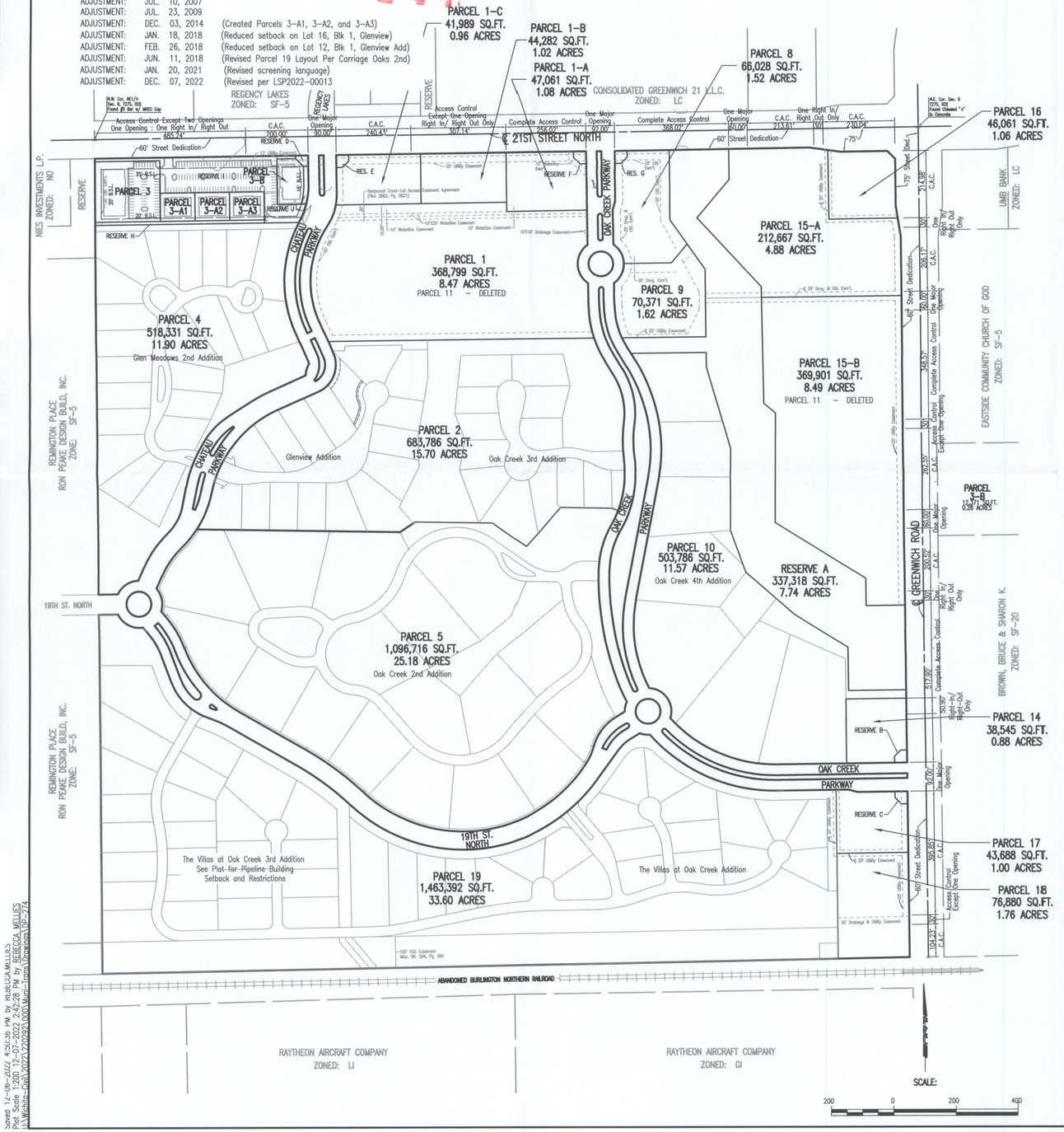
COMMUNITY UNIT PLAN DP-274

OAK CREEK

OWNER: SLAWSON COMMERCIAL PROPERTIES, L.L.C.
727 NORTH WACO SUITE 400
WICHITA, KANSAS 67203

APPROVED CUP
ADPC 10/6/2022 (4 of 22-14)
Date 10/6/22
Page 1 of 4

DATE:	APR.	22, 2004	
ADJUSTMENT:	NOV.	22, 2004	(Combined DP-266 & DP-274)
ADJUSTMENT:	MAY.	10, 2006	
ADJUSTMENT:	OCT.	05, 2006	
ADJUSTMENT:	JUL.	10, 2007	
ADJUSTMENT:	JUL.	23, 2009	
ADJUSTMENT:	DEC.	03, 2014	(Created Parcels 3-A1, 3-A2, and 3-A3)
ADJUSTMENT:	JAN.	18, 2018	(Reduced setback on Lot 16, Blk 1, Glenview)
ADJUSTMENT:	FEB.	26, 2018	(Reduced setback on Lot 12, Blk 1, Glenview Add)
ADJUSTMENT:	JUN.	11, 2018	(Revised Parcel 19 Layout Per Carriage Oaks 2nd)
ADJUSTMENT:	JAN.	20, 2021	(Revised screening language)
ADJUSTMENT:	DEC.	07, 2022	(Revised per LSP2022-00013



GENERAL IPROVISIONS

1. THIS PROJECT IS PROPOSED TO CONTAIN 161.862 GROSS ACRES OR 154.474 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING ARTERIAL STREET RIGHT-OF-WAY FROM THE GROSS ACRES.

2. PARCEL DESCRIPTIONS:
   NOTE: UNLESS OTHERWISE SPECIFIED, MAXIMUM GROSS FLOOR AREA AND MAXIMUM BUILDING COVERAGE ARE THE SAME.

   RESERVE "A"
   PERMITTED USES: DRAINAGE DETENTION, SIDEWALKS, UTILITIES, LANDSCAPING AND RECREATION
   GROSS AREA= 7.74 ACRES (337,318 SQ.FT.)

   RESERVES "B", "C", "D", "E", "F", AND "G"
   PERMITTED USES: SIGNAGE, LANDSCAPING, ENTRY MONUMENTS AND UTILITIES CONFINED TO EASEMENTS.
   GROSS AREA= 0.19 ACRES (8,088 SQ.FT.)

   RESERVE "H"
   PERMITTED USES: LANDSCAPING, DRAINAGE, SCREENING, AND UTILITIES CONFINED TO EASEMENTS. SHALL INCLUDE REQUIRED SCREENING PER GENERAL PROVISION 17.
   GROSS AREA= 0.12 ACRES (5,435 SQ.FT.)

   RESERVE "I"
   PERMITTED USES: PARKING, ACCESS DRIVES, LIGHTING, SIGNAGE, LANDSCAPING, DRAINAGE, AND UTILITIES CONFINED TO EASEMENTS. SHALL INCLUDE REQUIRED SCREENING PER GENERAL PROVISION 17.
   NOTE: PARKING AREAS FOR PARCELS 3, 3-A AND 3-B ARE LOCATED WITHIN RESERVE I.
   GROSS AREA= 1.26 ACRES (54,759 SQ.FT.)

   RESERVE "J"
   PERMITTED USES: LANDSCAPING, DRAINAGE, SCREENING, TRASH ENCLOSURE, SIGNS, AND UTILITIES CONFINED TO EASEMENTS.
   GROSS AREA= 0.04 ACRES (1,752 SQ.FT.)

PARCEL 1
PROPOSED USES: SEE G.P. #3
GROSS AREA= 8.47 ACRES (368,799 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 90,000 SQ.FT. (24.4%)
MAXIMUM BUILDING HEIGHT= 35 FEET, LIMIT TO 1-STORY

PARCEL 1-A
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.08 ACRES (47,061 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 10,000 SQ.FT. (21.9%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 1-B
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.02 ACRES (44,282 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 9,000 SQ.FT. (20.3%)
MAXIMUM BUILDING HEIGHT= 35 FEET, LIMIT TO 1-STORY

PARCEL 1-C
PROPOSED USES: SEE G.P. #3
GROSS AREA= 0.96 ACRES (41,989 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 9,000 SQ.FT. (21.4%)
MAXIMUM BUILDING HEIGHT= 35 FEET, LIMIT TO 1-STORY

PARCEL 2
PROPOSED USES: SINGLE FAMILY, PATIO HOMES
GROSS AREA= 15.70 ACRES (683,786 SQ.FT.)
MAX. DWELLING UNITS= 90
MAXIMUM BUILDING HEIGHT= 35 FEET
SETBACKS - PER CODE, EXCEPT FRONT YARD SETBACK FOR LOT 16, BLOCK 1, GLENVIEW ADD. SHALL BE 20 FEET.

PARCEL 3
PROPOSED USES: ALL USES PERMITTED IN THE NEIGHBORHOOD OFFICE ZONING DISTRICT, EXCEPT RECYCLING STATIONS, AND ASPHALT OR CONCRETE PLANTS. INDIVIDUAL TENANTS SHALL BE PERMITTED UP TO 18,000 SQ.FT. GROSS FLOOR AREA.
GROSS AREA= 0.93 ACRES (40,625 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 12,800 SQ.FT. (31.5%)
MAXIMUM BUILDING HEIGHT= 35 FEET, LIMIT TO 1-STORY
SETBACKS - SEE PLAN

PARCEL 3-A1
PROPOSED USES: SAME USES AS PARCEL 3.
GROSS AREA= 0.23 ACRES (9,948 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 5,800 SQ.FT.
SEE NOTE ON RESERVE I FOR OFFSITE PARKING.
MAXIMUM BUILDING HEIGHT= 30 FEET, LIMIT TO 1-STORY
SETBACKS - SEE PLAN

PARCEL 3-A2
PROPOSED USES: SAME USES AS PARCEL 3.
GROSS AREA= 0.22 ACRES (9,386 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 5,400 SQ.FT.
SEE NOTE ON RESERVE I FOR OFFSITE PARKING.
MAXIMUM BUILDING HEIGHT= 30 FEET, LIMIT TO 1-STORY
SETBACKS - SEE PLAN

PARCEL 3-A3
PROPOSED USES: SAME USES AS PARCEL 3.
GROSS AREA= 0.24 ACRES (10,514 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 6,200 SQ.FT.
SEE NOTE ON RESERVE I FOR OFFSITE PARKING.
MAXIMUM BUILDING HEIGHT= 30 FEET, LIMIT TO 1-STORY
SETBACKS - SEE PLAN

PARCEL 3-B
PROPOSED USES: SAME USES AS PARCEL 3.
GROSS AREA= 0.27 ACRES (11,896 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 8,000 SQ.FT.
SEE NOTE ON RESERVE I FOR OFFSITE PARKING.
MAXIMUM BUILDING HEIGHT= 30 FEET, LIMIT TO 1-STORY
SETBACKS - SEE PLAN

PARCEL 4
PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, TOWN HOMES
GROSS AREA= 11.90 ACRES (518,331 SQ.FT.)
MAX. DWELLING UNITS= 104 (RESIDENTIAL USES)
MAXIMUM BUILDING HEIGHT - 35 FEET
SETBACKS - PER CODE

PARCEL 5
PROPOSED USES: SINGLE FAMILY
GROSS AREA= 25.18 ACRES (1,096,716 SQ.FT.)
MAX. DWELLING UNITS= 25
MAXIMUM BUILDING HEIGHT - 35 FEET
SETBACKS - PER CODE

PARCEL 6 - DELETED

PARCEL 7 - DELETED

PARCEL 8
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.52 ACRES (66,028 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 12,000 SQ.FT. (18.2%)
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL 9
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.62 ACRES (70,371 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 14,500 SQ.FT. (20.6%)
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL 10
PROPOSED USES: SINGLE FAMILY
GROSS AREA= 11.57 ACRES (503,786 SQ.FT.)
MAXIMUM DWELLING UNITS= 8
MAXIMUM BUILDING HEIGHT - 35 FEET
SETBACKS - PER CODE

PARCEL 11 - DELETED
PARCEL 12 - DELETED
PARCEL 13 - DELETED

PARCEL 14
PROPOSED USES: SEE G.P. #3
GROSS AREA= 0.88 ACRES (38,545 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 9,634 SQ.FT. (25.0%)
MAXIMUM BUILDING HEIGHT - 35 FEET, LIMIT TO 1-STORY

PARCEL 15-A
PROPOSED USES: SEE G.P. #3
GROSS AREA= 4.88 ACRES (212,667 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 54,655 SQ.FT. (25.7%)
MAXIMUM BUILDING HEIGHT - 35 FEET, LIMIT TO 1-STORY
MAXIMUM GROSS FLOOR AREA= 68,266 SQ.FT. (32.1%)

PARCEL 15-B
PROPOSED USES: SEE G.P. #3
GROSS AREA= 8.49 ACRES (369,901 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 95,065 SQ.FT. (25.7%)
MAXIMUM BUILDING HEIGHT - 35 FEET, LIMIT TO 1-STORY
MAXIMUM GROSS FLOOR AREA= 118,738 SQ.FT. (32.1%)

PARCEL 16
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.06 ACRES (46,061 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 12,000 SQ.FT. (26.1%)
MAXIMUM BUILDING HEIGHT - 35 FEET, LIMIT TO 1-STORY

PARCEL 17
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.00 ACRES (43,688 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 10,000 SQ.FT. (22.9%)
MAXIMUM BUILDING HEIGHT - 35 FEET, LIMIT TO 1-STORY

PARCEL 18
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.76 ACRES (76,880 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 23,000 SQ.FT. (29.9%)
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL 18-A - DELETED

PARCEL 18-B - DELETED

PARCEL 19
PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE AND DUPLEX
GROSS AREA= 33.60 ACRES (1,463,393 SQ.FT.)
MAXIMUM DWELLING UNITS= 94
MAXIMUM BUILDING HEIGHT - 35 FEET
SETBACKS - PER CODE
THE VILLAS AT OAK CREEK 3RD ADDITION - SEE PLAT FOR PIPELINE BUILDING SETBACK AND RESTRICTIONS

PARCEL 19-A - DELETED

PARCEL 20 - DELETED

COLLECTOR STREET R.O.W. = 12.05 ACRES (524,751 SQ.FT.)

3. PERMITTED USES: THE FOLLOWING USES ARE PERMITTED FOR PARCELS 1, 1-A, 1-B, 1-C, 8, 9, 14, 15-A, 15-B, 16, 17 AND 18: ALL USES PERMITTED IN THE L.C. ZONING DISTRICT EXCEPT FOR CORRECTIONAL PLACEMENT RESIDENCES, VEHICLE STORAGE YARDS, GENERAL VEHICLE REPAIR, OUTDOOR STORAGE, PAWN SHOPS, TAVERNS, NIGHTCLUBS, ASPHALT OR CONCRETE PLANTS, SEXUALLY ORIENTED BUSINESSES, AND ADULT ENTERTAINMENT AS DEFINED BY CITY CODE. PARCELS 1, 1-A, 1-B, 1-C, 8, 9, 15-A, AND 15-B SHALL PROHIBIT SERVICE STATIONS, CONVENIENCE STORES WITH GAS ISLANDS, AND VEHICLE SERVICE OR REPAIR. NO SERVICE STATIONS, CONVENIENCE STORES WITH GAS ISLANDS, OR RESTAURANTS WITH DRIVE-IN OR DRIVE THROUGH FACILITIES SHALL BE PERMITTED WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY. DRINKING ESTABLISHMENTS SHALL BE PROHIBITED ON ALL PARCELS EXCEPT FOR PARCEL 15. NO PARCEL SHALL CONTAIN MORE THAN ONE DRINKING ESTABLISHMENT.

4. THE TRANSFER OF THE TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF: SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. HOWEVER, THE PLANNING DIRECTOR, WITH THE CONCURRENCE OF THE OCI SUPERINTENDENT, MAY APPROVE MINOR ADJUSTMENTS TO THE CONDITIONS IN THIS C.U.P., CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN, WITHOUT FILING A FORMAL C.U.P. AMENDMENT.

5. ACCESS CONTROL:
   A. ACCESS TO 21ST STREET NORTH SHALL BE LIMITED TO FIVE (5) OPENINGS AND TWO STREETS. PARCEL THREE AND THE WEST 267.5' OF RESERVE "I" SHALL PERMIT TWO OPENINGS, ONE OF WHICH SHALL BE RIGHT TURN ONLY. PARCEL 1-A SHALL HAVE C.A.C. PARCEL 1-B AND PARCEL 1-C SHALL HAVE ACCESS CONTROL EXCEPT ONE OPENING (RIGHT TURN ONLY). PARCEL 15-A SHALL HAVE 2 OPENINGS, ONE OF WHICH SHALL BE RIGHT TURN ONLY. TWO COLLECTOR STREETS SHALL BE DEVELOPED: (1) AT THE COMMON LINE BETWEEN PARCEL 1-C AND PARCEL 3 DIRECTLY ACROSS FROM REGENCY LAKES STREET, (2) BETWEEN PARCEL 1-A AND PARCEL 8. (SEE PLAN)
   B. ACCESS TO GREENWICH ROAD SHALL BE LIMITED TO SIX (6) OPENINGS AND ONE STREET. PARCEL 16 SHALL HAVE C.A.C. PARCEL 15-A SHALL HAVE 2 OPENINGS, ONE OF WHICH SHALL BE RIGHT TURN ONLY; THE OTHER SHALL BE A MAJOR OPENING SHARED WITH 15-B. PARCEL 15-B SHALL HAVE FOUR (4) OPENINGS, ONE OF WHICH SHALL BE RIGHT TURN ONLY AND ONE SHALL BE SHARED WITH 15-A. (SEE PLAN) PARCELS 14 AND 17 SHALL HAVE C.A.C. PARCEL 18 SHALL HAVE ONE OPENING. A COLLECTOR STREET SHALL BE DEVELOPED BETWEEN PARCELS 14 AND 17. (SEE PLAN)

6. LANDSCAPE AND PARKING LOT SCREENING:
   SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA CODE. A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE AND SPECIFICATION OF PLANT MATERIAL SHALL BE SUBMITTED BY A LANDSCAPE ARCHITECT TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE C.U.P. BEING DEVELOPED SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

