

SMITH CENTER

COMMUNITY UNIT PLAN DP-63

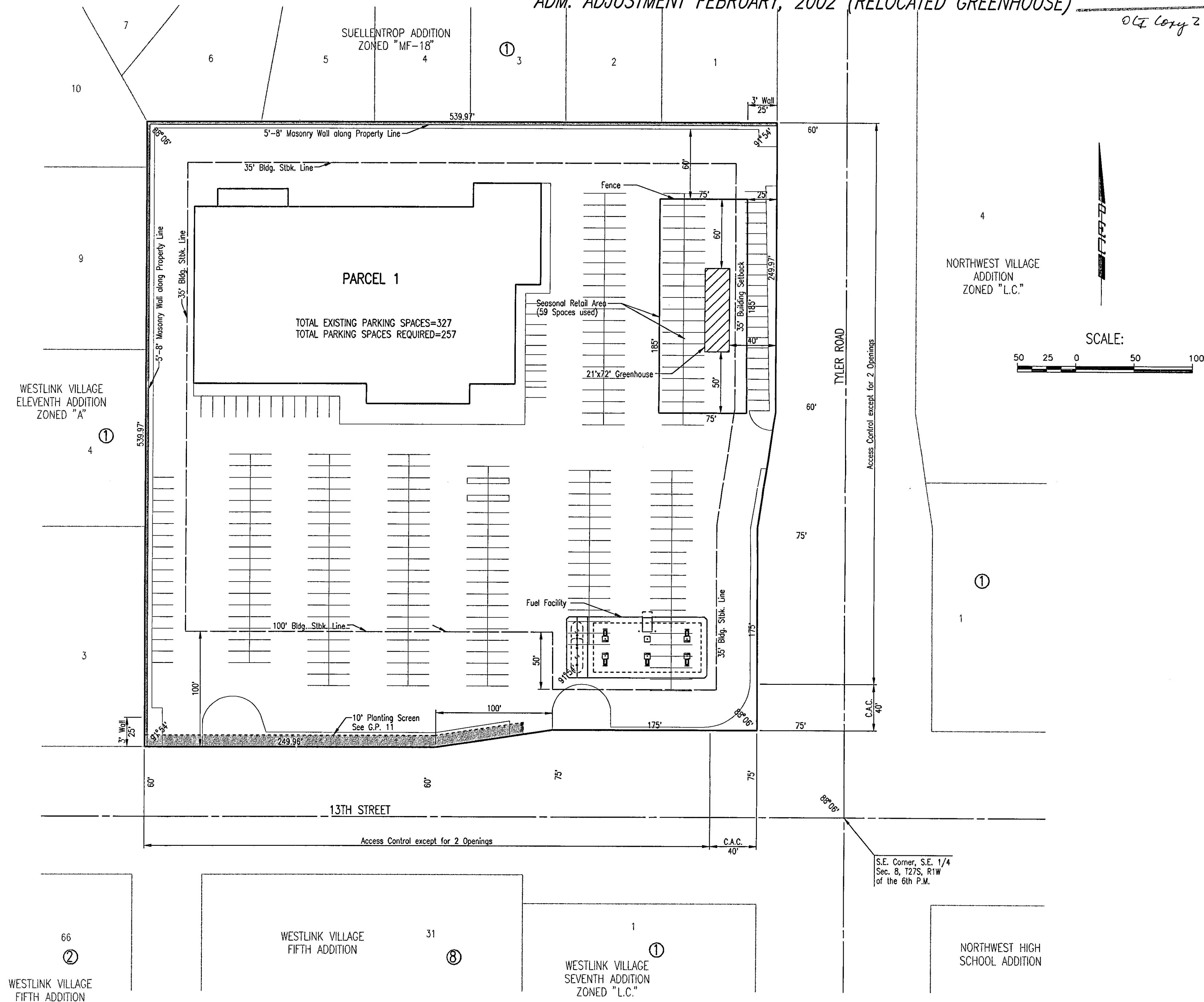
LOT 17, BLOCK 1, WESTLINK 11TH ADDITION

AMENDED DECEMBER 7, 1999

ADM. ADJUSTMENT FEBRUARY, 2002 (RELOCATED GREENHOUSE)

DP-63 AMENDMENT #1
PER ADMIN ADJUSTMENT DATED 03/04/02
APPROVED CUP
MAPS 12/16/99 8M

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GENERAL

Area - 6.564 Acres - 285,932 S.F.

