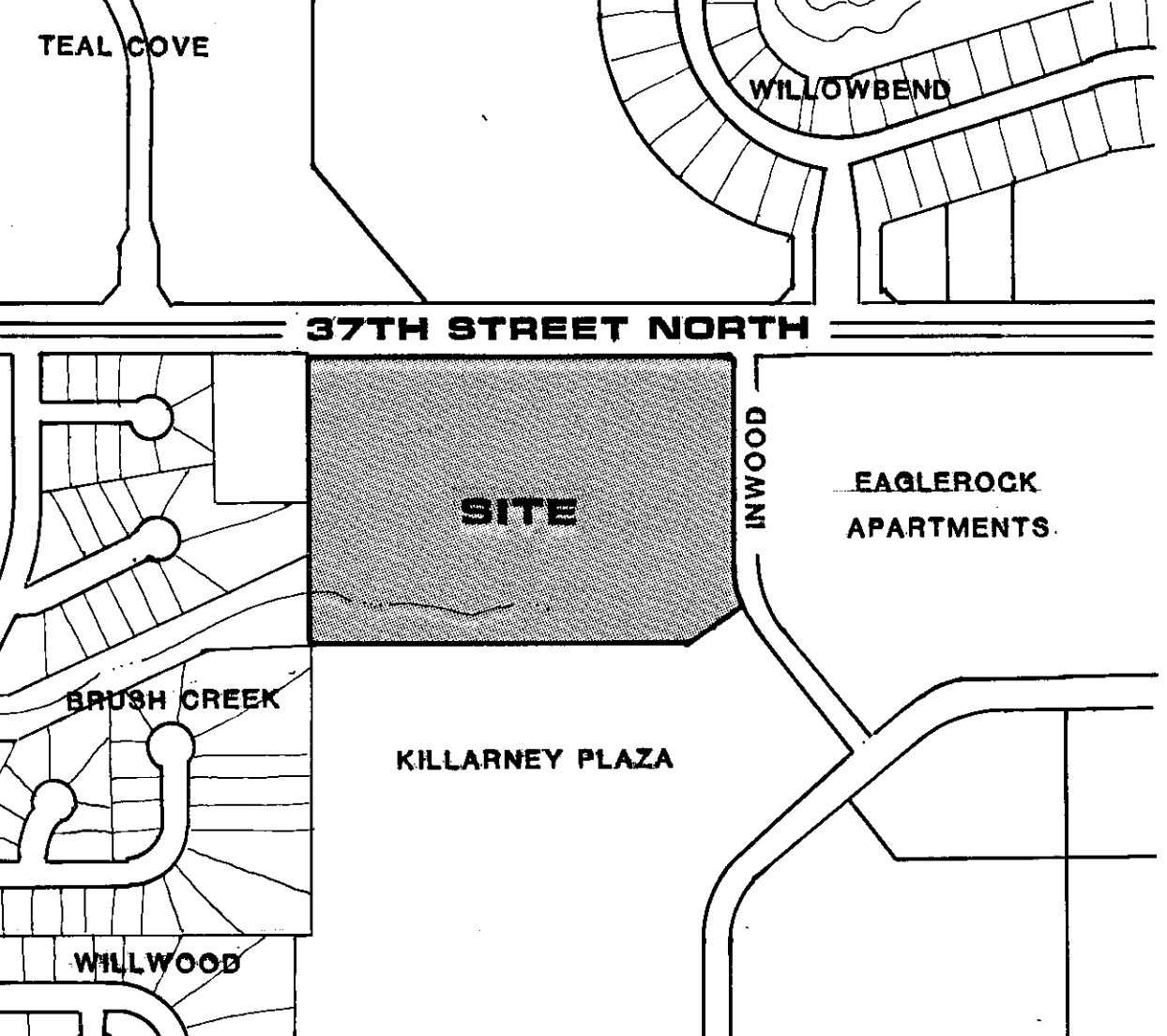
