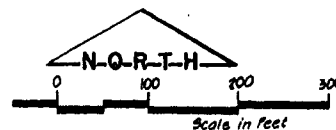




MAR 10 1962

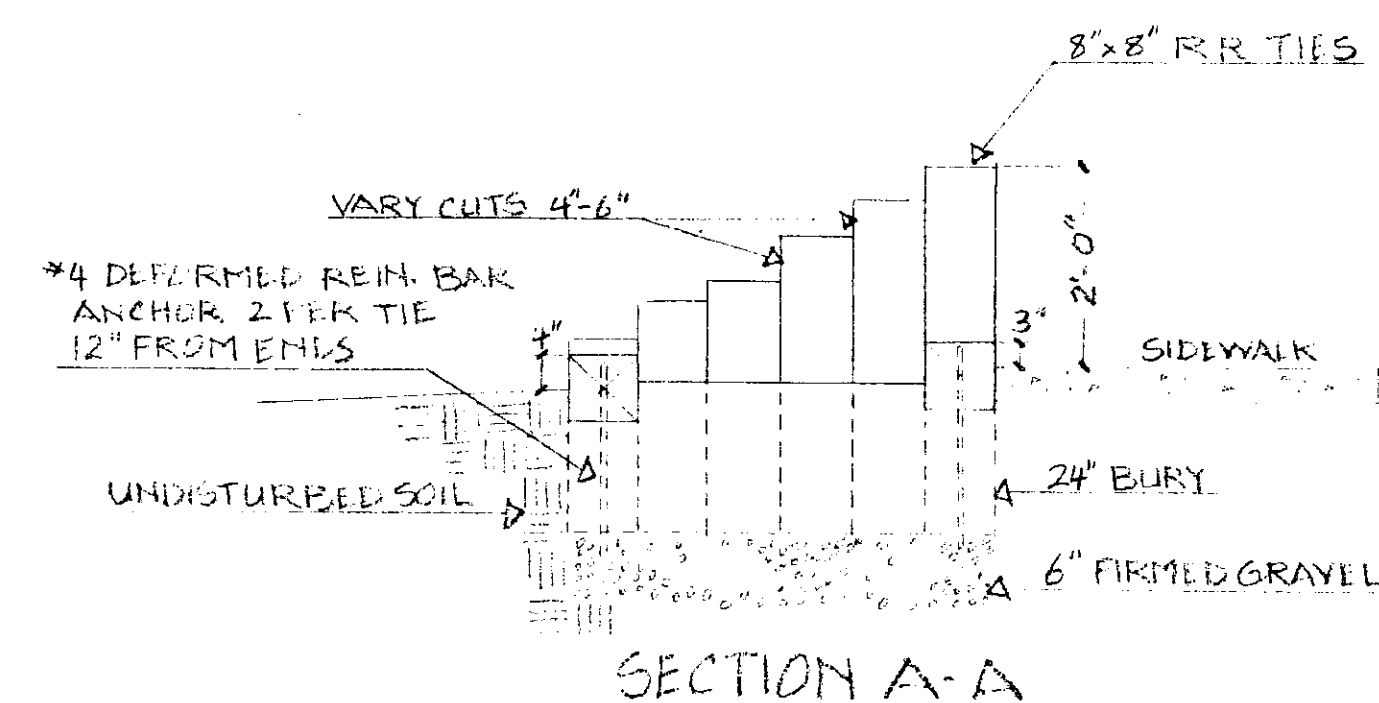
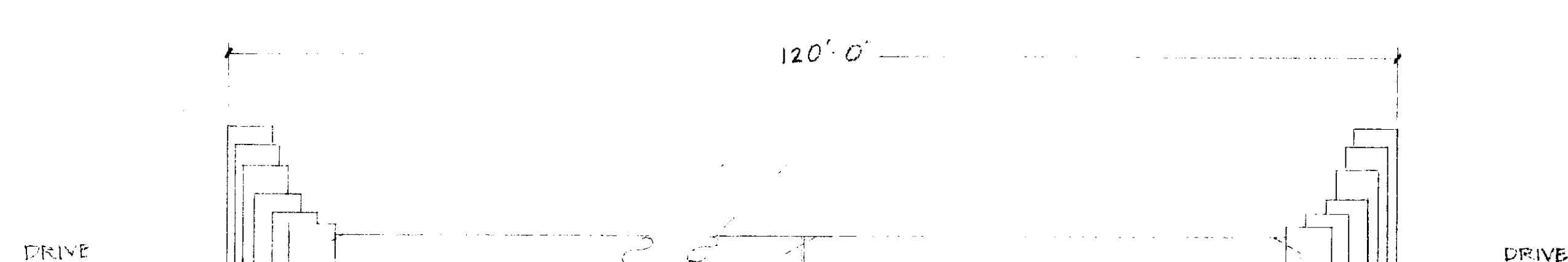


•• WOMER'S CRESTVIEW VILLAGE ••

AMENDED COMMUNITY UNIT PLAN.....MAY 6, 1981

PROPOSED USE - FINANCIAL, OFFICE, PERSONAL SERVICES, AND CONVENIENCE AND SERVICE
ORIENTED RETAIL.
GROSS AREA - 3.1 ACRES +
NET AREA - 2.3 ACRES + OR 100,882 SQ. FT. +
MAXIMUM BUILDING COVERAGE - 30% OR 30,270 SQ. FT.
FLOOR AREA RATIO - 0.45
MAXIMUM GROSS FLOOR AREA - 45,400 SQ. FT.
MAXIMUM BUILDING HEIGHT - 55 FEET

QTY	COMMON NAME	BOTANICAL NAME	SIZE
5	EASTERN REDBUD	CERIS CANADENSIS	7 GAL. (2-CUMP FORM)
1	CAPITAL PEAR	PYRUS CALLERYANA 'CAPITAL'	7 GAL.
22	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONG'	2 GAL.
7	MANHATTAN EUONYMUS	EUONYMUS 'MANHATTAN'	2 GAL.
8	MENTOR BARBERY	BERBERIS x MENTORENSIS	2 GAL
13	SAN JOSE' JUNIPER	JUNIPERUS HORIZONTALIS 'SAN JOSE'	1 GAL



2111 N. WOODLAWN WICHITA, KANSAS

LANDSCAPE ORDINANCE CALCULATIONS

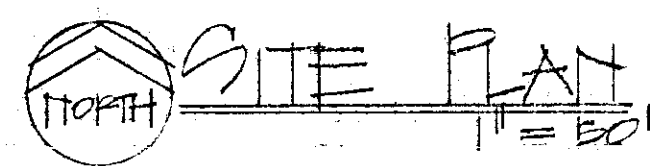
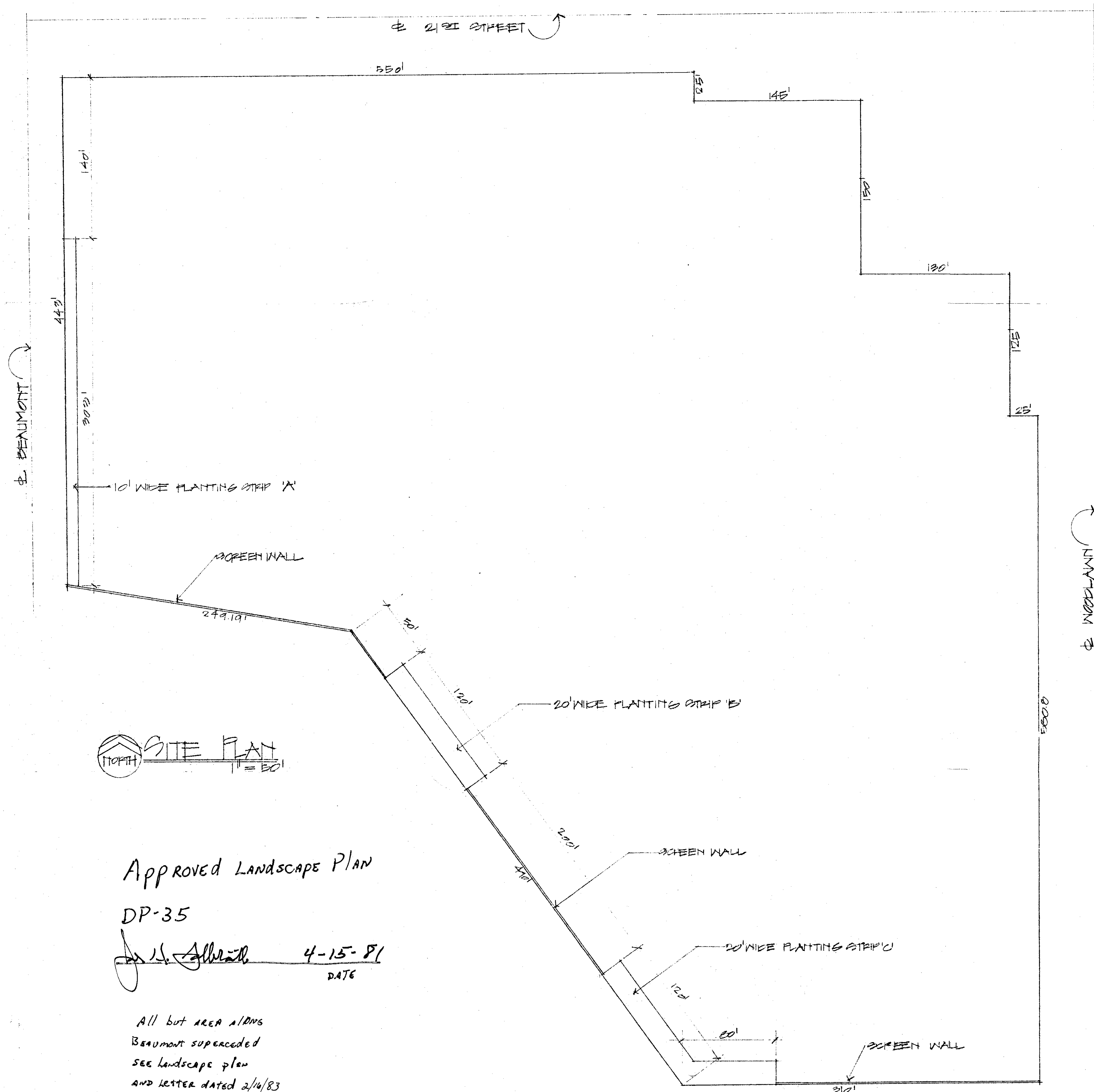
LOT WIDTH: 160' LOT DEPTH: 210'
SQUARE FOOTAGE FACTOR: 10 FT² / LIN. FT.
REQ. LANDSCAPED STREET YARD: 1600 FT²
AVAIL. " " " : 2380 FT²
REQ. STREET YARD TREES: 4
REQ. PARKING LOT TREES: 1 (48 SPACES)
TREES SHOWN: 10 ORNAMENTAL (4 EXT.)



SCALE: 1" = 20'-0"

APPROVED 3/20/97 BY DM

1. Check for location of any underground utilities before grading or excavating.
2. All materials shall be installed with adherence to accepted industry standards and practices.
3. No broken or damaged plant material will be accepted.
4. Stake all trees and secure with appropriate fasteners.
5. Use bulk or packaged compost as a soil amendment in new planting beds. Apply 1"-2" deep and incorporate to a depth of 4" prior to planting.
6. Use non-woven geotextile fabric as a weed barrier beneath river gravel. Tuck ends of fabric down and apply the gravel to a minimum depth of 2". Keep gravel 1" below the top of any sidewalk or curb.
7. Match new river gravel with the existing gravel mulch and tie the new and existing beds together so a look of continuity is achieved.
8. Use bulk or packaged hardwood mulch in new R.R. Tie bed. Minimum depth shall be 3" and 1" below the top of the timber. Apply suitable preemergent herbicide at the label rate after planting and before application of hardwood mulch.
9. Inspect existing R.R.Ties for exposed reinforcement bar anchors. Drive down or cut off below surface. Secure existing R.R. Ties together with spikes where necessary.
10. At the direction of the owner or general contractor, plant 'Capitol' pear at the alternate site indicated on the landscape plan. Replace gravel mulch over the planting hole to achieve an undisturbed look.
11. Water for irrigation provided through hose bib connection on the south side of building.

