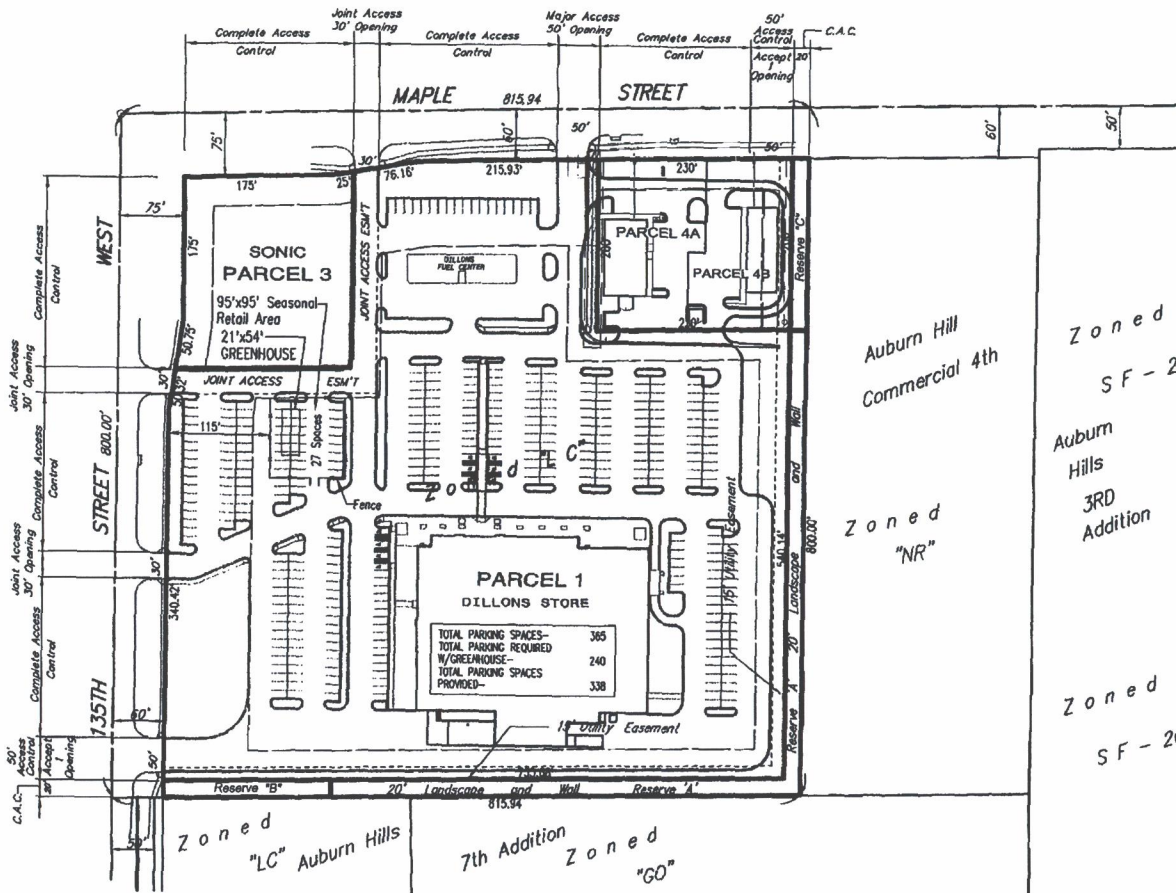


COMMUNITY UNIT PLAN AUBURN HILLS COMMERCIAL DP - 219



GENERAL PROVISIONS:

- Total Land Area:
A. Total Land Area Zoned "LC" 552,422 sq.ft. or 12.677 acres
522,901 sq.ft. or 12.00 acres
- Total Gross Floor Area:
Total Floor Area Ratio: 183,015 sq.ft.
35 percent
- Parking shall be provided in accordance with Section 28.04.140 et seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- Major street improvements for Maple Street and 135th Street West shall be in conformance with the following requirements, along with any other City Engineering requirements.
 - Owner to guarantee an acceleration-deceleration lane around the corner of the intersection to the major opening on Maple Street.
 - A left turn lane on Maple to serve the major opening.
 - Plot shall guarantee permanent paving along the owner's frontage on 135th Street.
- No business other than a grocery or drugstore may exceed 8,000 square feet in floor area. Drive-thru restaurant will require a screen wall placed along the drive thru to any property within 150 feet of residential zoned areas. No restaurant with drive-in service, no convenience stores, service stations, carwashes, and no overhead doors for auto supply or services uses are permitted within 150 feet of residential zoned areas.

