OLIVER RETAIL CENTER

COMMUNITY UNIT PLAN

DP-261

GENERAL PROVISIONS:

1. Total Land Area: 372,167 sq. ft. or 8.54 acres
   Net Land Area: 3721167 sq. ft. or 8.54 acres

   Total Gross Floor Area: 130,258 sq. ft.
   Total Floor Area Ratio: 35 percent

2. Parking shall be provided in accordance with Section 28.04.140 et.seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description.

3. Setbacks are as indicated on the C.U.P. drawing. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.

4. A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.

5. A traffic study has been provided to the City of Wichita for this C.U.P. and street improvements to Oliver which address the traffic needs of this site are currently under design. This work is being done with Project #472-84018, to be bid in November, 2008.

6. Signs shall be in accordance with the Sign Code of the City of Wichita.

   A. As the frontage develops along the arterial roadways, signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold, except that the directional sign on Parcel A may be spaced 121 feet from other signs in the CUP.

   B. Portable, off-site signs and Billboards are not permitted.

   C. Window display signs are limited to 25% of the window area.

   D. Signs located within 200 feet of residentially zoned property shall not exceed 20 feet in height. The following described sign heights over 20 feet shall be permitted:
   Parcel A: Sign angled to Kellogg and Oliver – 35 feet
   Parcel B: Sign Easement #1 – 50 feet
   Parcel C: Sign Easement #2 – 25 feet
   Parcel F: Sign along Kellogg Avenue – 50 feet

   E. Each parcel is permitted as least one-free standing sign per arterial frontage with the following area restrictions:

   Parcel A: 250 Sq. Ft. of signage angled to Kellogg Avenue & Oliver
   15 Sq. Ft. of directional signage along Oliver limited to 4 feet in height

   Parcel B: 500 Sq. Ft. of shared signage with Parcels A, B, C, D & E along Kellogg Avenue
   15 Sq. Ft. of directional signage along Orme limited to 4 feet in height
   Parcel C: 300 Sq. Ft. of shared signage with Parcels B & C along Oliver

   Parcel D: 122 Sq. Ft. of signage along Oliver

   Parcel E: 210 Sq. Ft. of signage along Kellogg Avenue

   Parcel F: 300 Sq. Ft. of signage along Kellogg Avenue with a non-flashing LED price sign display
   150 Sq. Ft. of signage along Oliver

   Parcel G: 100 Sq. Ft. of signage along Oliver
   0 Sq. Ft. of signage along Kellogg Avenue

   F. Individual electronic message signs shall be limited to 100 Sq. Ft. per sign.

   G. Building Wall Signage
   Building Facades on the west and south sides on Parcels B & E, and on the east and west sides on Parcels F & G, that are located within 200 feet of residential zoning shall be limited to signage permitted in the NR (Neighborhood Retail) District.

   H. Signs permitted in all zoning districts shall be allowed on all parcels per 24.04.190 of the Wichita Sign Code.

   I. Signs along Oliver Avenue shall be monument type signs.

7. Access Controls are as indicated.

8. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).

   A. Light poles shall be limited in height to 24 feet, except within 200 feet of residentially zoned property where light poles shall not exceed 15 feet in height or as listed on the parcel summary on the right side of this sheet.

   B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.

   C. All exterior lighting shall be shield to direct light disbursement in a downward direction and not onto adjoining residentially-zoned property.

9. Utilities shall be installed underground on all parcels, except the existing building on Parcel E.

10. Landscaping for this site shall be required as follows:

    A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita, Except Parcels B and E, which will be 1.5 times the required Landscape Ordinance.

    B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.

    C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.

    D. Landscaping on the adjoining property owned by the City of Wichita shall be installed and maintained in accordance to the agreement with the City of Wichita (and as reviewed by the Design Council), and may be credited toward meeting landscaped street yard requirements. This credit shall not be used to reduce any screening or parking lot landscaping requirements of the Landscape Ordinance. Street frontage along Glendale shall provide a landscaped street yard and parking lot screening if parking lots are located between the buildings and street.

11. Screening Walls:

    A. A six (6) foot high concrete/masonry wall shall be constructed along the south and west property lines of the C.U.P. where adjacent to residential uses and confined to the indicated easement (See Drawing).

    B. This solid wall shall be constructed of a pattern and color that is consistent with the building walls.

    C. A wall will be extended north from the southwest corner of Parcel E and terminate 50 feet at the south line of the existing building. The location of the wall shall be approved with any building permit on Parcel E.

12. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.

13. Trash receptacles shall be appropriately screened to reasonably hide them from ground view.

14. All buildings in the C.U.P. developed for Retail uses shall share compatible architectural character, color, texture, and the same predominate exterior building material, as determined by the Director of Planning. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials that compliment surrounding residential areas. Metal as an exterior material shall be limited to incidental accent or with approval of the director of planning the use of architectural metal panel/siding may be allowed. Parcel C shall be allowed a metal west facade.

15. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.

16. Parcels B and E shall be zoned "GC" General Commercial and shall be permitted those uses allowed by right in "GC" zoning, except as restricted below. All other parcels shall be zoned "LC" Limited Commercial, and be permitted those uses allowed by-right in the "LC" Limited Commercial zoning, except as restricted below. Parcels D, F and G shall allow car wash as a permitted use. The car wash use shall conform to UZC Sec. III-D.6.f (unless specifically modified by this plan) and shall be subject to a staff approved site plan. No drive-in or drive-through facilities shall be located within 200 feet of residential zoning on Parcels B and E. No service station and convenience stores with gas islands, car washes, auditorium or stadium, recycling processing center, monument sales, outdoor recreation and entertainment, recreational vehicle campground, riding academy or stable, rodeo in the city, manufacturing general, outdoor storage (as a principal use), vehicle storage yard, welding/machine shop, Tattooing and Body Piercing Facilities shall be permitted on Parcels B and E. No Parcel within this C.U.P. shall allow the use of adult entertainment establishments, group residential, correctional placement residences, vehicle sales, multi-game, casino-style gambling facilities, private clubs, taverns, nightclubs, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.

17. Cross-lot circulation agreements for both vehicle and pedestrian traffic shall be required at the time of platting to assure internal vehicular and pedestrian movement with the C.U.P.. A cross lot circulation agreement for vehicular traffic, will be required with Dewitt 2nd Addition at the time of platting.

18. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. The walk system shall link buildings with the arterial and/or perimeter sidewalks and provide connectivity between buildings.

19. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.

20. The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.

21. 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 or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

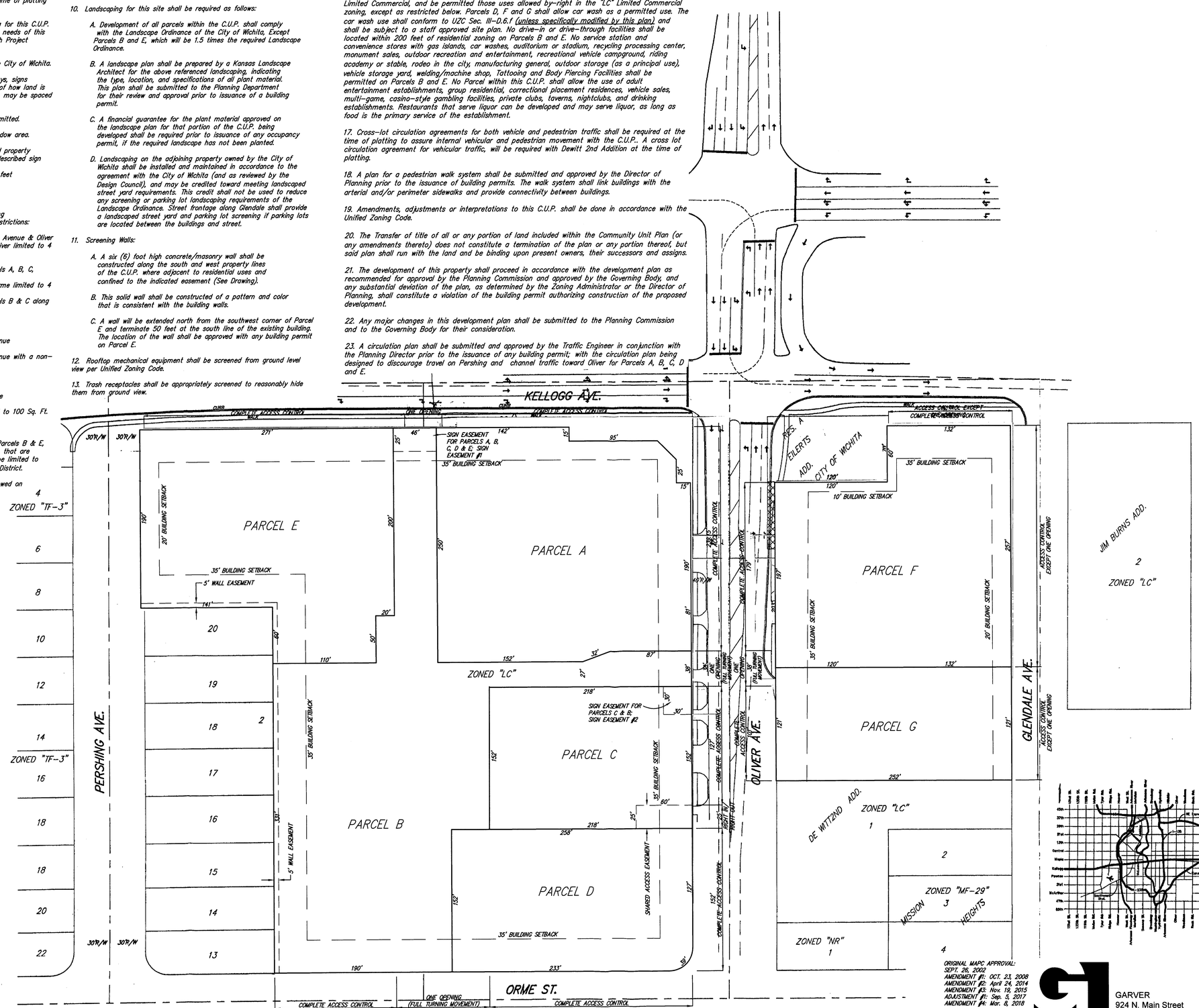
22. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

23. A circulation plan shall be submitted and approved by the Traffic Engineer in conjunction with the Planning Director prior to the issuance of any building permit; with the circulation plan being designed to discourage travel on Pershing and channel traffic toward Oliver for Parcels A, B, C, D and E.

LEGAL DESCRIPTION

Lots 1, 2, 3, 4 and 5, Block 1, AND Lots 1 and 2, Block 2, Ann Walenta Commercial Addition, Wichita, Sedgwick County, Kansas;

The North 70.00 feet of Lots 1, 2, 3, 4 and 5, EXCEPT that part part described as beginning at the northeast corner of said Lot 1; thence S00°00'26"E along the east line of said Lot 1, 59.99 feet; thence N89°59'26"W, parallel with the north line of said Lot 1, 15.00 feet; thence N00°00'26"W, parallel with said east line, 24.99 feet; thence N44°59'56"W, 28.29 feet; thence N89°59'26"W, parallel with said north line, 95.10 feet to the west line of said Lot 5; thence N00°00'26"W along said west line, 15.00 feet to said north line; thence S89°59'26"E along said north line, 130.10 feet to the place of beginning, Block 1, Kellogg Heights Addition to Wichita, Kansas;



ORIGINAL MAPC APPROVAL:
SEPT. 26, 2002
AMENDMENT #1: OCT. 23, 2008
AMENDMENT #2: April 24, 2014
AMENDMENT #3: Nov. 19, 2015
ADJUSTMENT #1: Sep. 5, 2017
AMENDMENT #4: Mar. 8, 2018

PROJECT: 18266002
DATE: FEB. 9, 2018

PARCEL A

A. Net Area: 64,026 sq. ft.
A. Net Area: or 1.47 acres
B. Maximum Building Coverage: 19,208 sq. Ft. or 30 percent
C. Maximum Gross Floor Area: 22,409 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings Two (2)
F. Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. IV-C.5.b.
G. Setbacks: See Drawing
H. Access Points See Drawing

PARCEL B

A. Net Area: 89,611 sq. ft.
A. Net Area: or 2.06 acres
B. Maximum Building Coverage: 26,883 sq. Ft. or 30 percent
C. Maximum Gross Floor Area: 31,364 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings One (1)
F. Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. IV-C.5.b.
G. Setbacks: See Drawing
H. Access Points See Drawing

PARCEL C

A. Net Area: 33,026 sq. ft.
A. Net Area: or 0.76 acres
B. Maximum Building Coverage: 9,908 sq. Ft. or 30 percent
C. Maximum Gross Floor Area: 11,559 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings One (1)
F. Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. IV-C.5.b.
G. Setbacks: See Drawing
H. Access Points See Drawing

PARCEL D

A. Net Area: 39,080 sq. ft.
A. Net Area: or 0.89 acres
B. Maximum Building Coverage: 11,724 sq. Ft. or 30 percent
C. Maximum Gross Floor Area: 13,678 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings Two (2)
F. Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. IV-C.5.b.
G. Setbacks: See Drawing
H. Access Points See Drawing
I. Light Poles shall be a maximum of 20 feet in height including base.

