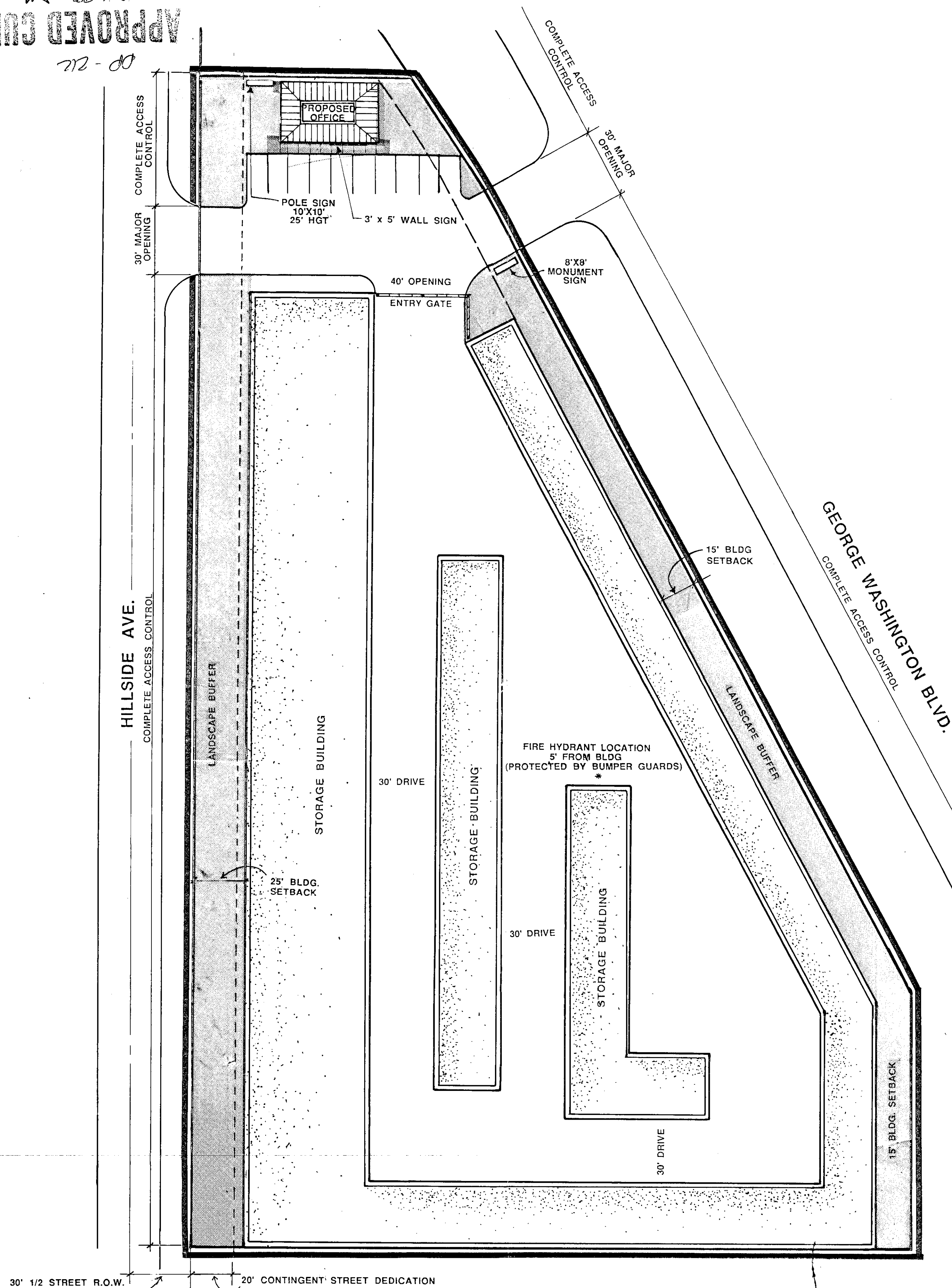


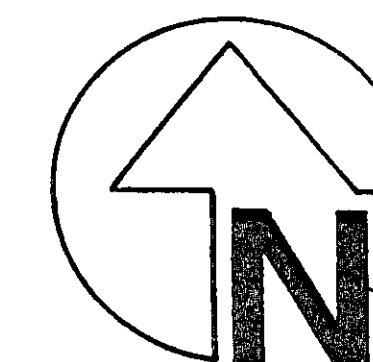
287 hoo dawl
MAY 11-71
12-11-71
APPROVED
212 - 212



GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS APPROXIMATELY 3.2 NET ACRES.
 2. THE PROPOSED DEVELOPMENT CONTAINS ONE (1) PARCEL WITH COMMERCIAL USES. FOR SPECIFIC USES SEE DESCRIPTION.
 3. SETBACKS ARE AS INDICATED ON PLAN VIEW.
 4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 5. A DRAINAGE PLAN SHALL BE PROVIDED AT THE TIME OF PLATTING.
 6. SIGNS:
SIGNS SHALL BE LIMITED TO 3 AS INDICATED ON THE PLAN IN ACORDANCE WITH THE SECTION 24.04 OF THE CODE OF THE CITY OF WICHITA. SIGNS WITH ROTATING OR FLASHING LIGHTS, OFF-SITE AND PORTABLE SIGNS ARE PROHIBITED.
 7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY SHALL BE RESOLVED AT THE TIME OF PLATTING.
 8. PARKING:
A. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS.
 9. 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 DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
 10. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
 11. FIRE LANES:
A. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
B. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 12. ACCESS CONTROL:
A. ACCESS TO GEORGE WASHINGTON BLVD. AND HILLSIDE ARE INDICATED ON C.U.P.
 13. LANDSCAPE BUFFERS/SCREENING:
A. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE LANDSCAPE BUFFERS AS INDICATED ON THE PLAN AND SUBMITTED AS A PART OF THE C.U.P. IDENTIFYING THE TYPE, LOCATION, AND SPECIFICATION OF PLANT MATERIALS AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE LANDSCAPE BUFFERS, AS INDICATED ON THE PLAN, SHALL CONSIST OF TREES, TURF AND LOW SHRUBBERY AND ALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS NOT CONSTITUTE A TRAFFIC HAZARD.
B. 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.
 14. FAILURE TO PROPERLY MAINTAIN THE LANDSCAPE BUFFERS MENTIONED ABOVE SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDANT OF CENTRAL INSPECTION.
 15. PARCEL DESCRIPTION:
PARCEL NUMBER 1:
PROPOSED USES: SELF STORAGE UNITS WITH ASSOCIATED OFFICE, COMMUNICATIONS TOWER (WITH CONDITIONS) - SEE ADMIN. MAP DATED 9-12-95
 16. IF THE ABUTTING PROPERTY TO THE NORTH OF THE C.U.P. COMES INTO THE SAME OWNERSHIP, POSSESSION, OR CONTROL, THEN THAT PROPERTY SHALL ONLY BE USED FOR LANDSCAPED AREA, UNLESS THE PROPOSED USE IS APPROVED BY THE CITY COUNCIL THROUGH AN AMENDMENT OF THE C.U.P.

GROSS AREA- 3.06 ACRES (139,392 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 63,536 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 63,536 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35'
PARKING - SEE PROVISIONS NUMBER 8
SETBACKS - SEE PLAN



SCALE 1"=30'

HILLSIDE STORAGE C.U.P.



BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH
WICHITA, KS. 67220
316-683-5567
FAX 316-683-9296

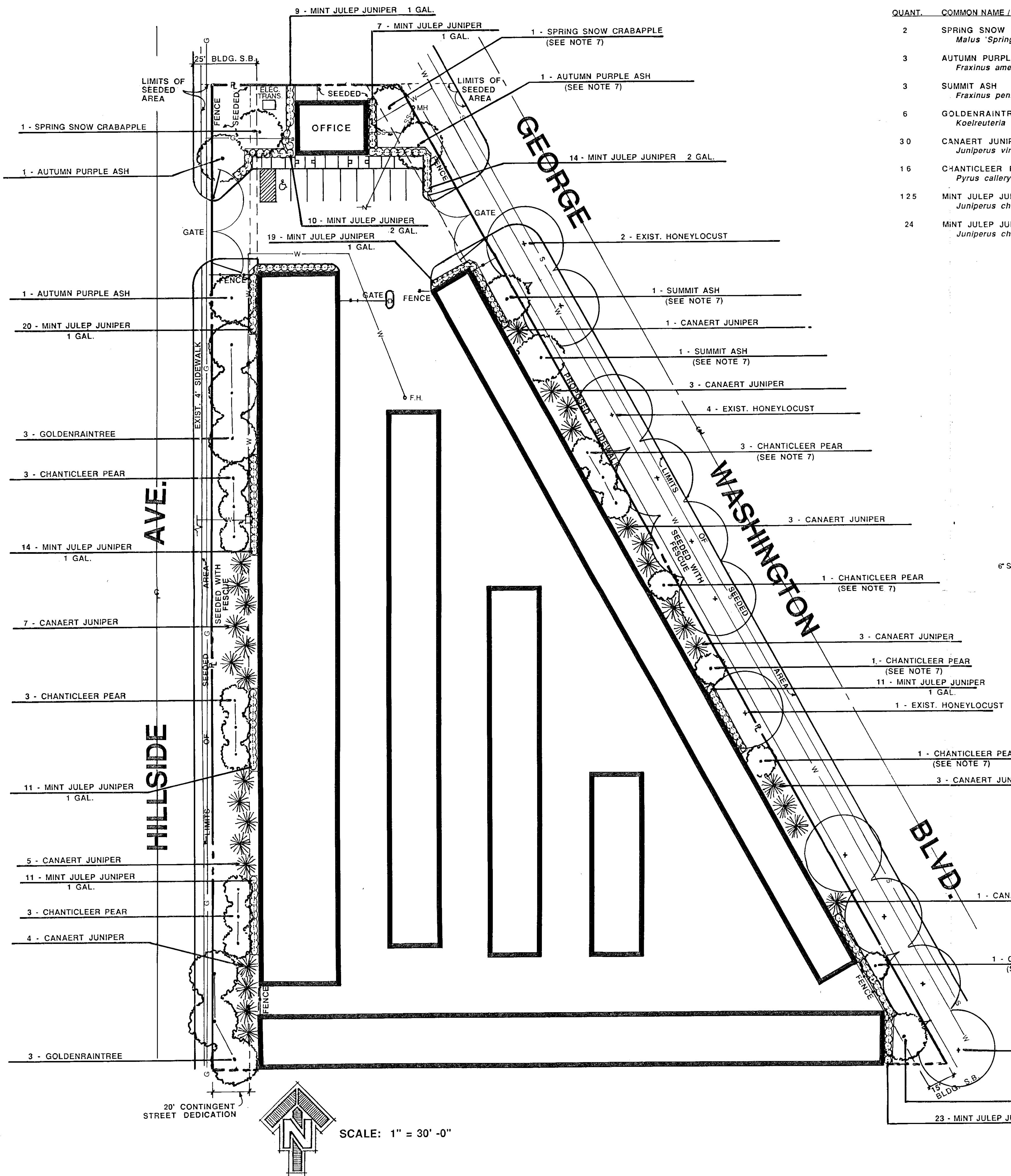
DATE SEPTEMBER 1, 1993
REV. NOV. 22, 1993
DEC. 22, 1993

SHEET TITLE

HILLSIDE STORAGE CUP

PROJECT

SHEET OF



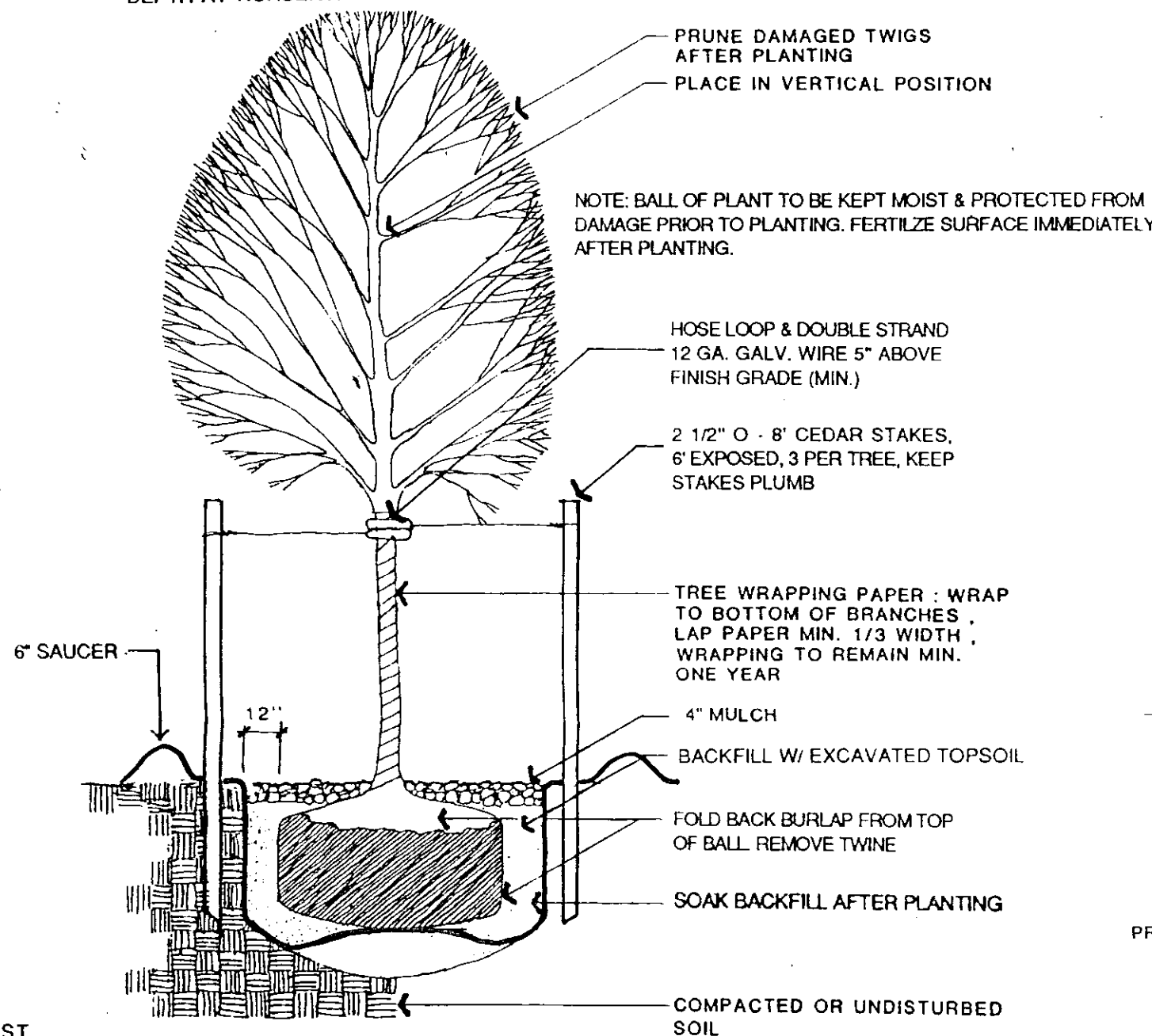
PLANT LIST:

QUANT.	COMMON NAME / BOTANICAL NAME	SIZE	COND.	REMARKS
2	SPRING SNOW CRABAPPLE <i>Malus 'Spring Snow'</i>	2"	BB	
3	AUTUMN PURPLE ASH <i>Fraxinus americana 'Autumn Purple'</i>	2"	BB	
3	SUMMIT ASH <i>Fraxinus pennsylvanica 'Summit'</i>	2"	BB	
6	GOLDENRAINTREE <i>Koelreuteria paniculata</i>	2"	BB	
30	CANAERT JUNIPER <i>Juniperus virginiana 'Canaertii'</i>	4 - 5'	BB	
16	CHANTICLEER PEAR <i>Pyrus calleryana 'Chanticleer'</i>	2"	BB	
125	MINT JULEP JUNIPER <i>Juniperus chinensis 'Mint Julep'</i>	1 GAL.	CONT.	(REFER TO PLAN)
24	MINT JULEP JUNIPER <i>Juniperus chinensis 'Mint Julep'</i>	2 GAL.	CONT.	(REFER TO PLAN)

NOTES:

- LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL AND IRRIGATION SYSTEM. UTILITIES CAN BE FLAGGED BY CALLING 687-2470.
- AREAS DENOTED AS 'SEEDED WITH FESCUE' ARE TO BE SEEDED WITH REBEL II FESCUE AS CONSTRUCTION SCHEDULE PERMITS.
- THE PROPOSED LANDSCAPE PLAN IS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. THE AREAS TO BE IRRIGATED INCLUDE ALL SHRUB BEDS AND ALL SEEDED AREAS INDICATED AS FESCUE ON THIS PLAN.
- THE LANDSCAPE CONTRACTOR AND/OR IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING A MINOR STREET PRIVILEGE PERMIT FROM THE CITY ENGINEER'S OFFICE PRIOR TO ANY CONSTRUCTION OF IRRIGATION SYSTEM, TREE PLANTING, OR ANY OTHER PERMANENT STRUCTURE IN THE PUBLIC RIGHT-OF-WAY.
- THE PLANTING SOIL MIXTURE FOR TREE AND SHRUB PLANTINGS SHALL BE EXCAVATED TOPSOIL. NO EXCAVATED SUBSOIL SHALL BE ALLOWED AS BACKFILL.
- ALL SHRUB BEDS AND CONIFER TREE PLANTINGS ARE TO BE MULCHED WITH SHREDDED CYPRESS MULCH TO A MINIMUM DEPTH OF AT LEAST 2". MINIMUM DEPTH FOR DECIDUOUS TREE PLANTINGS IS TO BE 4".
- AS INDICATED ON THE PLAN, ALL PROPOSED TREES ADJACENT TO GEORGE WASHINGTON BLVD. ARE TO BE LOCATED A MINIMUM OF 6' (SIX FEET) WITHIN THE EAST PROPERTY LINE.

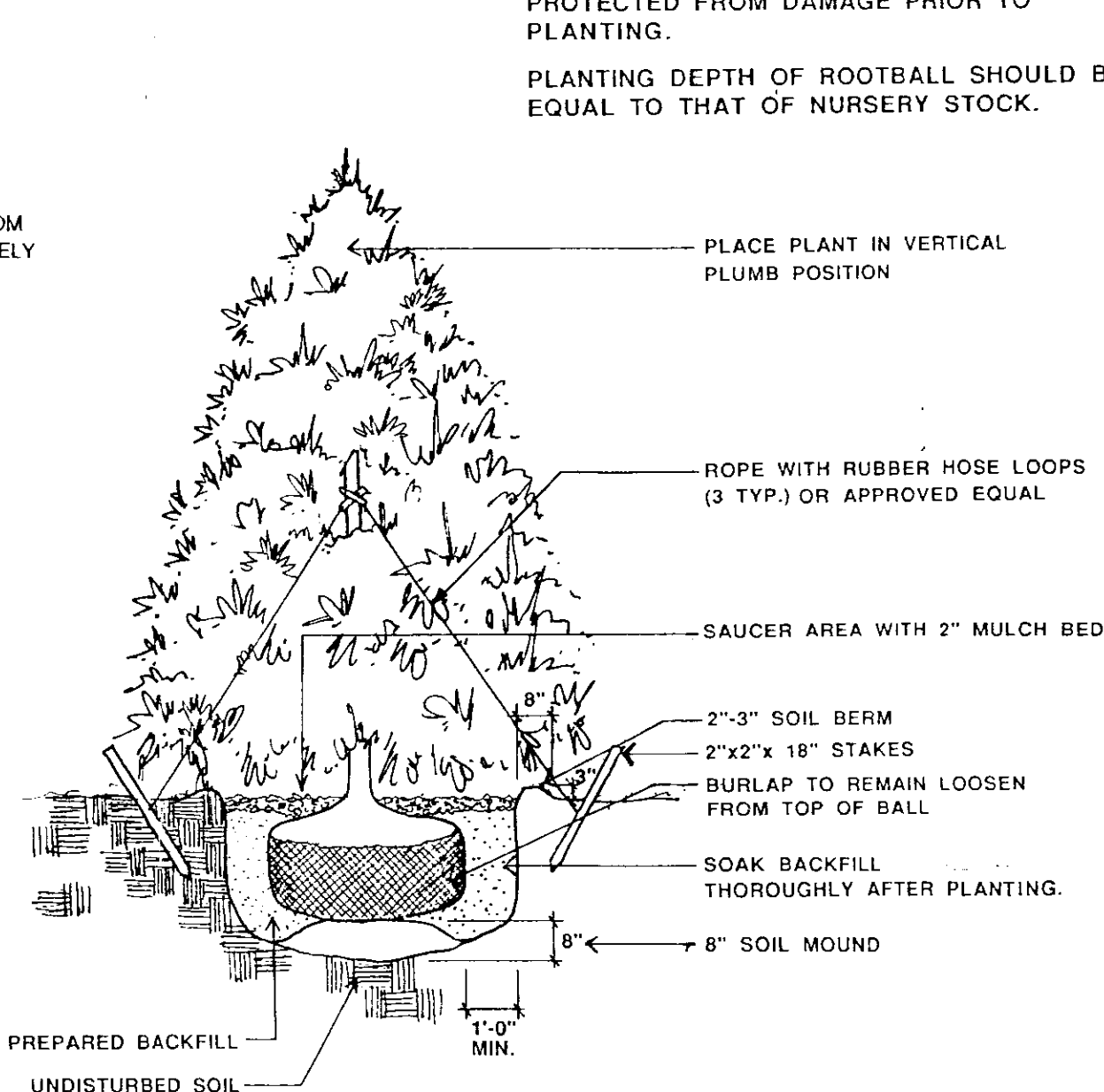
NOTE: PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY.



DECIDUOUS TREE PLANTING

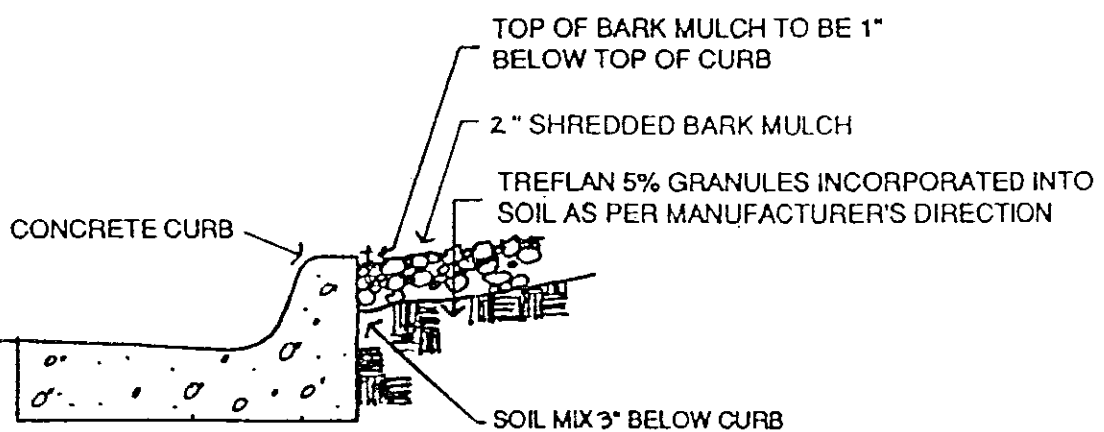
NOT TO SCALE

NOTE:



CONIFER TREE PLANTING DETAIL

NOT TO SCALE



MULCH INSTALLATION AT CURB

NOT TO SCALE

CITY LANDSCAPE ORDINANCE TABULATION:

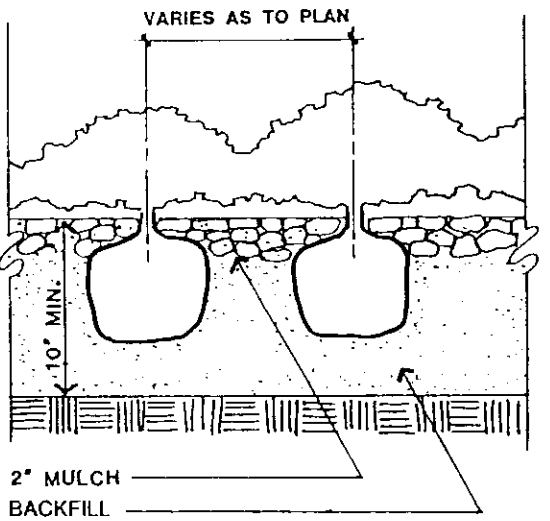
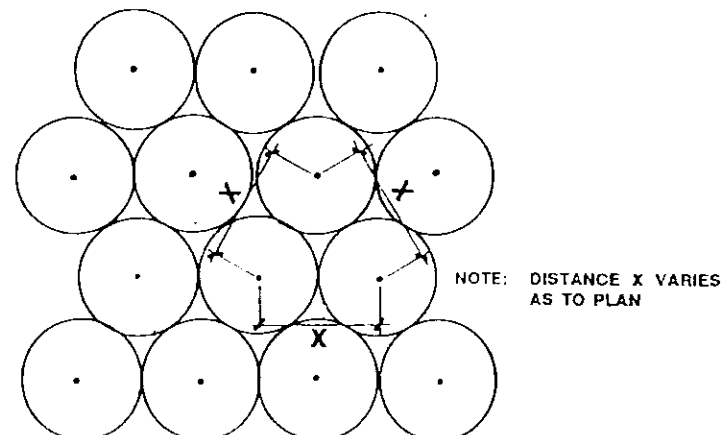
LANDSCAPED STREET YARD = 9104 S.F.

REQUIRED SHADE TREES = 19

PROPOSED SHADE TREES = 12

PROPOSED ORNAMENTAL TREES = 18
(EQUIVALENT TO 9 SHADE TREES)

