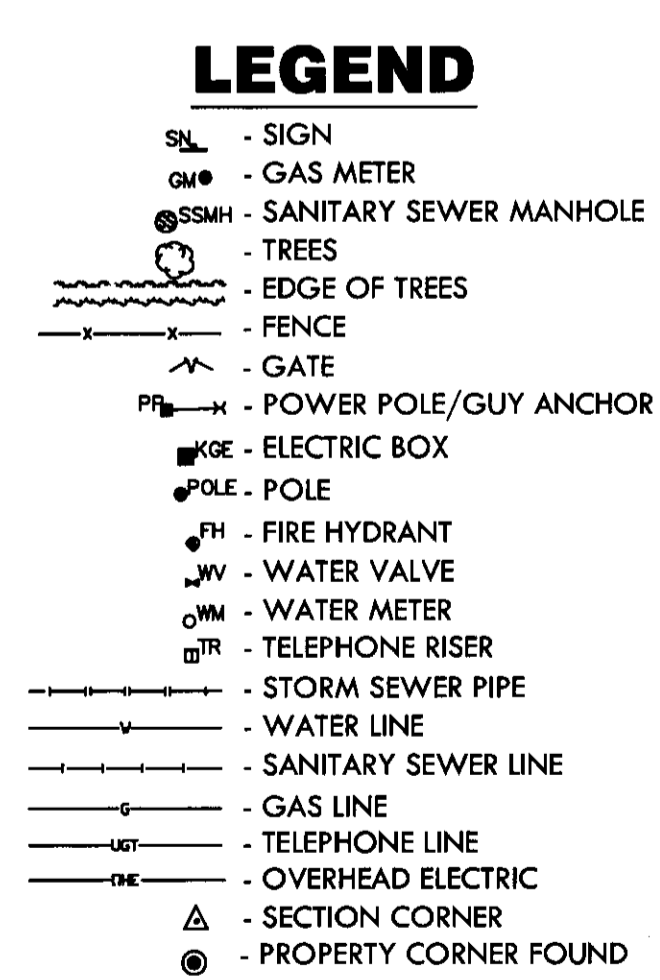
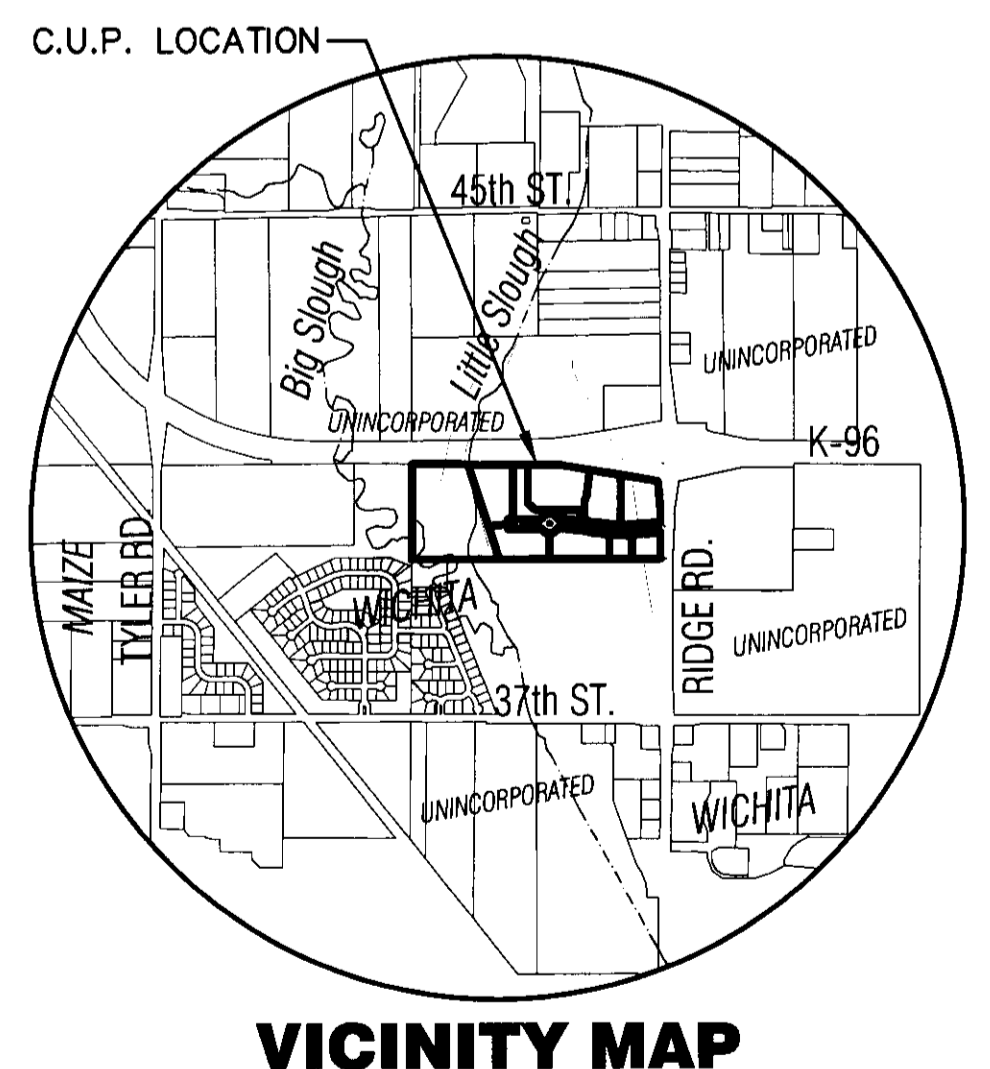
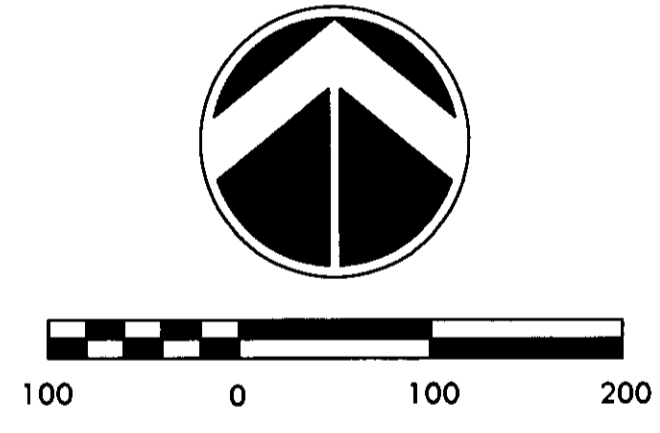


NOTES

- 1. ZONING: LC, GO, and SF-5
2. ANNEXATION: An annexation ordinance was approved by the City Council.
3. PUBLIC UTILITIES: Shall be extended to site
4. A legal description of the subject property is on file at the Planning Department.



- 1. Area: The total development contains 55.95 acres of land more or less and a net land area of 52.12 acres of land more or less.
2. Parcel Descriptions: Parcel 1, 2, 3, 4, 5, 6, 7a, 7b, 7c, 8a, 8b, 8c with detailed area, height, and coverage specifications.
3. The following uses are permitted for all parcels within the C.U.P.
4. Architectural Controls: All building within the C.U.P. shall share a uniform architectural character, color, and style.

DEVELOPMENT GUIDELINES

- 5. Title: The transfer of the title on all or any portion of the land included in the Community Unit Plan does not constitute a termination of the plan or any portion thereof.
6. Landscaping for this site shall be required as follows:
7. Screening for this site shall be required as follows:
8. Setbacks: Setbacks are as indicated on the C.U.P. drawing or as specified in Wichita-Sedgwick County Unified Zoning Code.
9. Signs: As permitted under the Sign Code of the City of Wichita.
10. Lighting:
11. Parking:
12. Reserves:
13. No occupancy permits shall be issued for any development without services by municipal water and sewer services.
14. The following transportation improvements and Parcel access shall be provided:
15. Grading Plan:
16. All proposed new utilities shall be installed underground.
17. Final determination of minimum pad elevations (at least 2 feet higher than the 100 year flood elevation), street right-of-way, easements, and pavement widths on public private streets shall be resolved at the time of platting.
18. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
19. Any major changes within this Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the C.U.P. shall be done in accordance with the Unified Zoning Code.
20. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Sidewalk system shall link sidewalks along Ridge Road with the proposed buildings within the subject property and/or to a sidewalk on Village Parkway that links to Ridge Road. If there are no sidewalks on Ridge Road at the time of development of Parcels 1, 2, 3, 4, 5, 6, 7, 8, sidewalk linkage is not required across frontage of Ridge Road.

