

Building setback reduced from 35' to 10' for the portion of the setback area shown on site plan for ATMA facility. (Admin Adjust 01-11-99)

- PARCEL #1**
1. Net Area: 283,055 SF or 6.5 Acres.
 2. Approximate Land area 191,468 SF or 4.36 Acres.
 3. Density shall not exceed 23 dwelling units per acre or 140 units.
 4. Building and structures shall not cover in excess of 30% of the land area.
 5. Signs or monuments designating the name of the development shall conform to the code of the City of Wichita 28-04-138. See Item 1 in Parcel 6.
 6. All utilities shall be installed underground.
 7. Setbacks shall be as shown on the plan.
 8. Off street parking shall be provided at the ratio of 1.5 spaces per dwelling unit. A 24'-0" wide drive will be installed simultaneously with development.
 9. Buildings shall not exceed 40 feet in height except that one building may be constructed to a maximum of 60 feet.
 10. A minimum of 40% of the development shall be usable open space.
 11. Bank, slope construction and maintenance, drainage and pad elevations shall be approved by the City.
 12. Lake fencing will be omitted in accordance with ordinances of the City, 5.34.070.
 13. Proposed uses: Garden Apartments and Townhouses.

- PARCEL #2**
1. Net Area: 100,098 SF or 2.51 Acres.
 2. Maximum Building Coverage: 30% or 32,738.8 SF
 3. Density shall not exceed 40 d.u.'s
 4. Access easement on the east is to be used jointly by Parcels 6 and 9. No wall is permitted.
 5. Same as Parcel 6.
 6. Same as Parcel 6.
 7. Same as Parcel 6.
 8. Same as Parcel 6.
 9. Same as Parcel 6.
 10. Same as Parcel 6.
 11. Same as Parcel 6.
 12. Same as Parcel 6.
 13. Same as Parcel 6.

- PARCEL #10**
- A. Net Area: 70,183 SF or 1.61 Acres
 - B. Maximum Building Coverage: 14.25% or 10,000 SF
 - C. Gross Floor Area: 10,000 SF
 - D. Floor Area Ratio: 14.25%
 - E. Maximum Building Height: 35'
 - F. Proposed Uses:
- Financial services, office, retail, general and restaurant (including drive-in or drive-through restaurant). Only one restaurant with drive-in or drive-through facilities is permitted on the parcel, and it must be located on the eastern 135 feet of the parcel; one restaurant with drive-through facilities only (no drive-in facilities) shall be permitted on the western 195 feet of the property only in compliance with the following provisions:
- (1) Grouped access shall be required between Parcel 5 and Parcel 10. A pedestrian connection shall be required from the building on Parcel 5 to the arterial sidewalk on 21st Street North.
 - (2) A site plan for all of Parcel 10 shall be reviewed and approved by the Traffic Engineer for provision of adequate circulation, queuing and pedestrian connection prior to issuance of any building permit on the parcel.
 - (3) Lighting, including poles, lights and fixtures, and including wall-mounted lighting shall be limited to 20 feet in height within 100 feet of the west parcel line, and shall be shielded to prevent light trespass on adjoining properties to the west and north, in addition to compliance with Article IV, Sec. IV-B of the Unified Zoning Code.
 - (4) A screening wall between site and right of way in height constructed of brick, stone, masonry, architectural tile or other similar materials (not including wood or woven wire) in compliance with Article III, Sec. III-2.2.2(a)(2) shall be on the west property line and along the south line of the developed area.
 - (5) Landscaping shall be per the City of Wichita Landscape Ordinance for the landscaped street yard and parking lot landscaping along 21st Street North and the buffering on the common property line to Parcel 6 and Parcel 11 shall be in compliance with the provisions of the Ordinance. The landscaping plan prepared by a Kansas Landscape Architect shall be submitted and approved prior to issuance of any building permit.
 - a. Screening of mechanical equipment and outdoor work and storage areas shall be provided per Article IV, Sec. IV-B.2.b. of the UZC. For purposes of this requirement, Parcels 7 and 8 and Parcel 11 shall be considered one parcel.
 - b. The speaker shall be located on the parcel and shall not project sound 25 dB or more above the ambient sound level in the vicinity and be in compliance with Art. IV, Sec. IV-C.6.
 - (6) Maximum number of buildings: 3
 - (7) Signs shall be limited to the signs permitted in the "NH" Neighborhood Retail District.

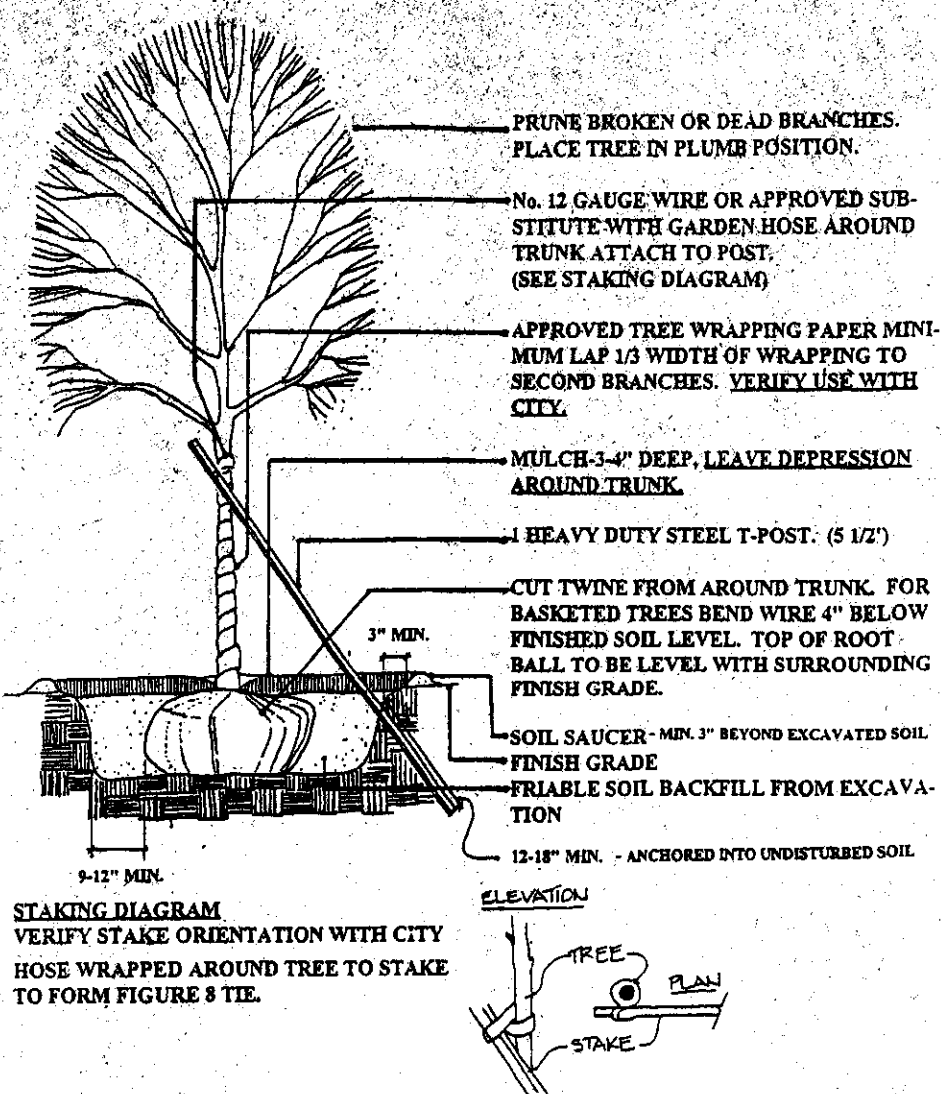
Parcel #11

Parcel #11 shall be maintained as open space and lake reserve and no future building sites shall be made out of the existing lake. (SEE O.P. #7)

- PARCEL #12**
1. NET AREA: 197,493 sq. ft. or 4.53 Acres
 2. Maximum Building Coverage: 30.6% or 60,519 sq. ft.
 3. Maximum gross leasable area = 39% Parcel Area
 4. Maximum Building Height 65' except for structures allowed in Section 28.01, 18-7 of the city code, which shall be limited to the height in "LC".
 5. Setbacks shall be as indicated on the plan, but shall not apply to the floor or deck of any parking structure within a setback line of 85' from the centerline of Amidon, if the structure does not exceed the established grade of the Southwest corner of 21st St. and Amidon nor shall it apply to the deck of any parking structure between the 85' setback line from the centerline of Amidon and the building setback line established on the C.U.P. SETBACKS BETWEEN PARCEL 1 AND PARCEL 12 SHALL BE EITHER ZERO FEET, BUT IF AN INTERIOR SIDE SETBACK IS PROVIDED IT SHALL BE AT LEAST FIVE FEET IN WIDTH.
 6. Parking shall be provided as required by ordinance.
 7. Proposed uses: Shopping Center facilities, commercial uses, Restaurants, Theater and Places of Public Entertainment and offices, outdoor display or marina supplies subject to BZA approval.

MARINA LAKE DEVELOPMENT C.U.P. - DP-23	
SCALE: 1" = 100'	APPROVED BY: [Signature]
DATE: 10-10-02	DRAWN BY: [Signature]
FEAGINS & WIRSCH ARCHITECTS	
OF 1	

- C.U.P. GENERAL PROVISIONS**
- PARCELS #1 THRU #7**
1. SIGN CONTROL: Maximum sign height adjacent to Amidon & 21st Streets shall not exceed 30'0". A monument sign on Parcel 13 may be within 75' from the west pole sign to the north of Parcel 1. AM DP-23, 2015.
 2. SCREENING REQUIREMENT: Screening is requested to be waived adjacent to the west boundaries of PARCELS 1 & 2 AND the south boundaries of Parcel #4. The required walls adjacent to the residential area to the south and west. The required walls adjacent to the south and west lines of Parcel #5 are to be waived provided that the south and west lines are landscaped and maintained in accordance with a landscape plan to be submitted for approval of the planning Department and the Board of City Commissioners; failure to maintain such landscaping in the approved manner shall constitute a violation of the C.U.P. A 5-foot to 8-foot high solid or semi-solid wall constructed of brick, stone, masonry, architectural tile, or other similar material shall be constructed where shown on the plan and at such time as the property to the south developer's responsibility.
 3. CURB CUTS: Amidon Street - (4) Pursuant to action of B.B.C. on 1-28-09 21st Street - 7
 4. TOTAL NET AREA: 2,651,498 sf or 60.87 Acres. (includes lake)
 5. Reserve A (now platted as a private ingress and egress easement in Marina Lake Sixth Addition) is hereby reserved for access to the parcels established in the C.U.P.
 6. Waiver of the required rear yard setback requirements on PARCELS 1, 4, 5 & 12 is granted herein.
 7. The existing lake and lake area open space shall be maintained by Clear Lakes Inc.
 8. The construction of a left turn lane along 21st Street North for access into Parcel 10 shall be guaranteed by petition at the time of final platting. Construction shall begin at such time that more than 1,000 average daily trips in and out of the driveway occur.
- PARCEL #1**
1. Net Area: 392,247 sq. ft. or 9.00 acres
 2. Maximum Building Coverage: 30.6% or 120,030 sq. ft. (per Adm. Adj. dated 12-9-10). Maximum gross leasable area = 35% Parcel Area
 3. Maximum Building Height 65' except for structures allowed in Section 28.01.18-7 of the city code, which shall be limited to the height in "LC"
 4. Setbacks shall be as indicated on the plan, but shall not apply to the floor or deck of any parking structure within a setback line of 85' from the centerline of Amidon, if the structure does not exceed the established grade of the Southwest corner of 21st St. and Amidon nor shall it apply to the deck of any parking structure between the 85' setback line from the centerline of Amidon and the building setback line established by the C.U.P. Setbacks between Parcel 1 and Parcel 12 shall be either zero feet but if an interior side setback is provided is shall be at least five feet in width.
 5. Parking shall be provided as required by ordinance.
 6. Proposed uses: Shopping Center facilities, commercial uses, Restaurant, Theater, and Places of Public Entertainment and offices, outdoor display or marina supplies subject to BZA approval.
- PARCEL #2**
1. NET AREA: 22,500 s.f. or 0.50 ACRES.
 2. Maximum Building Coverage 30% or 6,750 s.f.
 3. Maximum Gross Leasable Area: 6,750 s.f.
 4. Maximum Building Height 35'
 5. The applicant shall guarantee the relocation of the existing curb opening on Amidon, adjacent to Parcel #2 and shall relocate such opening at a location acceptable to the Department of Public Works. Said guarantee shall be made prior to the issuance of any building permits on Parcel #2 and the actual relocation shall be completed prior to occupancy of any new or remodeled structures on Parcel #2.
 6. Parking shall be as required by ordinance.
 7. Proposed Use: Savings and Loan.
- PARCEL #3**
1. NET AREA: 24,000 sf or 0.55 Acres
 2. Maximum Building Coverage 30% or 7,200 sf
 3. Maximum Gross Leasable Area: 7,200 sf
 4. Maximum Building Height 35'
 5. & 6. Same as Parcel #2.
 7. Proposed Use: Commercial Uses.
- PARCEL #4**
1. NET AREA: 197,800 sf or 4.54 Acres
 - a. Maximum Building Coverage 30% or 59,340 sf
 - b. Maximum Gross Leasable Area: 50% Parcel Area
 - c. Maximum Building Height 65'
 3. Setbacks shall be as indicated on plan.
 4. Parking shall be provided as required by ordinance.
 5. Proposed use: Commercial Uses, offices, places of public entertainment and outdoor display or marina supplies subject to BZA approval.
- PARCEL #5**
1. Net Area: 112,594 SF or 2.59 Acres
 2. Maximum Building Coverage 25.98% or 29,250 SF
 3. Floor area ratio shall not exceed 38.97% or 43,875 SF
 4. Maximum Building Height 35 feet
 5. Setbacks shall be as indicated on plan
 6. Parking shall be provided as required by ordinance.
 7. Proposed Uses: Offices and Light commercial uses, except the following: Now or used car agencies, recreational vehicles and mobile home sales agencies, filling stations, teen-age clubs, skating rinks, public garages, businesses oriented exclusively to the automobile tire, battery and accessories.
 8. Maximum number of buildings: 3
 9. Signs shall be limited to the signs permitted in the "NH" Neighborhood Retail District for the western 65 feet of Parcel 5.
- PARCEL #6**
1. NET AREA: 136,250 s.f. or 4.05 Acres
 2. Maximum Building Coverage: 30% or 52,875 s.f.
 3. Floor Area Ratio shall not exceed 40.85 or 55,172 s.f..
 4. Maximum Building Height: 40'
 5. Setbacks shall be as shown on the plan.
 6. Parking shall be provided as required by ordinance.
 7. Proposed Uses: Offices, and those uses listed under Section 28-04.085(2) of the Zoning Ordinance are permitted in the area north of the private drive which is the north 396.36' of the Parcel.
 8. Signs shall be permitted provided they conform to the provisions of City Ordinance 28-04-139. Pole and ground signs in this parcel may be used for those uses in Paragraphs 8 and 9 provided that the conditions of BZA 7-84 are met, and also PER 2015-10.
- PARCEL #7**
1. Proposed Use: Garden Apartments & Townhouses
 2. NET AREA 328,013 s.f. or 12.11 acres
 3. Land Area 488,029 s.f. or 10.7 acres.
 4. Density shall not exceed 21 dwelling units per land area or 216 units
 5. Floor area ratio shall not exceed 40%.
 6. building and structures shall not COVER IN EXCESS OF 30% of the net area of the parcel.
 7. Signs or monuments designating the name of the development shall be permitted if they conform to section 28-04-139 of the code of the City of Wichita, and shall be approved by the Director of Planning prior to construction.
 8. All utilities for this parcel shall be underground.
 9. Setbacks between structures shall be as required in the "B" zone unless otherwise noted.
 10. Approval of this development plan shall expire at the end of 10 years unless 50% of the land area has been developed.
 11. Off street parking shall be provided at the ratio of 1.5 spaces per dwelling unit. A 24'0" wide drive will be erected simultaneously with townhouse development.
 12. Buildings shall not exceed 35 in height.
 13. A minimum of 40% of the development shall be usable open space.
 14. Bank slope construction and maintenance; minimum pad elevation and minimum perimeter elevation subject to the approval of the flood control div.
 15. Setbacks as indicated on the plan.
 16. The lake shall be fenced in accordance with the city fencing ordinance relating to lakes. A 58 inch high (including three strands of barbed wire) fence shall be erected and maintained a minimum of 15 feet to the edge of any shoreline along the North, South and West with 7'0" steel posts spaced 10'0" min. w/a reasonable number of access gates of same height, and shall be of the following type of construction:
 1. A 48-inch chainlink fence with 3 strands of barbed wire.
 2. A 48-inch solid metal or masonry fence with barbed wire.
 3. A 48-inch solid metal or masonry fence with barbed wire.
 Fences provided between residential structures shall be 6 feet in height architectural brick, stone, wood, steel or a combination thereof. Said fences may be used in lieu of the 48 inch fences above. The construction of the fencing shall be staged concurrent with the construction of the apartments & townhouses. The developer wishes to provide reasonable protection to the general public during the entire stages of project development.
 17. A Home Association Agreement providing for the maintenance of non-public common areas, parking areas, community facilities, lake, fence, etc. shall be filed with the platting of Parcel #7.