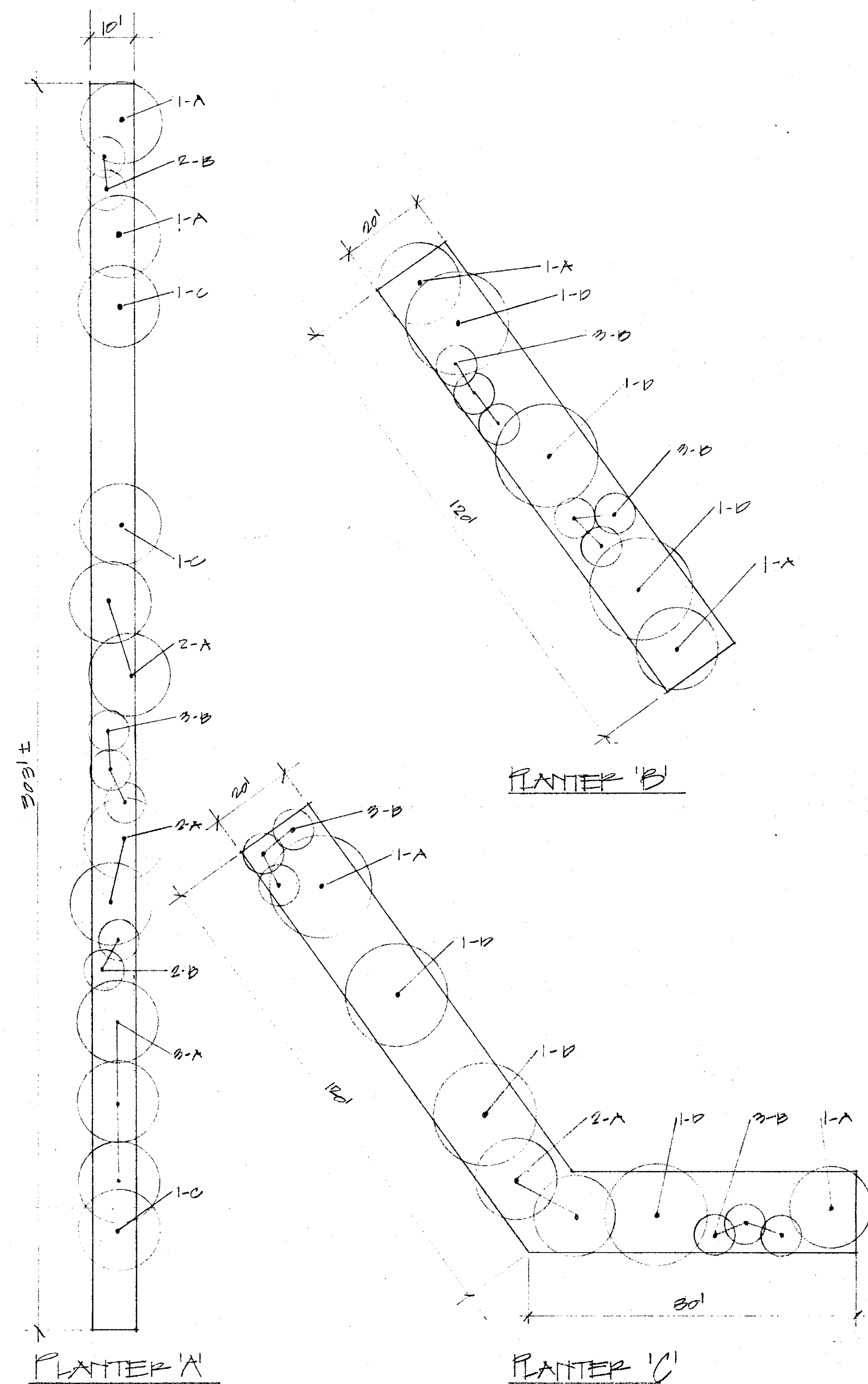


Approved Landscape Plan

DP-35

J. H. Albrecht 4-15-81
DATE

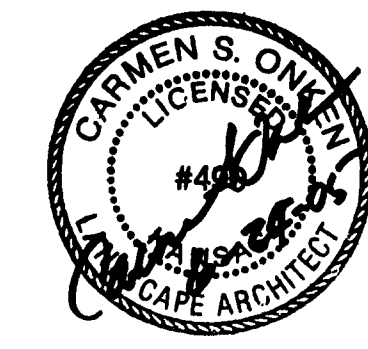
All but area alongs
Beaumont superseded
see landscape plan
and letter dated 2/4/83



PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	METHOD PLANTED
A	PINUS MICA	AUSTRIAN PINE	5'-6' B&B
B	JUNIPERUS VIRGINIANA HILLI	HILL BLUE JEWEL JUNIPER	4'-5' B&B
C	GLEITSIA TRILOBIATA 'MORFIE'	MORFIE HONEYLOCUST	1 1/2' - 2 1/2' B&B
D	POPPALUS ALABAMICUS	SILVER MAPLE	1 1/2' - 2 1/2' B&B

NOTE - ALL PLANTER AREAS TO BE SEEDING N/ KSI TALL FESCUE
• 1/2" HOSE EBB (YARD HYDRANTS) TO BE PROVIDED @ EACH PLANTER AREA (2) @ PLANTER 'A', (1) @ PLANTER 'B', (2) @ PLANTER 'C'.



305010

DATE	

CONTRACT DATE:	06.23.05
BUILDING TYPE:	P00
PLAN VERSION:	November04
SITE NUMBER:	287607
STORE NUMBER:	XXXXXX

PIZZA HUT
2129 N WOODLAWN
WICHITA, KS

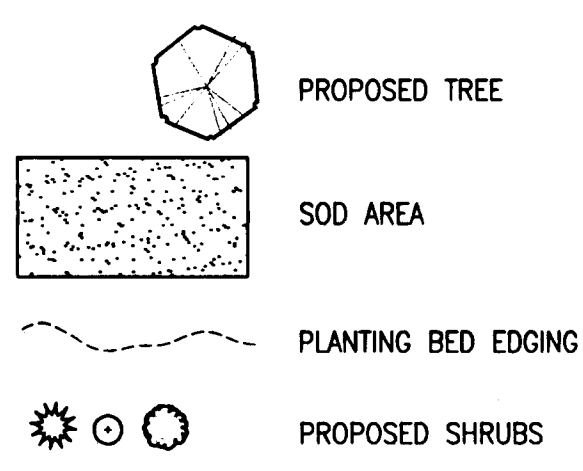


PLANTING
PLAN/DETAILS

L2

PLOT DATE:

LEGEND



PLANTING NOTES

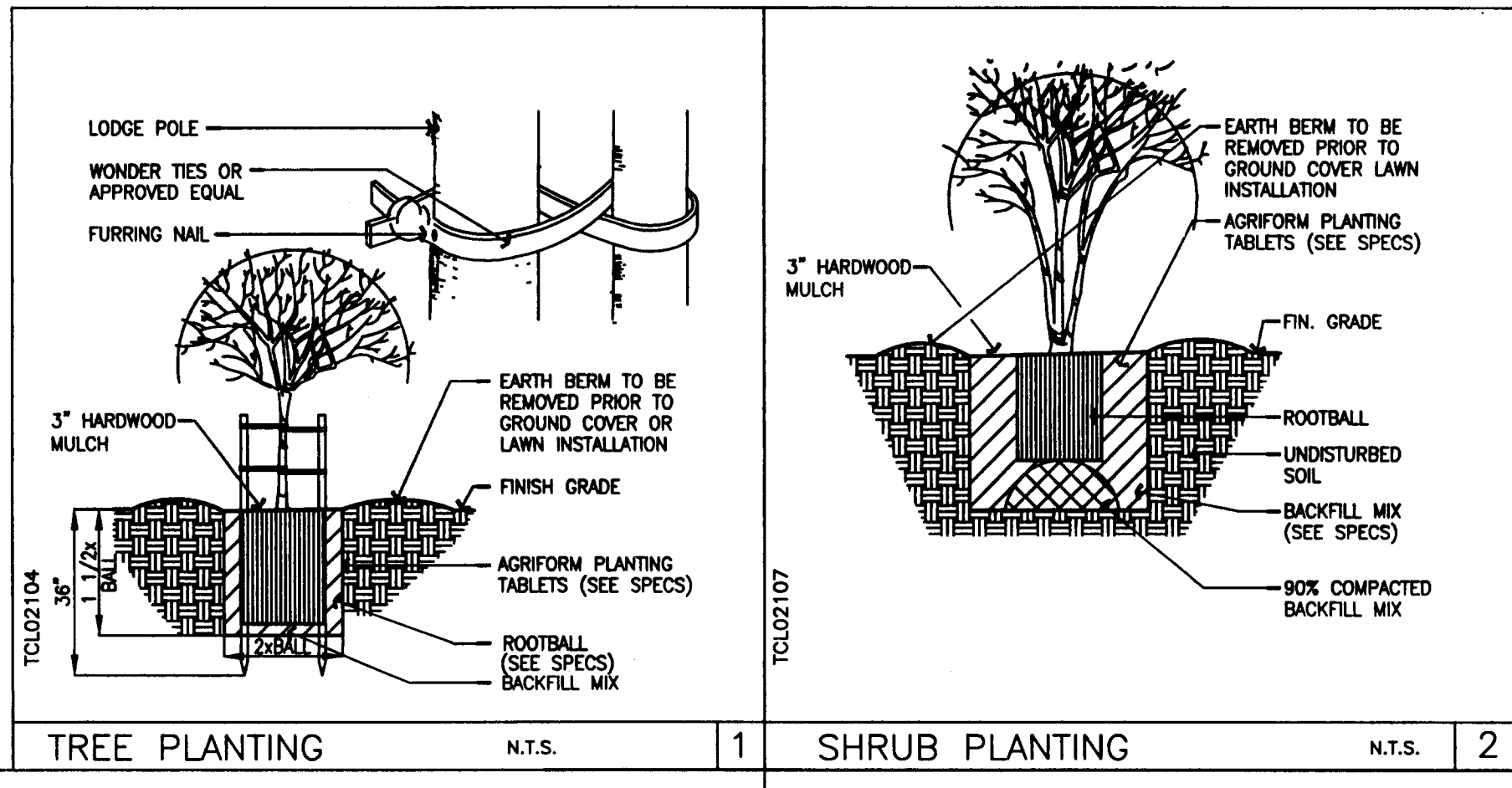
- NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL.
- QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- EDGING SHALL BE STEEL PER SPEC OR OWNER APPROVED EQUAL. INSTALL STAKES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
- THE PLANTING BEDS RECEIVING MULCH SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. 3" DEEP HARDWOOD MULCH PER DETAILS BELOW.
- WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED IN ALL SHRUB PLANTING BEDS.
- TURF SHALL BE KANSAS PREMIUM FESCUE SOD.
- WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL, SOIL SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE. I.E. ADDITION OF LIME, GYPSUM, ETC.
- ANY PLANTING BED ADJACENT TO WALKS OR CURBING SHALL HAVE THE GRADE LOWERED TO A SUFFICIENT DEPTH TO ALLOW THE TOP OF THE MULCH TO MATCH THE TOP OF WALK OR CURBING.
- ALL LANDSCAPE AREAS SHALL BE SOD FROM EDGE TO EDGE UNLESS OTHERWISE NOTED.
- PLANTS SHALL BE WATERED VIA AUTOMATIC IRRIGATION SYSTEM. RE: SHEET L1, IRRIGATION CONCEPT PLAN. MOISTURE-SENSING DEVICE SHALL BE INSTALLED WITH THE IRRIGATION SYSTEM.

