SWEETBRIAR SHOPPING CENTER CUP DP-7

DEVELOPMENT GUIDELINES

1. Area: The total development contains 19.04 acres of land more or less.

2. Parcel Descriptions:

Parcel 1

Gross Area: 16,278 sq. ft. or 0.374 acres	
Maximum Building Height:	35 Feet
Maximum Building Coverage:	4,883 sq. ft. or 30%
Gross Floor Area Ratio:	5,697 sq. ft. or 35%

Parcel 2

Gross Area: 57,222 sq. ft. or 1.314 acres	
Maximum Building Height:	35 Feet
Maximum Building Coverage:	17,167 sq. ft. or 30%
Gross Floor Area Ratio:	20,028 sq. ft. or 35%

Parcel 3

Gross Area: 14,863 sq. ft. or 0.341 acres	
Maximum Building Height:	35 Feet
Maximum Building Coverage:	4,459 sq. ft. or 30%
Gross Floor Area Ratio:	5,202 sq. ft. or 35%

Parcel 4A, 4B, 4C

Gross Area: 218,898 sq. ft. or 5.025 acres	
Maximum Building Height:	35 Feet
Maximum Building Coverage:	77,000 sq. ft. or 35%
Gross Floor Area Ratio:	87,560 sq. ft. or 40%

Parcel 5

Gross Area: 41,059 sq. ft. or 0.943 acres	
Maximum Building Height:	35 Feet
Maximum Building Coverage:	12,317 sq. ft. or 30%
Gross Floor Area Ratio:	14,371 sq. ft. or 35%

Parcel 6

Gross Area: 31,689 sq. ft. or 0.727 acres	
Maximum Building Height:	35 Feet
Maximum Building Coverage:	9,507 sq. ft. or 30%
Gross Floor Area Ratio:	11,091 sq. ft. or 35%

Parcel 7

Gross Area: 42,311 sq. ft. or 0.971 acres	
Maximum Building Height:	35 Feet
Maximum Building Coverage:	12,693 sq. ft. or 30%
Gross Floor Area Ratio:	14,809 sq. ft. or 35%

Parcel 8

Gross Area: 88,931 sq. ft. or 2.042 acres	
Maximum Building Height:	35 Feet
Maximum Building Coverage:	31,126 sq. ft. or 35%
Gross Floor Area Ratio:	35,572 sq. ft. or 40%

Parcel 9A

Gross Area: 78,704 sq. ft. or 1.807 acres	
Maximum Building Height:	35 Feet
Maximum Building Coverage:	27,546 sq. ft. or 35%
Gross Floor Area Ratio:	31,482 sq. ft. or 40%

Parcel 9B

Gross Area: 114,364 sq. ft. or 2.625 acres	
Maximum Building Height:	35 Feet
Maximum Building Coverage:	40,027 sq. ft. or 35%
Gross Floor Area Ratio:	45,746 sq. ft. or 40%

Parcel 10

Gross Area: 125,116 sq. ft. or 2.872 acres	
Maximum Building Height:	35 Feet
Maximum Building Coverage:	50,000 sq. ft. or 40%

3. The following uses are permitted for all Parcels within the C.U.P.:
   A. ALLOWABLE USES: Parcels 1, 2, 3, 4A, 4C, 5, 6, 7, 8, 9A, and 9B allow for all uses permitted within the Limited Commercial Zoning District (LC), except the uses listed below: Additionally, Restaurants serving liquor are allowed, provided that food is the primary service of the establishment.
   EXCLUDED USES: No Parcels within this C.U.P. shall allow use of Adult Entertainment Establishment, Cemetery,Convalescent care facility, Single Family and Group Home, Recycling Process Center, Reverse Vending Machine, Utility, Construction Sales and Service, Nightclub, Vehicle Repair (Limited and General), Asphalt or Concrete Plant.
   B. Parcel 4B allows for the following General Commercial Zoning District (GC) uses listed below:
   Construction Sales and Services and Outdoor Storage of Materials and Equipment ordinarily associated with Construction Sales and Services Activities, and also Home Improvement Stores, and also all uses permitted in Parcel 4A and 4C. Material and Equipment sales stored outside shall be screened from view from public streets. The outdoor storage of heavy equipment (such as front end loaders, tractors, backhoes, bobcats, trenchers, etc.) typically associated with construction sales and service activities as well as the outdoor storage of unpackaged rock, soil, gravel or sand or similar raw materials is prohibited.
   C. Parcel 10 is allowed Self-Service Storage, Office (General), Parking, Two-Family Residential and/or Multi-Family residential dwelling units. Self-Service Storage shall be subject to Supplementary Use Regulations of the Unified Zoning Code, found at Section III D (6) (y). All provisions of BZA-69-83 are null and void as of Jan. 9, 2020.
   D. Unless previously stated above, the uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use unless specifically identified.

4. 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; but said plan shall run with the land for commercial development and be binding upon the present owners, their successors, and assigns. However, the Director of the MABCD, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay without filing a formal ordinance amendment.

5. Landscaping for this site shall be required as follows:
   A. Landscaped street yards, buffers, and parking lot landscaping and Screening - Shall be in accordance with the City of Wichita Landscape Ordinance, unless otherwise stated below.
   B. Along the westerly boundary of Parcel 9B and along the westerly and north boundary of Parcel 10, the existing landscaping buffer and wall shall remain and continue to be maintained.
   C. Should re-developement occur the applicable Parcel(s) shall require a landscape plan prepared by a Kansas licensed Landscape Architect indicating the type, location, and specifications of all plant material. Such landscape plans shall be submitted to the MAPD for review and approval prior to issuance of any building permit(s).

6. Screening for this site shall be required as follows:
   A. Loading and work areas located within 150 feet of a public streets shall be screened from ground level view. Screening of existing unscreened loading and work areas are grandfathered. Screening for existing unscreened loading and work areas shall be required until the parcel has remodeling or redevelopment that exceeds 50 percent of the parcels appraised value, has a 30 percent increase in floor area.
   B. Outdoor display and storage shall be subject to all conditions of Article III, Sec. III-B.3.e, provided however, existing unscreened outdoor storage areas are grandfathered and will not be required until the parcel has remodeling or redevelopment that exceeds 50 percent of the parcels appraised value, has a 30 percent increase in floor area.
   C. Screening adjacent to existing Single Family Zoning District (SF-5) property is provided by existing concrete wall. No additional screening shall be required on the adjoining property line to said Single Family Zoning District (SF-5) property adjoining Parcels 4B, 8, 9B, and 10.

7. Setbacks:
   Building setbacks along 21st Street and Amidon Avenue shall be 35 feet. Unless otherwise shown on this C.U.P., setbacks shall be per the Wichita-Sedgwick County Unified Zoning Code. If contiguous Parcels are developed under the same ownership, setbacks between those Parcels are not required, provided appropriate fire walls and/or building separations are provided.