GENERAL PROVISIONS

1. Curb cuts shall not exceed two (2) along 13th St., and two (2) along Tyler Road.
2. All utilities shall be installed underground.
3. Minimum building setbacks as indicated on the plan.
4. Drainage and site grading to be resolved at time of application for building permit, provided, however, that surface drainage shall not drain to the surface of the property adjacent on the west and on the north.
5. Advertising ground signs shall be permitted along 13th St. and Tyler Road, only within a distance of 400 feet from the intersection of 13th St. and Tyler Road, not to exceed 30 feet in height, nor to be placed so as to project over any public right of way. No billboard advertising or roof signs shall be permitted.
6. Parking ratio - One space for each two hundred fifty (250) square feet of floor area or one space for every three (3) employees in the largest working shift in a twenty four (24) hour period, whichever is the greater.
7. A solid or semi-solid wall to prevent the passage of debris or light constructed of brick, stone, masonry, architectural tile or other similar material (not including wood or woven wire) at least five feet but not more than eight feet high shall be constructed and maintained as indicated on the plan. A wall three feet in height of the same material as used in the five to eight foot wall shall be constructed as indicated on the plan.
8. A fire lane, hard surfaced and twenty feet minimum in width shall be provided around all main structures. Said fire lane shall have a 3 1/2 inch asphalt base with a 1 1/2 inch asphalt surface. No parking shall be allowed in said fire lane, however, it may be used for passenger loading and unloading. Prior to final approval of the parking plan, the fire chief, or his designated representative, shall approve the plan as to location and design of the fire lane.
9. At the time of platting, the applicant shall guarantee the installation of Accel-Decel lanes along 13th St. and Tyler Road.
10. The number of buildings shall not exceed three.
11. A planting screen as indicated on the plan shall be provided and maintained and shall consist of low shrubbery not less than ten (10) feet in width and shall be of such a type, and maintained in such a manner, as to not constitute a traffic hazard.
12. A landscape plan shall be prepared by a landscape architect for the planting screen and shall be submitted to the Planning Department for their review and approval prior to issuance of any building permits.
13. The Seasonal Nursery and Garden Center shall be located in a temporary structure and shall operate for no more than 120 days during a calendar year. Prior to utilization of the Outdoor Garden Area, the applicant shall annually submit a report to the Zoning Enforcement Division of the Office of Central Inspection that demonstrates compliance with the approved site plan (See Restricted Area) and conditions specified herein.