PARCEL E

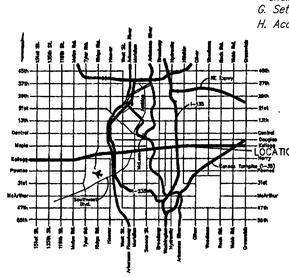
A. Net Area: 58,328 sq. ft.
A. Net Area: or 1.34 acres
B. Maximum Building Coverage: 17,498 sq. Ft. or 30 percent
C. Maximum Gross Floor Area: 20,415 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings One (1)
F. Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. IV-C.5.b.
G. Setbacks: See Drawing
H. Access Points See Drawing

PARCEL F

A. Net Area: 57,604 sq. ft.
A. Net Area: or 1.32 acres
B. Maximum Building Coverage: 17,281 sq. Ft. or 30 percent
C. Maximum Gross Floor Area: 20,161 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings One (1)
F. Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. IV-C.5.b.
G. Setbacks: See Drawing
H. Access Points See Drawing

PARCEL G

A. Net Area: 30,492 sq. ft.
A. Net Area: or 0.70 acres
B. Maximum Building Coverage: 9,148 sq. Ft. or 30 percent
C. Maximum Gross Floor Area: 10,672 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings One (1)
F. Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to UZC Sec. IV-C.5.b.
G. Setbacks: See Drawing
H. Access Points See Drawing



As per CUP2018-04 klm 3-8-18
APPROVED CUP
MAPC 10-23-08 klm
WCC 12-2-08 klm
MAPD Copy 2-24

SCALE: 1" = 50'

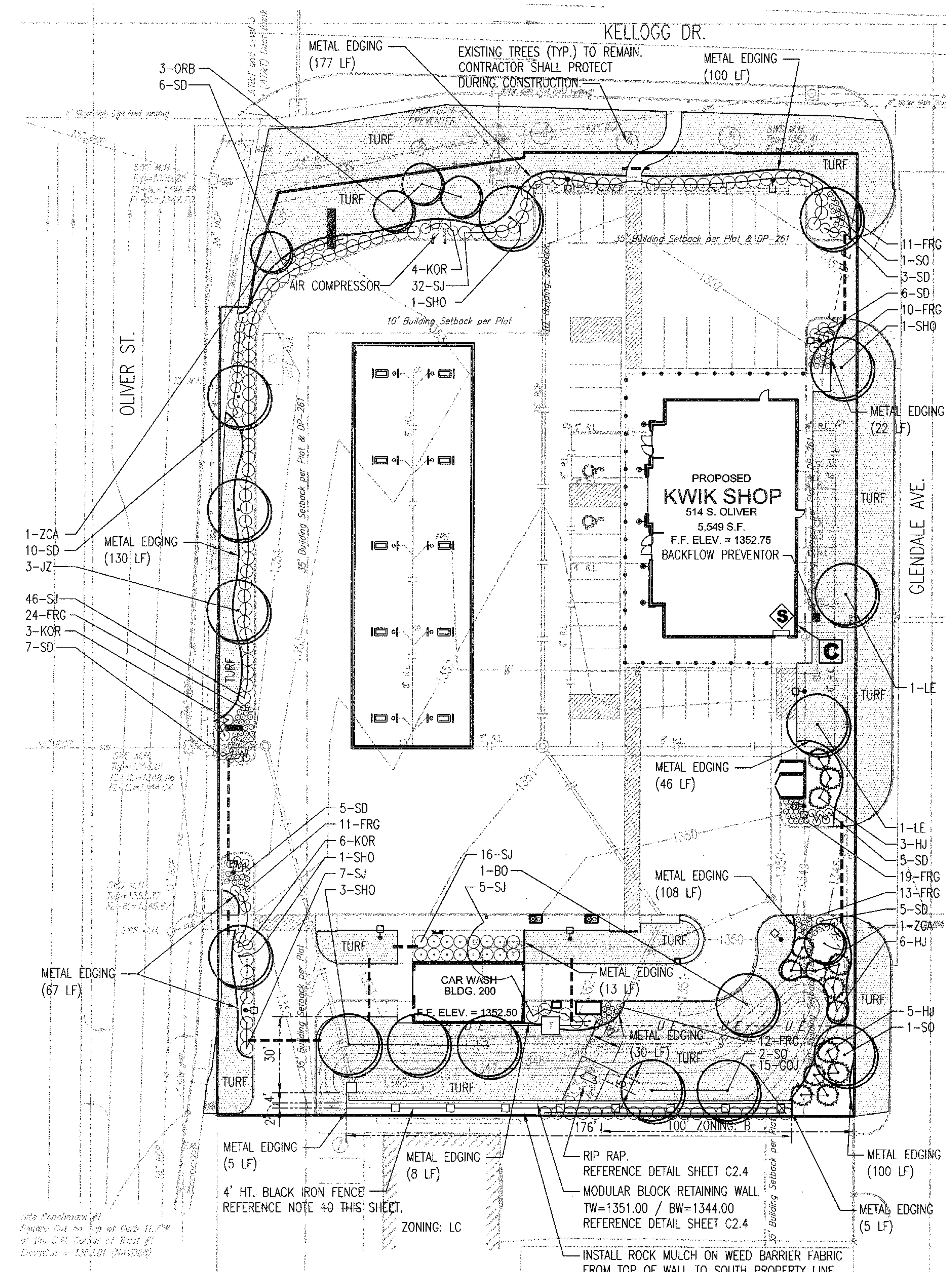
DP-261

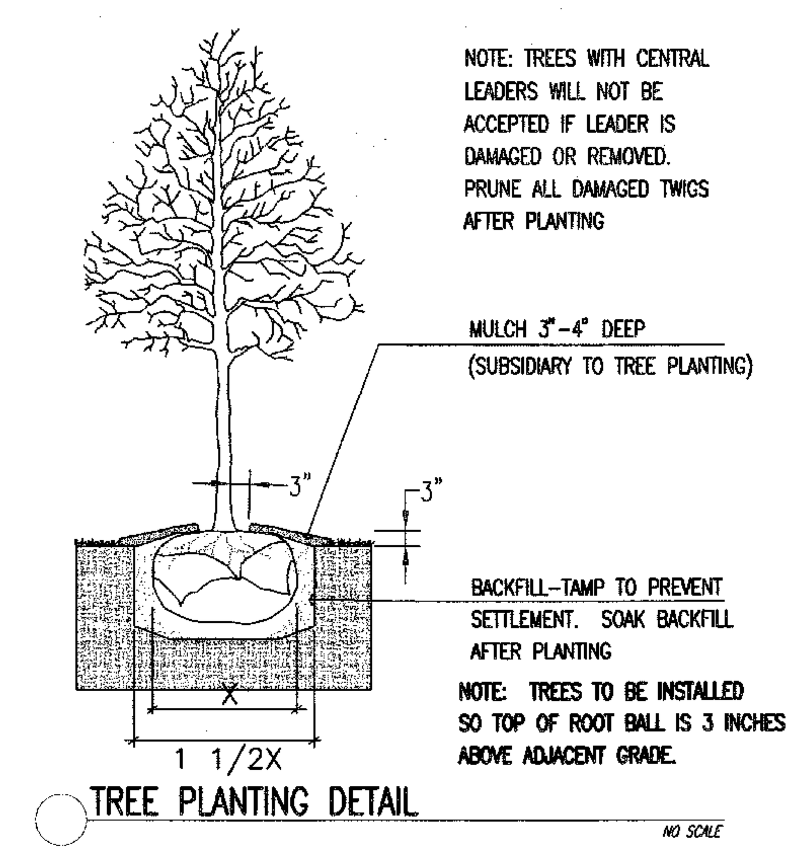
OLIVER RETAIL CENTER
COMMUNITY UNIT PLAN

GARVER
924 N. Main Street
Wichita, KS 67203
(316) 264-8008
www.GarverUSA.com

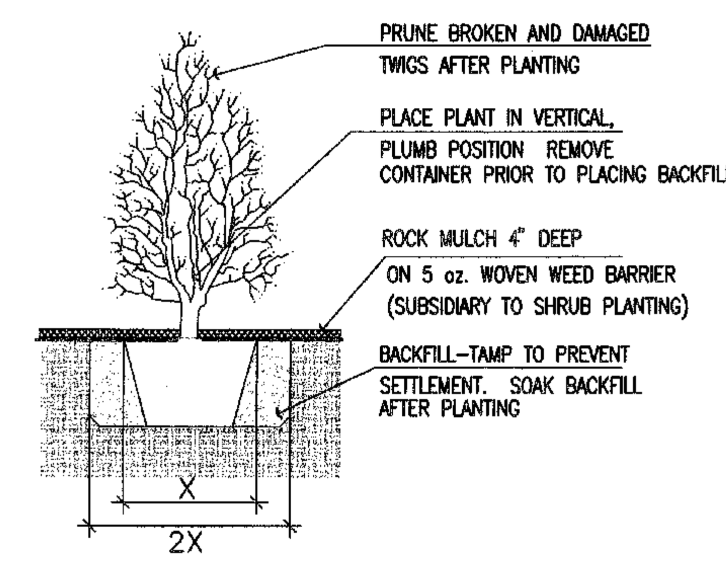
BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-265-7321 • 318 ELLIS • WICHITA, KANSAS 67211

NOTES:
1. CONTRACTOR SHALL SUBMIT AN IRRIGATION PLAN FOR REVIEW AND APPROVAL. REFERENCE THE SPECIFICATIONS THIS SHEET.
2. CONTRACTOR SHALL INSTALL TEMPORARY SEED IF OUT OF PLANTING SEASON. USE ANNUAL RYE AT 4LBS./1000 SQ.FT. AND MAINTAIN ALL EROSION CONTROL DEVISES REQUIRED BY THE SWPPP UNTIL THE PERMANENT VEGETATION CAN BE INSTALLED.





TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

SCALE: 1" = 30'
0 30 60

LANDSCAPE ORDINANCE REQUIREMENTS

LANDSCAPE STREET YARD

REQUIRED: 368' (OLIVER FRONTAGE) X 20 = 7360 SF
REQUIRED: 251' (KELLOGG DR. FRONTAGE) X 10 = 2510 SF
REQUIRED: 368' (GLENDALE FRONTAGE) X 20 = 7360 SF
TOTAL REQUIRED: 17,230 SF
PROVIDED: 20,420 SF
STREET YARD TREES REQUIRED = 35 (1/500 S.F.)
STREET YARD TREES PROVIDED = 35 (30.5 TREES + 45 SHRUBS)

BUFFER REQUIREMENTS- ALONG SOUTH 120' OF THE EAST PROPERTY LINE
REQUIRED: 1 TREE PER 40 LINEAR FEET OR 3 TREES
PROVIDED: 13.5 TREES

BUFFER REQUIREMENTS- ALONG EAST 100' OF THE SOUTH PROPERTY LINE
REQUIRED: 1 TREE AND 5 SHRUBS PER 30 LINEAR FEET (1/3 ARE EVERGREEN)
PROVIDED: 4 TREES AND 20 SHRUBS

PARKING LOT SCREENING
PROVIDED BY SHRUB PLANTINGS.

LANDSCAPE NOTES:

1. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS ADVANCE NOTICE (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO BEGINNING ANY EXCAVATION, TO 811 KANSAS ONE-CALL SYSTEM, A UTILITY LOCATION SERVICE, (OR THE APPROPRIATE LOCAL UTILITY LOCATION SERVICE) TO REQUEST LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING LINES IN THE PROJECT AREA.

2. CONTRACTOR SHALL SATISFY HIMSELF OF SURFACE AND SUBSURFACE CONDITIONS PRIOR TO BIDDING. THE CONTRACTOR SHALL TILL AND PREPARE PLANTING BEDS WITH FERTILE TOPSOIL TO A MINIMUM DEPTH OF 18 INCHES. ALL TURF AREAS TO BE SODDED SHALL BE GRADED TO DRAIN FREE OF TRASH AND ROCKS OVER 1/2" DIAMETER.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.

4. THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND IMPROVEMENTS CONSTRUCTED UNDER OTHER PROJECTS AND SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO IMPROVEMENTS IN PLACE. COSTS FOR COORDINATION AND REPAIRS TO IMPROVEMENTS IN PLACE, IF REQUIRED, SHALL BE BORNE BY THE CONTRACTOR.

5. ALL PLANT MATERIAL SHALL BE HIGH-QUALITY NURSERY GROWN STOCK WHICH MEETS THE "AMERICAN ASSOCIATION OF NURSERYMEN" STANDARDS AS SPECIFIED BY THE "AMERICAN NATIONAL STANDARDS INSTITUTE" IN ANSI Z60.1-1986 OR AS MAY BE AMENDED IN THE FUTURE.

