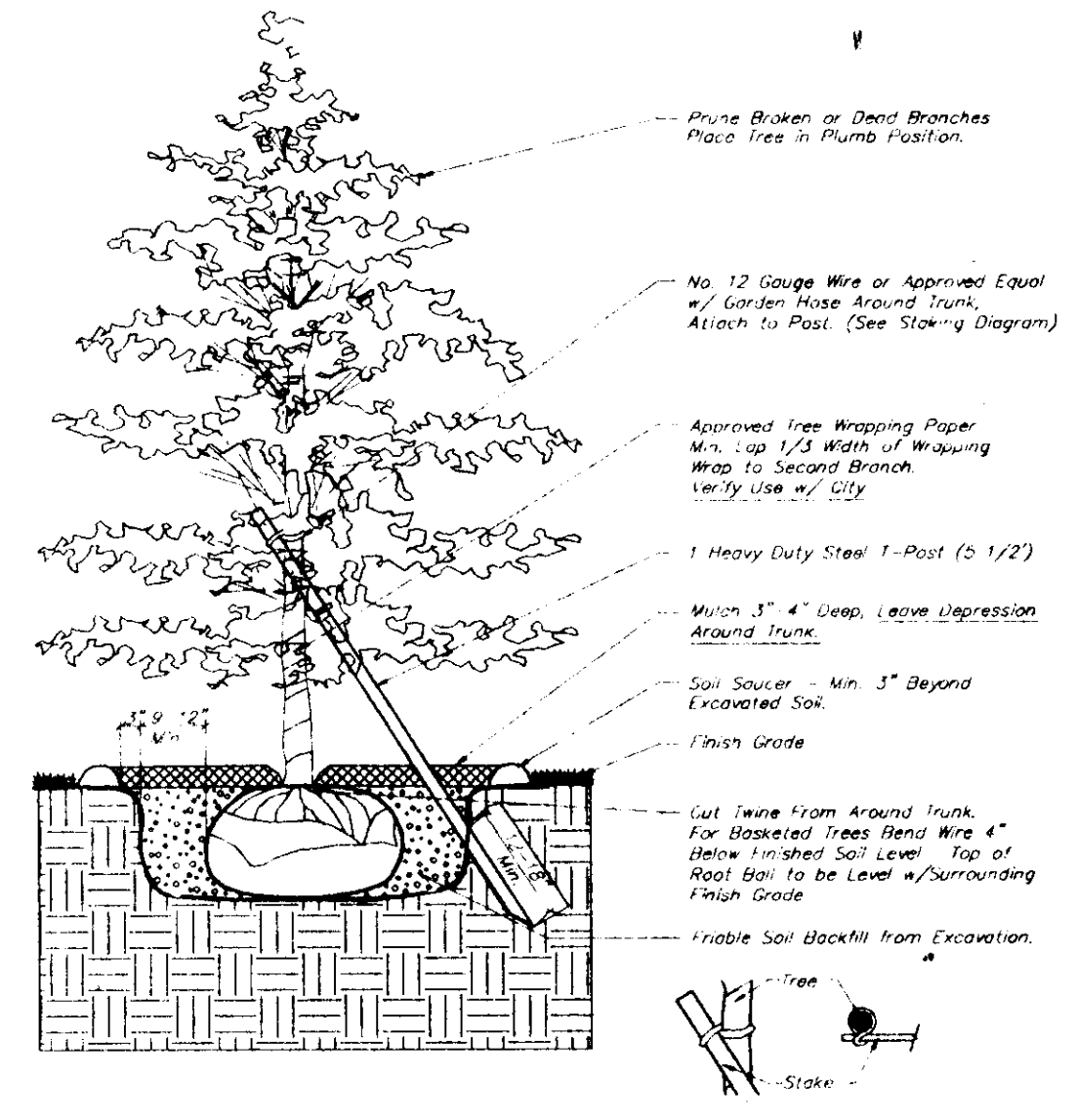
LOT 4, Lake Ridge Commercial 2nd Addition, to Wichita, Sedgwick County, Kansas.

NORTH
SCALE: 1" = 20'-0"



TREE PLANTING & STAKING DETAIL

For trees 2\"/>



TREE PLANTING & STAKING DETAIL

For trees 2\"/>

PLANTING NOTES:

- All work shall be done in accordance with these Landscape Specifications and Local Industry Standards.
- Trees with broken leaders will not be accepted.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality, characteristic of representative local soils, which produce heavy growth of crops, grass, or other vegetation. It shall be free of subsoil, clay lumps, trash, weeds, roots, stones, trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an undecomposed, ready condition and shall be subject to inspection by the Landscape Architect.
- Contractor to install Dwyer Weed Barrier Fabric or approved equal in all planting beds prior to mulching.
- Mulch 4\"/>
- Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be Cobra Commercial Heavy Duty Grade from Old Dutch Materials Co. or approved equal.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A pre-emergent herbicide such as Treban 150 (or equal) shall be applied per label directions.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- All areas which are called out as "Seed" are to be seeded and fertilized as follows:
SEED:
Kansas Premium fescue Blend-6-8#/1000 sq.ft.
equal parts of Olympic II, Bonanza, Apache, and Marquis fescue varieties.
FERTILIZER:
16-40-6 ratio-4#/1000 sq.ft. or approved equals.
- Irrigation Water for establishment and maintenance of plant materials on this project will be provided by a quick coupler system. Landscape Contractor shall also submit an alternate bid for an automatic irrigation system with rain switch or moisture sensing device per City of Wichita Codes.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling KS One-call system at 687-2470. Contractor shall be responsible for any damage done to existing utilities.
- The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
- The landscape contractor is responsible for construction and final grading of earth berms (See note #3). Construct earth berms so as not to collect and/or drain water.