- The maximum square footage of sign area permitted for monument type signs only—See Chart Below. As the frontage develops along the arterial roadways monument type signs shall be spaced a minimum of 150' feet apart, irrespective of how land is leased or sold, with the following stipulations:
 - Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - Portable and off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - No signs shall be allowed on the rear of any buildings, except for Parcel 3 where building signage is allowed along the east elevation, and Parcel 4 where building signage is allowed along the west elevation.
 - Following is the square footage of sign face allowed for each Parcel:

Parcel	Sign Face	Height
Parcel 1:	(along Maple)	144 sq.ft. 20ft.
Parcel 1:	(along 135th)	20ft.
Parcel 3:		48 sq.ft. 8ft.
Parcel 4:		48 sq.ft. 8ft.
- Building signs for buildings located within 150 feet of the arterial streets are limited to standards for the Neighborhood Retail District.
- Building signs in Parcel 3 will be limited to 20 square feet on the west elevation, 20 square feet on the east elevation, and 40 square feet on the north elevation.
- A plan for a pedestrian walk system shall be required to link proposed buildings with the major entrance and sidewalks along Maple Street and the sidewalks along 135th Street West. The pedestrian walk system shall be assured by the required submission and approval of an overall site traffic circulation plan by the Planning Director for each parcel prior to issuing building permits.

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

- Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.
- A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
- Requirements for streetyard landscaping and buffer strip trees will be calculated at 1.5 times the minimum ordinance requirements. Requirements for parking lot landscape shall comply with the landscape ordinance.
- A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
- Masonry Walls
 - A six (6) foot high masonry wall shall be constructed along the south and east property lines of the C.U.P. where adjacent to residential zoning.
 - This solid masonry wall shall be constructed of a pattern and color that is consistent with the building walls.
- Roofing mechanical equipment shall be screened from ground level view per Code of the City of Wichita.
- Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
- All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominant exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accents, and must employ materials similar to surrounding residential areas. Metal shall not be permitted as a predominant exterior building material for any building on the site.
- Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in solid fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
- No parcel within this C.U.P. shall allow the use of adult entertainment establishments, multi-family, group homes, group residential, halfway houses, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
- The transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
- The seasonal nursery and Garden Center in Parcel 1 shall be located in a temporary structure and shall operate for no more than 120 days during a calendar year. Prior to utilization of the Outdoor Garden Area, the applicant shall annually submit a report to the Zoning Enforcement Division of the Office of Central Inspection that demonstrates compliance with the approved site plan (See Restricted Area) and conditions specified herein.

Rev. By Date Description

Wall Development Group
4201 E Yale Avenue, Suite 140
Denver, Co 80222

SBB Engineering, LLC
101 South Kansas Avenue
Topeka, Kansas 66603
Ph: (785) 216-9630 / www.sbbeng.com



COMMUNITY UNIT PLAN

SHEET TITLE

SBB Proj. No.: 20-091
Drawn by: SBB
Checked by: SBB
Date: 07/15/2020
Drawing No.: C1

PROJECT LOCATION:
13353 West Maple Street
Wichita, Kansas 67235

PROJECT LOCATION:

PROJECT LOCATION:

Zoned
SF - 20

Auburn
Hills
3RD
Addition

Zoned
SF - 20

LEGAL DESCRIPTION:

The North 800 feet of the west 815.94 feet of the N.W. 1/4 of section 25, TWP-27-South, R-2-W, of the 6th P.M., Sedgwick County, Kansas.