6. MULCH ALL TREE RINGS WITH A MINIMUM OF 3" DOUBLE GROUND SHREDDED HARDWOOD MULCH. ALL SHRUB BEDS SHALL HAVE 4" DEPTH WASHED RIVER GRAVEL (1 ½" DIA. MIN.) ON COMMERCIAL GRADE WEED BARRIER FABRIC (DEWITT PRO 5 A 5 OZ. WOVEN COMMERCIAL GRADE WEED BARRIER FABRIC OR APPROVED EQUAL.

7. APPLY MYKE (OR SIMILAR) MYCORRHIZAL FUNGI WITH PLANT MATERIAL PER THE MANUFACTURERS INSTRUCTIONS.

8. CONTRACTOR TO PROVIDE WARRANTY ON PLANT MATERIAL FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION PER THE SPECIFICATIONS. (INCLUDING REPLACEMENT PLANTS AND LABOR AT NO ADDITIONAL CHARGE TO THE OWNER.)

9. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING REQUIRED SUBMITTALS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION: RIVER GRAVEL AND WEED BARRIER FABRIC, IRRIGATION PLAN, IRRIGATION COMPONENT CUT SHEETS, FENCE CUT SHEET.

10. INSTALL FENCE WHERE SHOWN ON PLAN PER THE MANUFACTURERS INSTRUCTIONS AND DETAILS. HOLD OUT GEOGRID NEAR FENCE POST LOCATIONS. FENCE SHALL BE 4 FOOT TALL, BLACK, ECHELON PLUS 3/4" RAIL ALUMINUM FENCE WITH MAJESTIC TOP BY AMERISTAR FENCE.

IRRIGATION NOTES:

1. HEAD TO HEAD COVERAGE IS REQUIRED FOR SPRAYS IN TURF AREAS, AND 2 EMITTERS PER SHRUB AND 1 PER PERENNIAL FOR DRIP IRRIGATION.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL CODES. THE CONTRACTOR SHALL PROVIDE THE MINIMUM WORKING PRESSURE, SERVICE LINE AND METER SIZE, AND CONFIRM WITH LOCAL WATER DEPARTMENT.
3. THE CONTRACTOR SHALL PAY ALL PERMIT FEES FOR THE IRRIGATION SYSTEM INSTALLATION AND ANY WATER METER TAP FEES FOR THE IRRIGATION METER/SERVICE. ALL COMPONENTS AFTER THE WATER METER SHALL BE INSTALLED BY THE IRRIGATION CONTRACTOR UNLESS SPECIFIED OTHERWISE.
4. THE CONTRACTOR SHALL MAINTAIN A CLEAN JOB SITE AND CLEAN UP TRASH DAILY.
5. THE CONTRACTOR SHALL SUBMIT AN IRRIGATION PLAN (SCALABLE DRAWING) FOR REVIEW INCLUDING THE FOLLOWING INFORMATION: DESIGN GPM AND PRESSURE FOR THE SYSTEM, ZONE LOCATIONS WITH GPM AND PRESSURE DESIGNATIONS, MAIN LINE WITH WIRING AND LATERAL PIPE (LAYOUT AND SIZES), VALVES AND VALVE BOX (LOCATIONS, SIZES AND SPECIFICATIONS), SPRAY, ROTOR, AND DRIP (LAYOUT WITH PRODUCT SPECIFICATION SHEETS) USE DRIP IRRIGATION ON SHRUBS AND SPRAYS FOR TURF, CONTROLLER (SPECIFICATIONS, RAINBIRD ESP-LX MODULAR CONTROLLER OR EQUAL) CONTROLLER SHALL BE EXPANDABLE OR HAVE SPARE ZONES), BACKFLOW PREVENTOR AND ENCLOSURE (SPECIFICATIONS)
6. OPERATION AND MAINTENANCE DATA: FOR SPRINKLERS, CONTROLLERS, AND AUTOMATIC CONTROL VALVES INCLUDE IN OPERATION AND MAINTENANCE MANUALS.
7. FURNISH 2 SETS OF AS-BUILT DRAWINGS (TO SCALE) TO THE OWNER AND A LAMINATED REDUCED SCALE DIAGRAM WITH ZONE LABELS AND SPRINKLER LABELS TO BE STORED INSIDE THE CONTROLLER DOOR.
8. MANUFACTURERS WARRANTY – THE CONTRACTOR SHALL PROVIDE THE OWNER ALL WARRANTY INFORMATION ON APPLICABLE PARTS.
9. CONTRACTOR SHALL PROVIDE 1 YEAR WARRANTY ON WORKMANSHIP (INCLUDING PARTS AND LABOR) WHICH STARTS AFTER FINAL ACCEPTANCE.
10. PIPES, TUBES, AND FITTINGS
   10.1.1. PVC MAIN LINE = SDR 21 200#
   10.1.2. PVC LATERAL LINE = SDR 21 200#
   10.1.3. SWING PIPE = SPX-FLEXRW BY RAINBIRD OR APPROVED EQUAL. (MAXIMUM 3 FEET LENGTH PER HEAD)
   10.1.4. PVC SLEEVES = SDR 21 WITH SOLVENT WELDED JOINTS.
   10.1.5. FITTINGS = ALL THREADED CONNECTIONS SHALL BE SCH 80 TOE NIPPLES.
11. SPRINKLERS
   11.1. ROTORS = RAINBIRD 5004-PC TURF ROTORS 4" POP-UP NOZZLED FOR MATCHED PRECIPITATION (OR APPROVED EQUAL BY HUNTER OR TORO). USE STANDARD ARCH NOZZLES AND LOW ANGLE NOZZLES WHERE SPECIFIED ON PLAN.
   11.2. SPRAYS = RAINBIRD 1804-PRS TURF SPRAYS 4" POP-UP WITH FIXED ARCH MPR NOZZLES (OR EQUAL BY HUNTER OR TORO).
   11.3. ALL SPRINKLER HEADS SHALL BE COMMERCIAL GRADE WITH A FIVE YEAR WARRANTY. LOCATE HEADS 2" AWAY FROM PAVEMENT AND SWING PIPE MAY NOT EXCEED 3' LENGTH PER HEAD. SPRINKLERS MAY NOT SPRAY ACROSS PAVEMENT.
12. CONTROLLER
   12.1. RAINBIRD EXP-LX MODULAR CONTROLLER (OR APPROVED EQUAL BY HUNTER OR TORO).
   12.2. RAIN SENSOR = RAINBIRD RSD-BEX (OR APPROVED EQUAL BY HUNTER OR TORO) TO SHUT OFF WATER FLOW DURING RAIN.
13. CONTROL VALVES AND VALVE BOXES
   13.1. CONTROL VALVES SHALL BE RAINBIRD PGA ELECTRIC PLASTIC GLOBE VALVES OR APPROVED EQUAL.
   13.2. VALVE BOXES: RAINBIRD 10" ROUND VALVE BOX AND LID WITH NON-POTABLE WATER MARKING (ONE VALVE ONLY) OR APPROVED EQUAL. INSTALL 6" GRAVEL BASE IN BOX AND SET BOX TOPS FLUSH WITH ADJACENT GRADE. LEAVE A 4' WIRE LOOP AT EACH VALVE BOX.
   13.3. BLOW OUT: INSTALL IN "VALVE BOX".
14. ELECTRICAL SERVICE: PROVIDED FROM THE BUILDING.
15. PIPES, TUBES, AND FITTINGS
   15.1. MAIN LINE INSTALLATION = 18" MINIMUM DEPTH. SNAKE MAINLINE AND WIRE SIDE TO SIDE IN TRENCH FOR EXPANSION AND CONTRACTION. WIRE MUST BE UNDER THE MAIN WITH LOOPS IN EVERY CHANGE IN DIRECTION OF MAINLINE AND AT VALVE BOXES. THERE SHALL BE A 4' LOOP OF WIRE LEFT AT ANY CHANGE IN DIRECTION ON THE MAIN LINE. MAIN LINE AND CONTROL WIRE MAY NOT BE INSTALLED IN PUBLIC RIGHT OF WAY.
   15.2. LATERAL LINE INSTALLATION = 12" MINIMUM DEPTH.
   15.3. ALLOW JOINTS TO CURE 24 HOURS BEFORE TESTING.
   15.4. THE IRRIGATION CONTRACTOR SHALL INSTALL SLEEVES UNDER PAVEMENT AS INDICATED ON THE DRAWINGS.
   15.5. CLEAN AND DRY ALL JOINTS. SOLVENT WELDED JOINTS SHALL COMPLY WITH ASTM 402 FOR SAFE HANDLING OF CLEANERS AND SOLVENTS. PRESSURE JOINTS SHALL COMPLY WITH ASTM 1785.
   15.6. BACKFILL TRENCHES WITH TOPSOIL FREE OF ROCKS AND DEBRIS. WATER SETTLE TRENCHES TO NEAR ORIGINAL COMPACTION – THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING SETTLING PROBLEMS WITHIN THE ONE YEAR WARRANTY PERIOD.
   15.7. SEE PIPE FLOW CHART FOR MAXIMUM ALLOWABLE FLOW THROUGH PIPES. THE FLOW SHALL NOT EXCEED THESE MAXIMUM FLOW RATES.

PVC PIPE SIZE (INCHES)	MAXIMUM FLOW (GPM)
1	18
1 1/4	28
1 1/2	36
2	56
2 1/2	80

IRRIGATION SYSTEM DESIGN NOTE:
CONTRACTOR SHALL SUBMIT AN IRRIGATION DESIGN FOR REVIEW/APPROVAL PER THE IRRIGATION NOTES THIS SHEET. FOR ALL AREAS SHOWN WITH VEGETATION WITHIN PROPERTY AND ADJACENT RIGHT OF WAY. SHRUB BEDS SHALL BE ON DRIP ZONES AND THE SODDED FESCUE SHALL BE ZONED SEPARATELY. ALL MAINLINE, CONTROL VALVES AND SLEEVES SHALL BE WITHIN THE PROPERTY LIMITS.

LEGAL DESCRIPTION
Lots 1 and 2, Block 2, Ann Walenta Commercial Addition, Wichita, Sedgwick County, Kansas together with the N 1/2 of Reserve A, Eilerts Addition to Wichita, Sedgwick County, Kansas. (See C1.1 Site Survey for full legal description.)

LANDSCAPE MATERIALS

LANDSCAPE MATERIALS
TURF AREA = 25,500 SF (KANSAS PREMIUM BLEND FESCUE SOD) TO BE IRRIGATED WITH SPRAYS.
ROCK MULCH ON WEED BARRIER FABRIC. = 93 CU.YDS. (SEE NOTES 6 AND 9 THIS SHEET)
PLANTING BEDS ARE TO BE IRRIGATED WITH DRIP IRRIGATION, DRIP TUBING WITH 12" EMITTER SPACING BY RAINBIRD OR EQUAL.
METAL EDGING = 780 L.F. (BLACK OR GREEN METAL EDGING – INSTALL PER MANUFACTURERS INSTRUCTIONS)
DOUBLE GROUND SHREDDED HARDWOOD MULCH = 4" DEPTH FOR ALL TREE RINGS

PLANT MATERIALS LIST

	KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES	BO	1	Bur Oak	Quercus macrocarpa	2" Cal.	B & B
	HJ	14	Hillspire Juniper	Juniperus virginiana 'cupressifolia'	4'-6' Ht.(*)	B & B
	JZ	3	Japanese Zelkova	Zelkova serrata	2" Cal.	B & B
	LE	2	Lacebark Elm	Ulmus parvifolia 'Athena'	2" Cal.	B & B
	ORB	3	Oklahoma Redbud	Cercis canadensis subsp. texensis 'Oklahoma'	1.5-2" Cal.	B & B
	SHO	6	Shumard Oak	Quercus shumardii	2" Cal.	B & B
	SO	4	Shingle Oak	Quercus imbricaria	2" Cal.	B & B
	ZCA	2	Zumi Crabapple	Malus x zumi var. Calocarpa	1.5-2" Cal.	B & B
SHRUBS	FRG	100	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	Cont. : Spacing 2' o.c.
	GOJ	15	Grey Owl Juniper	Juniperus virginiana 'Grey Owl'	3 Gal.	Cont. : Spacing 5' o.c.
	KOR	9	Knock out Rose 'Radrazz'	Rosa x 'Radrazz'	3 Gal.	Cont. : Spacing 4' o.c.
	SD	45	Slender Deutzia	Deutzia gracillis 'Nikko'	2 Gal.	Cont. : Spacing 3' o.c.
	SJ	106	Savin Juniper	Juniperus sabina	5 Gal.	Cont. : Spacing 5' o.c.

* – PROVIDE 3 @ 4' HT. , 7 @ 5' HT. , AND 4 @ 6' HT. ARRANGE VARYING HEIGHTS IN RANDOM PATTERN.