DECIDUOUS TREES: 2" CALIPER AND SMALLER
 EVERGREEN TREES: 6' HEIGHT AND SMALLER

NOTES --

- All trees to be planted fertilized, staked, mulched, pruned and wrapped in accordance with standard industry practices. All trees to be Northern grown - Plants grown in nurseries one (1) year or more, located in hardiness zones 3 - 6, per the USDA map. Trees furnished shall be well-branched, particularly with respect to the height-width relationship. Trees with broken leaders will not be accepted. Branching height for shade trees to be +/- 6 feet above finish grade. Trees provided shall be balled and burlapped - shade tree size - minimum 2" caliper, ornamentals trees - 1" caliper, conifers - minimum 5' high. All shrubs and ground covers are to be planted, fertilized, and pruned in accordance with standard industry practices. Shrubs provided shall be delivered in containers or balled and burlapped.
- All plant materials provided for this project shall be in accordance with - American National Standards Institute, Inc.: ANSI Z60.1 - 1973, American Standard for Nursery Stock.
- Soil in planting areas to be tested and modified as required.
- Top soil provided for this project shall be fertile, friable, natural loam soil, of uniform quality, characteristic of representative local soils to produce a heavy growth of vegetation. It should be free of subsoil, clay, trash, stones, etc. that would impede plant growth.
- Mulch 4" deep around trees and 2-4" deep in all shrub planting beds. Mulch material to be medium size, dry, shredded wood fiber of a quality, which meet industry standards or material as specified by the Owner.
- Edging where requested by the Owner (type per owner) shall be installed around all planting beds per the manufacturer's recommendations. Top of edging to align w/top of sidewalk where it occurs. Grade to be 1" below top of edging on lawn side.
- Planting times:
 Spring: February 15 to May 31 - inclusive
 Fall: September 15 to December 31 - inclusive
- 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 the location of all utilities in the project area and their protection. Any damage to utility lines during construction will be repaired at the Landscape Contractor's expense. Location of underground utilities shall be determined by calling KS One - call system at (316) 687-2470.
- All turf areas disturbed by construction will be replanted. Seed - Kansas Premium Fescue Blend, sod - locally grown.
- Irrigation on this project will be provided by the use of a hose bib and hoses.

LANDSCAPE CALCULATIONS:

Landscape Street Yard:

Square footage required:
 329.86' total feet of frontage
 10 required sq. ft. factor
3299 sq. ft. required

Total required - 3299 sq. ft.
 Total shown - +/- 3300 sq. ft.

Trees required:
 3299 sq. ft. / 500 = 6.5 trees

shown 7 shade trees or equivalent

Parking Lot: 124 spaces

78/20 spaces per tree = 3.9 = 4 trees
 3 street yard trees may be counted as a parking lot tree = .5 tree required

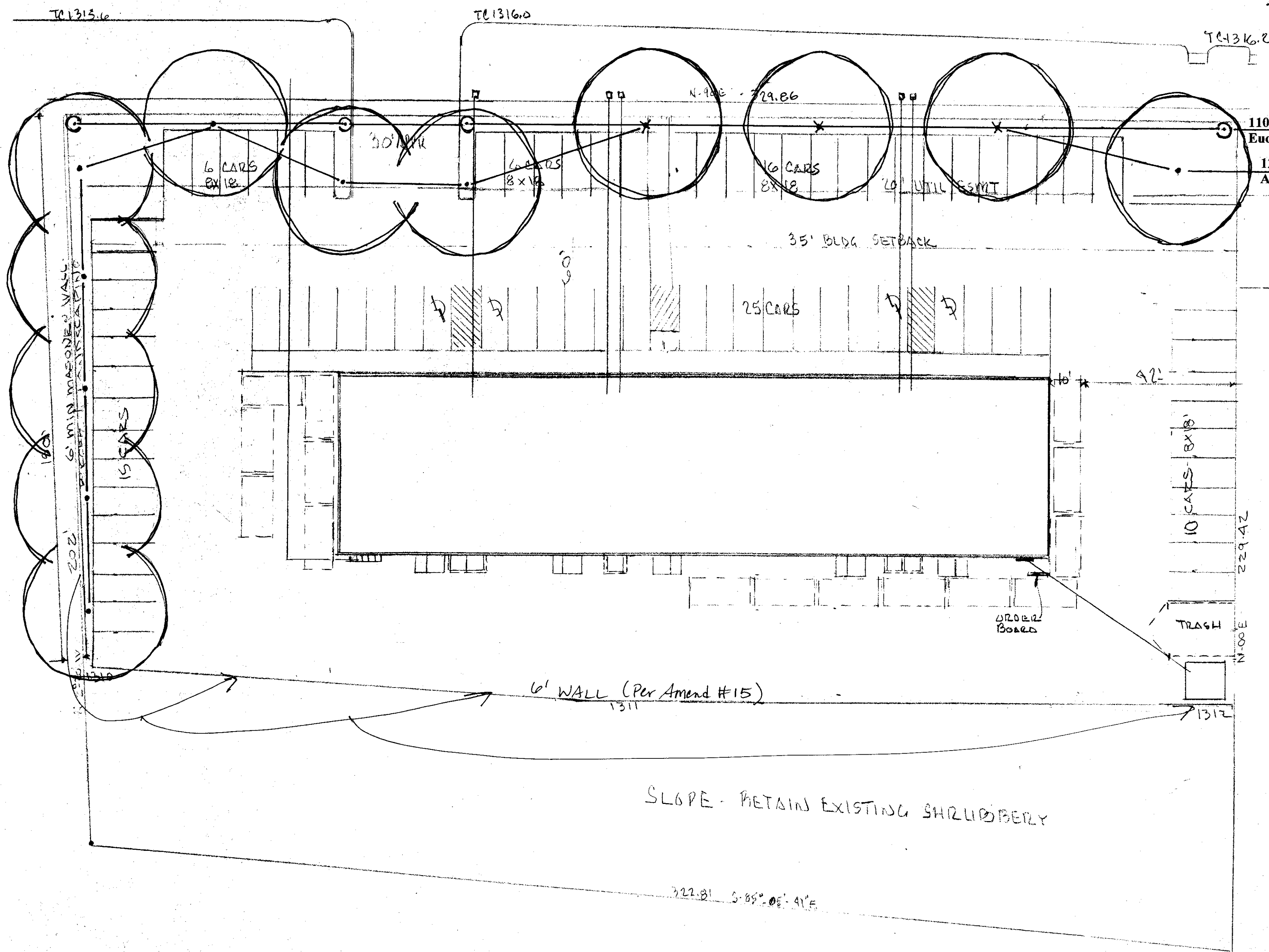
shown 1 ornamental tree or equivalent

Buffer Area:

150' l.f. lot length / 40' = 3.75 = 4 trees

shown 4 shade trees or equivalent

W-21ST ST N



DATA
 LOCATION - 2315 W 21st
 LEGAL - MARINA LAKES BTH
 LOT - 1 EXC. E. 63 FT.
 KEY - A-19277
 ZONING - LC AS GRANTED
 BY: CUP 2006-00040-
 DP 23 AMENDMENT #15
 CONSTRUCTION TYPE - 2B
 USAGE - AS DIRECTED
 BASIC PARKING DEM'D 40 CARS
 PARKING PROVIDED - 78 CARS
 LOT AREA 7046.50 SQ. FT.
 IMPERVIOUS 4707.5 SQ. FT.
 PLANS ARE FOR
 SHELL BUILDING ONLY

Susan L. Moeder
 Landscape Architect
 1047 W. River Blvd.
 Wichita, Kansas 67203
 (316) 267-4830

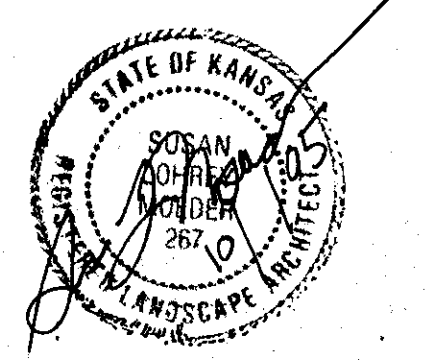
NORTH

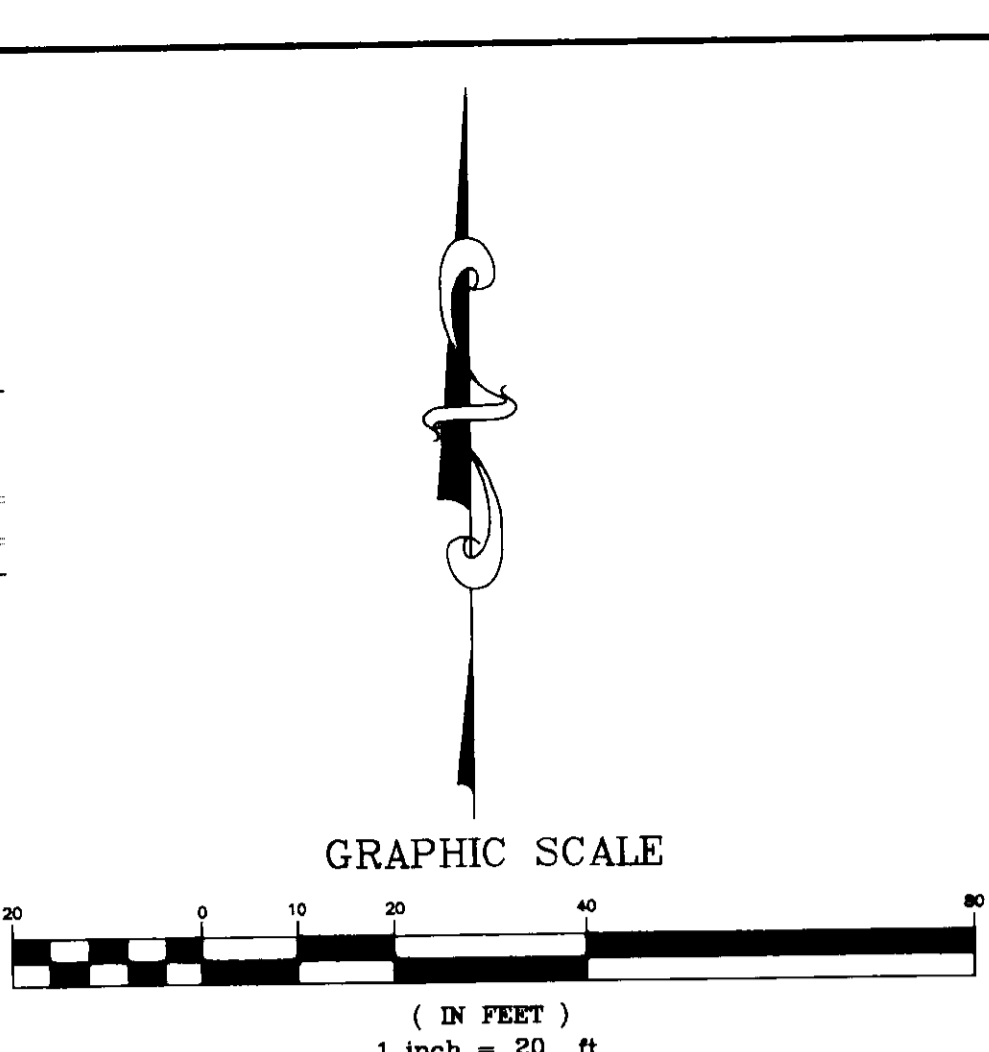
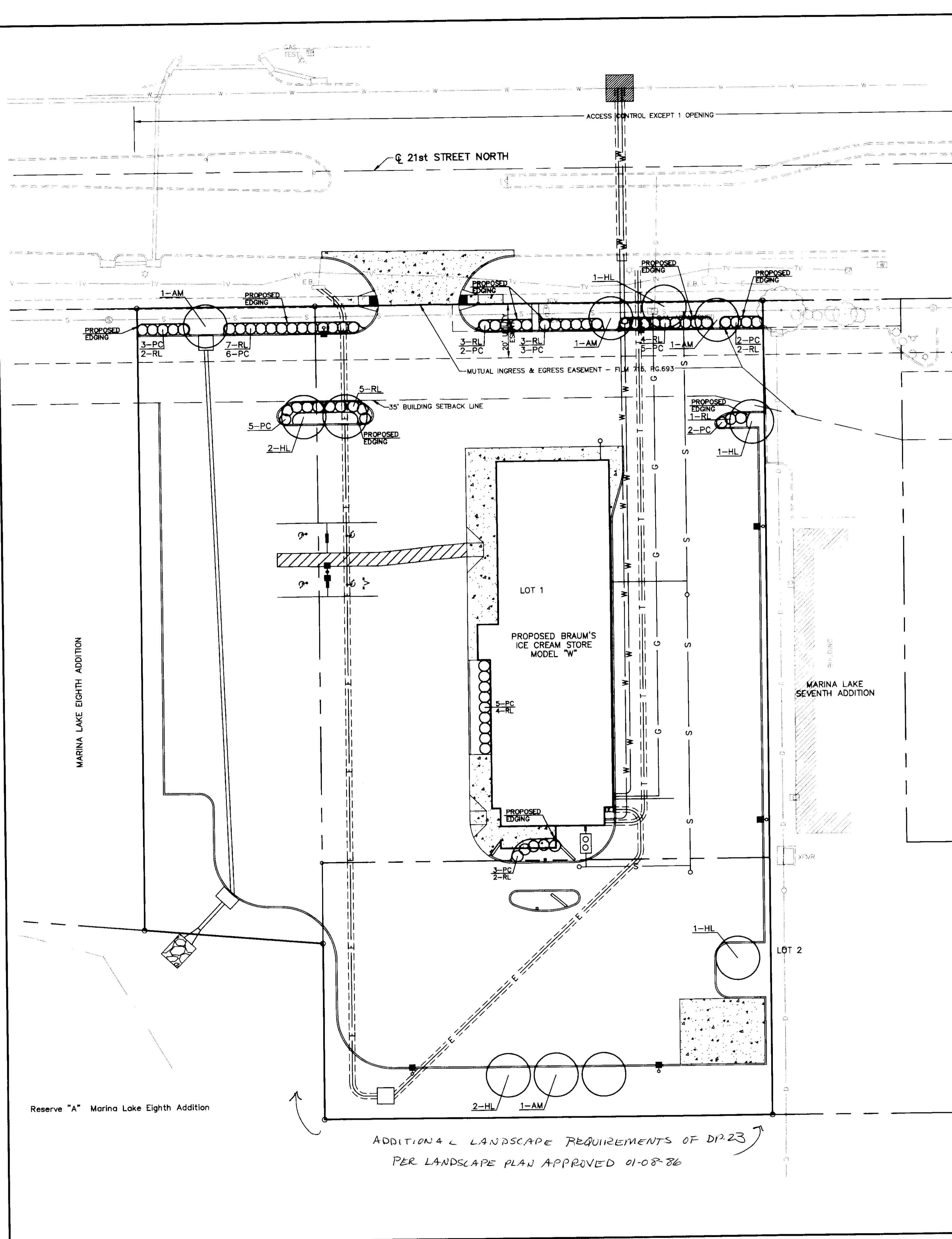
SLOPE - RETAIN EXISTING SHRUBBERY

LANDSCAPE PLAN
SITE PLAN
 SCALE - 1" = 20'-0"