7. MINIMUM SETBACK REQUIREMENTS: PER CODE OR AS SHOWN ON PLAN

8. SIGNS SHALL BE IN ACCORDANCE WITH APPROPRIATE CODES WITH THE FOLLOWING CONDITIONS:
   A. AS THE FRONTAGE DEVELOPS ALONG THE ARTERIAL ROADWAYS, MONUMENT TYPE SIGNS SHALL BE SPACED A MINIMUM OF 150' APART, REGARDLESS OF HOW LAND IS LEASED OR SOLD. (THIS DOES NOT APPLY TO THE NEIGHBORHOOD IDENTIFICATION MONUMENTS LOCATED IN RESERVES B THRU G.)
   B. 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.
   C. PORTABLE SIGNS, OFF-SITE SIGNS AND BILLBOARDS ARE NOT PERMITTED EXCEPT OFF-SITE SIGNS SHALL BE PERMITTED FOR PARCELS 3, 3-A AND 3-B IN RESERVE "I".
   D. WINDOW DISPLAY SIGNS ARE LIMITED TO 25 PERCENT OF THE WINDOW AREA.
   E. SIGNS ON THE REAR OF ANY BUILDINGS WHICH BACK UP TO RESIDENTIALLY ZONED PROPERTY WILL NOT BE ILLUMINATED AND LIMITED TO 30 SQ.FT. IN SIZE.
   F. ALL FREESTANDING SIGNS ON GREENWICH ROAD OR 21ST STREET NORTH SHALL BE MONUMENT TYPE SIGNS. TWO SIGNS ON 21ST STREET NORTH AND TWO SIGNS ON GREENWICH ROAD LOCATED AT OR NEAR THE MAJOR ENTRANCES MAY HAVE A MAXIMUM HEIGHT OF 30' AND A MAXIMUM SIGN FACE AREA OF 300 SQ.FT. PER SIGN. PARCELS 1-B AND 1-C MAY HAVE SIGNS WITH A MAXIMUM HEIGHT OF 20' AND A MAXIMUM SIGN FACE AREA OF 200 SQ.FT. PER SIGN. PARCELS 1-A, 8, 14, 15-A, 15-B, 16, 17 AND 18 MAY HAVE SIGNS WITH A MAXIMUM HEIGHT OF 15' AND A MAXIMUM SIGN FACE AREA OF 150 SQ.FT. PER SIGN. THE MAXIMUM SQUARE FOOTAGE OF SIGNAGE ON THE ARTERIAL STREETS SHALL NOT EXCEED 0.8 TIMES THE LINEAL STREET FRONTAGE. PARCELS 3, 3-A, 3-B, AND RESERVE "I" SHALL BE LIMITED TO A TOTAL OF FOUR SIGNS ON 21ST STREET NORTH WITH A MAXIMUM HEIGHT OF 20' AND A MAXIMUM SIGN FACE AREA OF 96 SQ.FT. PER SIGN AND A TOTAL SIGN AREA NOT TO EXCEED 384 SQ.FT.
   G. EACH PARCEL OR RESERVE IS LIMITED TO 2 SIGNS PER INTERNAL STREET FRONTAGE. SIGNS SHALL BE SPACED A MINIMUM OF 150' APART. ALL OTHER SIGNS ALONG THE COLLECTOR STREETS SHALL BE SPACED A MINIMUM OF 150' APART AND SHALL BE LIMITED TO 8' IN HEIGHT AND A SIGN FACE AREA OF 50 SQ.FT.
   H. IN ADDITION TO THE MONUMENT TYPE SIGNS PERMITTED ALONG 21ST STREET NORTH AND GREENWICH ROAD THERE SHALL BE NEIGHBORHOOD I.D. MONUMENTS PERMITTED IN RESERVES B THRU G. THESE MONUMENTS ARE FOR THE IDENTIFICATION OF THE DEVELOPMENT AND SHALL ONLY PERMIT THE NAME AND LOGO OF THE DEVELOPMENT. THE TOTAL NUMBER OF SIGNS AND MINIMUM SPACING BETWEEN SIGNS SHALL NOT APPLY TO THESE I.D. MONUMENTS. THE I.D. MONUMENTS SHALL NOT EXCEED 10' IN HEIGHT, AND SHALL NOT RESULT IN TOTAL SIGNAGE ALONG ARTERIAL STREETS EXCEEDING 0.8 TIMES THE LINEAL STREET FRONTAGE.

9. PARKING:
   SHALL BE IN ACCORDANCE WITH THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE.

10. ARCHITECTURAL CONTROL:
    BUILDINGS ON PARCEL 1 SHALL HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, AS APPROVED BY THE DIRECTOR OF PLANNING.
    BUILDINGS ON PARCEL 3, 3-A, AND 3-B SHALL EACH HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, AS APPROVED BY THE DIRECTOR OF PLANNING.
    BUILDINGS ON PARCELS 15-A & 15-B SHALL HAVE ARCHITECTURAL CHARACTERISTICS GOVERNED BY PRIVATE AGREEMENT. FACADE AREA CALCULATION SHALL NOT INCLUDE WINDOW AREA.

11. AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED BY THE TIME THE PLAT IS FILED OF RECORD.

12. NO OCCUPANCY PERMITS SHALL BE ISSUED FOR ANY DEVELOPMENT WITHOUT SERVICES BY THE MUNICIPAL WATER AND SEWER SERVICES.

13. CROSS-LOT CIRCULATION IS TO BE PROVIDED BETWEEN ADJACENT PARCELS WITH RETAIL/COMMERCIAL USES. CROSS-LOT CIRCULATION IS TO BE PROVIDED BETWEEN ADJACENT PARCELS WITH OFFICE USES FRONTING ON ARTERIAL STREETS. UPON INSTALLATION OF DRIVING LANES WITHIN SUCH PARCELS.

14. ALL DRAINAGE WAYS AND EASEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING.

15. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY PARCEL, A LOT GRADING PLAN IN CONFORMANCE WITH THE DRAINAGE CONCEPT PLAN, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.

16. LOADING AREAS, TRASH RECEPTACLES, OUTSIDE STORAGE, AND TRUCK DOCKS IN THE C.U.P. SHALL BE SCREENED FROM GROUND LEVEL VIEW ALONG 21ST STREET NORTH, GREENWICH ROAD, ALL COLLECTOR STREETS AND FROM ALL RESIDENTIAL AREAS. SCREENING OF ALL TRASH DUMPSTERS, OUTSIDE STORAGE AND MECHANICAL EQUIPMENT WILL BE CONSTRUCTED OF MATERIALS TO MATCH THE BUILDINGS THEY SUPPORT.

17. SCREENING
    A. SCREENING OF NONRESIDENTIAL USES SHALL BE PROVIDED ALONG SIDE OR REAR LOT LINES OF THE NONRESIDENTIAL PROPERTY OR MAY BE PROVIDED ON ADJACENT RESIDENTIALLY ZONES RESERVES, AS FOLLOWS:
       1. PARCEL 1 MAY BE SCREENED ON PARCEL 2 (RESERVE E, GLENVIEW ADDITION AND RESERVE C, OAK CREEK 3RD/ ADDITION).
       2. PARCELS 3, 3-A1, 3-A2, 3-A3 AND 3B MAY BE SCREENED ON PARCEL 4 (RESERVE D, GLEN MEADOWS 2ND ADDITION).
       3. PARCEL 9 MAY BE SCREENED ON RESERVE F, OAK CREEK 3RD/ ADDITION (A PORTION OF RESERVE A AS SHOWN).
       4. PARCEL 14 MAY BE SCREENED ON PARCEL 10 (RESERVE D, OAK CREEK 4TH/ ADDITION) AND/OR LOT 4, BLOCK 1, OAK CREEK 4TH/ ADDITION.
       5. PARCELS 17 AND 18 MAY BE SCREENED ON PARCEL 19 (RESERVES C&D, THE VILLAS AT OAK CREEK ADDITION); EXCEPT THAT AREA NOT REQUIRED ON PARCEL 18 ADJACENT TO RESERVE D.

    SCREENING COMPLIANCE FOR THOSE PARCELS SET FORTH IN 17.A.1-5 SHALL BE THE RESPONSIBILITY OF THE NON-RESIDENTIAL USE.

    B. SCREENING MAY CONSIST OF ONE OR A COMBINATION OF THE FOLLOWING; A 6-FOOT HIGH SOLID MASONRY OR CONCRETE WALL, A 10-FOOT WIDE LANDSCAPE BUFFER CONSISTING OF CONTINUOUS EVERGREEN VEGETATION WITH A MINIMUM HEIGHT OF 6 FOOT, A 15-FOOT WIDE LANDSCAPED BUFFER CONSISTING OF STAGGERED EVERGREEN VEGETATION WITH A MINIMUM HEIGHT OF 6 FOOT. SCREENING HEIGHT MAY BE ACHIEVED THROUGH A COMBINATION OF EVERGREEN PLANTING / SCREEN WALL AND EARTH BERMS. SCREENING COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE NON-RESIDENTIAL USE. THE SCREENING REQUIREMENT SHALL BE WAIVED FOR PARCELS 15-A AND 15-B. WHEN EVERGREEN VEGETATION OR LANDSCAPED EARTH BERMS ARE PROPOSED FOR SCREENING, A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE PLANNING DIRECTOR AND THE ZONING ADMINISTRATOR FOR REVIEW AND APPROVAL. SCREENING REQUIREMENTS SHALL BE WAIVED IF A PARCEL IS DEVELOPED AS A RESIDENTIAL USE.

18. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND APPROVED BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

19. PRIOR TO ISSUING BUILDING PERMITS ON ANY PARCEL, A PLAN FOR A PEDESTRIAN WALK SYSTEM ON THAT PARCEL SHALL BE SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING.

20. ALL EXTERIOR LIGHTING ON PARCELS ADJACENT TO RESIDENTIAL USES SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT DOWNWARD AND AWAY FROM RESIDENTIAL ZONING.

21. ALL PARCELS WITH RETAIL USES SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E. FIXTURES, POLES, LAMPS, ETC.). ALL PARCELS WITH OFFICE USES SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E. FIXTURES, POLES, LAMPS, ETC.).

22. DELETED.

23. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, A SITE CIRCULATION PLAN THAT PROVIDES FOR SMOOTH FLOW OF TRAFFIC BETWEEN THE PARCEL BEING DEVELOPED AND ALL ADJACENT PARCELS FRONTING ARTERIAL STREETS, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.

24. ANY USE FOR WHICH A CONDITIONAL USE PERMIT WOULD BE REQUIRED SHALL REQUIRE A C.U.P. AMENDMENT.

Professional Engineering Consultants, P.A.
303 S. TOPEKA • WICHITA, KANSAS 67202
316-262-2691 • FAX 316-262-3003

Saved: 12-08-2022 4:52:26 PM by MCHELTA-MELLIES
Plot: Scale 1:200 12-07-2022 2:42:28 PM by REBECCA MELLIES
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Wichita-Sedgwick County Metropolitan Area Planning Department

October 7, 2022

Slawson Commercial Properties, LLC
Attn: Mr. Nuss
727 N. Waco, Ste 400
Wichita, KS 67203

Professional Engineering Consultants.
Attn: Rebecca Mellies
303 S. Topeka
Wichita, KS 67202

RE: CUP2022-00046 – Administrative Adjustment in the City to the Oak Creek Community Unit Plan DP-274 to alter parcel boundaries and area calculations to reflect a lot split on Parcel 15; generally located on the southwest corner of East 21st Street North and North Greenwich Road.

LEGAL DESCRIPTION: Lot 2, Block 3, Oak Creek Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to DP-274 to alter the parcel boundary and area calculations of Parcel 15 associated with Lot Split LSP2022-00013, which split Lot 2, Block 3 of the Oak Creek Addition into Lots 2A and 2B. The following reflects the proposed modifications identified in red letters:

PARCEL 15-A
Proposed Uses: See G.P. #3
Gross Area: 4.88 acres (212,667 sq. ft.)
Max Building Coverage: 54,655 Sq. ft. (25.7%)
Max Building Height: 35 feet, Limited to 1-story
Max Gross Floor Area: 68,266 sq. ft. (32.1%)

PARCEL 15-B
Proposed Uses: See G.P. #3
Gross Area: 8.49 acres (369,901 sq. ft.)
Max Building Coverage: 95,065 (25.7%)
Max Building Height: 35 feet, Limited to 1-story
Max Gross Floor Area: 118,738 (32.1%)

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 one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. Cox Jr

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD, Becky Tuttle, CM District II, Cory Buchta, CSR District II

COMMUNITY UNIT PLAN DP-274

OAK CREEK

OWNER: SLAWSON COMMERCIAL PROPERTIES, L.L.C.
727 NORTH WACO SUITE 400
WICHITA, KANSAS 67203

DATE:	APR.	22, 2004	
ADJUSTMENT:	NOV.	22, 2004	(Combined DP-266 & DP-274)
ADJUSTMENT:	MAY.	10, 2006	
ADJUSTMENT:	OCT.	05, 2006	
ADJUSTMENT:	JUL.	10, 2007	
ADJUSTMENT:	JUL.	23, 2009	
ADJUSTMENT:	DEC.	03, 2014	(Created Parcels 3-A1, 3-A2, and 3-A3)
ADJUSTMENT:	JAN.	18, 2018	(Reduced setback on Lot 16, Blk 1, Glenview)
ADJUSTMENT:	FEB.	26, 2018	(Reduced setback on Lot 12, Blk 1, Glenview Add)
ADJUSTMENT:	JUN.	11, 2018	(Revised Parcel 19 Layout Per Carriage Oaks 2nd)
ADJUSTMENT:	JAN.	20, 2021	(Revised screening language)

As per AA CUP2001-01 Change
APPROVED CUP
MAPC 04-15-04 Item 10a
BOCC DEC. 14, 2004
MAD Copy 1/94

GENERAL PROVISIONS

1. THIS PROJECT IS PROPOSED TO CONTAIN 161.862 GROSS ACRES OR 154.474 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING ARTERIAL STREET RIGHT-OF-WAY FROM THE GROSS ACRES.

PARCEL DESCRIPTIONS:
NOTE: UNLESS OTHERWISE SPECIFIED, MAXIMUM GROSS FLOOR AREA AND MAXIMUM BUILDING COVERAGE ARE THE SAME.

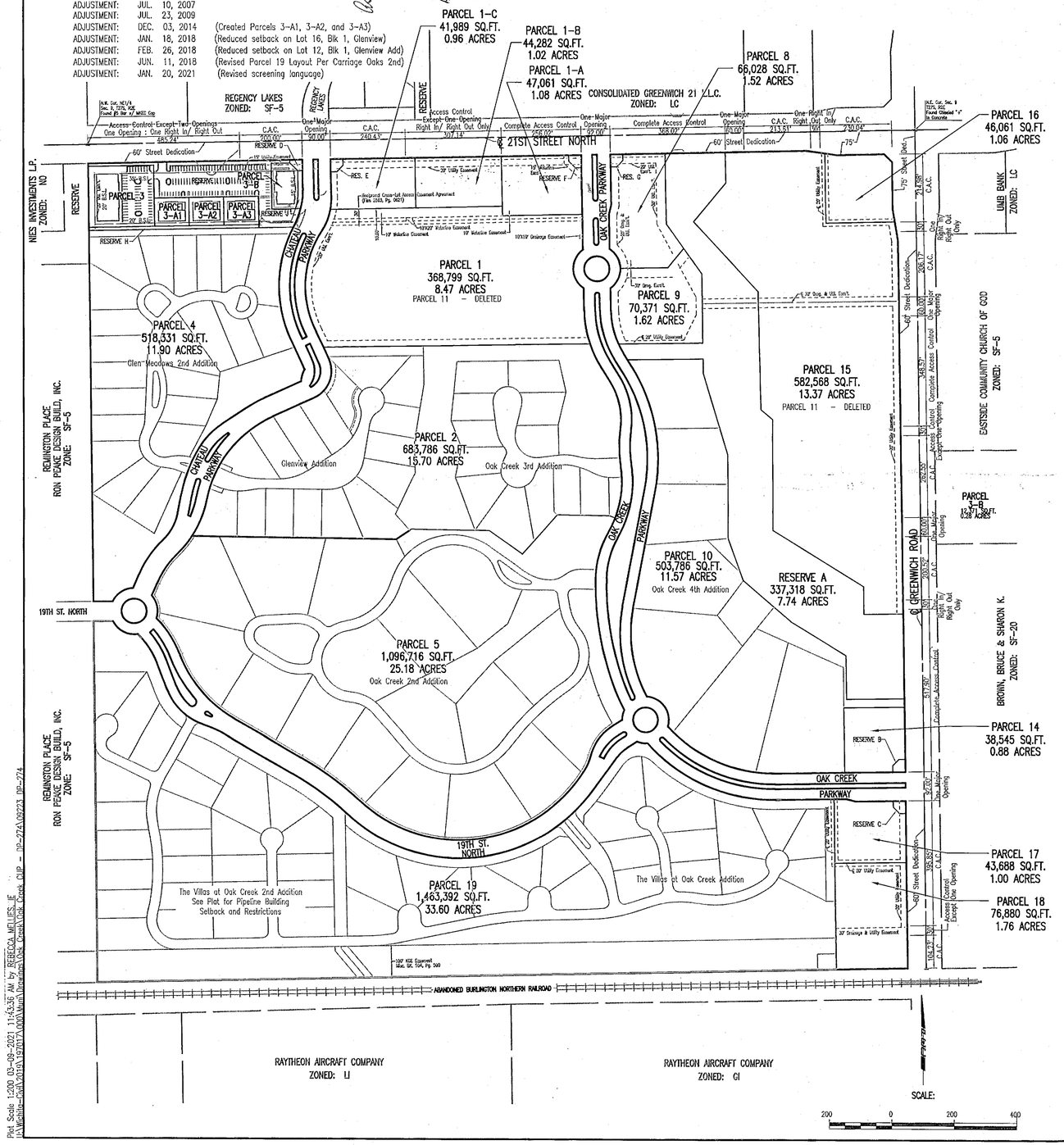
RESERVE "A"
PERMITTED USES: DRAINAGE DETENTION, SIDEWALKS, UTILITIES, LANDSCAPING AND RECREATION
GROSS AREA= 7.74 ACRES (337,318 SQ.FT.)

RESERVES "B", "C", "D", "E", "F", AND "G"
PERMITTED USES: SIGNAGE, LANDSCAPING, ENTRY MONUMENTS AND UTILITIES CONFINED TO EASEMENTS.
GROSS AREA= 0.19 ACRES (8,088 SQ.FT.)

RESERVE "H"
PERMITTED USES: LANDSCAPING, DRAINAGE, SCREENING, AND UTILITIES CONFINED TO EASEMENTS. SHALL INCLUDE REQUIRED SCREENING PER GENERAL PROVISION 17.
GROSS AREA= 0.12 ACRES (5,435 SQ.FT.)

RESERVE "I"
PERMITTED USES: PARKING, ACCESS DRIVES, LIGHTING, SIGNAGE, LANDSCAPING, DRAINAGE, AND UTILITIES CONFINED TO EASEMENTS. SHALL INCLUDE REQUIRED SCREENING PER GENERAL PROVISION 17.
NOTE: PARKING AREAS FOR PARCELS 3, 3-A AND 3-B ARE LOCATED WITHIN RESERVE I.
GROSS AREA= 1.26 ACRES (54,759 SQ.FT.)

RESERVE "J"
PERMITTED USES: LANDSCAPING, DRAINAGE, SCREENING, TRASH ENCLOSURE, SIGNS, AND UTILITIES CONFINED TO EASEMENTS.
GROSS AREA= 0.04 ACRES (1,752 SQ.FT.)