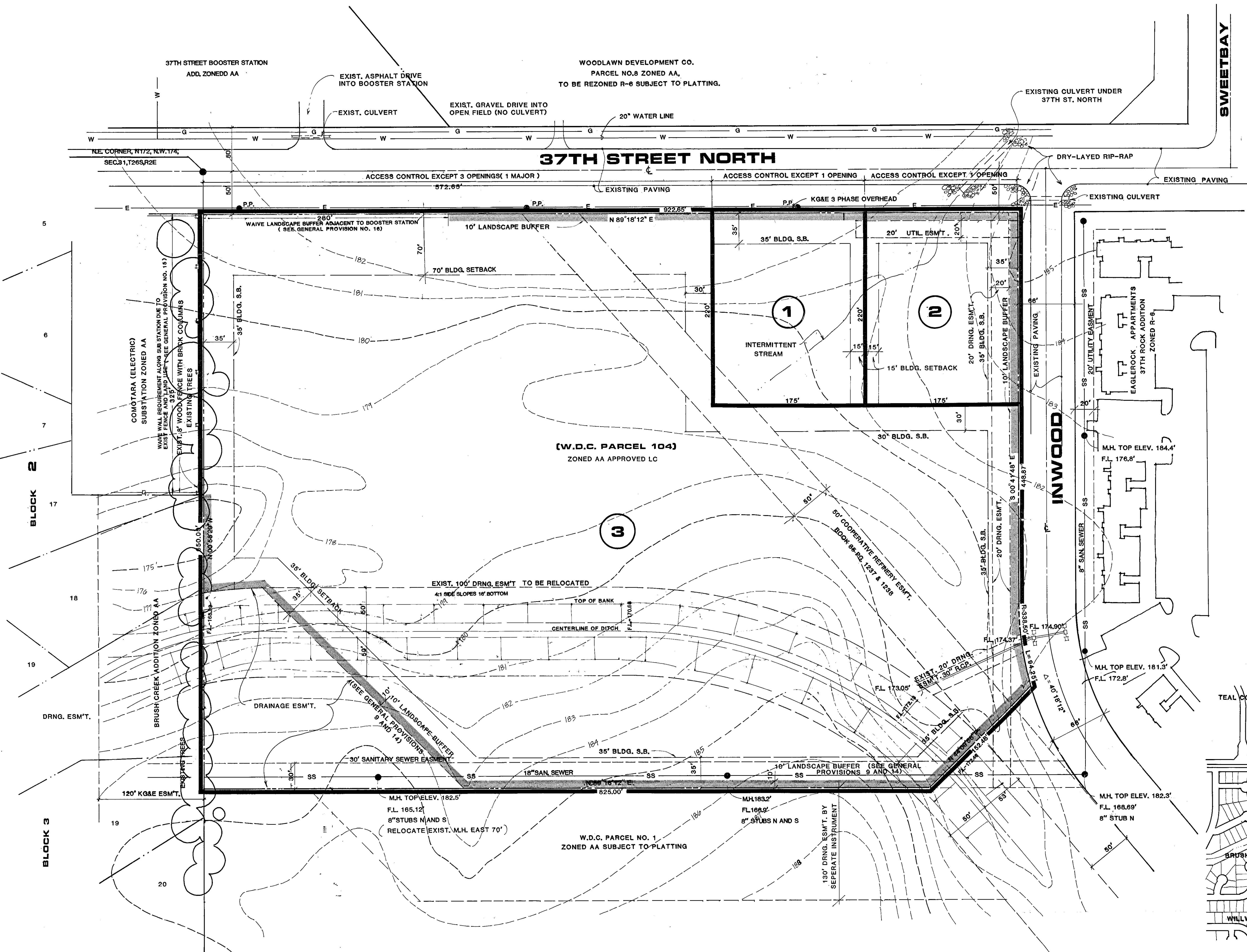


GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 13.66 ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS THREE (3) PARCELS PERMITTING LIGHT COMMERCIAL USES.
3. RETRACTIONS ARE AS INDICATED ON PLAN VIEW:
- NOTE: IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, RETRACTIONS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 23.04.10 OF THE CODE OF THE CITY OF WICHITA, EXCEPT THAT NO PORTABLE SIGNS SHALL BE PERMITTED.
6. ALL DRAINAGEWAYS AND DRAINAGE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT DRAINAGE PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY, PAVEMENT WIDTHS AND DECEL LANES ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 23.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.
9. SCREENING WALL
- A. IF ALL BUILDINGS ARE DESIGNED AND CONSTRUCTED SO THAT ALL FOUR EXTERIOR SURFACES ARE ALIVE WITH NO ONE SIDE APPEARING AS THE REAR OF THE BUILDING THE FOLLOWING CONDITIONS APPLY:
1. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE, OR OTHER SIMILAR MATERIALS (NOT INCLUDING WOOD OR WOVEN WIRE) AROUND ALL STORAGE OR SERVICE AREAS WHEN ACROSS FROM RESIDENTIALLY ZONED AREAS.
2. A TEN (10) FOOT LANDSCAPE BUFFER CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES SHALL BE REQUIRED AS INDICATED ON THE PLAN OR WHERE ACROSS FROM RESIDENTIALLY ZONED AREAS AND SEPARATED BY A PUBLIC STREET.
- B. IF THE PROPOSED STRUCTURES ARE DESIGNED SO THAT ONE SURFACE APPEARS TO HAVE A REAR SIDE, THEN A FIVE (5) TO EIGHT (8) FOOT WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE, OR OTHER SIMILAR MATERIALS (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE PROPERTY LINE ACROSS FROM RESIDENTIALLY ZONED AREAS. IF THIS WALL IS CONSTRUCTED THE TEN (10) FOOT PLANTING STRIP SHALL BE WAIVED.
- C. THE ARCHITECTURAL PLANS FOR THE BUILDINGS ON PARCEL 3 SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION IN ORDER TO DETERMINE WHETHER THE WALL OR LANDSCAPING IS REQUIRED.
10. NO WALL SHALL BE PERMITTED IN ANY UTILITY EASEMENT, AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY WALL.
11. THE WALL REQUIREMENT ALONG THE WEST PROPERTY THAT ADJUNCTIONS THE COMODARA SUBSTATION HAS BEEN WAIVED DUE TO THE EXISTING FENCE THAT SURROUNDS THE PROPERTY AND RELATED LAND USE.
12. THE LANDSCAPE BUFFER REQUIREMENT ALONG 37TH STREET NORTH ADJUNCTION TO THE 37TH STREET BOOSTER STATION HAS BEEN WAIVED DUE TO THE RELATED NON-RESIDENTIAL LAND USE.
13. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
14. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE LANDSCAPE BUFFERS ALONG 37TH STREET NORTH AND INWOOD AND THE SOUTH LINE OF PARCEL 3 IF APPLICABLE INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIALS AND METHOD OF PROVIDING WATER SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS ON PARCEL INVOLVED. 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.
15. 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.
16. ACCESS CONTROL: ACCESS TO 37TH STREET NORTH SHALL BE LIMITED TO FIVE (5) OPENINGS, ONE OPENING TO PARCELS 1 AND 2, AND THREE (3) OPENINGS TO PARCEL 3 OF WHICH ONE OPENING TO PARCEL 3 SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.