EQUIVALENT TOTAL # TREES = 21



EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

DP-212

LANDSCAPE PLAN

APPROVED 1/18/95 BY *RO*

MAPD 1 OF 1

February 24, 1960

February 24, 1960

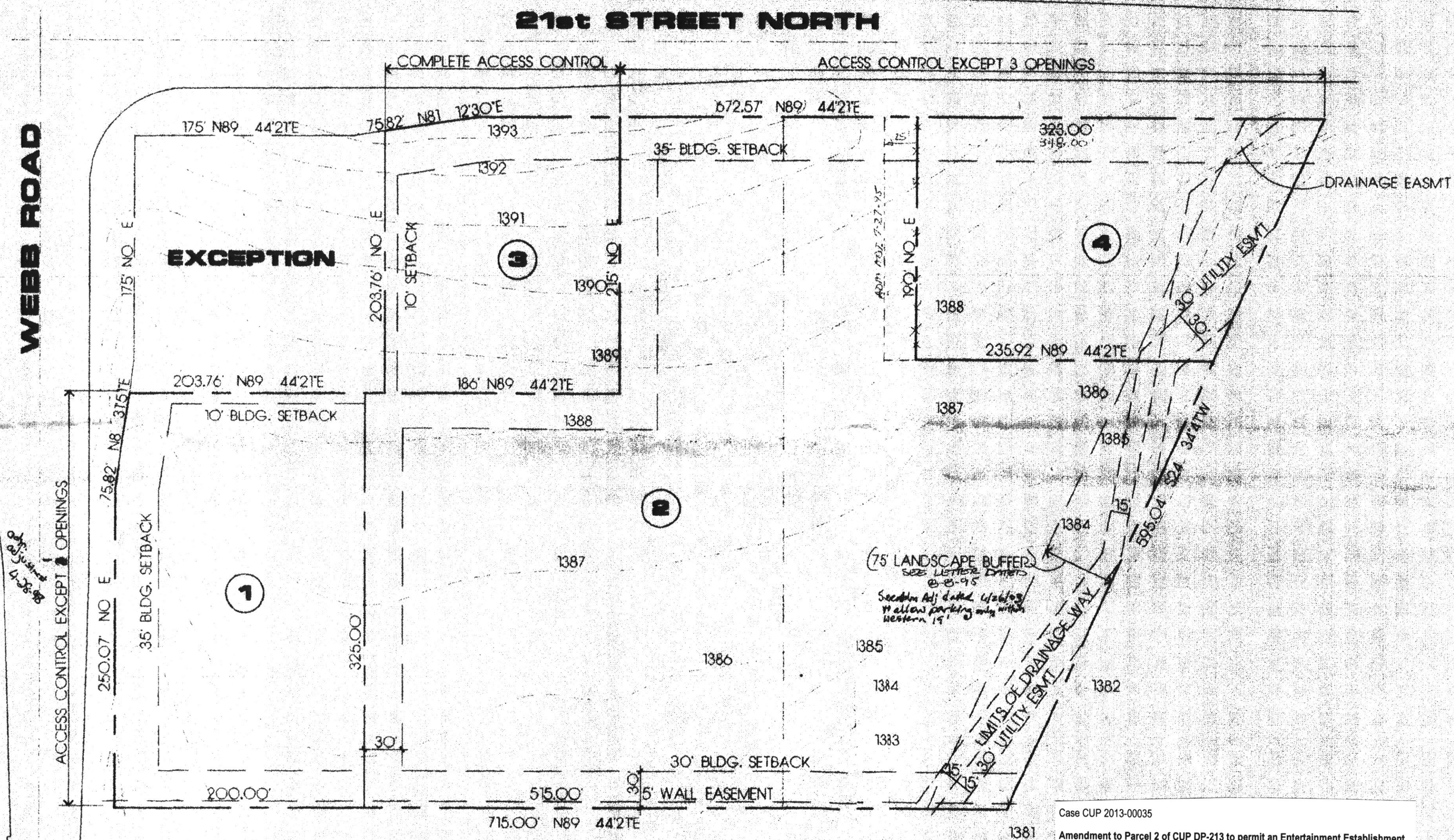
12. ACCESS CONTROL:
- A. ACCESS TO WERE FROM PARCEL 1 MAY BE TWO (2) OPENINGS. ONE (1) OPENING, SPECIFICALLY DESIGNED TO PERMIT ONLY RIGHT TURN INGRESS AND RIGHT TURN EGRESS SHALL BE PERMITTED BETWEEN 200 FEET AND 400 FEET SOUTH OF THE CENTRAL INTERSECTION POINT OF 21ST STREET NORTH AND WARD ROAD. ONE (1) OPENING, IN THE FORM OF EITHER A MAJOR OR MINOR OPENING, WHICH PERMITS INGRESS AND EGRESS FROM BOTH DIRECTIONS SHALL BE PERMITTED AT ANY POINT 400 FEET SOUTH OF THE CENTRAL INTERSECTION POINT OF 21ST STREET NORTH AND WARD ROAD. THE APPLICANT WILL GUARANTEE A CROSS CIRCULATION BASEMENT BETWEEN PARCELS 1 AND 2.
 - B. ACCESS TO 21ST STREET NORTH SHALL BE LIMITED TO (3) THREE OPENINGS. ONE (1) MAJOR OPENING SHALL BE PERMITTED IN PARCEL 3 AND SHALL ALLOW THE MAJOR EGRESS OF THE NORTH SIDE OF 21ST STREET NORTH. NO OPENING TO PARCEL 3 SHALL BE PERMITTED.
 - C. THE APPLICANT SHALL GUARANTEE, AT THE TIME OF PLATING, ONE-IMP OF THE COST OF FUTURE STABILIZATION, IF WARRANTED, AT THE MAJOR ENTRANCE TO PARCEL 3 ON 21ST STREET NORTH.
 - D. THE APPLICANT, ON A TWO-SIDE BASIS WITH THE COUNCIL AND ADJOINING LAND OWNERS SHALL GUARANTEE, AT THE TIME OF PLATING, EXTENSION OF LEFT TURN STORAGE ON WARD ROAD. THE APPLICANT SHALL GUARANTEE THE EXTENSION OF LEFT TURN STORAGE ON 21ST STREET NORTH.

14. LANDSCAPING:
- A. UPON DEVELOPMENT OF THE PROPERTY, LANDSCAPING SHALL BE REQUIRED ALONG 21ST STREET NORTH AND NEBD ROAD FRONTAGE AS PER CHAPTER 10.32 OF THE CITY CODE.
- B. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR LANDSCAPING REQUISITIONED ABOVE INDICATING THE TYPE LANDSCAPE AND SPECIFICATIONS FOR THE MATERIALS, METHODS AND METHODS OF PROVIDING SAME TO THE PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. A LANDSCAPE PLAN SHALL BE ACCEPTABLE AS AN ALTERNATIVE TO THE INSTALLATION OF AN AUTOMATIC IRRIGATION SYSTEM.
- C. A MINIMUM 15 FOOT LANDSCAPED BUFFER SHALL BE MAINTAINED ALONG THE EAST PROPERTY LINE. THE LANDSCAPED BUFFER, AS APPROVED BY THE METROPOLITAN AREA PLANNING DEPARTMENT, SHALL INCLUDE PLANTINGS WHICH FORMER A SUFFICIENT AND AESTHETIC SCREENING FROM THE VIEW OF THE STREET. *Plants allowed within 15' buffer along Hwy 21 (see 85-09/10/03)*
15. FAILURE TO PROVIDE AND MAINTAIN THE BUFFER WALL OR LANDSCAPING REQUISITIONED ABOVE SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CESTRAL INSPECTION.

16. TRUNKS, REFRIGERATORS SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
17. IT IS MUTUAL OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION SHALL BE FORMED PROVIDING FOR THE MAINTENANCE OF "COMMON" OPEN SPACE, EXTERNAL DRIVES, PARKING AREAS, DRINKING FOUNTAINS, ETC... SHALL BE FILED WITH THE PLAT OF THE AREA.
- NOTE: ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION(S). THESE AREAS SHALL BE FREE OF ENCROACHMENTS OR PUBLIC RIGHT-OF-WAY WILL BE GUARANTEED AS THE TIME OF PLATING. THREE PORTIONS OF MAJOR ENCROACHMENTS ON PRIVATE PROPERTY WILL BE GUARANTEED AT THE TIME BUILDING PERMITS ARE REQUESTED FOR PARCEL 2.

16. ALL BUILDINGS WITHIN THE CONNECTING C.V.P. SHALL HAVE A DISTINCT ARCHITECTURAL CHARACTER AND THE NECESSARY EXTERIOR FINISHES, BUILDING MATERIALS, COLORS, AND FORMS.
19. AN OVERALL SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. TRAFFIC CIRCULATION SHALL BE SUCH THAT VEHICLES WILL NOT BE REQUIRED TO STOP, TURN, OR REVERSE DURING THE TIME OF TRAVELING TO AVOID INTERFERING WITH THE NORMAL FLOW OF TRAFFIC. TRAFFIC CIRCULATION SHALL BE SUCH THAT TRAFFIC WILL NOT BE REQUIRED TO STOP, TURN, OR REVERSE DURING THE TIME OF TRAVELING TO AVOID INTERFERING WITH THE NORMAL FLOW OF TRAFFIC. TRAFFIC CIRCULATION SHALL BE SUCH THAT TRAFFIC WILL NOT BE REQUIRED TO STOP, TURN, OR REVERSE DURING THE TIME OF TRAVELING TO AVOID INTERFERING WITH THE NORMAL FLOW OF TRAFFIC.
20. A TRAFFIC CIRCULATION PLAN WILL BE FILED PRIOR TO THE ISSUANCE OF BUILDING PERMITS WITH THE DIRECTOR OF PLANNING. SHOWING SIDEWALKS AND CROSSWALKS AS SET FORTH IN THE C.V.P. SHALL BE REQUIRED TO THE SIDEWALKS ON 21ST STREET AND 22ND STREET AND PROVIDING ACCESS TO ADJOINING RESIDENTIAL PARCELS VIA PUBLIC SIDEWALKS.

20. PARCEL DESCRIPTIONS:
- PARCEL NUMBER 1
PROPOSED USES: ALL LIGHT COMMERCIAL USES EXCEPT ADULT ENTERTAINMENT, DRINKING ESTABLISHMENTS (BUSINESSES EXCEPT SUGAR AND ICE HOUSES OF COCAINE ORIGIN) IS DERIVED FROM THE TABLE OF ALLOWING OR DENYING MULTI-REVENUES, AND, DENYING SOMEWHAT USES, INCLUDING AUTO AND AUTO PARTS SALES, SERVICE, REPAIR, AND FUEL DISPENSING. SELF-SERVICE OR AUTOMATIC CAR WASHES AND NUMBERSING AND CARWASH CENTERS ARE PERMITTED. SUBJECT TO APPROVAL BY THE BOARD OF ZONING APPEALS. ANY VIOLATION OF THE RESTRICTIONS FOR PERMITTED USES SHALL RENDER THE USE NULL AND VOID.
- GRAND AREA: 1.48 ACRES
MAXIMUM NUMBER OF BUILDINGS: 2
MAXIMUM BUILDING COVERAGE: 10,000 (24%)
MAXIMUM GROUND FLOOR AREA: 21,500 SQ. FT. (31%)
MAXIMUM BUILDING HEIGHT: 35 FEET
- PARCEL NUMBER 2
PROPOSED USES: SAME AS PARCEL NUMBER 1 EXCEPT THAT SOME BUILDINGS OF THE GROUND FLOOR OF THE PARCEL SHALL BE USED TO THE BUILDING CAN WILL BE CONSIDERED IN THE SAME WAY AS THE SIDE FACING THE DRAINAGE WAY IS PERMITTED IN A STREET LIGHT AS THE FRONT OF THE BUILDING.
- GRAND AREA: 5.71 ACRES
MAXIMUM NUMBER OF BUILDINGS: 4
MAXIMUM BUILDING COVERAGE: 48,000 (50%)
MAXIMUM GROUND FLOOR AREA: 92,000 SQ. FT. (40%)
MAXIMUM BUILDING HEIGHT: 35 FEET



per
date
5

PARCEL NUMBER 3
PROPOSED USES: SAME AS PARCEL NUMBER 1.
GROSS AREA: .91 ACRES
MAXIMUM NUMBER OF BUILDINGS: 2
MAXIMUM BUILDING COVERAGE: 12,000 SQ. FT. (30%)
MAXIMUM GROSS FLOOR AREA: 16,000 SQ. FT. (40%)
MAXIMUM BUILDING HEIGHT: 35 FEET

PARCEL NUMBER 4
PROPOSED USES: SAME AS PARCEL NUMBER 1 EXCEPT THAT
CAR WASHES ARE NOT PERMITTED. THOSE BUILDINGS ON THE
EASTERN PORTION OF THE PARCEL WITH EXPOSURE TO THE
DRAINAGE WAY WILL BE DESIGNED IN SUCH A WAY THAT THE
SIDE FACING THE DRAINAGE WAY IS FINISHED IN A SIMILAR
MANNER TO THE FRONT OF THE BUILDING.

MAXIMUM NUMBER OF BUILDINGS: 2
MAXIMUM BUILDING COVERAGE: 14,800 (30%)
MAXIMUM GROSS FLOOR AREA: 19,800 SQ. FT. (40%)
MAXIMUM BUILDING HEIGHT: 35 FEET

PARCEL 2 AMENDMENT - 2: AME
SEASONAL NURSERY AND GARDEN CENTER CONDITIONAL USE

1. PLANS FOR CONSTRUCTION ARE TO BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT FOR COMPLIANCE WITH PARKING AND ARCHITECTURAL CHARACTER AND COLOR COMPLIANCE.
2. MONTHS OF OPERATION TO BE FROM APRIL 15 TO OCTOBER 15.
3. HOURS OF OPERATION LIMITED TO OPERATION OF RETAIL CENTER EXCEPT IN THE EVENING WHEN HOURS MAY EXTEND TO SUNDOWN.
4. ALL OUTDOOR WORK AND STORAGE AREAS, SUCH AS AREAS STORING EMPTY CARTS - CONTAINERS SHALL BE SCREENED FROM GROUND LEVEL VIEW BY MATERIALS SUCH AS WOODEN LATTICE BACKED WITH MESH FABRIC OR OTHER MATERIALS SIMILAR TO THE PERMANENT BUILDING FACADES IN THE CUP.
5. RESTROOM FACILITIES FOR EMPLOYEES MAY BE PROVIDED BY AGREEMENT WITH A PERENNIAL USE OF THE CENTER UPON APPROVAL OF THE SUPERINTENDENT OF CENTRAL INSPECTION. NO PORTABLE TOILETS ARE ALLOWED.
6. THE NUMBER OF PARKING SPACES SHALL BE SUFFICIENT TO COMPLY WITH THE COMBINED REQUIREMENT OF THE SEASONAL NURSERY AND GARDEN CENTER AND THE OTHER USES IN THE RETAIL CENTER.

AMENDED MAY 14, 2009

7. NO TEMPORARY BUILDINGS SHALL BE LOCATED WITHIN SETBACKS OR EASEMENTS.
8. THIS USE SHALL CONFORM WITH ARTICLE III-6.D OF THE UNIFIED ZONING CODE FOR A CONDITIONAL USE FOR A NURSERY AND GARDEN CENTER TO BE LOCATED IN ZONE III-B.14 PERTAINING TO OUTDOOR DISPLAY AND OUTDOOR STORAGE IN ZONE "LC" AND ARTICLE IV INCLUDING BUT NOT LIMITED TO SCREENING OF TRASH CONTAINERS, LOADING AND UNLOADING FACILITIES, NOISE, AND LIGHTING.
9. SIGNAGE SHALL BE PER THE CITY OF WICHITA SIGN CODE.
10. LANDSCAPING TO COMPLY WITH THE LANDSCAPE ORDINANCE.
11. PRIOR TO UTILIZATION THE OPERATOR SHALL SUBMIT AN ANNUAL REPORT TO THE ZONING ENFORCEMENT DIVISION OF THE OFFICE OF CENTRAL INSPECTION THAT DEMONSTRATES COMPLIANCE WITH THE APPROVED SITE PLAN AND THESE CONDITIONS.
12. THE CONDITIONAL USE MAY BE TERMINATED IN THE EVENT THE NURSERY AND GARDEN CENTER IS NOT OPERATED FOR TWO CONSECUTIVE SEASONS, AND THE APPLICANT MUST SEEK AN ADMINISTRATIVE ADJUSTMENT FOR REESTABLISHING THE USE PRIOR TO ISSUING THE TEMPORARY BUILDING PERMIT.
13. THE TRANSFER OF THE LAND OR ANY PART OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN 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

