

3B. THE REAR SETBACK OF PARCEL 1B SHALL BE EITHER 5 FEET OR 0 FEET IF A 10 FOOT ACCESS EASEMENT CAN BE OBTAINED FROM THE ADJOINING PROPERTY OWNER. PARCEL 1B WILL BE SUBJECT TO SITE PLAN APPROVAL.

9. (B)  
IF PARCEL THREE IS DEVELOPED AS SELF-STORAGE UNITS, THE BUILDINGS MAY BE SITUATED SO THAT THE EXTERIOR WALLS ARE UTILIZED AS BUFFER WALLS WHERE ADJACENT TO RESIDENTIALLY ZONED AREAS TO THE NORTH, EAST AND SOUTH, AND TO WHERE THERE ARE NO DOORS FACING OUTWARD IN THESE DIRECTIONS.  
IF DEVELOPED AS SELF-STORAGE UNITS, THE 10' PLANTING STRIP REQUIREMENTS ALONG THE EAST SIDE OF PARCEL THREE SHALL BE WAIVED AS LONG AS THE EXTERIOR BUILDING WALLS ADJACENT TO THE RESIDENTIALLY ZONED PROPERTY TO THE EAST CONSISTS OF DRYWIT OR OTHER MATERIALS APPROVED BY THE CITY OF WICHITA PLANNING DEPARTMENT FOR A DISTANCE OF 100' NORTH OF THE SOUTH EXTERIOR BUILDING LINE AND 100' SOUTH OF THE NORTH EXTERIOR BUILDING LINE. THIS ALSO APPLIES TO THE WEST SIDE. THE NORTH AND SOUTH BUILDING EXTERIOR SHALL CONSIST OF FULL DRYWIT OR APPROVED MATERIAL. COLORS SHALL BE EARTH TONES ALLOWING MINIMUM VIVID COLORS TO BE USED AS TRIM OR ACCENTS.  
IF DEVELOPED AS SELF-STORAGE UNITS, THE LANDSCAPE PLAN SHALL SHOW 1.5 TIMES THE REQUIRED AMOUNT ALONG THE SOUTH PROPERTY LINE. NORMAL LANDSCAPE REQUIREMENTS ALONG THE NORTH AND TREE PLANTINGS TO FILL IN THE EXISTING GAP IN THE EAST TREE ROW FOR A SOLID BUFFER STRIP. IF AT ANY TIME THE EXISTING HEDGEROW TO THE EAST IS REMOVED, THE OWNER OF PARCEL THREE SHALL BE RESPONSIBLE FOR PLANTING TREES ALONG SAID LINE AT 1.5 TIMES THE REQUIRED LANDSCAPE ORDINANCE AMOUNT.

**GENERAL PROVISIONS**

- THIS DEVELOPMENT IS PROPOSED TO CONTAIN 3.33 GROSS ACRES, MORE OR LESS.
- THE PROPOSED DEVELOPMENT CONTAINS 4 PARCELS WITH USES RANGING FROM LIGHT COMMERCIAL TO OFFICE. SEE SPECIFIC USES BY PARCEL DESCRIPTIONS.
- SETBACKS ARE AS INDICATED ON PLAN VIEW OR AS DESCRIBED IN PARCEL DESCRIPTIONS OR IN GENERAL AS FOLLOWS:  
35' SETBACK ON 12TH STREET NORTH, OLIVER STREET AND 13TH STREET NORTH, (SEE G.P. #15)  
35' SETBACK ON EAST LINE OF PARCEL 3  
30' SETBACK ON SOUTH SIDE OF PARCEL 1C, 20' SETBACK ON PARCEL 1B PER ADM ADJUSTMENT 3/7/12  
30' SETBACK ON EITHER SIDE OF THE PROPERTY LINE BETWEEN LOTS 1 AND 3 EXCEPT IF LOTS ARE DEVELOPED AS ONE LOT THEN SETBACKS SHALL BE ELIMINATED.  
\*SEE ABOVE NOTE 3B.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNS AS PERMITTED BY ZONING DISTRICT DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. SIGNS SHALL NOT EXCEED 35' IN HEIGHT, NO ROTATING OR FLASHING LIGHTS ARE PERMITTED, NO BILLBOARDS OR PORTABLE SIGNS.
- ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATIONS.
- ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
- A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) AROUND ALL STORAGE OR SERVICE AREAS WHEN ACROSS FROM RESIDENTIALLY ZONED AREAS, PROVIDING THE PROPOSED STRUCTURE IS DESIGNED WITH ALL FOUR EXTERIOR SURFACES HAVING EQUAL DESIGN CONSIDERATION AND THAT THERE IS NO APPARENT BACK OF BUILDING AND A TEN (10) FOOT PLANTING STRIP CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES, SHALL BE REQUIRED ALONG THOSE PROPERTY LINES WHERE ACROSS FROM RESIDENTIALLY ZONED AREAS.  
SEE GENERAL PROVISION 9 (B) ABOVE.
- A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING STRIP(S) INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON THE PARCELS INVOLVED. THE LANDSCAPE PLAN SHALL ALSO DEPICT PROPOSED METHODS OF PROVIDING WATER TO THE REQUIRED PLANT MATERIALS.
- FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTS ARE NOT PROPERLY MAINTAINED, A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN COMPLETED.
- THE DIRECTOR OF PLANNING, AFTER SUBMISSION OF LANDSCAPE, WALL AND/OR FENCE PLANS MAY APPROVE A MAJORITY OF THE MASONRY WALL ALONG THE SOUTH SIDE OF PARCEL 2 AND THE RELOCATION OF THE 10' LANDSCAPE STRIP ALONG THE WEST SIDE OF PARCEL 2.
- THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
- PARKING SHALL BE PROVIDED AS REQUIRED BY ZONING ORDINANCE. ALL PARKING AND DRIVES SHALL BE HARD SURFACE WITH CONCRETE OR ASPHALT.
- THE CONSTRUCTION OF THE CONTINUOUS DECEL LANES ALONG OLIVER AND 13TH STREET NORTH WILL BE GUARANTEED AT THE TIME OF PLATTING. THAT PORTION OF THE DECEL LANE IN FRONT OF THE POST OFFICE SHALL BE CONSTRUCTED AT THE SAME TIME AS THE POST OFFICE.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE POST OFFICE FACILITY, OR FOR BANKS, SAVINGS AND LOANS OR OTHER FINANCIAL INSTITUTIONS WITH DRIVE THROUGH FACILITIES, A SITE PLAN SHOWING CIRCULATION AISLES AND DRIVES SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING AND TO THE SUBDIVISION COMMITTEE FOR REVIEW AND APPROVAL.
- FOR PARCELS 1 AND 3, THE SETBACK ALONG 13TH STREET NORTH SHALL BE 35' PROVIDING NO PARKING IS ALLOWED IN THE 35' SETBACK. THIS AREA CAN THEN ONLY BE USED FOR LANDSCAPING. IF PARKING IN FRONT OF PROPOSED STRUCTURES IS PLANNED, THEN THE BUILDING SETBACK SHALL BE 70' ALONG 13TH STREET NORTH FOR PARCELS 1 AND 3.
- NO OVERNIGHT STORAGE OF VEHICLES SHALL BE PERMITTED OUTSIDE OF ANY STRUCTURE.
- ALL LIGHTS WITHIN PARCEL THREE SHALL BE SHIELDED TO DIRECT LIGHT ONTO THE PROPOSED STRUCTURES AND AWAY FROM THE ADJACENT PROPERTIES, BUT MAY BE OF SUFFICIENT INTENSITY TO DISCOURAGE VANDALISM AND THEFT.
- NO ACTIVITIES SUCH AS MISCELLANEOUS OR GARAGE SALES SHALL BE CONDUCTED ON PARCEL THREE.
- PARCEL THREE SHALL BE PROPERLY POLICED BY THE OWNER OR OPERATOR FOR THE REMOVAL OF TRASH AND DEBRIS.
- NO INDIVIDUAL OR BUSINESS WITHIN PARCEL THREE SHALL BE ALLOWED TO LEASE MORE THAN 3,000 SQUARE FEET OF STORAGE SPACE AT ONE TIME.

PARCEL NUMBER 1C:  
PROPOSED USES: AUTOMOTIVE SERVICE CENTER (THOSE USES AS PERMITTED BY THE ZONING DISTRICT), SHOPPING CENTER, FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES AND RESTAURANTS (THAT DO NOT INCLUDE CARRYOUT FOOD SERVICES AS THEIR PRINCIPAL BUSINESS), AND AUTO LEASING (IF FIRST APPROVED BY THE B.Z.A.)

GROSS AREA - 1.36 ACRES (59,242 SQ. FT.)  
MAXIMUM BUILDING COVERAGE - 17,773 SQ. FT. (30% MAXIMUM)  
MAXIMUM GROSS FLOOR AREA - 17,773 SQ. FT.  
FLOOR AREA RATIO - 0.300  
MAXIMUM BUILDING HEIGHT - 35'  
MAXIMUM NUMBER OF BUILDINGS - 1  
PARKING - AS SET FORTH IN GENERAL PROVISION #22  
SETBACKS - AS SHOWN ON PLAN VIEW OR AS SET FORTH IN GENERAL PROVISION #3.

PARCEL 3  
PROPOSED USES: SAME AS PARCEL 1  
Gross Area 4.4 Acres  
Maximum Building Coverage 57,500 S.F. (45%)  
Maximum Gross Floor Area 76,600 S.F.  
Floor Area Ratio 39%  
Maximum Building Height 35 Feet  
Maximum number of buildings 2  
Parking As set forth in general provision #12  
Setbacks As shown on plan view or as set forth in general provision #3

PARCEL 3 (IF DEVELOPED AS SELF-STORAGE UNITS)  
PROPOSED USES: SAME AS PARCEL 1 (WITH THE ADDITION OF SELF-STORAGE UNITS)  
Gross Area 4.4 Acres  
Maximum Building Coverage 88,100 S.F. (45%)  
Maximum Gross Floor Area 88,100 S.F.  
Floor Area Ratio 45%  
Maximum Building Height 35 Feet  
Maximum number of buildings 10  
Parking Off-Street parking shall be required on the basis of 1 space for each 8,000 square feet of floor area in the facility, plus 1 space for each employee.  
Setbacks As shown on the approved site plan.  
Signage shall be limited to one 50 square foot sign no taller than 25 feet in height.