APPROVED CUP

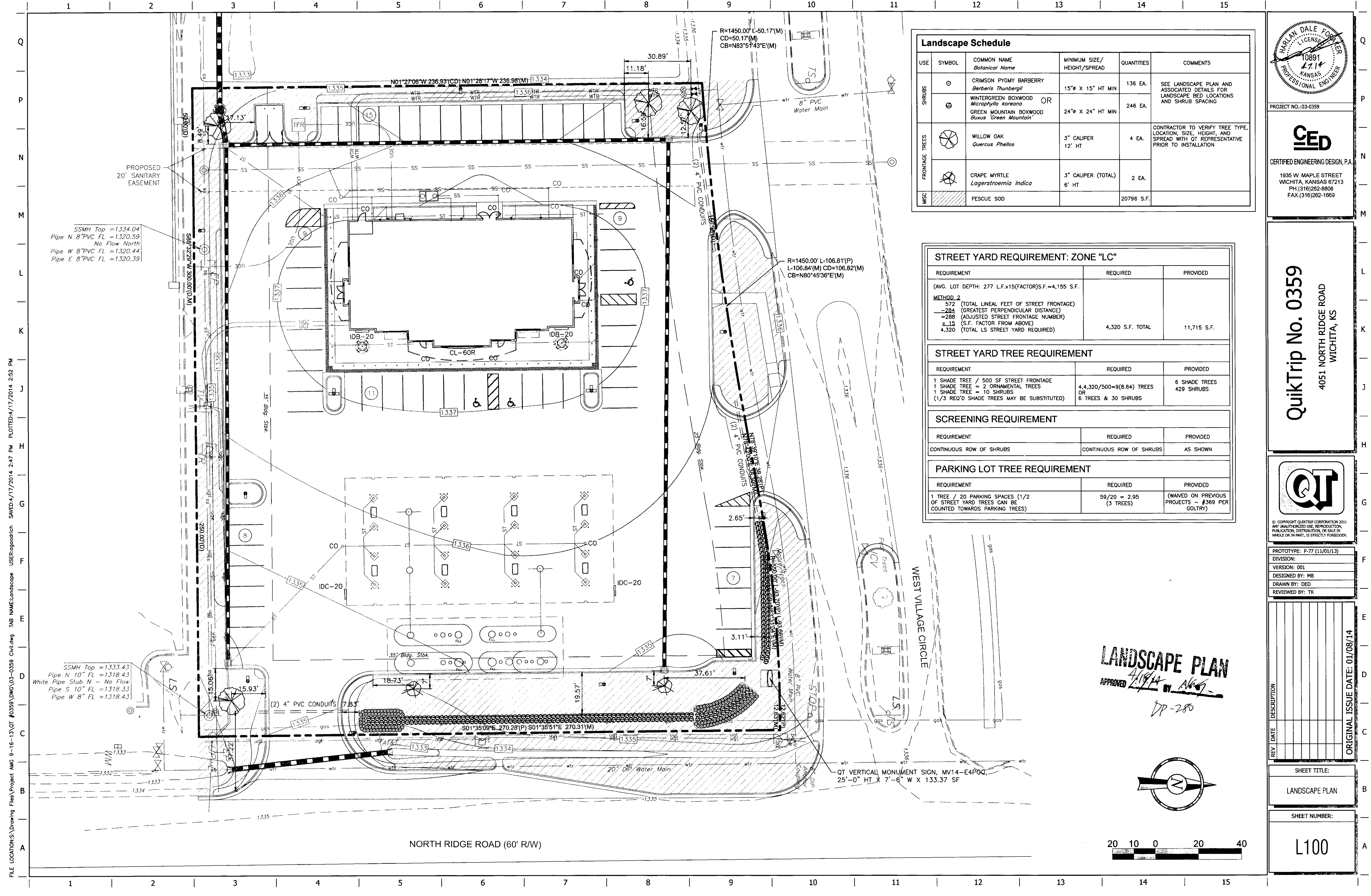
MAPC 12-09-04
Docc 11-19-05
MAPD 1/12

COMMUNITY UNIT PLAN DP-280

NORTH RIDGE VILLAGE

OWNER / DEVELOPER: Kansas Bait & Tackle, LLC, a Kansas limited liability company 7570 W. 21st St. N., Bldg 1050 Suite B, Wichita, KS. 67205 (316)838-2020
COF, LLC, a Kansas limited liability company P.O. BOX 480, Fredonia, KS 66736 (620) 378-2114
OWNER: City of Wichita, as to Parcel 5





Landscape Schedule

USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	○	CRIMSON PYGMY BARBERRY <i>Berberis Thunbergii</i>	15" x 15" HT MIN	136 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	⊗	WINTERGREEN BOXWOOD <i>Microphylla koraeana</i> OR GREEN MOUNTAIN BOXWOOD <i>Buxus 'Green Mountain'</i>	24" x 24" HT MIN	246 EA.	
	⊗	WILLOW OAK <i>Quercus Phellos</i>	3" CALIPER 12' HT	4 EA.	
FRONTAGE TREES	⊗	GRAPE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER (TOTAL) 6' HT	2 EA.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
	▨	FESCUE SOD		20796 S.F.	

STREET YARD REQUIREMENT: ZONE "LC"

REQUIREMENT	REQUIRED	PROVIDED
(AVG. LOT DEPTH: 277 L.F.x15(FACTOR)S.F.=4,155 S.F.)		
METHOD 2		
572 (TOTAL LINEAL FEET OF STREET FRONTAGE)		
-284 (GREATEST PERPENDICULAR DISTANCE)		
=288 (ADJUSTED STREET FRONTAGE NUMBER)		
x 15 (S.F. FACTOR FROM ABOVE)		
4,320 (TOTAL LS STREET YARD REQUIRED)	4,320 S.F. TOTAL	11,715 S.F.

STREET YARD TREE REQUIREMENT

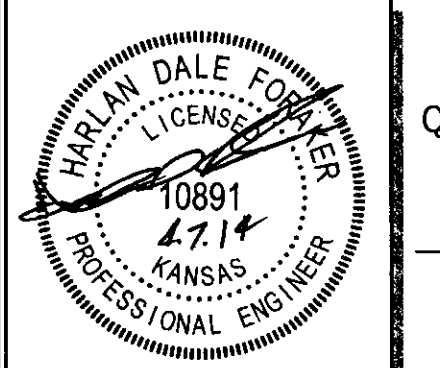
REQUIREMENT	REQUIRED	PROVIDED
1 SHADE TREE / 500 SF STREET FRONTAGE		
1 SHADE TREE = 2 ORNAMENTAL TREES	4,4320/500=9(8.64) TREES	6 SHADE TREES
1 SHADE TREE = 10 SHRUBS	OR 6 TREES & 30 SHRUBS	429 SHRUBS
(1/3 REQ'D SHADE TREES MAY BE SUBSTITUTED)		

SCREENING REQUIREMENT

REQUIREMENT	REQUIRED	PROVIDED
CONTINUOUS ROW OF SHRUBS	CONTINUOUS ROW OF SHRUBS	AS SHOWN

PARKING LOT TREE REQUIREMENT

REQUIREMENT	REQUIRED	PROVIDED
1 TREE / 20 PARKING SPACES (1/2 OF STREET YARD TREES CAN BE COUNTED TOWARDS PARKING TREES)	59/20 = 2.95 (3 TREES)	(WAIVED ON PREVIOUS PROJECTS - #369 PER GOLTRY)

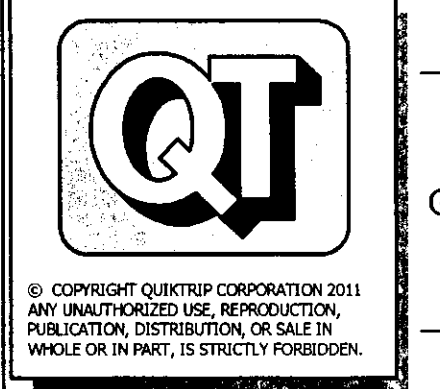


PROJECT NO.: 03-0359

CEED
CERTIFIED ENGINEERING DESIGN, P.A.

1935 W. MAPLE STREET
WICHITA, KANSAS 67213
PH. (316)262-8806
FAX. (316)262-1869

QuikTrip No. 0359
4051 NORTH RIDGE ROAD
WICHITA, KS



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PROTOTYPE: P-77 (11/01/13)
DIVISION:
VERSION: 001
DESIGNED BY: MB
DRAWN BY: DED
REVIEWED BY: TK

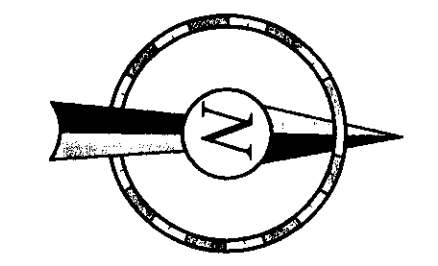
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ORIGINAL ISSUE DATE: 01/08/14