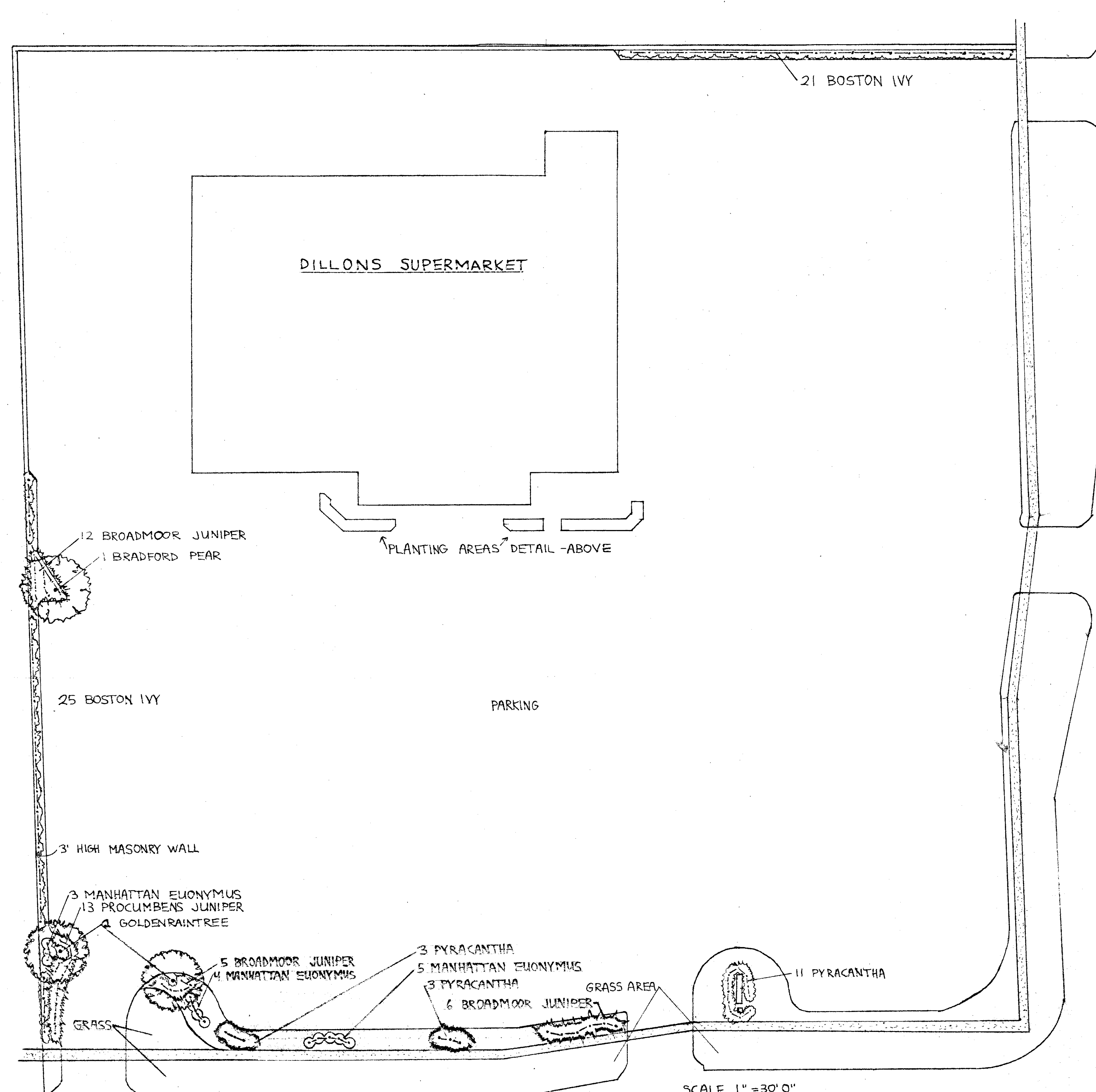
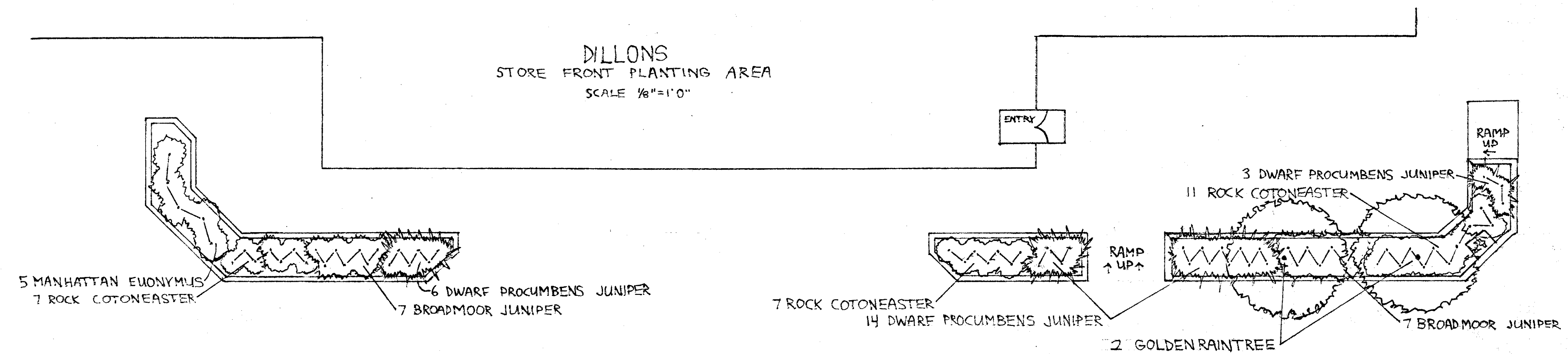
PARCEL DESCRIPTION

PARCEL 1

Net Area 6.564 Acres or 285,928 Square Feet.
Maximum building coverage - 30% of net area or 85,788 Square Feet.
Maximum building height - 35 feet.
Proposed use: Shopping center and or offices, personal services, comparison and convenience shopping, automotive, financial and service oriented retail, nurseries, or garden centers as per Sec. III-D.6.Z of the Unified Zoning Code (See Plan for Restricted Area) and service stations without motor vehicle repair.