IRRIGATION LEGEND

Symbol	Description
— — —	IRRIGATION SLEEVES (SCHEDULE 40 PVC REQUIRED UNDER VEHICULAR PAVING) CONTRACTOR TO VERIFY SIZE AND LOCATION PER SYSTEM DESIGN.
C	CONTROLLER (MOUNT CONTROLLER ON BUILDING, REFERENCE ELECTRICAL PLANS. GET OWNER APPROVAL FOR LOCATION PRIOR TO INSTALLATION.) (RAINBIRD EXP-LX MODULAR CONTROLLER OR EQUAL)
S	RAIN SENSOR (MOUNT ON BUILDING. GET OWNER APPROVAL FOR LOCATION PRIOR TO INSTALLATION.)
■	BACKFLOW PREVENTOR WITH DARK GREEN FIBERGLASS INSULATED ENCLOSURE. EZ BOX INSULATED DROP OVER ENCLOSURE BY HOT BOX WITH LOCK AND KEY. PLACE ON LEVEL GROUND WITH SURFACE DRAINAGE AWAY FROM ENCLOSURE.

PEC
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
303 SOUTH TOPEKA WICHITA, KS 67202
316-262-2691 www.pec1.com

PRINTS ISSUED

DATE	PURPOSE	NO.
05/06/2014	80% SET	
06/11/2014	100% SET	
07/08/2014	BID SET	

KwikShop CONVENIENCE STORES
ARCHITECTURAL & ENGINEERING DEPARTMENT
734 E. FOURTH ST., BOX 1927, HUTCHINSON, KS

KWIK SHOP #794
CONVENIENCE STORE
514 S. OLIVER ST.
WICHITA, KS 67218

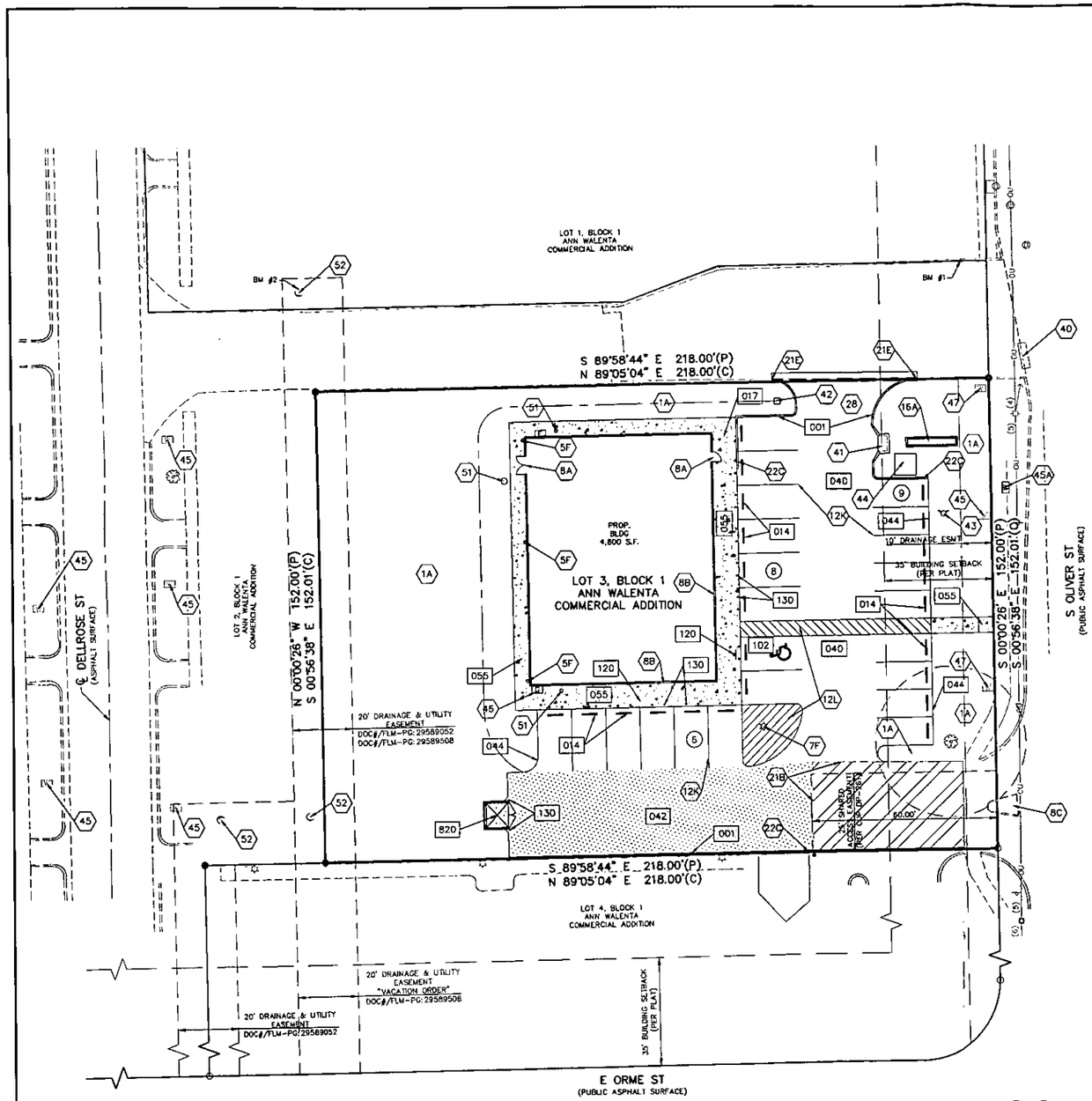
LawKingdon Architecture
Engineering · Planning · Interiors · Landscapes

ISAAC KRUMME LICENSED 725 07-02-2014 KANSAS LANDSCAPE ARCHITECT

LawKingdon, Inc. ©
345 RIVERVIEW, WICHITA, KS 67203
Phone (316) 268-0230 Fax: (316) 268-0205
CONTACT: CATY GABOIAN

PROJECT NUMBER:
14360-000
SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
C1.9

Saved 07-01-2014 3:55:25 PM by CAE
Plot Scale 1:1 07-02-2014 1:27:16 PM by CHRIS EPP
U:\Wichita-Civil\2014\14360\000\Muni\Drawings\14360-000-C1.9-LANDSCAPE PLAN



0 10 20 40
SCALE: 1" = 20'

LEGAL DESCRIPTION:
LOT 3, BLOCK 1, ANN WALENTA COMMERCIAL ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS.

PARKING REQUIREMENTS
REQUIRED PARKING: 15 STALLS (1 STALL PER 333 SQUARE FEET)
PROVIDED PARKING: 23 STALLS (INCLUDING 2 HC STALSL)

CONSTRUCTION NOTES:
1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE CITY OF WICHITA STANDARD SPECIFICATIONS.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS.
5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
7. WHEN ASPHALT PAVING IS USED CURB AND GUTTER DETAIL 001 SHALL BE USED.

LEGEND:
- CURB REMOVAL
- PROP. SIDEWALK
- CONCRETE TO REMAIN
- HEAVY DUTY PAVEMENT

DETAILS – SEE DETAIL SHEET NO. C-13 THRU 15 FOR THE FOLLOWING DETAILS

001	CONCRETE CURB AND GUTTER
014	CONCRETE WHEEL STOPS
017	CURB WALK/ CURB (AT BUILDING)
040	REGULAR DUTY CONCRETE PAVEMENT
042	HEAVY DUTY CONCRETE
044	THICKENED EDGE OF PAVING
055	CONCRETE SIDEWALK
102	90' ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
120	ACCESSIBLE PARKING SIGNAGE
130	GUARD POST DETAIL
820	DUMPSTER ENCLOSURE DETAIL

NOTES:

1A	SEEDED LANDSCAPE AREA (SEE CONSTR. PLANS)
5F	ROOF DRAIN (SEE ARCH. PLANS)
7F	PROP. LIGHT POLE (SEE ARCH. PLANS)
8A	ENTRANCE/ EXIT DOOR (SEE ARCH. PLANS)
8B	SLIDING DOOR (SEE ARCH. PLANS)
8C	EXISTING ISLAND TO REMAIN
12K	WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
12L	YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2161 LEAD FREE OR APPROVED EQUAL)
15A	PYLON SIGN (SEE ARCH PLANS)
21B	SAW CUT EXISTING PAVEMENT & MATCH EXISTING CROSS SLOPE
21E	SAW CUT & REMOVE EXISTING CURB AND GUTTER & MATCH EXISTING PAVEMENT
22B	TAPER CURB TO MATCH SIDEWALK
22C	CURB VARIES IN HEIGHT FROM 0" TO 6" (SEE GRADING PLAN)
28	STANDARD DRIVE ENTRANCE (SEE STANDARD DETAILS SHEET C-14)
40	EXIST. DRIVE GRATE INLET (SEE UTILITY PLAN)
41	PROP. CURB INLET (SEE CITY OF WICHITA XXXXPPD)
42	PROP. GRATE INLET (SEE GRADING PLAN)
43	FIRE HYDRANT (SEE CITY OF WICHITA XXXXPPW)
44	TRANSFORMER PAD (SEE UTILITY PLAN)
45	EXIST. 1" WATER METER FOR IRRIGATION
45A	WATER METER (SEE DETAIL SHEET C-17)
47	WATER METER TO BE ABANDONED
46	GAS METER (SEE UTILITY PLAN)
51	CLEAN OUT (SEE UTILITY PLAN)
52	EXIST. SANITARY SEWER MANHOLE (SEE UTILITY PLAN)

APPROVED

DP-261 Circ. + Ped Plan per GP #18+ #

Date: 8-24-17

THIS PLAN SHEET IS PART OF AN OVERALL KAW VALLEY ENGINEERING PLAN SET FOR THE SPECIFIC IMPROVEMENTS CONTEMPLATED THEREIN. AS SUCH, THE INFORMATION CONTAINED MAY BE LIMITED AND SHOULD ONLY BE INTERPRETED WITHIN THE CONTEXT OF THE COMPLETE PLAN SET.

DATUM BENCHMARK:
WICHITA RESET" VERTICAL DATUM NAVD 88.

BENCHMARKS:
BM #1: CHISELED SQUARE SET IN NORTH CURB LINE OF DRIVE ENTRANCE. 39'± NORTH OF NORTHEAST CORNER LOT 3, BLOCK 1, ANN WALENTA COMMERCIAL ADDITION.
ELEV=1354.37 (NAVD 88)

BM #2: CHISELED "X" SET IN NORTH RIM SANITARY SEWER MANHOLE. 34'± NORTH OF NORTHEAST CORNER OF LOT 3, BLOCK 1, ANN WALENTA COMMERCIAL ADDITION.
ELEV=1357.44 (NAVD 88)

REV	DATE	DESCRIPTION	DSN	DWN	CHK
A	7-14-17	OWNER REVIEW	SRS	EAM	TRA

SCOTT R. SERVIS
ENGINEER
KS # 17874

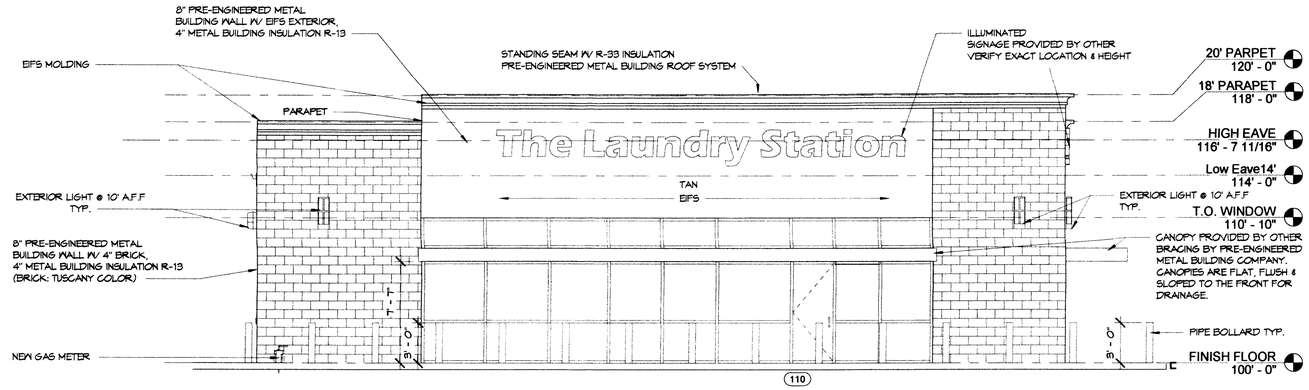
200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH. (316) 440-4304 | FAX (316) 440-4309
info@kvengr.com | www.kvengr.com
KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-1113. EXPIRES 12/31/18