DP-23, PARCEL 10
LANDSCAPE PLAN

APPROVED 02/22/16 BY DS
 MAPD Copy 1 of 2



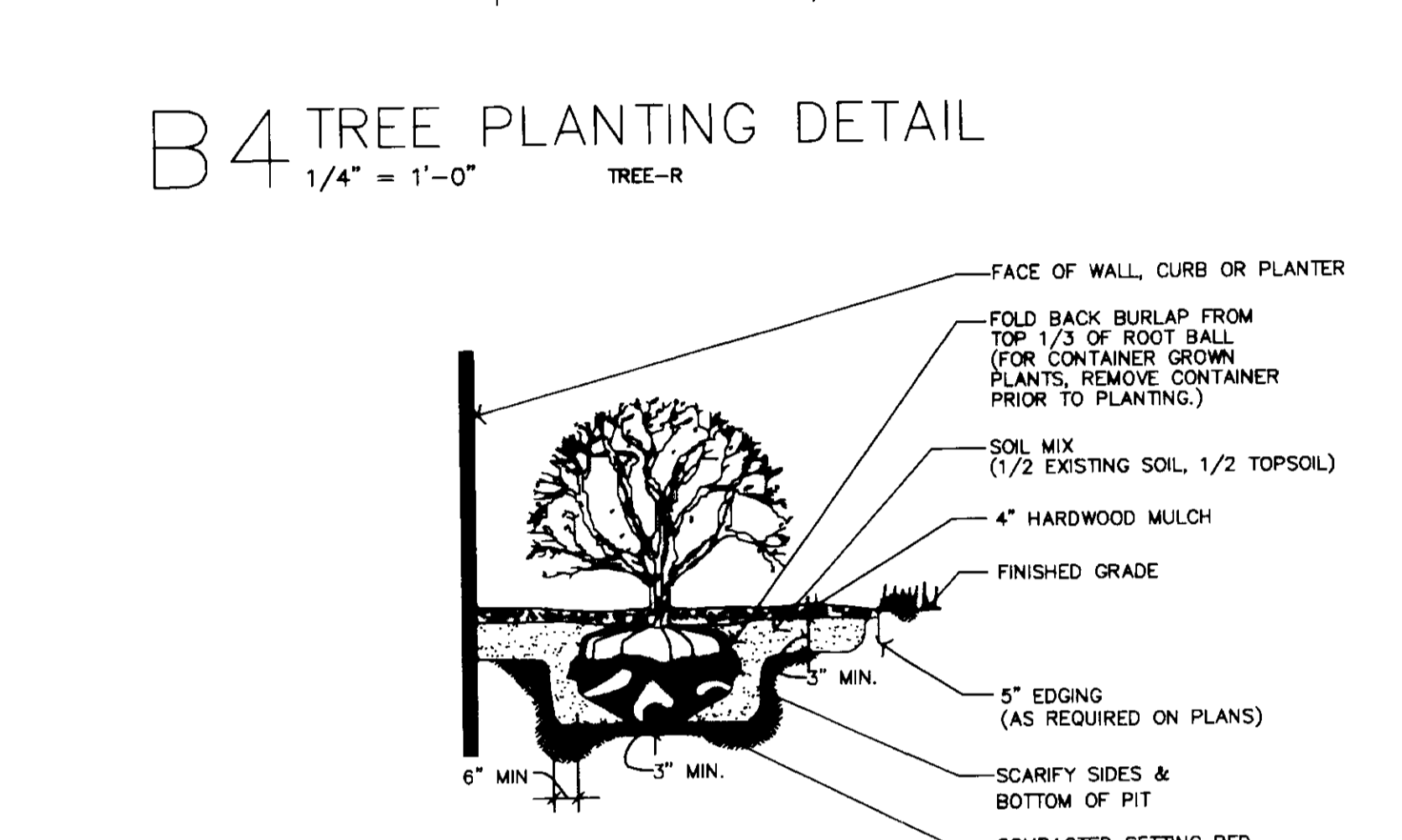
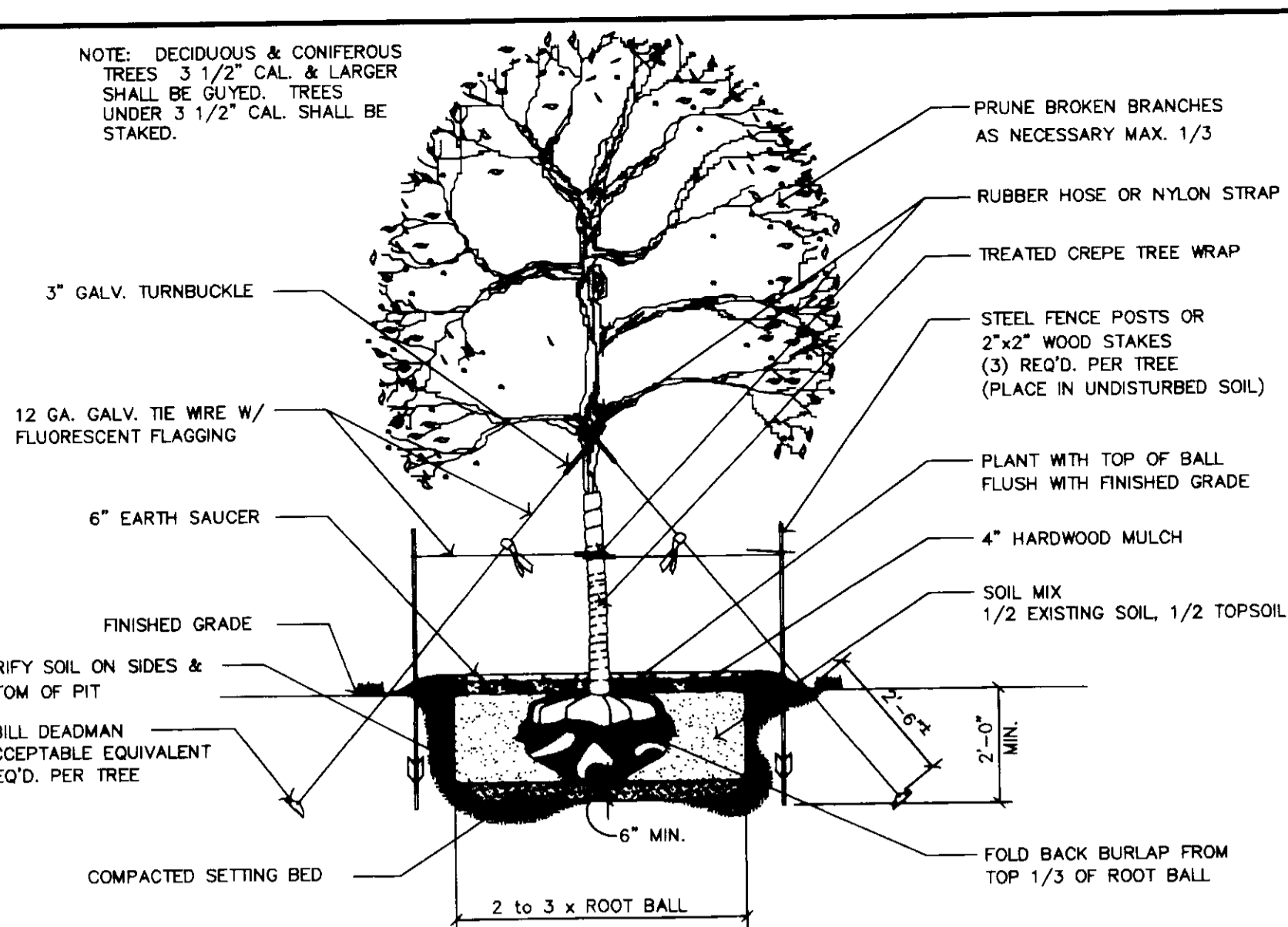


IRRIGATION PERFORMANCE SPECIFICATION:
 THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM.

1. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS FOR DESIGN AND STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
2. WATER LINE TYPE, SIZE LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
3. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
4. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
5. LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
6. WATER TAP, METER SET METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY GUIDELINES AND STANDARDS.
7. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
8. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
9. AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - AS CONSTRUCTED LOCATION OF ALL COMPONENTS
 - COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
 - PIPE SIZE AND QUANTITY
 - INDICATION OF SPRINKLER HEAD SPRAY PATTERN
 - CIRCUIT IDENTIFICATION SYSTEM
 - DETAILED METHOD OF WINTERIZING SYSTEM
10. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
11. CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
12. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
13. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.

LANDSCAPE NOTES:

1. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES AND STRUCTURES PRIOR TO PLANT INSTALLATION.
2. ALL SHRUB BEDS AND TREE BASINS SHALL RECEIVE A MINIMUM OF 4" OF HARDWOOD MULCH WITH WEED BARRIER FABRIC (DEWITT PRO-5 OR EQUIVALENT). DO NOT USE WALNUT PRODUCTS. CREATE A SMOOTH, UNIFORM SURFACE.
3. PLACE PLANTS ACCORDING TO PLAN FOR BEST APPEARANCE FOR REVIEW AND FINAL ORIENTATION BY LANDSCAPE ARCHITECT OR ENGINEER.
4. PRIOR TO SEEDING/SODDING THE CONTRACTOR SHALL FINE GRADE BY RAKING, ROLLING AND/OR DRAGGING TO ENSURE DRAINAGE & CREATE A SMOOTH, UNIFORM SURFACE.
5. ALL AREAS NOT DESIGNATED AS PAVEMENT OR LANDSCAPED AREAS SHALL BE SOODED ACCORDING TO SPECIFICATIONS.
6. ALL LANDSCAPED AREAS AND TURF SHALL BE IRRIGATED BY MEANS OF AN AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH SPECIFICATIONS.
7. ALL SHRUB BEDS ADJACENT TO TURF AREAS SHALL BE EDGED WITH A POLYETHYLENE EDGING MATERIAL INSTALLED WITH TOP EXPOSED 1/2" MIN. ABOVE MULCHING MATERIAL.



LANDSCAPE REQUIRED:

1. STREET YARD: 228 LF X 10' (284' AVERAGE) LOT DEPTH = 2,280 SF, 2,280 / 500 = 5 SHADE TREES OR EQUIVALENT
2. PARKING: 75 STALLS / 20 = 4 SHADE TREES, 4 = 2.5 = 1.5 TREES AFTER STREET YARD REDUCTION
3. PARKING LOT SHALL BE SCREENED FROM STREET

LANDSCAPE PROVIDED:

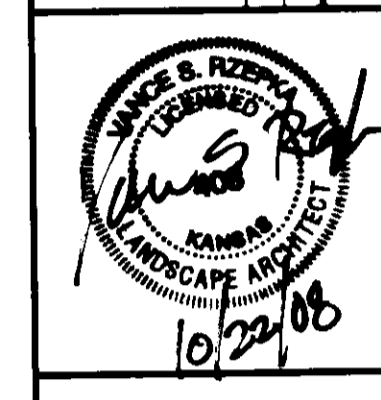
1. STREET YARD: 3 SHADE TREES + 4 ORNAMENTAL TREES = 5 SHADE TREES
2. PARKING: 1 SHADE TREE + 6 ORNAMENTAL TREES + 13 SHRUBS = 4.8 SHADE TREES
3. PARKING LOT IS SCREENED FROM STREET = 55 SHRUBS
4. BUILDING: 14 SHRUBS

PLANT SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	
SHRUBS					
RL	33	BERBERIS THUNBERGI ATROPURPUREA	RED LEAF BARBERRY	3 GAL.	CONT.
PC	36	JUNIPERUS CHINENSIS PFITZERIANA COMPACTA	PFITZER COMPACT JUNIPER	3 GAL.	CONT.
TREES					
RM	4	ACER RUBRUM 'AUTUMN FLAME'	RED MAPLE	2 1/2" CAL.	B & B
HL	7	GLEDDITSA TRIACANTHOS VAR. 'INERMIS' 'SHADEMASTER'	HONEYLOCUST	2 1/2" CAL.	B & B

DP-23 PARCELS
 LANDSCAPE PLAN
 APPROVED 02/24/07 BY [Signature]
 SUPPLEMENTAL PLAN APPROVED 01-08-06
 M.A.P.D. COPY 10/12

PREPARED BY:
 VSR DESIGN
 VANCE RZEPKA, OWNER
 4500 W. 90TH TERRACE, SUITE 301B
 PRAIRIE VILLAGE, KANSAS 66207
 PHONE: (913) 484-5211

REV	DATE	DESCRIPTION
1	10-22-08	REVISED LANDSCAPE PLAN PER CITY COMMENTS
0	10-22-08	INITIAL ISSUE

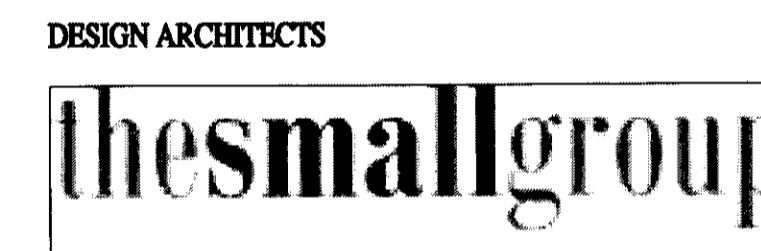


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 WWW.KVE.COM
 WEB SITE www.kve.com

KAW VALLEY ENGINEERING, INC. - CONSULTING ENGINEERS
 Office: Junction City, Mo. Kansas City, Mo. Lawrence, Mo.

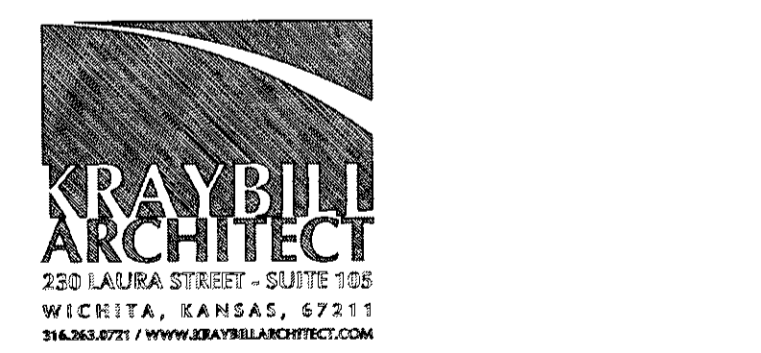
BRAUM'S ICE CREAM & DAIRY STORES
 2223 WEST 21ST STREET NORTH
 WICHITA, KANSAS

PROJ. NO. A06_3079
 DATE JANUARY 2007
 DESIGNER SDM
 DRAWN BY B.H./J.L.
 CFN 3079LP
 SHEET 12 OF 12



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 member - american institute of architects