Floor Area Ratio = .45.

Maximum Floor Area - 128,668 Square Feet.

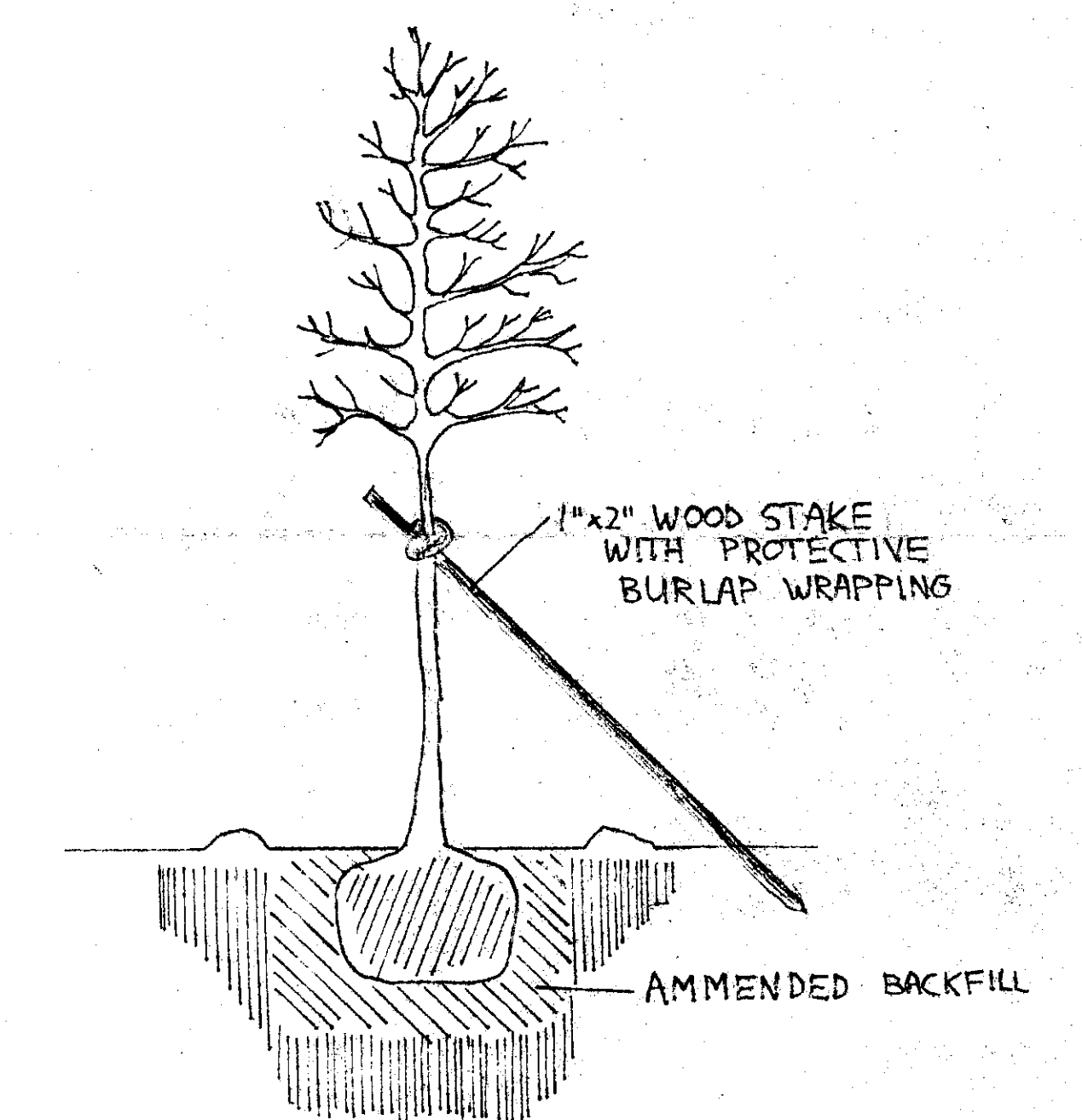


PLANT LIST

- 4 GOLDENRAINTREE 14-2" B&B
- 1 BRADFORD PEAR 14-2" B&B
- 46 BOSTON IVY 1 gallon
- 17 MANHATTAN EUONYMUS 5 gallon
- 25 ROCK COTONEASTER 15" 2 gallon
- 18 BROADMOOR JUNIPER 15" 5 gallon
- 23 DWARF PROCUMBENS JUN. 12" 2 gallon
- 13 PROCUMBENS JUNIPER 18" 5 gallon
- 26 PFITZER JUNIPER 15" 2 gallon
- 17 PYRACANTHA - WYATT 18" 5 gallon