SHEET TITLE:
LANDSCAPE PLAN

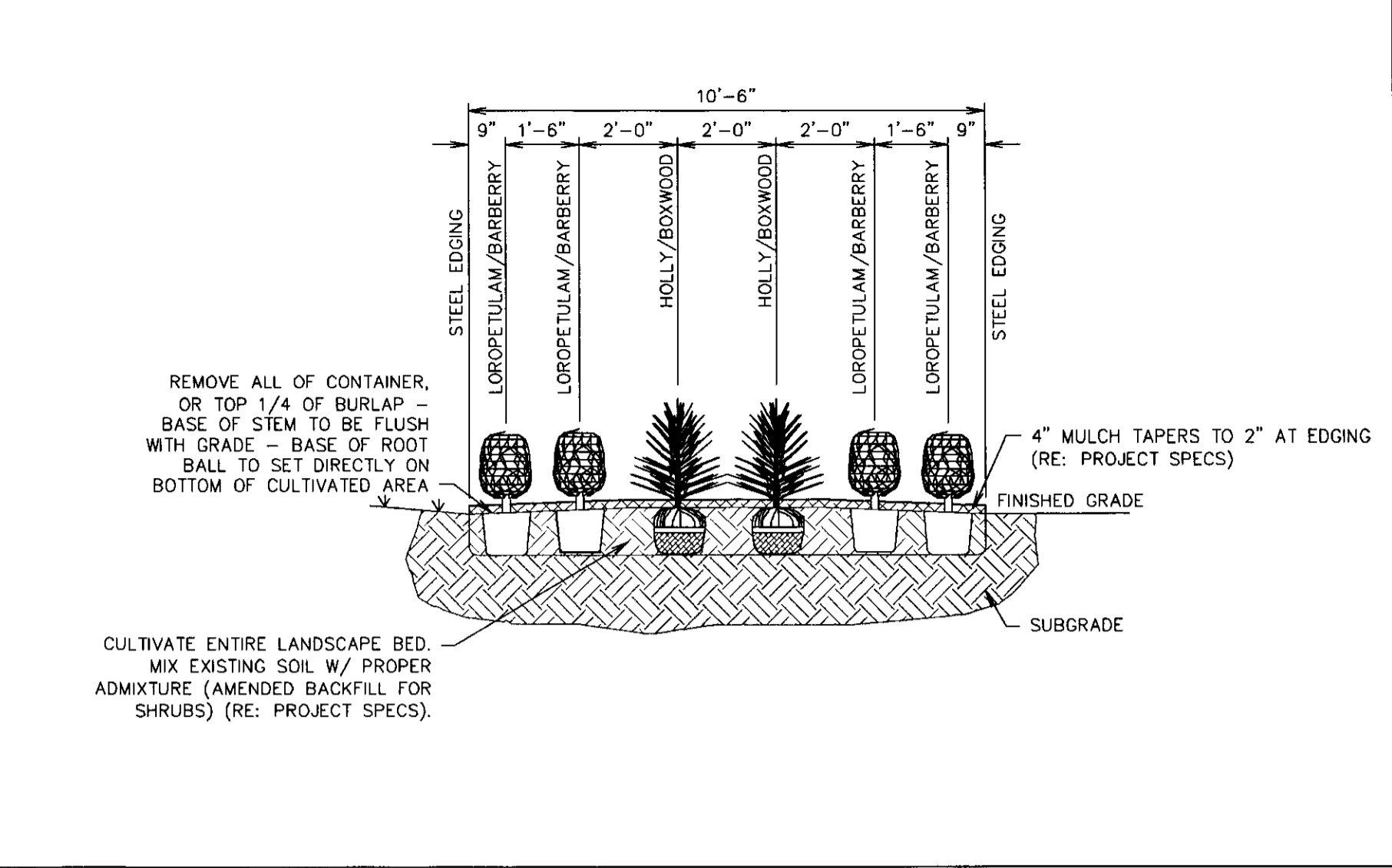
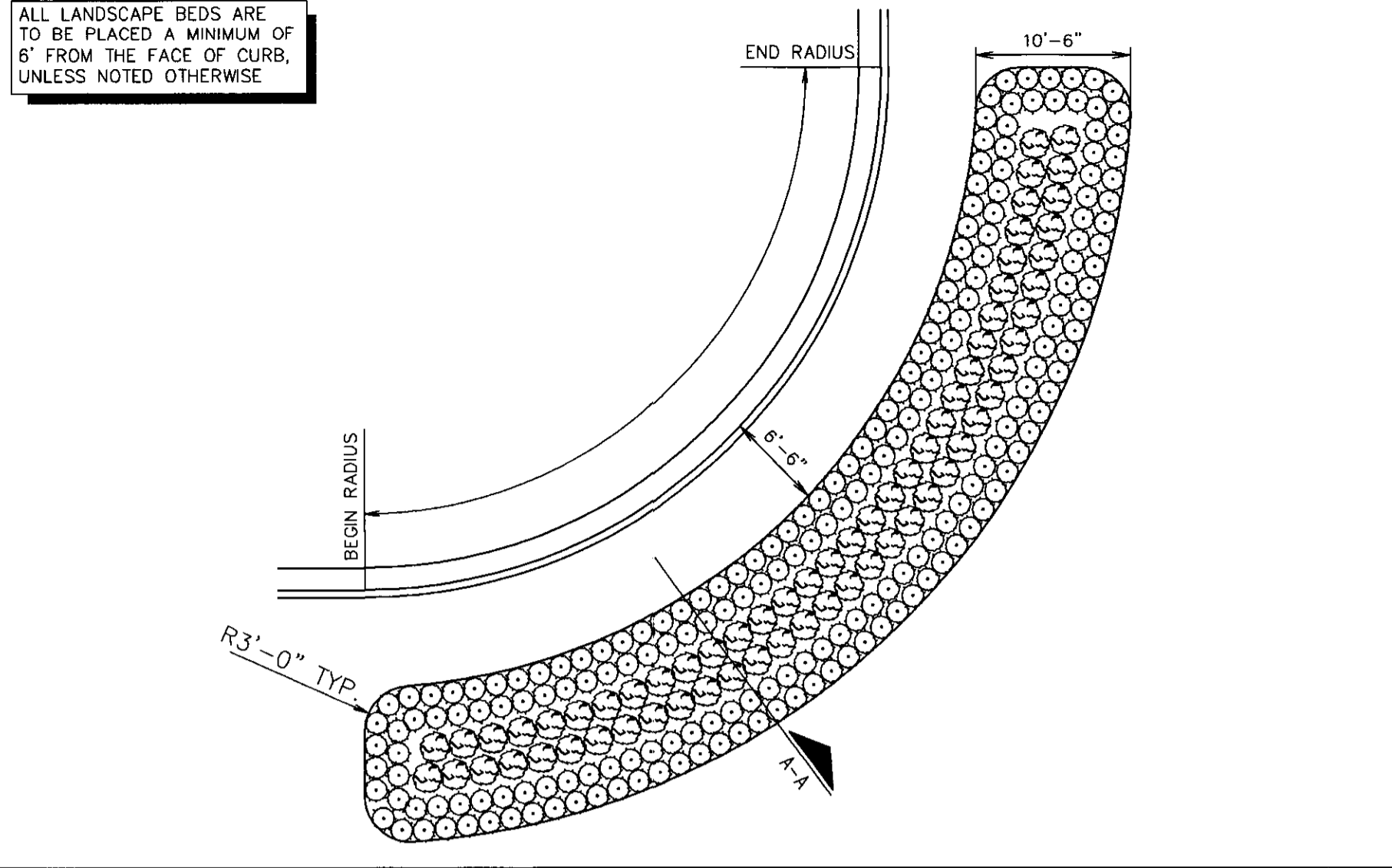
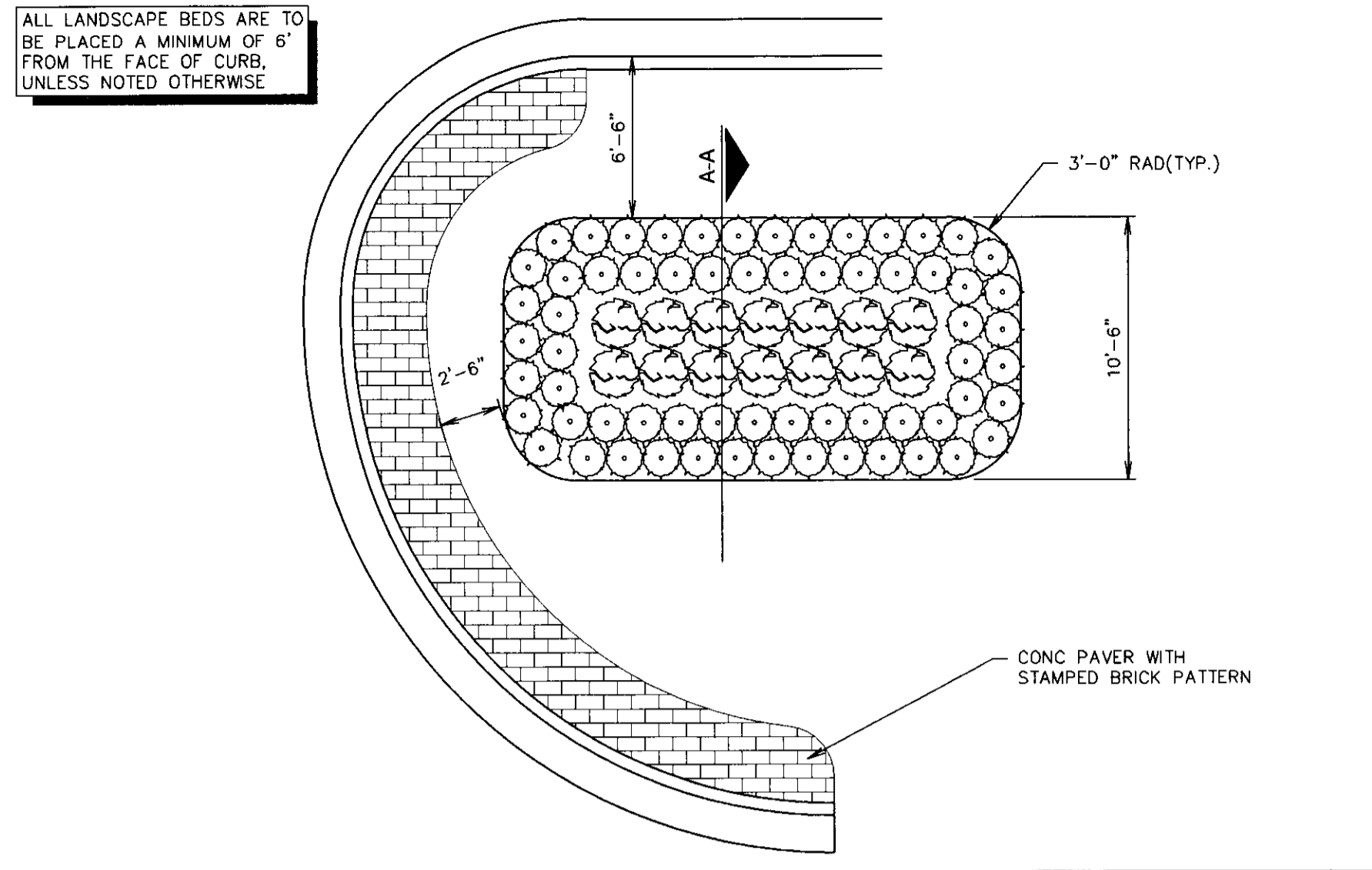
SHEET NUMBER:
L100