PARCEL 1A:  
PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: RESTAURANTS, FINANCIAL INSTITUTIONS, PRIVATE CLUBS, HEALTH STUDIOS, BOUTIQUE SHOPS, BARBER/BEAUTY SHOPS, BAKERY SHOPS, LAUNDRY, DRY CLEANING, SHOE SHOPS, TAILORS, DRUG STORES, FLOWER SHOPS, SERVICE STATIONS (WITH GROCERY AND CONVENIENCE SALES) AND CAR WASH (IF FIRST APPROVED BY THE B.Z.A.)

GROSS AREA - 0.54 ACRES  
MAXIMUM BUILDING COVERAGE - 30% OR 7,040 S.F.  
MAXIMUM GROSS FLOOR AREA - 30% OR 7,040 S.F.  
PARKING - AS SET FORTH UNDER GENERAL PROVISION #12  
SETBACKS - AS SHOWN ON PLAN VIEW OR AS SET FORTH IN G.P. #3  
MAXIMUM NUMBER OF BUILDINGS - 1 (2 FOR SERVICE STATIONS WITH ASSOCIATED DETACHED CAR WASH)

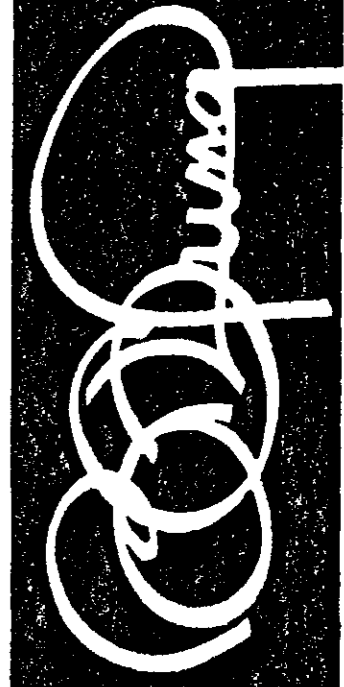
PARCEL 1:  
PROPOSED USES: AUTOMOTIVE SERVICE CENTER (THOSE USES AS PERMITTED BY THE ZONING DISTRICT), SHOPPING CENTER, FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES AND RESTAURANTS (THAT DO NOT INCLUDE CARRYOUT FOOD SERVICES AS THEIR PRINCIPAL BUSINESS), AND AUTO LEASING (IF FIRST APPROVED BY THE B.Z.A.)

GROSS AREA - 0.65 ACRES (28,319 SQ. FT.)  
MAXIMUM BUILDING COVERAGE - 8,496 SQ. FT. (30% MAXIMUM)  
MAXIMUM GROSS FLOOR AREA - 8,318 SQ. FT.  
FLOOR AREA RATIO - 0.294  
MAXIMUM BUILDING HEIGHT - 35'  
MAXIMUM NUMBER OF BUILDINGS - 1  
PARKING - AS SET FORTH IN GENERAL PROVISION #22  
SETBACKS - AS SHOWN ON PLAN VIEW OR AS SET FORTH IN GENERAL PROVISION #3.

APPROVED CUP DP-135 5848P  
DATE 9-24-98 DM

AMENDED BY POE & ASSOCIATES 5/3/12  
COMMUNITY UNIT PLAN (AMENDED BY P.E.C., P.A.)

**LAMBSDALE**



sheet title  
 project  
 COMMUNITY UNIT PLAN  
 LAMBSDALE  
 BILL G. YUNG DESIGN  
 8225 E. 35TH ST. NORTH, WICHITA, KS. 67226  
 316-683-5607  
 date NOV. 4, 1993  
 rev. NOV. 27, 1993  
 DEC. 22, 1993  
 30 JANUARY 1994  
 FEBRUARY 10, 1994  
 OCTOBER 25, 1996

13TH STREET NORTH.

# PROPOSED LANDSCAPE PLAN FOR INDOOR STORAGE UNITS

DP-135 Page 3  
LANDSCAPE PLAN

LOT 25 & LOT 26, BLOCK 1, WILLIAMSBURG AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