8. Signs: As permitted under the Sign Code of the City of Wichita, additionally, the following conditions apply:
   A. All parcels shall adhere to the requirements of the Sign Code for the City of Wichita, except as provided herewith.
   B. Property frontage along 21st Street shall be allowed a total of 590 Sq.Ft. of pylon/monument/pole signage.
   Property frontage along Amidon Avenue shall be allowed a total of 2,224 Sq.Ft. of pylon/monument/pole signage.
   C. No flashing, animated or moving, portable, billboard, banner, off-site, or pennant signs shall be permitted.
   D. Eleven monument signs are permitted: Seven along Amidon Avenue and four along 21st Street. Standalone development identification signs shall count against the above total allowed monument signs. Development identification signs may also have tenant signage.
   E. The minimum distance between monument signs shall be 100 feet, except tenant signs may be located a minimum distance of 50 feet when adjacent to a development identification only sign.
   F. Building signage shall be permitted within the C.U.P. Building signage shall be limited to 20% of the wall area with no single tenant sign exceeding 400 square feet in area.
   G. Accent lighting of monument and directional/way-finding signs shall be permitted.
   H. Window signage shall be limited to 25% of window area.
   I. Directional signs are permitted and shall not exceed 10 square feet in area each.

9. Lighting:
   A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
   B. All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Director of the MABCD.
   C. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
   D. Replacement or future light poles located within 100' of a residential use shall be limited to 15' in height. All other light poles, including above ground bases, shall be limited to 28 feet in height.

10. Parking:
   All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV, with the exception of Parcel 4B. Parcel 4B shall utilize 183 parking stalls included in Parcel 4A and Parcel 4C at a ratio of 2.6 stalls per 1000 square feet (a reduction from 210 stalls per code).

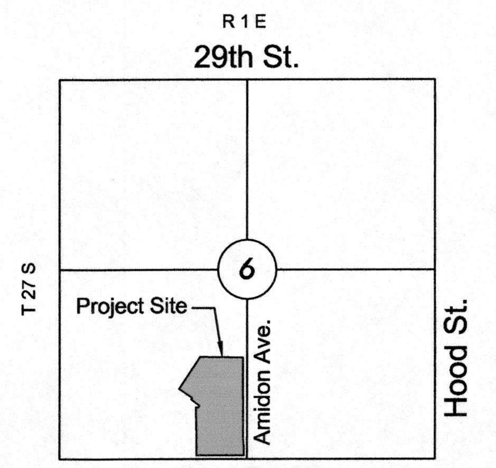
11. No occupancy permits shall be issued for any development without services by municipal water and sewer services.

12. The following transportation improvements and Parcel access shall be provided:
   A. Cross-lot circulation agreements shall be required to assure internal vehicular movement between Parcels within the C.U.P
   B. Access controls shall be as shown on the plat (Sweetbriar Second Addition).

13. 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.

CUP CASE HISTORY

Amendment CUP2019-00039 Jan. 9, 2020
Adjustment CUP2018-00013 April 23, 2018
Amendment CUP2014-32/ZON2014-25 Nov. 6, 2014
Revised: Jan. 10, 1983
Revised: Nov. 19, 1982
Revised: March 26, 1982
Revised: May 13, 1981
Revised: Feb. 10, 1981



VICINITY MAP

LEGAL DESCRIPTION

Sweetbriar Second Addition an addition to Wichita, Sedgwick County, Kansas.

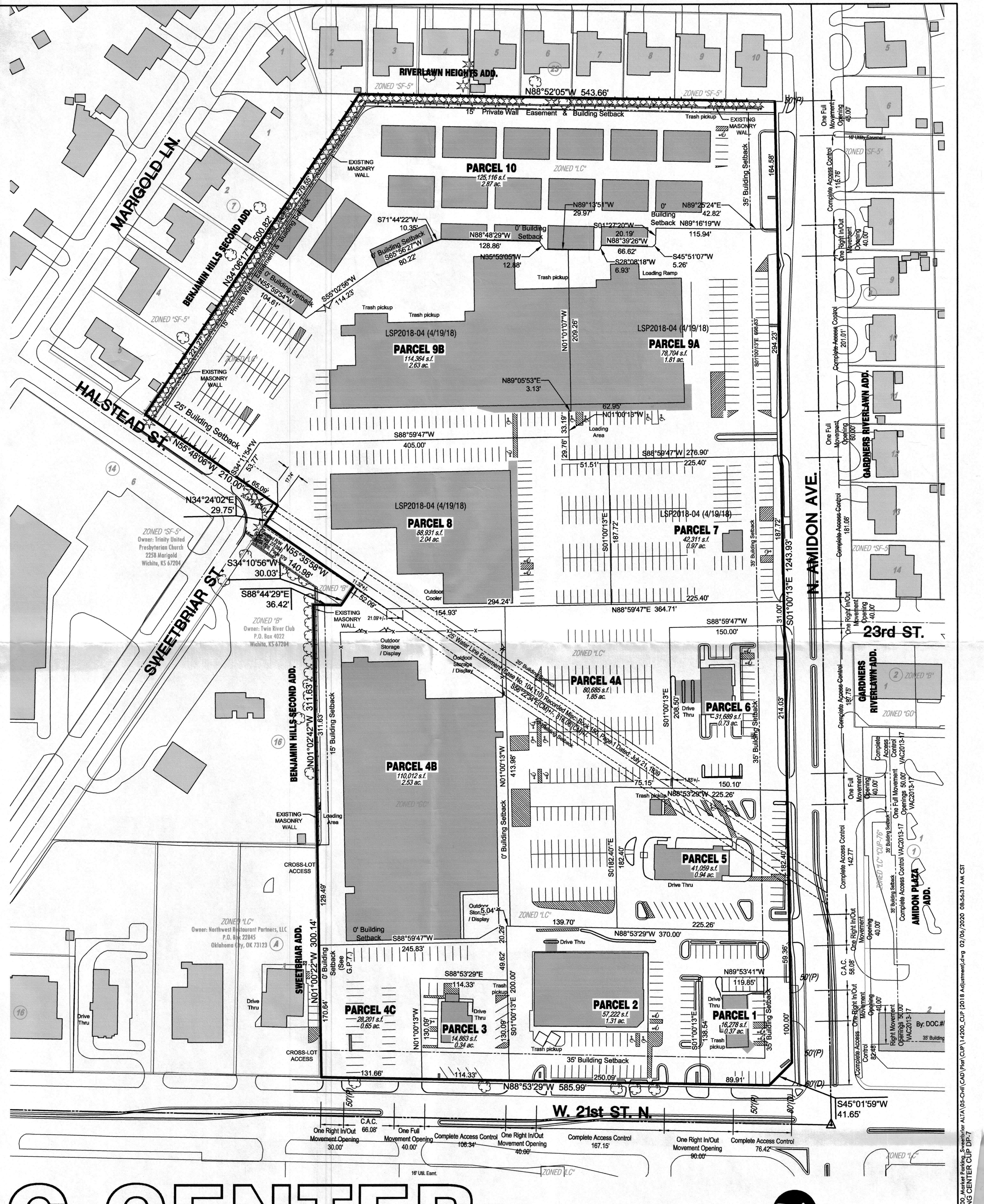
LEGEND

- Existing Trees
- Existing Evergreens
- Existing Masonry Wall
- Existing Building/Structure