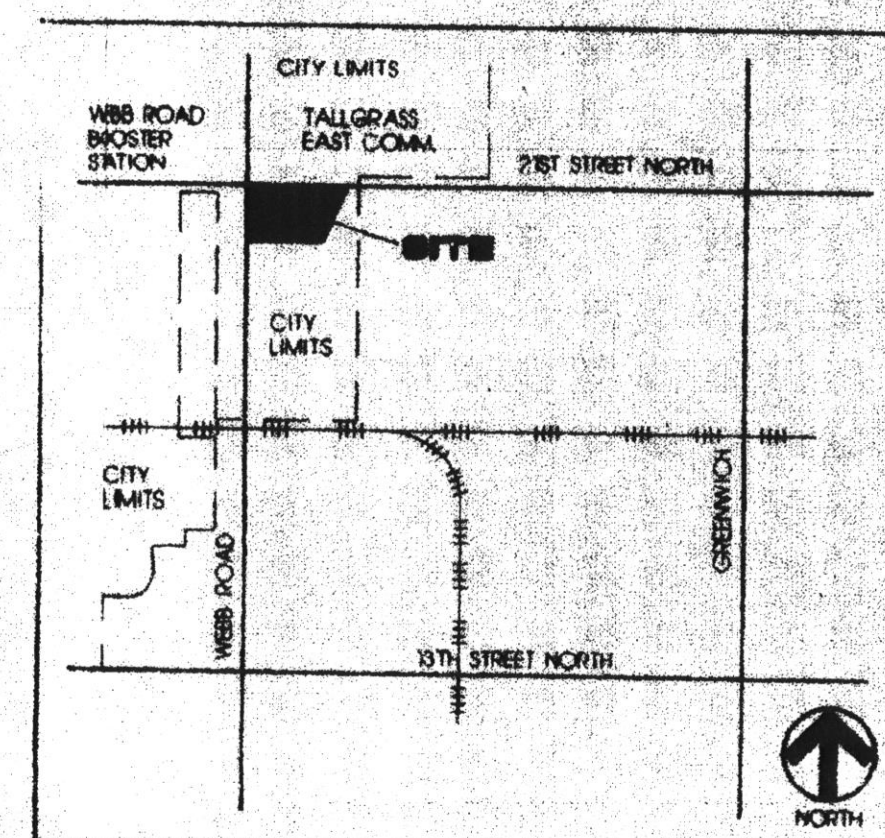
CUP AM62DMONT: MAPC 11-15-13 CUP 2013-35
 APPROVED CUP
 MAPC _____
 BCC 10-18-94 DM
 MAPD 2/2

DP-213
 HANLEY COMMERCIAL
 APPROVED CUP
 MAPC _____
 BCC 10-18-94 DM
 MAPD COPS 2062

**HANLEY COMMERCIAL COMMUNITY UNIT PLAN (APRIL 1994)
OWNER: MARIAN P. HANLEY & CHARLOTTE L. HANLEY TRUSTS
439 NORTH BELMONT
WICHITA KANSAS 67208**

SPH SPANGENBERG PHILLIPS HARRISON INC.
224 E. DOUGLAS NO.500 WICHITA, KS 67202 316-267-4002 FAX 316-267-1509
ARCHITECTS

**AMENDMENT #2 - LOT 2
(GARDEN CENTER)**



LOCATOR MAP

NO SCALE

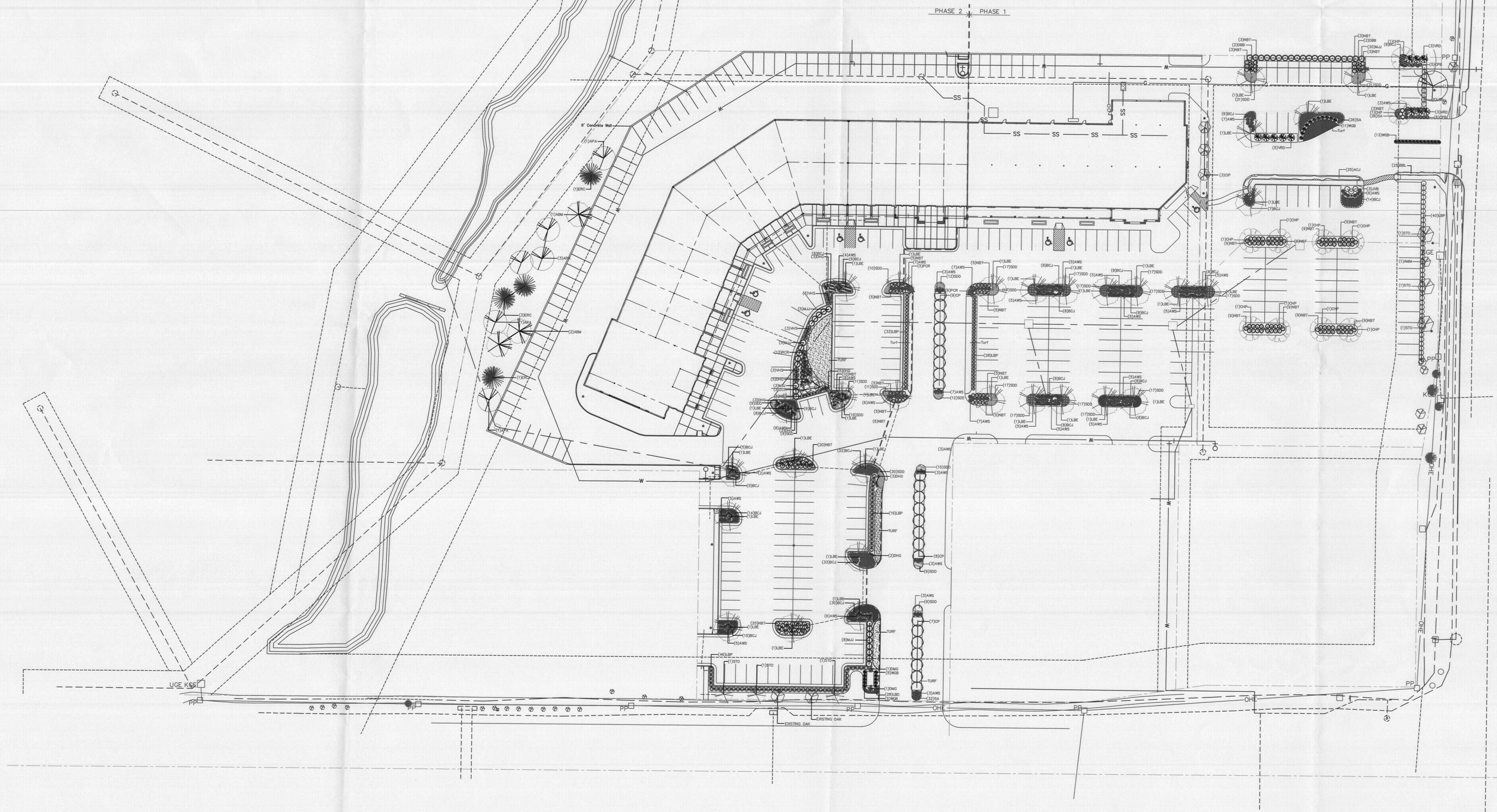
PLANT SCHEDULE

Qty.	Symbol	Common Name	Botanical Name	Size	Root
185	NBT	NEW BLUE TAMMY	JUNIPERUS SABINA 'TAMARISCIFOLIA'	5-GAL	CONT.
11	VRD	VARIEGATED DOGWOOD	CORNUS ALBA 'ELEGANTISSIMA'	5-GAL	CONT.
11	CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII ATROPURPUREA	5-GAL	CONT.
92	BLP	BIG BLUE LIRIOPE	LIRIOPE MUSCARI	1-GAL	CONT.
174	SA	GNOME PYRACANTHA	PYRACANTHA COCCINEA 'GNOME'	5-GAL	CONT.
133	SA	SEASONAL ANNUALS	SEASONAL ANNUALS	1-GAL	CONT.
185	AWS	ANTHONY WATERER SPIREA	SPIRAEA X BUMALDA	5-GAL	CONT.
275	BCJ	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	1-GAL	CONT.
4	DGB	DWARF BURNING BUSH	EUONYMUS ALATUS	1-GAL	CONT.
32	AJ	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	1-GAL	CONT.
32	WGB	WINTERGEM BOXWOOD	BUXUS MICROPHYLLA 'WINTERGEM'	1-GAL	CONT.
31	DHG	DWARF HAMELN GRASS	PENNISETUM ALOPECUROIDES	1-GAL	CONT.
11	CR	PINK CARPET ROSE	ROSA X 'NOATRAUM'	2-GAL	CONT.
13	PCR	RED FLOWER CARPET ROSE	ROSA X 'NOATRAUM'	2-GAL	CONT.
11	CHP	CHANTICLEER PEAR	PYRUS CALLERYANA	3" CAL.	CONT.
6	APA	AUTUMN PURPLE ASH	FRAXINUS PENNSYLVANICA	3" CAL.	CONT.
29	CP	CAPITAL PEAR	PYRUS CALLERYANA 'CAPITAL'	3" CAL.	CONT.
1	LGE	LACEBARK ELM	ULMUS PARVIFOLIA	10' CAL.	CONT.
4	NRO	NORTHERN RED OAK	QUERCUS RUBRA	10' CAL.	CONT.
4	ERC	EASTERN RED CEDAR	CEDRUS	10' CAL.	CONT.
2	ABM	AUTUMN BLAZE MAPLE	ACER X FREEMANI	3" CAL.	CONT.
3	CIP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CAL.	CONT.

Landscape Ordinance Calculations

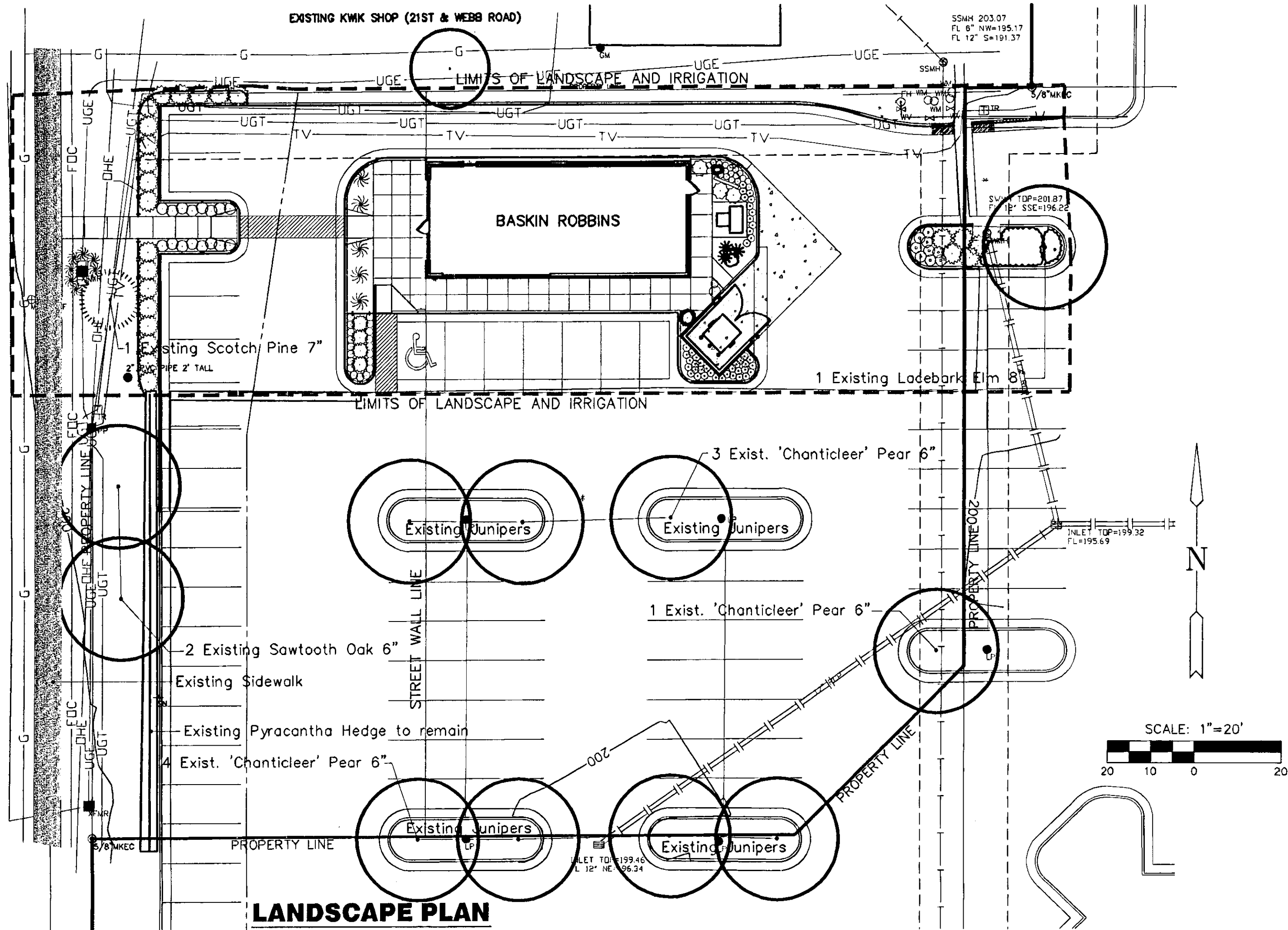
539 (Total Lin. Ft. of Street Frontage)
X 20 (Square Ft. Factor)
10,780 (Total Sq. Ft. of Landscaped Street Yard Required)
Landscaped Street Yard Provided 21,121.00 Sq. Ft.
Shade Trees Required 22
Shade Trees Provided 39 Shade
36 Ornamental
Parking Lot Trees Required: 13.30
Parking Lot Trees Provided: 29 SHADE
29 SHADE
Buffer Required: 405' Divided by 40 = 10 Shade Trees Required
Buffer Provided: 10 Shade Trees
4 Conifer

Irrigation- Water for plant establishment to be provided by automatic underground sprinkler system with rain sensor



N. WEBB ROAD

N. WEBB ROAD



LANDSCAPE NOTES

1. ALL PAVEMENT, SIDEWALKS, CURB & GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WICHITA SPECIFICATIONS.
2. WHEELCHAIR RAMP LOCATIONS TO SERVE THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH THE BUILDING PLANS PRIOR TO CONSTRUCTION.
3. EDGING SHALL BE CURV-RITE ALUMINUM, 14 GAUGE X 4". INSTALL TOP FLUSH WITH TOP OF ADJOINING WALKS OR BACKS OF CURBS.
4. MULCH SHALL BE 3" DEPTH SHREDDED HARDWOOD BARK. MULCH 36" DIAMETER RING X 6" DEPTH AROUND EACH TREE PLANTED IN TURF AREA.
5. PLANTING SOIL AMENDMENTS SHALL BE BACK-TO-EARTH BRAND COTTON BUR COMPOST AND MILORGANITE MIXED INTO BACKFILL SOIL, PLUS NEW LAWN STARTER FERTILIZER (INCORPORATED INTO THE TOP 1-2" OF BACKFILL SOIL).
6. ALL PLANTS SHALL CONFORM TO ANSI Z601 FOR SIZE AND QUALITY STANDARDS.
7. ALL TURF AREAS SHOWN ON PLAN SHALL BE SODDED WITH FINE-BLADED TALL FESCUE SOD.
8. ALL LAWN AND PLANTING BED AREAS WITHIN LIMITS OF LANDSCAPE AND IRRIGATION LINE SHOWN ON PLAN SHALL BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM USING SPRAY HEADS. DRIP IRRIGATION WILL NOT BE PERMITTED. SYSTEM SHALL HAVE A RAIN-SENSING AUTOMATIC SHUT-OFF DEVICE WHICH WILL TURN OFF SYSTEM DURING PERIODS OF ADEQUATE RAIN.
9. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE QUANTITIES ON THE PLANT LIST, THE PLAN SHALL GOVERN.
10. PROVIDE AND INSTALL ATTRACTIVE LIMESTONE BOULDERS IN SIZES AND LOCATIONS AS SHOWN ON THE PLAN.