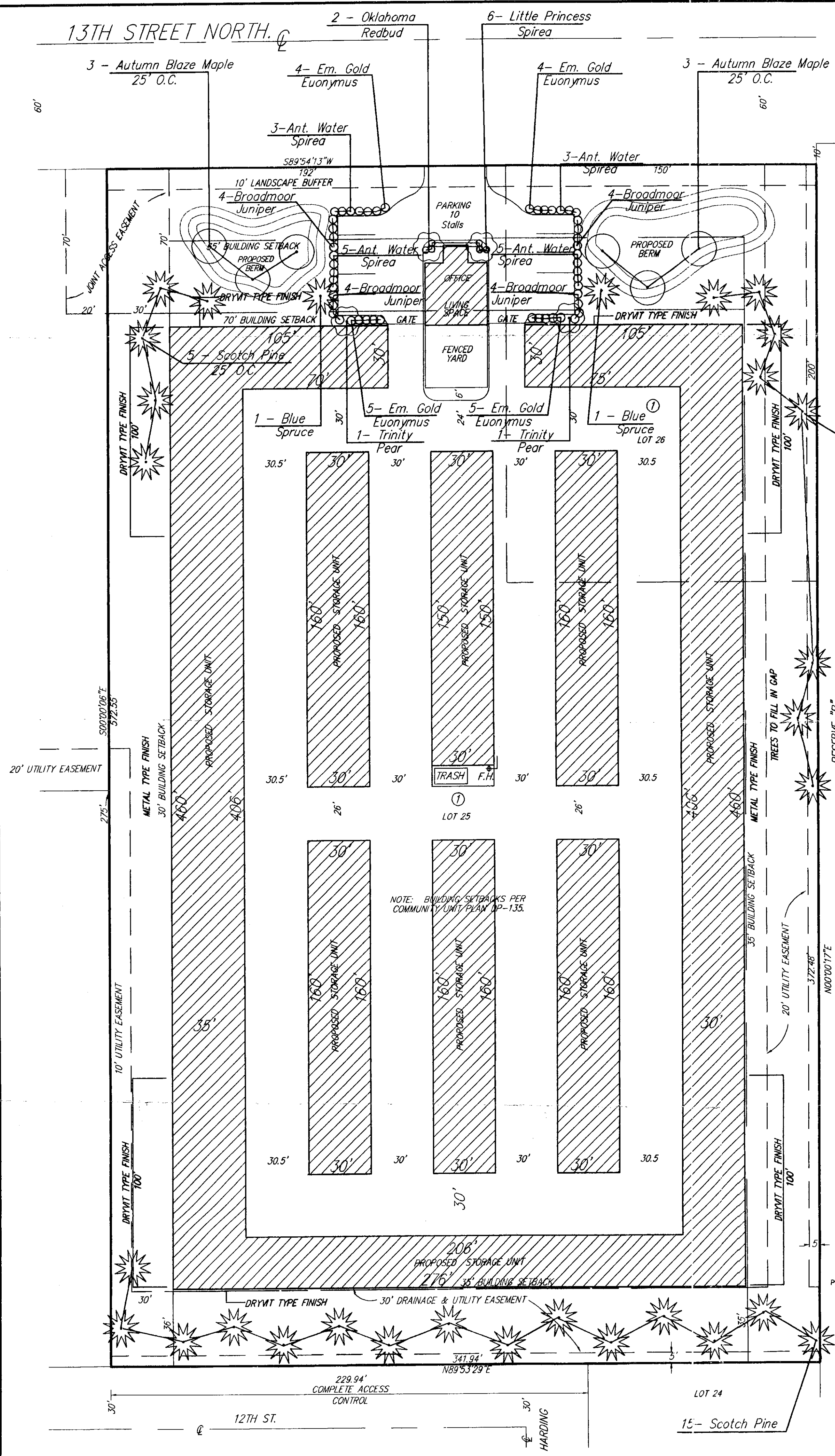
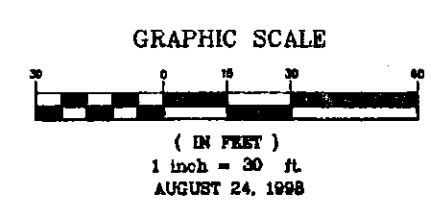
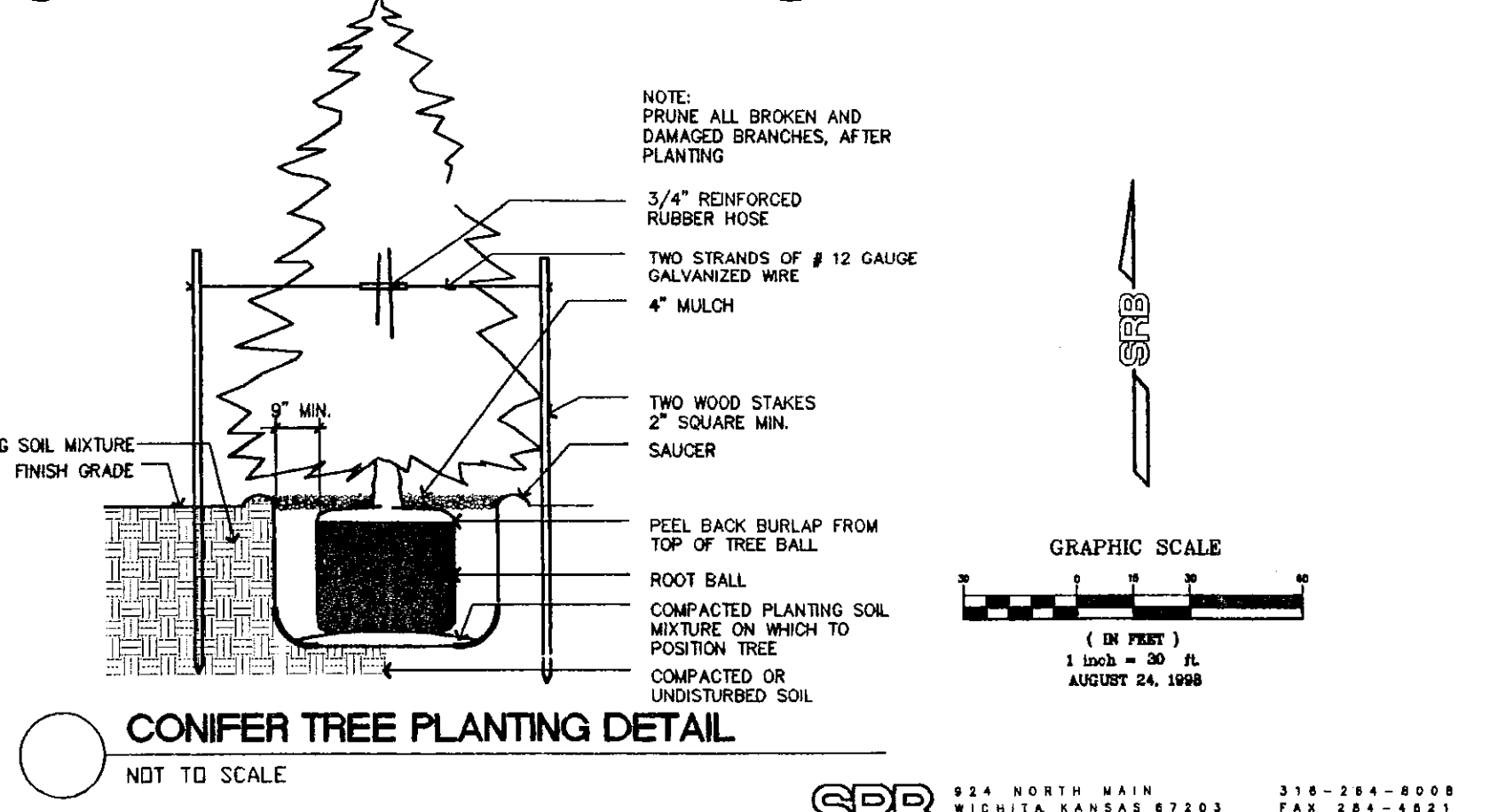
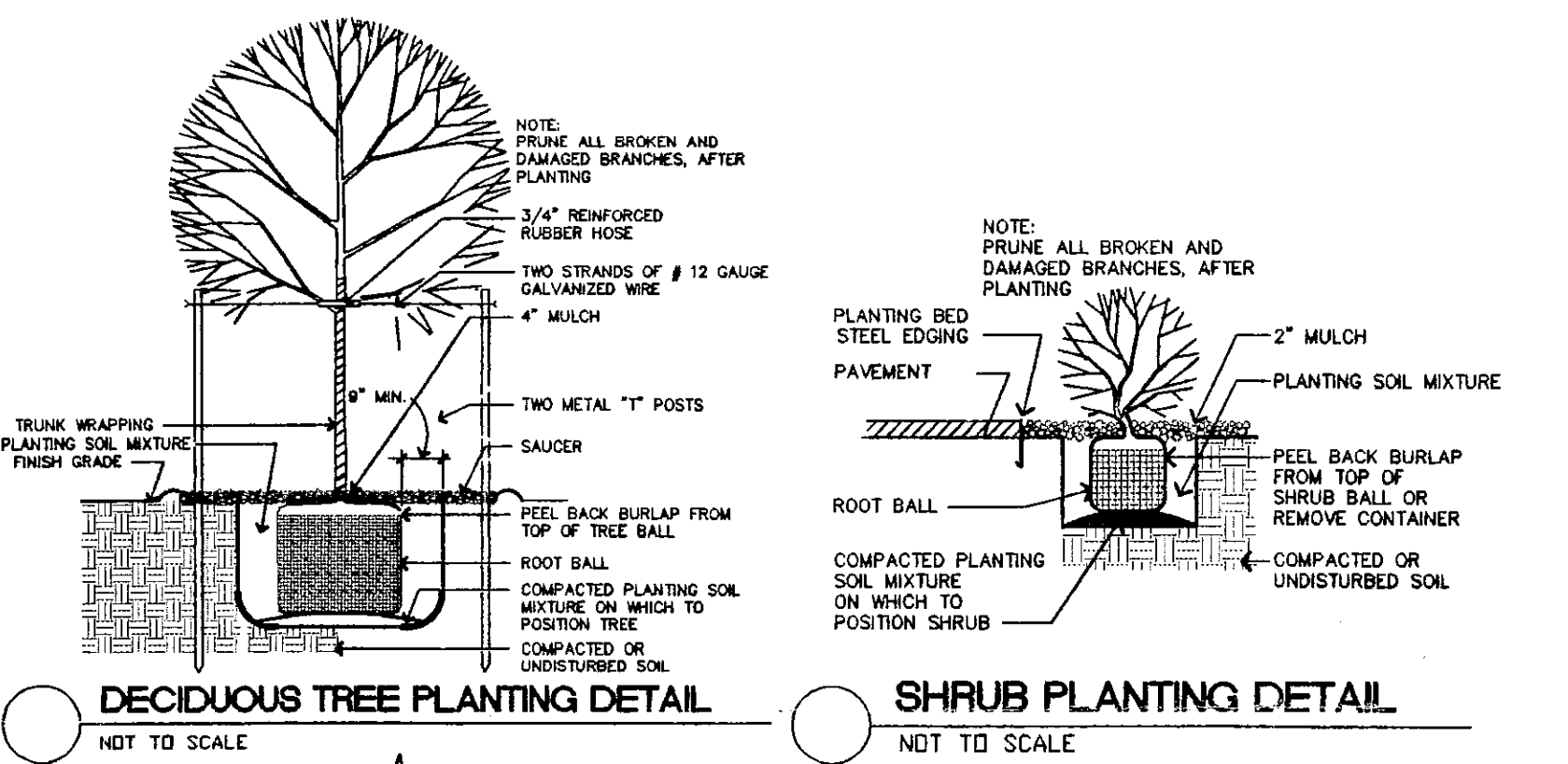
APPROVED 11/6/98 BY [Signature]  
MAPP Copy 1 of 2

## PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
<b>TREES</b>				
2	OKLAHOMA REDBUD	Cercis canadensis "Oklahoma"	2' to 2 1/2' cal.	BB
2	TRINITY PEAR	Pyrus calleryana "Trinity"	2' to 2 1/2' cal.	BB
6	AUTUMN BLAZE MAPLE	Acer Rubrum "Autumn Blaze"	2' to 2 1/2' cal.	BB
2	BLUE SPRUCE	Picea pungens var. Glauca	6'- 8'	BB
28	SCOTCH PINE	Pinus Sylvestrus	6'- 8'	BB
<b>SHRUBS</b>				
18	EMERALD N GOLD EUONYMUS	Euonymus fortunei "Emerald'n'Gold"	2 Gal.	Cont.
16	ANTHONY WATERER SPIREA	Spiraea x bumalda "Anthony Waterer"	2 Gal.	Cont.
16	BROADMOOR JUNIPER	Juniperus sabina "Broadmoor"	2 Gal.	Cont.
6	LITTLE PRINCESS SPIREA	Spiraea japonica "Little Princess"	2 Gal.	Cont.