PARCEL 1
PROPOSED USES: SEE G.P. #3
GROSS AREA= 8.47 ACRES (368,799 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 90,000 SQ.FT. (24.4%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 1–A
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.08 ACRES (47,061 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 10,000 SQ.FT. (21.9%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 1–B
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.02 ACRES (44,282 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 9,000 SQ.FT. (20.3%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 1–C
PROPOSED USES: SEE G.P. #3
GROSS AREA= 0.96 ACRES (41,989 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 9,000 SQ.FT. (21.4%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 2
PROPOSED USES: SINGLE FAMILY, PATIO HOMES
GROSS AREA= 15.70 ACRES (683,786 SQ.FT.)
MAX. DWELLING UNITS= 90
MAXIMUM BUILDING HEIGHT= 35 FEET
SETBACKS – PER CODE, EXCEPT FRONT YARD SETBACK FOR LOT 16, BLOCK 1, GLENVIEW ADD. SHALL BE 20 FEET.

PARCEL 3
PROPOSED USES: ALL USES PERMITTED IN THE NEIGHBORHOOD OFFICE ZONING DISTRICT, EXCEPT RECYCLING STATIONS, AND ASPHALT OR CONCRETE PLANTS. INDIVIDUAL TENANTS SHALL BE PERMITTED UP TO 18,000 SQ.FT. GROSS FLOOR AREA.
GROSS AREA= 0.93 ACRES (40,625 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 12,800 SQ.FT. (31.5%)
MAXIMUM BUILDING HEIGHT= 35 FEET
SETBACKS – SEE PLAN

PARCEL 3–A1
PROPOSED USES: SAME USES AS PARCEL 3.
GROSS AREA= 0.23 ACRES (9,948 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 5,800 SQ.FT.
SEE NOTE ON RESERVE I FOR OFFSITE PARKING.
MAXIMUM BUILDING HEIGHT= 30 FEET, LIMIT TO 1-STORY
SETBACKS – SEE PLAN

PARCEL 3–A2
PROPOSED USES: SAME USES AS PARCEL 3.
GROSS AREA= 0.22 ACRES (9,386 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 5,400 SQ.FT.
SEE NOTE ON RESERVE I FOR OFFSITE PARKING.
MAXIMUM BUILDING HEIGHT= 30 FEET, LIMIT TO 1-STORY
SETBACKS – SEE PLAN

PARCEL 3–A3
PROPOSED USES: SAME USES AS PARCEL 3.
GROSS AREA= 0.24 ACRES (10,514 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 6,200 SQ.FT.
SEE NOTE ON RESERVE I FOR OFFSITE PARKING.
MAXIMUM BUILDING HEIGHT= 30 FEET, LIMIT TO 1-STORY
SETBACKS – SEE PLAN

PARCEL 3–B
PROPOSED USES: SAME USES AS PARCEL 3.
GROSS AREA= 0.27 ACRES (11,696 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 8,000 SQ.FT.
SEE NOTE ON RESERVE I FOR OFFSITE PARKING.
MAXIMUM BUILDING HEIGHT= 30 FEET, LIMIT TO 1-STORY
SETBACKS – SEE PLAN

PARCEL 4
PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, TOWN HOMES
GROSS AREA= 11.90 ACRES (518,331 SQ.FT.)
MAX. DWELLING UNITS= 104 (RESIDENTIAL USES)
MAXIMUM BUILDING HEIGHT – 35 FEET
SETBACKS – PER CODE

PARCEL 5
PROPOSED USES: SINGLE FAMILY
GROSS AREA= 25.18 ACRES (1,096,716 SQ.FT.)
MAX. DWELLING UNITS= 25
MAXIMUM BUILDING HEIGHT – 35 FEET
SETBACKS – PER CODE

PARCEL 6 – DELETED

PARCEL 7 – DELETED

PARCEL 8
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.52 ACRES (66,028 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 12,000 SQ.FT. (18.2%)
MAXIMUM BUILDING HEIGHT – 35 FEET

PARCEL 9
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.62 ACRES (70,371 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 14,500 SQ.FT. (20.6%)
MAXIMUM BUILDING HEIGHT – 35 FEET

PARCEL 10
PROPOSED USES: SINGLE FAMILY
GROSS AREA= 11.57 ACRES (503,786 SQ.FT.)
MAXIMUM DWELLING UNITS= 8
MAXIMUM BUILDING HEIGHT – 35 FEET
SETBACKS – PER CODE

PARCEL 11 – DELETED
PARCEL 12 – DELETED
PARCEL 13 – DELETED

PARCEL 14
PROPOSED USES: SEE G.P. #3
GROSS AREA= 0.88 ACRES (38,545 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 9,634 SQ.FT. (25.0%)
MAXIMUM BUILDING HEIGHT – 35 FEET

PARCEL 15
PROPOSED USES: SEE G.P. #3
GROSS AREA= 13.37 ACRES (582,568 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 150,000 SQ.FT. (25.7%)
MAXIMUM BUILDING HEIGHT – 45 FEET
MAXIMUM GROSS FLOOR AREA= 187,000 SQ.FT. (32.1%)

PARCEL 16
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.06 ACRES (46,061 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 12,000 SQ.FT. (26.1%)
MAXIMUM BUILDING HEIGHT – 35 FEET

PARCEL 17
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.00 ACRES (43,688 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 10,000 SQ.FT. (22.9%)
MAXIMUM BUILDING HEIGHT – 35 FEET

PARCEL 18
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.76 ACRES (76,880 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 23,000 SQ.FT. (29.9%)
MAXIMUM BUILDING HEIGHT – 35 FEET

PARCEL 18–A – DELETED

PARCEL 18–B – DELETED

PARCEL 19
PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE AND DUPLEX
GROSS AREA= 33.60 ACRES (1,463,393 SQ.FT.)
MAXIMUM DWELLING UNITS= 94
MAXIMUM BUILDING HEIGHT – 35 FEET
SETBACKS – PER CODE
CARRIAGE OAKS 2ND ADDITION – SEE PLAT FOR PIPELINE BUILDING SETBACK AND RESTRICTIONS

PARCEL 19–A – DELETED
PARCEL 20 – DELETED

COLLECTOR STREET R.O.W. = 12.05 ACRES (524,751 SQ.FT.)

3. PERMITTED USES: THE FOLLOWING USES ARE PERMITTED FOR PARCELS 1, 1-A, 1-B, 1-C, 8, 9, 14, 15, 16, 17 AND 18: ALL USES PERMITTED IN THE L.C. ZONING DISTRICT EXCEPT FOR CORRECTIONAL PLACEMENT RESIDENCES, VEHICLE STORAGE YARDS, GENERAL VEHICLE REPAIR, OUTDOOR STORAGE, PAWN SHOPS, TAVERNS, NIGHTCLUBS, ASPHALT OR CONCRETE PLANTS, SEXUALLY ORIENTED BUSINESSES, AND ADULT ENTERTAINMENT AS DEFINED BY CITY CODE. PARCELS 1, 1-A, 1-B, 1-C, 8, 9 AND 15 SHALL PROHIBIT SERVICE STATIONS, CONVENIENCE STORES WITH GAS ISLANDS, AND VEHICLE SERVICE OR REPAIR. NO SERVICE STATIONS, CONVENIENCE STORES WITH GAS ISLANDS, OR RESTAURANTS WITH DRIVE-IN OR DRIVE THROUGH FACILITIES SHALL BE PERMITTED WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY. DRINKING ESTABLISHMENTS SHALL BE PROHIBITED ON ALL PARCELS EXCEPT FOR PARCEL 15. NO PARCEL SHALL CONTAIN MORE THAN ONE DRINKING ESTABLISHMENT.

4. THE TRANSFER OF THE TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF; SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. HOWEVER, THE PLANNING DIRECTOR, WITH THE CONCURRENCE OF THE OCI SUPERINTENDENT, MAY APPROVE MINOR ADJUSTMENTS TO THE CONDITIONS IN THIS C.U.P., CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN, WITHOUT FILING A FORMAL C.U.P. AMENDMENT.

5. ACCESS CONTROL:
A. ACCESS TO 21ST STREET NORTH SHALL BE LIMITED TO FIVE (5) OPENINGS AND TWO STREETS. PARCEL THREE AND THE WEST 267.5' OF RESERVE "I" SHALL PERMIT TWO OPENINGS, ONE OF WHICH SHALL BE RIGHT TURN ONLY. PARCEL 1-A SHALL HAVE C.A.C. PARCEL 1-B AND PARCEL 1-C SHALL HAVE ACCESS CONTROL EXCEPT ONE OPENING (RIGHT TURN ONLY). PARCEL 15 SHALL HAVE 2 OPENINGS, ONE OF WHICH SHALL BE RIGHT TURN ONLY. TWO COLLECTOR STREETS SHALL BE DEVELOPED: (1) AT THE COMMON LINE BETWEEN PARCEL 1-C AND PARCEL 3 DIRECTLY ACROSS FROM REGENCY LAKES STREET, (2) BETWEEN PARCEL 1-A AND PARCEL 8. (SEE PLAN)
B. ACCESS TO GREENWICH ROAD SHALL BE LIMITED TO SIX (6) OPENINGS AND ONE STREET. PARCEL 16 SHALL HAVE C.A.C. PARCEL 15 SHALL HAVE 5 OPENINGS, TWO OF WHICH SHALL BE RIGHT TURN ONLY. PARCELS 14 AND 17 SHALL HAVE C.A.C. PARCEL 18 SHALL HAVE ONE OPENING. A COLLECTOR STREET SHALL BE DEVELOPED BETWEEN PARCELS 14 AND 17. (SEE PLAN)

6. LANDSCAPE AND PARKING LOT SCREENING:
SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA CODE. A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE AND SPECIFICATION OF PLANT MATERIAL SHALL BE SUBMITTED BY A LANDSCAPE ARCHITECT TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE C.U.P. BEING DEVELOPED SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

7. MINIMUM SETBACK REQUIREMENTS: PER CODE OR AS SHOWN ON PLAN

8. SIGNS SHALL BE IN ACCORDANCE WITH APPROPRIATE CODES WITH THE FOLLOWING CONDITIONS:
A. AS THE FRONTAGE DEVELOPS ALONG THE ARTERIAL ROADWAYS, MONUMENT TYPE SIGNS SHALL BE SPACED A MINIMUM OF 150' APART, REGARDLESS OF HOW LAND IS LEASED OR SOLD. (THIS DOES NOT APPLY TO THE NEIGHBORHOOD IDENTIFICATION MONUMENTS LOCATED IN RESERVES B THRU G.)
B. 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.
C. PORTABLE SIGNS, OFF-SITE SIGNS AND BILLBOARDS ARE NOT PERMITTED EXCEPT OFF-SITE SIGNS SHALL BE PERMITTED FOR PARCELS 3, 3-A AND 3-B IN RESERVE "I".
D. WINDOW DISPLAY SIGNS ARE LIMITED TO 25 PERCENT OF THE WINDOW AREA.
E. SIGNS ON THE REAR OF ANY BUILDINGS WHICH BACK UP TO RESIDENTIALLY ZONED PROPERTY WILL NOT BE ILLUMINATED AND LIMITED TO 30 SQ.FT. IN SIZE.
F. ALL FREESTANDING SIGNS ON GREENWICH ROAD OR 21ST STREET NORTH SHALL BE MONUMENT TYPE SIGNS. TWO SIGNS ON 21ST STREET NORTH AND TWO SIGNS ON GREENWICH ROAD LOCATED AT THE MAJOR ENTRANCES MAY HAVE A MAXIMUM HEIGHT OF 30' AND A MAXIMUM SIGN FACE AREA OF 300 SQ.FT. PER SIGN. PARCELS 1-B AND 1-C MAY HAVE SIGNS WITH A MAXIMUM HEIGHT OF 20' AND A MAXIMUM SIGN FACE AREA OF 200 SQ.FT. PER SIGN. PARCELS 1-A, 8, 14, 15, 16, 17 AND 18 MAY HAVE SIGNS WITH A MAXIMUM HEIGHT OF 15' AND A MAXIMUM SIGN FACE AREA OF 150 SQ.FT. PER SIGN. THE MAXIMUM SQUARE FOOTAGE OF SIGNAGE ON THE ARTERIAL STREETS SHALL NOT EXCEED 0.8 TIMES THE LINEAL STREET FRONTAGE. PARCELS 3, 3-A, 3-B, AND RESERVE "I" SHALL BE LIMITED TO A TOTAL OF FOUR SIGNS ON 21ST STREET NORTH WITH A MAXIMUM HEIGHT OF 20' AND A MAXIMUM SIGN FACE AREA OF 96 SQ.FT. PER SIGN AND A TOTAL SIGN AREA NOT TO EXCEED 384 SQ.FT.
G. EACH PARCEL OR RESERVE IS LIMITED TO 2 SIGNS PER INTERNAL STREET FRONTAGE. SIGNS SHALL BE SPACED A MINIMUM OF 150' APART. ALL OTHER SIGNS ALONG THE COLLECTOR STREETS SHALL BE SPACED A MINIMUM OF 150' APART AND SHALL BE LIMITED TO 8' IN HEIGHT AND A SIGN FACE AREA OF 50 SQ.FT.
H. IN ADDITION TO THE MONUMENT TYPE SIGNS PERMITTED ALONG 21ST STREET NORTH AND GREENWICH ROAD THERE SHALL BE NEIGHBORHOOD I.D. MONUMENTS PERMITTED IN RESERVES B THRU G. THESE MONUMENTS ARE FOR THE IDENTIFICATION OF THE DEVELOPMENT AND SHALL ONLY PERMIT THE NAME AND LOGO OF THE DEVELOPMENT. THE TOTAL NUMBER OF SIGNS AND MINIMUM SPACING BETWEEN SIGNS SHALL NOT APPLY TO THESE I.D. MONUMENTS. THE I.D. MONUMENTS SHALL NOT EXCEED 10' IN HEIGHT, AND SHALL NOT RESULT IN TOTAL SIGNAGE ALONG ARTERIAL STREETS EXCEEDING 0.8 TIMES THE LINEAL STREET FRONTAGE.

9. PARKING:
SHALL BE IN ACCORDANCE WITH THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE.

10. ARCHITECTURAL CONTROL:
BUILDINGS ON PARCEL 1 SHALL HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, AS APPROVED BY THE DIRECTOR OF PLANNING.
BUILDINGS ON PARCEL 3, 3-A, AND 3-B SHALL EACH HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, AS APPROVED BY THE DIRECTOR OF PLANNING.
BUILDINGS ON PARCEL 15 SHALL HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, UNIFYING ARCHITECTURAL CHARACTERISTICS, AND A SIMILAR COLOR PALETTE. NO FACADES THAT ARE PREDOMINANTLY METAL PANELS SHALL BE ALLOWED ON ANY PARCEL. FACADE AREA CALCULATION SHALL NOT INCLUDE WINDOW AREA.

11. AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED BY THE TIME THE PLAT IS FILED OF RECORD.

12. NO OCCUPANCY PERMITS SHALL BE ISSUED FOR ANY DEVELOPMENT WITHOUT SERVICES BY THE MUNICIPAL WATER AND SEWER SERVICES.

13. CROSS-LOT CIRCULATION IS TO BE PROVIDED BETWEEN ADJACENT PARCELS WITH RETAIL/COMMERCIAL USES. CROSS-LOT CIRCULATION IS TO BE PROVIDED BETWEEN ADJACENT PARCELS WITH OFFICE USES FRONTING ON ARTERIAL STREETS.

14. ALL DRAINAGE WAYS AND EASEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING.

15. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY PARCEL, A LOT GRADING PLAN IN CONFORMANCE WITH THE DRAINAGE CONCEPT PLAN, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.

16. LOADING AREAS, TRASH RECEPTACLES, OUTSIDE STORAGE, AND TRUCK DOCKS IN THE C.U.P. SHALL BE SCREENED FROM GROUND LEVEL VIEW ALONG 21ST STREET NORTH, GREENWICH ROAD, ALL COLLECTOR STREETS AND FROM ALL RESIDENTIAL AREAS. SCREENING OF ALL TRASH DUMPSTERS, OUTSIDE STORAGE AND MECHANICAL EQUIPMENT WILL BE CONSTRUCTED OF MATERIALS TO MATCH THE BUILDINGS THEY SUPPORT.

17. SCREENING
A. SCREENING OF NONRESIDENTIAL USES SHALL BE PROVIDED ALONG SIDE OR REAR LOT LINES OF THE NONRESIDENTIAL PROPERTY OR MAY BE PROVIDED ON ADJACENT RESIDENTIALLY ZONES RESERVES, AS FOLLOWS:

1. PARCEL 1 MAY BE SCREENED ON PARCEL 2 (RESERVE E, GLENVIEW ADDITION AND RESERVE C, OAK CREEK 3RD/ ADDITION).

2. PARCELS 3, 3-A1, 3-A2, 3-A3 AND 3B MAY BE SCREENED ON PARCEL 4 (RESERVE D, GLEN MEADOWS 2ND ADDITION).

3. PARCEL 9 MAY BE SCREENED ON RESERVE F, OAK CREEK 3RD/ ADDITION (A PORTION OF RESERVE A AS SHOWN).

4. PARCEL 14 MAY BE SCREENED ON PARCEL 10 (RESERVE D, OAK CREEK 4TH/ ADDITION) AND/OR LOT 4, BLOCK 1, OAK CREEK 4TH/ ADDITION.

5. PARCELS 17 AND 18 MAY BE SCREENED ON PARCEL 19 (RESERVES C&D, THE VILLAS AT OAK CREEK ADDITION); EXCEPT THAT AREA NOT REQUIRED ON PARCEL 18 ADJACENT TO RESERVE D.

SCREENING COMPLIANCE FOR THOSE PARCELS SET FORTH IN 17.A.1-5 SHALL BE THE RESPONSIBILITY OF THE NON-RESIDENTIAL USE.

B. SCREENING MAY CONSIST OF ONE OR A COMBINATION OF THE FOLLOWING: A 6-FOOT HIGH SOLID MASONRY OR CONCRETE WALL, A 10-FOOT WIDE LANDSCAPE BUFFER CONSISTING OF CONTINUOUS EVERGREEN VEGETATION WITH A MINIMUM HEIGHT OF 6 FOOT, A 15-FOOT WIDE LANDSCAPED BUFFER CONSISTING OF STAGGERED EVERGREEN VEGETATION WITH A MINIMUM HEIGHT OF 6 FOOT. SCREENING HEIGHT MAY BE ACHIEVED THROUGH A COMBINATION OF EVERGREEN PLANTING / SCREEN WALL AND EARTH BERMS. SCREENING COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE NON-RESIDENTIAL USE. THE SCREENING REQUIREMENT SHALL BE WAIVED FOR PARCEL 15. WHEN EVERGREEN VEGETATION OR LANDSCAPED EARTH BERMS ARE PROPOSED FOR SCREENING, A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE PLANNING DIRECTOR AND THE ZONING ADMINISTRATOR FOR REVIEW AND APPROVAL. SCREENING REQUIREMENTS SHALL BE WAIVED IF A PARCEL IS DEVELOPED AS A RESIDENTIAL USE.

18. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND APPROVED BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

19. PRIOR TO ISSUING BUILDING PERMITS ON ANY PARCEL, A PLAN FOR A PEDESTRIAN WALK SYSTEM ON THAT PARCEL SHALL BE SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING.

20. ALL EXTERIOR LIGHTING ON PARCELS ADJACENT TO RESIDENTIAL USES SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT DOWNWARD AND AWAY FROM RESIDENTIAL ZONING.

21. ALL PARCELS WITH RETAIL USES SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E. FIXTURES, POLES, LAMPS, ETC.). ALL PARCELS WITH OFFICE USES SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E. FIXTURES, POLES, LAMPS, ETC.).

22. TRAFFIC IMPROVEMENTS TO 21ST STREET NORTH AND GREENWICH ROAD SHALL BE DETERMINED AT THE TIME OF PLATTING.

23. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, A SITE CIRCULATION PLAN THAT PROVIDES FOR SMOOTH FLOW OF TRAFFIC BETWEEN THE PARCEL BEING DEVELOPED AND ALL ADJACENT PARCELS FRONTING ARTERIAL STREETS, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.

24. ANY USE FOR WHICH A CONDITIONAL USE PERMIT WOULD BE REQUIRED SHALL REQUIRE A C.U.P. AMENDMENT.

Professional Engineering Consultants, P.A.
303 S. TOPEKA • WICHITA, KANSAS 67202
316-262-2691 • FAX 316-262-3003

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COMMUNITY UNIT PLAN DP-274

OAK CREEK

OWNER: SLAWSON COMMERCIAL PROPERTIES, L.L.C.
727 NORTH WACO SUITE 400
WICHITA, KANSAS 67203

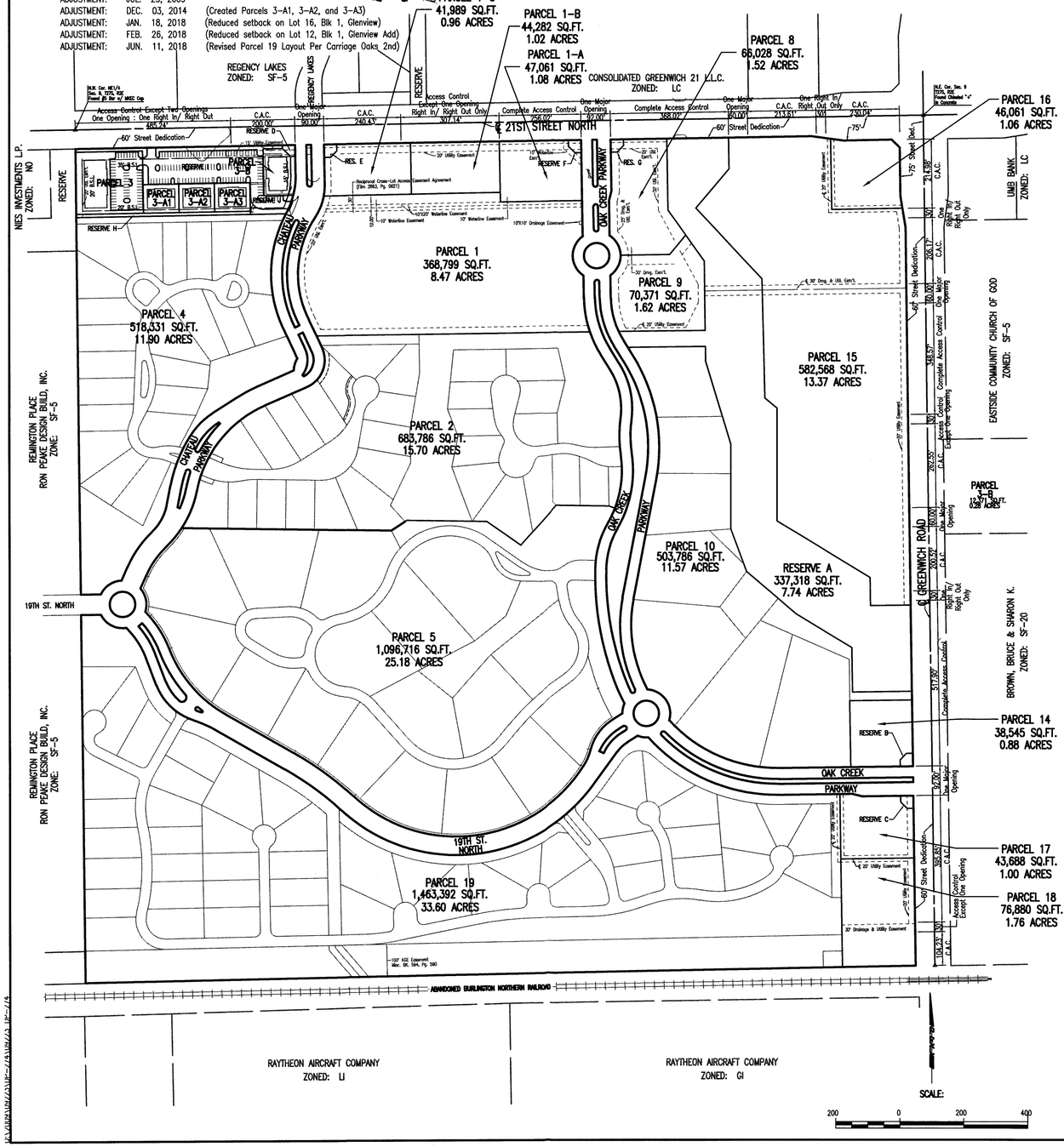
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APPROVED CUP

CAPC 03-18-03; CC 04-22-04

Wichita City 2016-22

MAPD Log 183-3



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PERMITTED USES: PARKING, ACCESS DRIVES, LIGHTING, SIGNAGE, LANDSCAPING, DRAINAGE, AND UTILITIES CONFINED TO EASEMENTS. SHALL INCLUDE REQUIRED SCREENING PER GENERAL PROVISION 17.
NOTE: PARKING AREAS FOR PARCELS 3, 3-A AND 3-B ARE LOCATED WITHIN RESERVE I.
GROSS AREA= 1.26 ACRES (54,759 SQ.FT.)

RESERVE "J"
PERMITTED USES: LANDSCAPING, DRAINAGE, SCREENING, TRASH ENCLOSURE, SIGNS, AND UTILITIES CONFINED TO EASEMENTS.
GROSS AREA= 0.04 ACRES (1,752 SQ.FT.)

PARCEL 1
PROPOSED USES: SEE G.P. #3
GROSS AREA= 8.47 ACRES (368,799 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 90,000 SQ.FT. (24.4%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 1-A
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.08 ACRES (47,061 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 10,000 SQ.FT. (21.9%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 1-B
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.02 ACRES (44,282 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 9,000 SQ.FT. (20.3%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 1-C
PROPOSED USES: SEE G.P. #3
GROSS AREA= 0.96 ACRES (41,989 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 9,000 SQ.FT. (21.4%)
MAXIMUM BUILDING HEIGHT= 35 FEET

PARCEL 2
PROPOSED USES: SINGLE FAMILY, PATIO HOMES
GROSS AREA= 15.70 ACRES (683,786 SQ.FT.)
MAX. DWELLING UNITS= 90
MAXIMUM BUILDING HEIGHT= 35 FEET
SETBACKS – PER CODE, EXCEPT FRONT YARD SETBACK FOR LOT 16, BLOCK 1, GLENVIEW ADD. SHALL BE 20 FEET.

PARCEL 3
PROPOSED USES: ALL USES PERMITTED IN THE NEIGHBORHOOD OFFICE ZONING DISTRICT, EXCEPT RECYCLING STATIONS, AND ASPHALT OR CONCRETE PLANTS. INDIVIDUAL TENANTS SHALL BE PERMITTED UP TO 18,000 SQ.FT. GROSS FLOOR AREA.
GROSS AREA= 0.93 ACRES (40,625 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 12,800 SQ.FT. (31.5%)
MAXIMUM BUILDING HEIGHT= 35 FEET
SETBACKS – SEE PLAN

PARCEL 3-A1
PROPOSED USES: SAME USES AS PARCEL 3.
GROSS AREA= 0.23 ACRES (9,948 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 5,800 SQ.FT.
SEE NOTE ON RESERVE I FOR OFFSITE PARKING.
MAXIMUM BUILDING HEIGHT= 30 FEET, LIMIT TO 1-STORY
SETBACKS – SEE PLAN

PARCEL 3-A2
PROPOSED USES: SAME USES AS PARCEL 3.
GROSS AREA= 0.22 ACRES (9,386 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 5,400 SQ.FT.
SEE NOTE ON RESERVE I FOR OFFSITE PARKING.
MAXIMUM BUILDING HEIGHT= 30 FEET, LIMIT TO 1-STORY
SETBACKS – SEE PLAN

PARCEL 3-A3
PROPOSED USES: SAME USES AS PARCEL 3.
GROSS AREA= 0.24 ACRES (10,514 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 6,200 SQ.FT.
SEE NOTE ON RESERVE I FOR OFFSITE PARKING.
MAXIMUM BUILDING HEIGHT= 30 FEET, LIMIT TO 1-STORY
SETBACKS – SEE PLAN

PARCEL 3-B
PROPOSED USES: SAME USES AS PARCEL 3.
GROSS AREA= 0.27 ACRES (11,896 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 8,000 SQ.FT.
SEE NOTE ON RESERVE I FOR OFFSITE PARKING.
MAXIMUM BUILDING HEIGHT= 30 FEET, LIMIT TO 1-STORY
SETBACKS – SEE PLAN

PARCEL 4
PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, TOWN HOMES
GROSS AREA= 11.90 ACRES (518,331 SQ.FT.)
MAX. DWELLING UNITS= 104 (RESIDENTIAL USES)
MAXIMUM BUILDING HEIGHT – 35 FEET
SETBACKS – PER CODE

PARCEL 5
PROPOSED USES: SINGLE FAMILY
GROSS AREA= 25.18 ACRES (1,096,716 SQ.FT.)
MAX. DWELLING UNITS= 25
MAXIMUM BUILDING HEIGHT – 35 FEET
SETBACKS – PER CODE

PARCEL 6 – DELETED

PARCEL 7 – DELETED

PARCEL 8
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.52 ACRES (66,028 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 12,000 SQ.FT. (18.2%)
MAXIMUM BUILDING HEIGHT – 35 FEET

PARCEL 9
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.62 ACRES (70,371 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 14,500 SQ.FT. (20.6%)
MAXIMUM BUILDING HEIGHT – 35 FEET

PARCEL 10
PROPOSED USES: SINGLE FAMILY
GROSS AREA= 11.57 ACRES (503,786 SQ.FT.)
MAXIMUM DWELLING UNITS= 8
MAXIMUM BUILDING HEIGHT – 35 FEET
SETBACKS – PER CODE

PARCEL 11 – DELETED

PARCEL 12 – DELETED
PARCEL 13 – DELETED

PARCEL 14
PROPOSED USES: SEE G.P. #3
GROSS AREA= 0.88 ACRES (38,545 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 9,634 SQ.FT. (25.0%)
MAXIMUM BUILDING HEIGHT – 35 FEET

PARCEL 15
PROPOSED USES: SEE G.P. #3
GROSS AREA= 13.37 ACRES (582,568 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 150,000 SQ.FT. (25.7%)
MAXIMUM BUILDING HEIGHT – 45 FEET
MAXIMUM GROSS FLOOR AREA= 187,000 SQ.FT. (32.1%)

PARCEL 16
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.06 ACRES (46,061 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 12,000 SQ.FT. (26.1%)
MAXIMUM BUILDING HEIGHT – 35 FEET

PARCEL 17
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.00 ACRES (43,688 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 10,000 SQ.FT. (22.9%)
MAXIMUM BUILDING HEIGHT – 35 FEET

PARCEL 18
PROPOSED USES: SEE G.P. #3
GROSS AREA= 1.76 ACRES (76,880 SQ.FT.)
MAXIMUM BUILDING COVERAGE= 23,000 SQ.FT. (29.9%)
MAXIMUM BUILDING HEIGHT – 35 FEET

PARCEL 18-A – DELETED

PARCEL 18-B – DELETED

PARCEL 19
PROPOSED USES: SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE AND DUPLEX
GROSS AREA= 33.60 ACRES (1,463,393 SQ.FT.)
MAXIMUM DWELLING UNITS= 94
MAXIMUM BUILDING HEIGHT – 35 FEET
SETBACKS – PER CODE

PARCEL 19-A – DELETED

PARCEL 20 – DELETED

COLLECTOR STREET R.O.W. = 12.05 ACRES (524,751 SQ.FT.)

3. PERMITTED USES: THE FOLLOWING USES ARE PERMITTED FOR PARCELS 1, 1-A, 1-B, 1-C, 8, 9, 14, 15, 16, 17 AND 18: ALL USES PERMITTED IN THE L.C. ZONING DISTRICT EXCEPT FOR CORRECTIONAL PLACEMENT RESIDENCES, VEHICLE STORAGE YARDS, GENERAL VEHICLE REPAIR, OUTDOOR STORAGE, PAWN SHOPS, TAVERNS, NIGHTCLUBS, ASPHALT OR CONCRETE PLANTS, SEXUALLY ORIENTED BUSINESSES, AND ADULT ENTERTAINMENT AS DEFINED BY CITY CODE. PARCELS 1, 1-A, 1-B, 1-C, 8, 9 AND 15 SHALL PROHIBIT SERVICE STATIONS, CONVENIENCE STORES WITH GAS ISLANDS, AND VEHICLE SERVICE OR REPAIR. NO SERVICE STATIONS, CONVENIENCE STORES WITH GAS ISLANDS, OR RESTAURANTS WITH DRIVE-IN OR DRIVE THROUGH FACILITIES SHALL BE PERMITTED WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY. DRINKING ESTABLISHMENTS SHALL BE PROHIBITED ON ALL PARCELS EXCEPT FOR PARCEL 15. NO PARCEL SHALL CONTAIN MORE THAN ONE DRINKING ESTABLISHMENT.

4. THE TRANSFER OF THE TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF: SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. HOWEVER, THE PLANNING DIRECTOR, WITH THE CONCURRENCE OF THE OCI SUPERINTENDENT, MAY APPROVE MINOR ADJUSTMENTS TO THE CONDITIONS IN THIS C.U.P., CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN, WITHOUT FILING A FORMAL C.U.P. AMENDMENT.

5. ACCESS CONTROL:
A. ACCESS TO 21ST STREET NORTH SHALL BE LIMITED TO FIVE (5) OPENINGS AND TWO STREETS. PARCEL THREE AND THE WEST 267.5' OF RESERVE "I" SHALL PERMIT TWO OPENINGS, ONE OF WHICH SHALL BE RIGHT TURN ONLY. PARCEL 1-A SHALL HAVE C.A.C. PARCEL 1-B AND PARCEL 1-C SHALL HAVE ACCESS CONTROL EXCEPT ONE OPENING (RIGHT TURN ONLY). PARCEL 15 SHALL HAVE 2 OPENINGS, ONE OF WHICH SHALL BE RIGHT TURN ONLY. TWO COLLECTOR STREETS SHALL BE DEVELOPED: (1) AT THE COMMON LINE BETWEEN PARCEL 1-C AND PARCEL 3 DIRECTLY ACROSS FROM REGENCY LAKES STREET, (2) BETWEEN PARCEL 1-A AND PARCEL 8. (SEE PLAN)
B. ACCESS TO GREENWICH ROAD SHALL BE LIMITED TO SIX (6) OPENINGS AND ONE STREET. PARCEL 16 SHALL HAVE C.A.C. PARCEL 15 SHALL HAVE 5 OPENINGS, TWO OF WHICH SHALL BE RIGHT TURN ONLY. PARCELS 14 AND 17 SHALL HAVE C.A.C. PARCEL 18 SHALL HAVE ONE OPENING. A COLLECTOR STREET SHALL BE DEVELOPED BETWEEN PARCELS 14 AND 17. (SEE PLAN)

6. LANDSCAPE AND PARKING LOT SCREENING:
SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA CODE. A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE AND SPECIFICATION OF PLANT MATERIAL SHALL BE SUBMITTED BY A LANDSCAPE ARCHITECT TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE C.U.P. BEING DEVELOPED SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

7. MINIMUM SETBACK REQUIREMENTS: PER CODE OR AS SHOWN ON PLAN

8. SIGNS SHALL BE IN ACCORDANCE WITH APPROPRIATE CODES WITH THE FOLLOWING CONDITIONS:
A. AS THE FRONTAGE DEVELOPS ALONG THE ARTERIAL ROADWAYS, MONUMENT TYPE SIGNS SHALL BE SPACED A MINIMUM OF 150' APART, REGARDLESS OF HOW LAND IS LEASED OR SOLD. (THIS DOES NOT APPLY TO THE NEIGHBORHOOD IDENTIFICATION MONUMENTS LOCATED IN RESERVES B THRU G.)
B. 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.
C. PORTABLE SIGNS, OFF-SITE SIGNS AND BILLBOARDS ARE NOT PERMITTED EXCEPT OFF-SITE SIGNS SHALL BE PERMITTED FOR PARCELS 3, 3-A AND 3-B IN RESERVE "I".
D. WINDOW DISPLAY SIGNS ARE LIMITED TO 25 PERCENT OF THE WINDOW AREA.
E. SIGNS ON THE REAR OF ANY BUILDINGS WHICH BACK UP TO RESIDENTIALLY ZONED PROPERTY WILL NOT BE ILLUMINATED AND LIMITED TO 30 SQ.FT. IN SIZE.
F. ALL FREESTANDING SIGNS ON GREENWICH ROAD OR 21ST STREET NORTH SHALL BE MONUMENT TYPE SIGNS. TWO SIGNS ON 21ST STREET NORTH AND TWO SIGNS ON GREENWICH ROAD LOCATED AT THE MAJOR ENTRANCES MAY HAVE A MAXIMUM HEIGHT OF 30' AND A MAXIMUM SIGN FACE AREA OF 300 SQ.FT. PER SIGN. PARCELS 1-B AND 1-C MAY HAVE SIGNS WITH A MAXIMUM HEIGHT OF 20' AND A MAXIMUM SIGN FACE AREA OF 200 SQ.FT. PER SIGN. PARCELS 1-A, 8, 14, 15, 16, 17 AND 18 MAY HAVE SIGNS WITH A MAXIMUM HEIGHT OF 15' AND A MAXIMUM SIGN FACE AREA OF 150 SQ.FT. PER SIGN. THE MAXIMUM SQUARE FOOTAGE OF SIGNAGE ON THE ARTERIAL STREETS SHALL NOT EXCEED 0.8 TIMES THE LINEAL STREET FRONTAGE. PARCELS 3, 3-A, 3-B, AND RESERVE "I" SHALL BE LIMITED TO A TOTAL OF FOUR SIGNS ON 21ST STREET NORTH WITH A MAXIMUM HEIGHT OF 20' AND A MAXIMUM SIGN FACE AREA OF 96 SQ.FT. PER SIGN AND A TOTAL SIGN AREA NOT TO EXCEED 384 SQ.FT.
G. EACH PARCEL OR RESERVE IS LIMITED TO 2 SIGNS PER INTERNAL STREET FRONTAGE. SIGNS SHALL BE SPACED A MINIMUM OF 150' APART. ALL OTHER SIGNS ALONG THE COLLECTOR STREETS SHALL BE SPACED A MINIMUM OF 150' APART AND SHALL BE LIMITED TO 8' IN HEIGHT AND A SIGN FACE AREA OF 50 SQ.FT.
H. IN ADDITION TO THE MONUMENT TYPE SIGNS PERMITTED ALONG 21ST STREET NORTH AND GREENWICH ROAD THERE SHALL BE NEIGHBORHOOD I.D. MONUMENTS PERMITTED IN RESERVES B THRU G. THESE MONUMENTS ARE FOR THE IDENTIFICATION OF THE DEVELOPMENT AND SHALL ONLY PERMIT THE NAME AND LOGO OF THE DEVELOPMENT. THE TOTAL NUMBER OF SIGNS AND MINIMUM SPACING BETWEEN SIGNS SHALL NOT APPLY TO THESE I.D. MONUMENTS. THE I.D. MONUMENTS SHALL NOT EXCEED 10' IN HEIGHT, AND SHALL NOT RESULT IN TOTAL SIGNAGE ALONG ARTERIAL STREETS EXCEEDING 0.8 TIMES THE LINEAL STREET FRONTAGE.