0 80 120 160

MAPD STAMP

APPROVED CUP
MAPC 1/9/2020 Dy
MAPC 1 OF 2



COMMUNITY UNIT PLAN DP-7

SWEETBRIAR SHOPPING CENTER

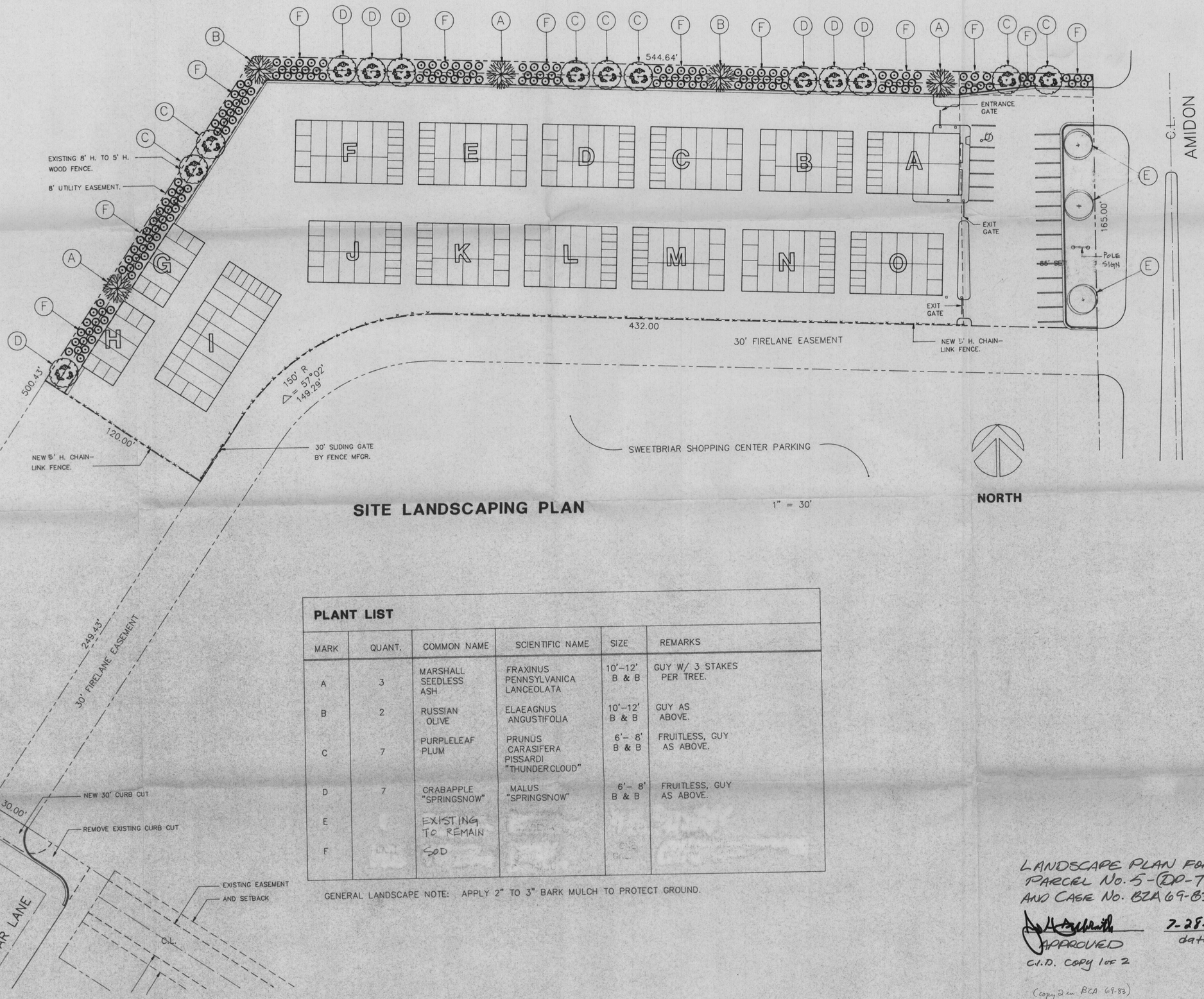
DEVELOPER / OWNER: Amidon 1 LLC / Market Parking, Inc., 1701 N. Waterfront Parkway Wichita, KS 67206 (316) 685-5341

Current: 2-6-2020
MKEC Engineering, Inc.
411 N. Webb Rd.
Wichita, KS 67206
www.mkec.com

MKEC
Wichita, KS • 316.684.9600

I:\Projects\2014\14010200_Market Parking_Sweetbriar ALTA\05-Civil\CAD\Plat\CUP\14200_CUP (2018 Adjustment).dwg 02/06/2020 08:56:31 AM CST

SWEETBRIAR SHOPPING CENTER CUP DP-7



SITE LANDSCAPING PLAN

1" = 30'

PLANT LIST

MARK	QUANT.	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
A	3	MARSHALL SEEDLESS ASH	FRAXINUS PENNSYLVANICA LANCEOLATA	10'–12' B & B	GUY W/ 3 STAKES PER TREE.
B	2	RUSSIAN OLIVE	ELAEAGNUS ANGUSTIFOLIA	10'–12' B & B	GUY AS ABOVE.
C	7	PURPLELEAF PLUM	PRUNUS CARASIFERA PISSARDI "THUNDERCLOUD"	6'– 8' B & B	FRUITLESS, GUY AS ABOVE.
D	7	CRABAPPLE "SPRINGSNOW"	MALUS "SPRINGSNOW"	6'– 8' B & B	FRUITLESS, GUY AS ABOVE.
E		EXISTING TO REMAIN			
F		SOD			

GENERAL LANDSCAPE NOTE: APPLY 2" TO 3" BARK MULCH TO PROTECT GROUND.

LANDSCAPE PLAN FOR PARCEL No. 5-(DP-7) AND CASE No. BZA 69-83

APPROVED 7-28-88 date

C.U.D. COPY 1 OF 2

(copy 2 in BZA 69-83)