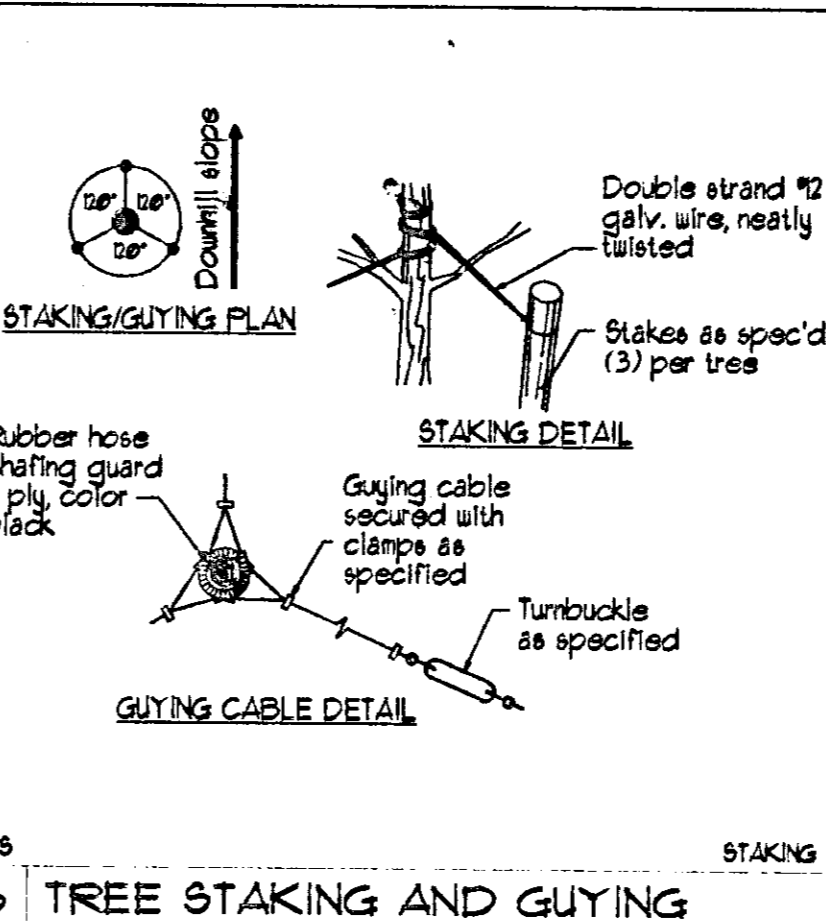
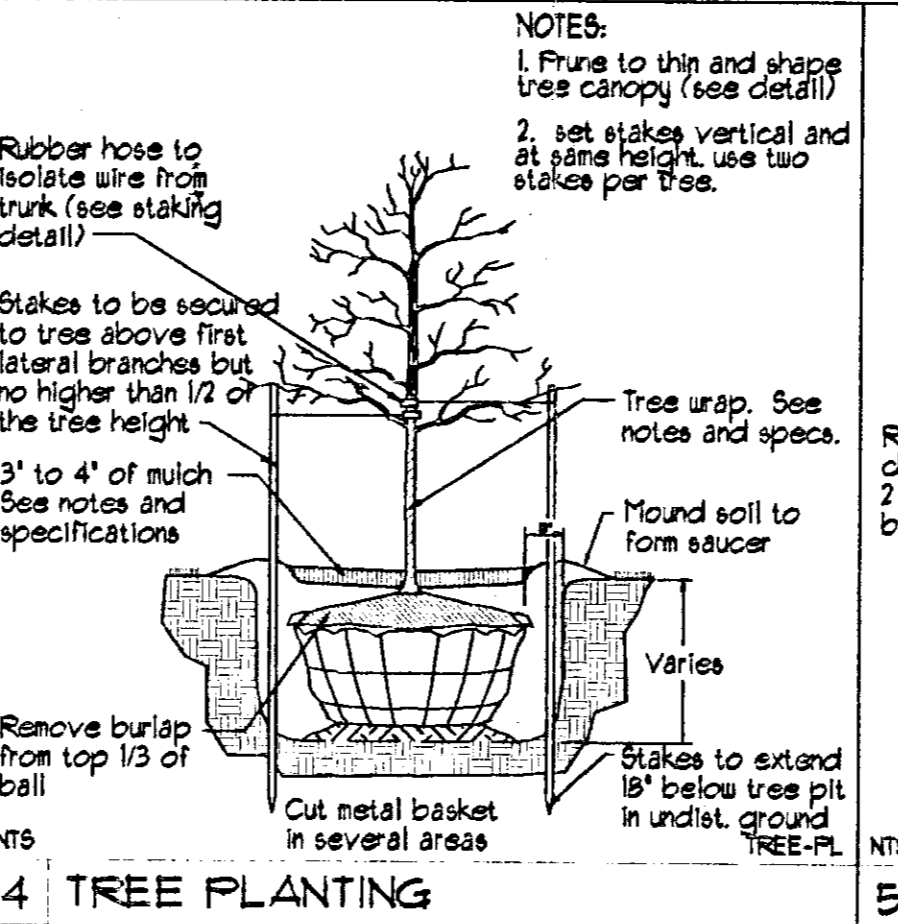
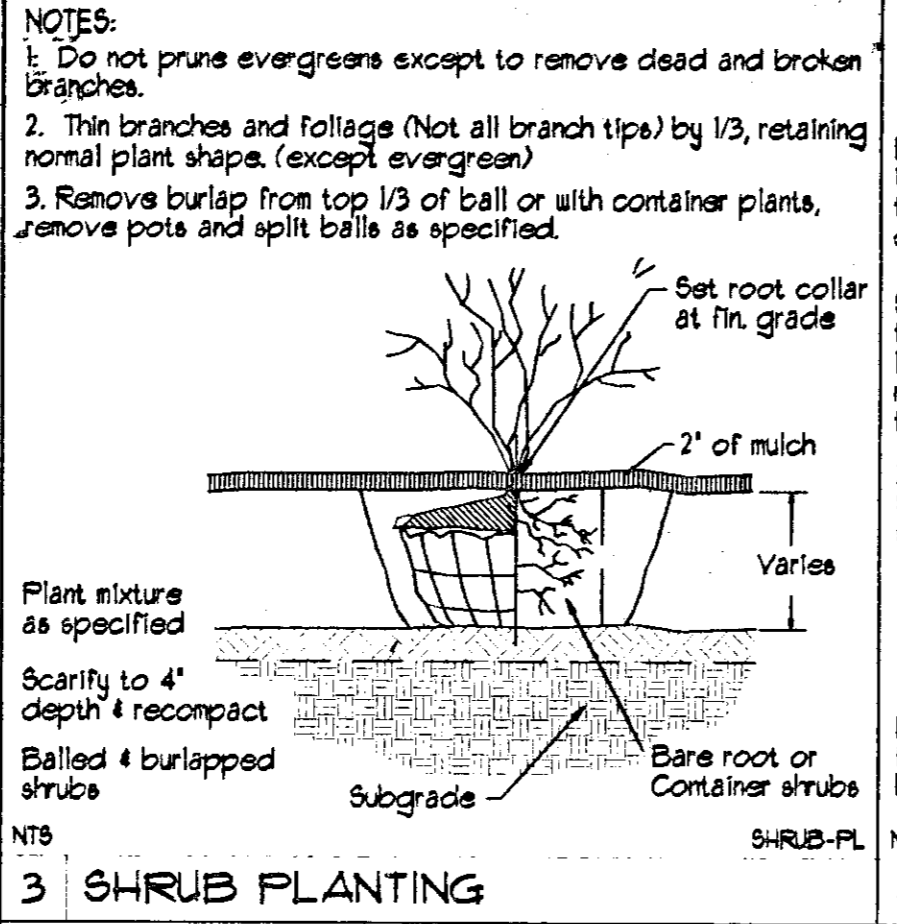
## LANDSCAPE NOTES

- ALL WORK SHALL BE DONE AS PER THE CITY OF WICHITA LANDSCAPE SPECIFICATIONS AND LOCAL NURSERY STANDARDS.
- ALL TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTED. ALL LANDSCAPING TO BE INSPECTED BY THE PROJECT MANAGER UPON DELIVERY.
- TOPSOIL HAULED ONTO SITE SHALL BE FERTILE, FRABLE, NATURAL SANDY LOAM TOPSOIL, OF UNIFORM QUALITY CHARACTERISTIC OF REPRESENTATIVE LOCAL SOILS WHICH PRODUCE HEAVY GROWTH OF CROPS, GRASS OR OTHER VEGETATION. IT SHALL BE FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, ROOTS, STONES, TRASH OR OTHER MATTER TOXIC TO PLANT GROWTH. TOPSOIL SHALL BE DELIVERED IN AN UNFROZEN AND NON-MUDDY CONDITION AND SHALL BE SUBJECT TO APPROVAL BY THE PROJECT MANAGER.
- PLASTIC EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. EDGING SHALL BE COBRA COMMERCIAL GRADE OR AN APPROVED EQUAL.
- ALL PLANTING BEDS FOR SHRUBS SHALL HAVE THE EXISTING SOIL REMOVED AND REPLACED 18" IN DEPTH WITH THE APPROVED TOPSOIL, UNLESS THE EXISTING SOIL IS OF SIMILAR QUALITY AS THE APPROVED TOPSOIL.
- CONTRACTOR SHALL INSTALL DEWITT WEED BARRIER FABRIC OR APPROVED EQUAL IN ALL PLANTING BEDS PRIOR TO MULCHING.
- INSTALL 2" DEPTH OF MULCH IN ALL SHRUB PLANTING BEDS AND 4" DEPTH OF MULCH IN ALL TREE PLANTINGS. MULCH SHALL BE SHREDED CYPRESS MULCH.
- ALL AREAS MARKED AS SEED SHALL BE A FESCUE BLEND.
- CONTRACTOR SHALL LOCATE ALL ABOVE AND BELOW GROUND UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION BY CALLING KANSAS ONE-CALL @ 887-2470. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS REQUIRED AND IS TO SEE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES.
- LANDSCAPE CONTRACTOR SHALL SUBMIT A BID WITH UNIT PRICES FOR ALL PLANTS WHICH INCLUDE MULCH, INSTALLATION, STAKING, AND GUARANTEES.
- IRRIGATION OF PROPOSED GRASS, SHRUBS AND TREES SHALL BE ACCOMPLISHED BY THE USE OF AN AUTOMATIC IRRIGATION SYSTEM.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE PROJECT MANAGER PRIOR TO THE START OF ANY CONSTRUCTION.



SECTION 0204 LANDSCAPE SPECIFICATIONS

- 100 GENERAL**
- Prior to construction or installation of the landscape, the contractor shall locate all underground utilities and shall take proper precautions so as not to disturb them. Any damage done to underground utilities or structures shall be repaired at the landscape contractor's expense.
  - Scope of work: This includes but is not limited to:
    - Excavation and leveling of all landscaped areas.
    - Clearing out of all weeds and debris and any other material that may be harmful to or hinder the growth of the plant material.
    - Furnishing and installation of plant material at root ball or container, including ground cover, borders, irrigation system, plant protection and other items that may be required for a complete installation.
    - Maintenance of the landscape areas during the period of construction.
    - Clearing and grading of all landscape areas at the completion of the installation and prior to final acceptance by owner.
    - All plant material shall conform to grading type, etc. as set forth in the American Standard for Nursery Stock by the American Association of Nurserymen. Plants shall be free from disease and insects and shall be of a quality equal to or better than specified.
    - Landscaping Contractor shall state for the General Contractor that all plants and materials are of the quality and quantity specified in the contract documents.
    - All landscape areas shall slope away from the building and other structures.
  - All operations shall be performed in a safe and proper manner. Report all discrepancies to the owner representative before proceeding with the work.
  - Landscaping contractor shall coordinate his work with other contractors on the job in order to eliminate or minimize conflict and prevent delay of the completion of the project.
  - Landscaping shall be maintained until after construction. Maintenance shall include watering, trimming, weeding and cultivation of beds.
  - Provide all irrigation system operating manuals and instructions along with all guarantees and any special care instructions required for any of the plant material or to completion of the work.
  - Remove all waste and debris created by the landscape contractor or its employees or construction crew at all times and areas of soil and debris and remove it from the site.
  - All existing vegetation, weeds, debris, etc. in the landscaped areas shall be removed and disposed of properly at the end of construction expense.
- 100 SOIL PREPARATION**
- 200 FOR SEED AND SOIL CARES**
- Thoroughly till the top 3" - 4" of soil and seed and soil beds. Remove all clods and stones that are over 1/2" in size. Remove weeds, debris, refuse and any other material likely to hinder plant growth.
  - Level and grade with care and provide positive drainage to prevent standing or ponding water.
  - Test the soil for acidity, lime and nitrogen and apply the appropriate amendments to produce a pH factor of 6.5 to 7.0.
  - For seed beds, add soil to a maximum of 20% organic matter by volume. 3 cubic yards per 1000 square feet.
  - Apply 10-10-10 fertilizer at an amount of 5 lbs per 1000 sq. ft. and thoroughly mix into the top 2 inches of soil.
- 300 FOR TREES AND SHRUBS**
- Tree pits shall be at least 2 feet greater in diameter than the root ball and at least 12" deep below the root grade.
  - Shrub pits shall be at least 1 foot greater in diameter than the root ball and at least 6" deep below the root grade.
  - All pits shall be constructed with a minimum of 12" of compacted material surrounding the root ball.
  - Excavated material shall be compacted around the root ball to a depth of 6" from the surface.
  - Mulch shall be applied to a depth of 2" around the root ball.
  - The bottom of each pit shall contain a minimum of 6" of water retaining soil mixed with peat moss by volume.
  - For deciduous trees before planting shall be protected for public safety.
  - Where Kalium is incorporated in the soil, the depth and width of the pit shall be increased by one foot (12") over specifications and a liquid penetrator, Kalium or soda shall be incorporated per manufacturer's recommendations. Contractors shall also comply with all recommendations from item 200 C above.
  - Plant soil mixture shall consist of two parts (2:1) parts: peat moss, 1 part soil and one (1) part manure by volume. Thoroughly mix prior to packing in pits. Backfilling shall be done in 6" lifts from the bottom of the pit. Watering shall be done immediately after planting.
- 300 MATERIAL**
- 301 PLANTS**
- Plants are to be watered, grown under shade conditions similar to those of the project location. Free of disease, insect damage, and other defects.
  - Plants are to be firmly dug with a firm root ball large enough to include all roots and feeding roots.
  - Plants are to be done, including root spread and other structures.
  - Shrub pits shall be done and the bottom shall be done as specified in the contract documents. No other access means from existing utility.
- 302 GRASSES**
- All grasses of seed and soil types shall be sown during the best season for the area. Water conditions and soil conditions found in the area of the project.
  - Soil shall be watered, grown free of weeds, stones, rocks and other debris.
  - Seed shall be sown and free from disease and shall be properly mixed. Provide full coverage for the grass types listed.