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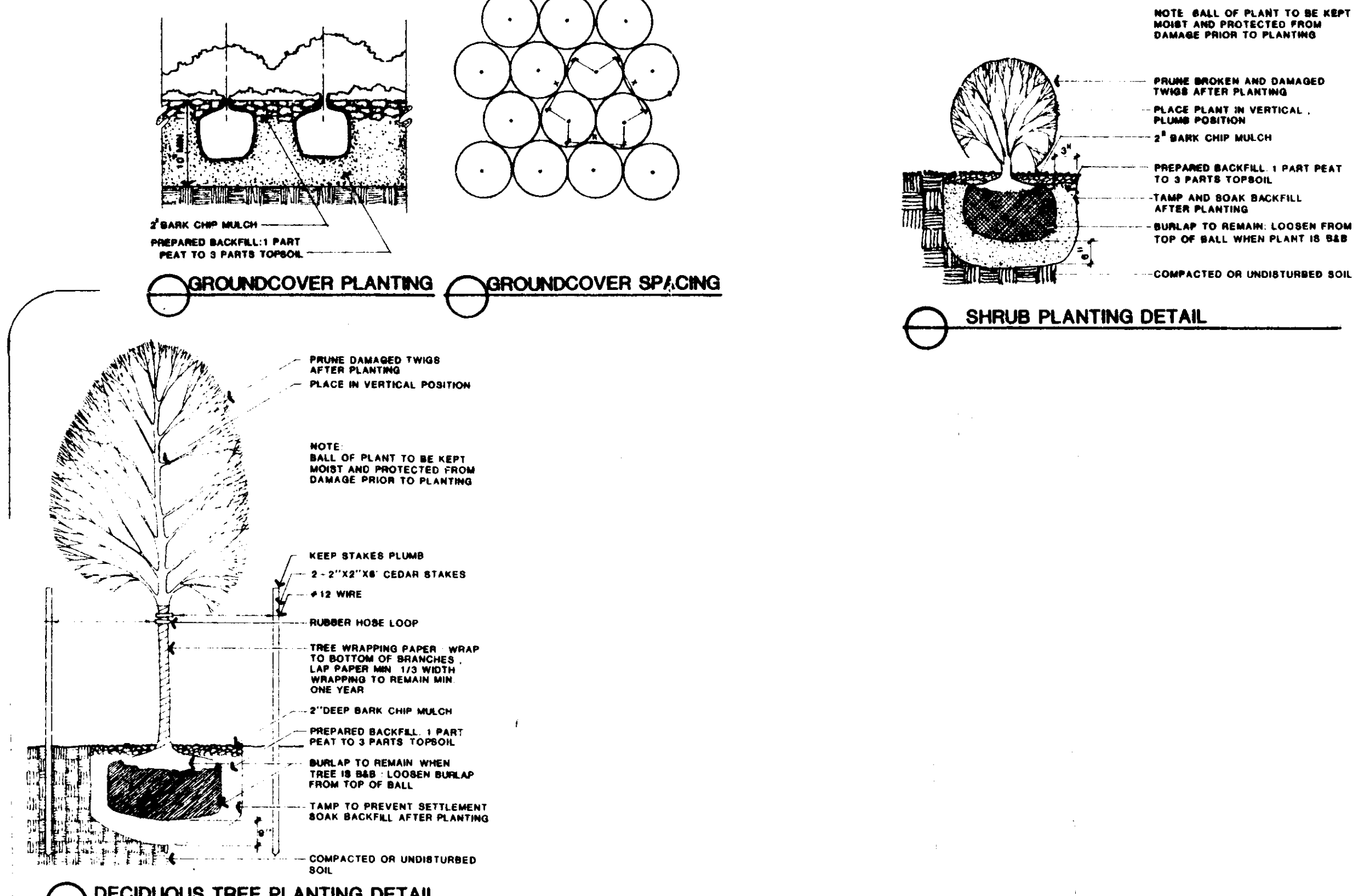
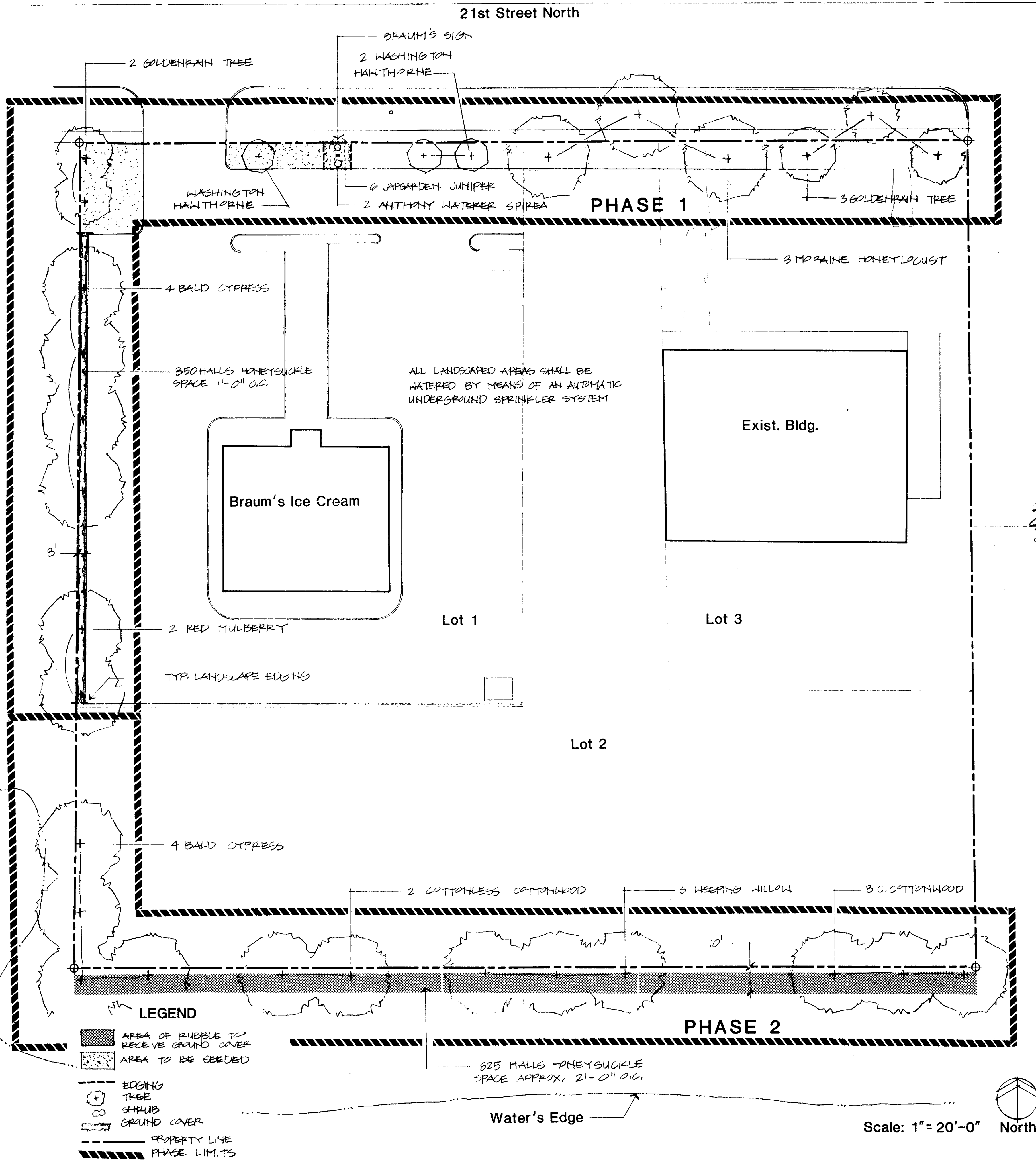
No.	Revision	Date	Project Title

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BRAUM'S MODEL W STORE
 3000 N.E. 63RD
 Oklahoma City, Oklahoma
 Project: 06.24.001

Project #: 06.24.001
 Designed By:
 Drawn By:
 Scale: as noted
 Date:

Sheet Title:
 Sheet No.:



PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE
2	RED MULBERRY	MORUS RUBRA ALEA	1 1/2" - 1 1/2" CAL
5	WHITE GOLDENRAIN TREE	KOELREUTERIA PANICULATA	"
3	BRADFORD PEAR	BRADYRHOENGLIA	"
3	MORaine HONEYLOCUST	GLEDITSIA TRIACANTHOS "MORaine"	1 1/2" - 2" CAL
5	COTTONLESS COTTONWOOD	POPULUS DELTOIDES	"
3	BALD CYPRESS	TAXODIUM DISTICHUM	"
3	WEeping WILLOW	SALIX BABYLANICA	6'-8' HT.
3	WASHINGTON HAWTHORNE	CRATAEGUS PHAENOPYRUM	6'-8' HT. (SHAKE TRUNK)
2	ANTHONY WATERER SPIREA	SPIREA X BUMALDA	2' GAL.
6	JAPGARDEN JUNIPER	JUNIPERUS PROCUMBENS	"
1175	HALLS JAPANESE HONEYSUCKLE	LONICEA JAPONICA HALLIANA	2 1/2" POT

DP-23 PARCEL 5
REVISED LANDSCAPE PLAN

Approved Substitutions see memo dated 5/3/88

GENERAL NOTES

- LANDSCAPE EDGING SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE 2" X 6" STAKE AT ALL TURNS, ENDS AND AT 5'-0" O.C. WITH 10" LONG 2" X 2" CEDAR STAKES.
- PLANTING OF PHASE I SHALL BE ACCOMPLISHED IN THE PLANTING SEASON WHICH OCCURS DURING OR IMMEDIATELY FOLLOWING THE COMPLETION OF CONSTRUCTION OF BRAUM'S ON LOT 1. PLANTING OF PHASE II TO BE ACCOMPLISHED IN THE PLANTING SEASON DURING OR IMMEDIATELY FOLLOWING THE CONSTRUCTION OF BLDGS. ON LOT 2.
- BARK CHIP MULCH SHALL BE SHREDDED BARK LOCALLY PRODUCED FROM CHIPPING UP TREE BRANCHES. PLACE AT 2" DEPTH IN ALL GROUND COVER BEDS AND IN TREE & SHRUB SAUCERS.
- SEED SHALL BE "REBEL" FESCUE BROADCAST AT A RATE OF 10 LBS. PER 1000 SQ. FT. AREA TO BE SEEDED SHALL BE FERTILIZED AND ROTOTILLED TO A DEPTH OF 6". AFTER SEEDING, ALL AREAS SHALL BE WATERED UNTIL THE SEED MIX GERMINATES INTO AN ESTABLISHED COVER.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITY LINES AND REPAIRING THEM IF THEY SHOULD BE DAMAGED AS A RESULT OF HIS ACTIONS.
- ALL PLANT MATERIAL & PLANTING PROCEDURES TO CONFORM TO "AMERICAN STANDARD FOR NURSERY STOCK" - ANSI Z60.1-1973. PLANTS WITH BROKEN BALLS SHALL BE UNACCEPTABLE.
- PLANTING OPERATIONS SHALL BE DONE DURING NORMAL PLANTING SEASON AND ONLY WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE.
- PLANTING WHICH OCCURS IN THE 10' WIDE AREA OF RUBBLE ALONG THE SOUTH PL. SHALL BE DONE IN THE FOLLOWING MANNER: (A.) REMOVE EXISTING WEEDS (B.) PLANT TREES AS CLOSE TO THE TOP OF THE SLOPE AS POSSIBLE (C.) HONEYSUCKLE PLANTS SHALL BE PLANTED IN THE SOIL POCKETS BETWEEN THE EXISTING CHUNKS OF CONCRETE, SPACE PLANTS APPROX. 2'-0" O.C. POCKETS IN RUBBLE NEEDING NEW OR ADDTL. PREPARED BACKFILL IN ORDER TO PLANT THE HONEYSUCKLE SHALL RECEIVE A MIX CONSISTING OF ONE PART PEAT TO THREE PARTS TOPSOIL.

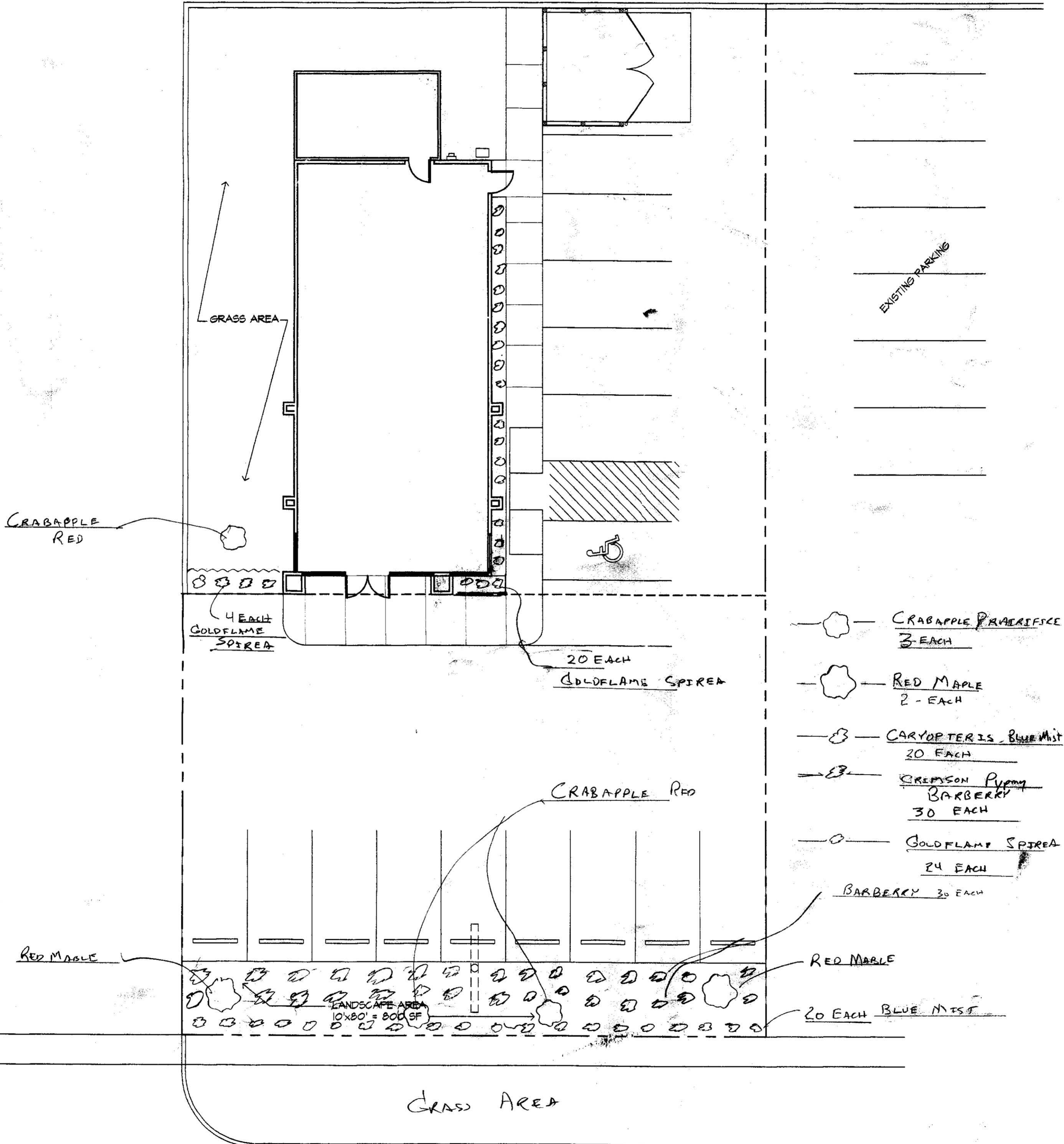
MARD COPY 1-8-88

POS
INCORPORATED
PLANNING DEVELOPMENT SERVICES, INC.
River Park Place Suite 125
Wichita, KS 67203 316-262-0451 Telex 417-375 PDS WTC

MARINA LAKE SEVENTH ADDITION
Landscape Planting Buffer

DRAWN FEB. 1985
CHECKED
REVISED

SHEET OF



CRABAPPLE
RED

GRASS AREA

4 EACH
GOLDFLAME
SPIREA

20 EACH
GOLDFLAME SPIREA

CRABAPPLE RED

RED MAPLE

LANDSCAPE AREA
10x80' = 800 SF

GRASS AREA

- CRABAPPLE PRINCESSICE
3 EACH
- RED MAPLE
2 EACH
- CARYOPTERIS BLUE MIST
20 EACH
- CREMSON PYRAMY
BARBERRY
30 EACH
- GOLDFLAME SPIREA
24 EACH
- BARBERRY 30 EACH
- RED MAPLE
- 20 EACH BLUE MIST

EXISTING PARKING

21st STREET NORTH



SITE LANDSCAPE PLAN

1"=10'-0"

PARKING REQUIREMENTS

6 PARKING SPACES REQUIRED
15 PARKING SPACES PROVIDED

LEGAL DESCRIPTION

LOT 2, MARINA LAKE 4th ADDITION (REPLAT OF 2nd ADD.)
TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS
PARCEL 4 OF MARINA LAKE DEVELOPMENT C.U.P.

LOT INFORMATION

LOT AREA: 11,200 S.F.
FRONT YARD LANDSCAPE REQ'T: 800 S.F.
TOTAL IMPERVIOUS AREA: 8,842 S.F.
TOTAL PERYVIOUS AREA: 2,358 S.F.