BENCH MARK:

City of Wichita Bench Mark Disc, 30' North and 15' East of the intersection of both centerlines at Maple Street and 135th Street West.
City Datum: Elevation 150.20

PARCEL 4B

- Net Area: 22,444 sq. ft. or 0.52 acres
- Maximum Building Coverage: 6,733.2 sq. ft. or 30 percent
- Maximum Gross Floor Area: 7,855.4 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: North line 35 feet. East line 17.5 feet.
- Purposed Uses: All uses allowed in "LC" Zoning (Except: General Provision #21)

PARCEL 1

- Net Area: 427,400 sq. ft. or 9.81 acres
- Maximum Building Coverage: 128,220 sq. ft. or 30 percent
- Maximum Gross Floor Area: 149,590
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: Four (4)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing for Setbacks
- Access Points: 1 Major Entrance to Maple Street
1 Joint Access to Maple Street
2 Joint to 135th Street West
- Purposed Uses: All uses allowed in "LC" Zoning and Seasonal Garden Center as defined in General Provision #23. (Except General Provisions #7 & #21)

PARCEL 2

(DELETED)

RESERVE A

- Net Area: 20,981 sq. ft. or 0.482 acres
- Maximum Building Coverage: NONE
- Maximum Gross Floor Area: NONE

RESERVE B

- Net Area: 4,551 sq. ft. or 0.104 acres
- Maximum Building Coverage: NONE
- Maximum Gross Floor Area: NONE

RESERVE C

- Net Area: 3,989 sq. ft. or 0.091 acres
- Maximum Building Coverage: NONE
- Maximum Gross Floor Area: NONE

PARCEL 3

- Net Area: 49,500 sq. ft. or 1.136 acres
- Maximum Building Coverage: 14,850 sq. ft. or 30 percent
- Maximum Gross Floor Area: 17,325 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: West Line 35 feet
North Line 35 feet
- Purposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #7 & #21)

PARCEL 4A

- Net Area: 23,558 sq. ft. or 0.54 acres
- Maximum Building Coverage: 7,087.4 sq. ft. or 30 percent
- Maximum Gross Floor Area: 8,245.3 sq. ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: North line 35 feet.
- Purposed Uses: All uses allowed in "LC" Zoning (Except: General Provision #21)



Wichita-Sedgwick County Metropolitan Area Planning Department

July 30, 2021

WDG Maple, LLC
Attn: Jimmy Wall
4201 E. Yale Avenue, Suite 140
Denver, CO 80222

Ron's Sign Company
Attn: Anders Herpolsheimer
1329 S Handley Street
Wichita, KS 67213

RE: CUP2021-40 – City Administrative Adjustment to Auburn Hills Commercial CUP DP-219 General Provision 8. D to Parcel 4 to allow a sign on the rear (west) elevation of the building.

LEGAL DESCRIPTION: TH PT LOT 4; BEG NW COR TH E 126.98 FT, S 108.5 FT, W 20 FT, 91.88 FT TO PTS LI W 106.97 FT, N 200 FT TO BEG AUBURN HILLS COMMERCIAL ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-219 to General Provision 8.D to allow a building sign on the rear (west) elevation as indicated by bold, red, italic text as follows:

General Provision 8.D:

No signs shall be allowed on the rear of any buildings, except for Parcel 3 where building signage is allowed along the east elevation ***and Parcel 4 where building signage is allowed along the west elevation.***

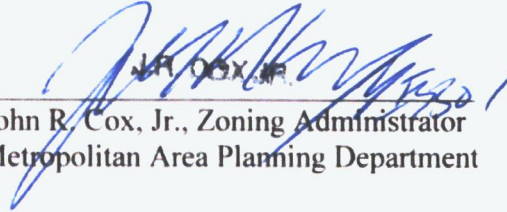
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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.



Scott Wadle, Director
Metropolitan Area Planning Department



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

cc: MABCD
Jeff Blubaugh, CM District IV
Maddy Campbell, CSR District IV

Administrative Adjustment (CUP Adjustment)