**LANDSCAPE LEGEND**

Seed	Large deciduous Tree	-Type 'A'	Deciduous shrub	-Type 'D'
Soil	Medium ornamental Tree	-Type 'B'	Deciduous shrub	-Type 'E'
Soil	Evergreen tree	-Type 'C'	Evergreen shrub	-Type 'F'

**Quantity Type**

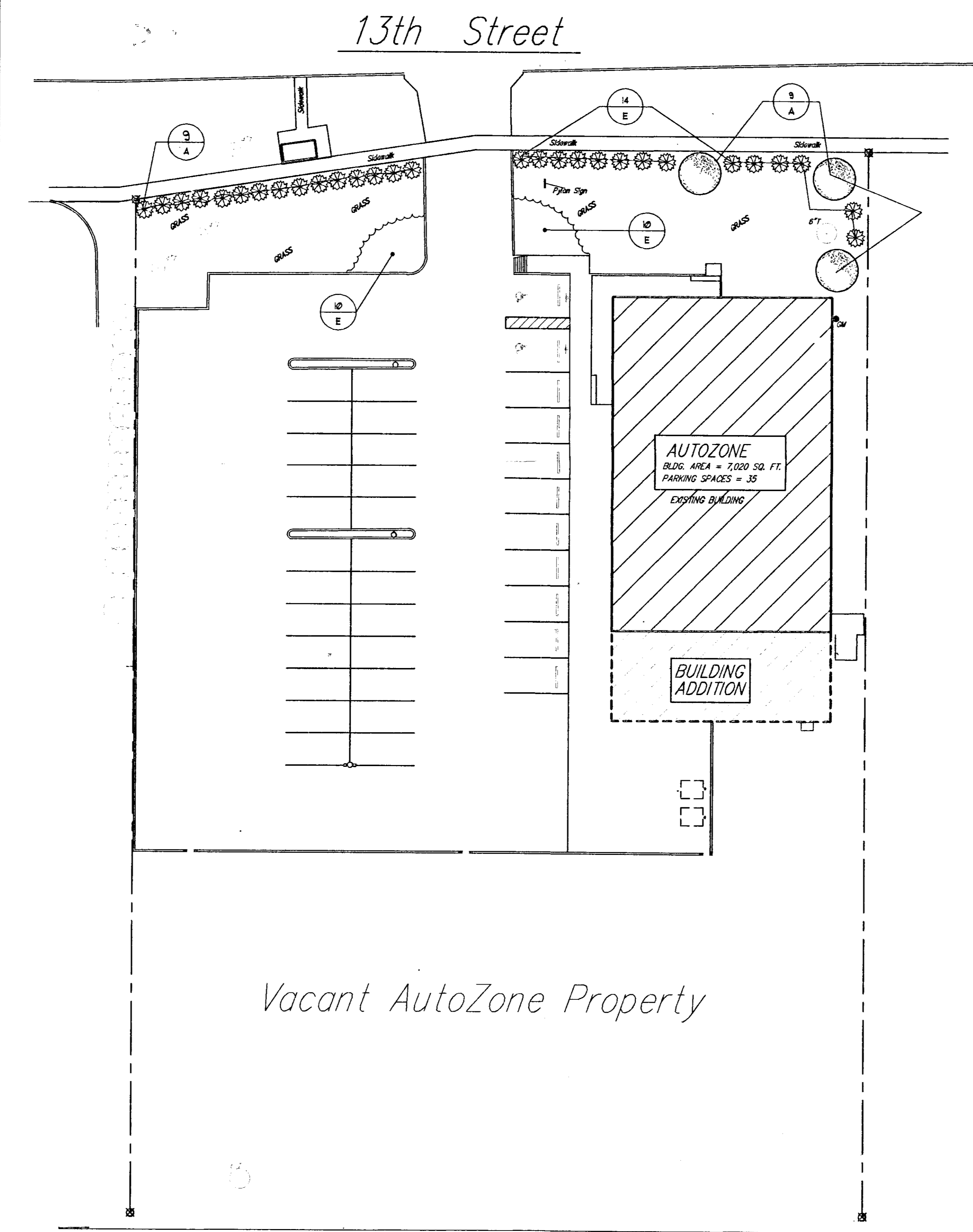
Quantity: 1  
Type: A

**GENERAL NOTES**

- Grass is existing.
- All trees and shrubs to be planted in mulch beds with edge strips to separate turf grass areas.
- PROVIDE A WEED MAT FOR ALL PLANTING AREAS!

**PLANT LIST**

QUANTITY	REF.	BOTANICAL/COMMON NAME	SIZE	ROOT TYPE	REMARKS
3	A	MARSHALLS SEEDLESS GREEN ASH	2" CAL	B & B	
		Fraxinus pennsylvanica			Marshall's seedless
20	E	COMPACT ANDORRA JUNIPER	5 gal	container	
		Juniperus horizontalis			Juniperus youngstownii
15	E	FRITZER COMPACT JUNIPER	10" TALL	container	
		Juniperus chinensis pfitzariana			
14	E	BLUE POINT JUNIPER	5 gal	container	
		Juniperus chinensis 'Blue Point'			



ARCHITECT: THOMAS HEIGLE  
60 MADISON AVENUE, 10TH FLOOR  
MEMPHIS, TENNESSEE 38103  
TEL: (901) 495-8151 FAX: (901) 495-8901

4093  
KANSAS  
PROFESSIONAL SEAL  
10-01

PREPARED FOR: AutoZone STORE DEVELOPMENT  
Store No: #638  
4849 EAST 15TH STREET  
WICHITA, KS 67208

LANDSCAPE PLAN

DP-135  
PARCEL 1 (PORTION)  
LANDSCAPE PLAN  
APPROVED 10/19/97 BY [Signature]