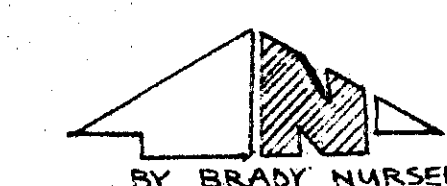
RECOMMENDATIONS:
THE FRONT PLANTING BEDS AND
PLANTING BEDS ALONG MASONRY WALL
SHOULD BE MULCHED WITH RIVER
GRAVEL. PEAT MOSS AND GYPSUM
SHOULD BE USED WITH TOPSOIL
AS BACKFILL IN PLANTING.

TREE PLANTING DETAIL

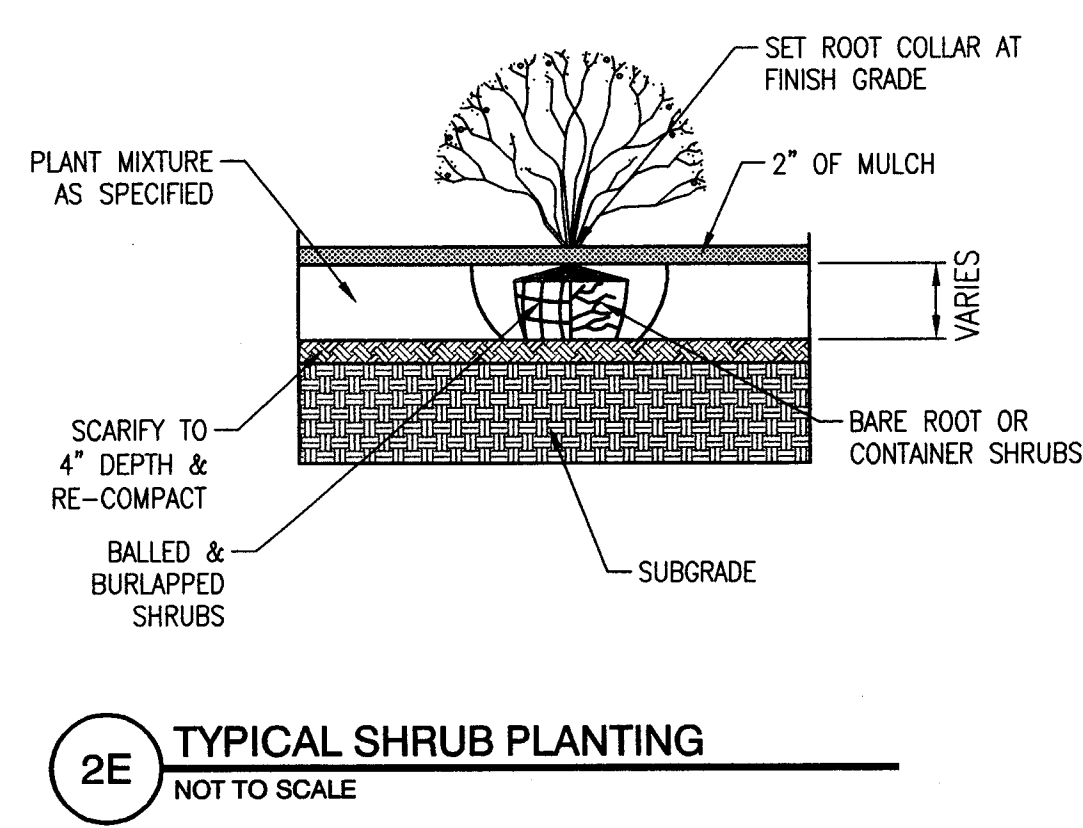


LANDSCAPE PLAN APPROVED AS REQUIRED
BY THE SMITH CENTER C.U.P. (DP-63)
11-19-78
date

LANDSCAPE DESIGN - FOR
DILLONS SUPERMARKET
13th & TYLER RD.
REVISED 9-20-79 & 11-8-79



LANDSCAPE LEGEND					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE AT PLANTING	SIZE AT MATURITY
	AUTUMN MAPLE	Acer x freemanii 'Jeffersd'	7	2 1/2" CALIPER	40' HEIGHT
	KETELEERIA JUNIPER	Juniperus chinensis 'Keteleeri'	6	2 1/2" CALIPER	15'-20' HEIGHT
	ACOMA CRAPE MYRTLE	Lagerstroemia indica x faueri 'Acoma'	12	2 1/2" CALIPER	7'-10' HEIGHT
	LOWBOY PYRACANTHA	Pyracantha coccinea 'Lowboy'	89	18" TO 24" SPREAD, 3 GAL.	2'-3' HEIGHT; 6' SPREAD
	DAUB'S FROSTED JUNIPER	Juniperus chinensis 'Daub's Frosted'	103	18" TO 24" SPREAD, 3 GAL.	15' HEIGHT; 5' SPREAD
	DOUBLE KNOCK OUT ROSE	Rosa 'Radrazz'	70	18" TO 24" SPREAD, 3 GAL.	4' HEIGHT
	COMPACT ANDORRA JUNIPER	Juniperus horizontalis 'Plumosa Compacta'	20	18" TO 24" SPREAD, 3 GAL.	12"-18" HEIGHT; 4' SPREAD
	GREEN VELVET BOXWOOD	Buxus 'Green Velvet'	93	18" TO 24" SPREAD, 3 GAL.	3' HEIGHT; 3'-4' SPREAD



- NOTES:
- DO NOT PRUNE EVERGREENS EXCEPT TO REMOVE DEAD AND BROKEN BRANCHES.
 - THIN BRANCHES AND FOLIAGE (NOT ALL BRANCH TIPS) RETAINING NORMAL PLANT SHAPE (EXCEPT EVERGREEN).
 - REMOVE BURLAP FROM TOP 1/3 OF BALL OR WITH CONTAINER PLANTS. REMOVE POTS AND SPLIT BALLS AS SPECIFIED.

Site Data:
Dillon's Store #16
8828 W 13th St N
Wichita, KS 67212
Zoning: LC (Limited Commercial)
Parcel Size: 12.81± Acres
Minimum Required Setbacks:
20' Front Yard
10' Rear Yard
No Side Yard Setback