17. A. THE COOPERATIVE PIPELINE EASEMENT MAY, AT THE DEVELOPER'S OPTION, BE RELOCATED TO ALTERNATE LOCATION PROVIDING THAT IT BE AT NO COST TO THE CITY OF WICHITA AND THAT IT BE RELOCATED WITHIN THE REQUIREMENTS ESTABLISHED BY THE COOPERATIVE PIPELINE COMPANY, WITH THEIR APPROVAL.
- B. BUILDING SETBACKS ALONG THE COOPERATIVE PIPELINE EASEMENT SHALL BE ESTABLISHED AT THE TIME OF PLATTING. ALL PAVING OVER THE PIPELINE SHALL BE WITH THE APPROVAL OF THE PIPELINE COMPANY.
18. A FIRE LANE, HARD SURFACED, CONSTRUCTED TO PROVIDE ALL-WEATHER CAPABILITY, TWENTY (20) FEET MINIMUM IN WIDTH SHALL BE PROVIDED TO WITHIN ONE HUNDRED FIFTY (150) FEET OF ALL BUILDINGS HEREFTER CONSTRUCTED. SAID FIRE LANE WHEN CONSTRUCTED OF ASPHALT MATERIALS SHALL BE A MINIMUM 3 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE CAP. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
- PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE PLAN AS TO LOCATION AND DESIGN OF THE FIRE LANE.
19. ALL LIGHTS SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE RESIDENTIAL PROPERTIES ADJACENT TO THE COMMERCIAL PROPERTY.
20. IF THE ENTIRE SITE IS TO BE DEVELOPED AS A RESIDENTIAL DEVELOPMENT INSTEAD OF THE LIGHT COMMERCIAL USES LISTED UNDER GENERAL PROVISION NO. 22, THE FOLLOWING CRITERIA SHALL BE MET:
- PROPOSED USES - GARDEN APARTMENT
- GROSS AREA - 11.65 ACRES
MAXIMUM NUMBER OF DWELLING UNITS - 373
MAXIMUM DENSITY - 32 DU/AC
PARKING - 1.5 SPACES/DU
SETBACKS - AS PER CITY CODE
HEIGHT - 35' MAXIMUM
21. SHOULD AN ALTERNATE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS BELOW BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING. THE APPROVAL OF THIS CONCEPTUAL PLAN SHALL BE SUBJECT TO THE CONDITIONS OF PLATTING.
22. PARCEL DESCRIPTIONS:
- PARCEL NO. 1
PROPOSED USES: ALL USES PERMITTED IN LIGHT COMMERCIAL DISTRICT EXCEPT FOR FOOD LOCKER PLANTS, PUBLIC GARAGES, STORAGE GARAGES, MOTELS, HOTELS, AND MORTUARIES. (SEE GENERAL PROVISIONS NO. 25).
- GROSS AREA - 0.88 ACRES
MAXIMUM BUILDING COVERAGE - 11,559 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 15,400 SQ. FT.
FLOOR AREA RATIO - 3.42
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3
- PARCEL NO. 2
PROPOSED USES: SAME USES AS PARCEL NUMBER 1
- GROSS AREA - 0.88 ACRES
MAXIMUM BUILDING COVERAGE - 11,559 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 15,400 SQ. FT.
FLOOR AREA RATIO - 3.42
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3
- PARCEL NO. 3
PROPOSED USES: SAME USES AS PARCEL NUMBER 1
- GROSS AREA - 11.69 ACRES
MAXIMUM BUILDING COVERAGE - 155,379 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 207,171 SQ. FT.
FLOOR AREA RATIO - 3.42
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 5
PARKING - AS SET FORTH UNDER GENERAL PROVISION NO. 8
SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NO. 3
23. THAT PORTION OF THE MAJOR ENTRANCE ON PUBLIC R.O.W. WILL BE GUARANTEED AT THE TIME OF PLATTING. THAT PORTION OF THE MAJOR ENTRANCE ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME OF BUILDING PERMIT(S) FOR PARCEL 3.