9. PARKING:
SHALL BE IN ACCORDANCE WITH THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE.

10. ARCHITECTURAL CONTROL:
BUILDINGS ON PARCEL 1 SHALL HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, AS APPROVED BY THE DIRECTOR OF PLANNING.
BUILDINGS ON PARCEL 3, 3-A, AND 3-B SHALL EACH HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, AS APPROVED BY THE DIRECTOR OF PLANNING.
BUILDINGS ON PARCEL 15 SHALL HAVE SIMILAR PREDOMINANT EXTERIOR BUILDING MATERIALS, UNIFYING ARCHITECTURAL CHARACTERISTICS, AND A SIMILAR COLOR PALETTE. NO FACADES THAT ARE PREDOMINANTLY METAL PANELS SHALL BE ALLOWED ON ANY PARCEL. FACADE AREA CALCULATION SHALL NOT INCLUDE WINDOW AREA.

11. AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED BY THE TIME THE PLAT IS FILED OF RECORD.

12. NO OCCUPANCY PERMITS SHALL BE ISSUED FOR ANY DEVELOPMENT WITHOUT SERVICES BY THE MUNICIPAL WATER AND SEWER SERVICES.

13. CROSS-LOT CIRCULATION IS TO BE PROVIDED BETWEEN ADJACENT PARCELS WITH RETAIL/COMMERCIAL USES. CROSS-LOT CIRCULATION IS TO BE PROVIDED BETWEEN ADJACENT PARCELS WITH OFFICE USES FRONTING ON ARTERIAL STREETS.

14. ALL DRAINAGE WAYS AND EASEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING.

15. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY PARCEL, A LOT GRADING PLAN IN CONFORMANCE WITH THE DRAINAGE CONCEPT PLAN, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.

16. LOADING AREAS, TRASH RECEPTACLES, OUTSIDE STORAGE, AND TRUCK DOCKS IN THE C.U.P. SHALL BE SCREENED FROM GROUND LEVEL VIEW ALONG 21ST STREET NORTH, GREENWICH ROAD, ALL COLLECTOR STREETS AND FROM ALL RESIDENTIAL AREAS. SCREENING OF ALL TRASH DUMPSTERS, OUTSIDE STORAGE AND MECHANICAL EQUIPMENT WILL BE CONSTRUCTED OF MATERIALS TO MATCH THE BUILDINGS THEY SUPPORT.

17. SCREENING:
SCREENING OF NONRESIDENTIAL USES SHALL BE PROVIDED ALONG SIDE AND REAR YARD LOT LINES ADJOINING OR ACROSS ALLEYS FROM A RESIDENTIAL ZONED LOT. SCREENING MAY CONSIST OF ONE OR A COMBINATION OF THE FOLLOWING: A 6 FOOT HIGH SOLID MASONRY OR CONCRETE WALL, A 10 FOOT WIDE LANDSCAPE BUFFER CONSISTING OF CONTINUOUS EVERGREEN VEGETATION WITH A MINIMUM HEIGHT OF 6 FOOT, A 15 FOOT WIDE LANDSCAPED BUFFER CONSISTING OF STAGGERED EVERGREEN VEGETATION WITH A MINIMUM HEIGHT OF 6 FOOT. SCREENING HEIGHT MAY BE ACHIEVED THROUGH A COMBINATION OF EVERGREEN PLANTING/SCREEN WALL AND EARTH BERMS. THE SCREENING REQUIREMENT SHALL BE WAIVED FOR PARCEL 15. WHEN EVERGREEN VEGETATION OR LANDSCAPED EARTH BERMS ARE PROPOSED FOR SCREENING, A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE PLANNING DIRECTOR AND THE ZONING ADMINISTRATOR FOR REVIEW AND APPROVAL. SCREENING REQUIREMENTS SHALL BE WAIVED IF A PARCEL IS DEVELOPED AS A RESIDENTIAL USE.

18. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND APPROVED BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

19. PRIOR TO ISSUING BUILDING PERMITS ON ANY PARCEL, A PLAN FOR A PEDESTRIAN WALK SYSTEM ON THAT PARCEL SHALL BE SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING.

20. ALL EXTERIOR LIGHTING ON PARCELS ADJACENT TO RESIDENTIAL USES SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT DOWNWARD AND AWAY FROM RESIDENTIAL ZONING.

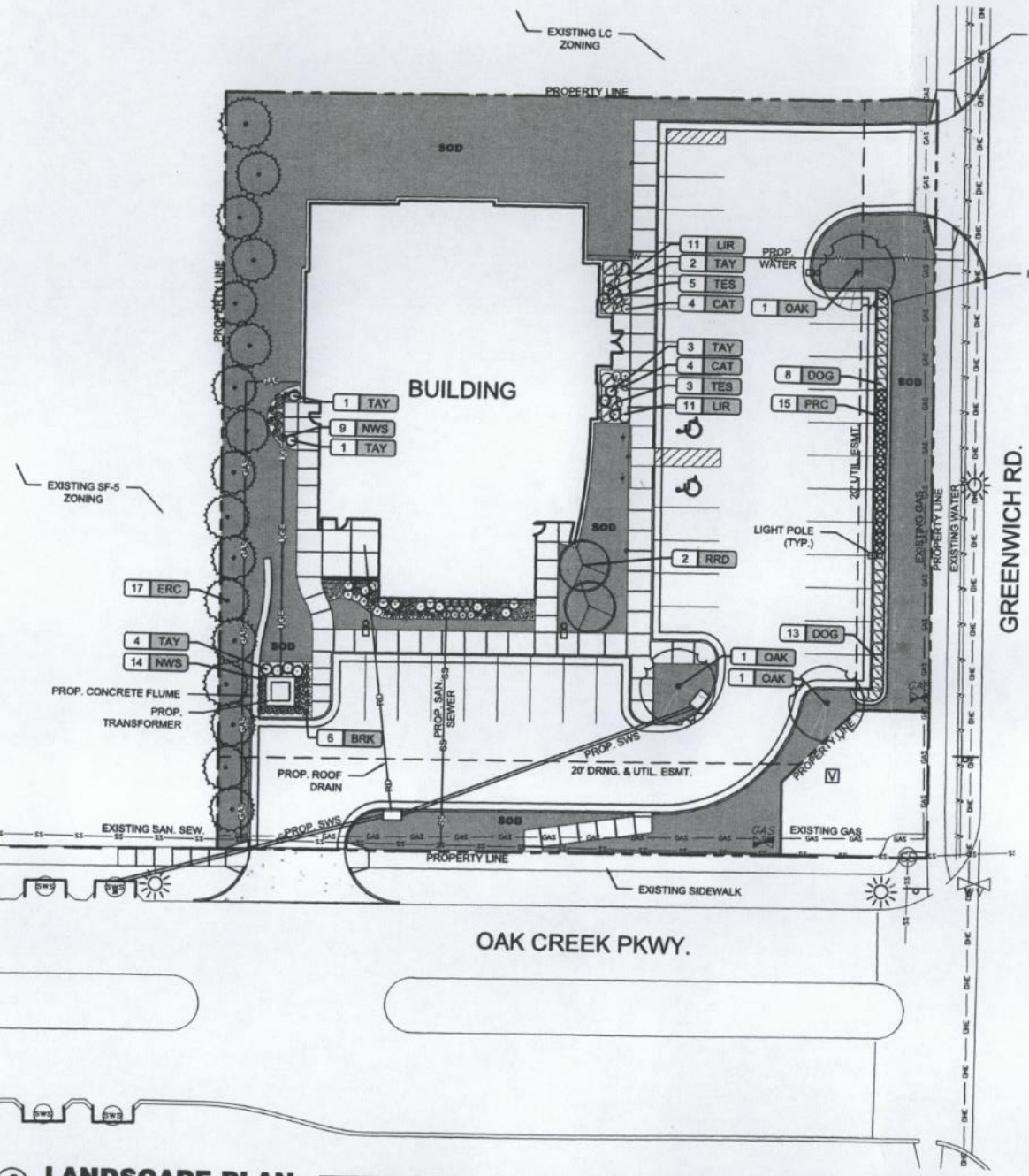
21. ALL PARCELS WITH RETAIL USES SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E. FIXTURES, POLES, LAMPS, ETC.). ALL PARCELS WITH OFFICE USES SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E. FIXTURES, POLES, LAMPS, ETC.).

22. TRAFFIC IMPROVEMENTS TO 21ST STREET NORTH AND GREENWICH ROAD SHALL BE DETERMINED AT THE TIME OF PLATTING.

23. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, A SITE CIRCULATION PLAN THAT PROVIDES FOR SMOOTH FLOW OF TRAFFIC BETWEEN THE PARCEL BEING DEVELOPED AND ALL ADJACENT PARCELS FRONTING ARTERIAL STREETS, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.

24. ANY USE FOR WHICH A CONDITIONAL USE PERMIT WOULD BE REQUIRED SHALL REQUIRE A C.U.P. AMENDMENT.

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A LANDSCAPE PLAN

1"=20'

LEGEND

—GAS— EXISTING GAS

—SS— EXISTING SANITARY SEWER

—W— EXISTING WATER

—OHE— EXISTING OVERHEAD ELEC.

LANDSCAPE CODE CALCULATIONS

LANDSCAPE STREET YARD REQUIRED:
206' GREENWICH ROAD
154' OAK CREEK PARKWAY
360' TOTAL STREET LF
- 80' GREATEST PERPENDICULAR DISTANCE FROM PL
272' ADJUSTED STREET LF
x 10 REQUIRED SQUARE FOOTAGE FACTOR
2,720 LANDSCAPE STREET YARD

LANDSCAPE STREET YARD PROVIDED:
4,008 TOTAL SQ. FT. PROVIDED

STREET YARD TREES REQUIRED:
2,720 / 500 = 6 STREET YARD TREES REQUIRED
(UP TO 1/2 CAN BE SUBSTITUTED WITH SHRUBS)

TOTAL TREES PROVIDED:
4 SHADE TREES + 20 SHRUBS = 6 TREES TOTAL

PARKING LOT TREES REQUIRED:
39 PARKING STALLS / 20 = 2 TREES REQUIRED
(ONE HALF OF THE REQUIRED STREET YARD TREES MAY BE USED TO FULFILL PARKING LOT TREE REQUIREMENT)

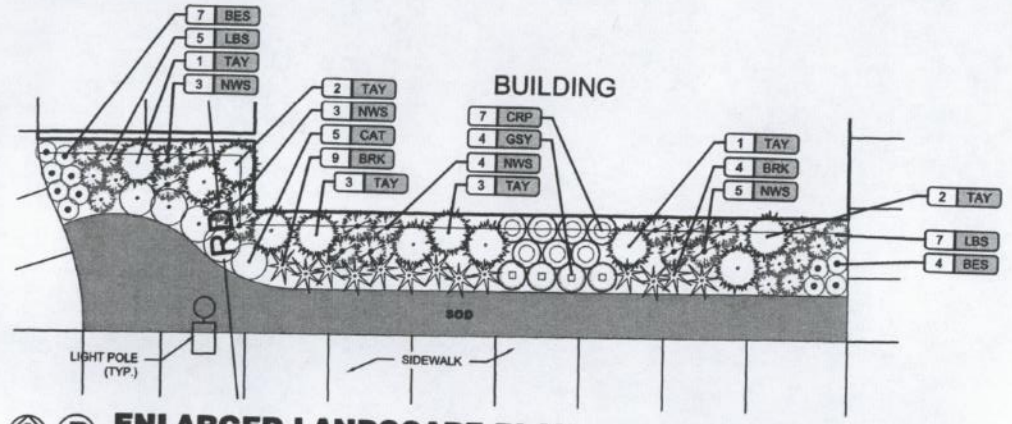
ONE HALF OF 2 STREET YARD TREES = 1 TREE

PARKING LOT SCREENING:
CONTINUOUS PARKING LOT SCREENING PROVIDED ALONG GREENWICH ROAD

REQUIRED BUFFERS:
BUFFER ON WEST PROPERTY LINE (206 LF)
206 LF / 40 = 6 TREES

PROJECT SITE ALTERNATES

ALTERNATE BID 4 - LANDSCAPE SOUTH OF BUILDING (ENLARGED LANDSCAPE PLAN B). PRICE FOR ALTERNATE TO INCLUDE ALL PLANTS, EDGING, IRRIGATION, MULCH, ETC. TO COMPLETE PROPOSED LANDSCAPING



B ENLARGED LANDSCAPE PLAN

PLANT SCHEDULE

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING
DECIDUOUS TREES				
SHU	3	SHUMARD OAK	QUERCUS SHUMARDII	2.5" CAL. / B&B
ORNAMENTAL TREES				
RRD	2	'ROYAL RAINDROPS' CRABAPPLE	MALUS 'JFS-KWS ROYAL RAINDROPS'	2" CAL. / B&B
EVERGREEN TREES				
TAY	22	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	6' HT. MIN.
ERC	17	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6' HT. MIN.
DECIDUOUS SHRUBS				
TES	8	'TIGER EYES' SUMAC	RHUS TYPHINA 'TIGER EYES'	#3 CONT.
CRP	7	'CHERRY DAZZLE' DWARF CRAPEMYRTLE	LAGERSTROEMIA GAMAD 1 'CHERRY DAZZLE'	#3 CONT.
DOG	21	IVORY HALO DOGWOOD	CORNUS RACEMOSA 'HURZAM'	#5 CONT.
EVERGREEN SHRUBS				
GSY	4	'GOLDEN SWORD' YUCCA	YUCCA FILAMENTOSA 'GOLDEN SWORD'	#3 CONT.
YUC	19	RED YUCCA	HESPERALOE PARVIFLORA 'BRAKE LIGHTS'	#5 CONT.
PRC	15	PYRACANTHA	PYRACANTHA ANGUSTIFOLIA 'GNOME'	#3 CONT.
ORNAMENTAL GRASSES				
NWS	36	'NORTHWIND' SWITCHGRASS	PANICUM VIRGATUM 'NORTHWIND'	#3 CONT.
LBS	12	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	#1 CONT.
PERENNIALS				
CAT	13	CATMINT	NEPETA RACEMOSA 'WALKERS LOW'	#1 CONT.
BES	11	BLACK-EYED SUSAN	RUDBECKIA HIRTA	#1 CONT.
LIR	22	'BIG BLUE' LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	#1 CONT.
TURF GRASS				
SOD	1,180 SY	FESCUE: GARD'N WISE 'FESCUE/BLUE MIXTURE'		

LANDSCAPE PLAN
APPROVED 7-11-22 BY NGS
DP-274

SPT ARCHITECTURE
WICHITA, KS
316.267.4002

DUSTIN M. MARSH
LICENSED
07-01-2022
822
DUSTIN M. MARSH
KANSAS
LANDSCAPE ARCHITECT

KANSAS PLASTIC SURGERY
WICHITA, KS

SITE BID SET 07.01.2022
LANDSCAPE PLAN

LS1.0

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH ALL APPLICABLE SPECIFICATIONS RELATED TO THE LANDSCAPE AND IRRIGATION.

2. LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIA L. UTILITIES CAN BE FLAGGED BY CALLING 811, OR 1-800-344-7233, OR ONLINE AT www.kansasonecall.com. DAMAGE TO UTILITIES SHALL BE AVOIDED DURING THE COURSE OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.

3. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE MASS GRADING CONTRACTOR TO INSURE THEY THOROUGHLY RIP AND ALLEVIATE ALL COMPACTED SOILS FROM THEIR HAULING AND PLACEMENT OPERATIONS.

4. ALL WATER REQUIRED FOR LANDSCAPE OPERATIONS AND FOR ESTABLISHING LANDSCAPE ON THIS SITE WILL BE PROVIDED BY THE OWNER FROM ON-SITE SOURCES AND SUPPLIED TO THE LANDSCAPE CONTRACTOR AT NO CHARGE.

5. PLANTING DATES FOR PLANT MATERIAL SHALL BE DURING THE MONTHS BETWEEN FEB. 15TH AND MAY 31ST OR SEPT. 15TH AND DEC. 15. PLANTING SHALL ONLY BE CONDUCTED WHEN THE GROUND IS NOT FROZEN, SNOW-COVERED, OR IN AN OTHERWISE UNSUITABLE CONDITION FOR PLANTING. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL FROM THE OWNER'S REPRESENTATIVE.

6. MULCHED LANDSCAPE BED EDGES SHALL BE LINED WITH PRO-STEEL EDGING (OR APPROVED EQUAL).

7. SOIL GRADES ADJACENT TO BUILDINGS SHALL BE SIX (6) INCHES LOWER THAN BUILDING FINISH FLOOR ELEVATION. MULCH SHALL BE A MINIMUM OF 3" LOWER THAN FINISH FLOOR ELEVATION.

8. INSTALL 3" MIN. DEPTH FINE-SHREDDED, DARK HARDWOOD BARK MULCH IN PLANTING BED AREAS AND WITHIN A 3' DIAMETER CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS. PULL MULCH AWAY FROM TREE TRUNKS WITHIN 3" OF TRUNK. - AREAS AROUND BUILDING SHALL RECEIVE 3"- 4" DIA. ROUND RIVER ROCK MULCH. COLOR SHALL BE DARK GRAY. SUBMITTAL OF BOTH SHREDDED MULCH AND ROCK MULCH SHALL BE SUBMITTED PRIOR TO CONSTRUCTION.