PLANTING LIST					
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
TREES:					
PC	2	PRAIRIFIRE CRABAPPLE	MALUS 'PRAIRIFIRE'	2" MIN. CAL.	B & B
RM	2	RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'	3" MIN. CAL.	B & B
SC	2	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" MIN. CAL.	B & B
SHRUBS:					
AP	7	ABBOTSWOOD POTENTILLA	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	2 GAL.	CONT.
BJ	15	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	2 GAL.	CONT.
BM	8	BLUE MIST SHRUB	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	2 GAL.	CONT.
GP	10	GNOME PYRACANTHA	PYRACANTHA ANGUSTIFOLIA 'GNOME'	5 GAL.	CONT.
GS	9	GOLDFLAME SPIREA	SPIRAEA x BUMALDA 'GOLDFLAME'	2 GAL.	CONT.
HB	11	HEAVENLY BAMBOO	NANDINA DOMESTICA	5 GAL.	CONT.
MJ	12	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MONLEP'	5 GAL.	CONT.
MP	18	DWARF MUGO PINE	PINUS MUGO VAR. PUMILO	5 GAL.	CONT.
SL	19	SILVERY SUNPROOF LIRIOPE	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	1 GAL.	CONT.

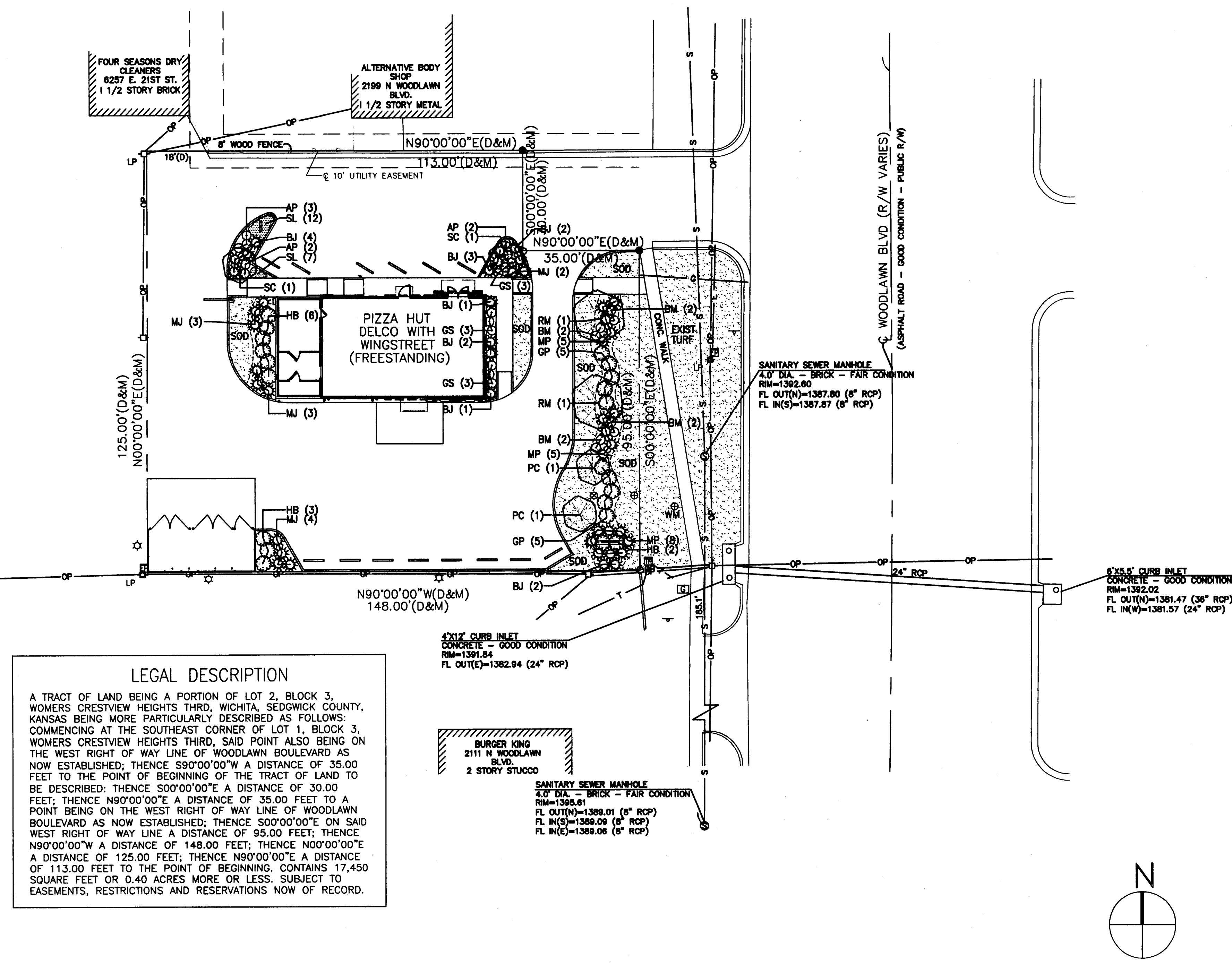
DP-35 Parcel 2 (portion)

LANDSCAPE PLAN

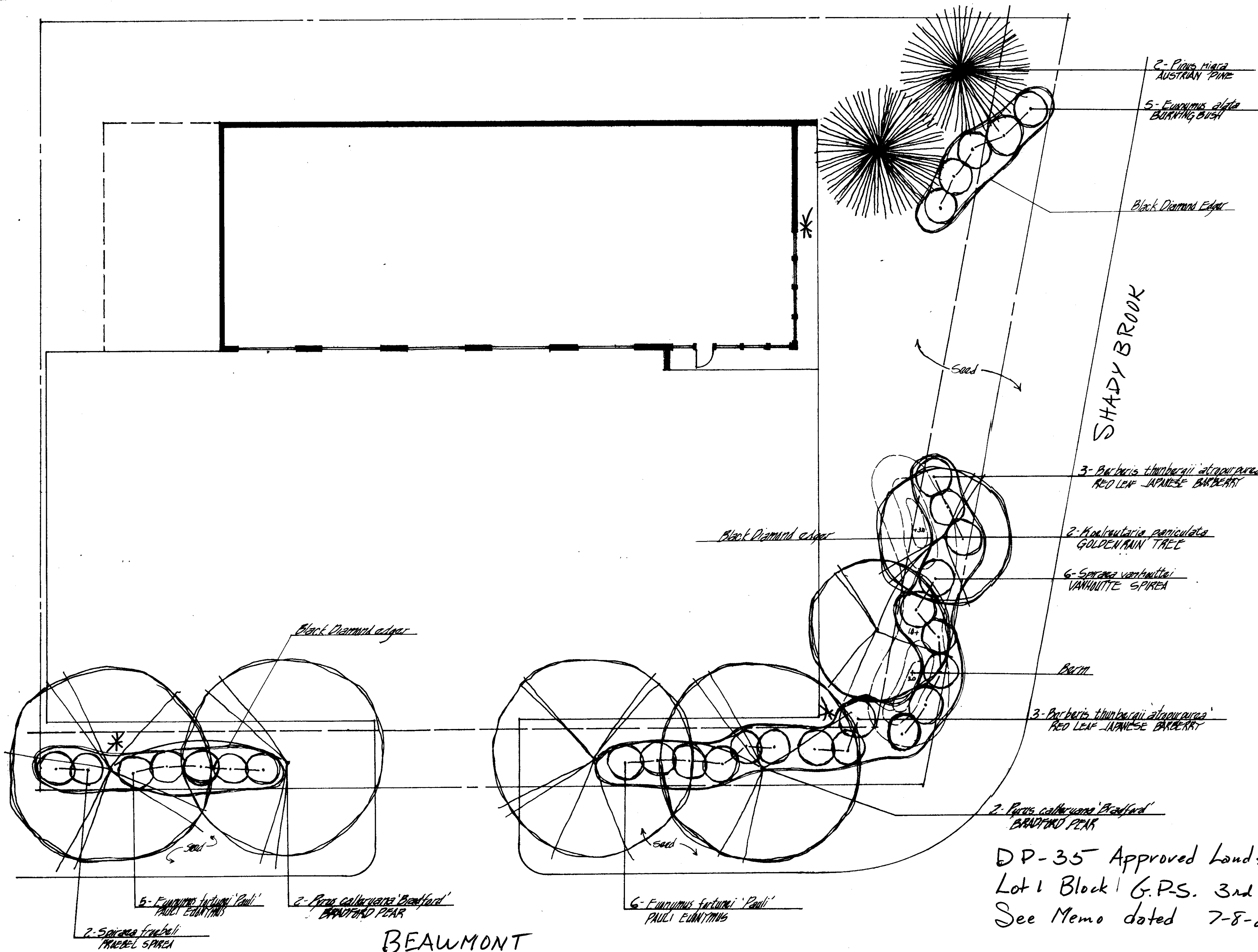
APPROVED 07/01/05 BY DS
MAPDCopy 1 of 2



TREE PLANTING	N.T.S.	1	SHRUB PLANTING	N.T.S.	2
LANDSCAPE ORDINANCE CALCULATIONS					
LANDSCAPE REQUIRED: 125 TOTAL FEET OF STREET FRONTAGE x8 1000 TOTAL S.F. REQUIRED					
LANDSCAPE SHOWN: 2222 S.F. SHADE TREES REQUIRED: THREE (3) SHADE TREES SHOWN: TWO (2) SHADE TREES PLUS TWO (2) ORNAMENTAL TREES					
PARKING STALLS REQUIRED: 7 STALLS, ONE (1) SHADE TREE PARKING STALLS SHOWN: 14 STALLS, TWO (2) ORN. TREES					
SHRUB BUFFER REQUIRED ALONG EAST SIDE SHRUB BUFFER SHOWN ALONG EAST SIDE					
GROUND COVER PLANTING					
SEE PLANT LIST FOR SPACING 3" DEEP HARDWOOD MULCH PREPARE GROUND COVER BED PER WRITTEN SPECIFICATIONS.					3



LEGAL DESCRIPTION
A TRACT OF LAND BEING A PORTION OF LOT 2, BLOCK 3, WOMERS CRESTVIEW HEIGHTS THRD, WICHITA, SEDGWICK COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, WOMERS CRESTVIEW HEIGHTS THIRD, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF WOODLAWN BOULEVARD AS NOW ESTABLISHED; THENCE S90°00'00"W A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE S00°00'00"E A DISTANCE OF 30.00 FEET; THENCE N90°00'00"E A DISTANCE OF 35.00 FEET TO A POINT BEING ON THE WEST RIGHT OF WAY LINE OF WOODLAWN BOULEVARD AS NOW ESTABLISHED; THENCE S00°00'00"E ON SAID WEST RIGHT OF WAY LINE A DISTANCE OF 95.00 FEET; THENCE N90°00'00"W A DISTANCE OF 148.00 FEET; THENCE N00°00'00"E A DISTANCE OF 125.00 FEET; THENCE N90°00'00"E A DISTANCE OF 113.00 FEET TO THE POINT OF BEGINNING. CONTAINS 17,450 SQUARE FEET OR 0.40 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS NOW OF RECORD.