JIM C. FISHER, LICENSED ARCHITECT, 2506, KANSAS, PROFESSIONAL ARCHITECT

JIM C. FISHER
ARCHITECT
316-264-0168
1838 N. COOLIDGE, WICHITA, KANSAS, 67203

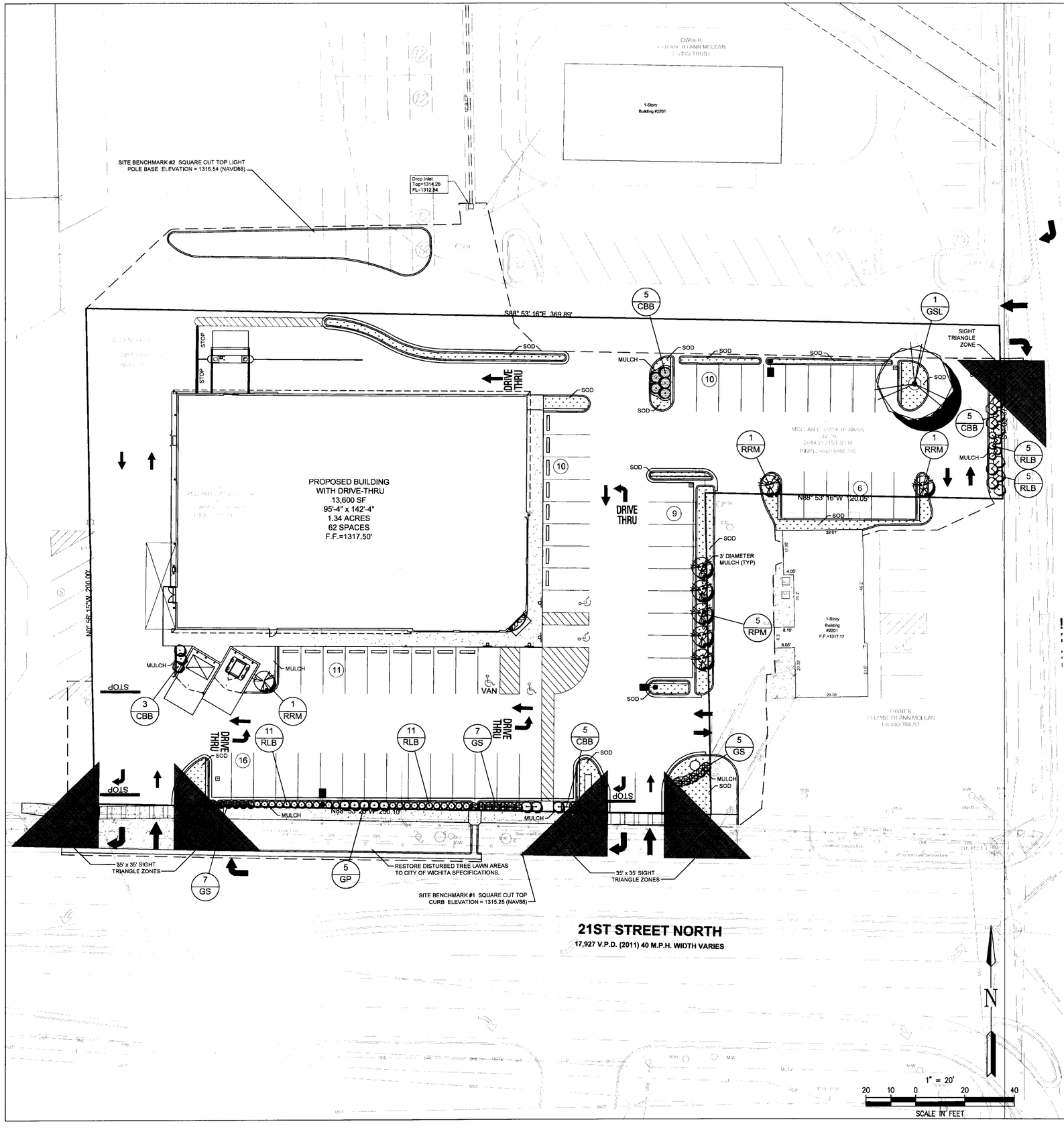
REVISIONS:

A MINI - WAREHOUSE DEVELOPMENT:
U-STORE
SWEETBRIAR SHOPPING CENTER
WICHITA, KANSAS

DATE: 13 JUNE 1988

SHEET S4

88005\4 PROX8D 15 MAY 1988



LANDSCAPE GUIDELINE SPECS:

GENERAL:

1. All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
2. The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
3. Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
4. Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
5. It shall be the landscape contractor's responsibility to:
   A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
   B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
   C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
6. Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the City of Maplewood.
7. Provide single-stem trees unless otherwise noted in plant schedule.
8. All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
9. It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
10. All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
11. Any plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

1. The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

1. All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
2. No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Myrafi fabric shall be used beneath all gravel mulch beds.
3. Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

1. Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
2. Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

TOPSOIL:

1. Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
2. Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
3. Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
4. Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.

MISC. MATERIAL:

1. Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
2. Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

1. All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
2. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
3. Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
4. All sod shall be placed a maximum of 24 hours after harvesting.
5. Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.

WARRANTY:

1. All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price. Maintain all plant material until final acceptance by Owner.
2. Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
3. Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
4. Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

PLANT SCHEDULE

	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	MATURE HEIGHT	MATURE SPREAD
TREES							
GSL	1	Tilia cordata "Greenspire"	GREENSPIRE LINDEN	2"	BALLED AND BURLAPPED	30'-40'	25'-30'
RRM	8	Acer rubrum "Red Rocket"	RED ROCKET MAPLE	2"	BALLED AND BURLAPPED	30'-35'	6'-8'
SHRUBS							
CBB	28	Euonymus alatus "compacta"	COMPACT BURNING BUSH	2 GALLON	CONTAINER	4'-5'	3'-4'
GS	19	Spiraea bumalda "Goldflame"	GOLDFLAME SPIREA	2 GALLON	CONTAINER	2'-3'	2'-3'
RLB	27	Berberis thunbergi atropurpea	RED LEAF BARBERRY	2 GALLON	CONTAINER	3'-4'	2'-3'
GP	5	Pyracantha angusifolia "Gnome"	GNOME PYRACANTHA	2 GALLON	CONTAINER	3'-4'	3'-4'

LANDSCAPING REQUIREMENTS

Landscaped Street Yard:				
Required per method 1:	250	Total Street Frontage-21st Street	70	Total Street Frontage-Amidon Street
	15	Sq. Ft. factor from table 2.1	15	Sq. Ft. factor from table 2.1
	3,750	Sq. Ft. of landscaped street side yar	1,050	Sq. Ft. of landscaped street side yard
	3,750 + 1,050 = 4,800 total Sq. Ft. of street yard required			
Landscaped Street Yard				
Required per method 2	320 Total frontage - 72' perpendicular distance = 248' adjusted street frontage			
	248' adjusted feet frontage x 10 sq. ft. required = 2,480 sq. ft. landscaped street yard required			
Use Method 2:	2,480 sq. ft. landscaped street yard required			
	2,522 sq. ft. of landscaped street yard provided			
Shade Trees Required:	2,480 Sq. Ft. / 500 = 5 shade trees required			
Parking Lot Trees Required:	62 parking spaces / 20 for shade trees = 4 shade trees required			
	9 total trees required			

SOD

MULCH

INDICATES SIGHT TRIANGLE ZONE

CVS pharmacy®

NORTHERN 13,600 LEFT SIDE DRIVE-THRU

STORE NUMBER: 10159

NWC 21ST ST AND AMIDON AVE
WICHITA, KS
PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: Fee for Service/GL/Type B

CS PROJECT NUMBER: 064720

ARCHITECT OF RECORD

NORR
ARCHITECTS ENGINEERS PLANNERS

CONSULTANT:

PREMIER CIVIL ENGINEERING

308 TCW Court
Lake Saint Louis, MO 63367
Phone: (314) 925-7444 Fax: (314) 925-7457

DEVELOPER:

VELMEIR COMPANIES

ENGINEERS AUTHENTICATION
The seal(s) and signature(s) of engineering facility on this project is hereby limited to the set of plans and certifies only to work, signature, and date executed on all sheets. Responsibility is not claimed for all other engineering done in this project and specifically excludes buildings, unless it is done at no cost to client/owner.