13353 W. Maple St, Wichita, KS, 67235

Adjustment to allow signage on the back of the building for Parcel 4

Applicant: WDG Maple, LLC

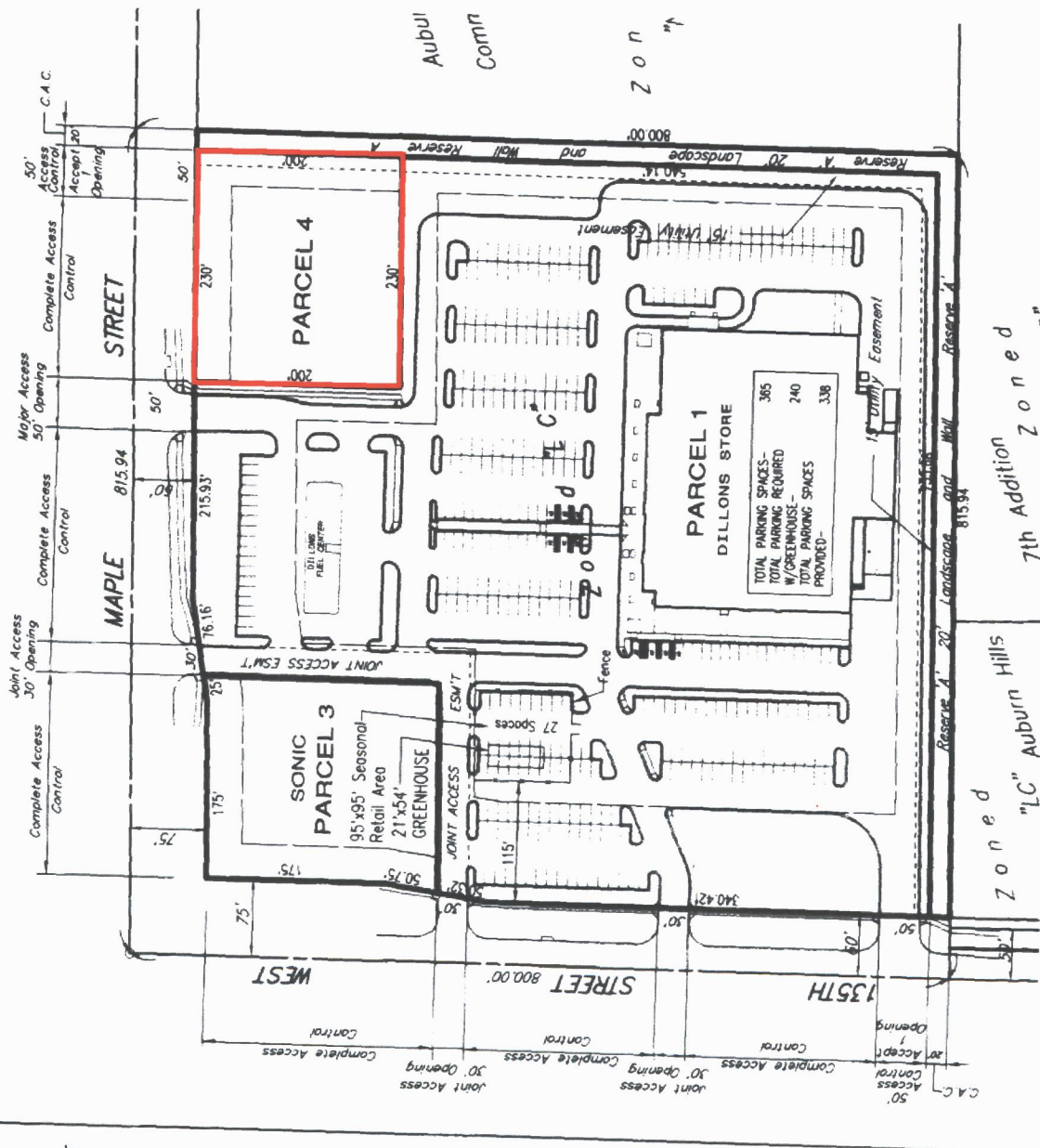
Attn: Jimmy Wall

Agent: Ron's Sign Co.

c/o Anders Herpolsheimer

SITE PLAN

APPROVED 7/30/2021 BY *Remora*



RON'S SIGN COMPANY 1329 S. Handley St Wichita, KS 67213 Phone: 1.316.267.8914 Fax: 1.316.267.0811		DRAWING DATE: 06.14.21 DESIGNER: A. Herpolsheimer SALES REP: A. Smith	ADDRESS: 13353 W. Maple St, Wichita, KS 67212 (SIGNATURE)	CUSTOMER: Sherwin Williams	SHEET NUMBER: 2.0
By signing this, you agree that all of the following is correct and satisfactory. This layout is the property of Ron's Sign Co. and may not be shown to anyone outside of your organization, nor is to be used, reproduced, copied, or exhibited in any fashion. Ron's Sign Co. will aim to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying surface materials and print codes used. All sizes and dimensions are illustrated for client's view of the project and is not to be viewed as being exact size or exact scale.					