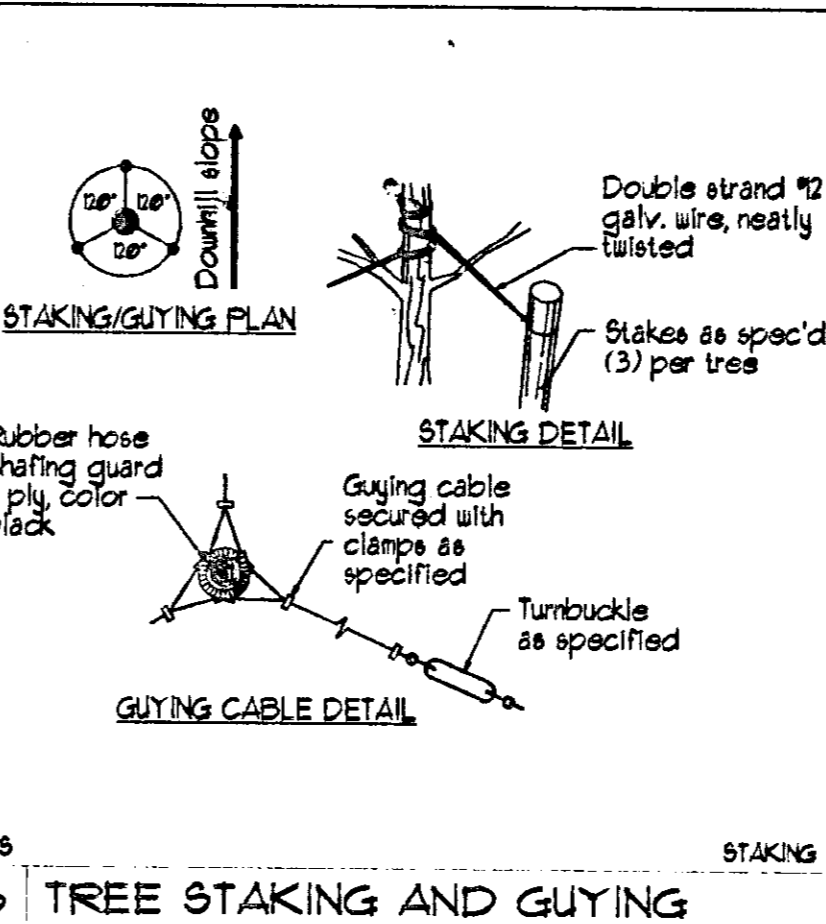
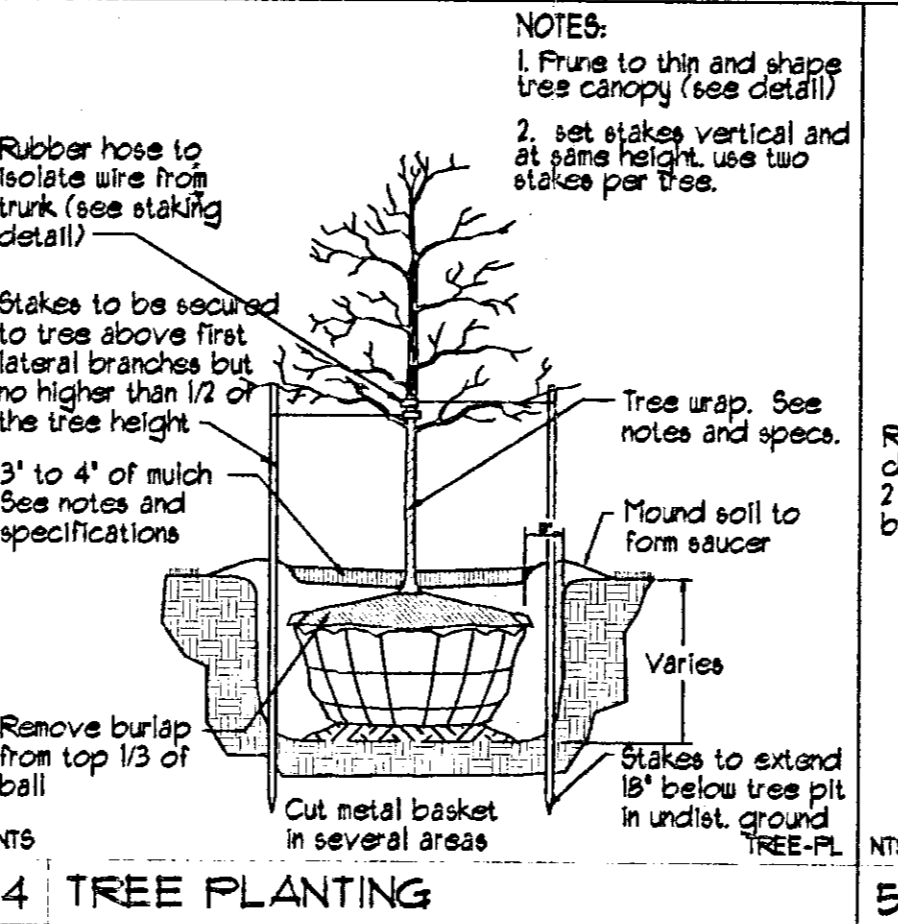
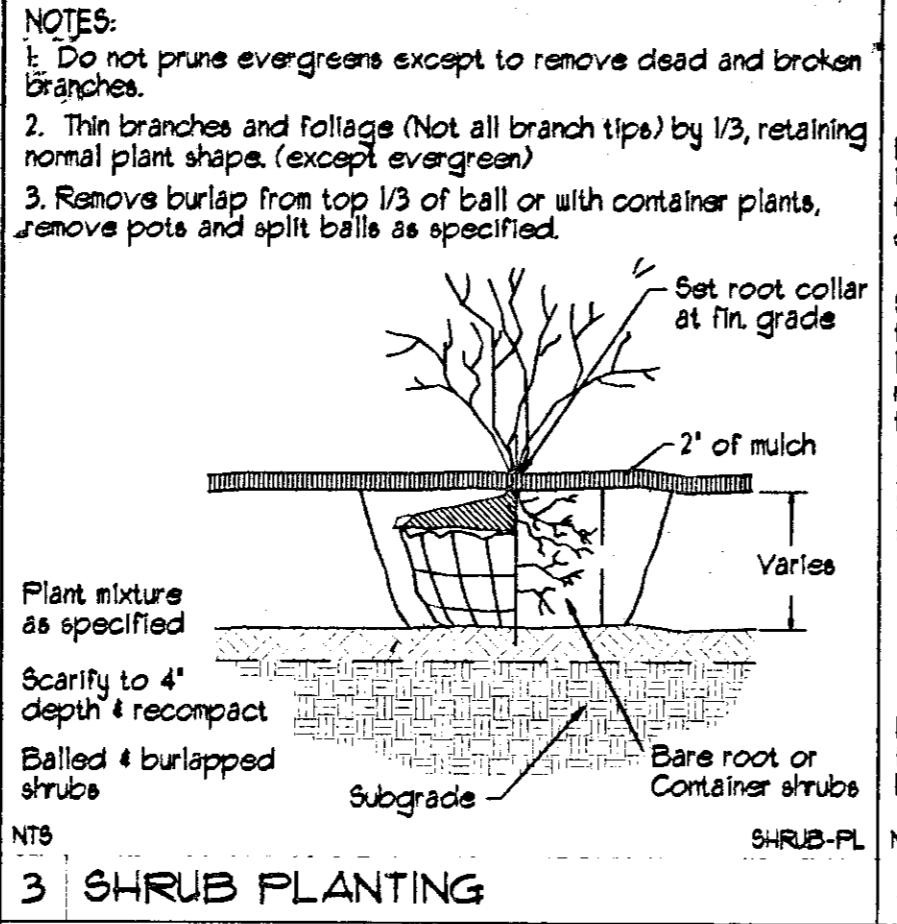
SCALE: 1" = 20'-0"

NO.	REVISIONS
1	
2	
3	
4	
5	
6	
7	

ARCHITECT: ELG  
DRAFTSMAN: MJU  
CHECKED BY: ELG  
PERMIT DATE:  
PROFITABLE SIZE  
REM-6N (R)

SECTION 0204 LANDSCAPE SPECIFICATIONS

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    - Clearing out of all weeds and debris and any other material that may be harmful to or hinder the growth of the plant material.
    - Furnishing and installation of plant material at root ball covered, vegetative ground cover, sod, mulch, irrigation system, plant protection and other items that may be required for a complete installation.
    - Maintenance of the landscape areas during the period of construction.
    - Clean-up and dressing of all landscape areas at the completion of the installation and prior to final acceptance by owner.
  - All plant material shall conform to grading type, etc. as set forth in the American Standard for Nursery Stock by the American Association of Nurserymen. Plants shall be free from disease and insects and shall be of a quality equal to or better than specified.
  - Landscaping Contractor shall state for the General Contractor that all plants and materials are of the quality and quantity specified in the contract documents.
  - All landscape areas shall slope away from the building and other structures.
  - All operations shall be performed in a safe and proper manner. Report all discrepancies to the owner representative before proceeding with the work.
  - Landscaping contractor shall coordinate his work with other contractors on the job in order to eliminate or minimize conflict and prevent delay of the completion of the project.
  - Landscaping shall be maintained until after construction. Maintenance shall include watering, weeding and cultivation of beds.
  - Provide all irrigation system operating manuals and instructions along with all guarantees and any special care instructions required for any of the plant material or to completion of the work.
  - Remove all waste and debris created by the landscape contractor or its employees or construction crew at all times and areas of soil and debris and remove it from the site.
  - All existing vegetation, weeds, debris, etc. in the landscape areas shall be removed and disposed of properly off site at the contractor's expense.
- 100 SOIL PREPARATION**
- 200 FOR SEED AND SOIL CARES**
- Thoroughly till the top 3" - 4" of soil and seed and soil beds. Remove all clods and stones that are over 1/2" in size. Remove weeds, debris, refuse and any other material likely to hinder plant growth.
  - Level and grade with care and provide positive drainage to prevent standing or ponding water.
  - Test the soil for pH, fertility, etc. and apply appropriate amendments to produce a pH factor of 6.5 to 7.0.
  - For seed beds, add soil to a maximum of 20% greater water by volume. 3 cubic yards per 1000 square feet.
  - Apply 10-10-10 fertilizer at an amount of 5 lbs per 1000 sq. ft. and thoroughly mix into the top 2 inches of soil.
- 300 FOR TREES AND SHRUBS**
- Tree pits shall be at least 2 feet greater in diameter than the root ball and at least 12" deep below the root grade.
  - Shrub pits shall be at least 1 foot greater in diameter than the root ball and at least 6" deep below the root grade.
  - All pits shall be constructed with a minimum of 12" of compacted material surrounding the root ball.
  - Excavated material containing rocks, debris or roots are to be disposed of off premises.
  - Mulch areas are to be at least 2 inches deep.
  - The bottom of each pit is to contain a minimum of 6" of water expanded soil mixed with peat moss by volume.
  - For excavated areas before planting shall be protected for public safety.
  - Where Kalene is encountered in the soil, the depth and width of the pit shall be increased by one foot (12") over specifications and a liquid penetrant, Kalene or equal shall be incorporated per manufacturer's recommendations. Contractors shall also comply with all recommendations from Item 200 C above.
  - Plant soil mixture shall consist of two parts (2:1) parts: peat moss, topsoil and one part (1:3) parts: peat moss by volume. Thoroughly mix prior to packing in pits. Backfilling shall be done in 6" lifts. No tamping or treading water between a new watering system proceeding with the rest.
- 300 MATERIAL**
- 301 PLANTS**
- Plants are to be watered, grown under shade conditions similar to those of the project location. Free of disease, insect damage, and other defects.
  - Plants are to be firmly dug with a firm root ball large enough to include all roots and feeding roots.
  - Plants are to be done, including root spread and other structures.
  - Shrub pits shall be packed and the bottom shall be compacted. Irrigation systems shall be installed and accessible means for watering only.
- 302 GRASSES**
- All grasses of seed and soil types shall be sown during the best season for the area. Water conditions and soil conditions found in the area of the project.
  - Soil shall be watered, grown free of weeds, stones, rocks and debris.
  - Seed shall be sown and free from disease and shall be properly watered to insure full coverage for the grass types listed.