plant list

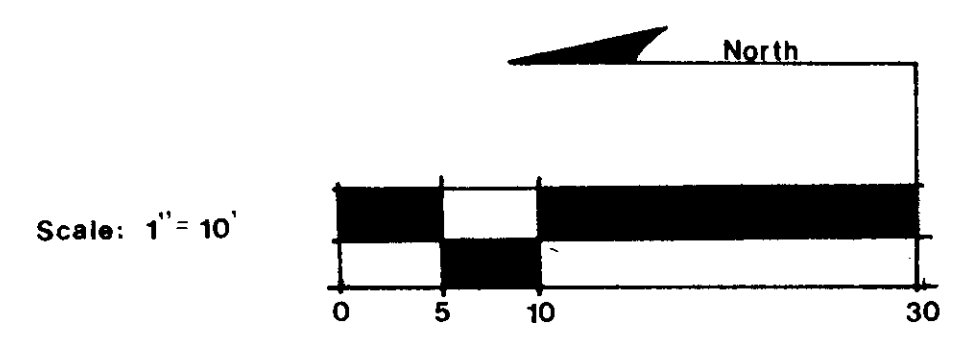
No.	Botanical Name	Common Name	Size	Qty.	Remarks
2	<i>Koeleria paniculata</i>	GOLDEN RAIN TREE	14-2"	B&B	
2	<i>Pinus nigra</i>	AUSTRIAN PINE	7-8'	B&B	
4	<i>Pinus calleryana</i> 'Bradford'	BRADFORD PEAR	14-2"	B&B	
6	<i>Berberis thunbergii atropurpurea</i>	RED LEAF JAPANESE BARBERRY	2 gal.	cont.	
5	<i>Eucymus alata</i>	WINGED EUCYMIUS (Burning Bush)	5 gal.	cont.	
11	<i>Eucymus fortunei</i> 'Pauli'	PAULI EUCYMIUS	5 gal.	cont.	
2	<i>Spiraea froebelii</i>	FRIEBEL SPIREA	5 gal.	cont.	
6	<i>Spiraea vanhouttei</i>	VANHOUTTE SPIREA	5 gal.	cont.	

notes

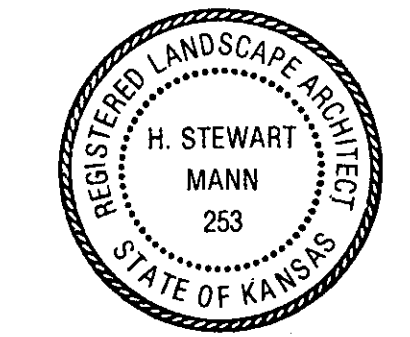
- * All trees & shrubs are to be pruned, staked & mulched. Trees should also be wrapped, guy-lined and hose colored.
- * All shrub beds to be edged with 'Black Diamond' edger.
- * 3-4" of shredded bark mulch around all trees & shrubs.
- * Water is to be provided by hose bibs as indicated.

DP-35 Approved Landscape Plan
 Lot 1 Block 1 G.P.S. 3rd Add
 See Memo dated 7-8-83 JHA

Unruh Alignment
 2100 Beaumont



planting plan



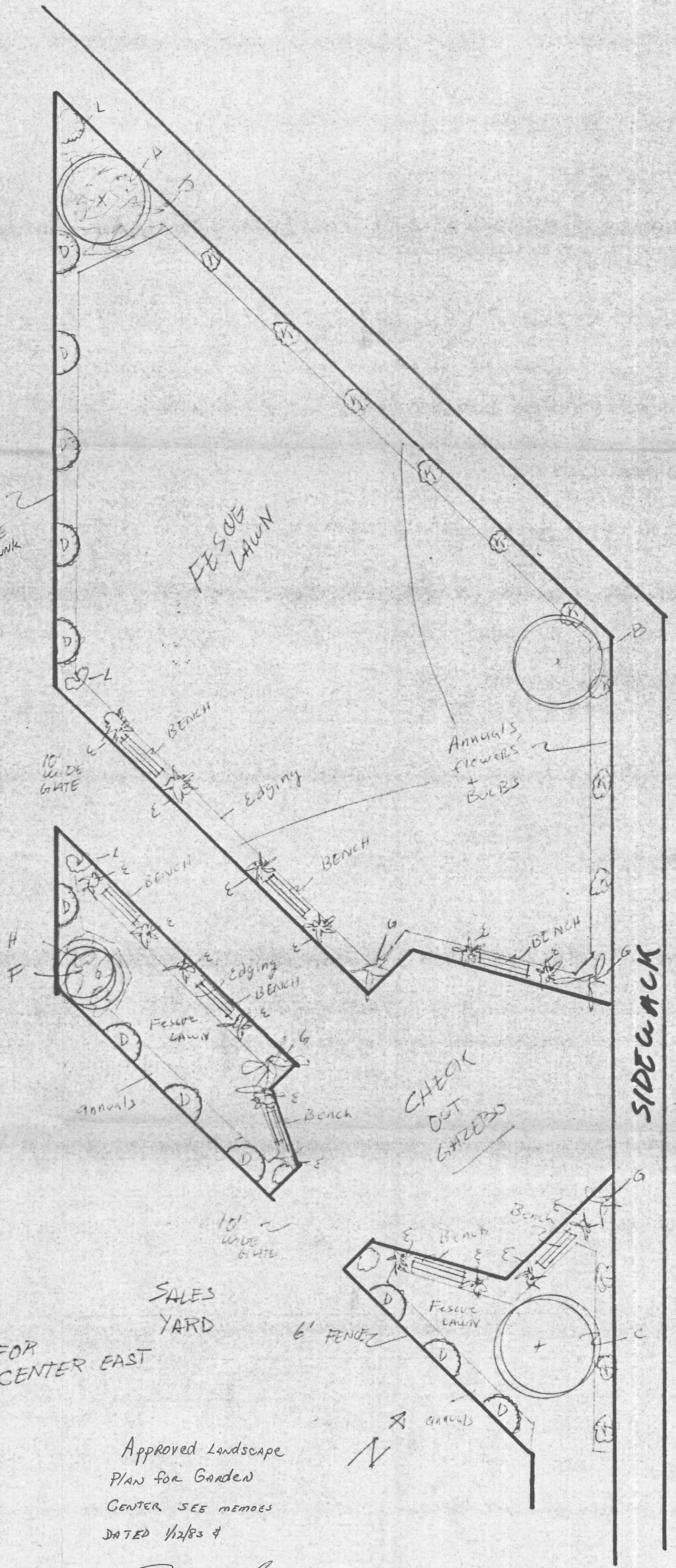
Site
 Site
 Site
 Planning
 Planning
 Planning
 Associates
 Associates

project no: 0115
 drawn by: Paul Summitt
 date: 7/7/83

8324 West Central
 Wichita, Kansas 67212
 (316) 721-1588

PLANT MATERIAL	
A	BRADFORD PEAR
	5-6' 5gal. (1)
B	CHINESE PISTACHIO
	6-8' 7gal. (1)
C	CLUMP HERITAGE BIRCH
	5-6' 5gal. - (1)
D	GIRDO ME PYRACANTHA
	5 GAL (12)
E	GOLD COAST JUNIPER
	5 GAL (16)
F	CLUMP WASH. HAWTH.
	5-6 ft 5gal (1)
G	HOLLYWOOD JUNIPER
	3-4' 5gal. 4
H	REPENS COTONEASTER
	1gal. (6)
I	MUGHO PINE
	18"-24" (2)
J	GROUND COVER
	(spreading JUNIPER
	OR EVONYMUS)
K	EMERALD SUPRISE
	EVONYMUS 2gal (2)
L	ROBUSTA JUNIPER
	3-4' 5gal. 2