DESIGN PHASE: FINAL

DATE:

CLIENT APPROVAL:

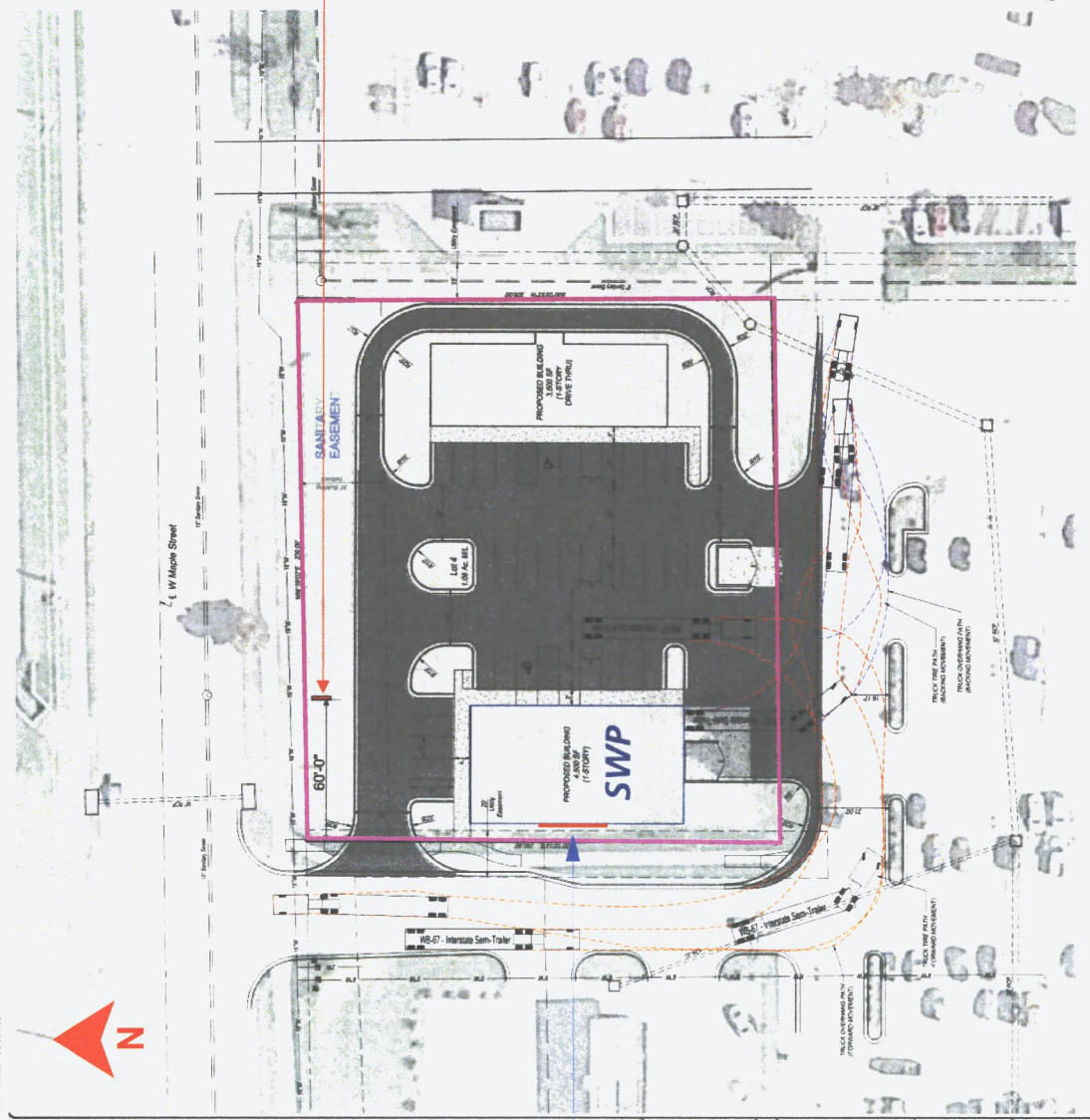
Adjustment to allow signage on the back of the building for Parcel 4

Attn: Jimmy Wall

Agent: Ron's Sign Co.