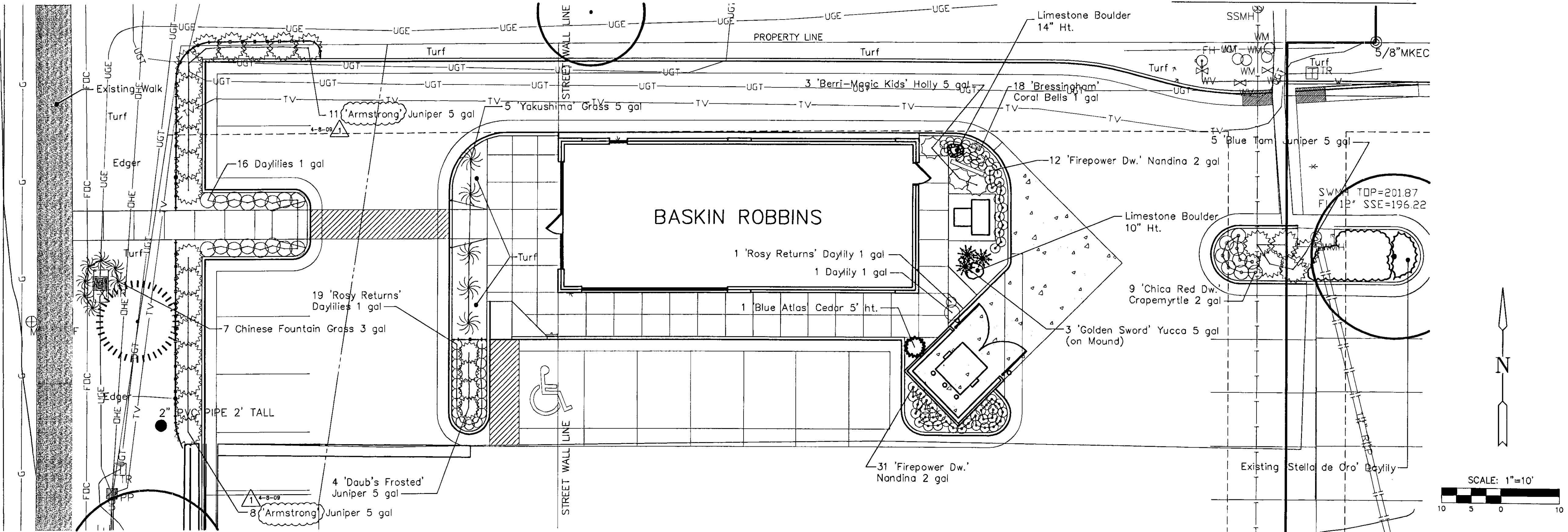
MASTER PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION/REMARKS
TREES				
1	'BLUE ATLAS' CEDAR	Cedrus atlantica 'Glaucous'	6-7' Ht.	Balled and Burlapped or Container
SHRUBS AND ORNAMENTAL GRASSES				
3	'BERRI-MAGIC KIDS' HOLLY	Ilex x meservae 'Blue Boy/Blue Girl'	5 gal	Container
24	'ARMSTRONG' JUNIPER	Juniperus chinensis 'Armstrong'	5 gal	Container
18	'BRESSINGHAM' CORAL BELLS	Heuchera 'Bressingham Hybrids'	1 gal	Container
9	'CHICA RED' DWARF CRAPEMYRTLE	Lagerstroemia indica 'Monred'	2 gal	Container
7	CHINESE FOUNTAIN GRASS (NOT 'Hameln')	Pennisetum alopecuroides	3 gal	Container
4	'DAUB'S FROSTED' JUNIPER	Juniperus chinensis 'Daub's Frosted'	5 gal	Container
17	DAYLILIES	Hemerocallis sp.	1 gal	Container
43	'FIREPOWER' DWARF NANDINA	Nandina domestica 'Firepower'	2 gal	Container
3	'GOLDEN SWORD' YUCCA	Yucca filamentosa 'Golden Sword'	5 gal	Container
20	'ROSY RETURNS' DAYLILY	Hemerocallis 'Rosy Returns'	1 gal	Container
5	'YAKUSHIMA' GRASS	Miscanthus sinensis 'Yakushima'	5 gal	Container

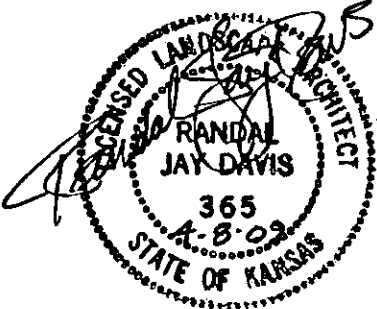
LANDSCAPE ORDINANCE CALCULATIONS:

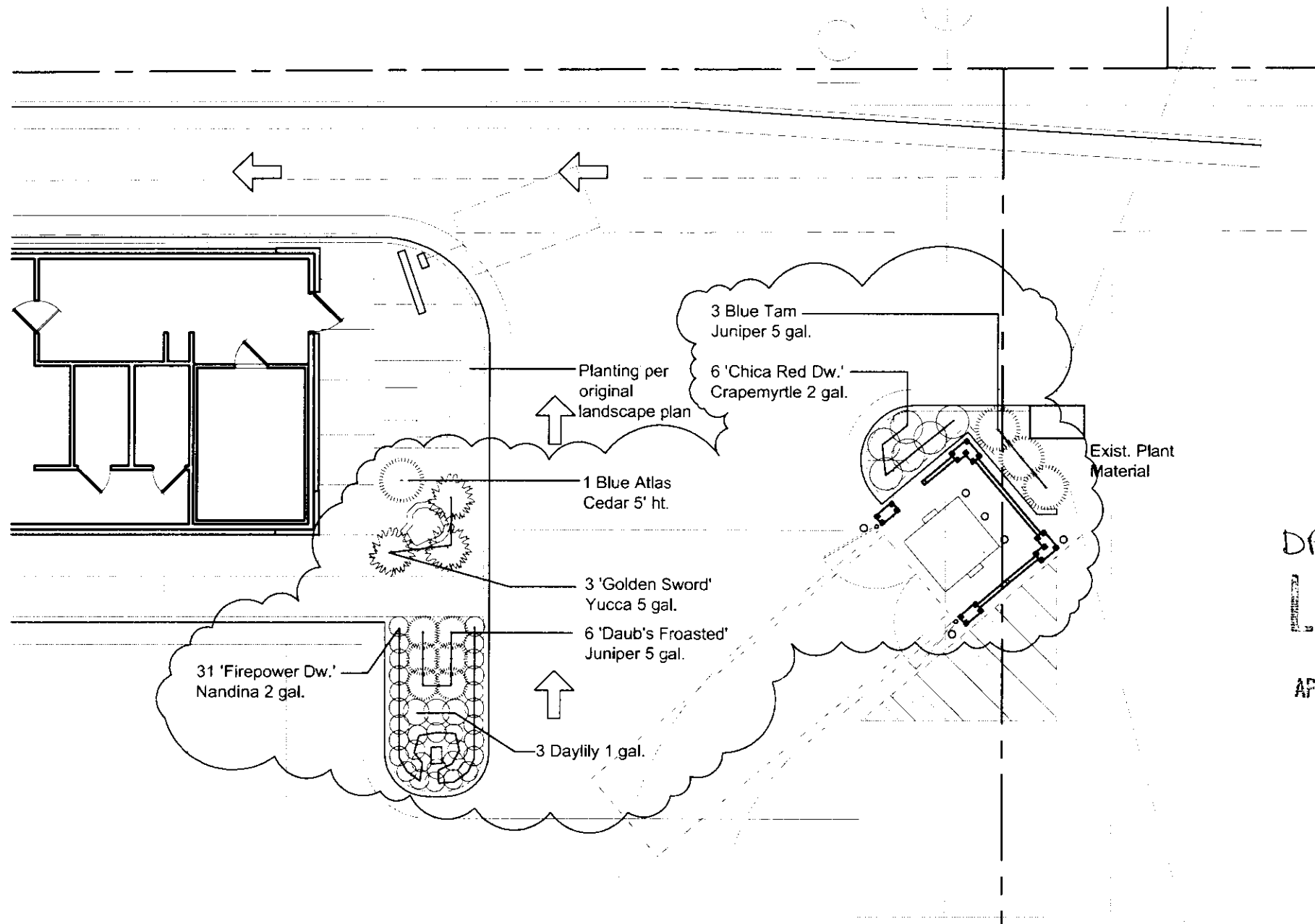
FRONTAGE OF SITE = 110', AVERAGE DEPTH OF LOT = 200'
SQUARE FOOTAGE FACTOR = 10
REQUIRED L.S. STREET YARD = 110' x 10 = 1100 SF
LANDSCAPED STREET YARD PROVIDED = 2612 SF
STREET YARD TREES REQUIRED = 1100/500 = 3.4 ROUNDS UP TO 4 SHADE TREES EQUIV.
TREES PROVIDED = 5 SHADE TREES (2 EXIST. 'CHANTICLEER' PEAR, 2 EXIST. SAWTOOTH OAK, 1 EXIST. SCOTCH PINE)
PARKING STALLS PROVIDED = 51
PARKING LOT TREES REQUIRED = 255 ROUNDS UP TO 3
PARKING LOT TREES PROVIDED = 11 (8 ARE LOCATED WITHIN PARKING LOT ISLANDS)
ALL PARKING STALLS ARE SCREENED FROM 'STREET NAME' BY CONTINUOUS SHRUB PLANTINGS.

LANDSCAPE PLAN AT BLDG



DP-213 PORTION OF PARCEL 1
LANDSCAPE PLAN
APPROVED 04-20-09 BY [Signature]
MAP D Copy 1 of 2





DP-213 PORTION OF PARCEL 1-ADDENDUM
LANDSCAPE PLAN

APPROVED 08-04-09 BY DG
 MAPD Copy 1 of 2



REVISED LANDSCAPE PLAN

1/8"=1'-0"
 0 8'

Prepared By:

David R. Wells
 Kansas State University
 Bachelors of Landscape Architecture

08-04-2009

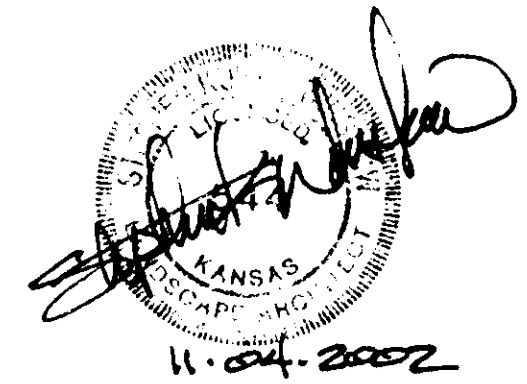
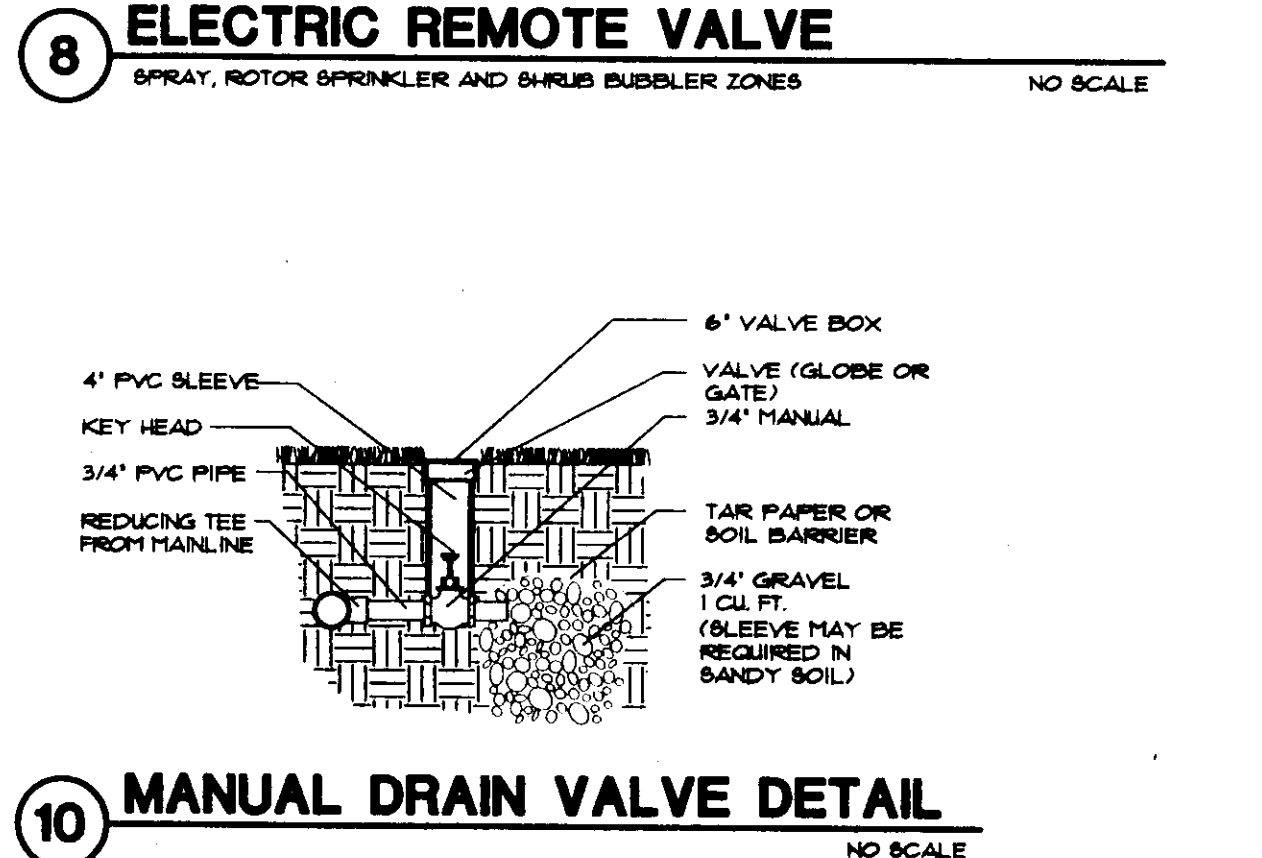
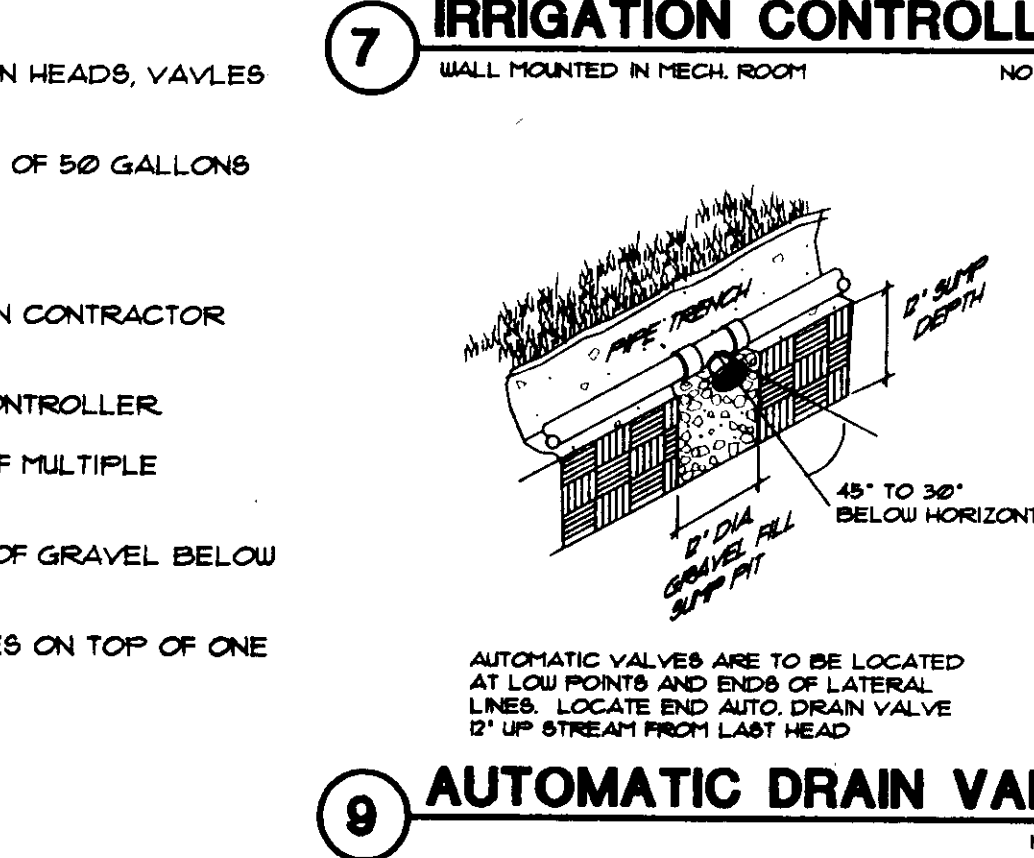
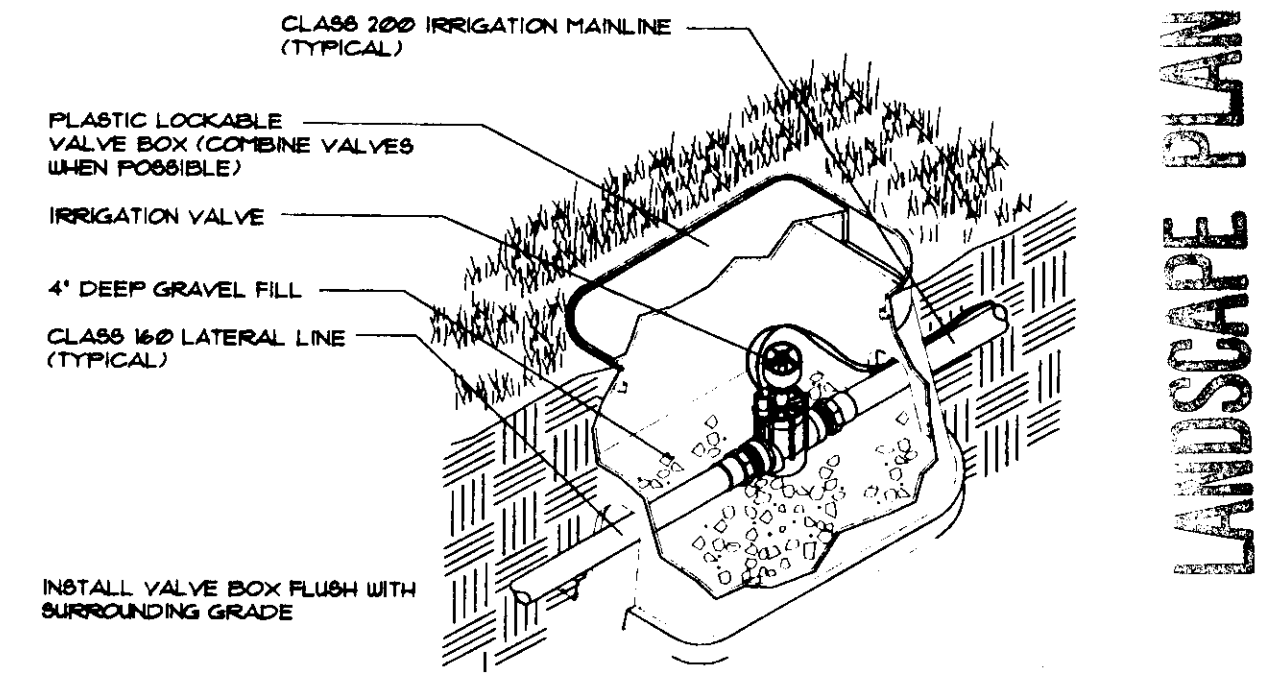
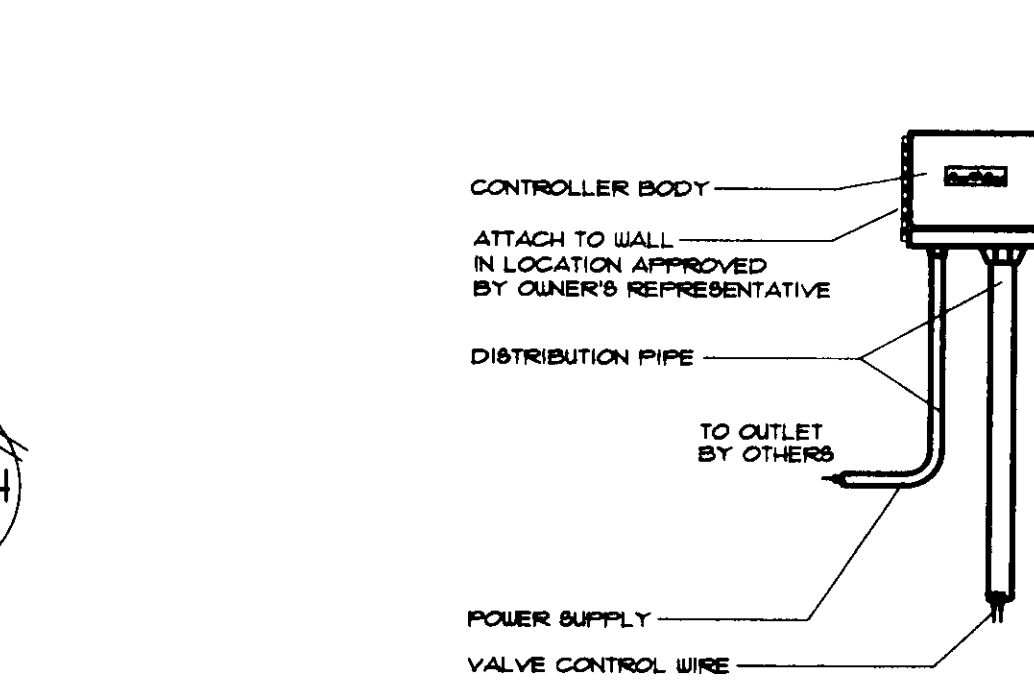
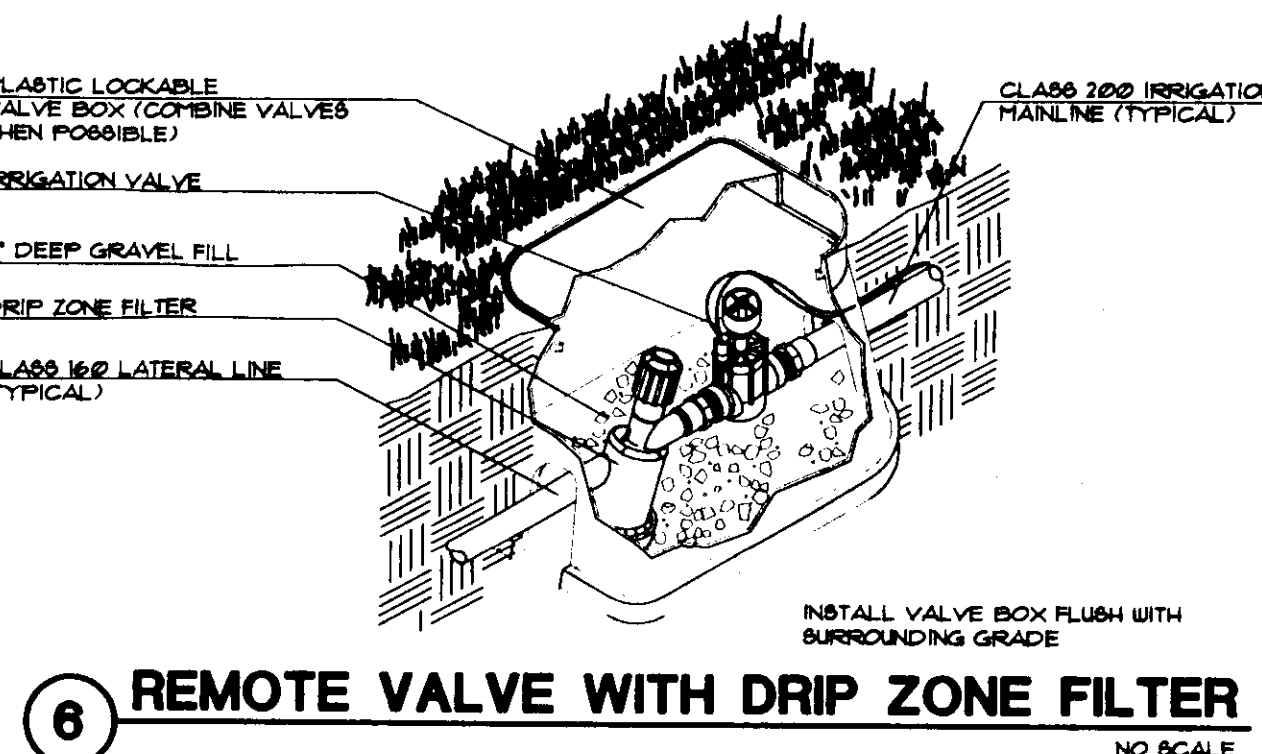
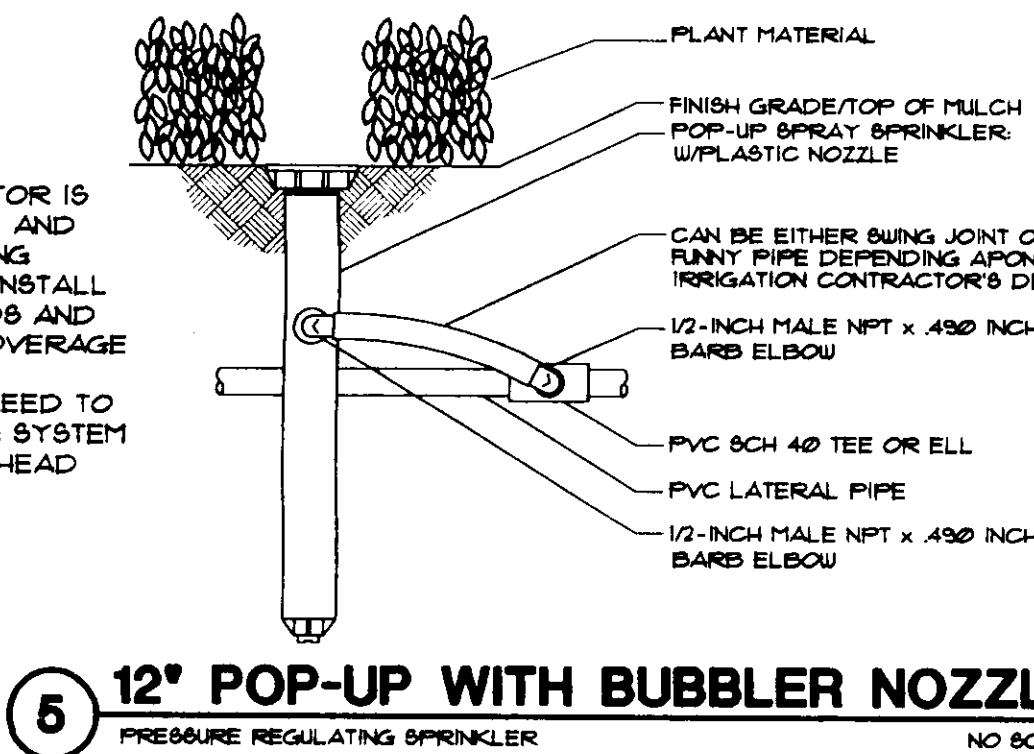
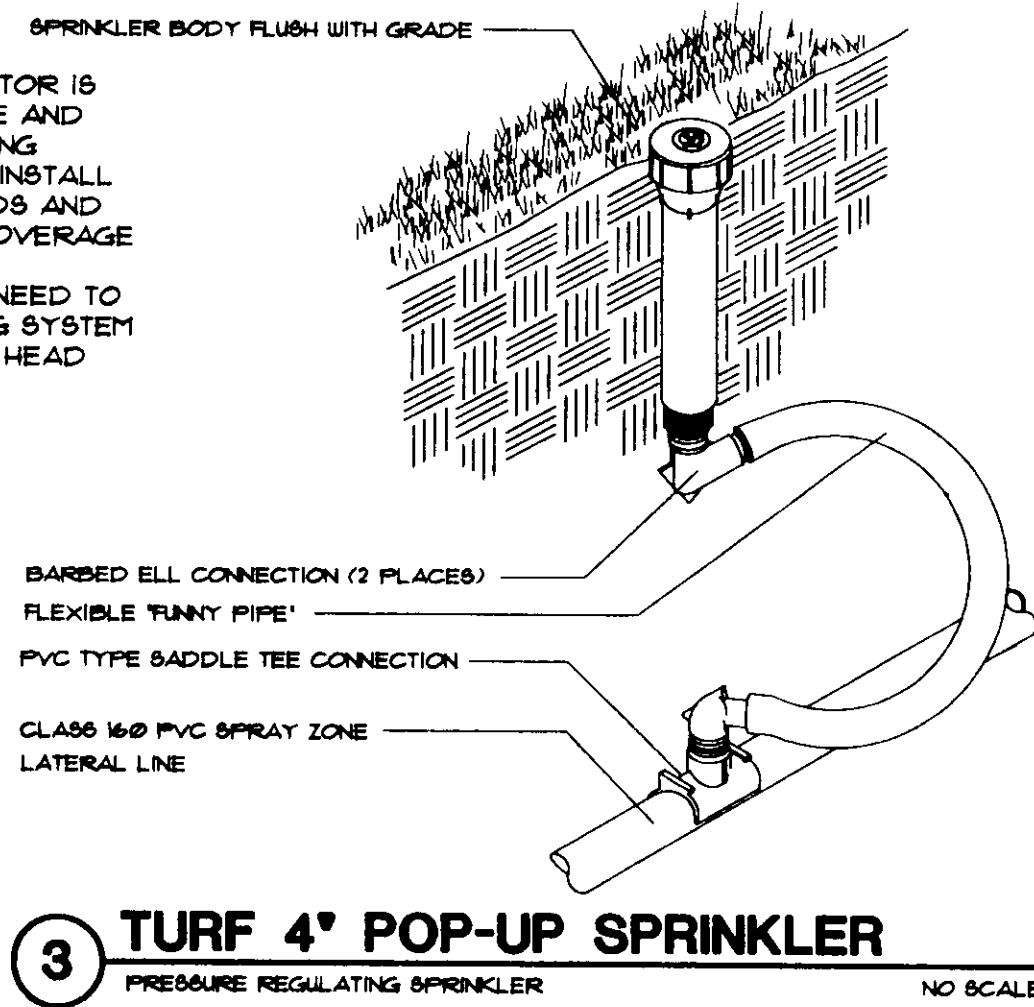
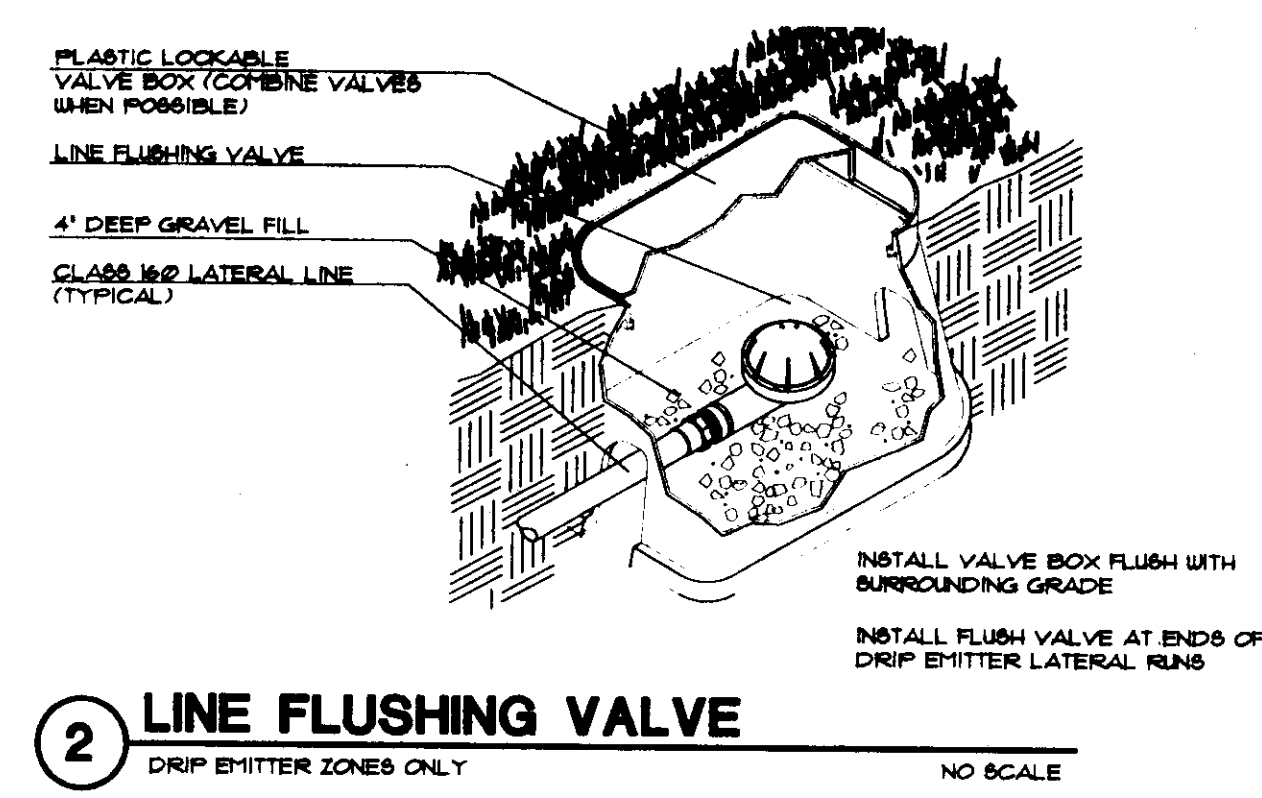
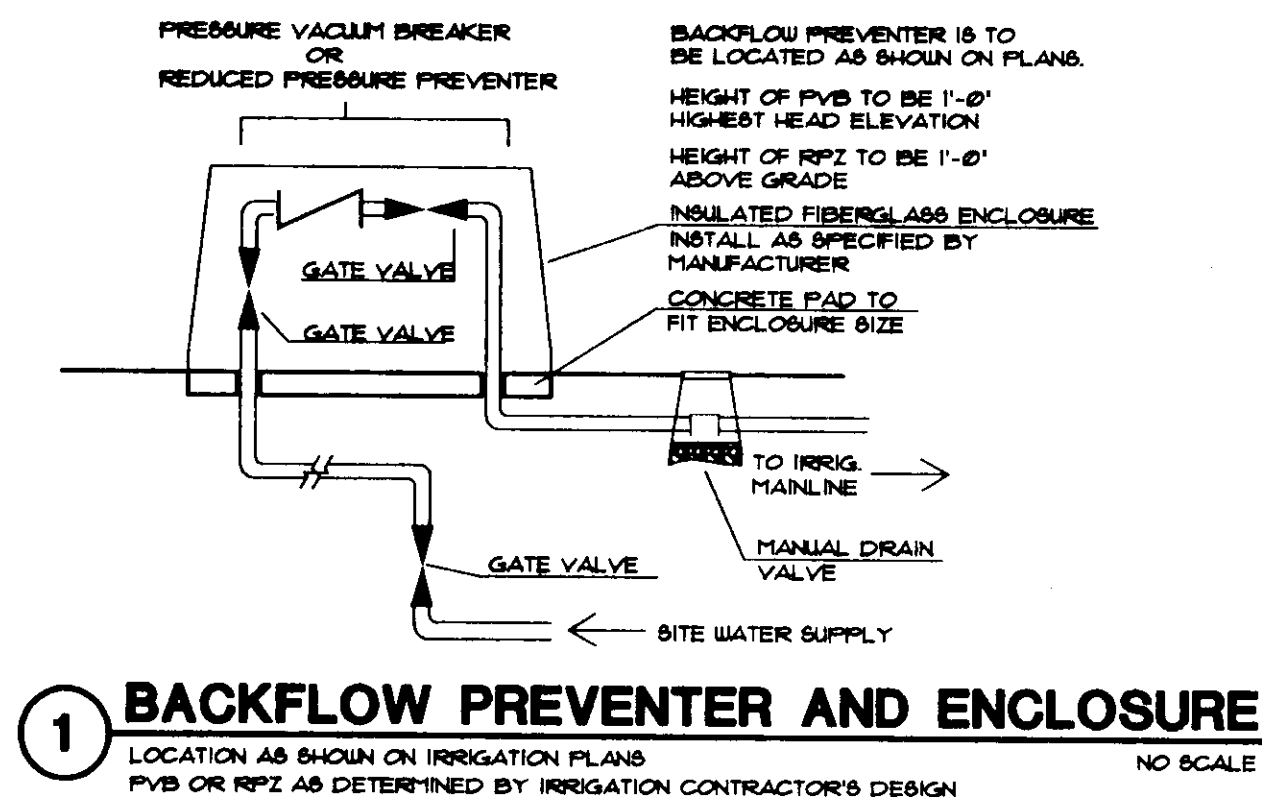
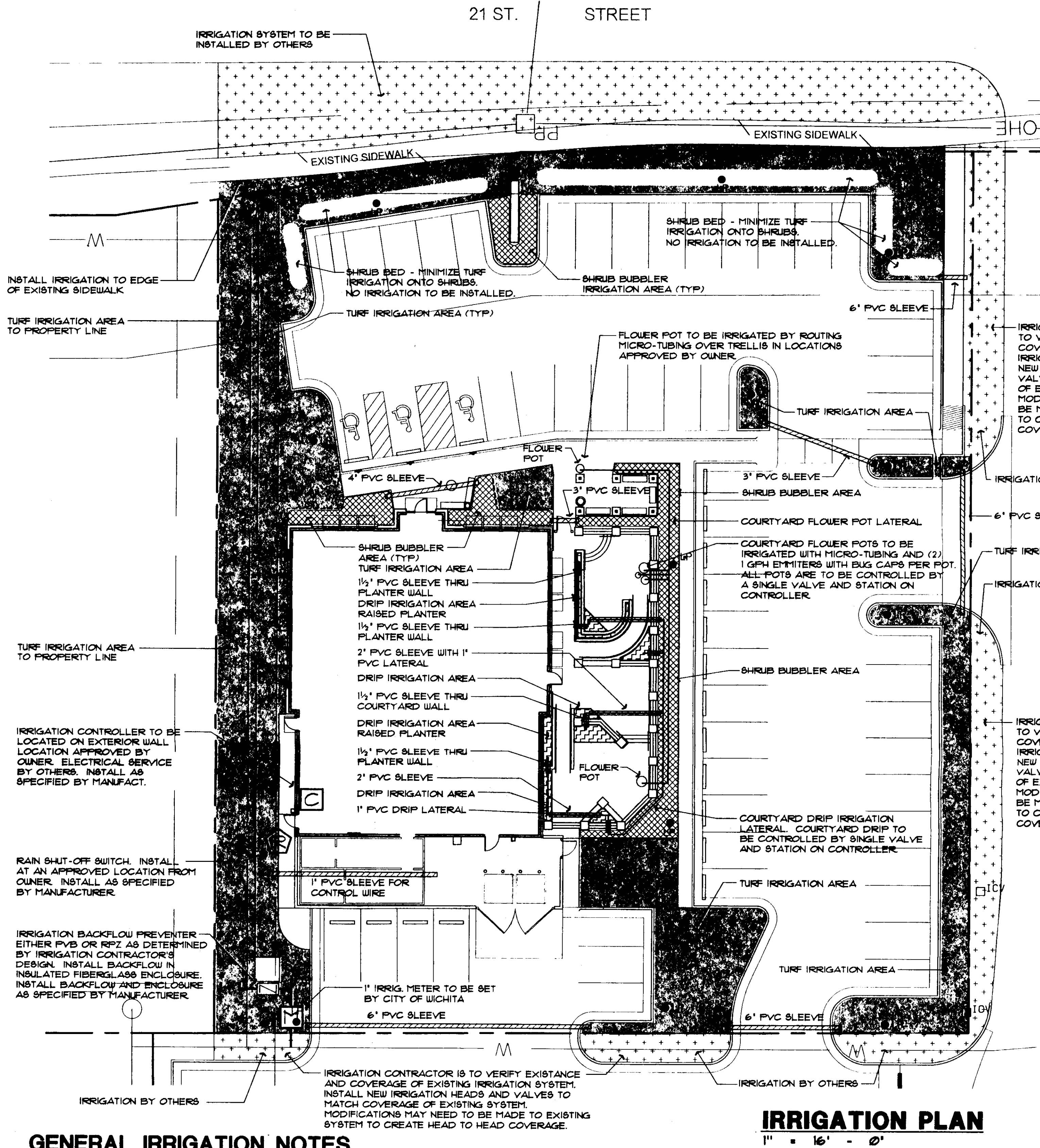
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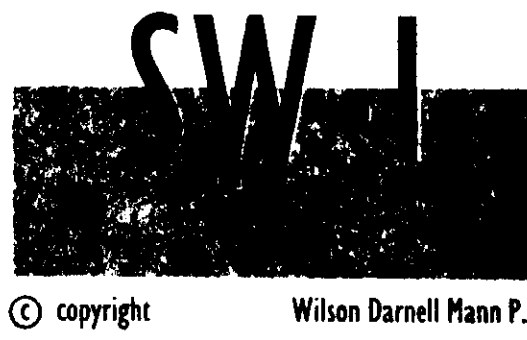
Ground Round of Kansas
Prototype#4600