DP-23 MARINA LAKES
PORTION OF PARCEL 4
LANDSCAPE PLAN

APPROVED 4/14/09 BY DS
MAPD copy 1 of 2



Pat-Lin Market Bldg
1302 E. Lincoln
Wichita, Ks 67211
(316) 691-8898 Tel
(316) 691-8828 Fax

DAVID A HANEQ ARCHITECT
302 north rock rd. suite 201, wichita, kansas 67206, 316 684 0880

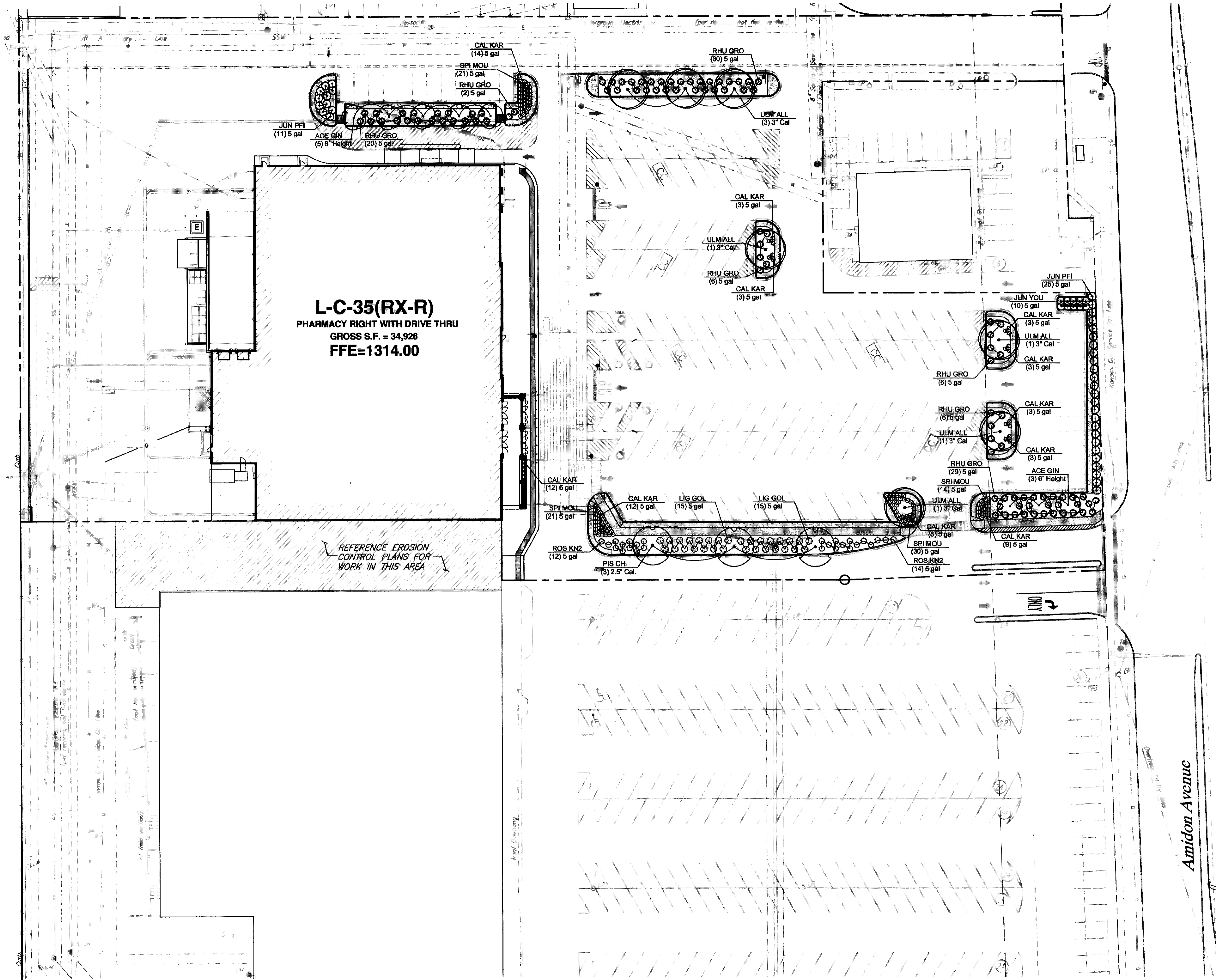
NEW DELIVERY / CARRY-OUT FOR
PAPA JOHN'S
2111 W. 21st STREET NORTH
WICHITA, KANSAS



drawn by:	
name	date

job number:
122.9906

SL-1
of sheets



L-C-35(RX-R)
PHARMACY RIGHT WITH DRIVE THRU
 GROSS S.F. = 34,926
 FFE=1314.00

REFERENCE EROSION CONTROL PLANS FOR WORK IN THIS AREA

LANDSCAPE ORDINANCE CALCULATIONS:

LANDSCAPED STREETYARD REQUIRED:
 21st Street Frontage: 172 LF
 Average Lot Depth: 665 LF
 172 x 20 = 3,440 SF Required (7 Overstory Trees)

LANDSCAPED STREETYARD PROVIDED:
 6,570 SF Streetyard
 7 Overstory Trees

PARKING LOT SCREENING:
 Continuous 36" Tall Shrub Hedge

PARKING LOT REQUIRED TREES:
 One (1) Tree / 20 Parking Stalls
 153 Parking Stalls / 20 = 8 Trees Required
 (1/2 of required trees must occur in interior islands)
 (1/2 of the required street yard trees used to satisfy parking lot tree requirements)

PARKING LOT TREES PROVIDED:
 4 Overstory Trees & 1 Understory Trees
 Total Parking Lot Trees Provided: 4.5 Trees

RESIDENTIAL BUFFER:
 Residential Buffer is waived per CUP DP-23 Note #2 under General Provisions



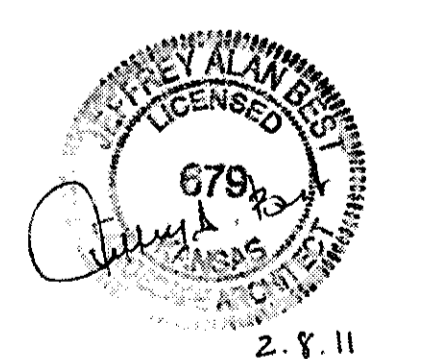
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CONSULTANTS:

WALMART
 MARKET
 WICHITA, KS
 STORE NO. 5990-00
 JOB NUMBER: 4349.101
 PROJECT:

ISSUE BLOCK

CHECKED BY: JB
 DRAWN BY: WAW
 FILE NAME:
 PROTO CYCLE:
 DOCUMENT DATE: 02-08-11

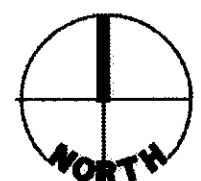


DP-23 PARCEL 1 (PORTION)
LANDSCAPE PLAN
 APPROVED 02-18-11 BY DG
 SHEET 1 of 3
 MAPD Copy 1 of 2

Amidon Avenue

A LANDSCAPE PLANTING PLAN

1" = 30'-0"



GENERAL NOTE:
 ALL UNSURFACED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL. CONTRACTOR IS TO SOD, SEED, MULCH, FERTILIZE, WATER AND MAINTAIN ALL AREAS OUTSIDE OF PAVED AREAS THAT ARE DISTURBED DURING CONSTRUCTION UNTIL AN ACCEPTABLE STAND OF GRASS AND/OR PERMANENT STABILIZATION IS ESTABLISHED. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT STABILIZATION, INCLUDING BUT NOT LIMITED TO TEMPORARY IRRIGATION/WATERING AND MAINTENANCE OF SOD AND/OR SEED AREAS.

SHEET TITLE:
Landscape Planting Concept Plan

SHEET:
LP1

PLANTING NOTES

GENERAL

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL REFER TO SPECIFICATION SECTION 02900 FOR ADDITIONAL REQUIREMENTS AND RELATED TO PLANTING AND LANDSCAPING. THE CONTRACTOR WILL BE EXPECTED TO FOLLOW ALL THE REQUIREMENTS CALLED FOR IN THE SPECIFICATIONS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- 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 SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- REPORT DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASE OF MATERIALS OR STARTING CONSTRUCTION.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S WRITTEN 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.
- PLANT SUBSTITUTIONS WILL ONLY BE ALLOWED UNDER THE FOLLOWING CONDITIONS: LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN SUBSTITUTION REQUEST TO THE LANDSCAPE ARCHITECT STATING WHAT PLANTS TO BE SUBSTITUTED AND THE REQUESTED SUBSTITUTION PLANT ALONG WITH EXPLANATION OF SUBSTITUTION REQUEST. NO SUBSTITUTION SHALL CONSTITUTE AN INCREASE IN COST FROM THE ORIGINAL CONTRACT AMOUNT. ANY PLANT SUBSTITUTIONS NOT APPROVED SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF INSPECTION.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA (2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD (3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF CONSTRUCTION.

PLANTING PREPARATION

- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF TOPSOIL. TOPSOIL SHALL BE A FRIABLE LOAM WITH GOOD STRUCTURE. SOLUBLE SALTS SHALL NOT EXCEED 500ppm AND ORGANIC MATTER SHALL BE NO LESS THAN 3%. The pH SHALL RANGE BETWEEN 5.5 AND 7.4. REFER TO SPECIFICATION SECTION 02900.
- THE OWNER SHALL HAVE TOPSOIL TESTED BY A CERTIFIED TESTING LABORATORY AND OBTAIN RECOMMENDATIONS FOR SOIL AMENDMENT TYPE(S) AND QUANTITIES. RECOMMENDATIONS SHALL BE SPECIFIC TO THE TOPSOIL OF THIS REPORT TO THE LANDSCAPE ARCHITECT FOR THEIR RECORDS. THE LANDSCAPE CONTRACTOR SHALL BE EXPECTED TO AMEND SOILS PER THE RECOMMENDATIONS AND SPECIFICATIONS.
- BACKFILL: FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL TOPSOIL MIXED WITH AMENDMENTS AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.
- PARKING LOT ISLANDS AND PERIMETER PLANTING BEDS SHALL BE EXCAVATED TO A DEPTH OF 24" AND BACKFILLED WITH APPROVED TOPSOIL AND REQUIRED AMENDMENTS.
- RAISED PLANTERS SHALL BE EXCAVATED TO A MINIMUM 12" BELOW FINISH GRADE OF ADJACENT SIDEWALK, SUBDRAINAGE SYSTEM INSTALLED AND BACKFILLED WITH APPROVED PLANTING SOIL MIX.
- CONTRACTOR SHALL REFER TO SPECIFICATION SECTION 02900 FOR INSTRUCTIONS RELATED TO THE PRESENCE OF UNSUITABLE SUBSOILS AND TOPSOILS.

PLANTING MATERIALS

- REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
- 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." THESE STANDARDS SHALL REPRESENT THE GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- ALL TREES SHALL HAVE STRAIGHT TRUNKS (FOR SINGLE STEM SPECIES) AND FULL CROWN AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANT MATERIAL SELECTION: TREES SHALL BE TAGGED BY THE LANDSCAPE ARCHITECT AT THE TREE GROWER NURSERY PRIOR TO PURCHASE AND DELIVERY TO SITE FOR ALL OTHER PLANT MATERIAL SELECTIONS REFER TO SECTION 02900 OF THE SPECIFICATIONS FOR INSTRUCTIONS.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- PLANT LOCATIONS AND QUANTITIES SHOWN ARE APPROXIMATE. ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID CONFLICTS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING INDICATED ON THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- 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 PLANTING TO REDUCE TRANSPIRATION.
- ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT SCHEDULE. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR 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 REJECTED.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- WHERE INDICATED ON PLANS AND DETAILS, PLANTING BEDS SHALL BE COMPLETELY MACHED AS SPECIFIED. PLACE 4" OF MULCH IN ALL SHRUB BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS. PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER.
- 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.
- WHERE TURF GRASS WILL BE ESTABLISHED ADJACENT TO CONCRETE CURBS, EITHER A 16" OR 24" (DEPENDING UPON AVAILABILITY) WIDE SOD STRIP IS REQUIRED.

RELATED ITEMS

- WEED MAT IS REQUIRED IN LANDSCAPE ISLANDS AS SPECIFIED. THE CONTRACTOR SHALL USE A 4.1oz WOVEN POLYPROPYLENE, NEEDLE-PUNCHED FABRIC WEED BARRIER IN SHRUB BEDS. OVERLAP EDGES A MINIMUM OF 6". SECURE EDGES IN GROUND. INSTALL IN ALL LANDSCAPE BEDS.
- ALL PLANTING BEDS SHALL BE SEPERATED FROM TURF AREAS WITH STEEL EDGING. EDGING SHALL BE 1/2" X 4" INTERLOCKING STEEL EDGING WITH METAL STAKES SUFFICIENT TO HOLD EDGING IN PLACE. EDGING SHALL NOT EXTEND ABOVE ANY ADJACENT SIDEWALKS.

LAWNS AND SEEDING

- THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH THE SWPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPP PLAN FOR THIS SITE.
- THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING OPERATIONS.
- THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF THE SWPP PLAN.
- FESCUE SOD SHALL BE A LOCALLY AVAILABLE PREMIUM FESCUE BLEND. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND ESTABLISHMENT OF THE SOD TO THE LIMITS INDICATED ON THE PLANS. SOD SHALL COMPLY WITH THE REQUIREMENTS IN SECTION 02900 OF THE SPECIFICATIONS. ROLL SOD FOR A SMOOTH AND CONSISTENT FINAL LAWN.
- SEED MIX: TOTAL RATE: 5lbs/1000 SF
 - 50% PREMIUM FESCUE BLEND RATE: 3lbs/1000 SF
 - 50% ANNUAL RYEGRASS: RATE: 2lbs/1000 SF

INSPECTIONS/MAINTENANCE AND CLEAN-UP

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME INDICATED IN THE SPECIFICATION SECTION 02900.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPECIFICATION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- 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.
- 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. CENTRAL LEADERS SHALL NOT BE REMOVED.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, GUYS, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- PROVIDE NOTIFICATIONS TO THE OWNERS CIVIL ENGINEERING CONSULTANT (CEC) FOR MEETING AND EVENT NOTIFICATIONS FOR THE FOLLOWING:
 - PRE-WORK MEETING
 - PLANT MATERIAL SELECTION MEETING AT GROWER
 - PLANTING OPERATIONS
 - ISLAND INSPECTION
 - TREE TRANSPLANTING (IF APPLICABLE)
 - SUBSTANTIAL COMPLETION INSPECTION
 - FINAL INSPECTION
 - WARRANTY INSPECTION

ALERT TO CONTRACTOR

ALL WM GENERAL CONTRACTING WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES AND FINAL GRADING) BY THE MILESTONE DATE IN THE PROJECT DOCUMENTS. OUTLOT AREAS TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

UTILITY LOCATES

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

CONTACT KANSAS ONE-CALL A MINIMUM 2 WORKING DAYS PRIOR TO WORK AT 1-800-344-7233 (WICHITA: 687-2470)

CITY OF WICHITA PUBLIC UTILITY LOCATE SHALL BE CONTACTED A MINIMUM 2 DAYS PRIOR TO WORK AT 316-268-4280.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
ACE GIN	8	Acer ginnala 'Flame'	Flame Amur Maple	6' Height	
PIS CHI	3	Pistacia chinensis	Chinese Pistache	2.5" Cal.	
ULM ALL	7	Ulmus parvifolia 'Ailee'	Ailee Lacebark Elm	3" Cal	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
CAL KAR	70	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal	
JUN PFI	36	Juniperus chinensis 'Kallays Compact'	Kalley Compact Pfitzer Juniper	5 gal	
JUN YOU	10	Juniperus horizontalis 'Youngstown'	Youngstown Andorra Juniper	5 gal	
LIG GOL	30	Ligustrum vicaryi	Golden Privet	5 gal	
RHU GRO	99	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	
ROS KN2	26	Rosa shrub 'Knock Out'	Knock Out Rose	5 gal	
SPI MOU	86	Spiraea x bumalda 'Goldmound'	Gold Mound Spirea	5 gal	



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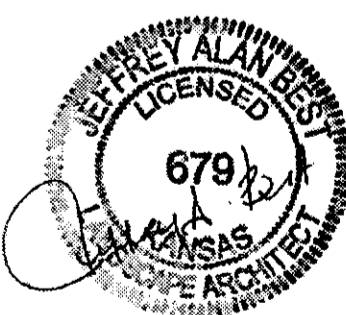
CONSULTANTS

WALMART
MARKET
WICHITA, KS
STORE NO. 5990-00
JOB NUMBER: 4348-101 PHOTO:

ISSUE BLOCK

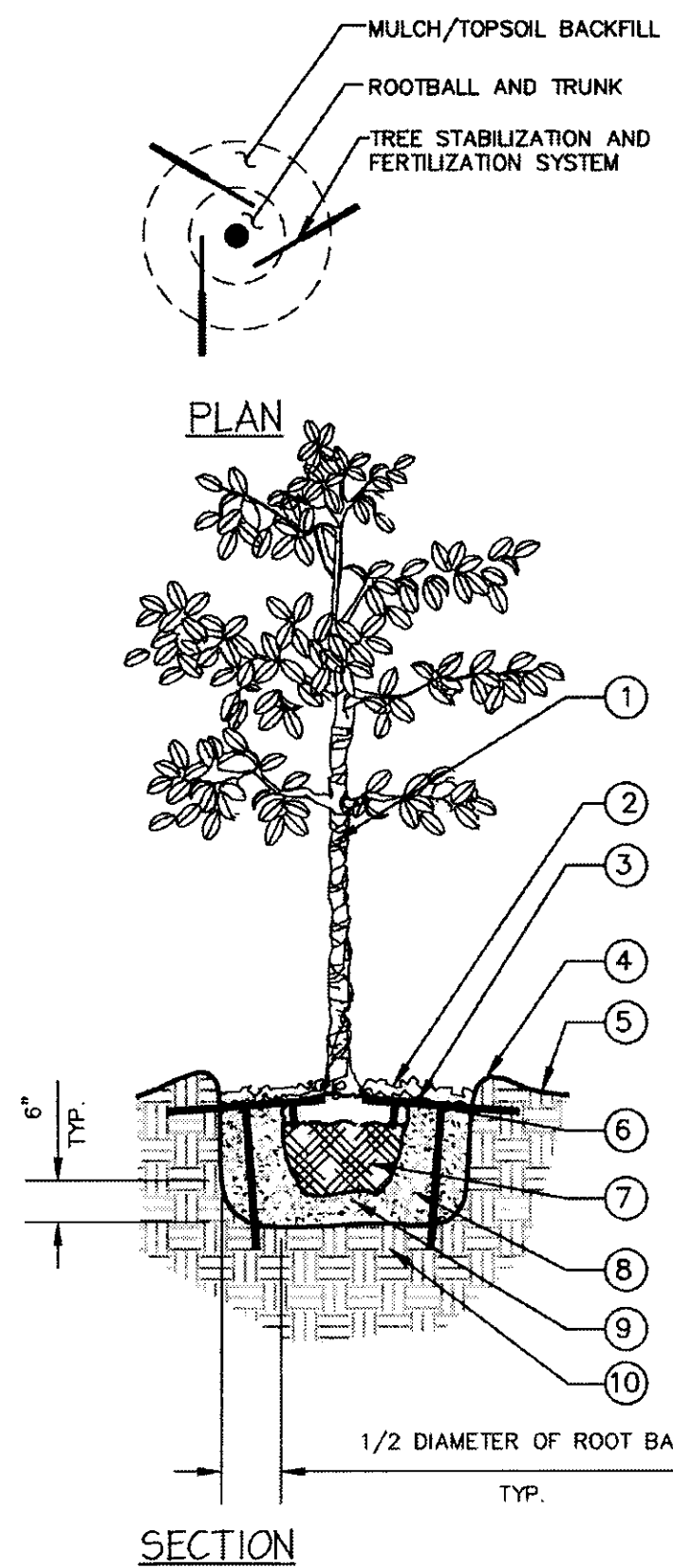
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FILE NAME:
PROTO CYCLE:
DOCUMENT DATE: 02-08-11

DP-23 PARCEL 1 (PORTIONS)
LANDSCAPE PLAN
APPROVED 12-18-11 BY DG
SHEET 2 of 3
MAPD copy 1 of 2



SHEET TITLE:
Landscape Planting Concept Plan

SHEET:
LP2



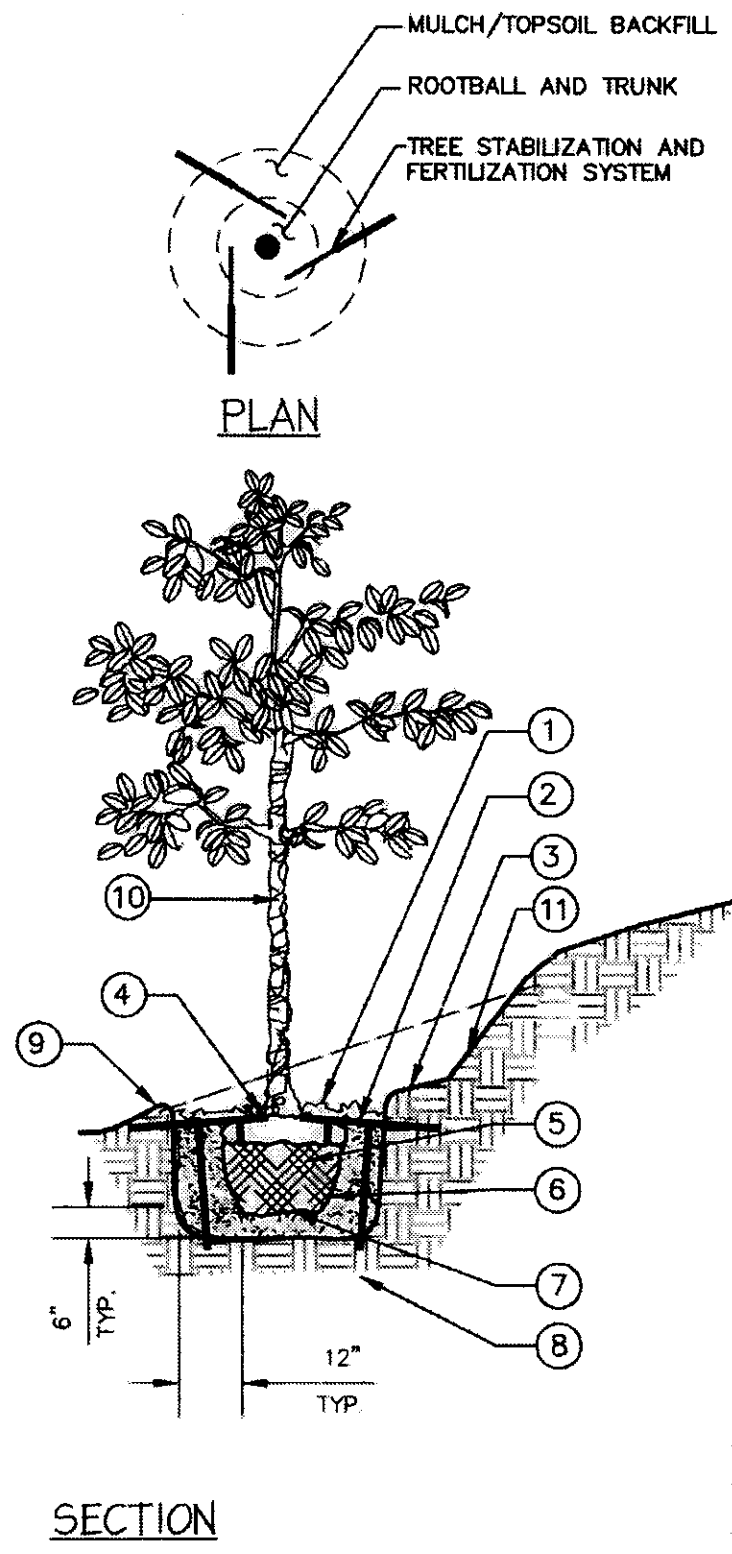
1. TREE WRAP
2. 4" MINIMUM OF HARDWOOD BARK MULCH COMPACTED OR AS SPECIFIED.
3. STAKE SIZE SHALL BE ONE SIZE HIGHER THAN REQUIRED FOR SIZE OF TREE. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. FINISHED GRADE (SEE GRADING PLAN)
6. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE
7. B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED SUBSOIL.

NOTES:

- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLING TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
- C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
- D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
- E. BRANCHING HEIGHT TO A.A.N. STANDARDS.

1 LARGE TREE PLANTING - 14' OR GREATER

NTS



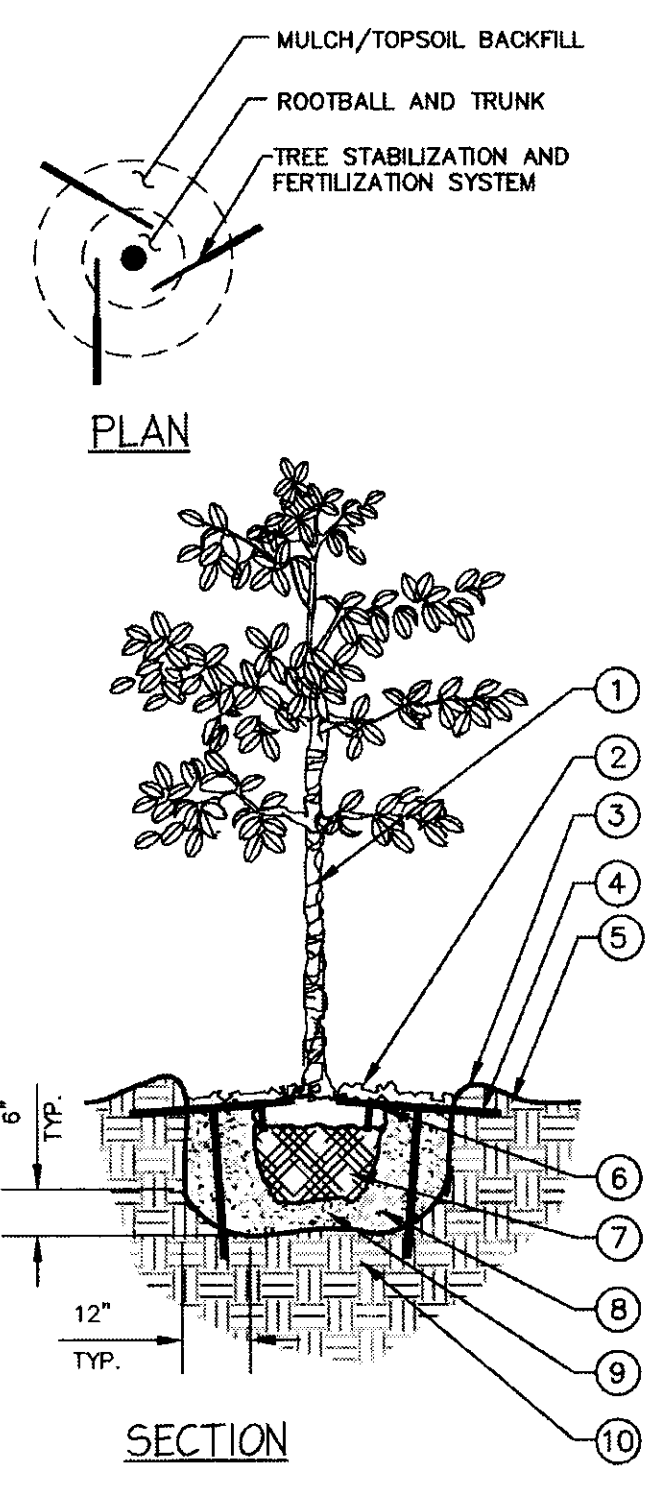
1. 4" MINIMUM OF HARDWOOD BARK MULCH COMPACTED OR AS SPECIFIED.
2. STAKE SIZE SHALL BE ONE SIZE HIGHER THAN REQUIRED FOR SIZE OF TREE. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
3. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
4. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE
5. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
6. PREPARE PLANTING SOIL AS SPECIFIED.
7. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
8. UNDISTURBED SUBSOIL
9. 3" HIGH SOIL BERM TO HOLD WATER.
10. TREE WRAP
11. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

NOTES:

- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLING TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
- C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
- D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
- E. BRANCHING HEIGHT TO A.A.N. STANDARDS.

3 TREE PLANTING ON SLOPE

NTS



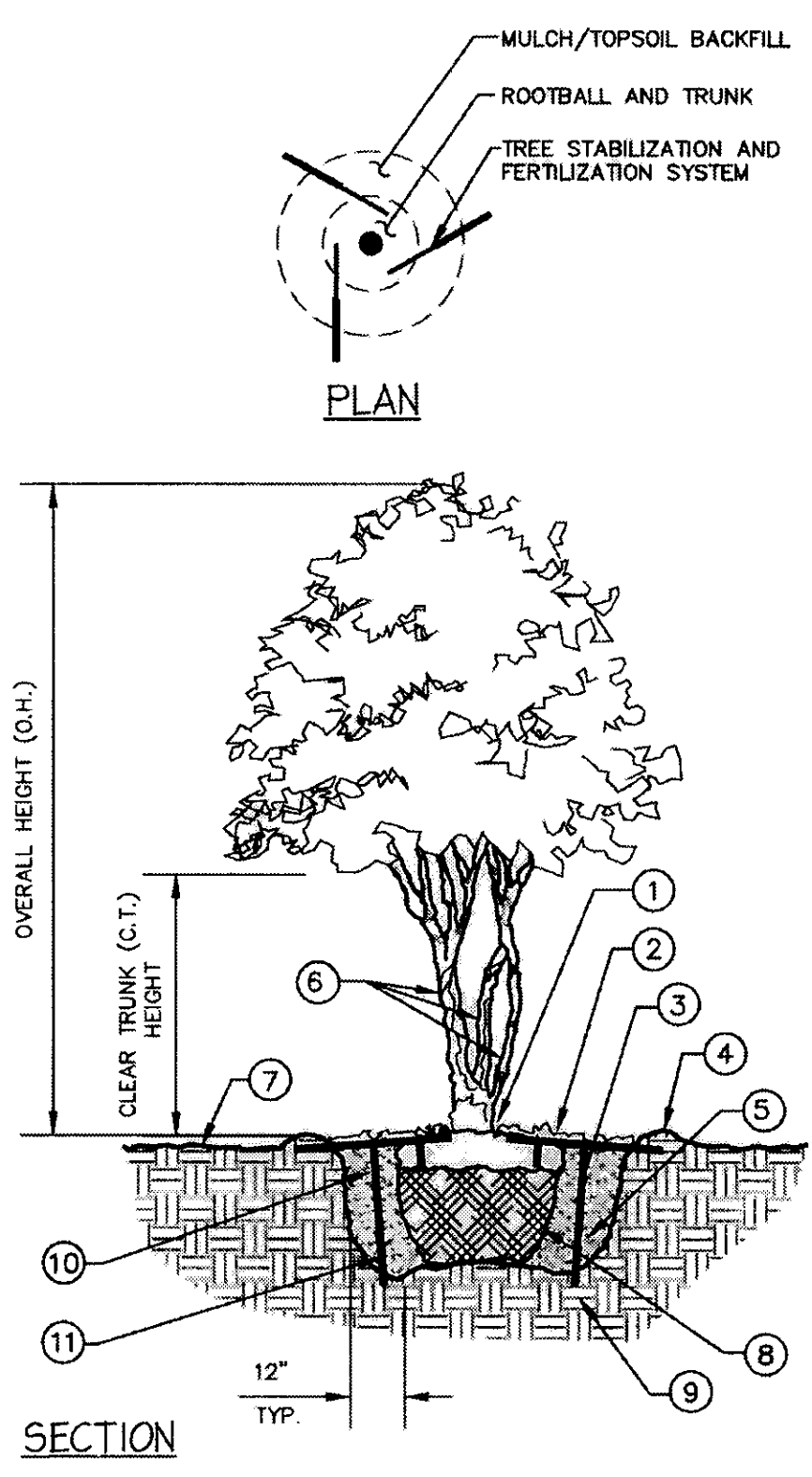
1. TREE WRAP
2. 4" MINIMUM OF HARDWOOD BARK MULCH COMPACTED OR AS SPECIFIED.
3. 3" HIGH SOIL BERM TO HOLD WATER.
4. STAKE SIZE SHALL BE ONE SIZE HIGHER THAN REQUIRED FOR SIZE OF TREE. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
5. FINISHED GRADE (SEE GRADING PLAN)
6. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE
7. B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED SUBSOIL.

NOTES:

- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLING TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
- C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
- D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
- E. BRANCHING HEIGHT TO A.A.N. STANDARDS.