LANDSCAPE PLAN
APPROVED *[Signature]*
DP-280



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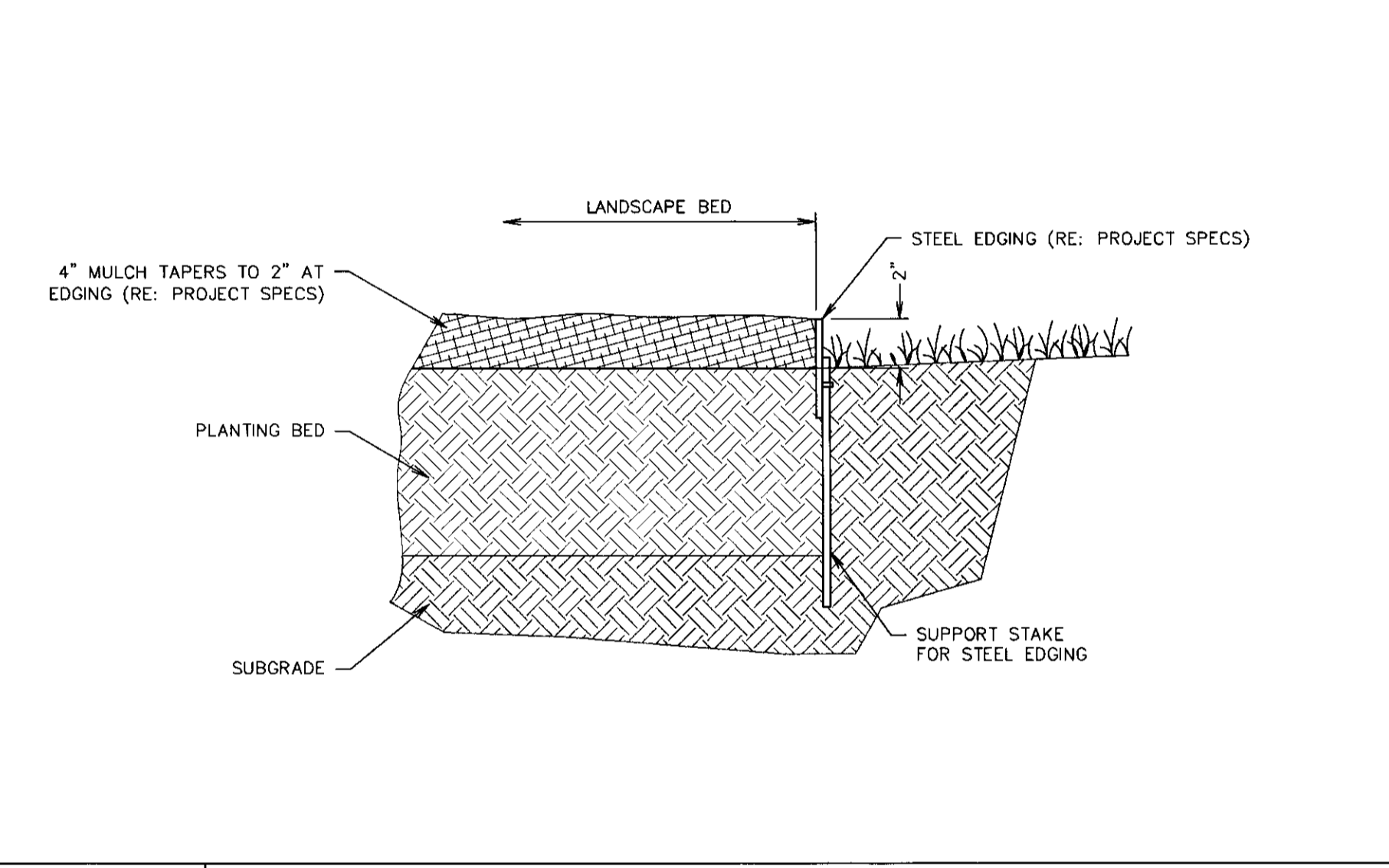
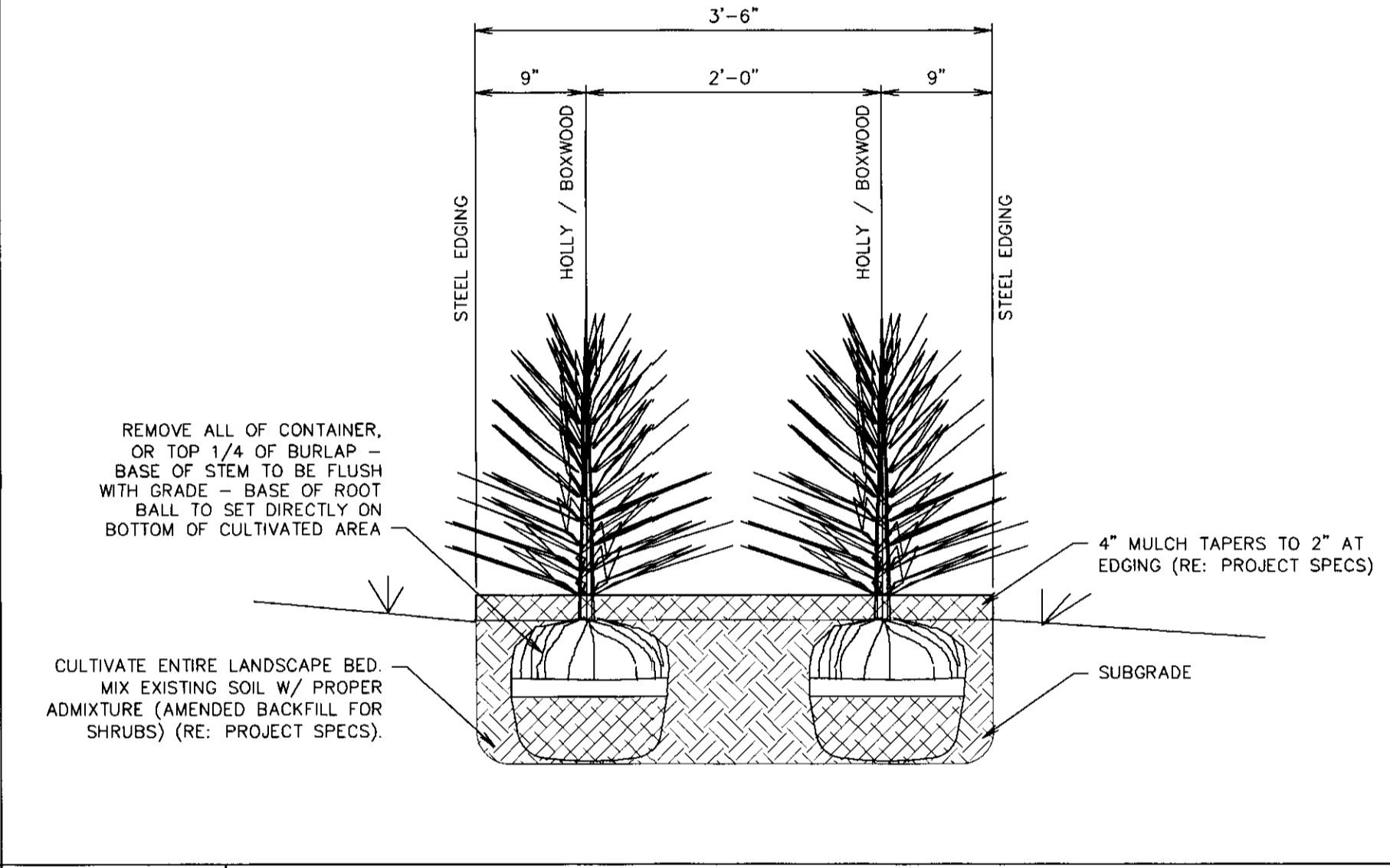
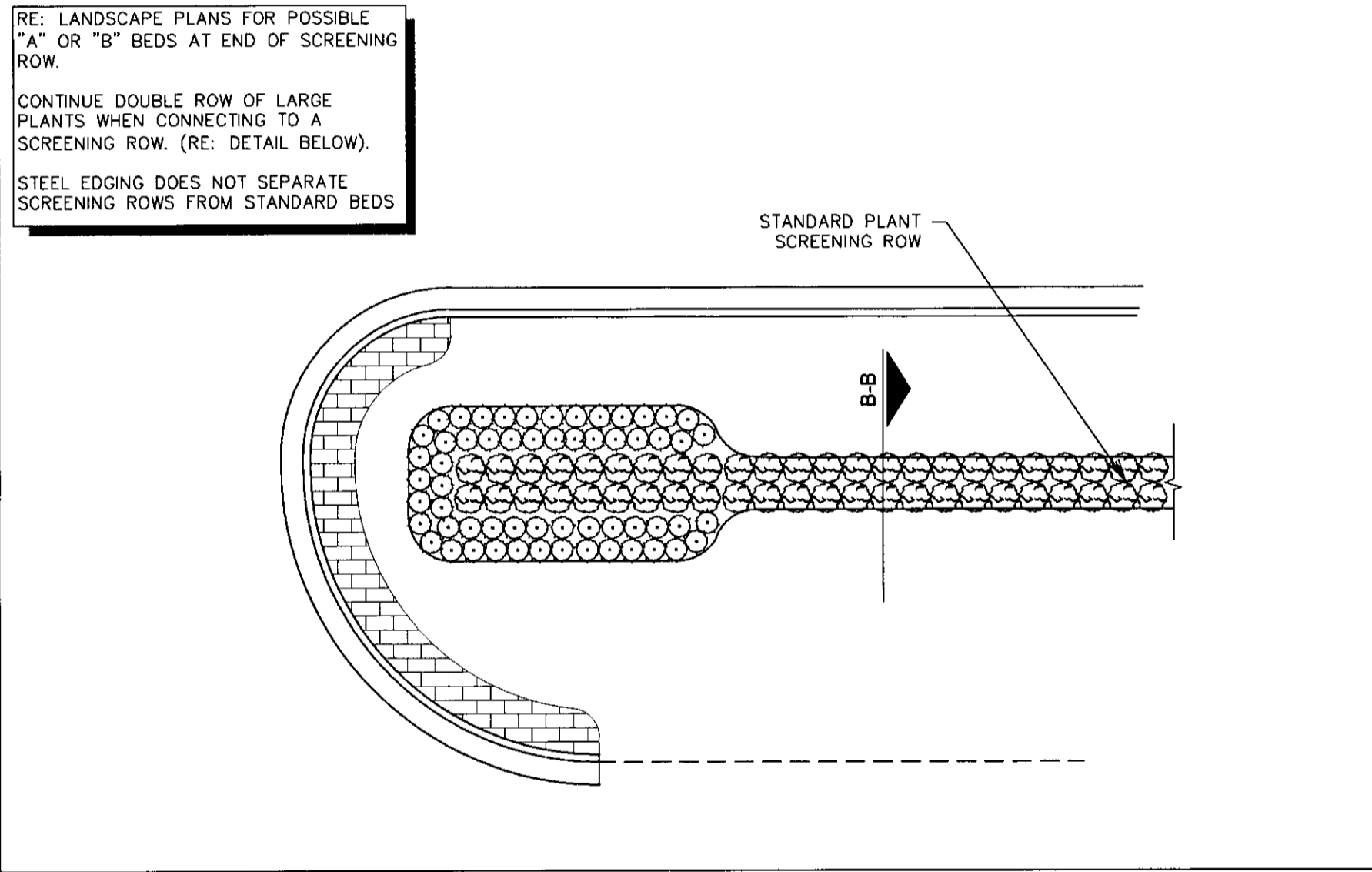
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L1 LANDSCAPE BED TYPE "A"
NTS SN: LD001A004