c/o Anders Herpolsheimer

SITE MAP



SITE PLAN

APPROVED 7/30/2021 **BY** *R. M. [Signature]* **Location**

ADDRESS: 13353 W. Maple St, Wichita, KS 67212

(SIGNATURE)

CLIENT APPROVAL:

DATE:

CUSTOMER:

Sherwin Williams

DESIGN PHASE: **FINAL**

SHEET NUMBER:

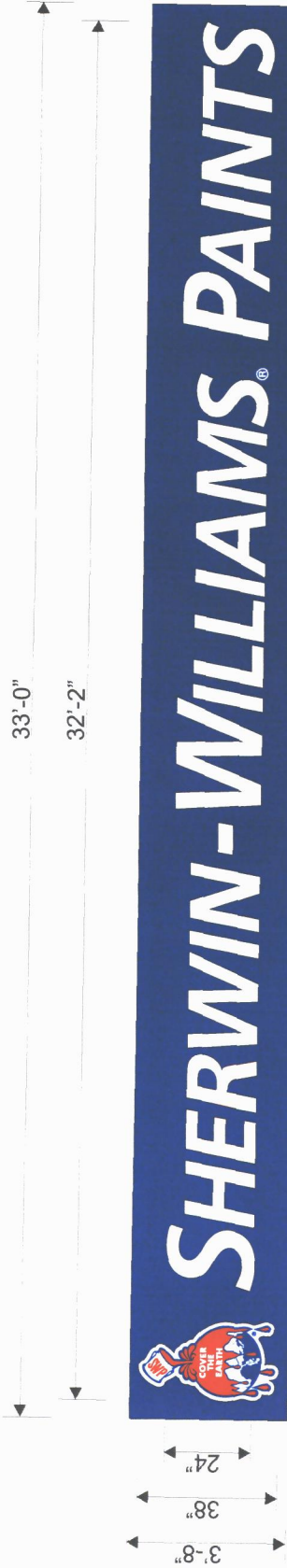
3.0.



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Wall Sign

NEW CHANNEL LETTERS ON BLUE BACKER, PROPOSED ON BACK SIDE OF BUILDING



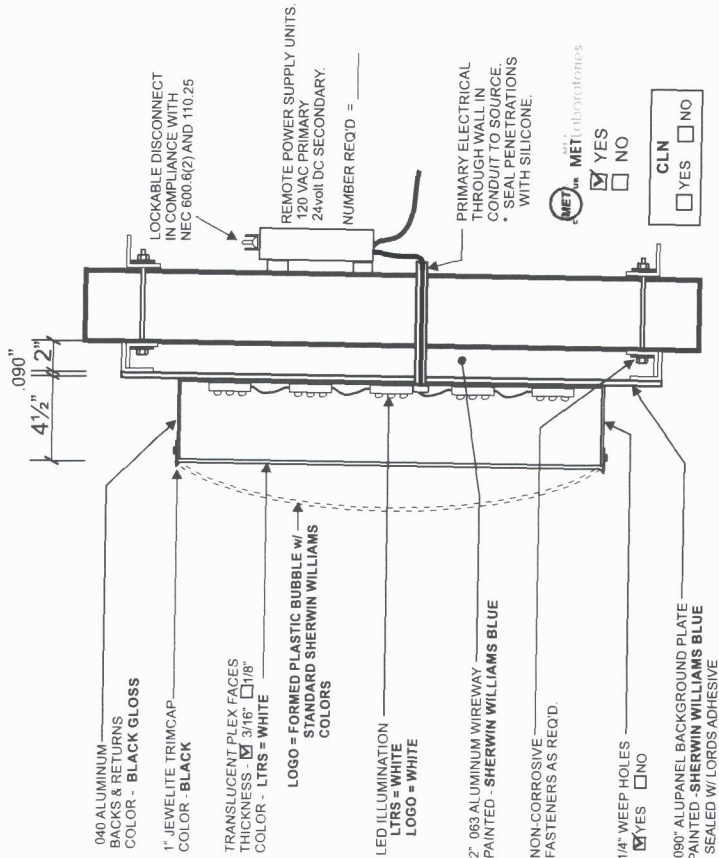
PLEX FACE CHANNEL LETTERS ON BACKGROUND WIREWAY
(2) REQUIRED

SITE PLAN

APPROVED 7/30/2004 BY *[Signature]*

NOTE: Scale: 1/4" = 1'