THE LAUNDRY STATION
555 S. OLIVER
WICHITA, KS

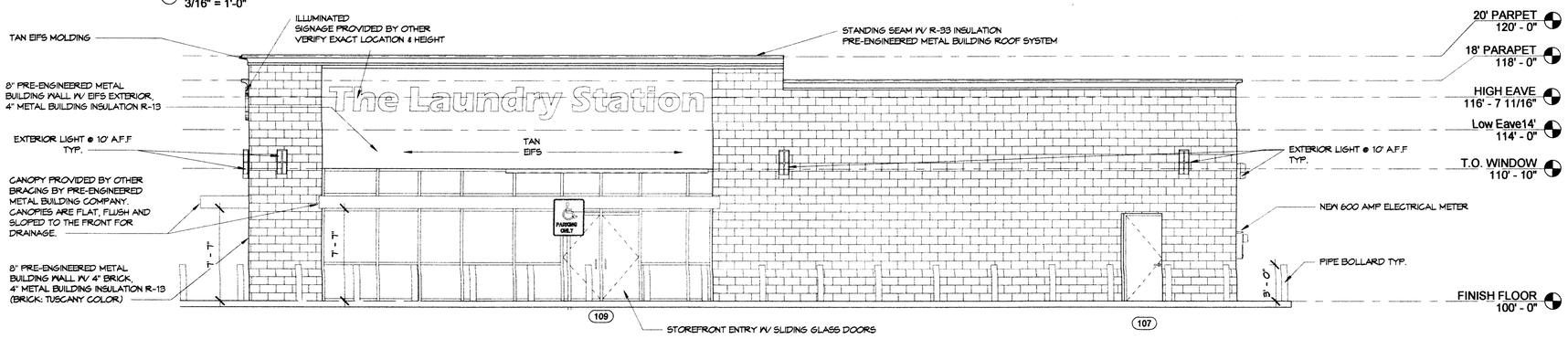
SITE PLAN

PROJ. NO.	G17_0485
DESIGNER	SRS
DRAWN BY	EAM
CFN	0485SP
SHEET	C-3
REV	A

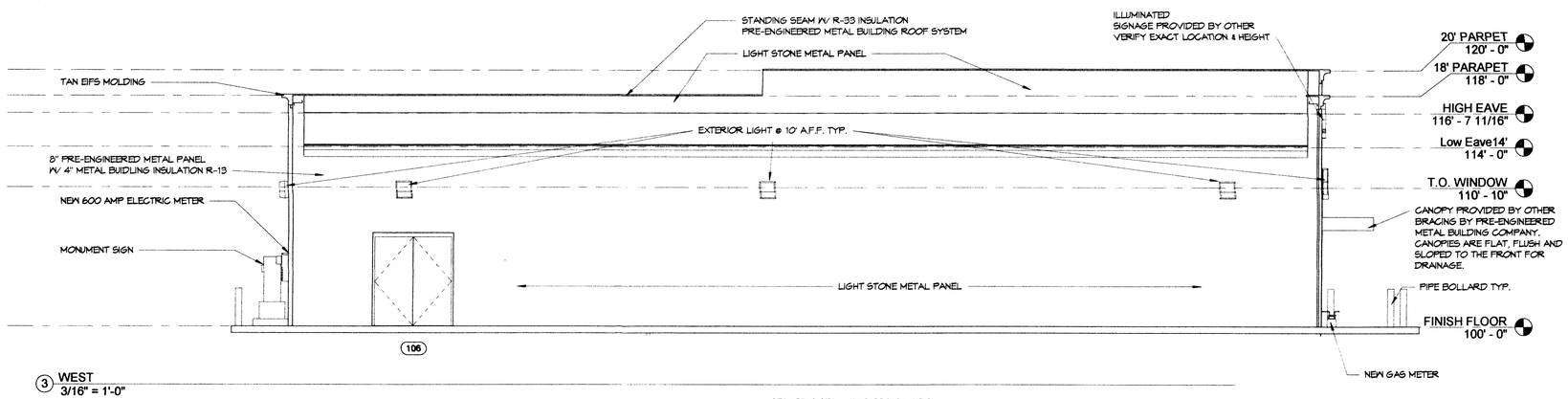
THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.



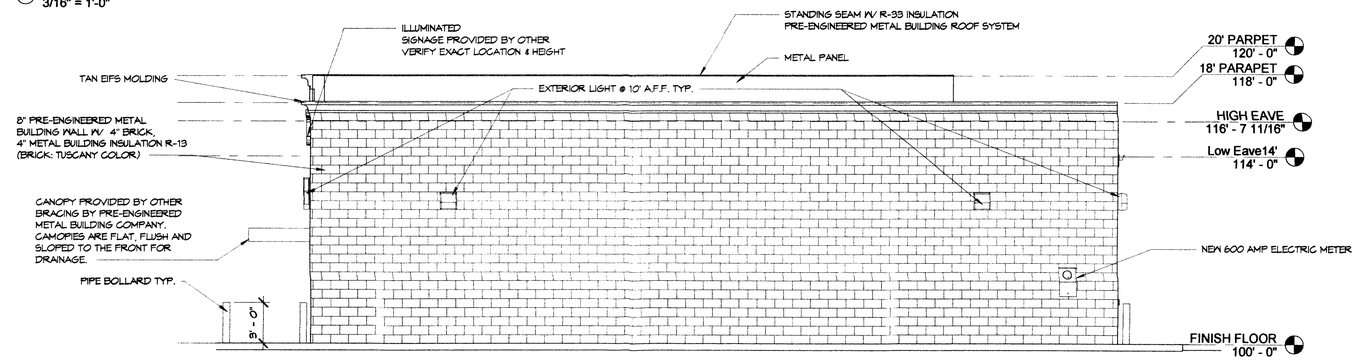
1 SOUTH
3/16" = 1'-0"



2 EAST
3/16" = 1'-0"



3 WEST
3/16" = 1'-0"



4 NORTH
3/16" = 1'-0"

APPROVED
DP-261 Arch Rev per GP#15
Date: 9-21-17

INNOVATIVE CONSTRUCTION SERVICES, INC.
316-260-1644
1725 E. Wassall
Wichita, KS 67216
LIC. 6857

- thinking outside the box -

Laundry Station

555 S. Oliver Wichita, KS

PROPERTY OF INNOVATIVE CONSTRUCTION SERVICES, Inc
UNLAWFUL TO REPRODUCE

SEAL

WOLF & ASSOCIATES ARCHITECTURE
12225 DOVE HILL CT
DERBY, KANSAS 67037
TEL 1 316 776 1110
CELL 1 316 305 6811

WILLIAM E. WOLF LICENSE 2991 KANSAS ARCHITECT

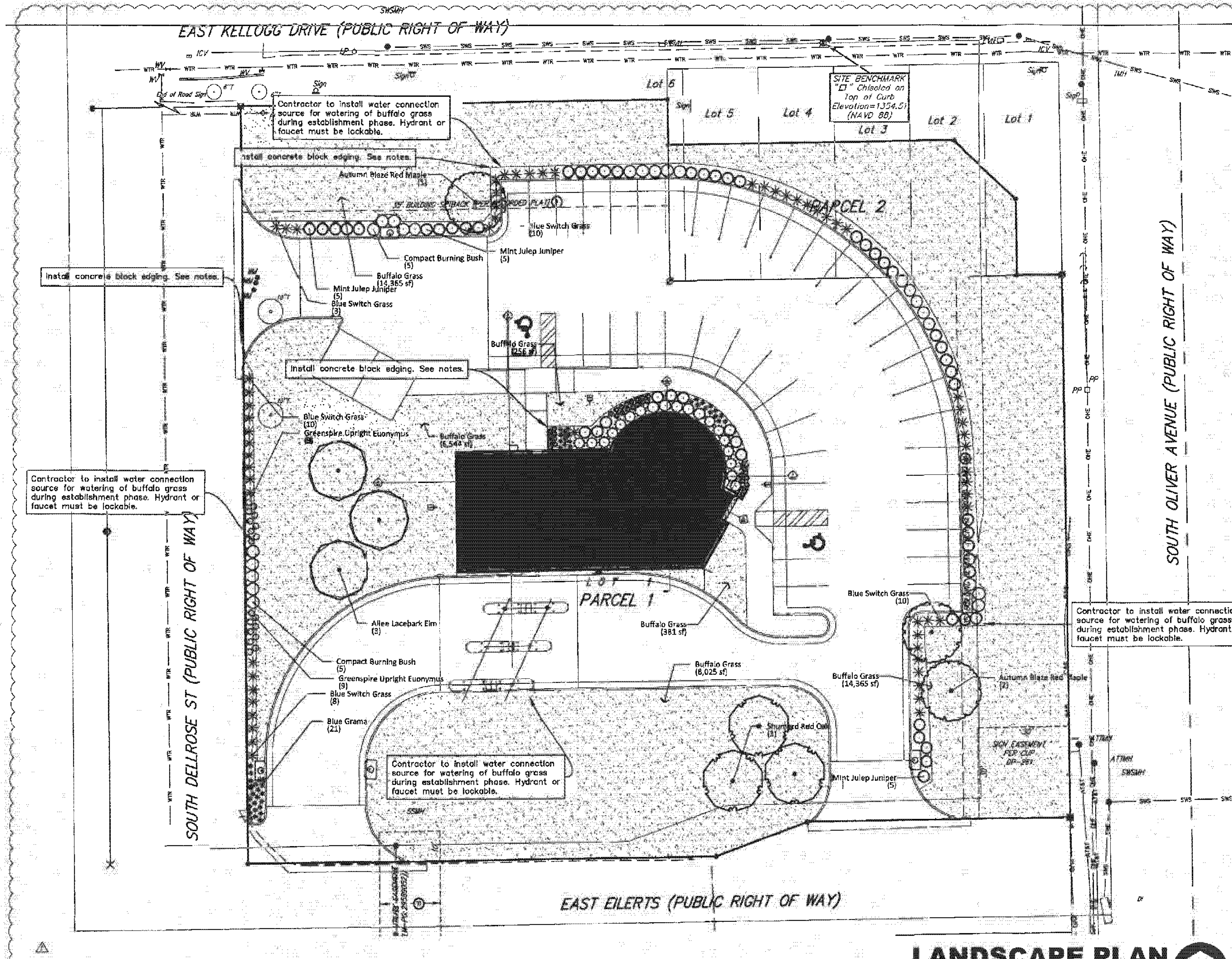
WILLIAM E. WOLF
REGISTERED ARCHITECT
KANSAS LICENSE NO 2991

DATE : 06/16/17
DR. BY : CET

PROJECT NO.
17-025

REVISIONS:
3 9-6-17 CET

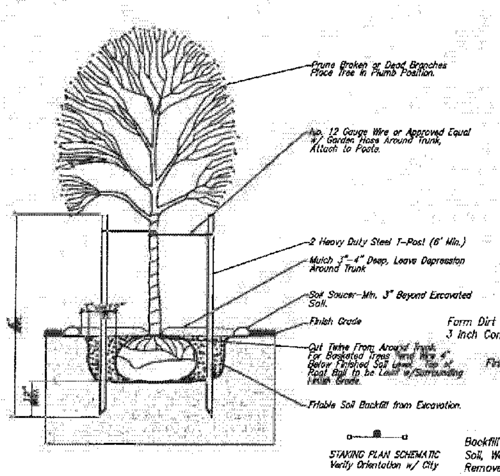
SHEET
A2.1



LANDSCAPE PLAN

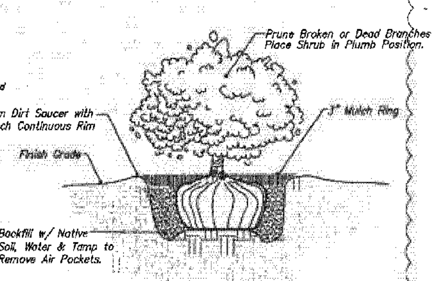
Scale 1"= 20'0"

⚠ 6-25-18 Trees locations updated per city, shrubs along entrances and west added, buffalo grass bid alt added, water hydrants added for buffalo establishment.



1 TREE PLANTING & STAKING DETAIL

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



2 SHRUB PLANTING DETAIL

5 Gallon and Smaller — No Scale

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	3	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	B & B	2"CAL
	3	QUERCUS SHUMARDII	SHUMARD RED OAK	B & B	2"CAL
	3	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	B & B	2"CAL
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**POINTS**
	5	BERBERIS THUNBERGII 'ROSE GLOW'	ROSY GLOW BARBERRY	5 GAL	
	44	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	
	23	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL	
	18	EUONYMUS JAPONICUS 'GREENSPIRE'	GREENSPIRE UPRIGHT EUONYMUS	5 GAL	
	52	JUNIPERUS CHINENSIS 'MINT JULEP'	MINT JULEP JUNIPER	5 GAL	
	63	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	3 GAL	
	14	ROSA X 'RADTKO'	DOUBLE KNOCK OUT ROSE	5 GAL	
	28	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	1 GAL	
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**		
	28,282 SF	BOUTELOUA DACTYLOIDES 'CODY'	BUFFALO GRASS		

Buffalo Grass has base bid and bid alt. see note 18 on sheet L1.0 in Landscape notes for details.