Administrative
Interpretation
to permit
car washes
Subject to 6.02
of all parcels with
original plat.
See memo 1/19/87.



DP-122, Amtd. #1
APPROVED CUP
MAPC 8-6-87 approved
BCC 9-1-87

COMMERCIAL C.U.P. AMENDMENT FORMERLY WOODLAWN DEVELOPMENT CO. NO. 6 - D.P. 122

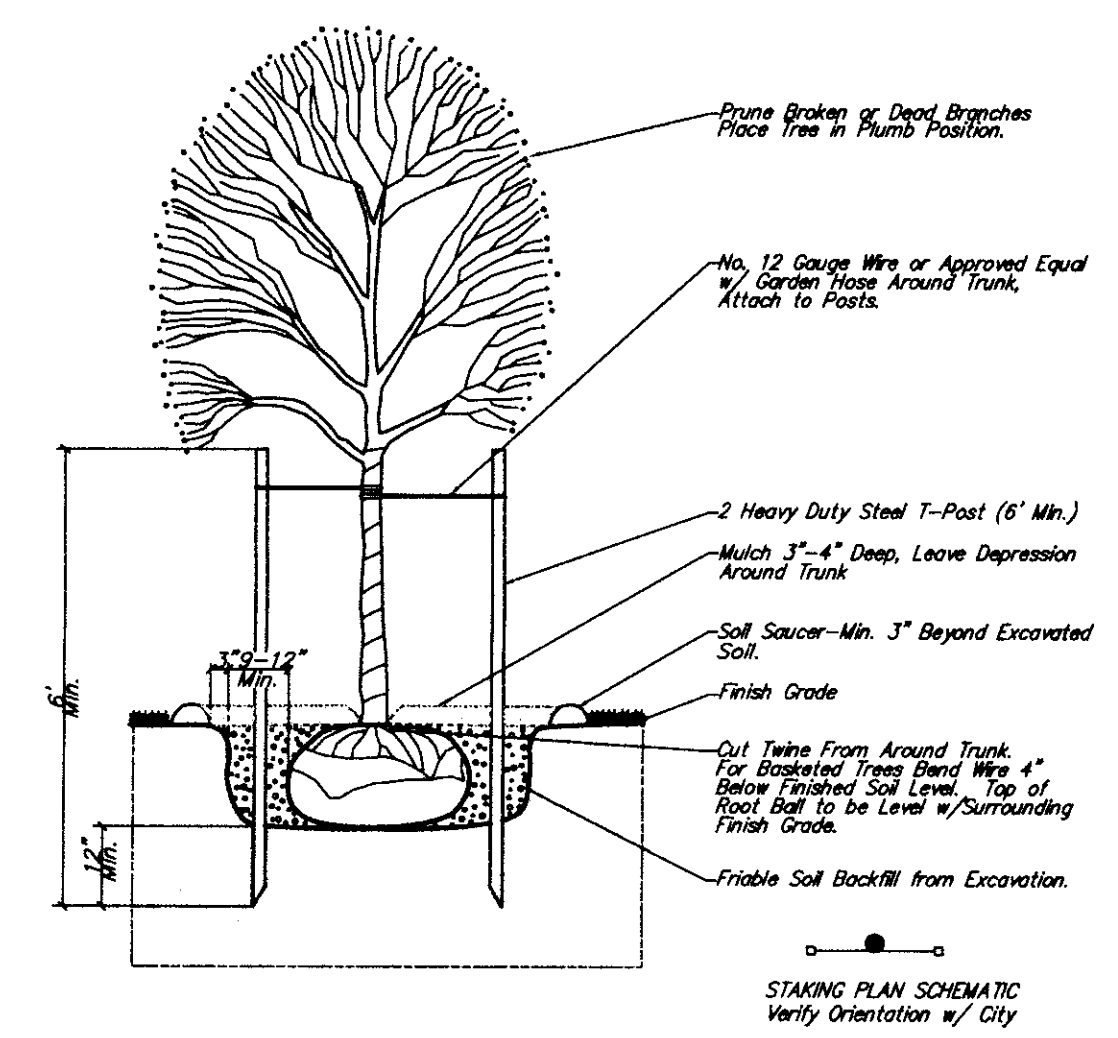
PARCEL NO. 104

DATE: OWNER: KILLARNEY INVESTMENTS, 8400 KILLARNEY, WICHITA, KS. 67208

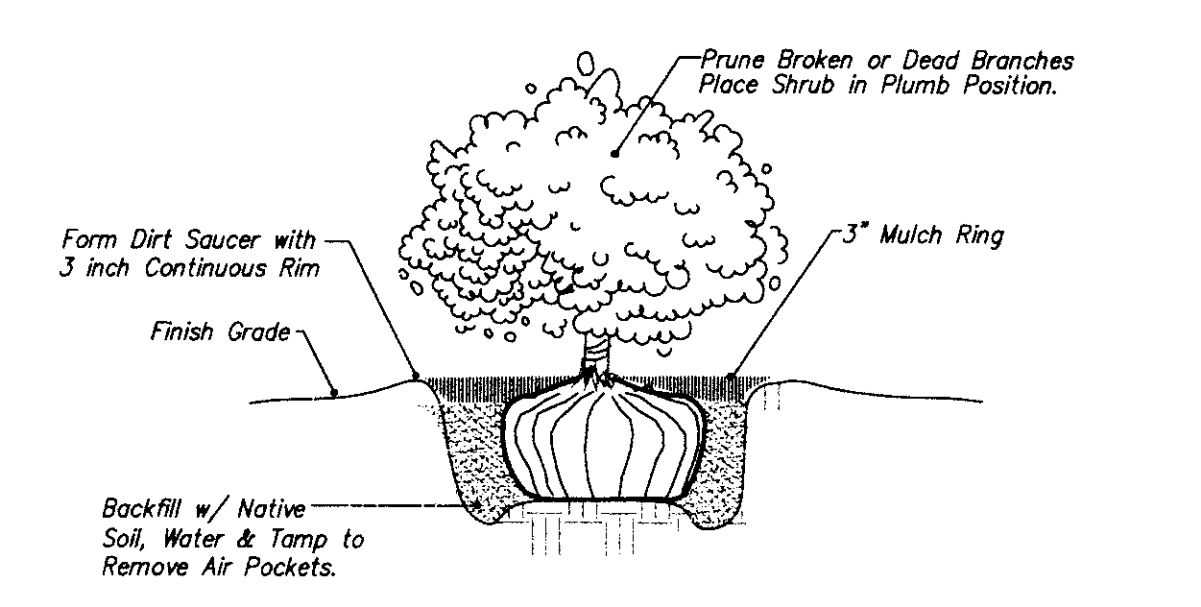
DATE: MAY 22, 1987 JUNE 26, 1987 JULY 30, 1987 AUG. 19, 1987