L6 LANDSCAPE BED TYPE "B"
NTS SN: LD002A004

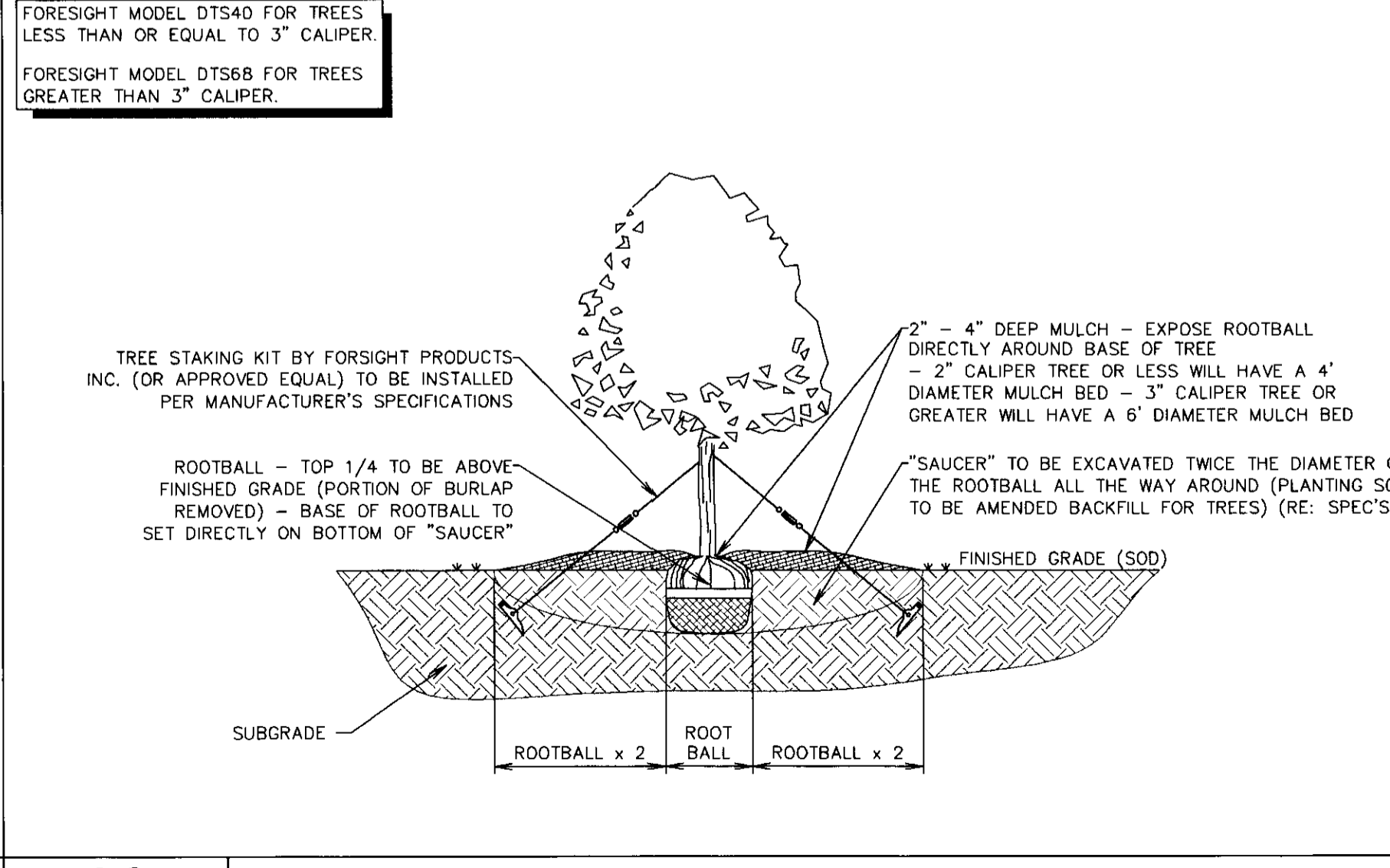
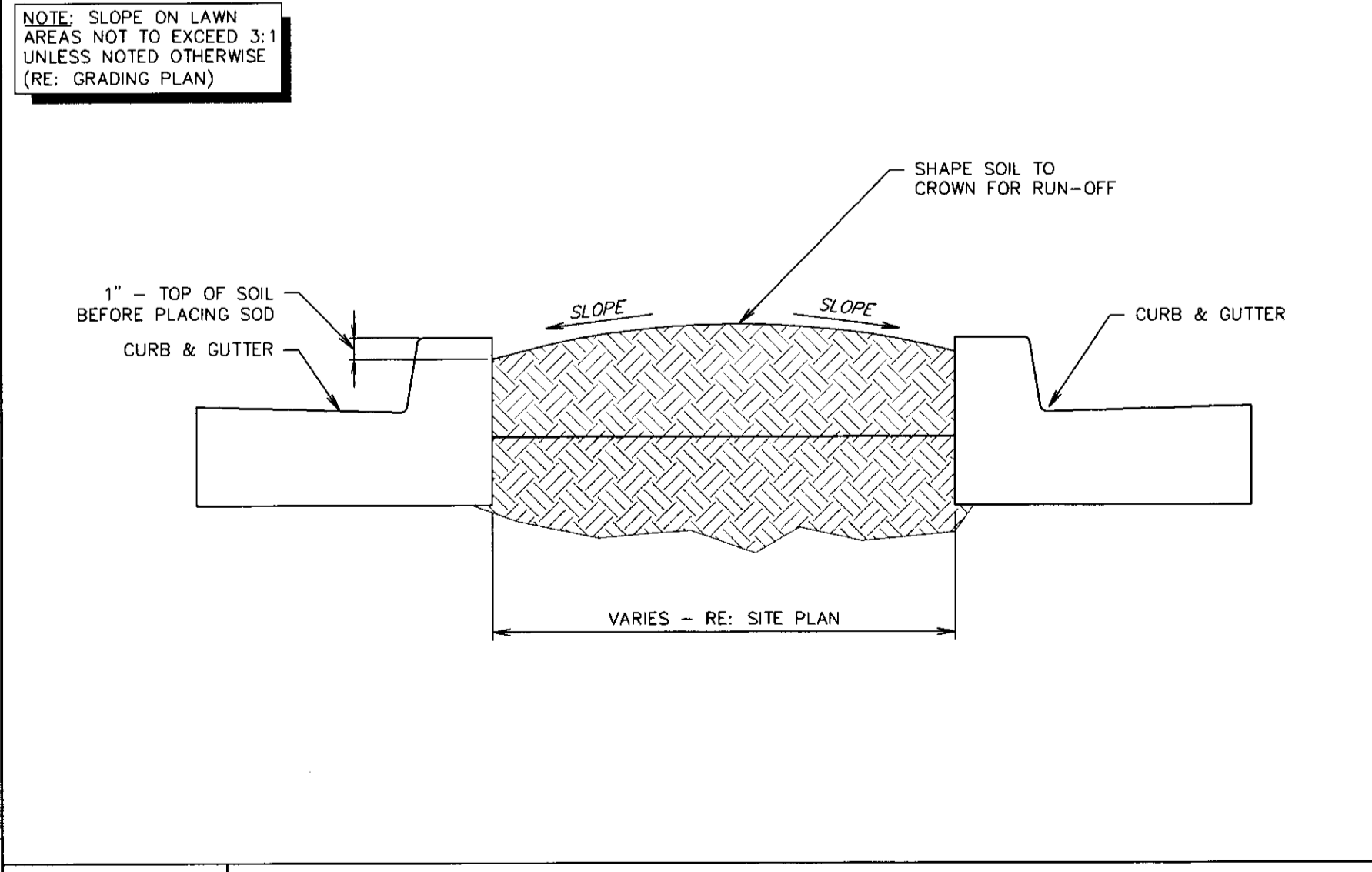
L11 SHRUB PLANTING SECTION A-A
NTS SN: LD003A003



F1 SHRUB SCREENING BED
NTS SN: LD004A004

F6 SHRUB SCREENING SECTION B-B
NTS SN: LD005A003

F11 LANDSCAPE STEEL EDGING DETAIL
NTS SN: LD006A004



A11 NOT USED
NTS SN:

A1 TYPICAL LAWN SECTION
NTS SN: LD007A002

A6 TREE PLANTING DETAIL - SECTION
NTS SN: LD008A002

HARLAN DALE FOREYER
LICENSED PROFESSIONAL ENGINEER
10891
4714
KANSAS
PROJECT NO.: 03-0359

CED
CERTIFIED ENGINEERING DESIGN, P.A.
1935 W. MAPLE STREET
WICHITA, KANSAS 67213
PH. (316) 262-8808
FAX. (316) 262-1669

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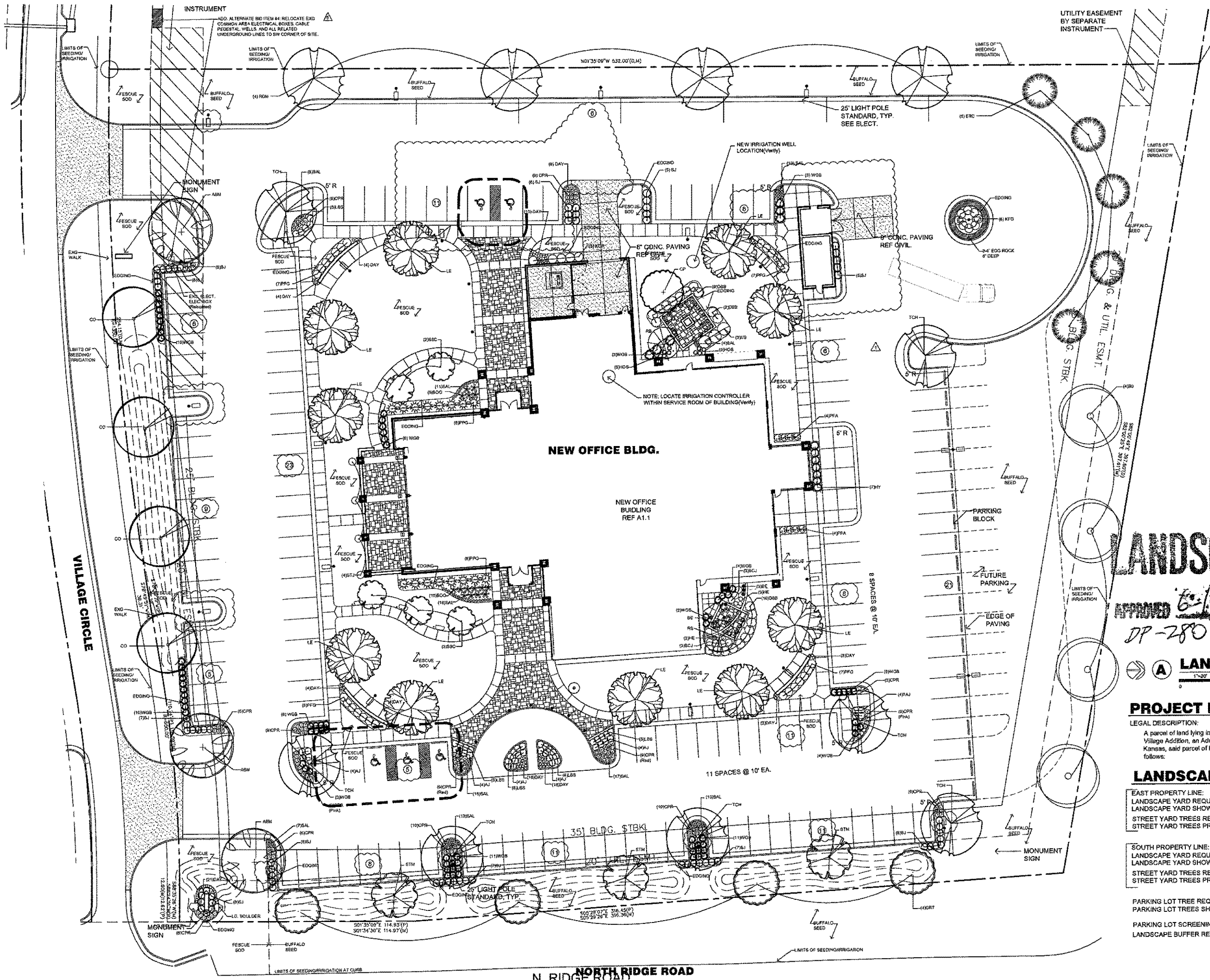
PROTOTYPE: P-77 (11/01/13)
DIVISION:
VERSION: 001
DESIGNED BY: MB
DRAWN BY: DED
REVIEWED BY: TK