LEGAL DESCRIPTION

Parcel 1:

Lot 1, Block 1, Ann Walentz Commercial Addition to the City of Wichita, Sedgwick County, Kansas.

Parcel 2:

A tract of land in Block 1, Kellogg Heights Addition to Wichita, Kansas, Sedgwick County, Kansas described as beginning at the Northwest corner of said Block 1; thence east along the North line of said Block 1, 119.9 feet; thence south, parallel to the West line of said Block 1, 25 feet for the point of beginning, said point being 25 feet south and 5.10 feet west of the Northeast corner of Lot 5 in said Block 1; thence east parallel to the North line of said Block 1, 95.1 feet to a point 25 feet South and 10 feet west of the Northeast corner of Lot 2 in said Block 1; thence southeasterly to a point 45 feet south of the North line of said Block 1, and 15 feet west of the East line of said Block 1; thence south parallel to the East line of said Block 1, 25 feet; thence west parallel to the North line of Block 1, 115.1 feet; thence north 45 feet to the point of beginning.

SITE INFORMATION

Total Area:	±64,096.4 sq. ft. (1.47 acres)
Disturbed Area:	±50,689.7 sq. ft. (1.16 acres)
Impervious Area, pre-const:	±7549.9 sq. ft. (0.17 acres)
Impervious Area, post-const:	±32,948.3 sq. ft. (0.76 acres)

BENCHMARKS

SITE BENCHMARK
"□" Chiseled on Top of Curb
Elevation=1354.51 (NAVD 88)

LANDSCAPE PLAN
APPROVED 4/26/18 BY NES

LANDSCAPE NOTES

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out as seeded shall be seeded at 2.5 to 3 lbs per 1,000 sq ft and fertilized at 40 lbs per acre.
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 Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
5. Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be premium cedar mulch or shredded cypress of uniform consistency.
6. Concrete landscape block edging shall be used to separate all turf areas from planting beds. Edging shall be commercial grade, or approved equal by owner.
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 at 887-2470/1-800-344-7233. 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. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
17. Landscape to be watered manually. If automatic system is requested by owner, contractor to consult irrigation notes below.
18. Buffalo grass base bid to be bid as sod 25' from the building and as seed past the 25'. Bid alt for Buffalo grass is sod for entire site.
19. Contractor to refer to Architect's General Building specifications.

IRRIGATION NOTES

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 equal, which will illustrate type of head, head coverage, valve location, piping and accessories, 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 irrigated turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system and/or spray heads. Per Owner's request, the Buffalo Grass will not irrigation installed.
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 overhangs.
8. Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeving prior to any paving. Combine piping when possible to save on sleeving 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.
12. Contractor to coordinate with GG and owner for all power, utility, and placement needs.
13. Contractor to refer to Architect's General Building specifications.

LANDSCAPE ORDINANCE CALCULATIONS

Requirements:	
Street Yard Requirements	
Lot Width	*167'*
Average Lot Depth	*253'*
Square Footage Factor	*10*
Required Landscape Street Yard	*2,530 Sq. Ft.*
1 Shade Tree Required per 500 Sq. Ft.	*6 Shade Trees required*
Parking stalls	*41 Stalls*
Parking Trees Required	*3 Shade Trees required*
Total Trees Required	*9 trees*
Trees Provided	*4 Shade Trees* *1.5 (3) Ornamental Trees* *.5 (5) Shrubs* *6 total trees*
Street Yard Provided	*29,571 Sq. Ft.*

PHILIP J. MEYER — LICENSED LANDSCAPE ARCHITECT — 478 — KANSAS — 4/25/18

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

KRAYBILL ASSOCIATES

MID AMERICAN CREDIT UNION
NEW EAST OFFICE
Wichita, Kansas

Revisions:

No.	Description	Date

Date: 5/3/2018 8:34:00 AM
Project: PROJECT NO.
Sheet Title: LANDSCAPE PLAN
Drawn By: WB Checked By: RK/DW

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Wichita-Sedgwick County Metropolitan Area Planning Department

May 9, 2018

Jeff Walenta
P.O. Box 3401
Wichita, KS 67201

Garver USA
Attn: Will Clevenger
924 N. Main Street
Wichita, KS 67203

Ron's Sign Company
Attn: John Saindon
1329 S. Handley Street
Wichita, KS 67213

RE: ZON2018-00006 and CUP2018-00004 – City zone change from LC Limited Commercial to GC General Commercial on Parcels B and E, and amendments to General Provisions #6, #14 and #16; generally at the southwest corner of South Oliver Avenue and East Kellogg.

Dear Applicants:

At its regular meeting on **April 10, 2018** the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request.

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

Sincerely,

Kathy L. Morgan
Senior Planner
Current Plans Division

Copies to: James Clendenin, WCC III, Mail Stop 1-13
Maddy Campbell, CRS District III, Mail Stop 1-135
Jeff Van Zandt, City Law, Mail Stop 1-72
MABCD
Julianne Kallman, City Engineering, Mail Stop 1-71

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 5, 2017

Land Oliver, LLC
Attn: Steven Brinks
P.O. Box 162
Anover, KS 67002

RE: CUP2017-42 – City Administrative Adjustment to CUP DP-261 to General Provision #15 to adjust allowed building materials in Parcel C. The property located south of Kellogg on the west side of Oliver, north of Orme (555 S. Oliver.)

Legal Description: Lot 3, Block 1, Ann Walenta Commercial Addition, Wichita, Sedgwick County, KS

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to DP-261, to adjust General Provision #15 to allow changes in building material to metal panel exterior wall on the west façade as related to laundry exhaust and fire protection requirements.

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
James Clendenin, CM District III
Teia Wair, Community Services Representative, District III

OLIVER RETAIL CENTER

COMMUNITY UNIT PLAN

DP-261

GENERAL PROVISIONS:

1. **Total Land Area:** 372,167 sq.ft. or 8.54 acres
   Net Land Area: 372,167 sq.ft. or 8.54 acres
   Total Gross Floor Area: 130,259 sq.ft.
   Total Floor Area Ratio: 35 percent
2. Parking shall be provided in accordance with Section 28.04.140 et.seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description.
3. Setbacks are as indicated on the C.U.P. drawing. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
4. A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
5. A traffic study has been provided to the City of Wichita for this C.U.P. and street improvements to Oliver which address the traffic needs of this site are currently under design. This work is being done with Project [472-84619], to be bid in November, 2000.
6. Signs shall be in accordance with the Sign Code of the City of Wichita.
   A. As the frontage develops along the arterial roadways, signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold.
   B. Portable, off-site signs and billboards are not permitted.
   C. Window display signs are limited to 25% of the window area.
   D. Signs located within 200 feet of residentially zoned property shall not exceed 20 feet in height.
   E. Each parcel is permitted as least one-free standing sign per arterial frontage with the following area restrictions:
   Parcel A: 215 Sq. Ft. of signage along Kellogg Avenue; 0 Sq. Ft. of signage along Oliver
   Parcel B: 250 Sq. Ft. of shared signage with Parcel E along Kellogg Avenue; 215 Sq. Ft. of signage along Oliver
   Parcel C: 122 Sq. Ft. of signage along Oliver
   Parcel D: 127 Sq. Ft. of signage along Oliver
   Parcel E: 200 Sq. Ft. of signage along Kellogg Avenue; 150 Sq. Ft. of signage along Oliver
   Parcel G: 100 Sq. Ft. of signage along Oliver; 0 Sq. Ft. of signage along Kellogg Avenue
   F. Flashing signs (except for signs showing only time, temperature and other public service messages), message boards, rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted. Signs that change once per second or more frequently, are not permitted.
   G. Building Wall Signage
   Building Facades on the west and south sides on Parcels B & E, and on the east and west sides on Parcels F & G, that are located within 200 feet of residential zoning shall be limited to signage permitted in the NR (Neighborhood Retail) District.
   H. Signs permitted in all zoning districts shall be allowed on all parcels per 24.04.190 of the Wichita Sign Code.
   I. Signs along Oliver Avenue shall be monument type signs.
7. Access Controls are as indicated.
8. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, land lamps, and ect.).
   A. Light poles shall be limited in height to 24 feet, except within 200 feet of residentially zoned property where light poles shall not exceed 15 feet in height or as listed on the parcel summary on the right side of this sheet.
   B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
   C. All exterior lighting shall be shielded to direct light downward in a downward direction and not onto adjoining residentially zoned property.
10. Utilities shall be installed underground on all parcels, except except the existing building on Parcel E.
11. Landscaping for this site shall be required as follows:
   A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita, Except Parcels B and L, which will be 1.5 times the required Landscape Ordinance.
   B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. this plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
   C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be received prior to issuance of any occupancy permit, if the required landscape has not been planted.
   D. Landscaping on the adjoining property owned by the City of Wichita shall be installed and maintained in accordance to the agreement with the City of Wichita (and as reviewed by the Design Council), and may be credited toward meeting landscaped street yard requirements. (No credit shall not be used to reduce any screening or parking lot landscaping requirements of the Landscape Ordinance. Street frontage along Glendale shall provide a landscaped street yard and parking lot screening if parking lots are located between the buildings and street.
12. Screening Walls:
   A. A six (6) foot high concrete/masonary wall shall be constructed along the south and west property lines of the C.U.P. where adjacent to residential uses and contained in the indicated easement (See Drawing).
   B. This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
   C. A wall will be extended north from the southwest corner of Parcel E and terminate 50 feet at the south line of the existing building. The location of the wall shall be approved with any building permit on Parcel E.
13. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
14. Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
15. All buildings in the C.U.P. developed for Retail uses shall share compatible architectural character, color, texture, and the same predominate exterior building materials. Buildings shall be designed with consistent architectural features on all sides, with rear walks visible to adjacent streets, and must employ materials that compliment surrounding residential areas. Metal as an exterior material shall be limited to incidental accent.
16. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
17. All parcels shall be zoned Limited Commercial and be permitted those uses allowed by-right in the "LC" Limited Commercial zone. All parcels shall be zoned Limited Commercial zone. Parcels D, F and G shall also be car wash as a permitted use. The car wash use shall conform to UMC Sec. 9-01.61 (unless specifically modified by this plan). No drive in or drive-through facilities shall be located within 200 feet of residential zoning on Parcels B and E. No service station and convenience stores with gas islands, and car washes shall be permitted on Parcels B and E. No Parcel within this C.U.P. shall allow the use of adult entertainment establishments, group residential, correctional placement residences, vehicle sales, multi-game, casino style gambling facilities, private clubs, lounges, nightclubs, and drinking establishments. Restaurants that are liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
18. Cross-lot circulation agreements for both vehicle and pedestrian traffic shall be required at the time of platting to assure internal vehicular and pedestrian movement with the C.U.P.. A cross lot circulation agreement for vehicular traffic, will be required with Orwitt 2nd Addition at the time of platting. 19. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. The walk system shall link buildings with the arterial and/or perimeter sidewalks and provide connectivity between buildings.
20. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code. 21. The Transfer of title or of any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns. 22. 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 or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
23. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration. 24. A circulation plan shall be submitted and approved by the Traffic Engineer in conjunction with the Planning Director prior to the issuance of any building permit; with the circulation plan being designed to discourage travel on Pershing and channel traffic toward Oliver for Parcels A, B, C, D and E.

ADD:
Parcel C shall be allowed a metal west facade.