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

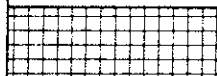
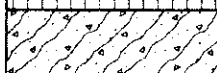
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Deciduous Trees Larger than 2' Cal. No Scale
Evergreen Trees Larger than 6' Height



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1. All Irrigation work is to be installed in compliance with all local codes and regulations.
2. Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
3. The Irrigation Contractor DOES NOT START irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which: Use Rainbird, Toro, Hunter products, or approved equivalent, which will illustrate type of head, head coverage, valve location, piping and riser location, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City Codes.
4. Prior to construction, Irrigation Contractor to locate all exist and proposed utilities and electrical wiring.
5. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
6. All turf areas shall be head-to-head coverage with triangle spacing where possible. Contact the Landscape Architect for clarification on shrub bed spray zones using drip system and/or spray heads.
7. Heads to be adjusted to not spray on buildings, walks, or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so not to be susceptible to damage by automobile overruns.
8. Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines slewing prior to any paving. Combine piping when possible to save on slewing material. Sleeves to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
9. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
10. Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.
11. Locate Irrigation Controller per Owner's direction.

PLANT SCHEDULE					
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	5	<i>Acer freemanii</i> 'Autumn Blaze' Full & Healthy	Autumn Blaze Maple	B & B	3"Cal
	2	<i>Acer platanoides</i> 'Warrenred' TM	Pacific Sunset Maple	B & B	3"Cal
	1	<i>Platanus x acerifolia</i>	London Plane Tree	B & B	3"Cal
	5	<i>Quercus muehlenbergii</i> Full & Healthy	Chinkapin Oak	B & B	3"Cal
	2	<i>Quercus shumardii</i>	Shumard Red Oak	B & B	3"Cal
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	3	<i>Juniperus chinensis</i> 'Sea Green' Full & Healthy	Sea Green Juniper	3 gal	
	26	<i>Nandina domestica</i> 'Harbour Dwarf'	Dwarf Heavenly Bamboo	1 gal	
	10	<i>Rhus aromatica</i> 'Gra-Low' Full & Healthy	Gra-Low Fragrant Sumac	5 gal	
	21	<i>Spiraea x bumalda</i> 'Anthony Waterer' Full & Healthy	Anthony Waterer Spiraea	3 gal	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	33,492 sf	<i>Bouteloua dactyloides</i> 'Cody II' Turf Quality	Buffalo Grass	seed	
	32,186 sf	<i>Festuca arundinacea</i>	Kansas Premium Tall Fescue	seed	

Benchmark - City of Wichita disc 36th Street North and Inwood, Northwest corner of hubguard on RCBC, south of 37th St.
Elevation = 1371.17 (NAVD 88)

Part of Lot 3, Block 1, Parcel No. 104, an addition to Wichita Sedgwick County, Kansas.

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out as seeded shall be seeded and fertilized per City of Wichita specifications.
3. Trees with broken leaders or no central leader will not be accepted.
4. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Fire-emerald herbicide (100 to 250 gal. per acre) (or equal) shall be applied per label directions. All planting beds to receive 2" organic mulch (such as cotton bur mulch, compost, or humus) and shall be retailed in to a depth of 10-15" of mulch.
5. Mulch all planting beds with min. 3" of mulch. Mulch all tree saucers with min. 3" of mulch. Mulch material to be premium cedar mulch of uniform consistency.
6. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
7. General Contractor to supply and place at a depth of 4", all topsoil on site within the Limits of Construction.
8. Topsoil hauled onto site shall be fertile, friable, natural 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 trash, or other matter toxic to plant growth.
9. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call (888-227-1-800-343-2333). Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
12. The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
13. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
14. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
15. The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
16. Final planting season shall be September 1 thru mid October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall seeding shall be September 1 thru mid October. Spring seeding for seeding shall be from March 15 thru mid May.
17. Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.

APPROVED 3/2/14 BY Nag DP-122
LANDSCAPE CALCULATIONS: /

Street Yard Requirement:	320'x20= <u>6,440 sf</u>
Street Yard Shown:	20,574 sf
Shade Trees Required:	6,440/500= 12.88=> <u>13</u>
Shade Trees Shown:	13 Shade Trees
Parking Stalls Required:	40 Stalls= 2 Shade Trees
Parking Stalls Shown:	2 Shade Trees