REV	DATE	DESCRIPTION

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
L500

ORIGINAL ISSUE DATE: 01/08/14



LANDSCAPE PLAN

APPROVED 6-19-15 BY NES
 DP-280

(A) LANDSCAPE PLAN
 1"=20'

PROJECT DATA

LEGAL DESCRIPTION:
 A parcel of land lying in a portion of Lot 7, Block 1, North Ridge Village Addition, an Addition to Wichita, Sedgewick County, Kansas, said parcel of land being more particularly described as follows:

LANDSCAPE CALC.'S

EAST PROPERTY LINE:
 LANDSCAPE YARD REQUIRED: 20' x 432' = 8,640 SF
 LANDSCAPE YARD SHOWN: 19,000 S.F.
 STREET YARD TREES REQUIRED: 8640/500 = 17 SHADE TREES
 STREET YARD TREES PROVIDED: 12 SHADE TREES
 7 ORNAMENTAL TREES

SOUTH PROPERTY LINE:
 LANDSCAPE YARD REQUIRED: 20' x 414' = 8,280 SF
 LANDSCAPE YARD SHOWN: 14,000 S.F.
 STREET YARD TREES REQUIRED: 8280/500 = 16 SHADE TREES
 STREET YARD TREES PROVIDED: 14 SHADE TREES
 2 ORNAMENTAL TREES

PARKING LOT TREE REQUIRED: 144 NEW/20 = 7 SHADE TREES
 PARKING LOT TREES SHOWN: 10 SHADE TREES
PARKING LOT SCREENING: 3-4' BERMS/SHRUBS
LANDSCAPE BUFFER REQUIRED: NONE

SPANGENBERG PHILLIPS TICE ARCHITECTURE
 121 N. Mead Ste 201 Wichita, KS 67202
 T 316.267.4002 F 316.267.1609
 www.sptaarchitecture.com



AMERICAN AG CREDIT NEW OFFICE BUILDING
 4105 N. RIDGE ROAD, WICHITA, KS 67205



12 JUN 2015
 UPDATED PERMIT &
 CONSTRUCTION SET

REPRINT 12 JUN 2015
 AS1 01/04 04 MAY 2015
 PERMIT 20 APR 2015

LANDSCAPE PLAN

LS1

GENERAL LANDSCAPE SPECIFICATIONS

- Landscape contractor shall provide all labor, materials and service necessary to furnish and install plantings as specified herein and as shown on these plans.
- No material substitutions shall be made without Owner/Architect's approval. Alternate materials of similar size and character may be considered if specified plant materials cannot be obtained. Owner/Architect reserves the right to adjust plant list as deemed necessary.
- Total quantities of materials shown on drawings shall take precedence over quantities shown on the plant schedule. Landscape contractor shall be responsible for verifying all quantities on the planting plans.
- When clay soil is encountered in the establishment of the lawn or the installation of the plant material, it shall be improved in accordance with standard trade practice (i.e. addition of lime gypsum, etc.).
- Re-establish turf in all the areas disturbed by grading or utility trenching in the R.O.W..
- After planting is completed, repair injuries to all plants as required. Limit amount of pruning to a minimum necessary to remove dead or injured twigs and branches. Prune in such a manner as not to change natural habit or shape of plant. Make cuts flush, leaving no stubs. Cut of one inch(1") or more to be planted with tree paint. Central leaders shall not be removed.
- Use triangular spacing in all ground cover and annual beds unless stated otherwise on plans.
- Plant ground cover within one foot(1') of trunk of trees or shrubs planted within area. Planting arrangement shall be triangular, with proper on-center spacing between plants.
- Commercial grade steel edging shall be used to separate all turf areas from planting beds. Place edging flush with grade (see planting details).
- Use shredded cedar mulch in all planting beds. Landscape contractor shall supply Owner/Architect with a sample of mulch for approval prior to starting construction.
- Place mulch in beds and tree saucers per planting details.
- Planting beds receiving mulch are to be free of weeds and grass. Treat beds with a pre-emergent herbicide prior to planting and mulch placement. Apply in accordance with standard trade practice. Do not apply herbicide in annual/perennial beds.
- Seasonal annual/perennial beds are to be planted with local materials that will offer the longest lasting, boldest color display beginning at the time of installation.
- Landscape contractor to remove tree stakes, tree wrap, and remove all dead wood on trees and shrubs one year after provisional acceptance.
- Report any discrepancies in the planting plan to the architect prior to starting construction.
- Prior to any excavation for landscaping purposes, the location of underground utilities shall be determined by calling the local utility companies. Landscape 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.
- Topsoil hauled onto the 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.
- All grass areas called out on the plans are to be seeded/sodded with local industry standard type variety. Submit seed type to Architect prior to installation. Starter fertilizer is also to be applied using local industry standards.
SEED #1: Kansas Premium Fescue Blend (6-8 pounds per 1000 SF)
Buffalo/Rye Seed Blend (.....)
- Warranty period for planted plants shall be 2 Years from date of installation.
- Maintenance period for planted plants shall be 1 year from date of installation.
- 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.
- Landscape Contractor shall submit bid with unit prices for all plants which include mulch, installation, guarantee, etc...

GENERAL IRRIGATION NOTES:

WATER FOR IRRIGATION TO COME FROM NEW WELL WATER. INCLUDE SYSTEM AND COST TO PURIFY HARD WATER AND TO NEUTRALIZE SALT IN WATER SUPPLY.
CONTRACTOR TO DRILL A NEW WATER WELL AND SUPPLY PUMP TO HANDLE NEW IRRIGATION SYSTEM. (Verify location w/Owner)
ALL IRRIGATION EQUIPMENT SHALL BE SCREENED FROM VIEW OF PUBLIC AREAS.
THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A MOISTURE-SENSING DEVICE OR AUTOMATIC RAIN SHUT-OFF DEVICE AS A FREEZE DETECTOR.
SYSTEM IS TO CONSIST OF SEPERATE DRIP EMITTER ZONES, SPRAY HEAD ZONES, AND TURF ROTOR ZONES. EACH WITH SEPERATE VALVES AND STATIONS ON THE CONTROLLER
CONTROLLER(S) ARE TO BE A SOLID STATE TYPE WITH LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMMING, DRIP STATIONS AND BE CAPABLE OF MULTIPLE VALVES PER STATION.

POP-UP ROTORS AND POP-UP SPRAY HEADS SHALL BE USED TO IRRIGATE ALL TURF AREAS. IRRIGATION HEADS SHALL HAVE A MINIMUM 4" RISER.

ALL PLANTING BEDS SHALL BE IRRIGATED BY A DRIP IRRIGATION SYSTEM.

A RAIN SENSOR SHALL BE LOCATED ON TOP OF BUILDING NEAR CONTROLLER. RAIN SENSOR SHALL BE WIRED TO INTERRUPT VALVE COMMON WIRE BUT LEAVE CLOCK ACTIVATED.

MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE ENDS AND LOW POINTS OF THE IRRIGATION MAINLINE. PLACE MANUAL VALVES IN LATCHABLE VALVE BOXES WITH EASY ACCESS. PLACE ON CUBIC FOOT OF GRAVEL BELOW VALVE.

BACKFLOW PREVENTION DEVICE SHALL BE A REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY. INSTALLED AS PER CITY, COUNTY AND STATE REGULATIONS.

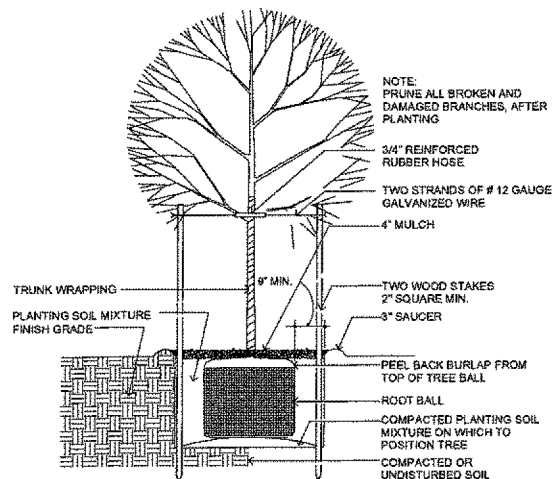
IRRIGATION MAINLINE - CLASS 200 PVC - 18" BURIAL DEPTH MINIMUM
IRRIGATION LATERAL LINE - CLASS 160 PVC - 12" BURIAL DEPTH MINIMUM
IRRIGATION DRIP LINE - POLYETHYLENE PIPE - 3" BURIAL DEPTH MINIMUM
ELECTRICAL CONDUIT - 1120/SCHEDULE 40 PVC PIPE
IRRIGATION SLEEVES - SCHEDULE 40 PVC - 18" BURIAL DEPTH MINIMUM

ONE GALLON PER HOUR DRIP EMITTER ARE TO BE DISTRIBUTED AS FOLLOWS:
1 DRIP EMITTER PER 2'-4" GROUND COVER
2 DRIP EMITTERS PER 1-5 GALLON SHRUB OR GROUND COVER
4 DRIP EMITTERS PER TREE

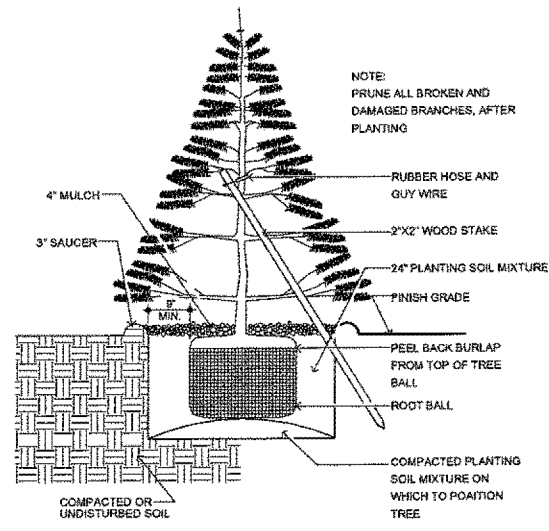
PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE ARCHITECT, AN IRRIGATION LAYOUT PLAN, IRRIGATION EQUIPMENT DETAILS, AND A BOOKLET CONTAINING CATALOG CUTS, PERFORMANCE CHARTS AND TECHNICAL INFORMATION IN SUFFICIENT DETAIL TO DETERMINE SYSTEM SUITABILITY FOR THIS PROJECT.

ADJUST ALL IRRIGATION EQUIPMENT SO THAT SIDEWALKS, PAVING, FENCES, BLDG. FACADES REMAIN DRY OF DIRECT SPRAY OF EXCESS WATER RUN-OFF AND SPRAY.