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
2	<i>Quercus shumardii</i>	Shumard Oak	2" Gal	B & B	Single Stem Only
1	<i>Cotinus Coggyria 'Royal Purple'</i>	Smoke Tree, Royal Purple	5" HT	B & B	Single Stem Only
2	<i>Crataegus crusgalli 'intermedia'</i>	Thornless Cockspur Hawthorn	1 1/2" Gal	B & B	Single Stem Only
2	<i>Pyrus laurayana 'Chanticleer'</i>	Chanticleer Pear	1 1/2" Gal	B & B	Single Stem Only
8	<i>Juniperus chinensis 'Pfitzeriana Compacta'</i>	Pfitzer Compact Juniper	5 Gal	Cont	
25	<i>Juniperus horizontalis 'Blue Star'</i>	Blue Star Juniper	2 Gal	Cont	
2	<i>Pinus edulis</i>	Pinus Pine	6" HT	B & B	Single Stem Only
4	<i>Amelanchier alnifolia 'Regent'</i>	Regent Serviceberry	2 Gal	Cont	
12	<i>Cercis thunbergii 'atropurpurea'</i>	Golden Hornberry	2 Gal	Cont	
6	<i>Euonymus alatus 'Manhattan'</i>	Manhattan Euonymus	1 Gal	Cont	
6	<i>Euonymus alatus 'vicaryi'</i>	Golden Vicary Privet	5 Gal	Cont	
8	<i>Miscanthus sinensis 'gracillimus'</i>	Plume Grass (Maiden Grass)	2 Gal	Cont	
9	<i>Potentilla fruticosa 'Jackman'</i>	Jackman Potentilla	2 Gal	Cont	
9	<i>Pyracantha angustata 'Orange'</i>	Gnome Pyracantha	5 Gal	Cont	
9	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	2 Gal	Cont	
13	<i>Spiraea nipponica 'Snowmound'</i>	Snowmound Spirea	2 Gal	Cont	
96	<i>Hemerocallis hybrids</i>	Daylily	1 Gal	Cont	18" on center
20	<i>Rudbeckia</i>	Black-eyed Susan (yellow/red)	1 Gal	Cont	18" on center

LANDSCAPE ORDINANCE CALCULATIONS

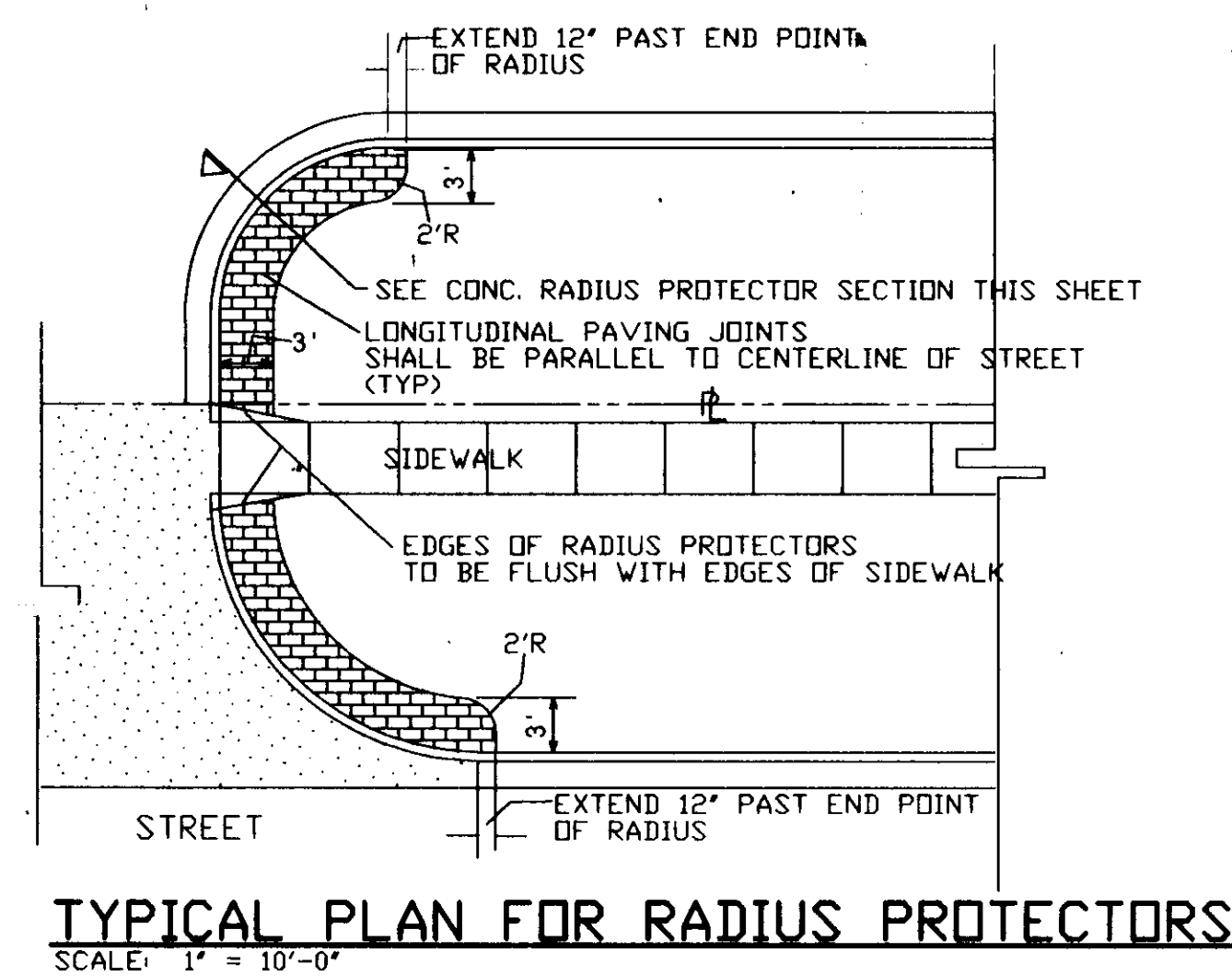
Landscape Required: 1,800 sq.ft.
Landscape Shown: 4,778 sq.ft.
Shade Trees Required: Four (4) Shade
Shade Trees Shown: Two (2) Shade,
Four (4) Ornamental
Parking Lot Trees Required: One (1) Shade
or equal
Parking Lot Trees Shown: Three (3) Ornamental
Parking Stalls Required: 14 Stalls
Parking Stalls Shown: 31 Stalls