**LANDSCAPE LEGEND**

Seed	Large deciduous Tree	-Type 'A'	Deciduous shrub	-Type 'D'
Soil	Medium ornamental Tree	-Type 'B'	Deciduous shrub	-Type 'E'
Soil	Evergreen tree	-Type 'C'	Evergreen shrub	-Type 'F'

**Quantity Type**

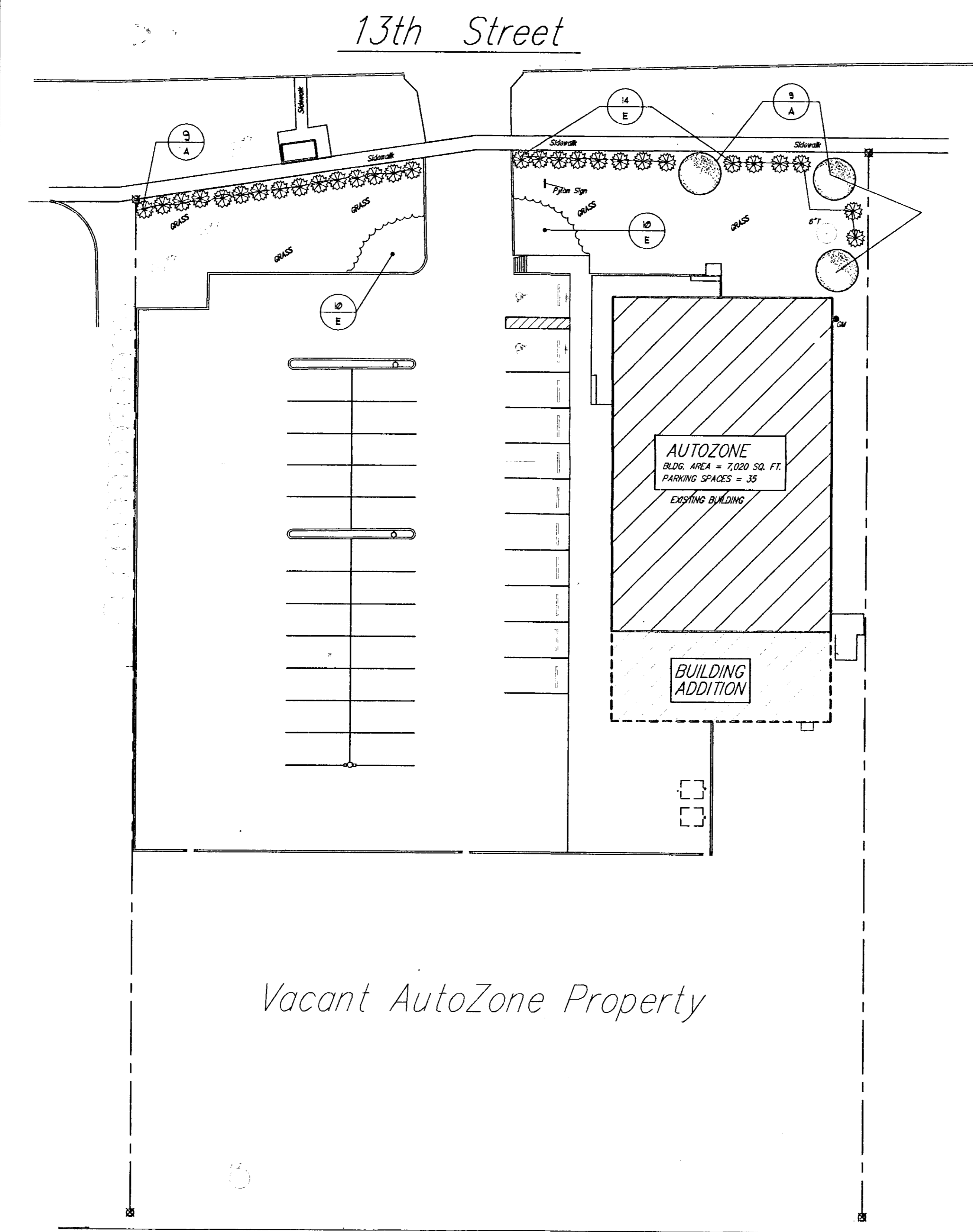
Quantity: 1  
Type: A

**GENERAL NOTES**

- Grass is existing.
- All trees and shrubs to be planted in mulch beds with edge strips to separate turf grass areas.
- PROVIDE A WEED MAT FOR ALL PLANTING AREAS!

**PLANT LIST**

QUANTITY	REF.	BOTANICAL/COMMON NAME	SIZE	ROOT TYPE	REMARKS
3	A	MARSHALLS BEEDESS GREEN ASH	2" CAL	B & B	
		Fraxinus pennsylvanica			Marshall's seedless
20	E	COMPACT ANDORRA JUNIPER	5 gal	container	
		Juniperus horizontalis			Juniperus youngstowni
15	E	FRITZER COMPACT JUNIPER	10" TALL	container	
		Juniperus chinensis pfitzariana			
14	E	BLUE POINT JUNIPER	5 gal	container	
		Juniperus chinensis 'Blue Point'			



ARCHITECT: THOMAS HEIGLE  
60 MADISON AVENUE, 10TH FLOOR  
MEMPHIS, TENNESSEE 38103  
TEL: (901) 495-8151 FAX: (901) 495-8901

4093  
KANSAS  
PROFESSIONAL SEAL  
10-01

PREPARED FOR: AutoZone STORE DEVELOPMENT  
Store No: 4638  
4849 EAST 15TH STREET  
WICHITA KS 67208

LANDSCAPE PLAN

DP-135  
PARCEL 1 (PORTION)  
LANDSCAPE PLAN  
APPROVED 10/19/97 BY [Signature]

SCALE: 1" = 20'-0"

REVISIONS

1
2
3
4
5
6
7

ARCHITECT: ELG  
DRAFTSMAN: MJU  
CHECKED BY: ELG  
PERMIT DATE

PROFITABLE SIZE  
REM-6N (R)

# LANDSCAPE ORDINANCE CALC.'S

## LANDSCAPE STREETYARD REQUIRED

Average Lot Depth 187.5 l.f. = 10 Sq. Ft. Factor per L.F.  
 Oliver Avenue Street Frontage 152.84  
 Street Frontage 152.84 x 10 s.f Factor = 1528 s.f Required Landscape Streetyard

## LANDSCAPE STREETYARD PROVIDED 1,300 Sq. Ft.

## STREETYARD TREES REQUIRED

Oliver Avenue 1,528 Sq. Ft. / 500 = 3.056 Shade Trees rounded up to 3.5

## STREETYARD TREES PROVIDED

Equivalent of 3.5 Shade Trees  
 (1 Shade Trees, 1 Ornamental Tree, 2 Evergreen, 14 Shrubs)