2 SMALL TREE PLANTING - 14' OR LESS

NTS



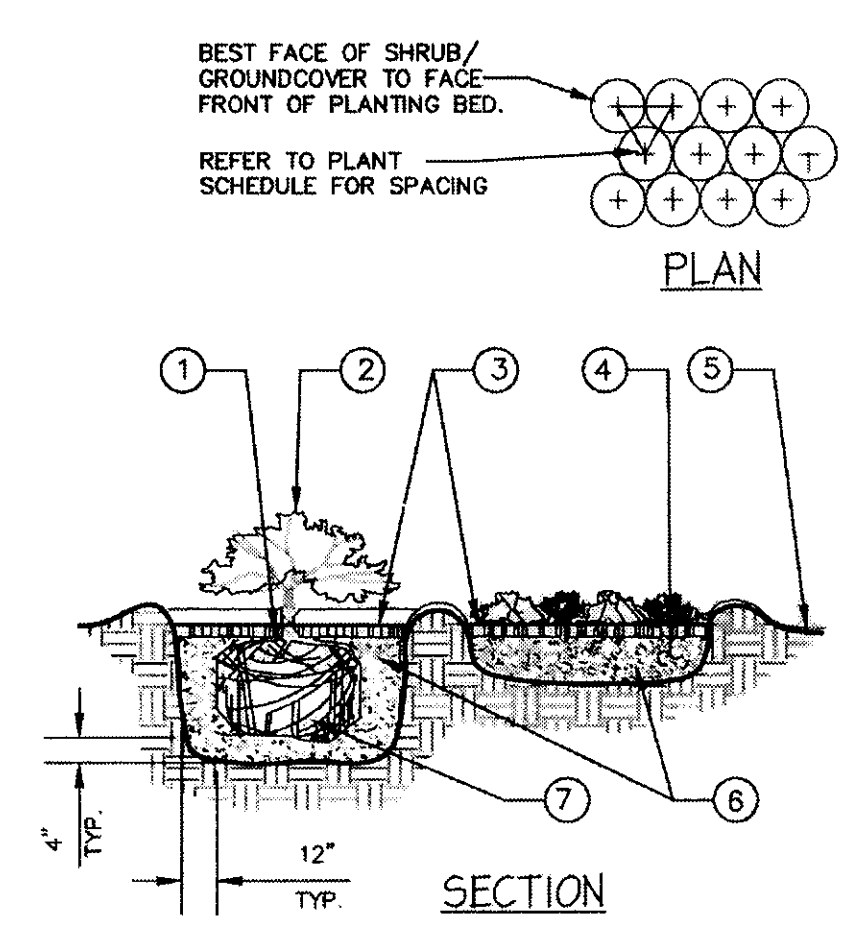
1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOTBALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 4" SHREDDED HARDWOOD BARK MULCH OR APPROVED EQUAL
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOTBALL-ROUGHEN SIDES OF TREE PIT.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL MIX BACKFILL
6. TREE WRAP
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN)
8. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL
10. PREPARE PLANTING SOIL AS SPECIFIED.
11. STAKE SIZE SHALL BE ONE SIZE HIGHER THAN REQUIRED FOR SIZE OF TREE. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

NOTES:

- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- B. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLING TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
- C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
- D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT
- E. BRANCHING HEIGHT TO A.A.N. STANDARDS

4 MULTI-TRUNK TREE PLANTING

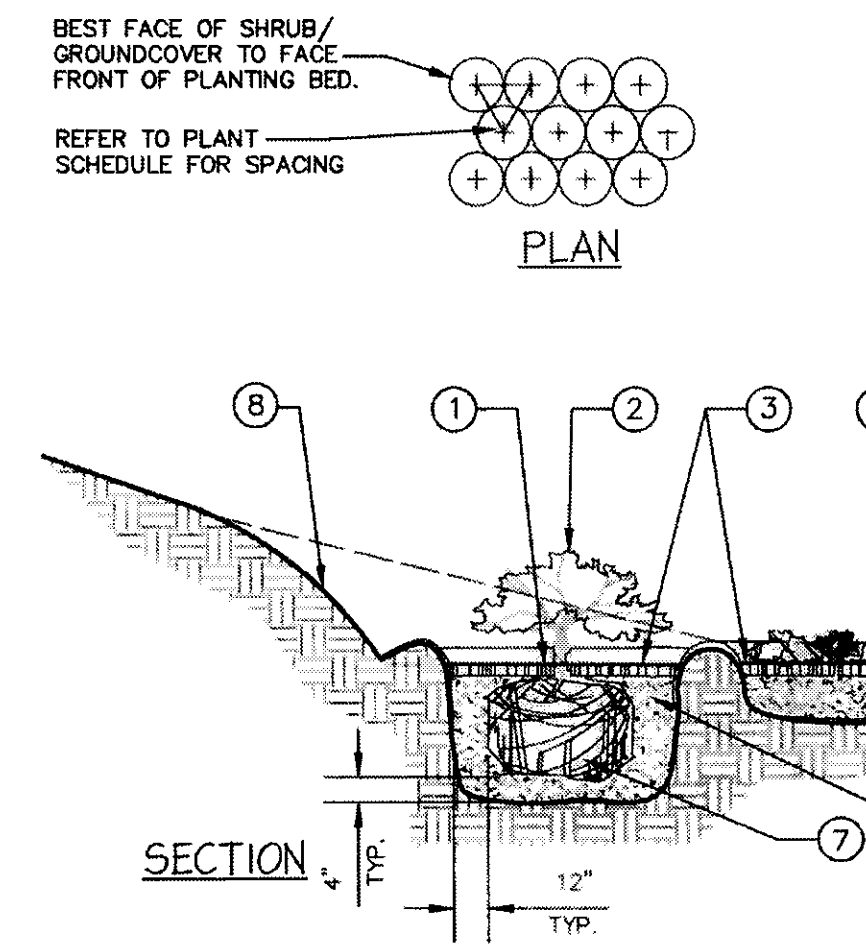
NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT
3. 4" MINIMUM OF HARDWOOD BARK MULCH COMPACTED OR AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

5 SHRUB/GROUNDCOVER PLANTING

NTS



6 SHRUB/GROUNDCOVER PLANTING ON SLOPE

NTS

DR-23 PARCEL 1 (PORTION)
LANDSCAPE PLAN
 APPROVED 02-18-11 BY JG
 SHEET 5 of 3
 MAPD Copy 1 of 2

1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. 12" CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
4. FILTER FABRIC
5. SLOPE BOTTOM TO DRAIN
6. 18" AUGERED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

7 POOR DRAINAGE CONDITION

NTS

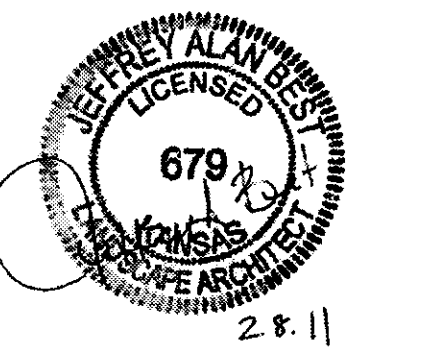
STIPULATION FOR REUSE
 THIS DRAWING WAS PREPARED FOR A SPECIFIC PROJECT AND IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED AND WILL BE CONSIDERED A VIOLATION OF THE ARCHITECT'S PROFESSIONAL ETHICS AND MAY BE SUBJECT TO THE LAW.

CONSULTANTS

WALMART MARKET
 WICHITA, KS
 STORE NO. 5990-00
 JOB NUMBER: 4348.10 | PROTO:

ISSUE BLOCK	

CHECKED BY: JB
 DRAWN BY: WAW
 FILE NAME:
 PROTO CYCLE:
 DOCUMENT DATE: 02-08-11



SHEET TITLE:
Landscape Planting Concept Plan

SHEET:
LP3



Wichita-Sedgwick County Metropolitan Area Planning Department

July 18, 2016

Marina Point Office Park, LLC
1999 N. Amidon
Wichita, KS 67203

Kaw Valley Engineering
Tim Austin
200 N. Emporia
Wichita, KS 67202

RE: CUP2016-26 – City CUP Administrative Adjustment to DP-23 to decrease the distance required between on-site signs for Parcel 6, Lot 2, Marina Lake 5th Addition; generally located on the southwest of W. 21st Street N. and west of Amidon Avenue (1999 N. Amidon).

Dear Applicants:

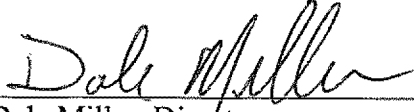
We received and reviewed your request for an Administrative Adjustment to DP-23 of the Marina Lake Development Community Unit Plan (“CUP”). We understand that you wish to reduce the distance between on-site signs on Lot 2 of Parcel 6 to within 150-feet, but no less than 85-feet.

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

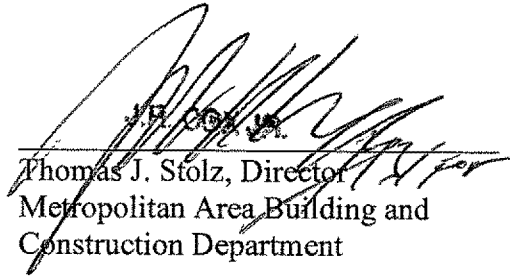
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein. This approval is subject to the following conditions:

1. The sign shall be permitted and installed within one year.
2. This Administrative Adjustment applies only to the reduction of distance between on-site signs to 150-feet on Parcel 6, Lot 2.
3. A Minor Street Privilege Permit must be obtained and kept current in order for this parking reduction to be in compliance with the Administrative Adjustment.

The "Development Application" sign should now be removed from the property.



Dale Miller, Director
Metropolitan Area Planning Department



J.R. Cox, Jr.

Thomas J. Stolz, Director
Metropolitan Area Building and
Construction Department

cc: J.R. Cox, MABCD
Janet Miller, Council Member District VI
Martha Sanchez, Community Liaison District VI



Wichita-Sedgwick County Metropolitan Area Planning Department

December 19, 2016

TriMark Signs
Attn: Jodi Rogers
318 S. Osage
Wichita, KS 67213

RE: CUP2016-45 – City CUP Administrative Adjustment to DP-23 to decrease the distance required between on-site signs for Parcel 14, Marina Lake 6th Addition; generally located southwest of W. 21st Street N. and west of Amidon Avenue (2037 N. Amidon).

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-23 of the Marina Lake Development Community Unit Plan (“CUP”). We understand that you wish to reduce the distance between on-site signs on Parcel 14 to adjacent signs on Parcel 1 and Parcel 13 to within 73-feet to allow a monument sign on the east side of Parcel 14.

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein. This approval is subject to the following conditions:

1. The sign shall be permitted and installed on the existing base within one year.
2. This Administrative Adjustment applies only to the reduction of distance between on-site signs to 73-feet on Parcel 14 to adjacent signs on Parcel 1 and Parcel 13.

The “Development Application” sign should now be removed from the property.

Dale Miller, Director
Metropolitan Area Planning Department

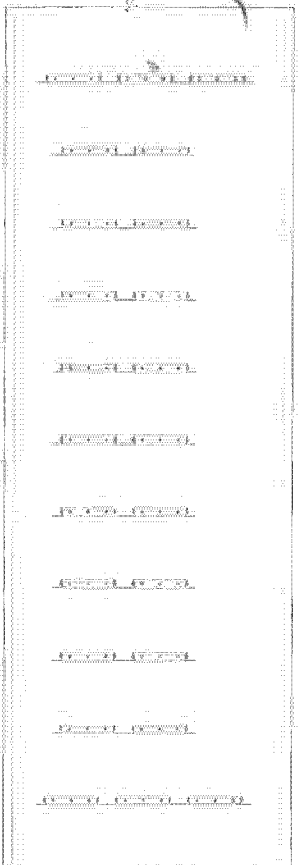
Kyle J. McLaren, Interim Director
Metropolitan Area Building and
Construction Department

cc: Kyle J. McLaren, MABCD
J.R. Cox, MABCD
Janet Miller, Council Member District VI
Brandon Findley, Community Liaison District VI

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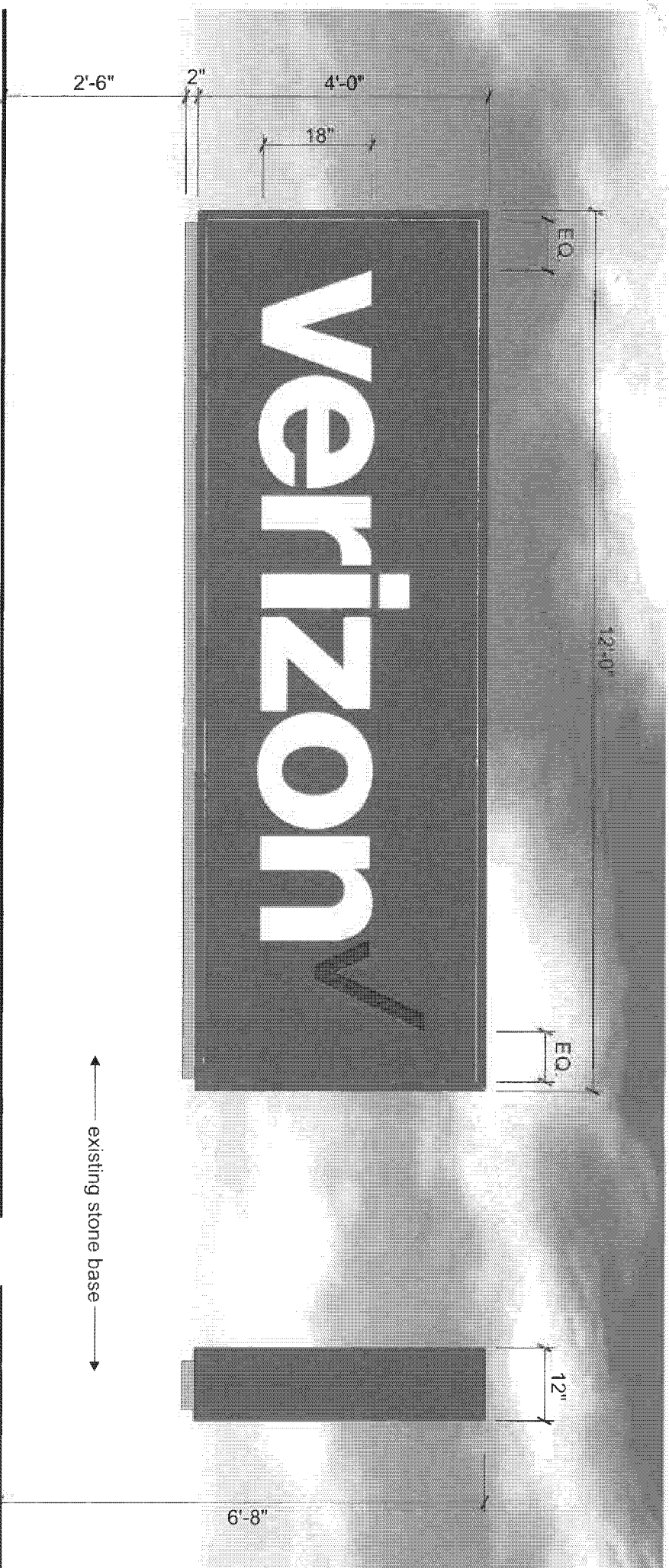
T 316.268.4421 F 316.268.4390

www.wichita.gov



E
 24 ea. GEWHDSPS6
 2 ea. GEPS24-100U-NA
 Total Electrical Amp Load = 2.2 Amps
 One (1) 120 Volt - 20 Amp
 Circuit Breaker Required for Sign

FRONT VIEW - LED LAYOUT
 Scale: 3/8" = 1'-0"



FRONT VIEW
 Scale: 1/2" = 1'-0"

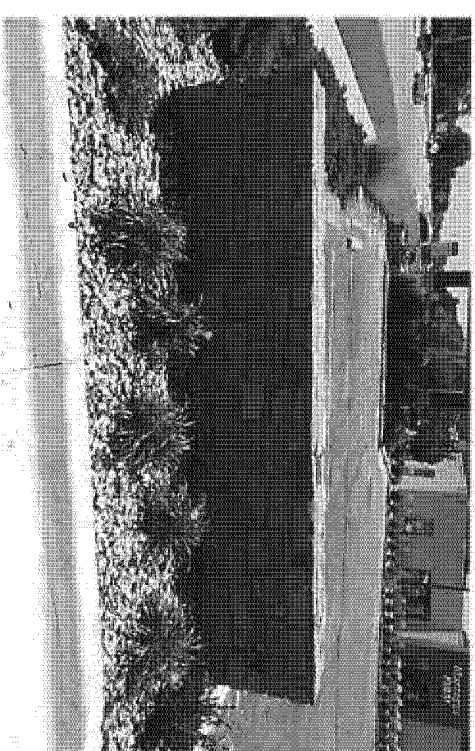
SIDE VIEW
 Scale: 1/2" = 1'-0"

GENERAL SPECIFICATIONS:

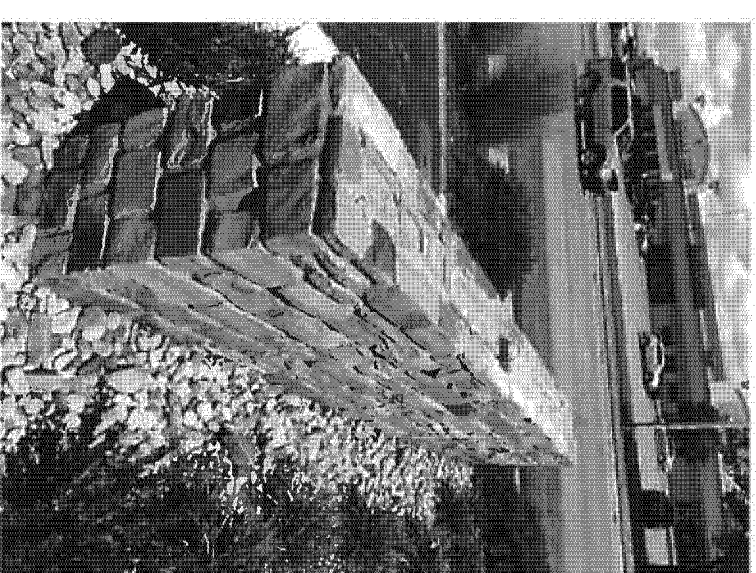
- One (1) DF, internally illuminated, fabricated aluminum sign cabinet on existing stone base
- Flat polycarbonate faces with surface applied vinyl graphics
- "Verizon" text to be dropped out of Opaque Dark Gray 3M 7725-41 vinyl background
- "Check" vinyl to be 3M 3630-143 translucent vinyl, oversized 1/8", and applied to polycarbonate FIRST so that Opaque Gray vinyl overlaps on edges
- Sign cabinet to be painted to match PMS Cool Gray 10 Matte finish
- Sign cabinet to be internally illuminated via White LED modules
- Sign to be installed with anchor bolts set all throughout existing concrete blocks

COLOR SPECIFICATIONS

- 3M #3630-143 Poppy Red Translucent Vinyl
- White Polycarbonate
- 3M 7725-41 Opaque Dark Gray vinyl
- PMS Cool Gray 10 Matte Finish
- PMS Cool Gray 4 Matte Finish



EXISTING BASE



EXISTING BASE



Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.
 Approved Approved as Noted Revise & Resubmit

Name _____ Title _____
 Date _____

Declaration

Copyright © 2016 Allen Industries, Inc. This is an original, unaltered drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The design shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.