LEGAL DESCRIPTION

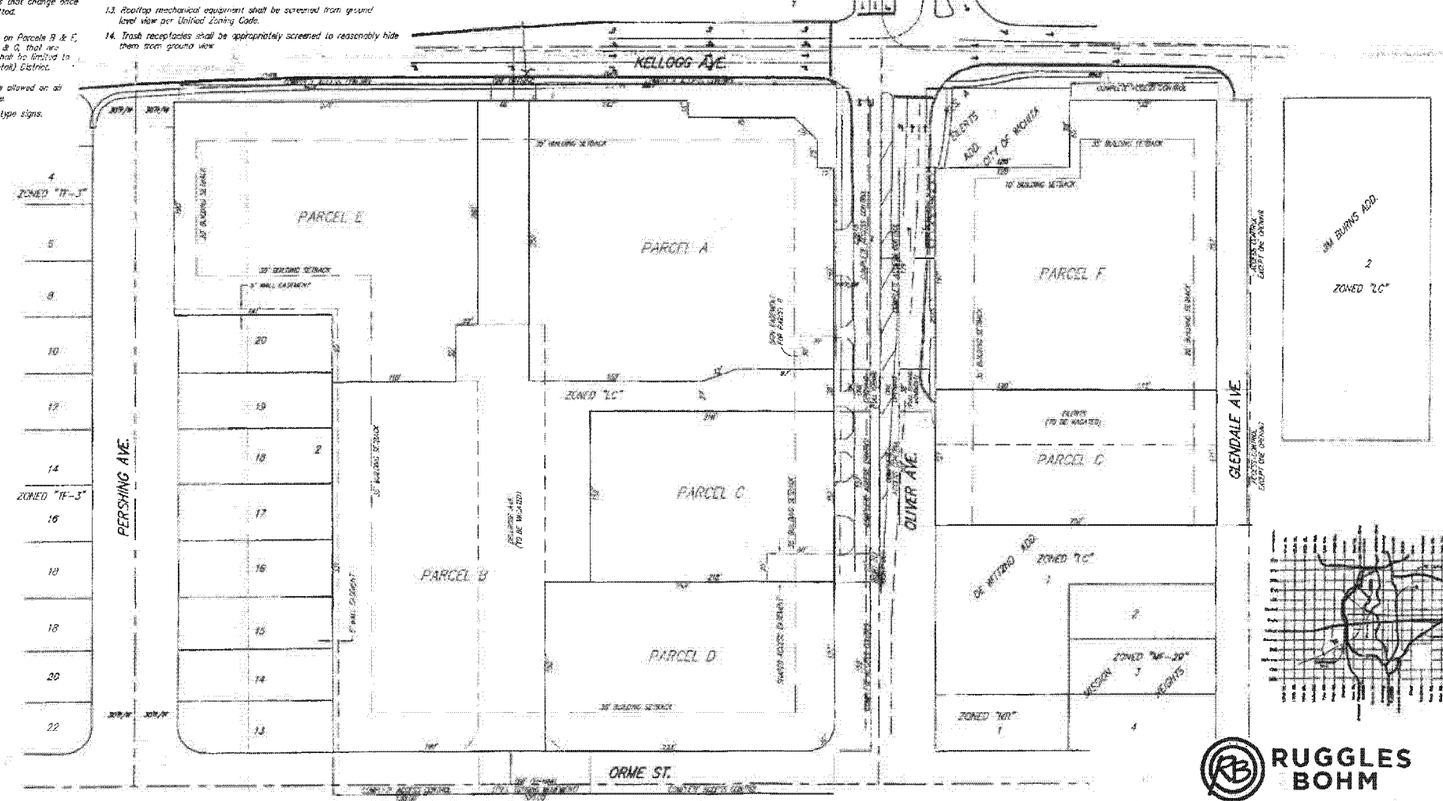
Lots 1 and 2, Block A, AND Lot 1, Block B, Jim Wilkinds Addition, Wichita, Sedgwick County, Kansas.

The North 70.00 feet of Lots 1, 2, 3, 4 and 5, EXCEPT that part thereof described as beginning at the northeast corner of said Lot 1; thence S00°00'26"E along the east line of said Lot 1, 59.99 feet; thence N89°59'26"W, parallel with the north line of said Lot 1, 15.00 feet; thence N00°00'26"W, parallel with said east line, 24.99 feet; thence N14°59'56"W, 28.28 feet; thence N89°59'26"W, parallel with said north line, 90.10 feet to the west line of said Lot 5; thence N00°00'26"W along said west line, 15.00 feet to said north line; thence S89°59'26"E along said north line, 130.10 feet to the place of beginning, Kellogg Heights Addition to Wichita, Kansas; LOGE GHER NO 14, except the north 20 feet, Lots 15, 16, 17, 18, 19, 20, and Lot 21 except the north 23 feet, Block 1, the east 20 feet of Lot 5 and 6 except the north 10 feet, together with the east 20 feet of the north 10 feet of Lot 6, Lots 7, 8, 9, 10, 11, 12 and Lot 13, Block 2, Kellogg Heights Addition to Wichita, Kansas.

Glenoe Avenue from the south line of Lots 1 and 2, Block A, in said Jim Wilkinds Addition to the north right-of-way line of Orme Street.

The north 72.00 feet of Lot 1, Oliver 1st 2nd Addition, Wichita Sedgwick County, Kansas.

Kellogg Street from the east right-of-way line of Oliver to the west right of way line of Glendale Avenue.



PARCEL A

A. Net Area: 147,026 sq. ft. or 3.37 acres
B. Net Area: 147,026 sq. ft. or 3.37 acres
D. Maximum Building Coverage: 44,308 sq. ft. or 30 percent
C. Maximum Gross Floor Area: 52,409 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: Two (2)
F. Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to U.D.C. Sec. 14-C.5.b.
G. Setbacks: See Drawing
H. Access Points: See Drawing

PARCEL B

A. Net Area: 83,611 sq. ft.
A. Net Area: or 2.06 acres
B. Maximum Building Coverage: 26,883 sq. ft. or 30 percent
C. Maximum Gross Floor Area: 31,264 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to U.D.C. Sec. 14-C.5.b.
G. Setbacks: See Drawing
H. Access Points: See Drawing

PARCEL C

A. Net Area: 33,026 sq. ft. or 0.76 acres
B. Maximum Building Coverage: 9,908 sq. ft. or 30 percent
C. Maximum Gross Floor Area: 11,559 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to U.D.C. Sec. 14-C.5.b.
G. Setbacks: See Drawing
H. Access Points: See Drawing

PARCEL D

A. Net Area: 39,080 sq. ft. or 0.89 acres
B. Maximum Building Coverage: 11,724 sq. ft. or 30 percent
C. Maximum Gross Floor Area: 13,678 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: Two (2)
F. Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to U.D.C. Sec. 14-C.5.b.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Light Poles shall be a maximum of 20 feet in height including base.

PARCEL E

A. Net Area: 59,328 sq. ft.
A. Net Area: or 1.36 acres
B. Maximum Building Coverage: 17,798 sq. ft. or 30 percent
C. Maximum Gross Floor Area: 20,765 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to U.D.C. Sec. 14-C.5.b.
G. Setbacks: See Drawing
H. Access Points: See Drawing

PARCEL F

A. Net Area: 57,804 sq. ft.
A. Net Area: or 1.32 acres
B. Maximum Building Coverage: 17,341 sq. ft. or 30 percent
C. Maximum Gross Floor Area: 20,231 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to U.D.C. Sec. 14-C.5.b.
G. Setbacks: See Drawing
H. Access Points: See Drawing

PARCEL G

A. Net Area: 30,492 sq. ft.
A. Net Area: or 0.70 acres
B. Maximum Building Coverage: 9,148 sq. ft. or 30 percent
C. Maximum Gross Floor Area: 10,672 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 code of the city of Wichita, but shall not be greater than 45 feet, however, heights of structures shall be subject to U.D.C. Sec. 14-C.5.b.
G. Setbacks: See Drawing
H. Access Points: See Drawing

SITE PLAN
APPROVED 9/5/2017 BY [illegible]

APPROVED CUP
MAP 10 23 08 [illegible]
MAP 12 2-08 [illegible]
MAP 10 2-

SCALE: 1" = 50'

RUGGLES BOHM

PROJECT: 4039P
DATE: NOV. 20, 2015

DP-261
OLIVER RETAIL CENTER
COMMUNITY UNIT PLAN
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 20, 2015

Ruggles & Bohm
Attn: Will Clevenger
924 North Main Street
Wichita KS 67203

SJ Ram LLC
P.O. Box 3401
Wichita, KS 67201

RE: CUP2015-00039 – City Community Unit Plan (CUP) DP-261 Amendment to permit a car wash on Parcel D, adjust parcel lines and increase height of light poles on property generally located on the northwest corner of South Oliver Avenue and East Orme Street.

Dear Ladies and Gentlemen:

At its regular meeting on **November 19, 2015**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the development standards contained in DP-261 and the following conditions:

1. The second sentence of General Provision 17 is amended to include the following: All parcels shall be zoned Limited Commercial zone. Parcels D, F and G shall allow car wash as a permitted use. The car wash use shall conform to UZC Sec. III-D.6.f (unless specifically modified by this plan) and shall be subject to a staff approved site plan. No drive-in or drive-through facilities shall be located within 200 feet of residential zoning on Parcels B and E. No service station and convenience stores with gas islands, and car washes shall be permitted on Parcels B and E. No Parcel within the CUP shall allow the use of adult entertainment establishments, group residential, correctional placement residences, vehicle sales, multi-game, casino-style gambling facilities, private clubs, taverns, nightclubs, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
2. Parcel B Net Area: ~~95,580~~ 89,611 sq. ft. or ~~2.19~~ 2.06 acres
   Maximum Building Coverage: ~~28,674~~ 26,883 sq. ft. or 30 percent
   Maximum Gross Floor Area ~~33,453~~ 31,364 sq. ft.
3. Parcel D Net Area: ~~33,002~~ 39,080 sq. ft. or ~~0.76~~ 0.89 acres
   Maximum Building Coverage: ~~9,901~~ 11,724 sq. ft. or 30 percent
   Maximum Gross Floor Area: ~~11,551~~ 13,678 sq. ft.

Add item I. Light poles shall be a maximum of 20 feet in height including base.

4. Existing driveways to Parcel D from Orme Street shall be closed or access control vacated prior to issuance of an occupancy permit for Parcel D.
5. Submission of four CUP's within 60 days of final approval to the Metropolitan Area Planning Department.
6. The proposed amendments apply only to the described parcels.
7. The applicant shall submit four revised copies of the approved CUP to the Metropolitan Area Planning Department within 60 days after final approval of this case, or the request shall be denied.

Property owners opposed to the application may file with the City Clerk signed written appeals of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal appeals.) To be effective, the appeals must be filed by 5:00 p.m. on **December 3, 2015**. 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 **December 3, 2015 at 5:00 p.m.**

If there are not any appeals filed, the action of the MAPC is final.

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

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

Sincerely,

Dale Miller

Dale Miller
Current Plans Manager
Current Plans Division

Copies to: WCC III, James Clendenin, Mail Stop 1-13
Teia Wair, District III, Mail Stop 1-135
College Hill Neighborhood Association, Celia Gorlich, 402 S. Crestway St., Wichita, KS 67208
Crown Heights south Neighborhood Association, Pam Swedlund, 131 S. Old Manor, Wichita, KS 67218
Paul Hays, OCI, Mailstop 1-72
J. R. Cox, OCI, Mailstop 1-72
Jeff Van Zandt, City Law, Mailstop 1-134
Julianne Kallman, Engineering, Mail Stop 1-71

Wichita-Sedgwick County Metropolitan Area Planning Department

May 22, 2014

Dillon Real Estate Company, Inc.
Attn: Kwik Shop, Inc.
734 E. 4th Ave.
Hutchison, KS 67501

PEC c/o Isaac Krumme
303 S. Topeka
Wichita, KS 67202

RE: **CUP2014-09** - Amendment to Community Unit Plan (CUP) DP-261 to increase the boundaries, allow a car wash within 200 feet of residential zoning, allow an LED sign and increase a pole sign height and size, generally located at the southeast corner of South Oliver and East Kellogg.

Dear Applicants:

At its regular meeting on **April 24, 2014**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the following conditions:

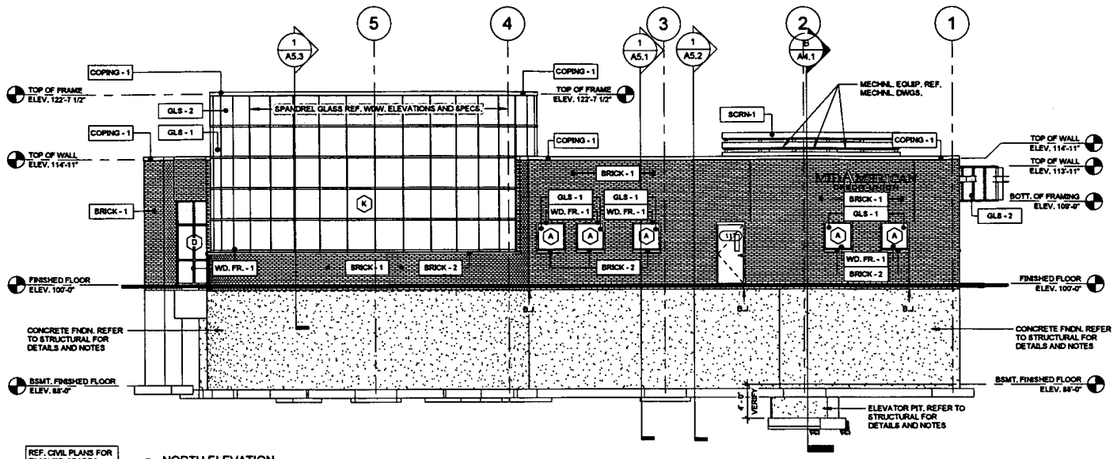
(1) General Provision #17 shall in addition state: "The car wash use shall conform to UZC Sec.III.D.6.f. and shall be subject to a staff approved site plan."
(2) General Provision #6.F. shall in addition state: "The LED sign shall conform to a staff approved elevation drawing."
(3) General Provision #6.J. shall allow one 50-foot pole sign along Kellogg with a non-flashing LED price sign display and shall conform to a staff approved elevation drawing.
(4) The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days of approval or the request shall be considered denied and closed.
(5) If the Zoning Administrator finds that there is a violation of any of the conditions of the CUP amendment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the CUP amendment null and void.