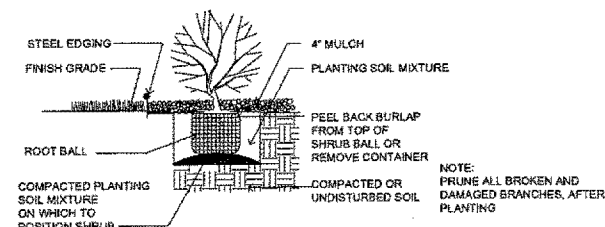
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
ABM	3	AUTUMN BLAZE MAPLE	Acer rubrum x freemanii 'Autumn Blaze'	3" - 3 1/2" cal	Balled-in-Burlap
BO	4	BUR OAK	Quercus macrocarpa	3" - 3 1/2" cal	Balled-in-Burlap
CP	1	CHINESE PISTACHE	Pistacia chinensis	2.0 - 2.5" cal	Balled-in-Burlap
CO	4	CHINKAPIN OAK	Quercus muhlenbergii	3" - 3 1/2" cal	Balled-in-Burlap
ERC	5	EASTERN RED CEDAR	Juperus virginiana	8-10' ht.	Balled-in-Burlap
GRT	4	GOLDEN RAINTREE	Koelreuteria paniculata	1.5"-2" cal	Balled-in-Burlap
LE	10	LACEBARK ELM	Ulmus parvifolia	3" - 3 1/2" cal	Balled-in-Burlap
RDW	4	RED MAPLE	Acer rubrum	3" - 3 1/2" cal	Balled-in-Burlap
RB	2	RIVER BIRCH	Betula nigra 'Heritage'	2.0 - 2.5" cal	Balled-in-Burlap
STM	3	SHANTUNG MAPLE	Acer truncatum(Multi-Stem)	1.5"-2" cal	Balled-in-Burlap
STJ	26	SPARTAN JUNIPER	Juniperus chinensis 'Spartan'	6"-8" ht.	Balled-in-Burlap
SSC	5	SPRING SNOW CRAB	Malus species(fruitless)	1.5"-2" cal	Balled-in-Burlap
TCH	7	THORNLESS HONEYLOCUST	Glendizia triancanthos 'Shedemaster'	3" - 3 1/2" cal	Balled-in-Burlap
SHRUBS					
AJ	24	ANDORRA JUNIPER	Juniperus horizontalis 'Compacta'	5 Gal.	Container
BJC	6	BLUE CHIP JUNIPER	Juniperus horizontalis 'Blue Chip'	5 Gal.	Container
BOG	15	BLUE OAT GRASS	Heliopsis scabra/versans	5 Gal.	Container
CPR	117	CARPET ROSE	Rosa 'Red Carpet'	5 Gal.	Container
DBB	8	DWARF BURNING BUSH	Euconymus alatus 'compactus'	5 Gal.	Container
HY	7	HICKSH YEW	Taxus x media x 'Hickel'	5 Gal.	Container
KFG	6	'KARL FOERSTER' GRASS	Calamagrostis x acutiflora 'Karl Foerster'	5 Gal.	Container
KOR	5	'DOUBLE' KNOCK OUT ROSE	Rosa sp.	5 Gal.	Container
LBS	20	LITTLE BLUESTEM	Schizachyrium scoparium	5 Gal.	Container
PFA	8	PINK FLOWERING ALMOND	Prunus glandulosa 'Rosa Plea'	5 Gal.	Container
PFG	28	PURPLE FOUNTAIN GRASS	Pennisetum setaceum	5 Gal.	Container
PPG	16	PAMPASS GRASS	Eriochloa tenax	5 Gal.	Container
SJ	66	SPREADING JUNIPER	Juniperus 'Sea Green'	5 Gal.	Container
VS	3	VANHOUTTE SPIREA	Spiraea nipponica 'Vanhoutte'	5 Gal.	Container
WGR	60	WINTERGEM BOXWOOD	Buxus microphylla korseana	5 Gal.	Container
GROUNDCOVERS					
DAY	93	DAYLILLY	Hemerocallis 'Stella'	1 Gal.	Container
HOS	12	HOSTA	Hoste - Royal Standard	1 Gal.	Container
BER	4	BERGENIA	Bergenia- 12-18" tall variety	1 Gal.	Container
HER	6	HEUCHERA	Heuchera - 12-18" tall variety	1 Gal.	Container
SAL	121	SALVIA	Salvia x superba 'Mainacht'	1 Gal.	Container



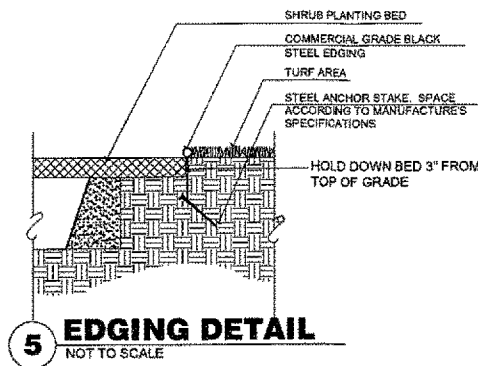
1 DECID. TREE PLANTING DETAIL
NOT TO SCALE



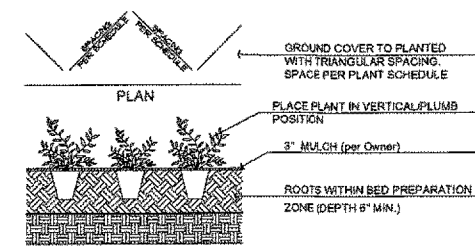
2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL AT EDGING/BED AREAS
NOT TO SCALE



5 EDGING DETAIL
NOT TO SCALE



3 GROUND COVER PLANTING
NOT TO SCALE





Wichita-Sedgwick County Metropolitan Area Planning Department

May 8, 2014

Quick Trip West Incorporated, c/o Joe Kim
4705 South 129th East Ave.
Tulsa, OK 74134

MKEC Engineering, Inc. c/o Brian Lindebak
411 N Webb Rd.
Wichita, KS 67206

RE: CUP2014-11 - City CUP administrative adjustment to DP-280 to address access, landscaping requirements, sign height, sign spacing, building sign size, fluorescent tube lighting, cross-lot access and pedestrian access, generally located south of K-96 and west of Ridge (4051 N. Ridge).

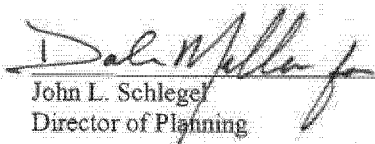
Dear Applicants:

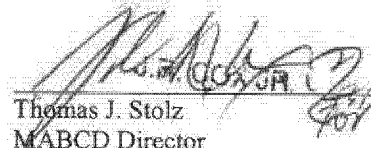
We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-280 The North Ridge Village Community Unit Plan (CUP). We understand that on Parcel 1 you wish to convert a right only access point to a full conditional movement and delete easements consistent with vacation VAC2014-07; waive the landscaping parking lot tree requirement; increase the monument sign height from 20 to 25 feet for a 200 square foot sign; decrease the minimum distance between signs from 75 to 50 feet for the development marker / monument in Reserve A; increase building signs from 70 square feet to 180 square feet for the front elevation, 40 square feet for the north and south elevations, and 22-square foot canopy signs on the front, north and south canopy elevations subject to an approved elevation drawing; allow florescent tube lighting with staff elevation drawing approval; allow for future common access to property to the south; and adjust GP 20 to allow a walk system to link sidewalks along Ridge Road with the proposed buildings within the subject property and/or to a sidewalk on Village Parkway that links to Ridge Road.

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


Thomas J. Stolz
MABCD Director

cc: JR Cox, MABCD
Paul Hays, MABCD
Jeff Longwell, CM District V
Martha Sanchez, NA District V

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

T 316.268.4421 F 316.268.4390

www.wichita.gov



Wichita-Sedgwick County Metropolitan Area Planning Department

October 1, 2014

Kansas Bait and Tackle LLC, attn. Steve Peeples
5400 E. Central Ave.
Wichita, KS 67208

MKEC attn. Brian Lindebak
411 N. Webb
Wichita, KS 67206

RE: CUP2014-40 - City Administrative Adjustment to DP-280 to create Parcels 8a and 8b, consistent with a Lot Split, generally located south of K-96 and west of Ridge Road.

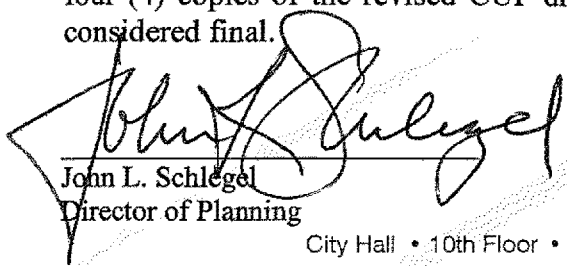
Dear Applicants:

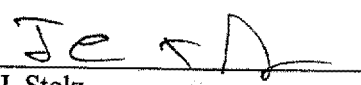
We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-280, the North Ridge Village Community Unit Plan (CUP). We understand that you wish to create Parcels 8a and 8b, consistent with a lot split of Parcel 8. Building coverage and floor area will be distributed proportionately on the revised CUP. Uses permitted on the existing parcels do not change.

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

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cc: JR Cox, MABCD
Paul Hays, MABCD
Jeff Longwell, CM District V
Martha Sanchez, NA District V