- LANDSCAPE NOTES:
- SOLID SOD ALL AREAS DISTURBED AND OUTSIDE LIMITS OF PAVING AS SHOWN.
 - SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. ALTERNATIVE RECOMMENDATIONS WILL BE CONSIDERED IF SUPPLEMENTED BY A SOIL TEST. SOIL HAVING A PH LESS THAN 6 SHALL BE THOROUGHLY MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACIDIC REACTION (A PH OF 6 TO 6.5). 15-15-15 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD SHALL BE ADDED. BOTH FERTILIZER AND PEAT SHALL BE THOROUGHLY MIXED BY HAND OR ROTARY TILLER. 4" MINIMUM THICKNESS OF TOPSOIL IS REQUIRED.
 - THE LANDSCAPE CONTRACTOR SHALL INSPECT ALL BACKFILL AND PLACEMENT OF TOPSOIL TO DETERMINE WHETHER OR NOT A "HARDPAN" SITUATION EXISTS DUE TO PREVIOUS SOIL CONDITIONS, PLACEMENT AND COMPACTION OF FILL DURING CONSTRUCTION, OR ANY OTHER CONTRIBUTING FACTOR PRIOR TO INSTALLATION OF PLANT MATERIALS. IF SUCH A SITUATION IS ANTICIPATED, IT SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANT IMMEDIATELY, PRIOR TO THE INSTALLATION OF PLANT MATERIAL FOR A REMEDY.
 - UPON SECURING PLANT MATERIAL, AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE CONSULTANT FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIALS CONFORMANCE TO SPECIFICATIONS.
 - HERBICIDE PRE-EMERGENT (TRIFLURALIN OR EQUIVALENT) TO BE APPLIED TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL.
 - ALL PLANTING BEDS TO HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. BARK CHIPS ARE NOT ACCEPTABLE.
 - ALL TREES TO BE STAKED AS PER PLANTING DETAIL, AND SHALL REMAIN IN PLACE THROUGHOUT THE WARRANTY PERIOD OF ONE YEAR.
 - DIMENSIONS FOR HEIGHTS, SPREAD, AND CALIPER OF TRUNK SPECIFIED ON THE DRAWING IS A GENERAL GUIDE FOR THE MINIMUM DESIRED SIZE OF EACH PLANT. EACH PLANT SHALL HAVE A UNIFORM AND CONSISTENT SHAPE AS IT PERTAINS TO THE PARTICULAR SPECIES. ANY PLANT MATERIAL WHICH FAILS TO CONFORM IS SUBJECT TO REJECTION BY THE CONSULTANT.
 - THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS, FILLING PLANTED AREAS AT THE REQUIRED SPACING AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
 - ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO A HEIGHT MEASURED 5' ABOVE FINISH GRADE. ALL DEAD TREES AND/OR LIMBS TO BE REMOVED.
 - LANDSCAPE CONTRACTOR TO VERIFY LOCATION AND PROTECT ALL ABOVE AND BELOW GROUND UTILITIES. REPLACE DAMAGED UTILITIES AT NO EXPENSE TO THE OWNER. PROTECT AREAS FROM SITUATION AS NEEDED.
 - NURSERY: COMPANY SPECIALIZING IN GROWING AND CULTIVATING THE PLANTS SPECIFIED IN THIS SECTION WITH MINIMUM TEN (10) YEARS' DOCUMENTED EXPERIENCE, INSPECTED AND APPROVED BY STATE PLANT INSPECTION AGENCIES. CONSULT ALL NURSERIES WITHIN THE SOUTHEASTERN PORTION OF THE U.S. FOR PLANT MATERIAL NEEDS FOR THE PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL PLANT MATERIAL SHOWN ON THE DRAWINGS AND PLANT LISTS. PRIOR TO BIDDING, THE CONTRACTOR SHALL HAVE INVESTIGATED THE SOURCES OF SUPPLY AND SATISFIED HIMSELF THAT HE CAN SUPPLY ALL THE PLANTS SPECIFIED ON THE DRAWINGS IN THE QUANTITY, SIZE, VARIETY, AND QUALITY NOTED. FAILURE TO MEET THIS PRECAUTION WILL NOT RELIEVE THE CONTRACTOR FROM THE REQUIREMENT TO FURNISH AND INSTALL ALL PLANT MATERIAL, IN STRICT ACCORDANCE WITH CONTRACT REQUIREMENTS AND WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