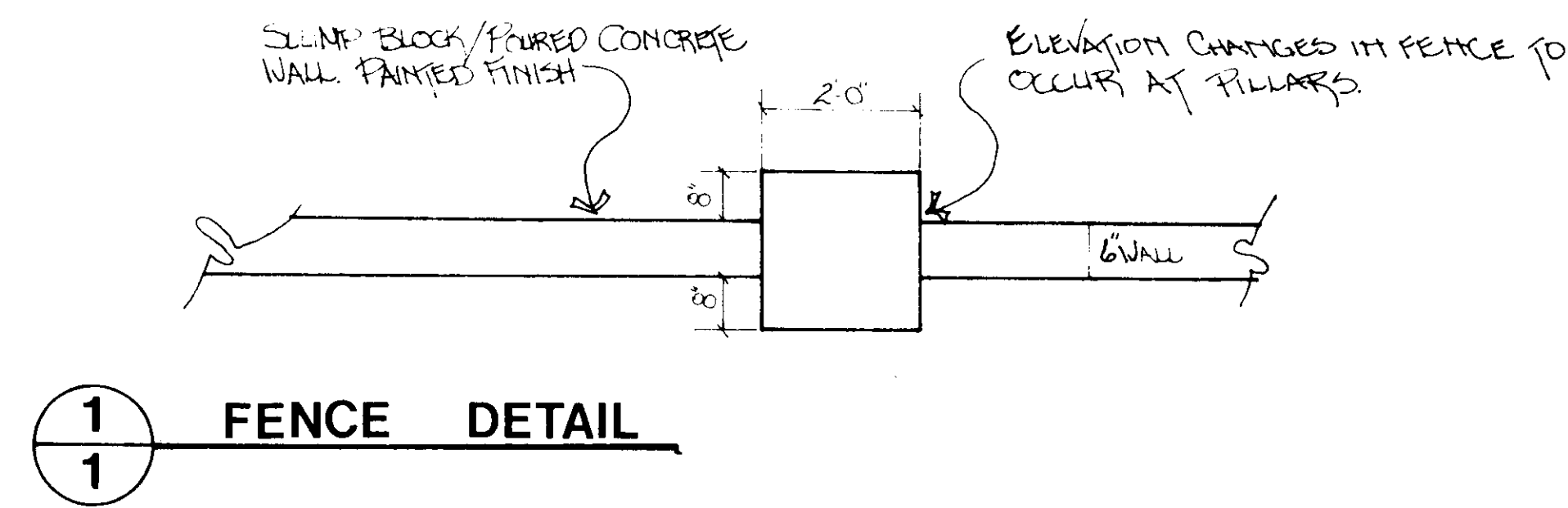
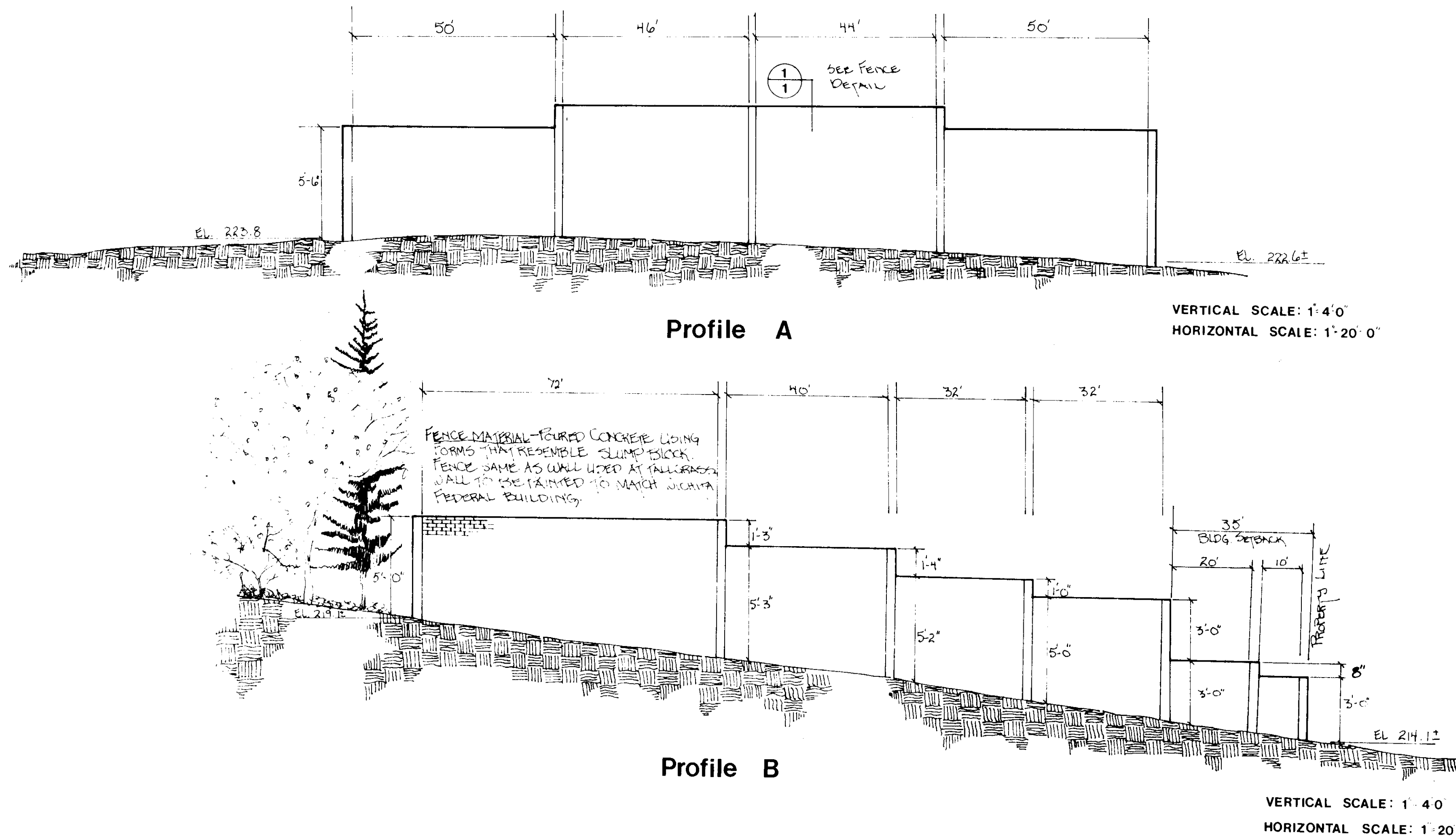
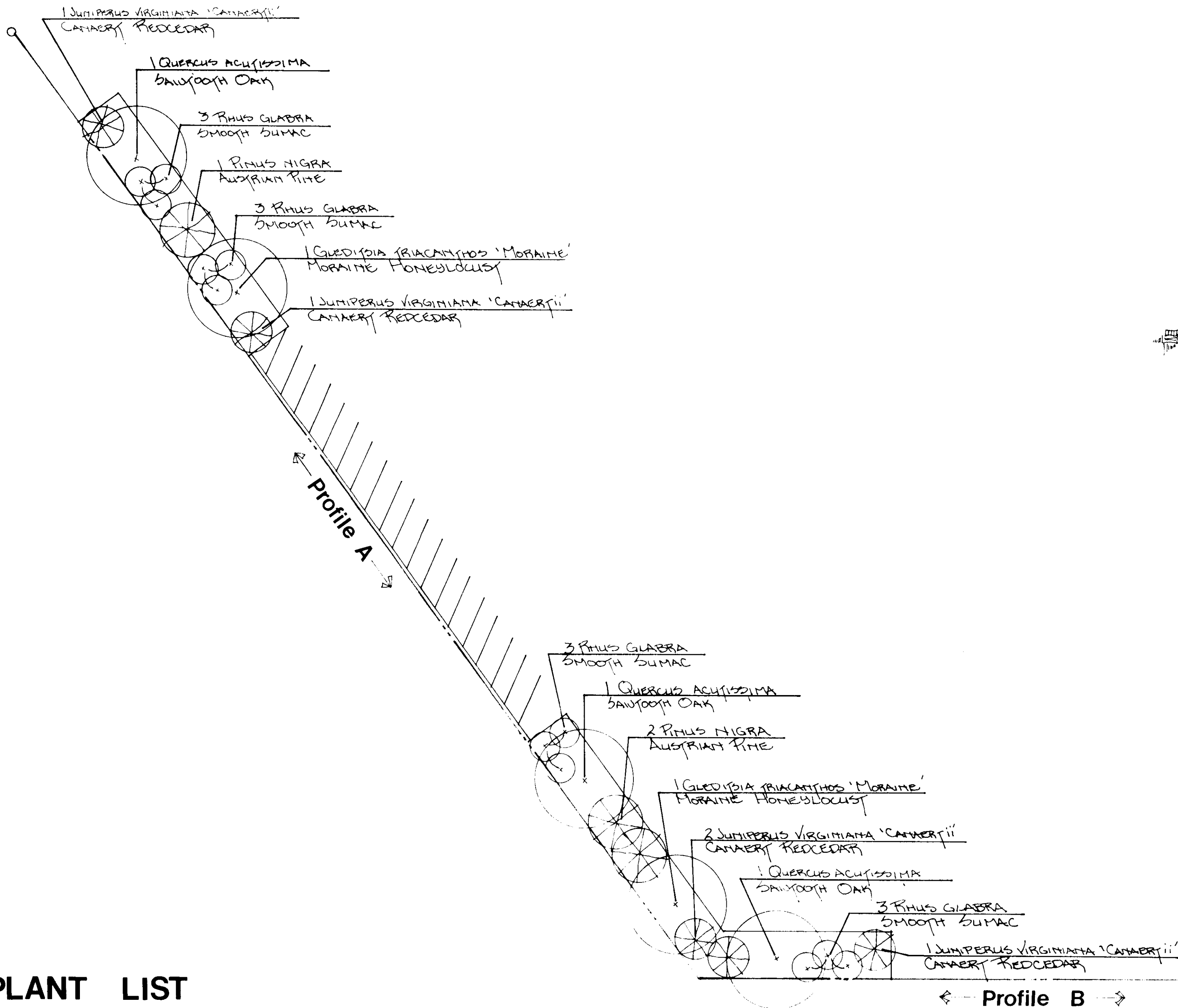
6' 2"
TALL
FENCE
CHAINLINK



LANDSCAPE PLAN FOR
JOHNSON'S GARDEN CENTER EAST
21ST + WOODLAWN

Approved Landscape
PLAN FOR GARDEN
CENTER SEE MEMOS
DATED 1/12/83 #

Robert A. Lakin
Robert A. Lakin, M.A.P.D.
Robert B. Feldner
Robert B. Feldner, C.I.D.



GENERAL NOTES:

- ALL TREES ARE TO BE PRUNED & STAKED.
- PLANTER BEDS ARE TO RECEIVE 4" OF SHREDDED BARK MULCH.
- TREX SOIL IN PLANTERS WITH TREE EXERCISE HERBICIDE BEFORE PLANTING.

NOTE: WATER IS TO BE PROVIDED IN LANDSCAPE AREA BY HOSE BIBS.

Approved Landscape & Wall
PLAN SEE LETTER DATED 2/14/83
ADC 2/14/83

REGISTERED LANDSCAPE ARCHITECT
H. STEWART MANN
253
STATE OF KANSAS

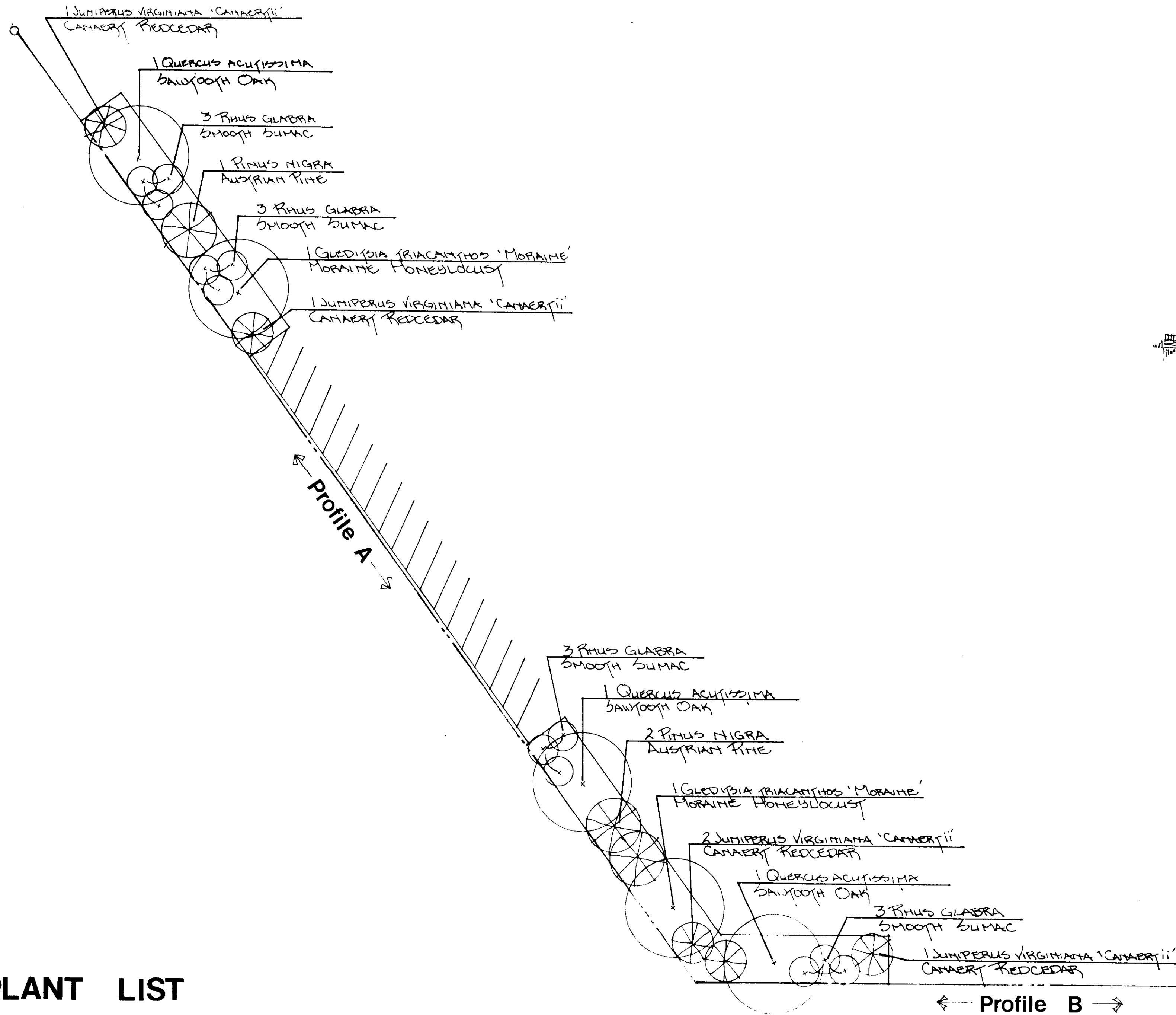
project no: 02790
drawn by: [Signature]
date: 2-29-1983

SCALE: 1" = 30'-0"

DP-35

Womer's Crestview Village

Parcel 4



PLANT LIST

Qty	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
3	Quercus acutissima	Sawtooth Oak	1 1/2" - 2 1/2"	B & B	
2	Gleditsia triacanthos 'Moraine'	Moraine Honeylocust	1 1/2" - 2 1/2"	B & B	
5	Juniperus virginiana 'Canadensis'	Canadensis Redcedar	4' - 5'	B & B	
3	Pinus nigra	Austrian Pine	5' - 6'	B & B	
12	Rhus glabra	Smooth Sumac	5' GAL	COND.	