This case received no protests during the two-week protest period, therefore the MAPC decision is final. The CUP amendment is not effective until four copies of the revised CUP document, consistent with the MAPC approval, is provided to planning staff. If you have any questions concerning this application, please contact our office at 268-4421.

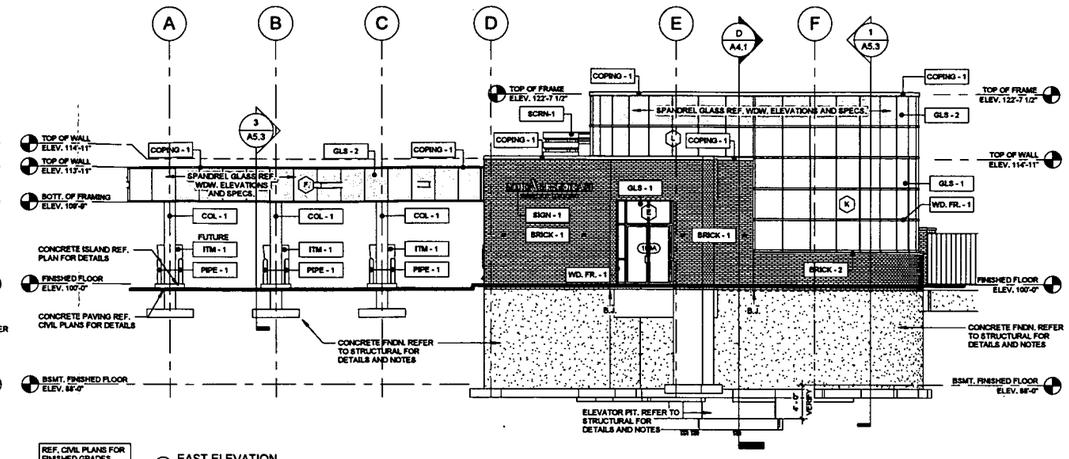
Sincerely,

Jess McNeely, AICP
Senior Planner
Current Plans Division

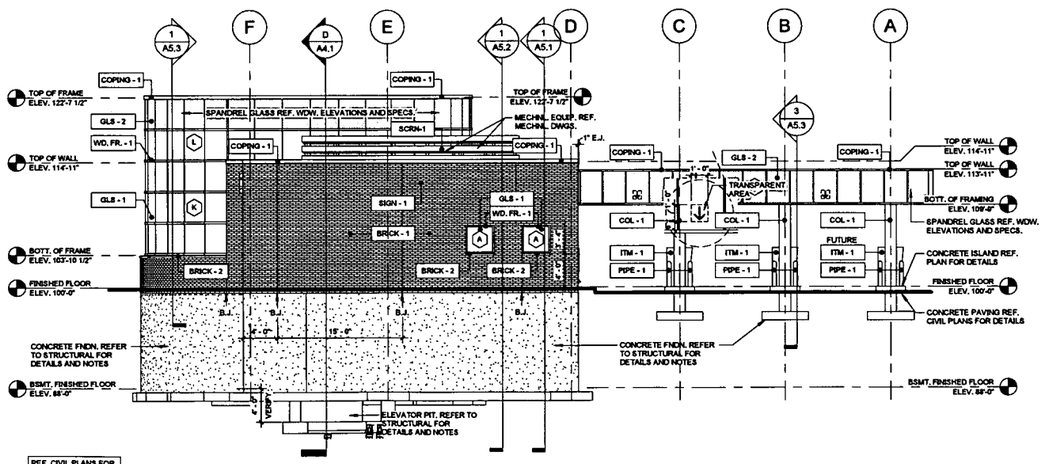
Copies to: James Clendenin, WCC CM III
Case Bell, NA III
Julianne Kallman, Engineering
JR Cox, MABCD
Tom Stolz, MABCD
Paul Hays, MABCD



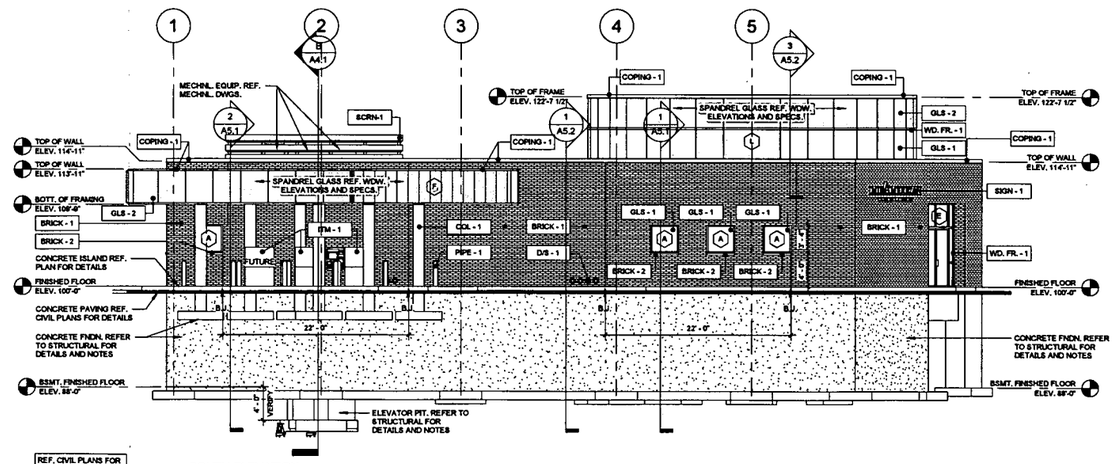
1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH AND COLOR SCHEDULE KEY

CSI DIVISION	MARK	DESCRIPTION	SPECIAL INFO. / COLOR
DIVISION 2			
DIVISION 2	COL - 1	CONCRETE COLUMN - 16" DIA.	REF. PLANS AND SPECS.; COLOR: BLACK
DIVISION 4			
DIVISION 4	BRICK - 1	BRICK VENEER	REF. PLANS AND SPECS.; COLOR: CHEROKEE OR 530 FLASH MODULAR.
DIVISION 4	BRICK - 2	BRICK ROWLOCK	REF. PLANS AND SPECS.; COLOR: CHEROKEE OR 530 FLASH MODULAR.
DIVISION 5			
DIVISION 5	PIPE - 1	PIPE BOLLARD - 8" DIA. - PAINTED	REF. PLANS AND SPECS.; COLOR: WHITE
DIVISION 7			
DIVISION 7	COPING - 1	PRE-FINISHED METAL COPING CAP	REF. PLANS AND SPECS.; COLOR: BLACK
DIVISION 7	SCRN-1	HVAC SCREEN	REF. PLANS AND SPECS.; COLOR: BLACK
DIVISION 8			
DIVISION 8	GLS - 1	GLASS	REF. PLANS AND SPECS.; COLOR: GRAY
DIVISION 8	GLS - 2	SPANDREL GLASS	REF. PLANS AND SPECS.; COLOR: BLACK
DIVISION 8	WD. FR. - 1	WINDOW FRAME	REF. PLANS AND SPECS.; COLOR: BLACK
DIVISION 10			
DIVISION 10	D/S - 1	LAMBS TONGUE	REF. PLANS AND SPECS.; UNFINISHED
DIVISION 10	ITM - 1	INTERACTIVE TELLER MACHINE	REF. PLANS AND SPECS.; MANUFACTURE'S STANDARD
DIVISION 10	SIGN - 1	BUILDING SIGNAGE	REF. PLANS AND SPECS.; COLOR: WHITE

Parcel A
APPROVED
DP-261 Arch Rev per GP#14
SK 11-8-18

KRAYBILL ASSOCIATES

MID AMERICAN CREDIT UNION
NEW EAST OFFICE
Wichita, Kansas

Revisions:

No.	Description	Date
4	Plan Review Update #3	11/7/18

Date: 11/7/2018 4:52:13 PM
Project: PROJECT NO. K KS MACU 17102
Sheet Title: EXTERIOR ELEVATIONS
Drawn By: WB **Checked By:** RK

STEPHEN LEE LEVANDOWSKI LICENSED ARCHITECT PROFESSIONAL ARCHITECT
11-7-18

A3.1

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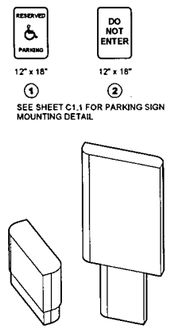
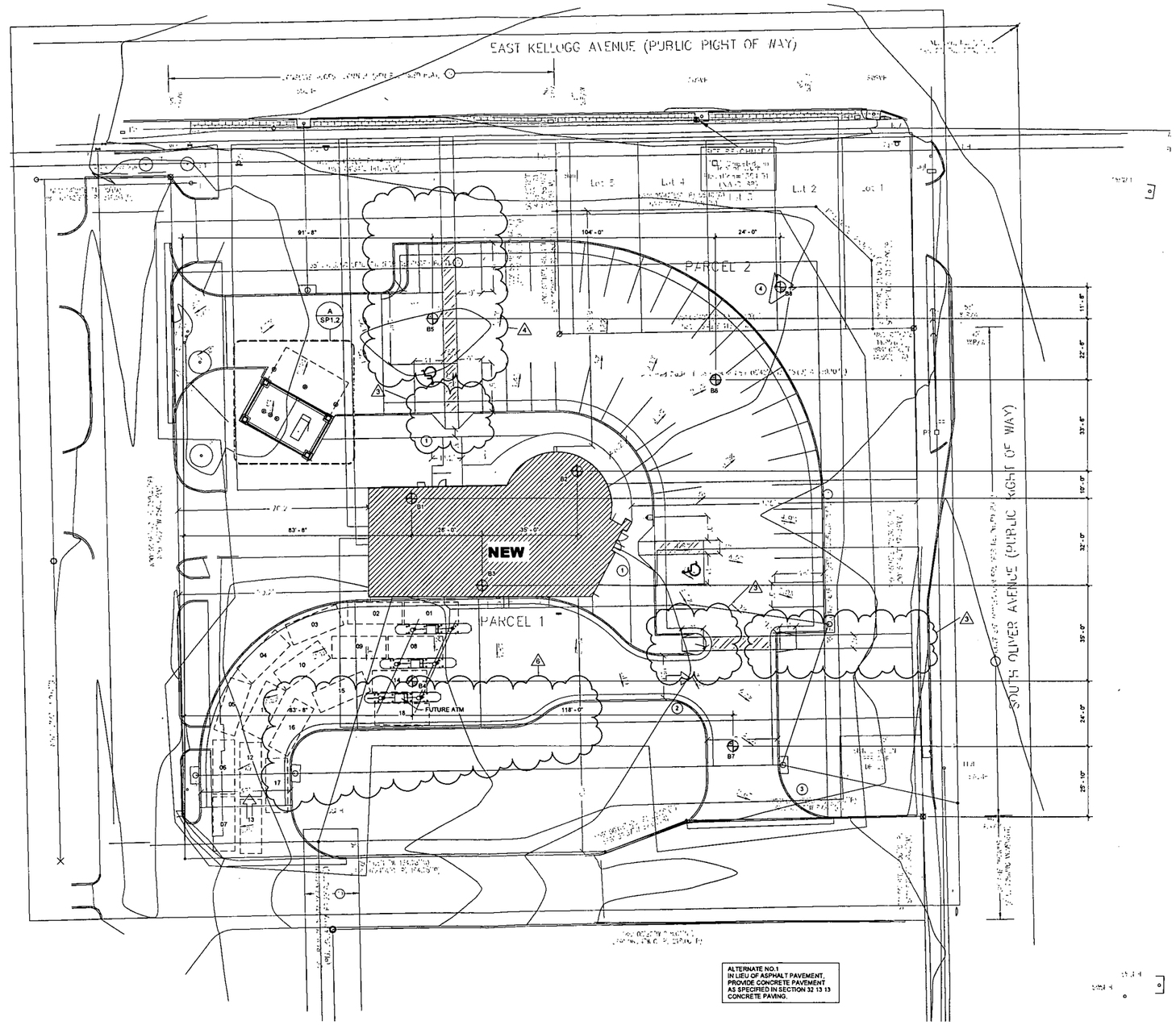


1 SIGNAGE KEY
1/2" = 1'-0"



N

A ARCHITECTURAL SITE PLAN
1" = 20'-0"

0' 10' 20' 40'
1" = 20'

Parcel A (Revised)
APPROVED

DP-261 Ped Walk per GP#18

and Site Circ per GP#23

3-25-19

KRAYBILL ASSOCIATES

MID AMERICAN CREDIT UNION
NEW EAST OFFICE
Wichita, Kansas

Revisions

No.	Description	Date
3	Plan Review Update #2	10/29/18
4	Plan Review Update #3	11/7/18
6	ATM Lane	3/13/2019

Date: 3/13/2019 3:08:46 PM
Project PROJECT NO. K KS MACU 17102
Sheet ARCHITECTURAL SITE PLAN
Drawn WB **Checked** RK

STEPHEN LEE LEWALLEN
LICENSED
KANSAS
PROFESSIONAL ARCHITECT
3-13-19

SP1.1

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