DP-7
MAPD apt 2 of 2
LANDSCAPE PLAN
9/11/12 BY
APPROVED
STEVE MARION P.E.
ENGINEER
PE2006007195

REVISIONS:

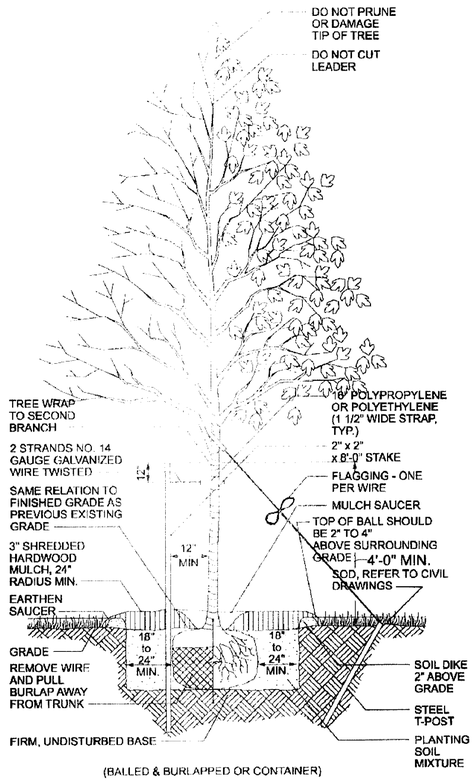
REV. 09-07-12 REPLACED 1 GSL WITH 1 RRM AND SWITCHED LOCATION WITH 5 CBB's AT DUMPSTER.

DRAWING BY: J.BRADDOCK
DATE: 09-06-12
JOB NUMBER: 113301
TITLE:

LANDSCAPE PLAN

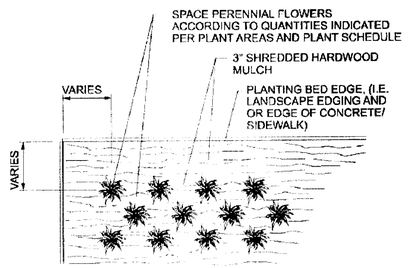
SHEET NUMBER: L-1

COMMENTS:
NOT APPROVED FOR CONSTRUCTION

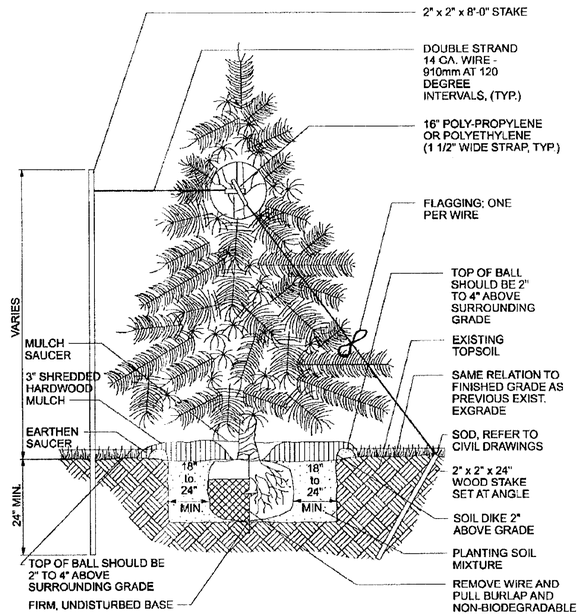


1 TREE PLANTING & STAKING DETAIL
NOT TO SCALE

NOTES:
1. SUPPORTING APPARATUS FOR TREE WILL BE REMOVED AFTER (1) COMPLETE GROWING SEASON. NOTE THAT FLEXIBLE ATTACHMENT WILL BE USED WHERE SUPPORT WIRES ARE WRAPPED AROUND TREE TRUNKS/STEMS TO PREVENT CAMBIAL DAMAGE.
2. IT IS CONTRACTOR'S OPTION ON HOW TO STAKE TREES. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGH-OUT THE GUARANTEE PERIOD.
3. STAKE SHALL NOT PENETRATE PLANT BALL.

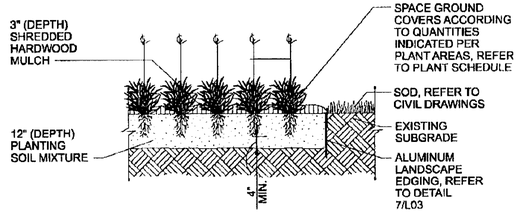


2 PERENNIAL FLOWER/GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

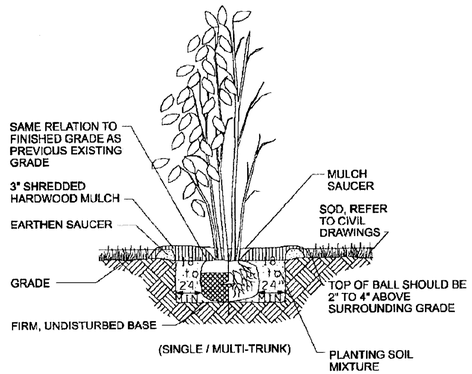


3 EVERGREEN PLANTING & STAKING DETAIL
NOT TO SCALE

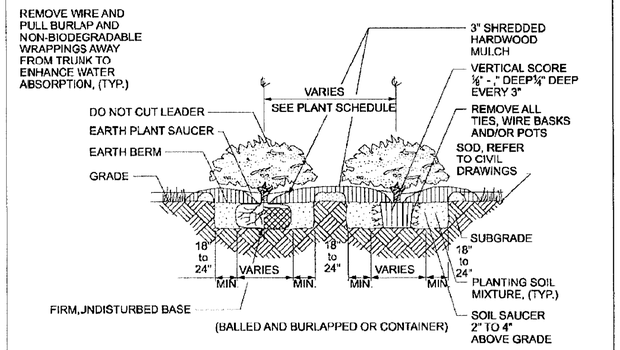
NOTES:
1. CONIFER TO HAVE SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE. NO MULCH TO BE IN CONTACT WITH TRUNK.
2. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.



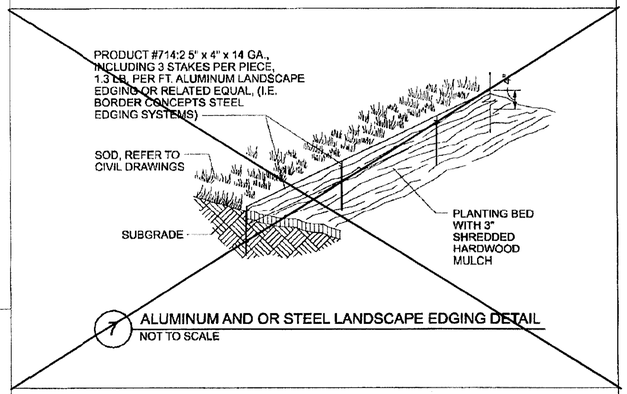
4 PERENNIAL FLOWER/GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



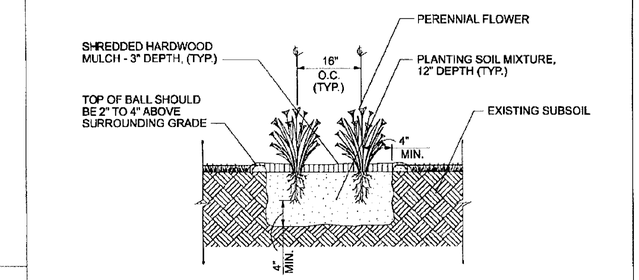
5 SMALL TREE/LARGE SHRUB PLANTING DETAIL
NOT TO SCALE