 - LIMITATIONS: DO NOT PROCEED WITH PLANT MATERIAL INSTALLATION UNTIL SITE UTILITY CONSTRUCTION AND FINISH GRADING IS COMPLETE. COORDINATE SCHEDULING OF PLANT MATERIAL INSTALLATION WITH OTHER CONTRACTORS INVOLVED IN THE AFOREMENTIONED CONSTRUCTION.
 - PROVIDE HOSE AND PLANT MATERIAL WATERING EQUIPMENT AS REQUIRED.
 - HANDLE PLANTS FROM BOTTOM OF BALL. PROTECT PLANT ROOTS AND TOPS FROM SUN OR DRYING WINDS UNTIL FINAL PLANTING. PLANTS WITH CRACKED, BROKEN OR LOOSELY WRAPPED BALLS SHALL BE REJECTED.
 - DURING THE PROGRESS OF ALL OPERATIONS, PROTECT WALLS, WALKS, CURB, BENCHES, AND OTHER STRUCTURES WITH WOOD STRIPS OR PADDING, OR OTHER APPROVED MEANS AS REQUIRED.
 - LANDSCAPE AND SOD INSTALLER AND SUPERVISOR QUALIFICATIONS: COMPANY SPECIALIZING IN LANDSCAPE DEVELOPMENT CONSTRUCTION, PARTICULARLY SOIL PREPARATION, LAWNS, AND LIVE PLANT MATERIALS; WITH AT LEAST FIVE (5) YEARS' EXPERIENCE IN SUCH WORK.
 - REPLACEMENT PLANT MATERIALS SHALL CARRY A ONE (1) YEAR WARRANTY PERIOD.
 - ANY PLANTS THAT ARE 25 PERCENT OR MORE DEAD SHALL BE CONSIDERED DEAD. ONE YEAR WARRANTY SHALL COMMENCE AT FINAL ACCEPTANCE. WARRANTY SHALL EXTEND INTO NEXT GROWING PERIOD WHEN DORMANT PLANTS ARE INSTALLED.
 - PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, DISEASE FREE, WELL-BRANCHED, AND DENSELY FOLIATE WHEN IN LEAF. TREES SHALL NOT HAVE FORKED LEADERS.
 - PLANTS SHALL CONFORM TO MEASUREMENTS SPECIFIED EXCEPT THAT PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED. USE OF SUCH PLANTS SHALL NOT INCREASE CONTRACT SUM. PLANTS THAT MEET THE MEASUREMENTS SPECIFIED BUT DO NOT POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND SPREAD SHALL BE REJECTED.
 - TREES WHICH HAVE DAMAGED OR CROOKED LEADERS, OR MULTIPLE LEADERS, UNLESS SPECIFIED, WILL BE REJECTED. TREES WITH ABRASIONS OF THE BARK, SUN SCALDS, DISFIGURING KNOTS, OR FRESH CUTS OF LIMBS OVER 3/4 INCH WHICH HAVE NOT COMPLETELY CALLEDUS, WILL BE REJECTED.
 - PLANT SIZES AND QUALITY SHALL MEET OR EXCEED STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION).
 - THE PERSON IN CHARGE OF OR IN CONTROL OF THE PROPERTY, WHETHER AS OWNER, LESSEE, TENANT, OCCUPANT OR OTHERWISE, SHALL BE RESPONSIBLE FOR THE CONTINUED PROPER MAINTENANCE OF ALL LANDSCAPED MATERIALS.
 - PRIOR TO PLANTING TREES, CONTRACTOR TO VERIFY THAT NO CONFLICTS EXIST BETWEEN THE TREE AND ALL EXISTING AND PROPOSED UTILITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND POWER FOR A FULLY AUTOMATED IRRIGATION SYSTEM WITHIN ALL LANDSCAPED AREAS.
 - IRRIGATION SLEEVES TO BE INSTALLED PRIOR TO PAVING. CONTRACTOR HAS OPTION TO BORE SLEEVES.