GENERAL NOTES:

- All trees are to be pruned & staked.
- Planter beds are to receive 4" of shredded bark mulch.
- Break soil in planters with free-emergent herbicide before planting.

NOTE: WATER TO BE PROVIDED IN LANDSCAPE AREA by hose bibs

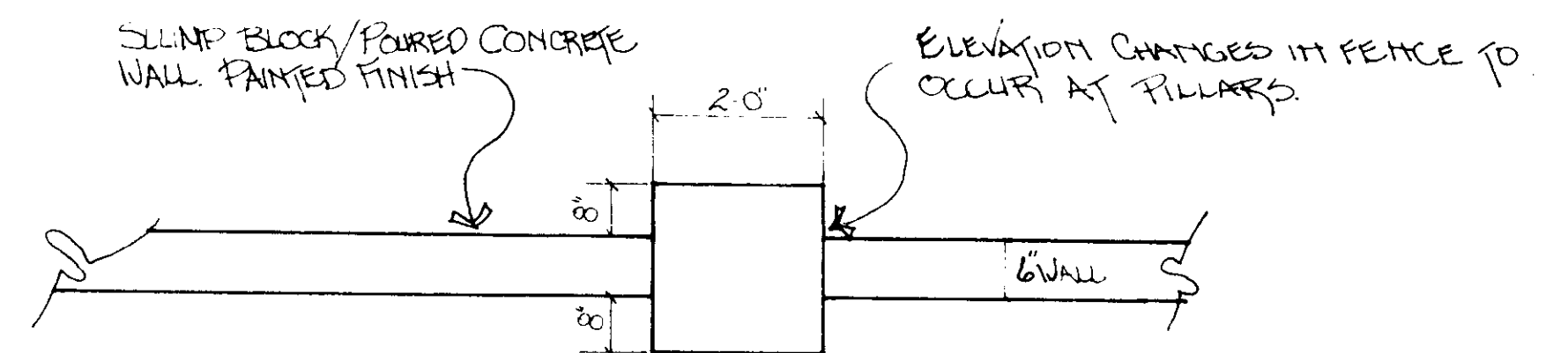
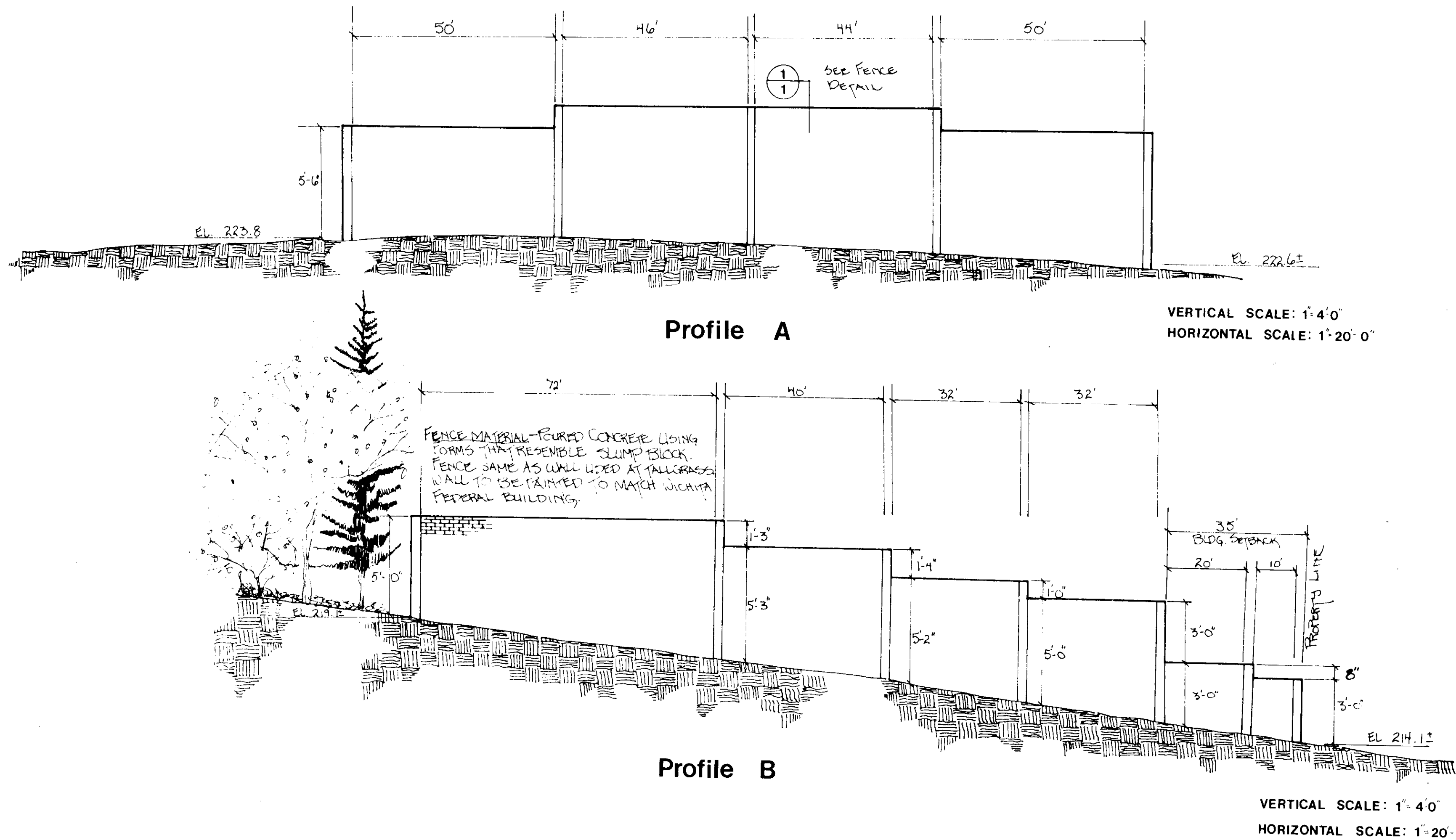
Approved landscape and wall
PLANS SEE LETTER DATED 2/16/83

ADC 2/16/83

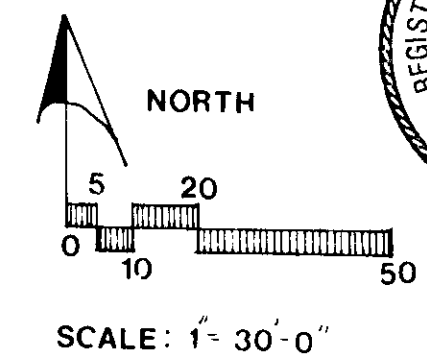
DP35

Womer's Crestview Village

Parcel 4



1 FENCE DETAIL



project no: 00290
drawn by: J. H. Stewart
date: Feb 9, 1983

Site Planning Associates
9324 West Central
Wichita, Kansas 67212
(316) 721-1580

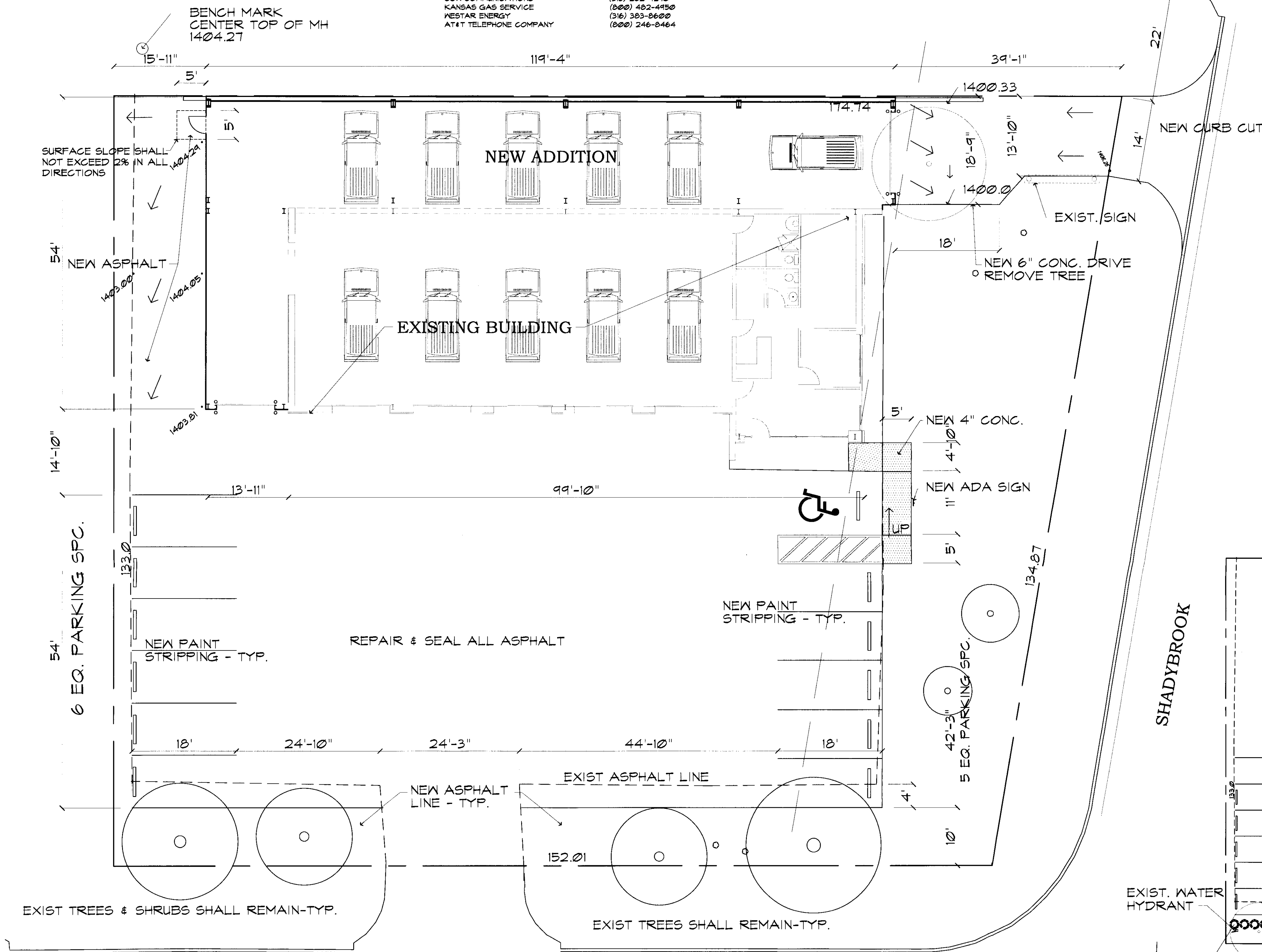
SCREENING & LANDSCAPING CONCEPT

Sheet No.

of

SITE NOTES:

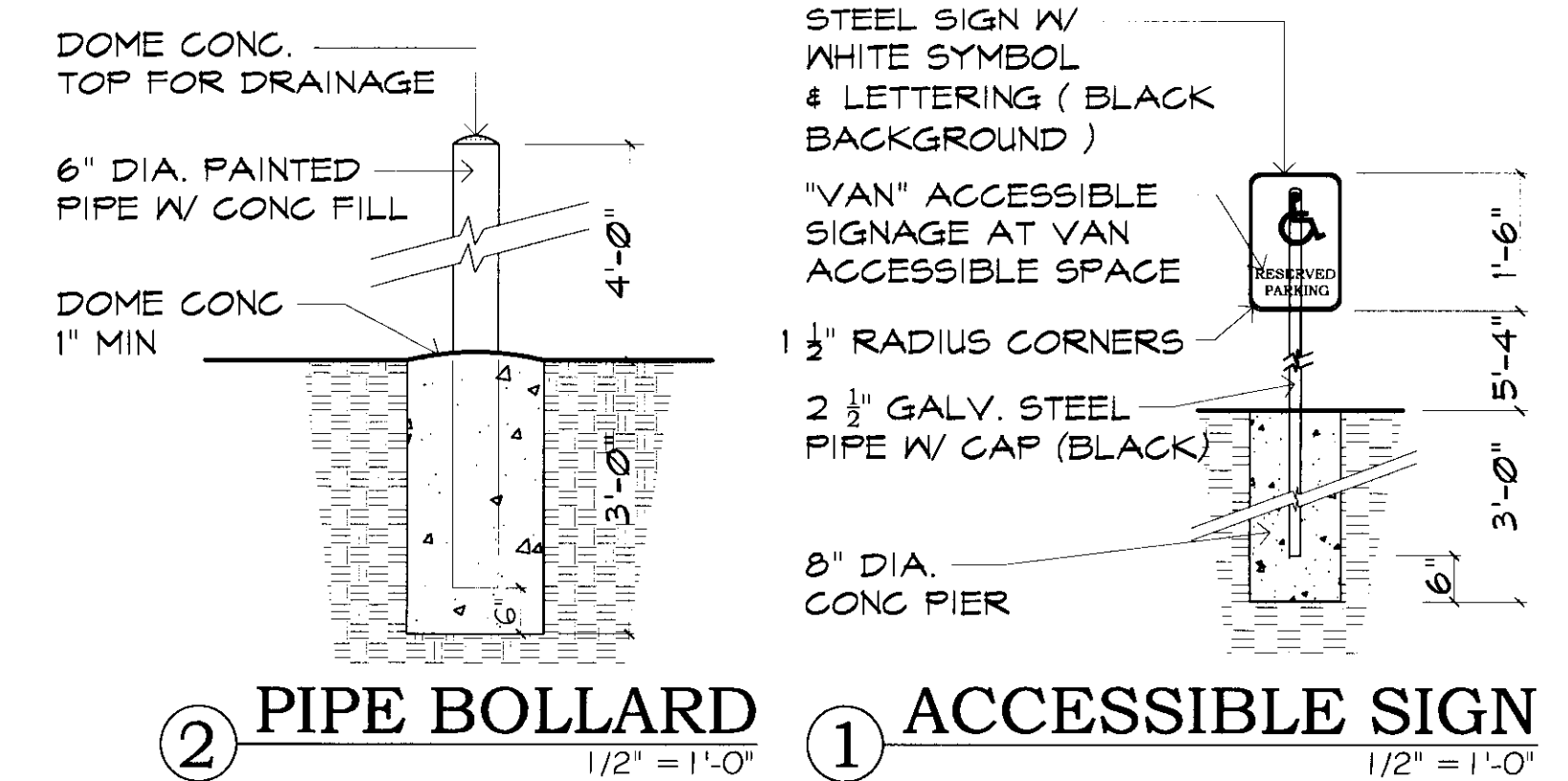
1. AT LEAST 12 HOURS PRIOR TO BEGINNING ANY EXCAVATION (EXCLUDING WEEKENDS AND HOLIDAYS), THE CONTRACTOR SHALL CONTACT THE KANSAS ONE-CALL SYSTEM, A UTILITY LOCATION SERVICE, AT (316)687-2470 TO REQUEST THE LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING LINES WITHIN THE PROJECT AREA.
2. THE CONTRACTOR SHALL CONTACT THE FOLLOWING IN CASE OF EMERGENCY:
CITY OF WICHITA - WATER (316) 262-6000
CITY OF WICHITA - SEWER (316) 262-6000
CITY OF WICHITA - POLICE DEPARTMENT 911
CITY OF WICHITA - FIRE DEPARTMENT 911
COX COMMUNICATIONS (316) 262-4270
KANSAS GAS SERVICE (800) 482-4150
WESTAR ENERGY (316) 383-8600
AT&T TELEPHONE COMPANY (800) 246-6464
3. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT.
4. ALL FINISH GRADES SHOWN ARE TO TOP OF CORRESPONDING MATERIALS, I.E. ASPHALT, GRASS, CONCRETE, ETC.



SITE PLAN
1"=10'-0"

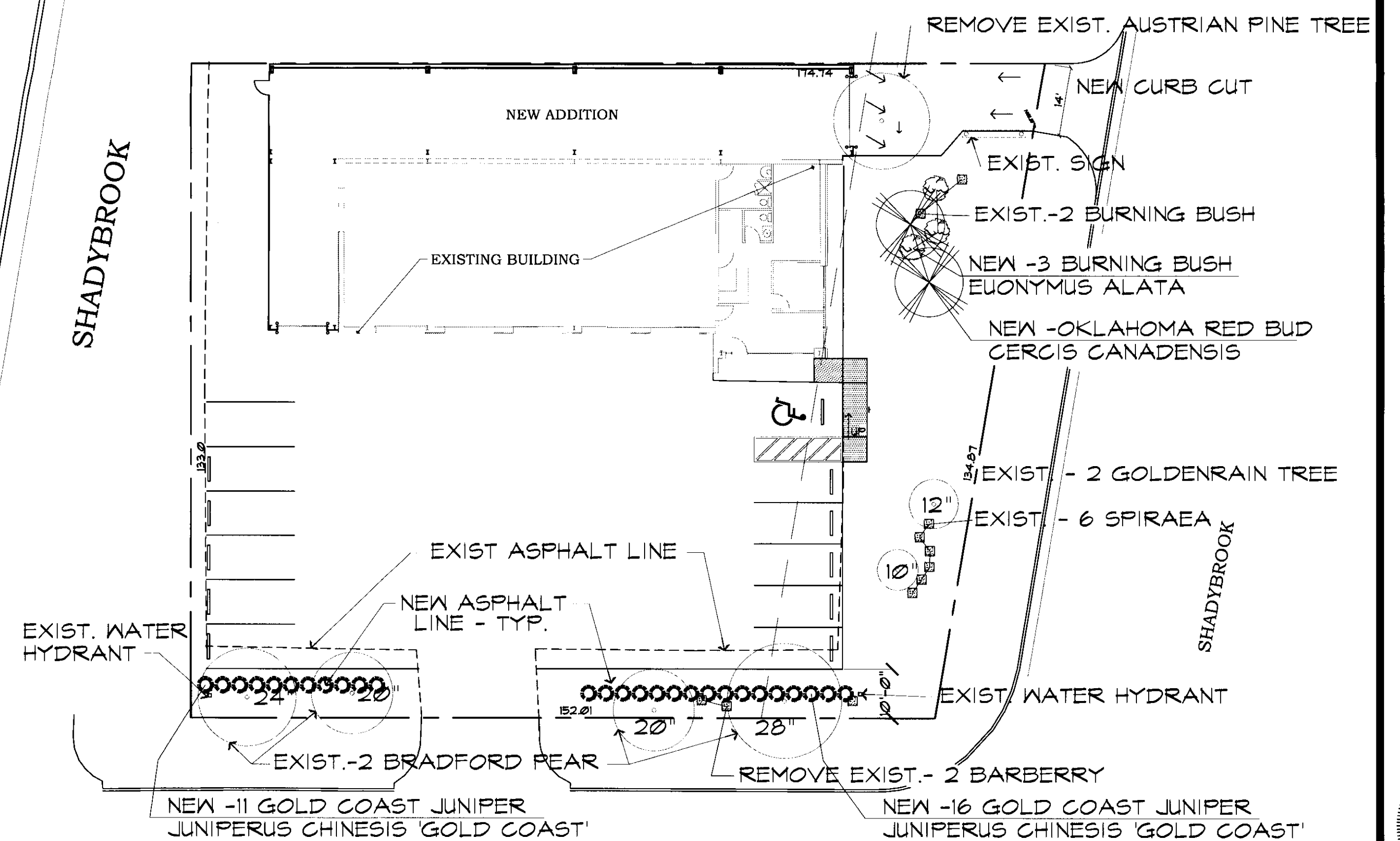
SITE AREA = 21,680 SF
PERVIOUS AREA = 4,961 SF
IMPERVIOUS AREA = 16,719 SF

LEGAL DESCRIPTION:
LOT 1 BLOCK 1 G.P.-S. 3RD. ADDITION



LANDSCAPE ORDINANCE CALCULATIONS

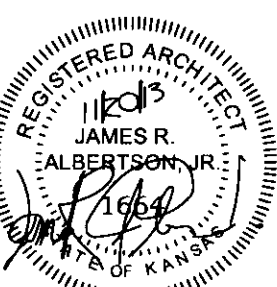
SITE ZONING:	LC LIMITED COMMERCIAL, CUP-35	TF-3 TWO FAMILY
ADJACENT ZONING:	LC LIMITED COMMERCIAL, B MULTI FAMILY,	
STREET FRONTAGE:	134.87' - SHADYBROOK 152.01' - BEAUMONT	
LOT DEPTH:	163.37'	SQ. FOOT FACTOR:
REQ'D STREET YARD:	2,295 sf	(134.87'x8=1,079sf 152.01'x8=1,216sf)
STREET YARD PROVIDED:	4,322 sf	
STREET YARD TREES REQ'D:	5 STREET YARD TREES PROVIDED: 6-SHADE, 2 ORNAMENTAL	
PARKING PROVIDED:	12 SPACES	
PARKING LOT TREES REQ'D:	12 / 20 = 0.6 = 1 SHADE TREE	
PKG LOT TREES PROVIDED:	1 SHADE TREE COUNTED FROM STREETYARD	
REQ'D BUFFER:	NOT APPLICABLE	
REQ'D BUFFER w/o SCREENING:	NOT APPLICABLE	



LANDSCAPE PLAN
1"=20'-0"

PLANT SCHEDULE

Qty.	Common Name	Botanical Name	Size	Spacing	Condition	Remarks
SHADE TREES						
2	OKLAHOMA RED BUD	CERCIS CANADENSIS	2"	AS SHOWN	B&B	FULL & HEALTHY
SHRUBS						
3	BURNING BUSH	EUONYMUS ALATA	2- gal.	AS SHOWN	CONTAINER	FULL & HEALTHY
27	GOLD COAST JUNIPER	JUNIPERUS CHINESIS 'GOLD COAST'	2- gal.	3'-6" o.c.	CONTAINER	FULL & HEALTHY



11-20-2013

SHEET NO.

SA1.1



Wichita-Sedgwick County Metropolitan Area Planning Department

November 27, 2013

David M. Unruh
13210 Bridgefield Pl.
Wichita, KS 67230

James Albertson
9225 Peppertree
Wichita, KS 67226

RE: CUP2013-42 - City CUP administrative adjustment to DP-35 to increase building coverage from 30 to 31% and to allow Vehicle Repair, Limited, at 2100 N. Beaumont St. (west of Woodlawn, south of 21st Street).