6 SINGLE-STEM SHRUB PLANTING DETAIL
NOT TO SCALE

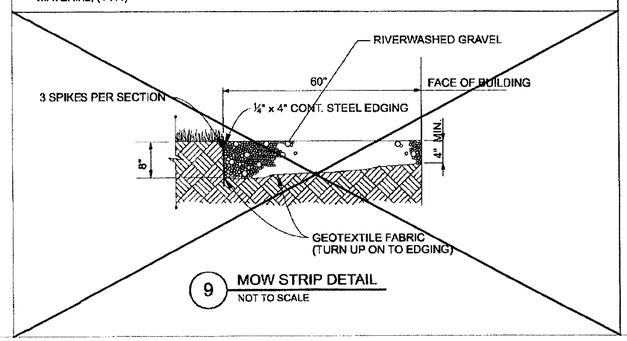


7 ALUMINUM AND OR STEEL LANDSCAPE EDGING DETAIL
NOT TO SCALE



8 PERENNIAL FLOWER PLANTING DETAIL
NOT TO SCALE

NOTE:
1. HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL, (TYP.)



9 MOW STRIP DETAIL
NOT TO SCALE

SHEET NOTES:

1. ALL TOPSOIL SHALL BE RETAINED AND REUSED IN PLANTING HOLES AFTER DIGGING HAS BEEN COMPLETED. USE ANY EXCESS SOIL FROM THE PLANTING PIT AS WELL TO FORM A SAUCER 2" TO 4" HIGH AROUND THE PLANT. SAUCERS SHALL BE THE SAME DIAMETER OR SLIGHTLY LARGER THAN THE ROOT BALL.
2. MULCHING SHALL BE COMPLETED WITHIN 48 HOURS AFTER PLANTING OF NEW PLANT MATERIAL. MULCH SHALL BE SPREAD TO A DEPTH OF 3" FOR INDIVIDUALLY PLANTED TREES AND SHRUBS AND SHOULD COVER THE ENTIRE SAUCER AREA OF EACH PLANT.
3. ALL PLANTS SHALL BE "WATERED IN" BY FLOODING THE BACKFILLED HOLE WITHIN THE SAME WORKING DAY UPON WHICH THEY WERE PLANTED. DURING AND IMMEDIATELY AFTER WATERING, ALL PLANTS SHALL BE ADJUSTED AS NECESSARY TO INSURE CORRECT DEPTH OF PLANTING, VERTICAL ALIGNMENT AND/OR TO COMPENSATE FOR SETTLING. SOIL SHALL BE FIRMED AROUND EACH PLANT AS FINAL ADJUSTMENTS ARE MADE.
4. PLANTS SHALL BE SET PLUMB AND HELD IN POSITION UNTIL SUFFICIENT SOIL HAS BEEN FIRMLY PLACED AROUND THE ROOTS OR BALL. PLANTS SHALL BE SET AT GROUND LEVEL OR NO MORE THAN 2" ABOVE THE EXISTING GRADE. THIS IS TO ENSURE ADEQUATE RECEPTION OF OXYGEN AND MOISTURE TO THE ROOTS OF THE PLANT.
5. CLEAR, REMOVE AND DISPOSE OF BRUSH, SNAGS, AND RUBBISH WITHIN 60" OF THE PLANTING HOLE. GRADE THE AREA TO MEET THE EXISTING LANDSCAPE UNLESS PLANTING ON A SLOPE.
6. PLANT ALL NEW PLANT MATERIAL AT ORIGINAL FIELD GROWN LEVEL. TAMP SOIL MIX BELOW ROOT BALL.
7. PLANTING HOLES ASSOCIATED WITH PROPOSED TREES SHOULD BE SLOPED (NOT COMPACTED) AND A MINIMUM OF 18-24 INCHES WIDER THAN THE DIAMETER OF THE ROOT BALL. TREES WILL BE INSTALLED SUCH THAT THE TOP OF THE ROOT MASS IS LEVEL WITH THE SURFACE OF THE PLANTING HOLE. TREES SHALL ALSO BE INSTALLED 3-5 INCHES ABOVE GRADE ON SITES CONTAINING CLAY.

CVS pharmacy®
NORTHERN 13,600 LEFT SIDE DRIVE-THRU
STORE NUMBER: 10159
NWC 21ST ST AND AMIDON AVE
WICHITA, KS
PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: Fee for Service/GL/Type B
CS PROJECT NUMBER: 064720

ARCHITECT OF RECORD
NORR
ARCHITECTS ENGINEERS PLANNERS

CONSULTANT:
PREMIER CIVIL ENGINEERING
308 TCW Court
Lake Saint Louis, MO 63367
Phone: (314) 925-7444 Fax: (314) 925-7457