DP-205 PARCEL 4 LANDSCAPE PLAN

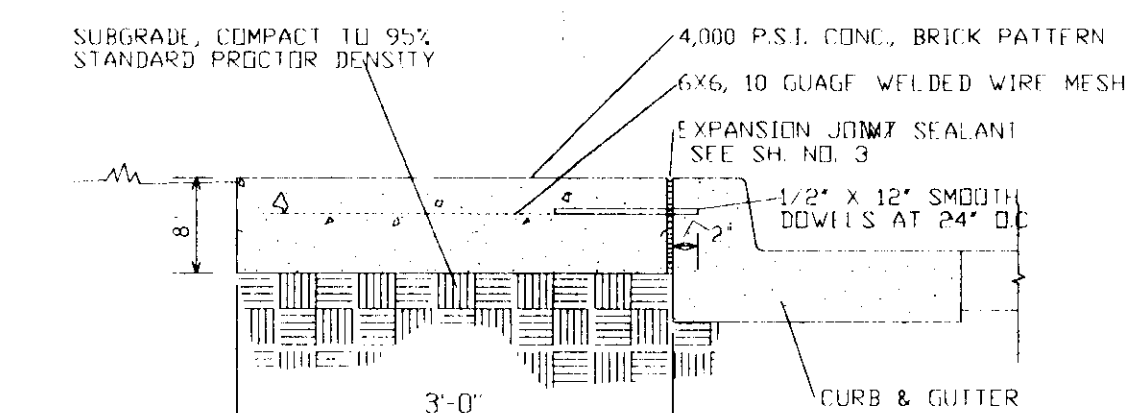
APPROVED 1/11/95 BY P.D.

PRAIRIE STATE BANK LANDSCAPE PLAN LOT 4, LAKE RIDGE COMM. 2ND ADDITION					
BAUGHMAN COMPANY P.A. ENGINEERING, SURVEYING, & PLANNING 316-202-1200 • 1115 E. 10th St. • WICHITA, KANSAS 67202					
PROJECT NUMBER					
DESIGN	DRAWN	APPROVED	DATE	SCALE	SHEET
			1/11/95	1" = 20'	4 OF 4

PLANTS AND TREES						
SYMBOL	COMMON NAME BOTANICAL NAME	SIZE	QUANTITY REQ'D.	MIN. HEIGHT & SPREAD	SPACING	REMARKS
	LOCUST SHADEMASTER <i>Gleditsia triacanthos</i> "shademaster"	2" CALIPER	5		AS SHOWN	STRAIGHT TRUNK MATCHING
	JUNIPERUS SABINA "sagegreen"	36" H	110	36" X 24"	24" O.C.	
	JUNIPERUS SABINA "sagegreen"	5 GAL	51	24" X 24"	24" O.C.	
	CRIMSON PYGMY BARBERRY <i>Barberry thunbergii</i> "crimson pygmy"	2 GAL	162	9" X 12"	18" O.C.	
	SCOTCH PINE <i>Pinus sylvestris</i>	5'-6' ht.	NONE	5' X 3'-6"	As shown	Straight trunk matching

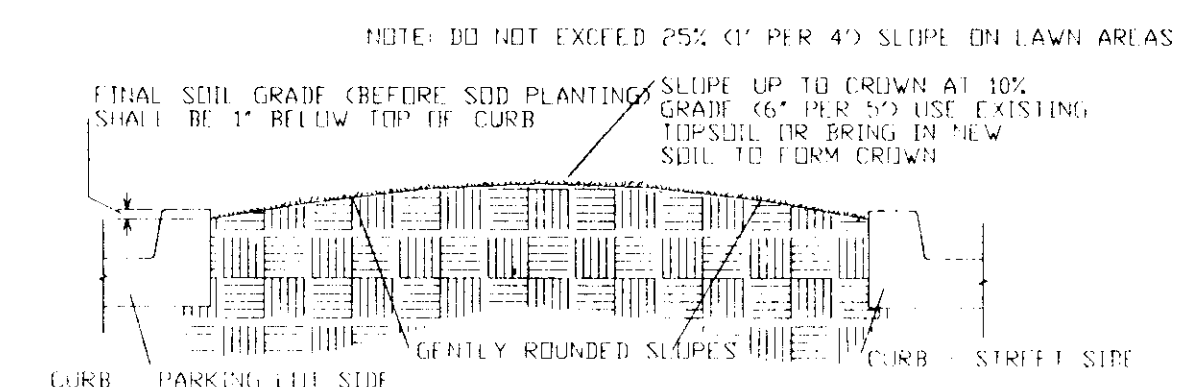


NOTE: SEE LANDSCAPE SPECIFICATIONS PROVIDED BY QUIKTRIP



CONC. RADIUS PROTECTOR SECTION

SCALE: 3/4" = 1'-0"



LAWN SECTION

SCALE: 1/2" = 1'-0"

LEGAL DESCRIPTION

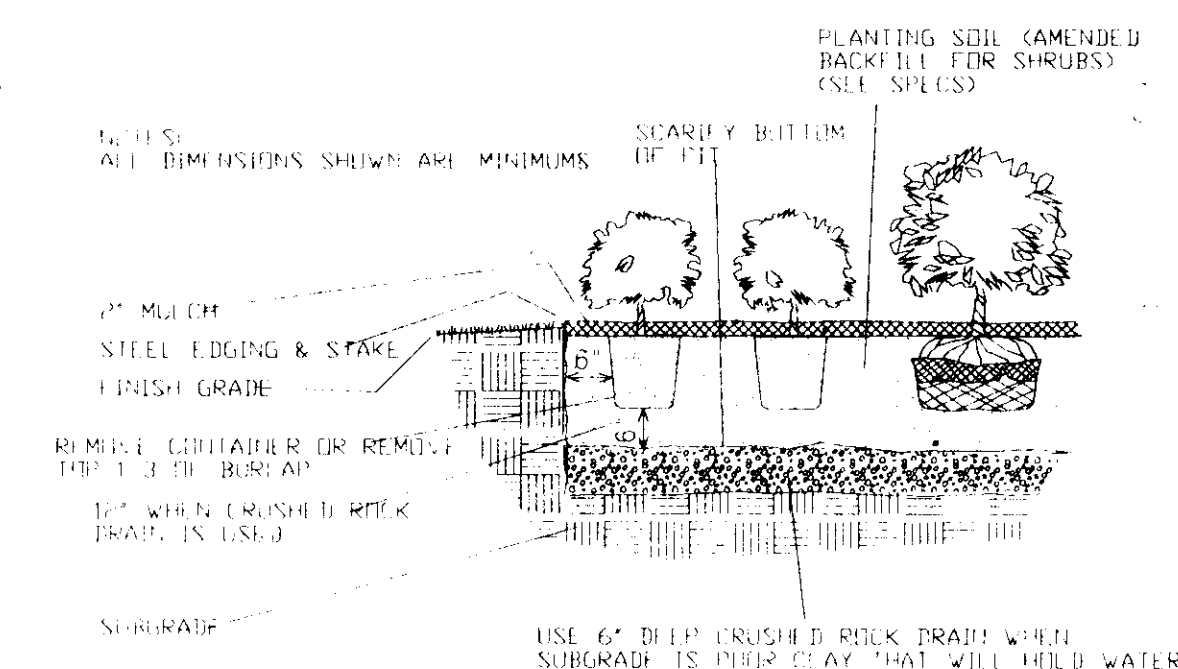
LOT 3, LAKE RIDGE COMMERCIAL 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