9. IF POSSIBLE, BASED ON TIME OF YEAR SITE IS READY FOR LANDSCAPING, PLANT TREES PRIOR TO ROUTING/INSTALLING IRRIGATION LINES AND SUSTAIN TEMPORARILY BY WATERING WITH IRRI-"GATOR" SLOW DRIP IRRIGATION BAGS OR BY HAND WATERING. FOLLOW TREE PLANTING WITH INSTALLATION OF IRRIGATION SYSTEM, THEN BY SODDING AND SEEDING (IF APPLICABLE).

10. AREAS DENOTED AS 'SOD' SHALL BE PLANTED WITH THE FOLLOWING GRASS TYPE:

SOD:
FESCUE SOD, OBTAINABLE FROM:

THE SOD SHOP
3601 NORTH HILLSIDE STREET
WICHITA, KS 67219
PH# (316) 838-5888

OR

CRANMER GRASS FARM
6121 N. 119th STREET
MAIZE, KS 67101
PH # (316) 722-7230

11. COORDINATE LANDSCAPE PLANTING WITH IRRIGATION CONTRACTOR. THE TREE PLANTINGS SHALL BE IN PLACE OR STAKED BEFORE IRRIGATION LINE ROUTING BEGINS TO AVOID CONFLICTS. THE IRRIGATION SYSTEM SHALL BE COMPLETE AND FULLY FUNCTIONAL IN ALL LAWN AREAS BEFORE SOD IS PLACED.

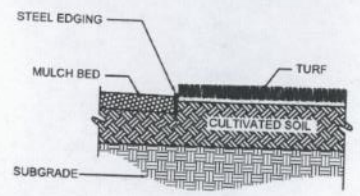
12. ALL PLANTS SHALL CONFORM TO ANSI Z60.1 FOR SIZE AND QUALITY STANDARDS.

13. EACH PLANT WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. DO NOT REMOVE UNTIL AFTER PROVISIONAL ACCEPTANCE.

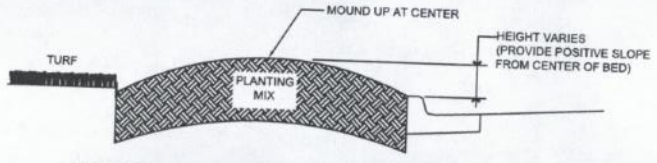
14. SUBSTITUTION OF PLANT SPECIES FOR THOSE LISTED IN THE PLANT LIST IS NOT PERMISSIBLE. ONLY SIZE WILL BE CONSIDERED.

15. STAKES AND GUYING SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.

16. ALL LANDSCAPE PLANTS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING INITIAL ACCEPTANCE. DEAD OR DEFICIENT PLANTINGIS SHALL BE ACCEPTABLY REPLACED, IN PROPER PLANTING SEASON, ONE TIME AT NO COST TO THE OWNER. SOD AND SEED AREAS MAY BE FINAL ACCEPTED AT TIME OF COMPLETION OF ESTABLISHMENT, (SEE NOTES ABOVE). WITH NO FURTHER GUARANTEE REQUIRED.

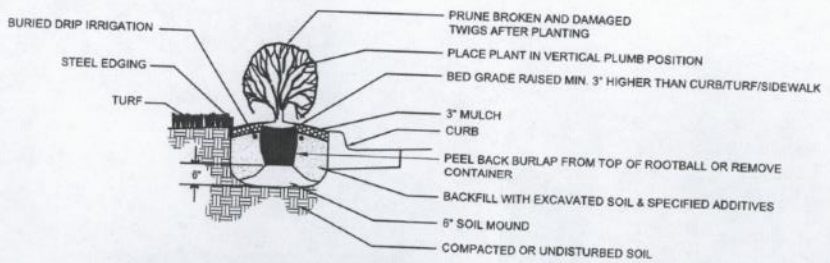


BED EDGING AT TURF DETAIL
NOT TO SCALE

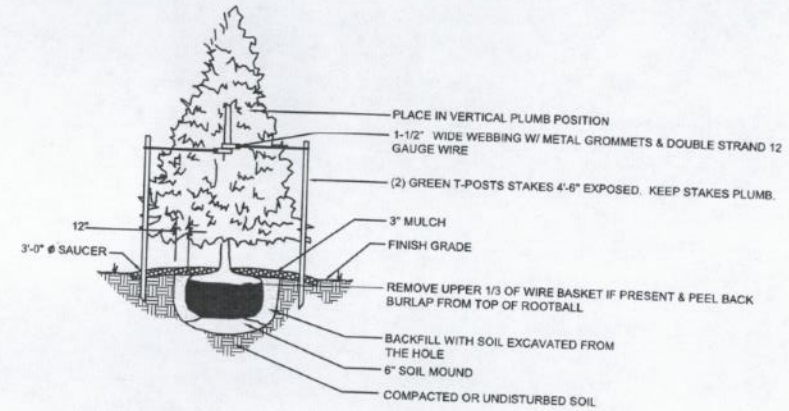


TYPICAL PLANTING BED DIAGRAM
NOT TO SCALE

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

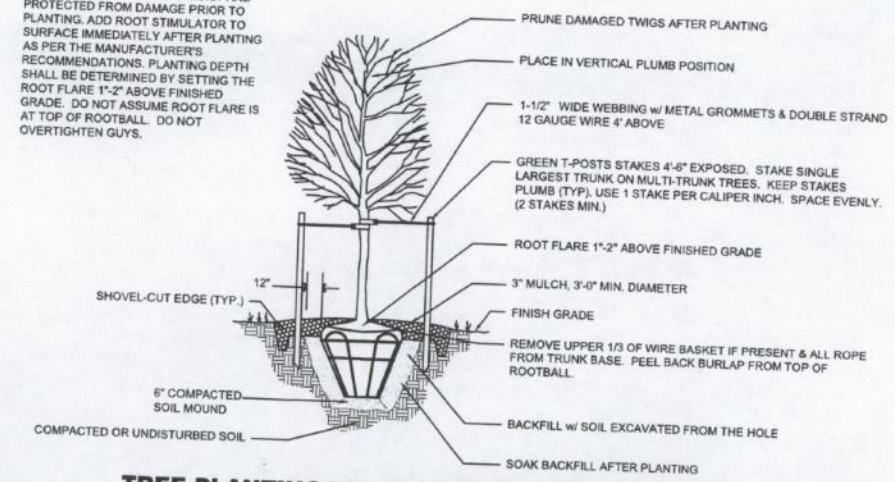


SHRUB PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

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



TREE PLANTING IN TURF AREA DETAIL
NOT TO SCALE

SPT ARCHITECTURE
WICHITA, KS
316.267.4002

DUSTIN M. MARR
LICENSED
07-01-2022
822
KANSAS
LANDSCAPE ARCHITECT

KANSAS PLASTIC SURGERY
WICHITA, KS

SITE BID SET 07.01.2022

LANDSCAPE NOTES & DETAILS

LS1.1

PLANT LIST

	QTY.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES	5	AM	AMUR MAPLE	ACER GINNALA	10–12' CLUMP	B&B
	5	CO	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	3" CAL	B&B
	22	ER	EASTERN RED CEDAR–BY OWNER	JUNIPERUS VIRGINIANA	6–8'	B&B
	8	GC	GLODEN RAINDROPS CRAPAPPLE	MALUS TRANSITORIA 'SCHMIDTCUTLEAF'	2–1/2" CAL	B&B
	3	LE	LACEBARK ELM	ULMNUS PARVIFOLIA	3" CAL	B&B
	6	OR	OKLAHOMA REDBUD	CERCIS RENIFORMIS	2–1/2" CAL	B&B
	12	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CAL	B&B
	9	SP	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	6–8'	B&B
	8	UA	URBANITE ASH	FRAXINUS PENNSYLVANICA 'URBANITE'	3" CAL	B&B
SHRUBS	23	AS	ANTHONY WATERER SPIREA	SPIRAEA BUMALDA 'ANTHONY WATERER'	5 GAL	CONT.
	35	BJ	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL	CONT.
	9	CH	CHINA GIRL HOLLY	ILEX X 'CHINA GIRL'	5 GAL	CONT.
	13	DB	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL	CONT.
	12	DY	DENSIFORMIS YEW	TAXUS MEDIA 'DENSIFORMIS'	5 GAL	CONT.
	6	HG	DWARF HAMELN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL	CONT.
	18	HS	HENRY'S GARNET SWEETSPIRE	ITEA VIRGINICA 'HENRY'S GARNET'	5 GAL	CONT.
	18	KG	KARL FOERSTER GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	5 GAL	CONT.
	5	ME	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICUS	5 GAL	CONT.
	2	PR	PINK FLOWER CARPET ROSE	ROSA X NOARE 'PINK FLOWER'	2 GAL	CONT.
	6	SJ	SEA GREEN JUNIPER	JUNIPERUS X PFITZERIANA 'SEA GREEN'	5 GAL	CONT.
	44	TJ	TAMARIX JUNIPER	JUNIPERUS SABINA '	5 GAL	CONT.
	29	WB	WINTER GEM BOXWOOD	BUXUS MYCROPHLYLLA 'WINTER GEM'	5 GAL	CONT.
GROUND COVER	42	BL	BIG BLUE LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	1 GAL	CONT.
	24	MS	MAY NIGHT SALVIA	SALVIA X SYLVESTRIS 'MAY NIGHT'	1 GAL	CONT.
	17	PC	PURPLE PALACE CORAL BELLS	HEUCHERA MICRANTHA	1 GAL	CONT.
	30	SD	STELLA DE ORO DAYLILY	HEMEROCALLIS 'STELLA DO ORO'	1 GAL	CONT.

WATERING REQUIREMENTS

SOD AND LANDSCAPE BEDS SHALL BE IRRIGATED WITH AN AUTOMATIC MOISTURE SENSING SPRINKLERS SYSTEM

LANDSCAPE STREET YARD

477 = LINEAR STREET FRONTAGE ON 21st
x 20 = SQUARE FOOTAGE FACTOR
9540 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD REQUIRED

220 = LINEAR STREET FRONTAGE ON CHATEAU PARKWAY
x 10 = SQUARE FOOTAGE FACTOR
2200 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD REQUIRED

11,740 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD REQUIRED
12472 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD PROVIDED

11740 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD REQUIRED
500 = SF PER LANDSCAPE YARD TREE
24 = TOTAL LANDSCAPE YARD TREES REQUIRED

18 = TOTAL LANDSCAPE YARD SHADE TREES PROVIDED
19 = TOTAL LANDSCAPE YARD ORNAMENTAL TREES PROVIDED

AVERAGE LOT DEPTH	SQ. FT. FACTOR
175' OR LESS	8 SF/LIN FT
175'–275'	10 SF/LIN FT
275'–375'	15 SF/LIN FT
375'+	20 SF/LIN FT

PARKING LOT SCREENING AND LANDSCAPING

111 = TOTAL NUMBER OF PARKING SPACES
20 = NUMBER OF PARKING SPACES PER TREE
6 = TOTAL PARKING LOT TREES REQUIRED

8 = TOTAL PARKING LOT SHADE TREES PROVIDED
11 = TOTAL PARKING LOT ORNAMENTAL TREES PROVIDED

CONTINUOUS PARKING LOT SCREEN REQUIRED
CONTINUOUS PARKING LOT SCREEN PROVIDED WITH LANDSCAPE BERM

(1/2 OF THE STREET YARD TREES MAY BE USED TO FULFILL PARKING LOT TREE REQUIREMENT)

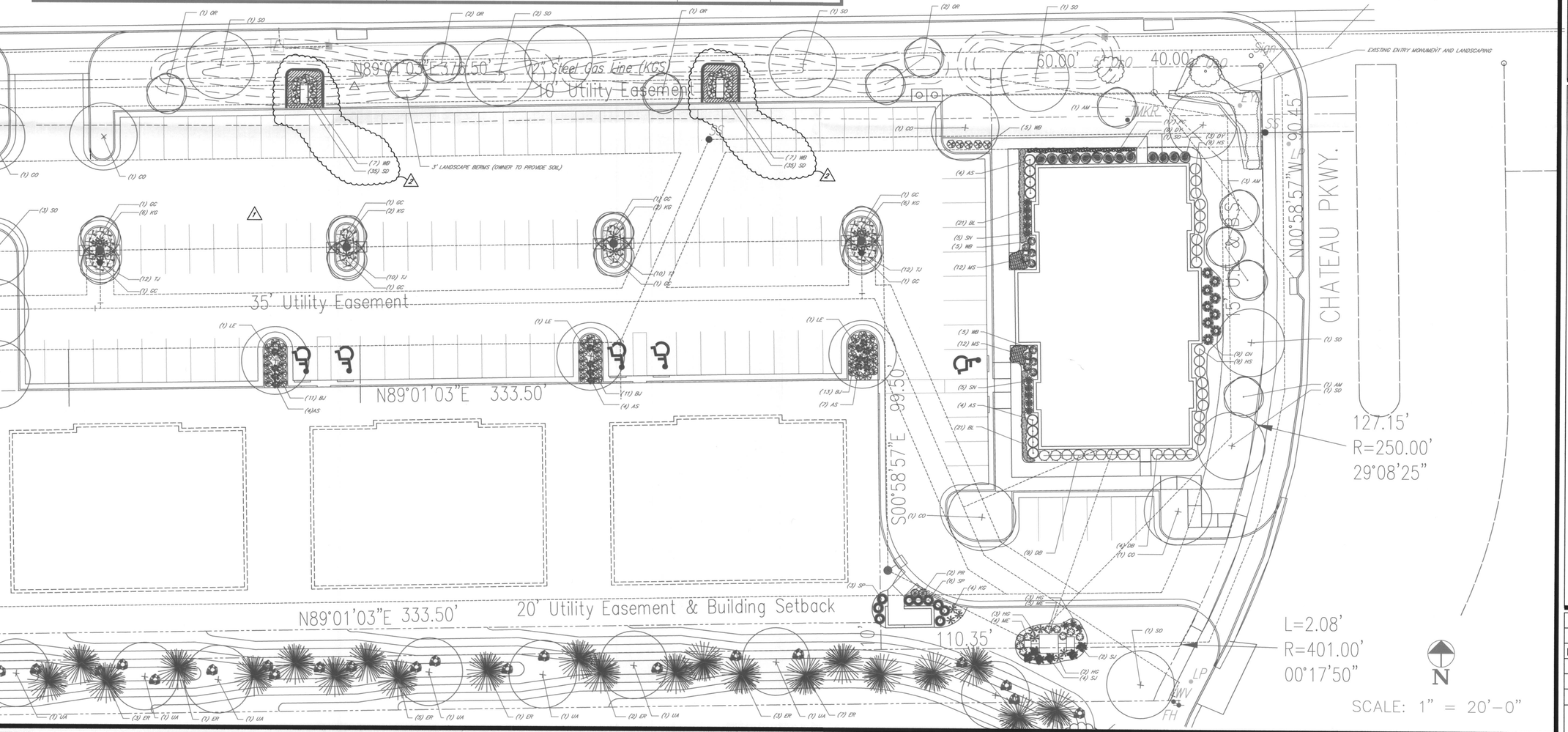
PERIMETER BUFFERS W/O SCREENING

444 = LIN. FT. OF ABUTTING PROPERTY
30 = LIN. FT PER BUFFER TREE + 5 SHRUBS
15 = TOTAL BUFFER TREES REQUIRED

9 = TOTAL BUFFER SHADE TREES PROVIDED
22 = TOTAL BUFFER CONIFER TREES PROVIDED

LANDSCAPE BERM PROVIDED IN LIEW OF SHRUBS

LANDSCAPE PLAN
APPROVED 3/5/15 BY NLS
DP-274



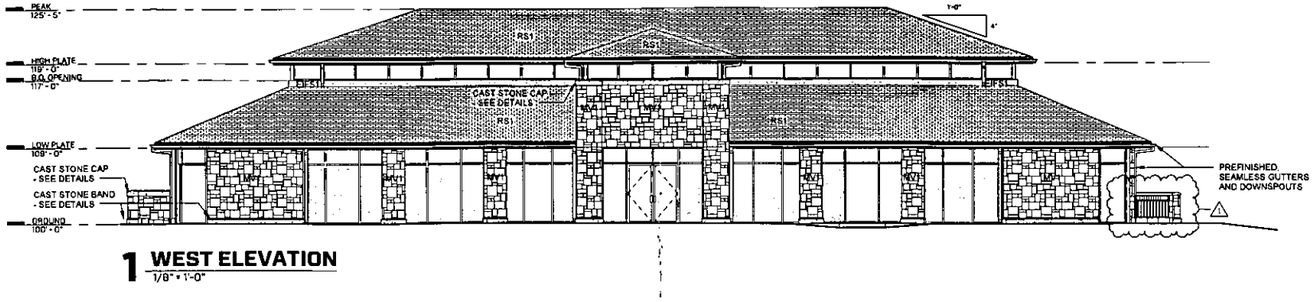
TREE TOP
NURSERY & LANDSCAPING, INC.
5910 E. 37th NORTH
WICHITA, KS 67220
TEL 316.686.7491
FAX 316.686.9625

DIRK R. SCHIPP LICENSED LANDSCAPE ARCHITECT 664 KANSAS

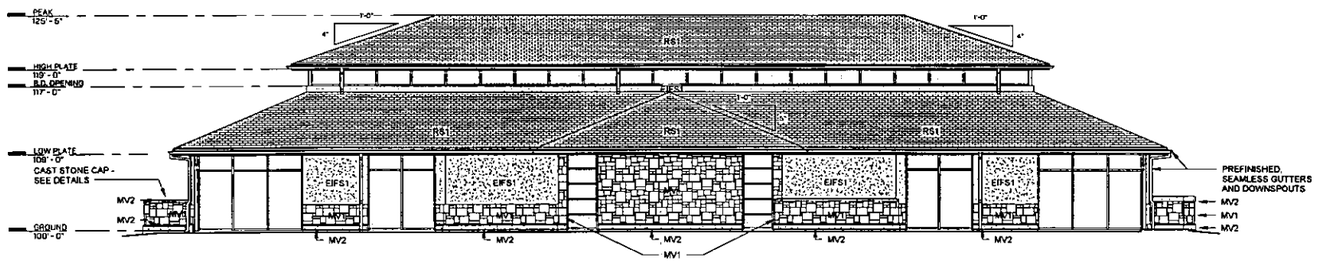
OAK CREEK OFFICE PARK
21st STREET NORTH AND CHATEAU PARKWAY
WICHITA, KANSAS
LANDSCAPE PLAN

DRAWN BY: DRS		
DATE: 3.03.09		
NO.	REVISION	DATE
1	signage	3.11.09
2	signage	10.13.10
SHEET: L1		

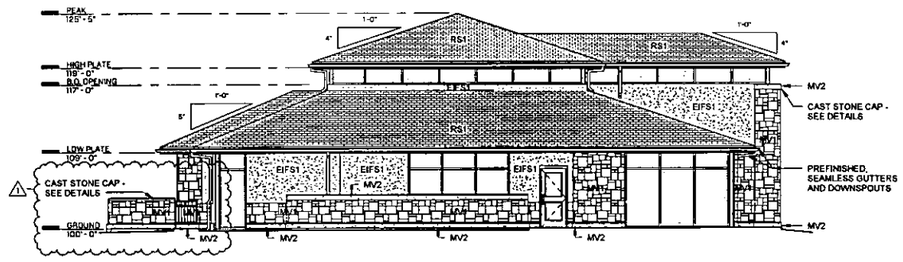
RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN



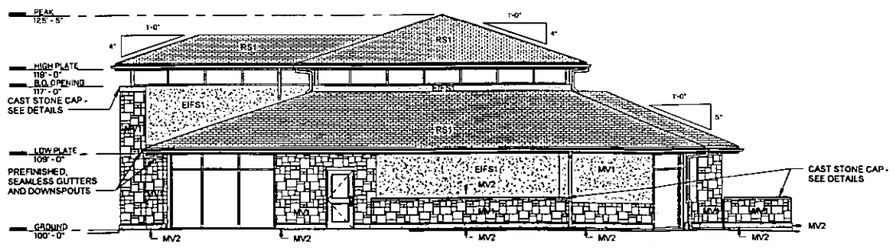
1 WEST ELEVATION
1/8" = 1'-0"



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



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



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

GENERAL NOTES - ELEVATIONS

A. FOR DOOR SCHEDULES REFER TO SHEET A5.0.

B. FOR WINDOW SCHEDULES REFER TO SHEET A5.0.

C. DIMENSIONS OF CONTROL JOINTS (CJ) SHOWN FOR DESIGN INTENT. ACTUAL DIMENSIONS MAY VARY TO ALIGN WITH MASONRY VENEER COURSING.