## PARKING LOT SCREENING REQUIRED

Screening along Oliver Avenue

## PARKING LOT SCREENING PROVIDED 30 Shrubs

## PARKING LOT TREES REQUIRED - One Shade Tree per 20 Spaces

## PARKING LOT TREES PROVIDED - Credit up to one-half of required Street Trees

## BUFFER REQUIRED - None

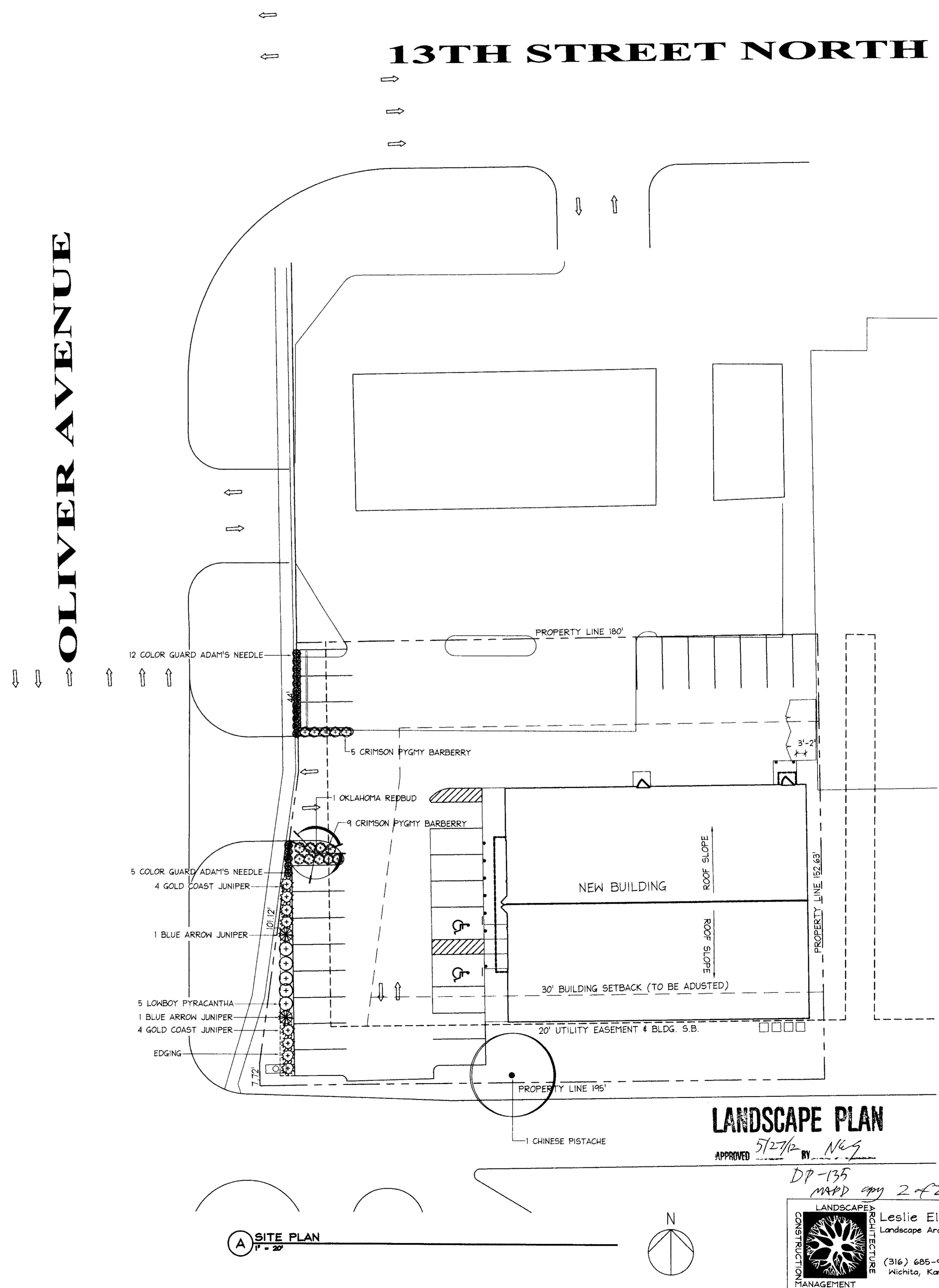
## NOTES

1. Prior to any excavation for landscaping purposes, the location of underground utilities shall be determined by calling Kansas One-Call Systems @ 811. Installer shall be responsible for any damage to existing utilities caused by his operations, in cases where utilities are accurately marked.
2. Planting beds on this site are mostly defined by concrete paving. Commercial grade steel edging shall be used to define edges not defined by concrete.
3. All planting beds shall be prepared by eradicating existing vegetation with Round-UP (or-equal) according to label directions. A pre-emergent herbicide shall be applied per label directions.
4. Planting soil shall be improved with new friable topsoil, organic soil amendments such as Back-to-Earth, Gypsum, etc. in accordance with standard trade practise.
5. Granular type slow-release fertilizer formulated for new plantings i.e. MYKE, Ferti-lome Start N Grow or Hi-Yield Grower's Special shall be applied to root ball and soil prior to planting. Follow label instructions.
6. Mulch in shrub beds shall be 3" decorative rock mulch or shredded cypress mulch as approved by Owner. Weed barrier fabric shall be installed under rock.
7. Water for establishment and maintenance of plant materials on this project will be provided by automatic sprinkler system.
8. Disturbed lawn areas shall be seeded or sodded with Gard'n Wise premium fescue blend or equal as approved by owner.
9. All seeded areas require a minimum 2 year warranty.
10. Plants shall be high quality nursery or field grown stock which meets the National Association of Nurserymen standards as specified by the American Standards Institute in ANSI Z60.1-1986 or as may be amended in the future.
11. All landscape installations require a one year warranty.
12. The owner or tenant who assumes responsibility for the property shall be responsible for the continued proper maintenace of all landscaping materials, and shall keep them in a proper, neat, and orderly appearance, free from refuse and debris, at all times. All landscaped areas shall be provided with a readily available water supply. All unhealthy or dead plant material shall be replaced within one year, or by the next planting season, whichever comes first. All replacement plants shall conform to the city's current landscaping standards.

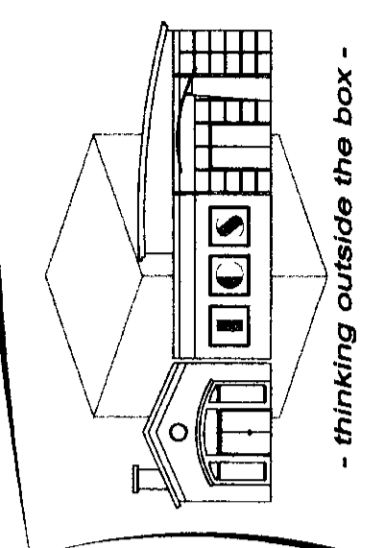
## PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
1	CHINESE PISTACHE	Pistachia chinensis	2" cal. min.	B#B
1	OKLAHOMA REDBUD	Cercis canadensis texensis 'Oklahoma'	1-1/2" cal.	B#B
2	BLUE ARROW JUNIPER	Juniperus virginiana 'Blue Arrow' (Improved variety)	6' ht.	Container/B#B
5	LOWBOY PYRACANTHA	Pyracantha coccinea 'Lowboy'	2 gal.	Container
8	GOLD COAST JUNIPER	Juniperus x pfitzeriana 'Aurea Improved'	2 gal.	Container
14	CRIMSON PYGMY BARBERRY	Berberis thunbergii atropurpurea 'Crimson Pygmy'	2 gal.	Container
17	COLOR GUARD ADAM'S NEEDLE	Yucca filamentosa 'Color Guard'	2 gal.	Container

FIRE HYDRANT



**ICS**  
 INNOVATIVE CONSTRUCTION SERVICES, INC.  
 316-260-1644  
 415 S. Greenwood, Suite 2  
 Wichita, KS 67211  
 Lic. 681



**FAMILY DOLLAR**  
 1330 N. OLIVER  
 Wichita, KS

PROPERTY OF INNOVATIVE CONSTRUCTION SERVICES, INC. UNLAWFUL TO REPRODUCE

LESLEIELVING.COM  
 377  
 STATE OF KANSAS  
 5/12/12

DATE : 5-22-12  
 DR. BY : LE  
 PROJECT NO. 12-087  
 REVISIONS:

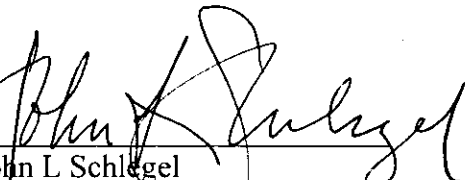
LANDSCAPE ARCHITECTURE  
**Leslie Elving**  
 Landscape Architect  
 (316) 685-9492  
 Wichita, Kansas

SHEET  
**LS1**

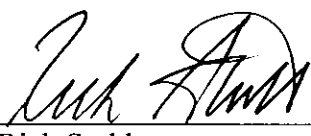
side yard setback standard for CUPs. The minimum interior side yard setback standard for the LC zoning district is zero, however if one is provided it is a 5-foot minimum. The proposed setback exceeds the minimum standards for a CUP's and the LC zoning district's interior side yard setback.

On the basis of our review, we feel that adjusting the CUP in the manner you have requested to would be consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation from the original plan, to allow reduction of the south internal side yard setback to be reduced from 30 feet to 20 feet, with the 20-foot wide easement to remain open for internal circulation. This adjustment shall not be deemed to alter any other provisions of the CUP or other standards of the Unified Zoning Code except as stated herein.

Please submit four (4) copies of the CUP with these changes noted within 30 days. The "Development Application" notification signs may now be removed from the property.



John L. Schlegel  
Director of Planning



Rick Stubbs  
Superintendent of Central Inspection

cc: Poe & Associates, Inc., Attn: Tim Austin, 5940 E. Central, Wichita, KS 67208  
Dale Miller, MAPD via email  
Paul Hays, Office of Central Inspection via email  
JR Cox, Office of Central Inspection via email  
Leonard Fox, Office of Central Inspection via email



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

March 7, 2012

E.S. Development – Midwest, LLC  
Attn: Bradley Saville, President  
156 N. Emporia  
Wichita, KS 67202

Rhineland Development Co., Inc.  
630 N. Washington  
Wichita, KS, 67214

**RE: CUP2012-00005 – City Administrative Adjustment on the LC Limited Commercial (“LC”) zoned Lamsdale Community Unit Plan (“CUP”), CUP DP-135, to reduce the parking and the south setback of Parcel 1, generally located southeast of the 13<sup>th</sup> Street North – Oliver Avenue intersection; general described as a southwestern portion of Lot 27, Block 1, Williamsburg Addition (see attached legal)**

Dear Sirs:

We received and reviewed your request for an Administrative Adjustment to the above-referenced CUP DP-135. Your letter requests a reduction of the required parking for an 8,000-square foot retail store and a reduction of the south 30-foot building setback, all on Parcel 1.

Your letter recognizes your referenced 8,000-square foot retail store as being categorized “Retail, General,” by the Unified Zoning Code’s (UZC) parking standards. The UZC, Art.IV-A.4, requires one parking space per 330-square feet of a retail, general building; 24 parking spaces. You are requesting 26 parking spaces, or two more parking spaces than required, thus there is no need for an adjustment of the minimum parking standards.

Your letter also states that you wish to reduce the south, interior setback on Parcel 1 from 30 feet to 20 feet, which is where a 20-foot wide platted utility easement is located; General Provision #3. Parcels 1 and 2 share this common parcel line. Both sites are zoned LC and the CUP gives no interior setback for Parcel 2 along this common parcel line. There is no minimum interior

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**T** 316.268.4421 **F** 316.268.4390

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

May 21, 2012

Thomas Schmeidler  
1444 S Saint Clair Street #A  
Wichita, KS 67213

ES Development-Midwest LLC  
156 N. Emporia  
Wichita, KS 67202

Poe and Assoc. c/o Tim Austin  
5940 E. Central  
Wichita, KS 67208

**RE: CUP2012-15 - Administrative Adjustment of CUP DP-135 to create Parcels 1b and 1c, AND to reduce the rear yard setback on the LC Limited Commercial zoned Parcel 1B, generally located on the southeast corner of 13th Street North and Oliver Avenue.**

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-135 Lambsdale Community Unit Plan ("CUP"). We understand you wish to create Parcels 1b and 1c consistent with a lot split recorded on March 15, 1988. And, you wish to reduce the rear setback on the newly created Parcel 1B. Maximum building coverage, floor area, uses and signage permitted does not change.

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

This CUP adjustment shall not be deemed to alter any other provisions of the CUP except expressly stated herein. Our signatures below indicate that the CUP shall be adjusted with the following language:

The rear setback for Parcel 1B shall be EITHER zero feet with a ten-foot maintenance easement granted by the adjoining property owner OR five feet with no easement required. Buildings on

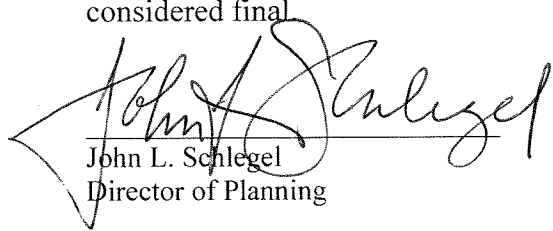
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this parcel shall be subject to site plan approval by Planning Staff.

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



Rick Stubbs  
Co-Interim Superintendent of Central Inspection

cc: Paul Hays, Office of Central Inspection  
Lavonta Williams, CM District I  
LaShonda Games, NA District I