LANDSCAPE CALCULATIONS

AVERAGE DEPTH = 220'
 LENGTH OF FRONTAGE = 320.88'
 LANDSCAPE AREA REQUIRED = 32088.00 SF
 LANDSCAPE AREA PROVIDED = 8699.00 SF
 1 SHADE TREES OR 5 SHADE TREES AND 20 SHRUBS REQUIRED
 27 PARKING SPACES REQUIRE 2 PARKING LOT TREES

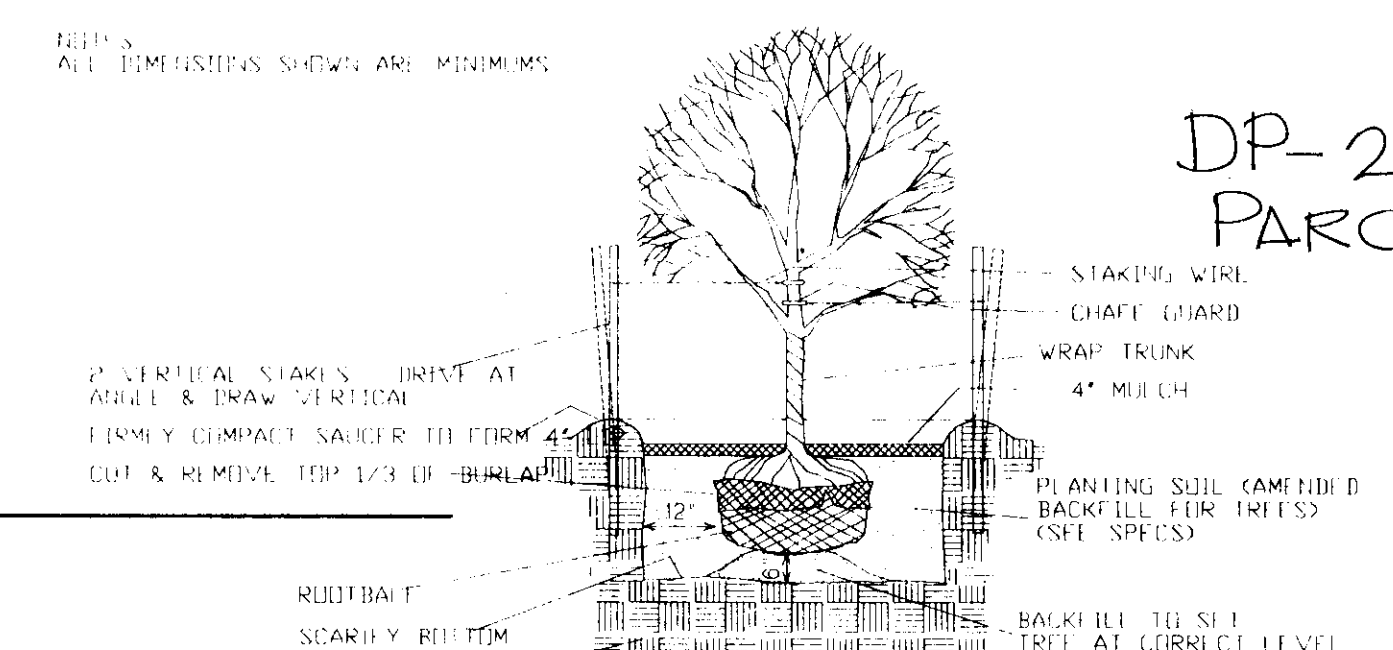
LEGEND

- MARK QUIKTRIP NUMBER AND DESCRIPTION
- TURF TYPE, FINE BLADED PESCUE SOD
 - SEEDING, SEE QUIKTRIP REPRESENTATIVE
 - RADIUS PROTECTORS - NORMAL CONCRETE PAVING (NO COLOR ADDED) SCORED WITH BRICK PATTERN - SEE DETAILS
 - D-1 CONCEPT MODIFIED