D. EXTERIOR FINISH & INSULATION SYSTEM (EIFS) IN LEGEND BELOW, EQUAL TO:
STOTHERM ci ESSENCE NEXT SYSTEM CONSISTING OF:
STO ESSENCE FINE SAND FINISH COAT, COLORS AS LISTED BELOW, OVER BASE COAT OVER FIBERGLASS MESH, WITH STO ARMOR MAT FOR THE BOTTOM 3'-0" OVER BASE COAT ON 1-1/2" EPS INSULATION BOARD, (BACK WRAPPED AT EDGES) AND MAINTAINING 3/8" JOINT AROUND DOORS AND WINDOW FRAMES, ADHERED WITH BASE COAT ADHESIVE, IN 3/8" VERTICAL RIBBONS AT 1-1/2 TO 2' CTR'S, OVER STO GOLD COAT LIQUID AIR / DRAINAGE BARRIER INCLUDING 40 MIL BASE SHEET MEMBRANE DETAIL STRIP AT BASE HORIZONTAL JOINT BETWEEN CONCRETE FLOOR EDGE; STARTER TRACK WITH WEEPS ALONG BOTTOM (1/2" ABOVE CONCRETE SIDEWALK OR APRON WHERE THEY OCCUR, RETURN MEMBRANE INTO DOOR AND WINDOW OPENINGS WITH GOLD FILL;
STOGUARD MESH WITH STO-GOLD LIQUID AIR / DRAINAGE BARRIER OR 2" WIDE STRIP ON FACE AND RETURN OF RAPID-FLASH SEALANT; ALL OVER 5/8" FIBER MATT FACED 'DENS-GLASS' SHEATHING BOARD.
USE GOLD FILL TO FILL SCREW HOLE DEEPER THAN 1/16".

E. MATERIAL LEGEND AS INDICATED BELOW.

MV1 - MASONRY VENEER 1
US STONE 50/50 BLEND OF COTTONWOOD & SILVERDALE 4"-6" HEIGHTS - TUMBLED

MV2 - CAST STONE "BANDING"
SIZE VARIES - SEE DETAILS
ARCHITECTURAL CAST STONE
COLOR: WHITE

EIFS1 - EXTERIOR INSULATION FINISHING SYSTEM 1
DRIVIT DPR FINISH W/ SANDBLAST TEXTURE
COLOR: #449 BUCKSKIN

CMU1 - CONCRETE MASONRY UNIT
CMU, SIZE PER PLAN AND SECTIONS, PAINTED WHERE EXPOSED, COLOR TO MATCH DRYVIT

GLAZ1 - GLAZING 1
INSULATED GLASS UNIT IN ALUMINUM STOREFRONT FRAMING SYSTEM - REF. WINDOW FRAME TYPES FOR DETAILS

RS1 - ROOF SYSTEM (SEE ROOF PLAN)
BORAL SAXONY "SLATE" NORMAL WEIGHT CONCRETE ROOF TILE
COLOR: ROCKY MOUNTAIN COBBLESTONE

APPROVED

DP-274 Arch Rev per GP#10

Date: 10-23-17

LEAD. INSPIRE. RESPECT. CONSTRUCT.

THE IDEAS, DESIGNS AND PLANS SHOWN ON THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF HUTTON CONSTRUCTION AND NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT WITHOUT THE WRITTEN PERMISSION OF HUTTON CONSTRUCTION.

HUTTON CONSTRUCTION
TEL 316 942 0855 | FAX 316 942 0001 | 2229 S. West St. Wichita, KS 67213 | HuttonConstruction.com

A NEW OFFICE BUILDING FOR
OAK CREEK LAW

10585 E. 21st St N., Wichita, KS

JOSHUA KEITH HERMAN LICENSED ARCHITECT
10.18.17

Issue	Date
FOR PERMIT	10/03/17
CITY COMMENTS	10/18/17
Project Number	170023

A2.0
EXTERIOR ELEVATIONS

LEGAL DESCRIPTION

Lots 3, Block 1, Oak Creek Office Park, an Addition to Wichita, Sedgwick County, Kansas.

SITE INFORMATION

Total Area:	211,886.3 sq. ft. (8.27 acres)
Disturbed Area:	211,886.3 sq. ft. (8.27 acres)
Impervious Area, pre-const:	29.9 sq. ft. (0.00 acres)
Impervious Area, post-const:	28,252.7 sq. ft. (0.19 acres)

BENCHMARKS

SITE BENCHMARK-1

"△" Chiseled on Top of Curb at Storm inlet near NE corner of the subject property, on south side of 21st Street N.

Elevation=1372.29 (NAVD 88)

SITE BENCHMARK-2

"△" Chiseled on Top of Curb at Storm inlet east of east property line of subject property, on west side of Chateau Parkway.

Elevation=1372.34 (NAVD 88)

LAYOUT NOTES

1. Contractor shall be required to provide notice to Kansas One Call at 687-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.

   Kansas One Call 1-800-DIG-SAFE

2. The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas)	1-888-482-4950
Black Hills Energy (Gas)	1-800-303-0357
Westar Energy (Electric)	383-8650
Cox Communications (Telecommunication)	262-4270
AT&T (Telecommunication)	268-2759
City of Wichita Water Dept. (Water)	268-4563
	or 268-4908
City of Wichita Sewer Maint.(San. Sewer)	268-4024
	or 262-4000
City of Wichita Storm Sewer Maint. (Storm Sewer)	268-4080
City of Wichita Traffic Maint.(Traf. Control)	268-4034
	or 268-4203
Conoco Pipeline Co. (Petroleum)	1-800-231-2551
Williams Pipeline Co. (Petroleum)	529-5600
	or 1-800-324-9698
Phillips Pipeline Co. (Petroleum)	1-800-766-8230

3. Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.

4. Traffic affected by demolition on this project shall be handled in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

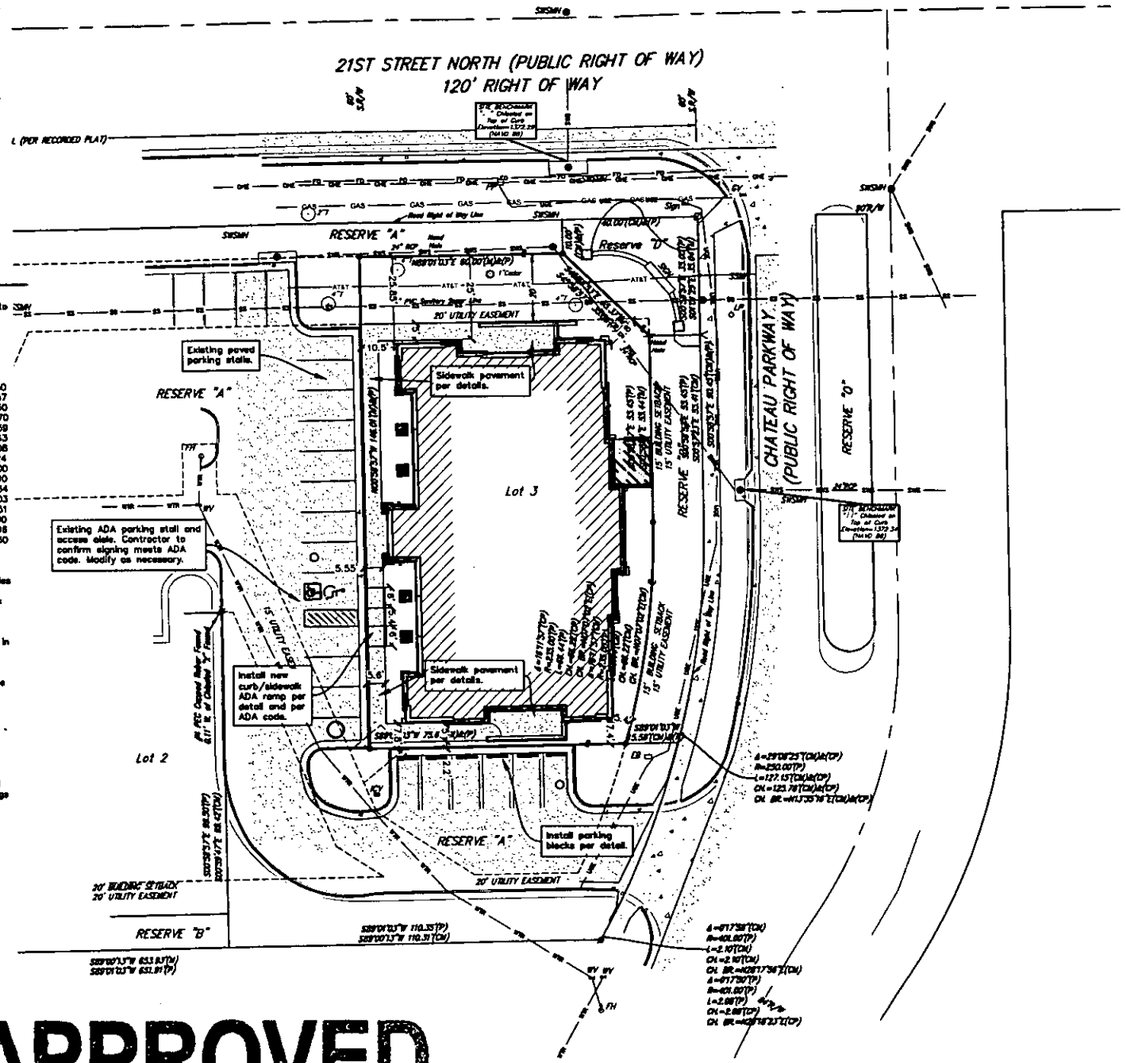
5. The Contractor shall provide appropriate signage throughout the sequence of construction clearly stating where construction entrances are.

6. The Contractor shall take all necessary precautions to protect the general public during the construction and demolition process. This may include the use of fences and signage.

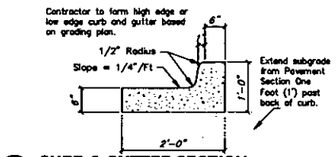
LAYOUT

7. Signing and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be painted markings in conformance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.

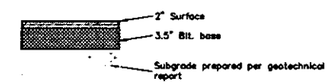
8. Dimensions shown are to face of curb or edge of pavement unless otherwise noted.



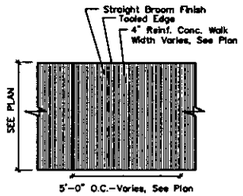
SITE DIMENSION PLAN
20 0 20 Scale 1"= 20'-0"



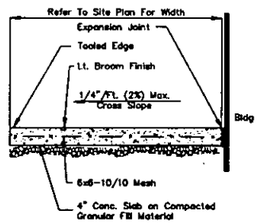
1 CURB & GUTTER SECTION
NOT TO SCALE



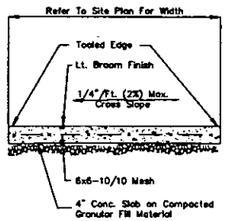
2 5.5" ASPHALT PAVEMENT
NOT TO SCALE



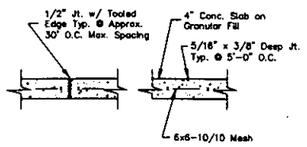
3 TYP. PATTERN IN WALK
NOT TO SCALE



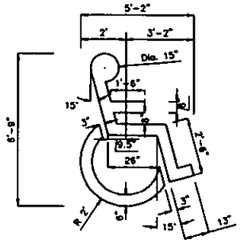
4 TYP. CONC. WALK @ BLDG WALL.
NOT TO SCALE



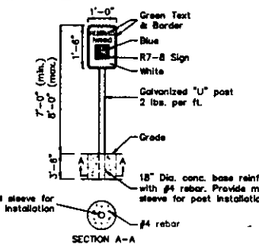
5 TYP. CONC. WALK SECTION
NOT TO SCALE



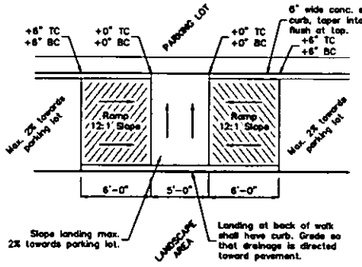
6 SIDEWALK JOINTS
NOT TO SCALE



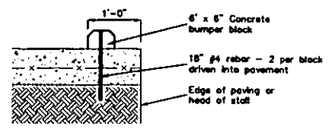
7 HANDICAP PAV. MARKING DETAIL
NOT TO SCALE



8 HANDICAP PARKING SIGN DETAIL
NOT TO SCALE



9 TWO WAY WHEEL CHAIR RAMP
NOT TO SCALE



10 TYP. CONCRETE WHEELSTOP
NOT TO SCALE

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

APPROVED

DP-274 Site Circ + Ped. Walk Plan per GP #19 + #23

Date: 10-23-17

LEAD. INSPIRE. RESPECT. CONSTRUCT.

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HUTTON CONSTRUCTION
TEL 316 942 8855 | FAX 316 942 8881 | 2229 S. West St. Wichita, KS 67213 | HuttonConstruction.com

A NEW OFFICE BUILDING FOR OAK CREEK LAW

10585 E. 21st Street N., Wichita, KS

VICTOR JAMES WOTEN LICENSED 21190 9-14-18 KANSAS PROFESSIONAL ENGINEER

Issue	Date
FOR PERMIT	09/14/17
CITY COMMENTS	10/18/17
Project Number	170023

C1.0
SITE DIMENSION PLAN

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 18, 2018

Slawson Commercial Properties
727 N Waco, Suite 400
Wichita, KS 67203

Slawson Commercial Properties
Attn: David Hambrick , V.P Construction
727 N. Waco, Suite 400
Wichita, KS 67203

Re: **CUP2018-00002: Administrative Adjustment to reduce the front setback by 20% on property zoned SF-5 Single-Family Residential in the Oak Creek Community Unit Plan DP-274**

Legal Description: LOT 16, Block 1, Glenview Addition, Wichita, Sedgwick County, Kansas; generally located south of East 21st Street North and west of North Greenwich Road (10606 Glengate Circle)

Dear Applicants,

We have reviewed your request for an Administrative Adjustment to reduce the front setback on the aforementioned property. From reviewing the application, we understand that you desire to reduce the front setback from 25-feet to 20-feet so that you may build a new residence as proposed in the attached site plan.

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.

The "Development Application" sign should now be removed from the property.

Dale Miller, Director
Metropolitan Area Planning Department

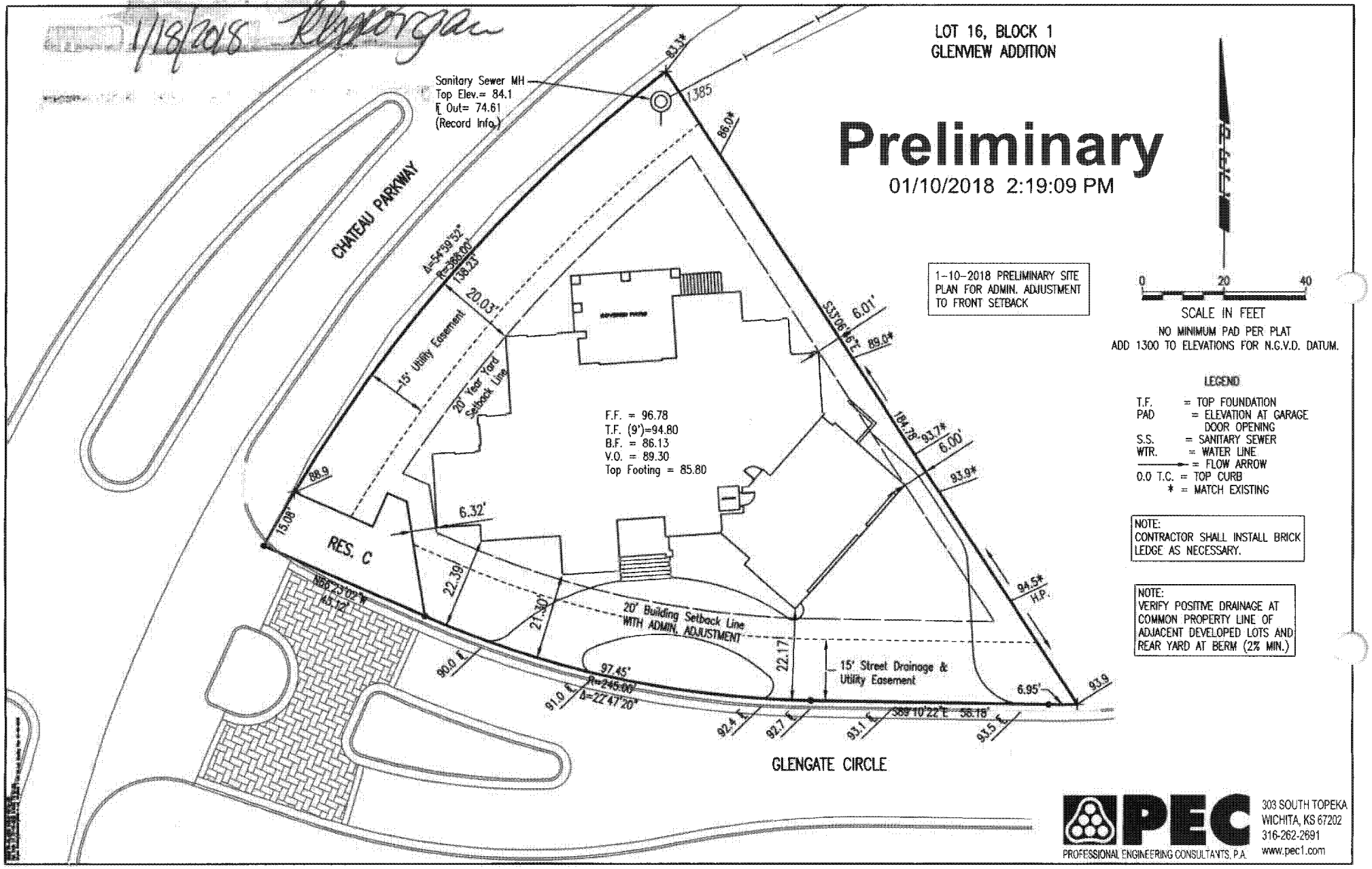
Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Pete Meitzner, CM District II
Laura Rainwater, Community Service Representative, District II

SITE PLAN

10606 E Glengate Circle

1/18/2018



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

Wichita-Sedgwick County Metropolitan Area Planning Department

February 26, 2018

Rebecca A Whitlock Living Trust
121 W. Prairie Lakes Drive
Hesston, KS 67062-9063

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

Re: **CUP2018-00008: Administrative Adjustment to reduce the front setback by 20% on property zoned SF-5 Single-Family Residential in the Oak Creek Community Unit Plan DP-274**

Legal Description: LOT 12, Block 1, Glenview Addition, Wichita, Sedgwick County, Kansas; generally located south of East 21st Street North and west of North Greenwich Road (East Glengate Circle)

Dear Applicants,

We have reviewed your request for an Administrative Adjustment to reduce the front setback on the aforementioned property. From reviewing the application, we understand that you desire to reduce the front setback from 25-feet to 20-feet so that you may build a new residence as proposed in the attached site plan.