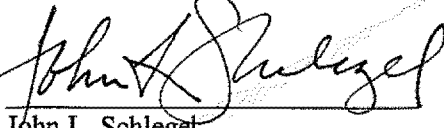
Dear Applicants:

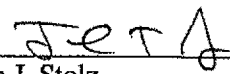
We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP 35, Womer's Crestview Village Community Unit Plan ("CUP"). We understand you wish to add on to an existing building, resulting in building coverage of 31% on Parcel 3. And, you wish to add Vehicle Repair, Limited as a permitted use on Parcel 3; the vehicle repair land use has existed on the site for some time.

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 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.


John L. Schlegel
Director of Planning

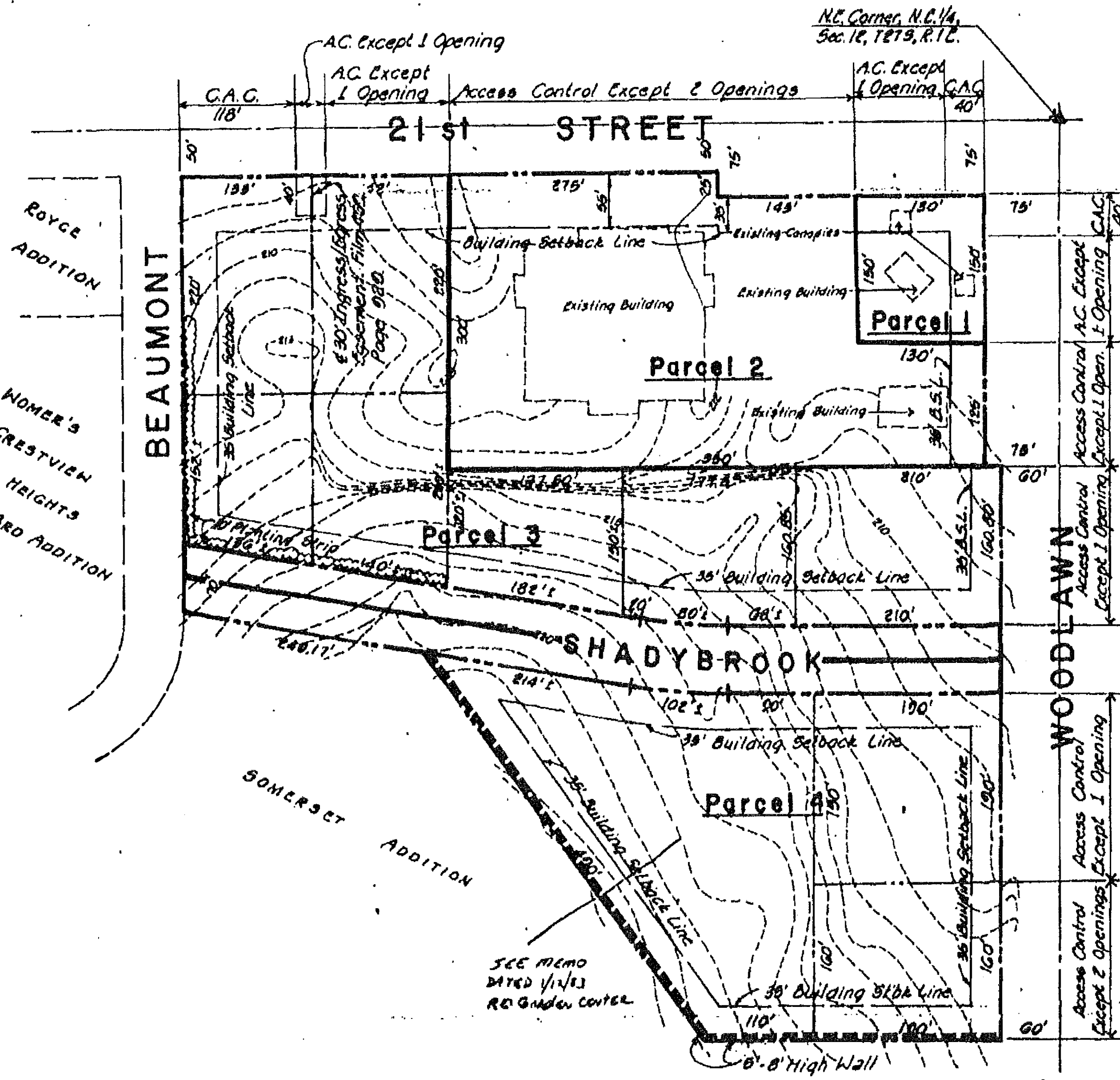

Tom J. Stolz
MABCD Director

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

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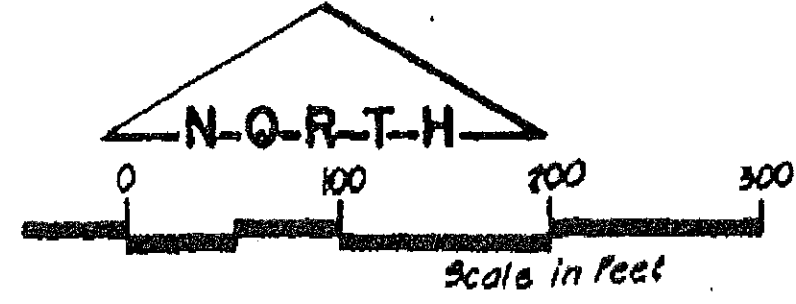


APPROVED CUP

MAP 5/20/2001 Amendment to Parcel 4
 J. W. [Signature]
 Copy 1 of 4

APPROVED CUP

MAP 5/20/2001
 BCC [Signature]
 MAPD 1 of 2



•• WOMER'S CRESTVIEW VILLAGE ••

AMENDED COMMUNITY UNIT PLAN.....MAY 6, 1981

GENERAL

TOTAL GROSS AREA = 12.01 ACRES +
 TOTAL NET AREA = 10.48 ACRES + (EXCLUSIVE OF PUBLIC STREET R/W)

GENERAL PROVISIONS

1. ACCESS CONTROL: ACCESS TO 21ST STREET SHALL BE LIMITED TO FIVE (5) OPENINGS, ONE (1) TO PARCEL ONE (1), TWO (2) TO PARCEL TWO (2) AND TWO (2) TO PARCEL THREE (3), AS INDICATED ON THE PLAN. ACCESS TO WOODLAWN SHALL BE LIMITED TO SIX (6) OPENINGS, ONE (1) TO PARCEL ONE (1), ONE (1) TO PARCEL TWO (2), ONE (1) TO PARCEL THREE (3), AND THREE TO PARCEL FOUR (4), AS INDICATED ON THE PLAN.
 2. DECAL LANE: A CONTINUOUS DECAL LANE ALONG THE EAST LINE OF PARCELS THREE (3) AND FOUR (4), SHALL BE GUARANTEED AT THE TIME OF PLATTING.
 3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 4. MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.
 5. CANOPIES AND GASOLINE PUMPS IN PARCEL ONE (1) MAY BE PLACED IN THE BUILDING SETBACK A DISTANCE NOT TO EXCEED 23 FEET.
 6. PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.
 7. ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED.
 8. SCREENING AND LANDSCAPING: A PLANTING STRIP AS INDICATED IN PARCEL THREE (3), SHALL BE PROVIDED WITH TREES, GRASS AND LOW SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH, AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS NOT TO CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.
- A SOLID, OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, REDUCED TO THREE (3) FEET HIGH AT THE SETBACK AT THE PUBLIC STREETS, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SHALL BE CONSTRUCTED WHERE PARCEL FOUR (4) ADJUTS THE ADJACENT RESIDENTIAL, AS INDICATED ON THE PLAN. A 20 FOOT WIDE SECTION, CENTERED ON THE EXISTING SANITARY SEWER (APPROXIMATELY 325 FEET WEST OF WOODLAWN) SHALL BE CONSTRUCTED OF REINFORCED METAL OR WOOD PANELS.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) FOR THE TWO (2) LOTS IN PARCEL FOUR (4), ADJACENT TO THE RESIDENTIAL, A PERFORMANCE BOND SHALL BE POSTED WITH THE SUPERINTENDENT OF CENTRAL INSPECTION GUARANTEEING THE COST OF THE WALL CONSTRUCTION.
9. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING STRIP IN PARCEL THREE (3), INDICATING THE TYPE, LOCATION AND SPECIFICATION OF PLANT MATERIAL, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL, PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S). A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
 10. DRAINAGE: AT THE TIME OF PLATTING THE APPLICANT SHALL SUBMIT A DRAINAGE PLAN FOR PARCELS THREE (3) AND FOUR (4) AND GUARANTEE DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED.

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE - SERVICE STATION, FINANCIAL (INCLUDING A DETACHED BRANCH BANK BUT EXCLUDING A MAIN BANK), OFFICE, AND CONVENIENCE AND SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRYOUT FOOD SERVICES AS THE PRINCIPAL BUSINESS.

GROSS AREA - 0.45 ACRES +
 NET AREA - 0.45 ACRES + OR 19,600 SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30% OR 5,860 SQ. FT.
 FLOOR AREA RATIO - 0.45
 MAXIMUM GROSS FLOOR AREA - 8,776 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL TWO

PROPOSED USE - FINANCIAL, OFFICE, INDOOR AMUSEMENT ENTERPRISES, PERSONAL SERVICES, CONVENIENCE AND SERVICE ORIENTED RETAIL. *see memo dated 6-15-87 re cookie bakery as a permitted use*

GROSS AREA - 3.18 ACRES +
 NET AREA - 3.18 ACRES + OR 138,625 SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30% OR 41,690 SQ. FT. ±
 FLOOR AREA RATIO - 0.45
 MAXIMUM GROSS FLOOR AREA - 62,380 SQ. FT. ±
 MAXIMUM BUILDING HEIGHT - 35 FEET

see memo dated 7-6-87 re private elementary school, day care and private kindergarten as permitted use

PARCEL THREE

PROPOSED USE - FINANCIAL, OFFICE, PERSONAL SERVICES, AND CONVENIENCE AND SERVICE ORIENTED RETAIL. *see memo dated 4-26-84 re drive store being permitted*

GROSS AREA - 5.28 ACRES +
 NET AREA - 4.85 ACRES + OR 198,337 SQ. FT. +
 MAXIMUM BUILDING COVERAGE - 30% OR 59,500 SQ. FT.
 FLOOR AREA RATIO - 0.45 31% per adjustment dated *11-27-13*
 MAXIMUM GROSS FLOOR AREA - 89,260 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET

shall allow Vehicle Repair Limited per Adjustment dated 11-27-13

PARCEL FOUR

PROPOSED USE: FINANCIAL, OFFICE, PERSONAL SERVICES, CONVENIENCE AND SERVICE, AND CAR WASH SUBJECT TO SECTION III.D.6.F OF THE UNIFIED ZONING CODE. APPROVAL OF ZONING CASE NO CUP2001.0009 FULLY SATISFIED SECTION III.D.6.F(1). PER CUP AMENDMENT DATED 6.2.2001.

PROPOSED USE - FINANCIAL, OFFICE, PERSONAL SERVICES, AND CONVENIENCE AND SERVICE ORIENTED RETAIL.

GROSS AREA - 3.1 ACRES +
 NET AREA - 2.3 ACRES + OR 100,862 SQ. FT. +
 MAXIMUM BUILDING COVERAGE - 30% OR 30,270 SQ. FT.
 FLOOR AREA RATIO - 0.45