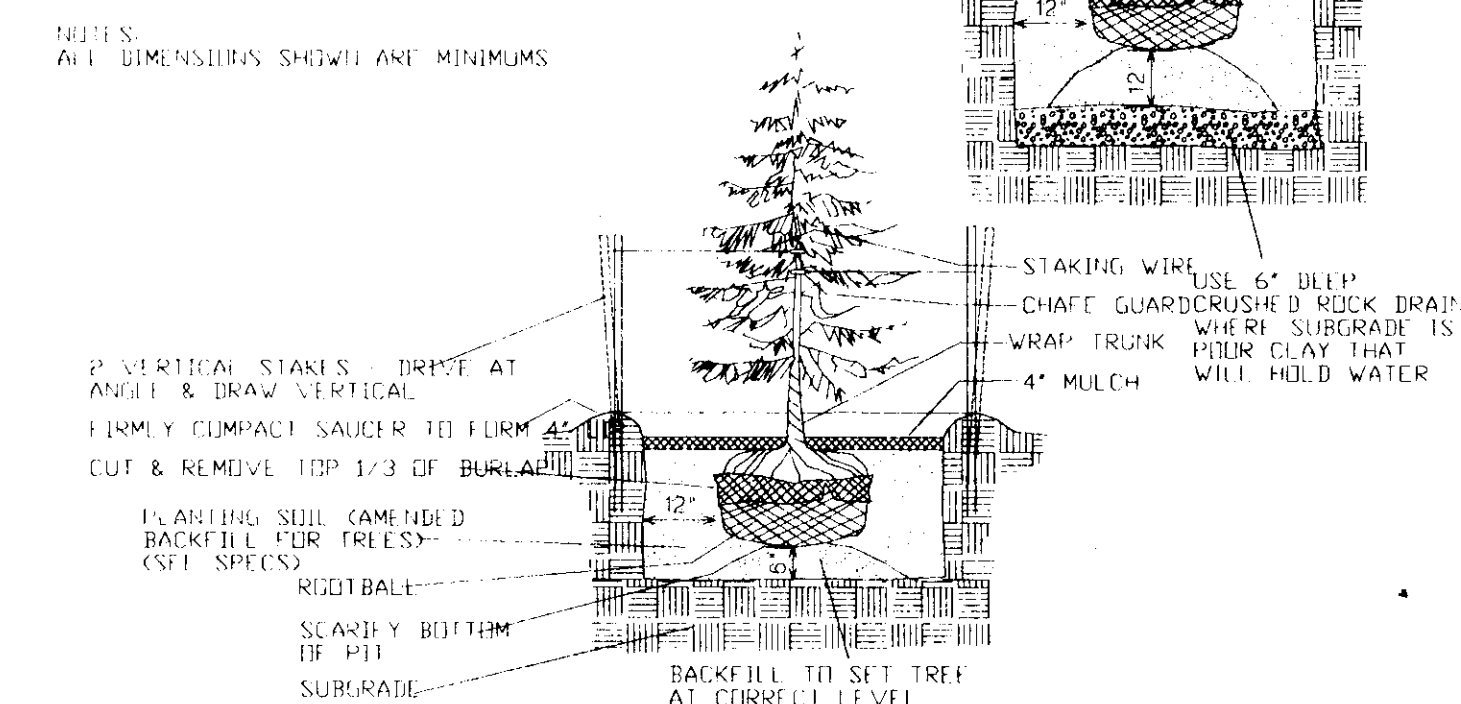
SHRUB PLANTING DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING DTL.

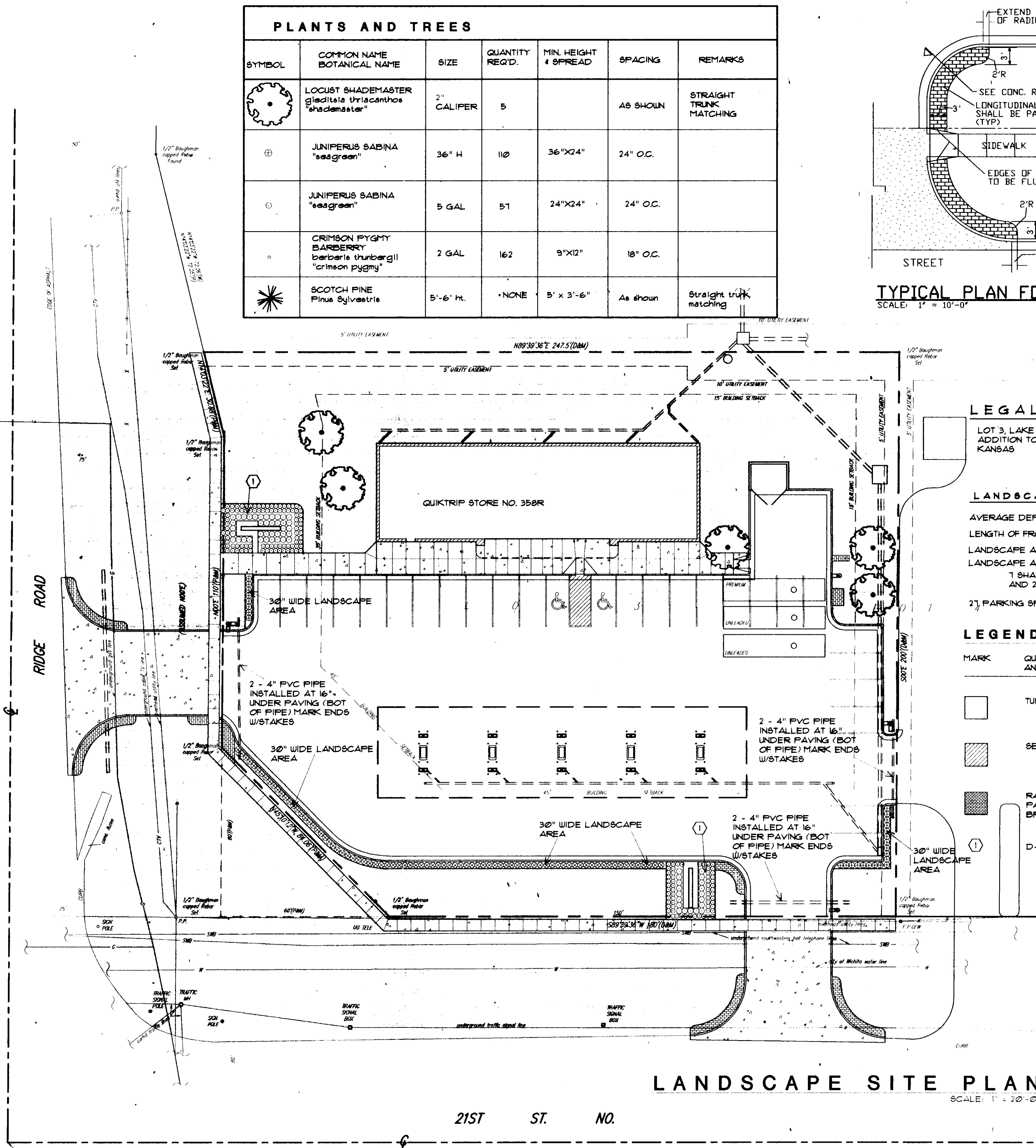
NOT TO SCALE



EVERGREEN TREE PLANTING DTL.