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.

The "Development Application" sign should now be removed from the property.

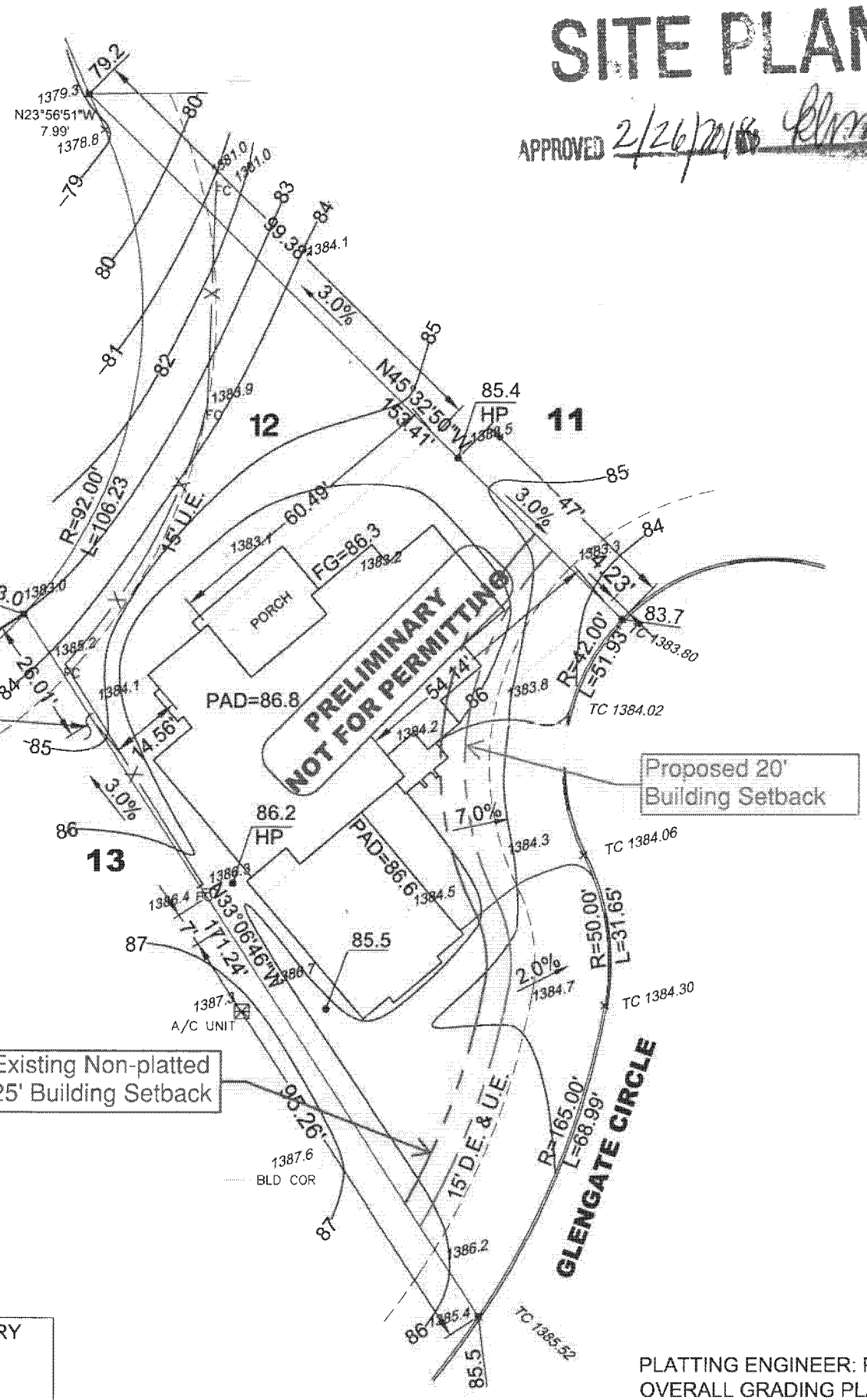
Dale Miller, Director
Metropolitan Area Planning Department

Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Pete Meitzner, CM District II
Laura Rainwater, Community Service Representative, District II

SITE PLAN

APPROVED 2/26/2018



COORDINATE W/ NEIGHBORING PROPERTY FOR FENCE PLACEMENT AND GRADING

* BUILDER TO VERIFY SANITARY SEWER DEPTH TO ENSURE ADEQUATE GRADE FOR SANITARY SERVICE.

PLATTING ENGINEER: PEC (262-2691)
OVERALL GRADING PLAN: PEC (262-2691)
UTILITIES, PAVING, & GRADING TAKEN FROM OVERALL GRADING PLAN

LEGEND

TF	TOP OF FOUNDATION	WO PIT	WALK-OUT/WALK-UP PIT
BF	BASEMENT FLOOR	ADD STEP	STEP FROM GARAGE TO TF
TC	TOP OF CURB	PAD	ELEV. @ GARAGE OPENING
FL	FLOW LINE	FG	FINISHED GROUND
HP	HIGH POINT	INL	INLET
VO	VIEW OUT	000.00	EXISTING ELEVATIONS
WO	WALK OUT	xx.x	PROPOSED ELEVATIONS
BSMT	BASEMENT	2.0%	FLOW ARROW & % SLOPE
TW	TOP OF WALL		DROP SIDING/BRICK LEDGE

N

0 15 30

GENERAL NOTES

1. Builder shall provide retaining walls along property line for grade transitions when required to maintain proper slopes between houses.
2. This drawing is provided for grading purposes only.
   - drawing does not represent a boundary or mortgage title inspection. Easement and Building Setback information shown is from the recorded plat unless otherwise indicated.
   - Utilities shown are for information only, and builder shall verify depths and locations prior to construction. Builder will be required to provide a minimum advance notice of seventy-two (72) hours to utility companies prior to starting any excavation as follows: Kansas One Call 1-800-344-7233 or 687-2470 (local Wichita).
3. Care should be taken to protect existing sidewalk. Sidewalk may need to be removed and replaced due to damages from construction and/or to more gradually slope driveway from house to curb.

BENCHMARK:	DISTANCE FROM HOUSE TO PROPERTY LINE	
BM = Square Cut Top of Curb Between Lots 8 & 9, Block 1. ELEV. = 1384.96 NGVD 29	FRONT	20.00'
	REAR	27.35'
	LEFT	6.00'
	RIGHT	13.41'

REVISION	DATE
ADMIN ADJUSTMENT- SHIFT FORWARD	1-26-2018

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MKEC
Wichita, KS • 316.684.9600

GLENVIEW ADDITION
LOT 12, BLOCK 1

BUILDER: NIES HOMES, INC.

PAD	1386.8	MINIMUM PAD	N/A	DRAWN BY:	ABW	DATE: JANUARY 2018
SSWR F_	*	BFE	N/A	DESIGNED BY:	JTC	SHEET NO. 1-12-GV
BF - SSWR	*	DATUM	NGVD29	APPROVED BY:	GJA	18222-03

INSTALLATION AND FINAL GRADING PLAN - GLENVIEW ADDITION - ADMINISTRATIVE ADJUSTMENT - AA_1-12-GV.DWG

Wichita-Sedgwick County Metropolitan Area Planning Department

June 11, 2018

Slawson Commercial Properties, LLC
Attn: David Hambrick
727 N. Waco, Suite 420
Wichita, KS 67203

Professional Engineering Consultants, P.A.
Attn: Charlie Brown
303 S. Topeka
Wichita, KS 67202

RE: CUP2018-00022 – City Administrative Adjustments to Oak Creek Community Unit Plan DP-274 Parcel 19 as a result of a replat (SUB2018-05) of Carriage Oaks Addition.

Legal Description: A replat of Lots 1 through 14, Block 1; Lots 1 through 20, Block 2; Lots 1 through 11, Block 3; and Reserves "A", "B", "C", "D", "E", "F", "G", and "H"; and all streets lying within Carriage Oaks, an Addition to Wichita, Sedgwick County, Kansas.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment CUP2018-22 to reflect the replat of Carriage Oaks Addition to Wichita, Sedgwick County, Kansas.

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

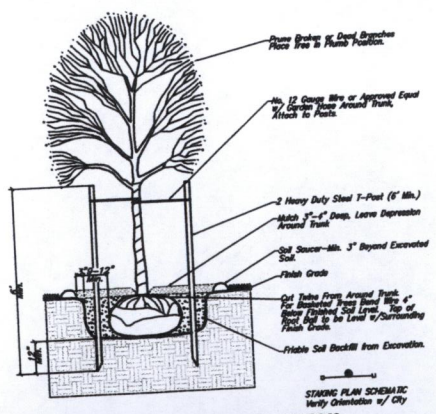
cc: MABCD
Pete Meitzner, CM District II
Laura Rainwater, CSR, District II

LANDSCAPE NOTES

1. All landscape work shall be done in accordance with industry standards.
2. Turf areas 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 of uniform consistency.
6. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
7. General Contractor to supply and place at a depth of 4", all topsoil on site within the Limits of Construction.
8. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
9. Topsoil shall be delivered in an unfrozen and non- muddy condition.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. 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. Plants are to be watered manually until established. If automatic irrigation system is desired, refer to Irrigation Notes below.

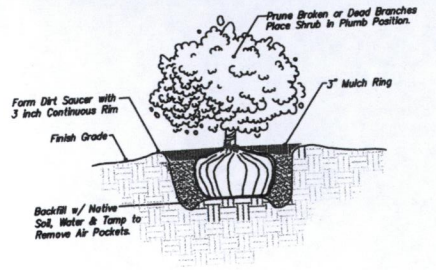
IRRIGATION NOTES

1. Automatic irrigation systems shall be equipped with an automatic rain sensing device.
2. All irrigation work is to be installed in compliance with all local codes and regulations.
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.
4. Prior to construction, Irrigation Contractor to locate all existing 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. 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.
7. 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.
8. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
9. Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.
10. Locate Irrigation Controller per Owner's direction.



1 TREE PLANTING & STAKING DETAIL — No Scale

Deciduous Trees Larger than 2" Cal.
Evergreen Trees Larger than 5' Ht.



2 SHRUB PLANTING DETAIL — No Scale

5 Gallon and Smaller

LEGAL DESCRIPTION

Lot 2, Block 1, Oak Creek 2nd, an Addition to Wichita, Sedgwick County, Kansas.

SITE INFORMATION

Total Area:	±53,681 sq. ft. (1.23 acres)
Disturbed Area:	±53,681 sq. ft. (1.23 acres)
Impervious Area, pre-const:	±0 sq. ft. (0.00 acres)
Impervious Area, post-const:	±33,380 sq. ft. (0.77 acres)

BENCHMARKS

Site Benchmark - 1

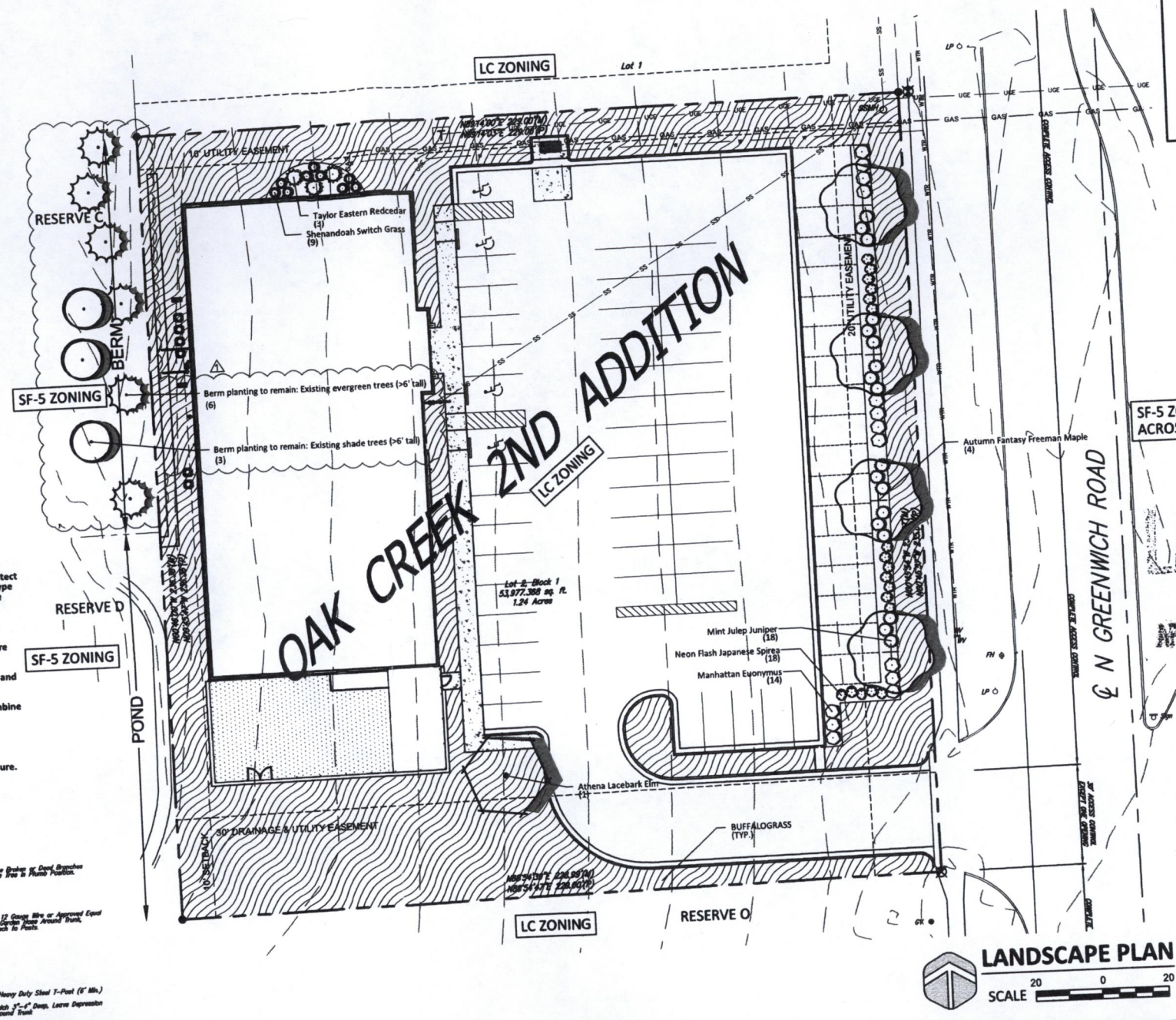
"□" chiseled on back of sidewalk

Elevation = 1366.08 (NAVD 88)

KANSAS ONE CALL

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.

Kansas One Call 1-800-DIG-SAFE



LANDSCAPE PLAN
SCALE 20 0 20

LANDSCAPE CALCULATIONS

(Landscape Plan subject to requirements of Community Unit Plan DP-274)

STREET YARD

Lot depth: 229'
Square Footage factor: 10

Street Frontage: 235.07'
235.07' x 10 = 2,351 sq. ft. landscaped street frontage required
Provided: 5,400 sq. ft.

Trees required:
2,351' / 500 = 5 trees required
Provided: 5

WEST SIDE BUFFER

Required adjacent to Reserve C: No buffer required due to berm.
Required adjacent to Reserve D: No buffer required adjacent to pond.

PARKING LOT SCREENING & LANDSCAPING
Continuous shrub screen provided.

Trees required: 1/20 stalls

Total parking stalls: 68 (including Alt. #1 parking option)
68/20 = 4 trees required
Provided: 2.5 (half of street yard trees), due to utilities and esmts.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
+	4	ACER X FREEMANII 'DTR 102' TM	AUTUMN FANTASY FREEMAN MAPLE	2" CALIPER MIN.
⊙	3	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR EASTERN REDCEDAR	5' TALL MIN.
⬡	1	ULMUS PARVIFOLIA 'ATHENA'	ATHENA LACEBARK ELM	2" CALIPER MIN.
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
○	14	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'	MANHATTAN EUONYMUS	18" TALL / 2 GAL. MIN.
⊙	18	JUNIPERUS CHINENSIS 'MINT JULEP'	MINT JULEP JUNIPER	18" TALL / 2 GAL. MIN.
●	9	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	18" TALL / 2 GAL. MIN.
⊙	18	SPIRAEA JAPONICA 'NEON FLASH'	NEON FLASH JAPANESE SPIREA	18" TALL / 2 GAL. MIN.
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
▨	14,788 SF	BOUTELOUA DACTYLOIDES 'CODY'	CODY BUFFALO GRASS	SEED

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

FOR MABCD USE ONLY

HUTTON
2250 N. Woodlawn, Suite 300, Wichita, KS 67220 | 316.462.4000 | www.huttonfirm.com

AARON HARNDEN
LICENSED
07/01/2021
KANSAS
LANDSCAPE ARCHITECT

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LANDSCAPE PLAN

APPROVED 7/7/21 BY YES

DP 274

Design Project Number: DS-21020

TRUE PHYSICAL THERAPY
NEW PHYSICAL THERAPY CLINIC AND
TENANT FINISH-OUT
1819 N. Greenwich Road
Wichita, KS 67206

Issue:
FOR PERMIT
Date:
06.03.2021

REVISIONS

#	Description	Date
1	ASI-01	07.01.2021

L1.0
LANDSCAPE PLAN