PARKING NOTES:

BUILDING SQUARE FOOTAGE	= 50,450 SF
PARKING REQUIRED FROM ORDINANCE	= 1SP/250 SF (GROSS FLOOR AREA)
PARKING PROVIDED	= 202 SPACES (4.0 SP/1,000 SF)
PROPOSED PARKING PROVIDED	= 318 SPACES (6.3 SP/1,000 SF)
LESS SEASONAL SALES AREA PARKING	= 57 SPACES
REMAINING PARKING	= 261 SPACES (5.2 SP/1,000 SF)

ADA PARKING REQUIRED = 8 SPACES
ADA PARKING PROVIDED = 8 SPACES

LANDSCAPING NOTES:

STREET YARD	
REQUIRED LANDSCAPE STREET YARD	= 15,160 SF
PROPOSED LANDSCAPE STREET YARD	= 11,963 SF
SHADE TREES REQUIRED FROM ORDINANCE	= 1 SHADE TREE/500 SF
SHADE TREES PROVIDED	= 31 SHADE TREES
PROPOSED SHADE TREES	= 20 SHADE TREES
PROPOSED ORNAMENTAL TREES	= 15 ORNAMENTAL TREES (7 SHADE TREES)
PROPOSED SHRUBS	= 383 SHRUBS (8 SHADE TREES)
TOTAL EQUIVALENT SHADE TREES	= 35 SHADE TREES

PARKING LOT

LANDSCAPING REQUIRED FROM ORDINANCE	= 1 SHADE TREE/20 PARKING SPACES
SHADE TREES PROVIDED	= 13 SHADE TREES
PROVIDED SHADE TREES	= 17 SHADE TREES

(10 SHADE TREES AND 7 ORNAMENTAL TREES ARE PROVIDED BY STREET YARD REQUIREMENTS)

NOTE: 1/2 OF STREET TREES CAN COUNT TOWARD PARKING LOT TREES
1 SHADE TREE = 2 ORNAMENTAL TREES = 10 SHRUBS