NOT TO SCALE

NOTE: SEE LANDSCAPE SPECIFICATIONS PROVIDED BY QUIKTRIP



LANDSCAPE SITE PLAN

SCALE: 1" = 20'-0"



HOLLOWAY ARCHITECTS

1800 WEST 87TH STREET PARKWAY
 SUITE 180, LENEXA, KANSAS 66216
 913-894-0707 FAX 913-894-9291

QUIKTRIP NO. 358R

RIDGE RD. & 21ST ST. NO.
 WICHITA, KANSAS



QuikTrip

REVISED
LANDSCAPE PLAN

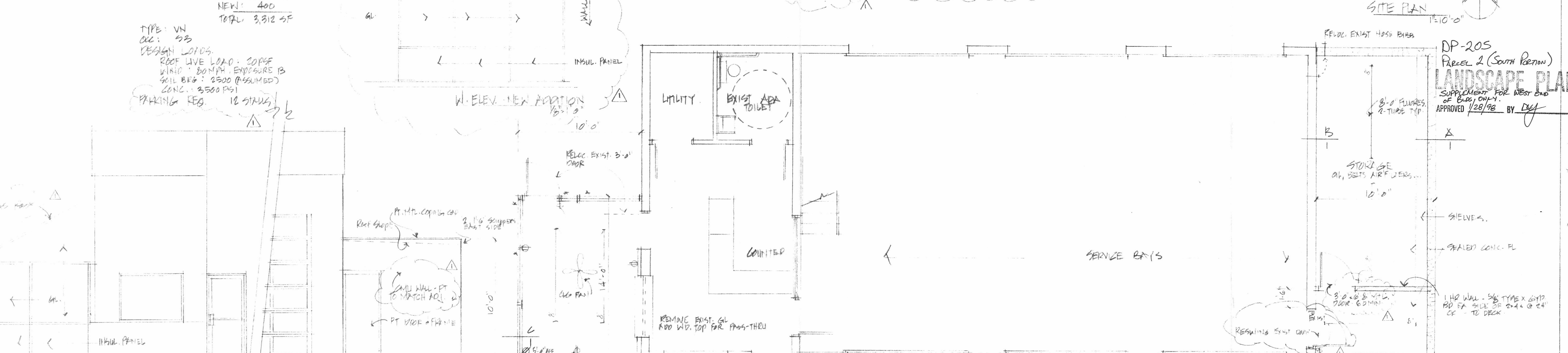
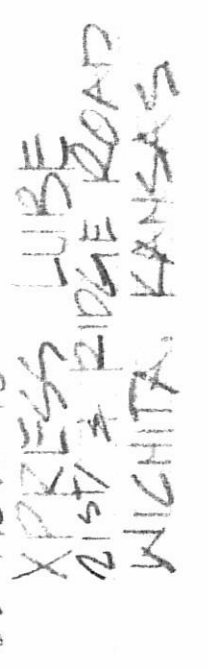
APPROVED 7/10/95 BY *Ro*

FILE:
 QT358RDWG

REVISIONS
 1/23/95
 7/6/95

DATE: 1/12/94
 SHEET NUMBER

4



TYPE: VN
 ALL: 53
 DESIGN LOADS.
 ROOF LIVE LOAD: 20 PSF
 WIND: 80 MPH, EXPOSURE
 SOIL BRG: 2500 (ASSUMED)
 CONC.: 3500 PSI

PARKING REQ. 12 STALLS

DP-205
Parcel 2 (South Portion)
LANDSCAPE PLAN
SUPPLEMENT FOR WEST END
OF BLDG. ONLY.
APPROVED 1/28/98 BY *[Signature]*

ADDITIONAL TO
XPR ESS
257 3 2
WICHITA

20.98 $\triangle$
10.98
5.98

1
of
1

KEY CONSTRUCTION INC.



Wichita-Sedgwick County Metropolitan Area Planning Department

May 8, 2018

Builders INC.
1081 S. Glendale
Wichita, KS 67218

Budget Rent-a-Car
Attn: Adam Taylor
1895 Midfield Road
Wichita, KS 67209

RE: CUP2018-20 – City Administrative Adjustment to Lake Ridge Commercial CUP DP-205 to Parcel 1 to allow rental of moving trucks and trailers.

Description: LOT 1 & THAT PT LOT 5 BEG SE COR LOT 1 S 20 FT W 190 FT N 20 FT E 190 FT TO BEG & W 5 FT N 200 FT LOT 5 LAKE RIDGE COMMERCIAL 2ND ADD, Wichita, Sedgwick County, KS

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-205 to reflect changes to Parcel 1 and a portion of Parcel 5 to allow rental of moving trucks and trailers.

The proposed change allows for a maximum of eight (8) moving trucks and trailers on the lot at any one time as shown on the site plan submitted. The CUP adjustment further allows a maximum on-hand average of 16 vehicles including sedans, sports utility vehicles and pick-up trucks.

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 and on the approved site plan. 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

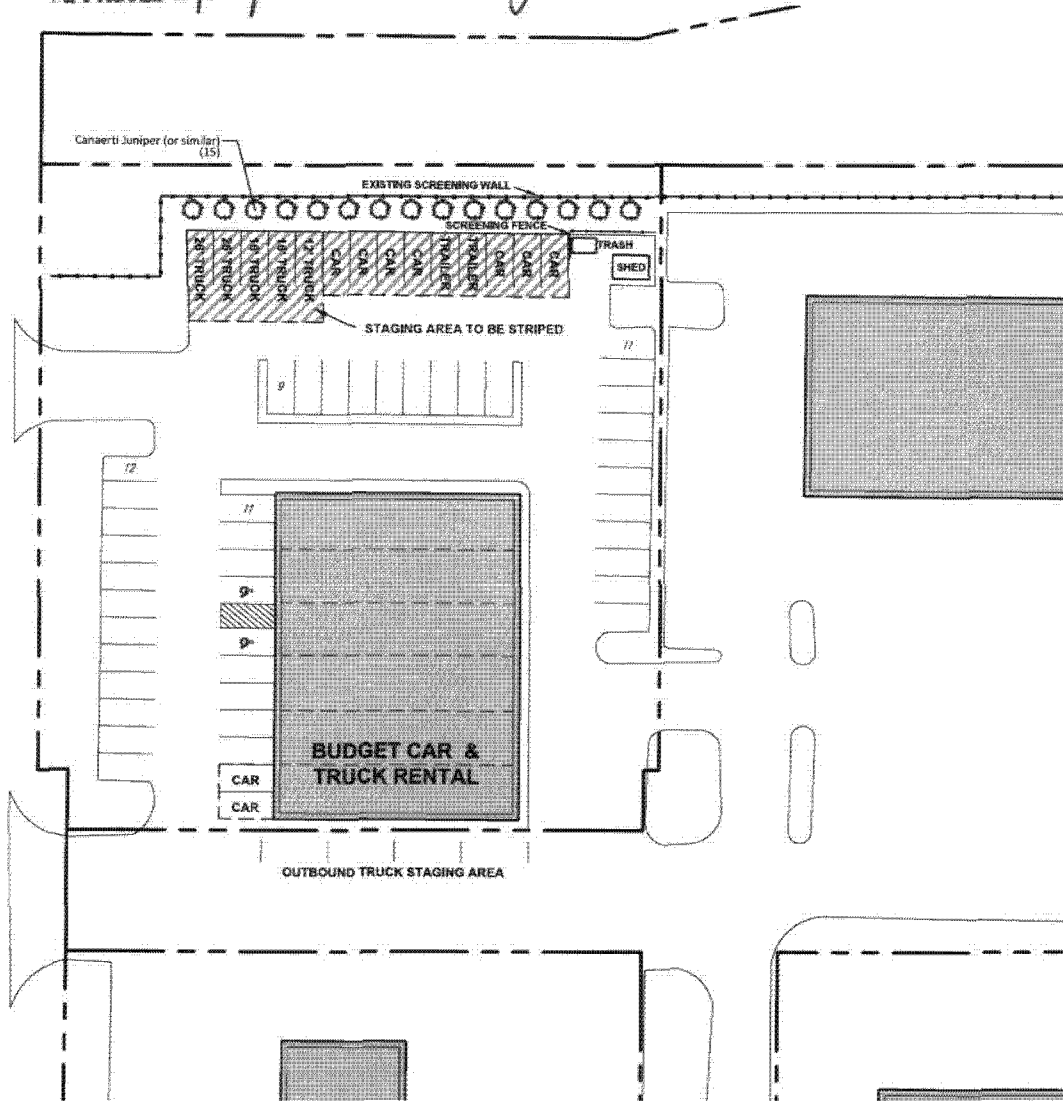
Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD;
Bryan Frye, CM District V
Laura Rainwater, CSR, District V