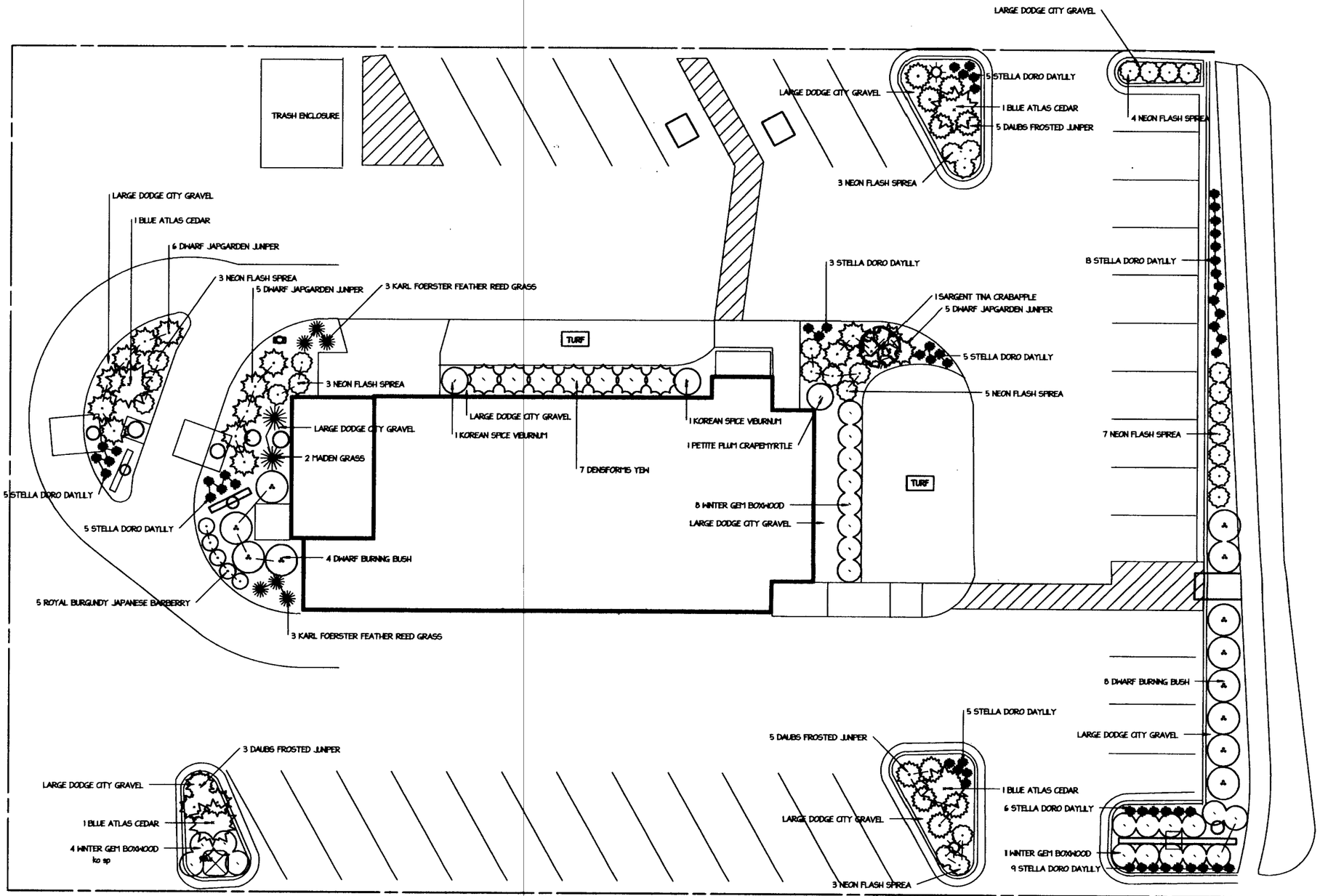
DEVELOPER:
VELMEIR COMPANIES

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all documents/plans involved in this project and specifically excludes revisions after this date unless recertified/dated.
STEVEN D. MARTIN, NUMBER 20426, STATE OF KANSAS, REGISTERED PROFESSIONAL ENGINEER
ENGINEER
PE2006007195

REVISIONS:

DRAWING BY: J.BRADDOCK
DATE: 09-06-12
JOB NUMBER: 113301
TITLE:
LANDSCAPE DETAILS
SHEET NUMBER:
L-2

COMMENTS:
NOT APPROVED FOR CONSTRUCTION



Qty	Botanical Name	Common Name	Size/Condition
Trees			
4	Cedar atlantica 'Glauca'	BLUE ATLAS CEDAR	10'-12' B&B
1	Malus sargentii 'Tina'	SARGENT TINA CRABAPPLE	2" B&B
Shrubs			
8	Juniperus chinensis 'Daubs Frosted'	DAUBS FROSTED JUNIPER	#5
7	Taxus x media 'Densiformis'	DENSIFORMIS YEW	#5
12	Euonymus alatus 'Compactus'	DWARF BURNING BUSH	#5
16	Juniperus procumbens 'Nana'	DWARF JAPGARDEN JUNIPER	#5
2	Viburnum carlesii	KOREAN SPICE VIBURNUM	#5
28	Spiraea japonica Neon Flash'	NEON FLASH SPIREA	#5
1	Lagerstroemia indica 'Petite Plum'	PETITE PLUM CRAPEMYRTLE	#5
5	Berberis thunbergii 'Royal Burgundy'	ROYAL BURGUNDY JAPANESE BARBERRY	#3
23	Buxus microphylla 'Winter Gem'	WINTER GEM BOXWOOD	#5
Ornamental Grasses			
6	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#3
2	Miscanthus sinensis	MAIDEN GRASS	#5
Perennials and Annuals			
56	Hemerocallis 'Stella d'Oro'	STELLA DORO DAYLILY	#1

STREET FRONT YARD REQUIREMENTD (METHOD 1):

1024 LINEAL FT. OF N. AMIDON AVE.
X 8 SQ. FT. FACTOR FROM TABLE 21
8192 SQ. FOOTAGE OF LANDSCAPED FRONT YARD REQUIRED

2040 PROVIDED

STREET TREE REQUIREMENTS:

REQUIRED : 1 TREE PER 500 OF STREET YARD REQUIRED = 8192 / 500 = 296 TREES
REQUIRED : 3 SHADE TREES
PROVIDED : 2 SHADE TREES, 1 ORNAMENTAL TREE,

PARKING LOT TREE REQUIREMENTS

1 TREE PER 20 PARKING STALLS
34 PARKING STALLS
34 / 20 = 17 2 TREES REQUIRED
2 TREES PROVIDED

client: McDonald's 2261 N Amidon Wichita, Ks — Johnson's Legacy Landscape		
scale: 1" = 20'	date: October 2012	revision
drawn by: Kelvin Hague	checked by	drawing #

LANDSCAPE PLAN

APPROVED 10-4-12 BY NES

DP-7

MAPD copy 1 of 1

Wichita-Sedgwick County Metropolitan Area Planning Department

April 24, 2018

Amidon 1, LLC & Market Parking, Inc.
Attn: Mike Boyd
1707 N. Waterfront Parkway
Wichita, KS 67206

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Road
Wichita, KS 67206

RE: CUP2018-00013 – City Administrative Adjustments to Sweetbriar Shopping Center CUP DP-7 as a result of modifications of a lot split LSP2018-04.

Legal Description: LOTS 7, 8 & 9, BLOCK 1, SWEETBRIAR SECOND ADDITION, WICHITA, SEDGWICK COUNTY, KS

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment CUP2018-13 to reflect a lot split LSP2018-04 of Sweetbriar Shopping Center Community Unit Plan DP-7 as follows:

- Adjusted Parcels 7 and 8 boundaries.
- Created Parcels 9A and 9B by splitting Parcel 9 and adjusting Parcels 7 and 8 boundaries.
- Adjusting corresponding Parcel dimensions and areas
- Modified guidelines in order, numbered per development guidelines (D.G.) listed below. Parcel 9 has been broken up into smaller parcels (Parcels 9A and 9B). Some of the original provisions (D.G. #'s 3, 5, 6, 10) were planned towards it remaining a larger contiguous parcel. The provisions have been adjusted:

2. Parcel Descriptions:

Parcel 7
Gross Area: ~~27,421 sq. ft. or 0.629 acres~~ ***42,311 sq. ft. or 0.971 acres***
Maximum Building Height: 35 feet
Maximum Building Coverage: ~~8,226 sq. ft.~~ ***12,693 sq. ft.*** or 30%
Gross Floor Area Ration: ~~9,597 sq. ft.~~ ***14,809 sq. ft.*** or 35%

Parcel 8
Gross Area = ~~99,174 sq.ft. or 2.277 acres~~ ***88,931 sq.ft. or 2.042 acres***

Maximum Building Height: 35 feet
Maximum Building Coverage: ~~34,710 sq. ft.~~ ***31,126 sq. ft.*** or 35%
Gross Floor Area Ration: ~~39,670 sq. ft.~~ ***35,572 sq. ft.*** or 40%

Parcel 9
DELETED

Parcel 9A
Gross Area = 78,704 sq.ft. or 1.807 acres
Maximum Building Height: 35 feet
Maximum Building Coverage: 27,546 sq. ft. or 35%
Gross Floor Area Ration: 31,482 sq. ft. or 40%

Parcel 9B
Gross Area = 114,364 sq.ft. or 2.625 acres
Maximum Building Height: 35 feet
Maximum Building Coverage: 40,027 sq. ft. or 35%
Gross Floor Area Ration: 45,746 sq. ft. or 40%

3. The following uses are permitted for all Parcels within the C.U.P.:
   A. ALLOWABLE USES: Parcels 1, 2, 3, 4A, 4C, 5, 6, 7, 8, ~~9~~ ***9A, and 9B*** allow for all uses permitted within the Limited Commercial Zoning District (LC), except the uses listed below: Additionally, Restaurants serving liquor are allowed, provided that food is the primary service of the establishment (subject to excluded uses).