Date / Description

Date	Description
06/08/16	Issue Date
06/09/16	09/01/16
06/29/16	09/08/16
07/18/16	09/20/16
08/29/16	

Project Information

Client: Verizon / Cellular Sales
 2037 N. Amdon Ave.
 Wichita, KS 67203
 File: VW CS-060 Wichita, KS
 Sales: Design: MJ PH: TA



Corporate Identity Programs
 888-294-2007
 www.allenindustries.com



Wichita-Sedgwick County Metropolitan Area Planning Department

August 24, 2015

Amidon Partners, Ltd.
713 W. Southwest Loop 323, #145
Tyler, TX 75701

Tri-Mark Signs
Karie Kerr
3310 W. Central
Wichita, KS 67203

RE: CUP2015-27 – City CUP Administrative Adjustment to DP-23 to increase the size of the wall sign for Parcel 6, Lot 1; generally located on the south side of W. 21st Street N. and west of Amidon Avenue (1919 N. Amidon).

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-23, Parcel 6, Provision #8, of the Marina Lake Development Community Unit Plan (“CUP”). We understand that you wish to increase the wall sign on the southeast elevation of the Grace Med Clinic building from 32 square feet to 82 square feet.

General Provisions of CUP DP-23 allows only 32 square feet of signage per business per building in GO General Office zoning district, as prescribed by Chapter 24.04.193.3 of the Sign Code of the City of Wichita.

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein. This approval is subject to the following conditions:

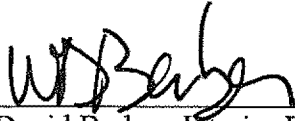
1. The sign shall be permitted and installed within one year.
2. The wall sign in Parcel 6 shall be limited to 82 square feet.
3. This Administrative Adjustment applies only to the 82 square feet sign on the southeast elevation of the south building on Parcel 6, Lot 1.

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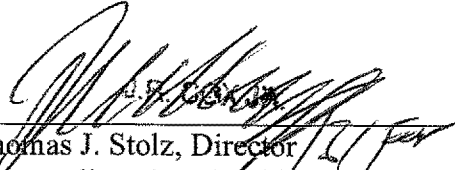
T 316.268.4421 F 316.268.4390

www.wichita.gov

The "Development Application" sign should now be removed from the property.



W. David Barber, Interim Director
Metropolitan Area Planning Department



Thomas J. Stolz, Director
Metropolitan Area Building and
Construction Department

cc: J.R. Cox, MABCD
Janet Miller, Council Member District VI
Janet Johnson, Community Liaison District VI



Wichita-Sedgwick County Metropolitan Area Planning Department

October 12, 2015

Kaw Valley Engineering
Attn: Tim Austin
200 N. Emporia, Suite 100
Wichita, KS 67202

RE: CUP2015-35 – City CUP Administrative Adjustment to CUP DP-23, to create Parcels 13 and 14 from Parcel 1. The property is generally located on the southwest corner of Amidon and North 21st Street West.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-23, to reflect two lot splits on Parcel 1 (LSP2015-16 and LSP2015-28). Proposed modifications are as follows:

1. Create Parcels #13 and #14 from Parcel #1.
2. Parcel #1
 - a. Net Area: 392,247sq. ft. or 9.00 acres
 - b. Maximum Building Coverage: 30.6% or 120,030 sq. ft. (per Adm. Adj. dated 12-9-10).
3. Parcel #13
 - a. Net Area: 31,218 sq. ft.
 - b. Maximum Building Coverage: 11% or 3,434 sq. ft.
 - c. Proposed uses: Shopping Center facilities, commercial uses, Restaurant, Theater, and Places of Public Entertainment and offices, outdoor display or marina supplies subject to BZA approval.
4. Parcel #14
 - a. Net Area: 30,000 sq. ft.
 - b. Maximum Building Coverage: 11% or 3,300 sq. ft.
 - c. Proposed uses: Shopping Center facilities, commercial uses, Restaurant, Theater, and Places of Public Entertainment and offices, outdoor display or marina supplies subject to BZA approval.
5. Update CUP document to reflect status of property as shown in this CUP DP-23 Administrative Adjustment.

On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.


Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

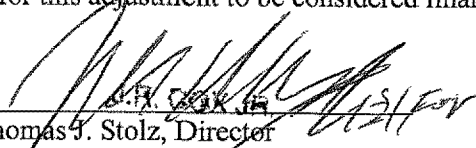
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T 316.268.4421 F 316.268.4390

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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.


W. David Barber, Interim Director
Metropolitan Area Planning Department


Thomas J. Stolz, Director
Metropolitan Area Building and Construction
Department

- cc: J.R. Cox, MABCD
Janet Miller, CM District VI
Martha Sanchez, Community Liaison District VI
VRE First Bite, LLC, 1211 S White Chapel Blvd., Southlake, TX 76092
CC Marina, LLC, 7171 W. 95th St. Ste. 230, Overland Park, KS 66212
Sam Malinowsky, KVE, 2319 N. Jackson, Junction City, KS 66441
Keith Beatty, KVE, 1104 E. 12th Street, Emporia, KS 66801



Wichita-Sedgwick County Metropolitan Area Planning Department

December 21, 2015

VRE First Bite LLC
1211 S. White Chapel Blvd.
Southlake, TX 76092

Dynamic Sign Solutions attn. Heather Branson
800 W. Maple
Wichita, KS 67213

RE: CUP2015-50 - City Administrative Adjustment to DP-23 to reduce sign spacing for a sign on Parcel 13 from 150' to 75' in LC Limited Commercial zoning, generally located at the southwest corner of Amidon and 21st Street N. (2053 N. Amidon).

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-23, the Marina Lake Development Community Unit Plan (CUP). We understand that you wish to reduce sign spacing for a monument sign on Parcel 13 from 150' to 75' from the existing shopping center entry sign to the north. Therefore General Provision 1 shall be adjusted to add: "Per administrative adjustment dated December 21, 2015, a monument sign on Parcel 13 may be within 75' from the next pole sign to the north in Parcel 1."

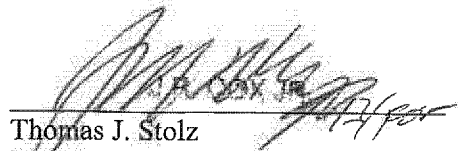
On the basis of our review, we find that adjusting the CUP as stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" signs may 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 of Planning



Thomas J. Stolz
MABCD Director

cc: JR Cox, MABCD
Janet Miller, CM District VI
Martha Sanchez, Community Service Representative District VI

GENERAL PLANTING NOTES

- 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.
- 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 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.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- 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.
- 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.
- 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.
- SOD/SEED TYPE SHALL BE LOCALLY AVAILABLE TALL FESCUE BLEND OR OTHER TURF GRASS RECOMMENDED FOR THE SPECIFIC AREA.
- 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.
- 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.
- ALL LANDSCAPE EDGING IS TO BE A 4" x 3/16" PAINTED STEEL EDGING. PLACE EDGING FLUSH WITH GRADE.
- INSTALL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS AND TREE SAUCERS. PLACE 3"-4" OF MULCH IN ALL PLANT BEDS AND TREE SAUCERS.
- 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.
- 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 PLANTS HEALTHY CONDITION.
- RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
- 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.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.
- TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. SEE SHEET LS2.

LEGAL DESCRIPTION

A PORTION OF LOT 1, MARINA LAKE FOURTH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS

PLANTING LEGEND

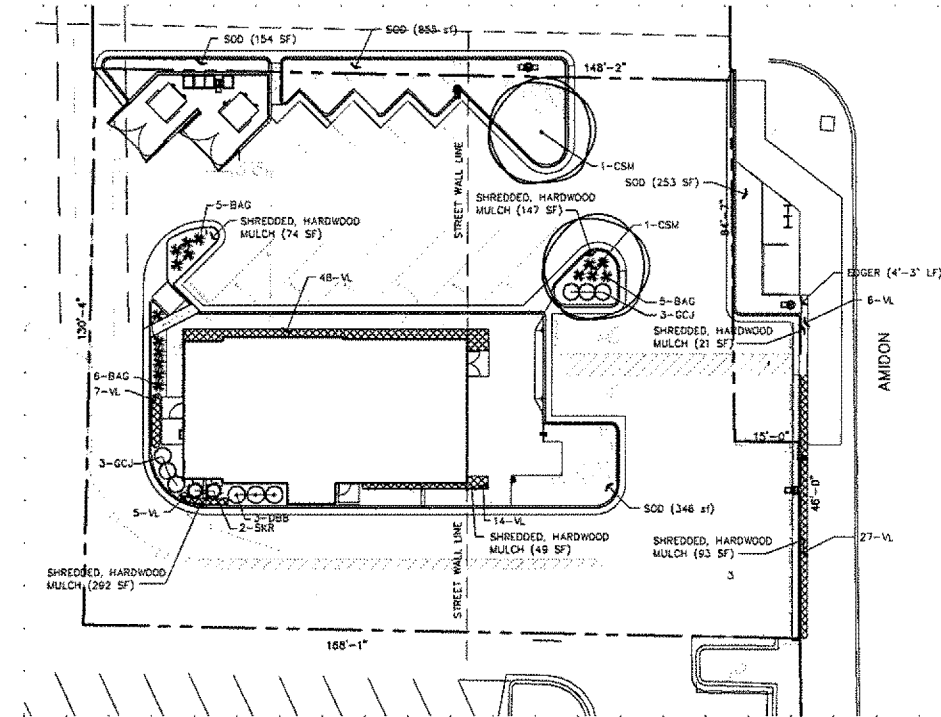
SIDEWALK	
SOD/SEED	
PERENNIALS	

LANDSCAPE CODE CALCULATIONS

LANDSCAPED STREET YARD	PARKING LOT SCREENING AND LANDSCAPING
Landscaped Street Yard Required: 131 LF Amidon x .8 square footage factor 1,048 total landscaped street yard required Landscaped Street Yard Provided: 943 Total sq. ft. provided (due to existing conditions)	Parking lot screening not provided due to Existing Conditions. Parking lot Trees Required 19 parking stalls + 20 = 1 tree required (One-half of the req'd. street yard trees may be used to fulfill parking lot tree requirement)
Street Yard Trees Required: 1,048 + 500 = 2 trees required (up to 1/3 can be provided by shrubs)	One-half of 2 street yard trees = 1 Parking lot trees provided: 1 parking lot tree provided
Shade Trees Provided: 2 shade trees provided	NO REQUIRED BUFFERS

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
2	DECIDUOUS TREE				
2	Caddo Sugar Maple	Acer saccharum 'Caddo'	2" CAL.	B & B	
2	EVERGREEN TREE				
2	Sky Rocket Juniper	Juniperus virginiana 'Skyrocket'	6-8' ht.	B & B	
6	EVERGREEN SHRUB				
6	Gold Coast Juniper	Juniperus pfitzeriana 'Gold Coast'	3 Gal.	Cont.	
3	DECIDUOUS SHRUB				
3	Dwarf Burning Bush	Euonymus alatus 'Compactus'	3-5 Gal.	Cont.	
107	PERENNIALS & GRASSES				
107	Variegated Liriope	Liriope muscari 'Variegata'	4" pot	Cont.	
16	Blonde Ambition Grama Grass	Bouteloua gracilis 'Blonde Ambition'	1 gal.	Cont.	

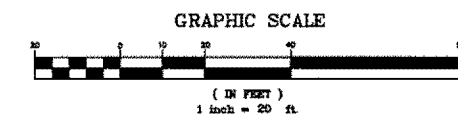
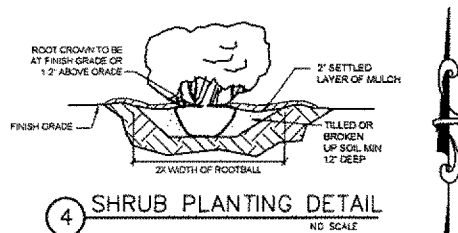
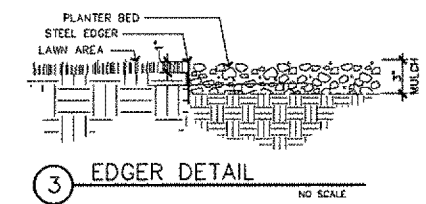
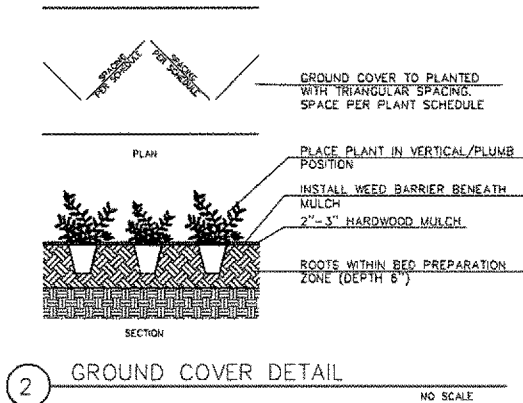
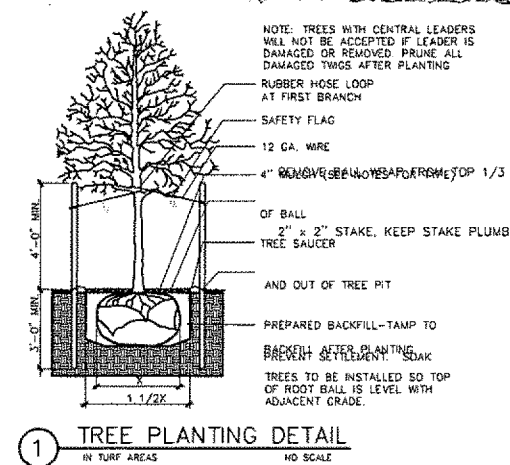


DP-23

LANDSCAPE PLAN

APPROVED 6/18/19 BY NES

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.



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CHIPOTLE
2121 N. Amidon
WICHITA, KANSAS

PLANTING PLAN

PROJ. NO.	C16_0337
DESIGNER	TFA
CFN	
SHEET	LS1
REV	A