SITE PLAN

APPROVED 5/8/2018 BY *[Signature]*

RIDGE ROAD



Budget Car and Truck Rental of Wichita

Current vehicle (Sedan, Van, SUV, Pick up) rentals:

- Maximum number of cars, vans and SUV's on the lot at a time: 10

Proposed Truck Business:

- Maximum number of trucks on lot at a time: 8
- Restricted to an "Outbound" location only, which will reduce the number of returns and truck traffic at the location.
- Primary truck cleaning will be done off-site.

Typical volume patterns:

- Monday typically has a higher number of standing fleet due to customer returns over the weekend.
- Tuesday through Thursday has fairly low vehicle standing fleet (3 to 5 vehicles)
- Friday is typically a busy outgoing rental day with both cars and trucks. Outgoing transactions could be between 10 to 15 vehicles.

Site Information:

Building coverage:	7,420 square feet
Parking requirement:	22 spaces
Total on-site parking:	57 spaces
Rental vehicle parking:	16 spaces
Net parking provided:	41 spaces

Note: Parking spaces to be used for rental vehicle storage shall be noted either by signage or pavement markings per City standards.

PARKING EXHIBIT

LOT 1 - LAKE RIDGE COMMERCIAL 2ND ADDITION



SCALE: 1" = 40'



MARCH 21, 2018 BAUGHMAN



Wichita-Sedgwick County Metropolitan Area Planning Department
March 23, 2014

Vintage Construction
Attn: Mark Cox
400 South Broadway
Wichita, KS 67202

K. E. Miller Engineering, P. A.
117 East Lewis
Wichita, KS 7202

RE: CUP2014-00007 – Administrative Adjustment to DP-205 Lake Ridge Commercial Community Unit Plan (“CUP”) to create Parcels 8 and 9 out of Parcel 5 on property located north of West 21st Street North, east of North Ridge Road.

We have received and reviewed your request for an Administrative Adjustment to create new Parcels 8 and 9 out of existing Parcel 5. Existing Parcel 5 contains 297,230 square feet (6.82 acres). Proposed Parcel 8 is to contain 43,486 square feet (.998 acre). Proposed Parcel 9 is to contain 27,732 square feet (.64 acre). Reconfigured Parcel 5 would contain 226,031 square feet (5.19 acres). Proposed uses for the two new parcels and for the reconfigured Parcel 5 are proposed to remain the same as permitted on Parcel 5 as described below.

Parcel Number 8

Proposed Uses: Same as Parcel 5
Total area: .998 acre (43,486 square feet)
Maximum building coverage: 13,046 square feet (30%)
Maximum gross floor area: 14,394 square feet
Floor area ratio: .331
Maximum building height: 35 feet
Maximum number of buildings: 1
Parking: Per city code
Front setbacks: see drawing.

Parcel Number 9

Proposed Uses: Same as Parcel 5
Total area: .64 acre (27,732 square feet)
Maximum building coverage: 8,320 square feet (30%)
Maximum gross floor area: 9,179.29 square feet
Floor area ratio: .331

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov

Maximum building height: 35 feet
Maximum number of buildings: 1
Parking: Per city code
Front setbacks: see drawing.

Parcel Number 5

Proposed Uses: Neighborhood shopping center including banks and financial institutions, offices, medical and dental offices or clinics, tire, battery and accessory stores, pharmacies, small animal clinics, day care centers, fitness centers, retail shops, restaurants (including fast food), dry cleaning, laundry, barber and beauty shops, private clubs subject to licensing, tailors, studios, hardware stores, furniture stores, theaters, grocery stores, and department stores. Note: overhead doors associated with uses on this parcel shall not face 21st Street North.

Total area: 5.19 acres (226,031 square feet)
Maximum building coverage: 67,809 square feet (30%)
Maximum gross floor area: 74,816 square feet
Floor area ratio: .331
Maximum building height: 35 feet
Maximum number of buildings: 5
Parking: Per city code
Front setbacks: see drawing.

On the basis of our review, an adjustment to the CUP in the manner you have requested and granted herein would be consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation from the original plan.

Our signatures below indicate that an administrative adjustment has been granted to adjust the CUP as follows:

Parcel Number 8

Proposed Uses: Same as Parcel 5
Total area: ~~1.00 acres~~ .998 acre (43,486 square feet)
Maximum building coverage: 13,046 square feet (30%)
Maximum gross floor area: 14,394 square feet
Floor area ratio: .331
Maximum building height: 35 feet
Maximum number of buildings: 1
Parking: Per city code
~~Front s~~Setbacks: see drawing and 10 feet along the west and southern parcel line.