5. Landscaping for this site shall be required as follows:
   B. Along the westerly boundary of Parcel ~~9~~ ***9B*** and along the westerly and north boundary of Parcel 10, the existing landscaping buffer and wall shall remain and continue to be maintained.

6. Screening for this site shall be required as follows:
   C. Screening adjacent to existing Single Family Zoning District (SF-5) property is provided by existing concrete wall. No additional screening shall be required on the adjoining property line to said Single Family Zoning District (SF-5) property adjoining Parcels 4B, 8, ~~9~~, ***9B,*** and 10.

10. Parking:
    All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV, with the exception of Parcel 4B ~~and Parcel 9~~. Parcel 4B shall utilize 183 parking stalls included in Parcel 4A and Parcel 4C at a ratio of 2.6 stalls per 1000 square feet (a reduction from 210 stalls per code). ~~Parcel 9 shall utilize 194 existing parking stalls at a ration of 2.9 stalls per 1000 square feet (a reduction from 201 stalls per code).~~

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or 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" sign should 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.

Dale Miller, Director
Metropolitan Area Planning Department

Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Cindy Claycomb, CM District VI
Brandon Findley, CSR, District VI

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 7, 2014

Amidon 1 LLC
Attn: Mike Boyd
1701 North Waterfront Parkway
Wichita, KS 67206

MKEC Engineering, Inc.
411 North Webb Road
Wichita, KS 67208

RE: CUP2014-00032 and ZON2014-00025 - DP-7 Amendment to Sweetbriar Shopping Center Community Unit Plan DP-7 to reconfigure parcels, add uses, and a zone change from SF-5 Single-family Residential and GO General Office to LC Limited Commercial (LC) and from LC to GC General Commercial on property located at the northwest corner of West 21st Street North and North Amidon Avenue.

Dear Ladies and Gentlemen:

At its regular meeting on **November 7, 2014**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **approve** the zone changes and amendments to CUP DP-7 subject to completing the replat of the application area and the development guidelines and graphics depicted on the face of the proposed CUP and the following conditions:

A. The applicant shall record a document with the Register of Deeds indicating that this tract (referenced as CUP DP-7) includes special conditions for development on this property.
B. Unless specifically modified, the development shall comply with all applicable ordinances, regulations or codes, including but not limited to zoning, fire, building and sanitation.
C. The applicant shall submit four final copies of the CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, 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 by 5:00 p.m. on **November 20, 2014.** Property owners may file written protest petitions on land use related items heard by the MAPC. In order to be considered a "valid" petition, 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 by **November 20, 2014, at 5:00 p.m.** The office of the city clerk is located on the 13th Floor of Wichita City Hall, 455 North Main, Wichita, Kansas.

This application is scheduled to be sent to the City Council at its regular meeting on **Tuesday, December 9, 2014.** The City Council 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.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Dale Miller

Dale Miller
Current Plans Manager
Current Plans Division

Copies to: WCC VI, Janet Miller, Mail Stop 1-13
N.A. II, Martha Sanchez, Mail Stop 1-135
Benjamin Hills HOA, Time Devine, 2020 W. 21st Street N., #201, Wichita, KS 67203
North Riverside HOA, Delora Donovan, 1559 N. Ferrell Dr., Wichita, KS 67203
El Pueblo HOA, Rudy Reyes, 1829 Sedgwick, Wichita, KS 67203
Julianne Kallman, Engineering, Mail Stop 1-71
J. R. Cox, OCI

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 25, 2012

Velmeir Companies attn: Jim Collier
5757 Maple Road, Suite 800
West Bloomfield, MI 48322

Doug Hallam Chandler Signs, LP
3201 Manor Way
Dallas, TX 75235

Christian Ablah Classic Real Estate
8110 E. 32nd Street N. Ste 150
Wichita, KS 67226

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

RE: CUP2012-27 - **Administrative Adjustment request to DP-7 (Sweetbriar Shopping Center Commercial Community Unit Plan) Parcel 1 to reduce the building setback along 21st Street North from 100 to 35 feet, and to increase the allowable signage on Amidon by 9 square feet (1.15%) for a 23 square foot sign, and to increase the allowable signage on 21st Street North by 5 square feet (1.26%) for a 124 square foot sign; generally located north of 21st Street North and west of Amidon (2014 W. 21st Street N.).**

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-7 Sweetbriar Shopping Center Commercial Community Unit Plan ("CUP"). We understand you wish to reduce the front building setback along 21st Street North, and increase signage as stated. 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 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.

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 as follows:

The building setback along 21st Street North shall be decreased from 100 to 35 feet; allowable signage along Amidon shall be increased by 9 square feet (1.15%) for a 23 square foot sign; and the allowable signage on 21st Street North shall be increased by 5 square feet (1.26%) for a 124 square foot sign.

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
Janet Miller, CM District IV
Terri Dozal, NA District IV

December 10, 2012

Mark Savoy
433 S Hydraulic Avenue
Wichita, KS, 67211

RE: **CUP2012-00034** - City request for an Administrative Adjustment to the Sweetbriar Shopping Center Community Unit Plan (CUP) DP-7, to reconfigure Parcels 1 & 4 and reduce the setback around Parcel 4; generally west of Amidon Avenue on the north side of 21st Street North.

Dear Applicant:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-7 the Sweetbriar Shopping Center Community Unit Plan ("CUP"). We understand you wish to reduce the size of Parcel 1, allowing Parcel 4 to become larger. Building coverage and floor area will be the distributed proportionately to the newly reconfigured parcels as indicated on the revised CUP. Uses permitted on the newly created parcels do not change. You are also proposing the reduction of Parcel 4's setback to accommodate redevelopment on the larger and reconfigured Parcel 4.

Parcel 4's size is currently 150' (x) 125', and is configured as a rectangle. As proposed it's reconfiguration will be 200' (x) 250', plus a 70' wide 'finger' extending another 120' east along the north side of the Parcel. The 70' (x) 120' 'finger' and the additional 50' of width (150' to 200' – north to south) and 125' of length (125' to 250'- east to west) are all taken from Parcel 1.

The proposed larger and reconfigured Parcel 4's setback is proposed to be reduced from 100' and 63.92' to 35. Both the current setbacks and the proposed setback are running parallel to Parcel 4's south property line and its 21st Street North frontage. The requested reduction matches minimum of 35' for a CUP. The requested reduction of the setback will have minimal impact on the surrounding commercial development.

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 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

_____
Rick Stubbs
Co-Interim Superintendent of Central Inspection

cc: Paul Hays, Office of Central Inspection
Janet Miller, CM District VI
Terri Dozal, NA District VI