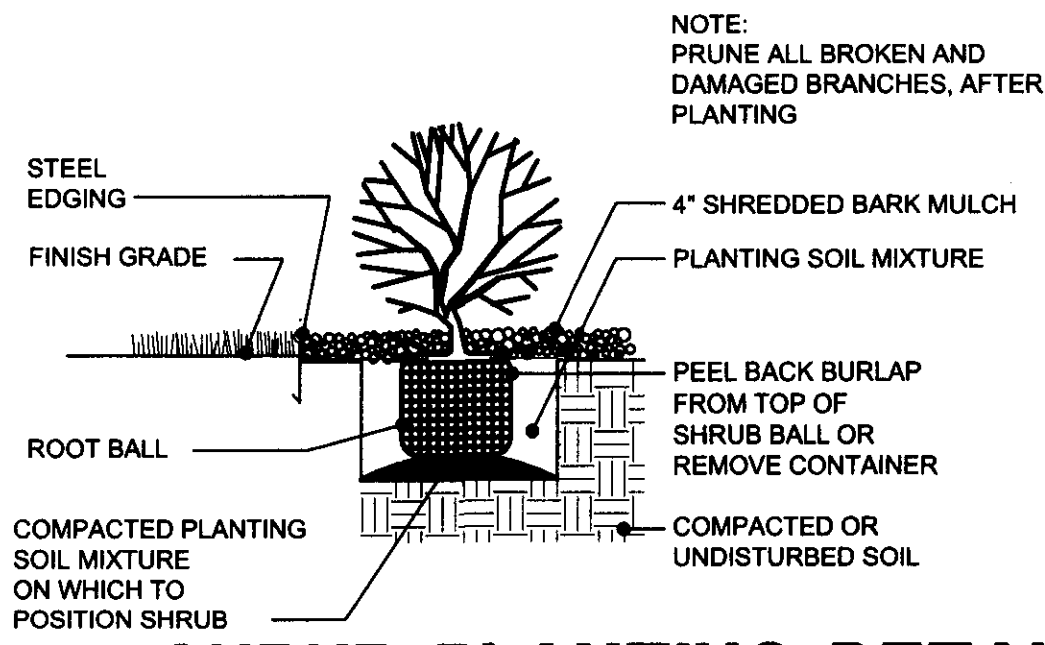
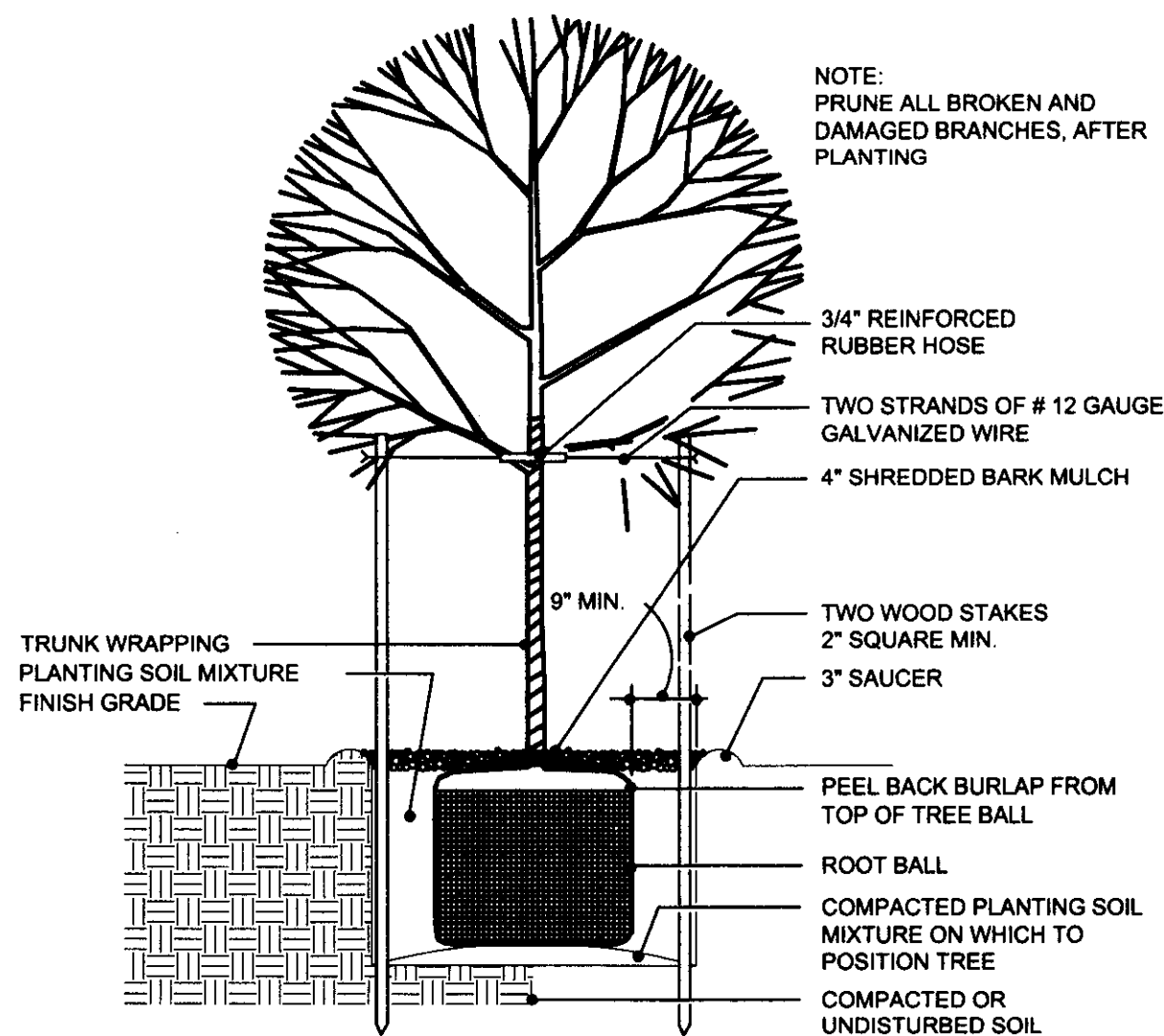
APPROVED 12/01/02 BY IDB
SHEET 30-B
M-APP CARG-1042