Parcel Number 9

Proposed Uses: Same as Parcel 5
Total area: .64 acre (27,732 square feet)
Maximum building coverage: 8,320 square feet (30%)
Maximum gross floor area: 9,179.29 square feet

Floor area ratio: .331

Maximum building height: 35 feet

Maximum number of buildings: 1

Parking: Per city code

~~Front s~~Setbacks: see drawing and 10 feet along all four side of the parcel.

Parcel Number 5

Proposed Uses: Neighborhood shopping center including banks and financial institutions, offices, medical and dental offices or clinics, tire, battery and accessory stores, pharmacies, small animal clinics, day care centers, fitness centers, retail shops, restaurants (including fast food), dry cleaning, laundry, barber and beauty shops, private clubs subject to licensing, tailors, studios, hardware stores, furniture stores, theaters, grocery stores, and department stores. Note: overhead doors associated with uses on this parcel shall not face 21st Street North.

Total area: 5.19 acres (226,031 square feet)

Maximum building coverage: 67,809 square feet (30%)

Maximum gross floor area: 74,816 square feet

Floor area ratio: .331

Maximum building height: 35 feet

Maximum number of buildings: 5

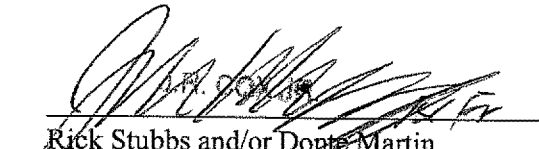
Parking: Per city code

~~Front s~~Setbacks: see drawing and 10 feet where abutting Parcels 8 and 9.

This adjustment shall not be deemed to alter any other provisions of the CUP, except as expressly stated herein.

The zoning notification signs may now be removed from the property.

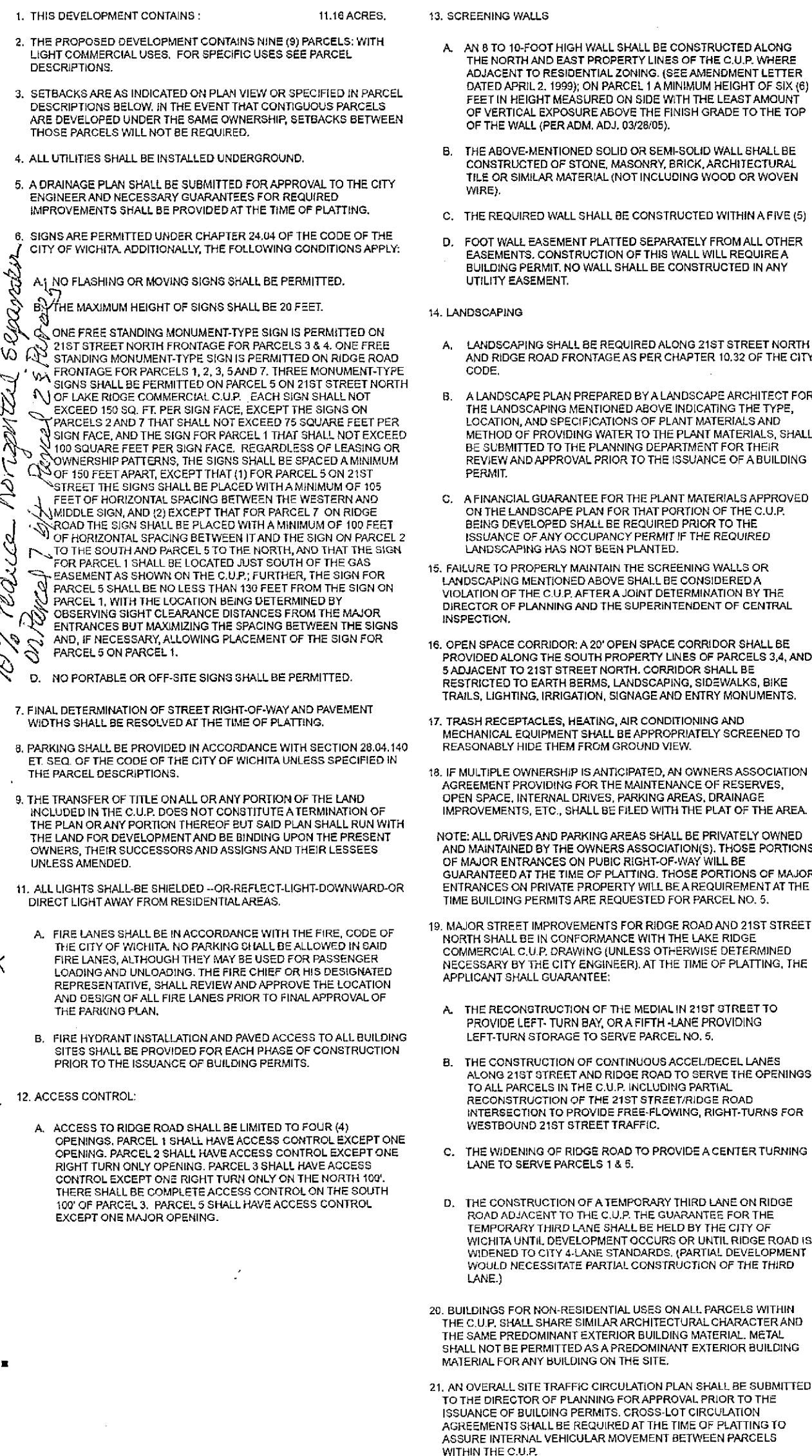

John L. Schlegel
Director of Planning


Rick Stubbs and/or Donte Martin
Building Plan Review Administrator /
Superintendent of OCI

cc: Central National Bank, 4838 W. Central, Wichita, KS 67212

Paul Hays, Office of Central Inspection

J. R. Cox, Office of Central Inspection



per AA CUP2020-00062
12-17-2020

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 316-261-1 • MONTE, KANSAS 67211

OWNER: LAKE RIDGE INVESTORS L.C., 800 MARKET CENTER, 155 N. MARKET, WICHITA, KS. 67202 PH. 265-2727

BILL G. YUNG DESIGN
4912 E. 29TH ST. NORTH, WICHITA, KS. 67220 316-683-5561