Parcel 2

APPROVED

DP-280 Arch Rev per GP#4

 3-21-19

GENERAL LANDSCAPE NOTES

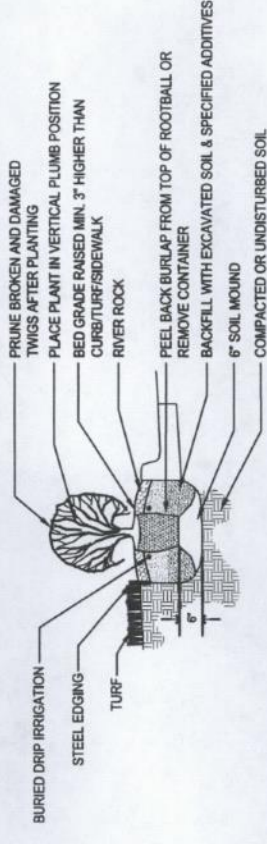
- CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH ALL APPLICABLE SPECIFICATIONS RELATED TO THE LANDSCAPE AND IRRIGATION.
- LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL. UTILITIES CAN BE FLAGGED BY CALLING 811, OR 1-800-344-7233, OR ONLINE AT www.kansasonecall.com. DAMAGE TO UTILITIES SHALL BE AVOIDED DURING THE COURSE OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE MASS GRADING CONTRACTOR TO INSURE THEY THOROUGHLY RIP AND ALLEVIATED ALL COMPACTED SOILS FROM THEIR HAULING AND PLACEMENT OPERATIONS.
- ALL WATER REQUIRED FOR LANDSCAPE OPERATIONS AND FOR ESTABLISHING LANDSCAPE ON THIS SITE WILL BE PROVIDED BY THE OWNER FROM ON-SITE SOURCES AND SUPPLIED TO THE LANDSCAPE CONTRACTOR AT NO CHARGE.
- PLANTING DATES FOR PLANT MATERIAL SHALL BE DURING THE MONTHS BETWEEN FEB. 15TH AND MAY 31ST OR SEPT. 15TH AND DEC. 15. PLANTING SHALL ONLY BE CONDUCTED WHEN THE GROUND IS NOT FROZEN, SNOW-COVERED, OR IN AN OTHERWISE UNSUITABLE CONDITION FOR PLANTING.
- LANDSCAPE BED EDGES SHALL BE LINED WITH PRO-STEEL EDGING (OR APPROVED EQUAL).
- A 4" MINIMUM DEPTH RIVER ROCK BED SHALL BE PLACED AROUND THE PERIMETER OF THE BUILDING. PLACE LANDSCAPE FABRIC PRIOR TO ROCK INSTALLATION. ROCK BED SHALL BE LINED WITH PRO-STEEL EDGING ON THE SIDE OPPOSITE THE BUILDING.
- PLACE 4" MINIMUM DEPTH OF RIVER ROCK IN ALL PLANTING BEDS. LANDSCAPE FABRIC SHALL BE PLACED PRIOR TO RIVER ROCK INSTALLATION. RIVER ROCK SHALL BE APPROXIMATELY 4" DIAMETER STONES. RIVER ROCK SHALL BE EARTH TONES IN COLOR. SUBMIT RIVER ROCK SAMPLE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.
- TREES PLANTED IN LAWN AREAS ONLY SHALL RECEIVE A 3" MINIMUM DEPTH, DARK HARDWOOD MULCH PLACED IN A 4" DIAMETER CIRCLE AROUND THE TRUNK. PULL MULCH AWAY FROM TREE TRUNK.
- IF POSSIBLE, BASED ON TIME OF YEAR SITE IS READY FOR LANDSCAPING, PLANT TREES PRIOR TO ROUTING/INSTALLING IRRIGATION LINES AND SUSTAIN TEMPORARILY BY WATERING WITH IRR-GATOR SLOW-D RIP IRRIGATION BAGS OR BY HAND WATERING. FOLLOW TREE PLANTING WITH INSTALLATION OF IRRIGATION SYSTEM, THEN BY SODDING AND SEEDING.
- FESCUE SOD SHALL BE HARVESTED & PLACED BETWEEN THE DATES OF APRIL 1ST AND JUNE 15TH UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WATER ALL SOD UNTIL LANDSCAPE JOB IS COMPLETE.
- AREAS DENOTED AS 'SOD' SHALL BE PLANTED WITH THE FOLLOWING GRASS TYPE:
SOD:
KANSAS PREMIUM FESCUE, OBTAINABLE FROM CRANMER GRASS FARM, INC., 6121 N. 119TH, MAIZE, KANSAS 67101, PH# (316) 722-7230.
- ALL SOD AREAS SHALL BE INSTALLED AS FOLLOWS: AFTER FINAL GRADE IS ESTABLISHED AND ALL SOIL AREAS DRAIN AS INTENDED, AND ALL SURFACE IRREGULARITIES HAVE BEEN REMOVED, THOROUGHLY PREPARE SODBED BY TILLING TO A MINIMUM DEPTH OF 3" AND HARROWING. ROLL SOD FOLLOWING LAYING FOR GOOD SOIL CONTACT AND KEEP IN A MOIST (BUT NOT SATURATED) CONDITION FOR FIRST TWO WEEKS TO PROMOTE GOOD ROOTING. FERTILIZE WITH 1 LB. ACTUAL NITROGEN PER 1,000 S.F. AT TIME OF PLANTING.
- SEED SHALL BE "KANSAS PREMIUM BLEND" FESCUE SEED DRILLED AT A RATE OF 8 LBS/1000 SF. PLANT SEEDS AT 1/4" DEPTH. SOIL SHALL BE KEPT MOIST TO ENCOURAGE GERMINATION.
- ALL LANDSCAPE AND TURF AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN-SENSING DEVICE TO SHUT OFF THE SYSTEM DURING PERIODS OF ADEQUATE RAIN.
- PLACEMENT OF IRRIGATION CONTROLLER SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
- COORDINATE LANDSCAPE PLANTING WITH IRRIGATION CONTRACTOR. THE TREE PLANTINGS SHALL BE IN PLACE OR STAKED BEFORE IRRIGATION LINE ROUTING BEGINS TO AVOID CONFLICTS. THE IRRIGATION SYSTEM SHALL BE COMPLETE AND FULLY FUNCTIONAL IN ALL LAWN AREAS BEFORE SOD/SEED IS PLACED.
- ALL PLANTS SHALL CONFORM TO ANSI Z60.1 FOR SIZE AND QUALITY STANDARDS.
- LABEL EACH PLANT WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. DO NOT REMOVE UNTIL AFTER PROVISIONAL ACCEPTANCE.

- SUBSTITUTION OF PLANT SPECIES FOR THOSE LISTED IN THE PLANT LIST IS NOT PERMISSIBLE. ONLY SIZE WILL BE CONSIDERED.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL; FREE OF PEST AND DISEASES. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST. ALL TREES SHALL BE STRAIGHT-TRUNKED, OR OF TYPICAL FORM TO THE SPECIES. FULL-HEADED AND MEET THE REQUIREMENTS AS SPECIFIED. ALL TREES MUST BE STAKED.
- STAKES AND GUYING SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE DURING, AND AFTER INSTALLATION. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY.
- ALL LANDSCAPE PLANTS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING INITIAL ACCEPTANCE. DEAD OR DEFICIENT PLANTINGS SHALL BE ACCEPTABLY REPLACED, IN PROPER PLANTING SEASON, ONE TIME AT NO COST TO THE OWNER. SOD AREAS MAY BE FINAL ACCEPTED AT TIME OF COMPLETION OF ESTABLISHMENT WITH NO FURTHER GUARANTEE REQUIRED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, (INCLUDING WATERING AND MOWING), SOD AREAS UNTIL ACCEPTANCE OF THESE AREAS. WHEN READY, THE LANDSCAPE CONTRACTOR SHALL REQUEST INSPECTION OF ESTABLISHED SODDED AREAS BY THE OWNER'S REPRESENTATIVE.
- TOPSOIL FOR ALL LANDSCAPE BEDS SHALL BE A MINIMUM OF EIGHTEEN INCHES (18") DEPTH, SIX INCHES (6") MINIMUM DEPTH OF TOPSOIL REQUIRED AT SOD AND SEED LOCATIONS.

PLANT SCHEDULE

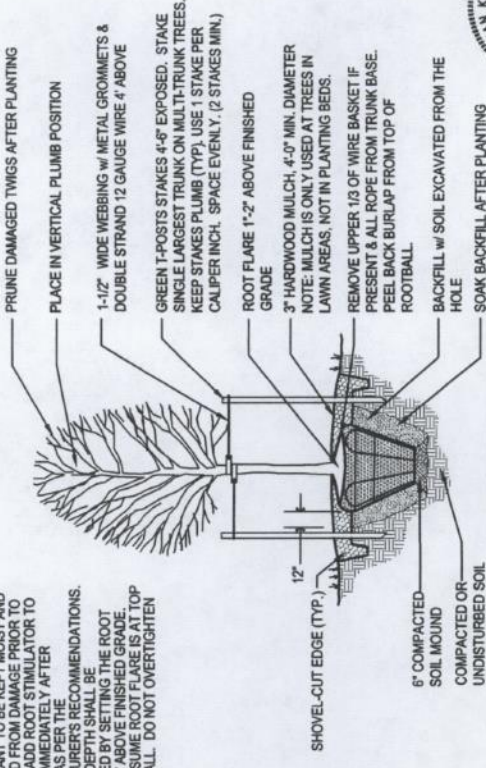
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING	NOTES
DECIDUOUS TREES					
CH	1	CHINESE PISTACHE	PISTACHIA CHINENSIS	18-20' MIN. HT. / BAB	MALE TREES ONLY
SHU	1	SHUMARD OAK	QUERCUS SHUMARDII	3" CAL. / BAB	BRANCHING HT. 5' MIN.
ORNAMENTAL TREES					
USM	6	URBAN SUNSET SHANTUNG MAPLE	ACER TRUNCATUM x PLATANOIDES 'JFS-KW187' PP 27545	2" CAL. / BAB	
DECIDUOUS SHRUBS					
CRP	6	'CHERRY DAZZLE' DWARF CHAPELWATTLE	LAGERSTROEMIA GAMAD '1' 'CHERRY DAZZLE'	#6 CONT.	
EVERGREEN SHRUBS					
CGY	28	'COLOR GUARD' YUCCA	YUCCA FLAMENTOSA 'COLOR GUARD'	#6 CONT.	
SEA	22	'SEA GREEN' JUNIPER	JUNIPERUS x PFITZERIANA 'SEA GREEN'	#6 CONT.	
ORNAMENTAL GRASSES					
NWS	71	'NORTHWIND' SWITCHGRASS	PANICUM VIRGATUM 'NORTHWIND'	#9 CONT.	
LYM	4	'BLUE DUNE' LYME GRASS	ELYMUS ARENARIUS 'BLUE DUNE'	#2 CONT.	
SSG	6	'SHEVANDOOH' SWITCHGRASS	PANICUM VIRGATUM 'SHEVANDOOH'	#9 CONT.	
TURF GRASS					
SOD	2,265 SY	FESCUE: GARDEN WISE 'FESCOLEBLUE MIXTURE'			
SEED	32,100 SF	FESCUE: KANSAS PREMIUM BLEND		SEED AT 8 LBS/1,000 SF	SOD

NOTES:
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY.

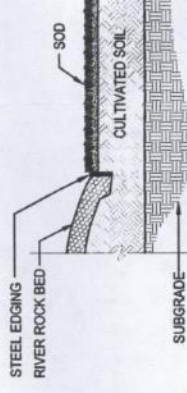


SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
1. PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH SHALL BE DETERMINED BY SETTING THE ROOT FLARE 1"-2" ABOVE FINISHED GRADE. DO NOT ASSUME ROOT FLARE IS AT TOP OF ROOTBALL. DO NOT OVERTIGHTEN GUY'S.



TREE PLANTING IN TURF AREA DETAIL
NOT TO SCALE



BED EDGING AT TURF DETAIL
NOT TO SCALE

NOTES:
1. BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS.
2. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY.



ORNAMENTAL GRASS PLANTING DETAIL
NOT TO SCALE