21st & Webb
Wichita, Kansas

PRINTS ISSUED
Nov. 4, 2002

WDM No. 02140
drawn: BWH
checked: BWH





SHRUB PLANTING DETAIL AT EDGING/BED AREAS

GENERAL LANDSCAPE NOTES

- All work shall be done in accordance with these Landscape Specifications and Local Industry Standards.
- Landscape Contractor shall submit bid with unit prices for all plants which include mulch, installation, guarantee, etc...
- Prior to any excavation for landscaping purposes, the location of underground utilities shall be determined by calling the local utility companies. Contractor shall be responsible for any damage done to existing utilities.
- The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
- Report any discrepancies in the planting plan to the Owner's representative prior to starting construction.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic representing 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 Owner's representative.
- Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be "Cobra Commercial Heavy Duty Grade" from Old Dutch Materials Co. or approved equal.
- All planting beds shall be prepared by killing off existing vegetation with Round-Up (or-equal) according to label directions. A pre-emergent herbicide shall be applied per label directions.
- Mulch 4" deep around trees and 4" deep in all shrub planting beds with shredded cypress mulch.
- All grass areas called out as "Seed/Sod" are to be planted and fertilized as follows:

SEEDING: Kansas Premium Fescue
FERTILIZER: Per Manufacturer's Specifications

- Rough grading shall be by the general contractor. This includes rough grading for berms. The Landscape Contractor shall be responsible for finished grading prior to grass installation and planting operations.
- Fall planting season shall be September 1 thru end of October. Spring planting season shall be April 1 thru end of June. For grass seeding, fall season shall be September 1 thru mid of October. Spring season for seeding shall be from March 15 thru mid May.
- Materials shall be approved by the Owner's Representative before start of work. Materials and seeding may be rejected at any time during the installation.
- Prior to acceptance, the plantings and grass areas shall be maintained watered and kept clean and weed free by the Landscape Contractor.
- Guarantee for spring planted plants shall be thru mid August. Guarantee for fall planted plants shall be thru mid May.
- At the end of the guarantee period the Owner's Representative and Landscape Contractor shall meet to review for replacements. Dead plants and those not in a vigorous, thriving condition shall be replaced as originally specified in the following planting season. There shall be no additional cost to the Owner for replacements except due to vandalism. Grass areas not acceptable shall be reseeded or resodded immediately in the same planting season or if weather conditions require the following season.

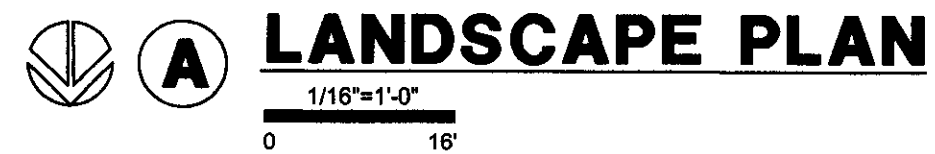
IRRIGATION SYSTEM

- Irrigation - Water for establishment and maintenance of plant materials on this project will be provided by an irrigation system. It is intended that the Irrigation Contractor provide the design, all labor, materials and equipment required to construct a complete and operational automatic irrigation system.
- Then irrigation bid is to be included in the base bid of the landscape bid.
- The automatic irrigation system shall be designed to irrigate all new grass and planted areas. Care should be taken in the irrigation design to ensure that no water is sprayed on the building, fences, walls, walkways or paved areas.
- Water for irrigation to come from main water supply to building with new meter.
- Prior to installation, the General Contractor shall submit for approval to the Architect an irrigation layout plan, irrigation equipment details, and a booklet containing catalog cuts, performance charts and technical information in sufficient detail to determine system suitability for this project.
- The irrigation system shall be equipped with moisture-sensing devices or automatic rain shut-off devices as well as a freeze detector.

PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
RSM	1	RED SUNSET MAPLE	Acer rubrum 'Red Sunset'	3" to 3 1/2" cal.	Balled-in-Burlap
LE	2	LACEBARK ELM	Ulmus parvifolia	3" to 3 1/2" cal.	Balled-in-Burlap
ZEL	4	ZELKOVA	Zelkova serrata	3" to 3 1/2" cal.	Balled-in-Burlap
RDB	2	REDBUD	Cercis canadensis	1 1/2" to 2" cal.	Balled-in-Burlap
SSC	2	SPRING SNOW CRAB	Malus species (fruitless)	2" to 2 1/2" cal.	
SHRUBS					
MJJ	8	MINT JULEP JUNIPER	Juniperus chinensis	5 gal.	Container
CPR	41	CARPET ROSE	Rosa 'Carpet' (Red)	5 gal.	Container
WGB	19	WINTERGEM BOXWOOD	Microphylla koreana	5 gal.	Container
OTHER					
DAY	30	DAYLILLY	Heemerocallis Sp.	1 gal.	Container

***IF THERE ARE ANY DISCREPANCIES IN PLANT QUANTITIES, THE PLANTING PLAN WILL DICTATE.



EAST 21st STREET NORTH

LANDSCAPE PLAN

10/10/12 BY NCS

LANDSCAPE CALC'S

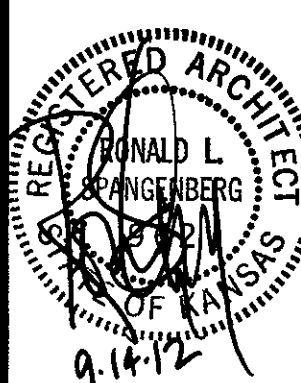
LANDSCAPE YARD REQUIRED: 348' X 10' = 3,480 S.F.
LANDSCAPE YARD SHOWN: 3480 S.F.
STREET YARD TREES REQUIRED: 3480/500 = 7 SHADE TREES
STREET YARD TREES PROVIDED: 5 NEW SHADE TREES
4 ORNAMENTAL TREES
PARKING LOT TREE REQUIRED: 35/20 = 2 TREES
PARKING LOT TREES SHOWN: 2 TREES
PARKING LOT SCREENING: AS SHOWN
LANDSCAPE BUFFERS REQUIRED: NONE

MAPD 049 2 of 2
DP 213



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LANDSCAPE
PLAN

LS1



Wichita-Sedgwick County Metropolitan Area Planning Department

November 8, 2013

Cambridge Market, LLC
Attn: Fred L. Hanley
439 N. Belmont
Wichita, KS 67208

Lauren Irwin
9747 East 21st Street North, #101
Wichita, KS 67206

RE: CUP2013-00035 – Amendment to Parcel 2 of the Hanley Commercial Community Unit Plan (CUP), DP-213 to permit a “nightclub in the city” on property generally located on the southeast corner of East 21st Street North and North Webb Road (9747 East 21st Street North).

Dear Ladies and Gentlemen:

At its regular meeting on November 7, 2013, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to APPROVE the request subject to the following conditions:

1. The language contained in General Provision 20, Parcel Number 2 shall be amended as follows: Proposed uses: same as Parcel Number 1 except that the prohibition against a “drinking establishment” is removed and a “nightclub in the city” or “entertainment establishment in the city” is permitted; and those buildings on the eastern portion of the parcel with exposure to the drainage way will be designed in such a way that the side facing the drainage way is finished in a similar manner as the front of the building. No outside loudspeakers or outdoor entertainment associated with the “nightclub in the city” or “entertainment establishment in the city” is permitted.
2. The number of off-street parking spaces provided by the CUP DP-213 shall comply with Code required minimums.
3. The “nightclub in the city” or “entertainment establishment in the city” shall be operated in compliance with all applicable codes, licenses or regulations, including, but not limited to: building, fire, health or zoning codes.
4. The transfer of title of all or of any portion of the land located within CUP DP-213 does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon the present owners, their successors and assigns, unless amended.
5. The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days after final approval of this case, or the request shall be considered

denied and closed.

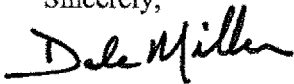
Property owners opposed to the application may file with the City Clerk signed written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed within 14 days of the MAPC's action or by 5:00 p.m. on November 21, 2013. Property owners may file written protest petitions on land use related items heard by the MAPC. In order to be considered a "valid" petition towards a three-quarters majority vote requirement, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by November 21, 2013, at 5:00 p.m.

If there are not any protests for this application, the action of the MAPC will be final. If there protests, this application will be scheduled to be forwarded to the City Council for consideration at its regular meeting on Tuesday, December 10, 2013. If necessary, this meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Dale Miller
Current Plans Manager
Current Plans Division

Copies to: WCC II, Pete Meitzner, Mail Stop 1-13
N.A. II, Megan Buckmaster, Mail Stop 1-135
Cambridge/Lexington HOA, Darlene Morrow, P.O. Box 75511, Wichita, KS 67275
Bent Tree HOA, Melissa Mathes, P.O. Box 9306 Bent Tree, Wichita, KS 67226
Greenleaf HOA, Chuck Bair, P.O. Box 780151, Wichita, KS 67278
Legacy Park Master HOA, 150 N. Market, Wichita, KS 67202
Peppertree HOA, Harvey Menchan, 9006 Peppertree Cir., Wichita, KS 67226
Plumthicket HOA, Bill Lee, 2542 Plumthicket Ct., Wichita, KS 67226
Remington Place Master HOA, Terry Fry, 414 Gateway Street, Wichita, KS 67230
Wilson Estates Master HOA, 150 North Market, Wichita, KS 67202
Tallgrass East HOA, 2530 N. Fox Run Ct., Wichita, KS 67226
Jeff Van Zandt, City Law, Mailstop 1-134
Julianne Kallman, Engineering, Mail Stop 1-71