- QTY: 1**
- Material: 3/16 Acrylic Face
 - > LED EMC Board
 - Sides: Double Sided



ADDRESS: 13353 W. Maple St, Wichita, KS 67212 DESIGNER: A. Herpolsheimer SALES REP: A. Smith		CUSTOMER: Sherwin Williams DESIGN PHASE: FINAL	SHEET NUMBER: 5.0
DRAWING DATE: 06.14.21 DESIGNER: A. Herpolsheimer SALES REP: A. Smith		DATE:	

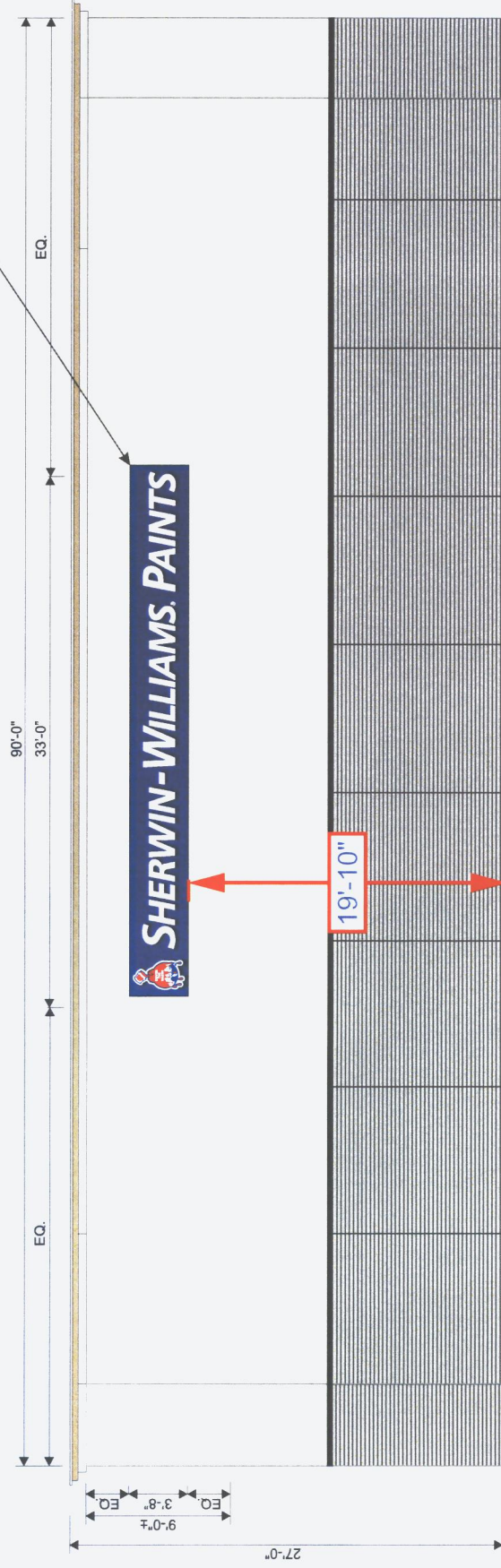


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Wall Sign

NEW CHANNEL LETTERS ON BLUE BACKER, PROPOSED ON BACK SIDE OF BUILDING

MANUFACTURE & INSTALL ILLUMINATED
PLEX FACE CHANNEL LETTERS ON
BACKGROUND WIREWAY.

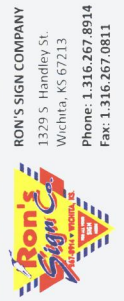


PROPOSED REAR ELEVATION

Scale: 123.2" = 1'

SITE PLAN

APPROVED 7/30/2024 *[Signature]*



RON'S SIGN COMPANY
1329 S. Handley St.
Wichita, KS 67213
Phone: 1.316.267.8914
Fax: 1.316.267.0811

DRAWING DATE: 06.14.21
DESIGNER: A. Herpolsheimer
SALES REP: A. Smith

ADDRESS: 13353 W. Maple St, Wichita, KS 67212

(SIGNATURE)
CLIENT APPROVAL:

DATE:

CUSTOMER:

Sherwin Williams

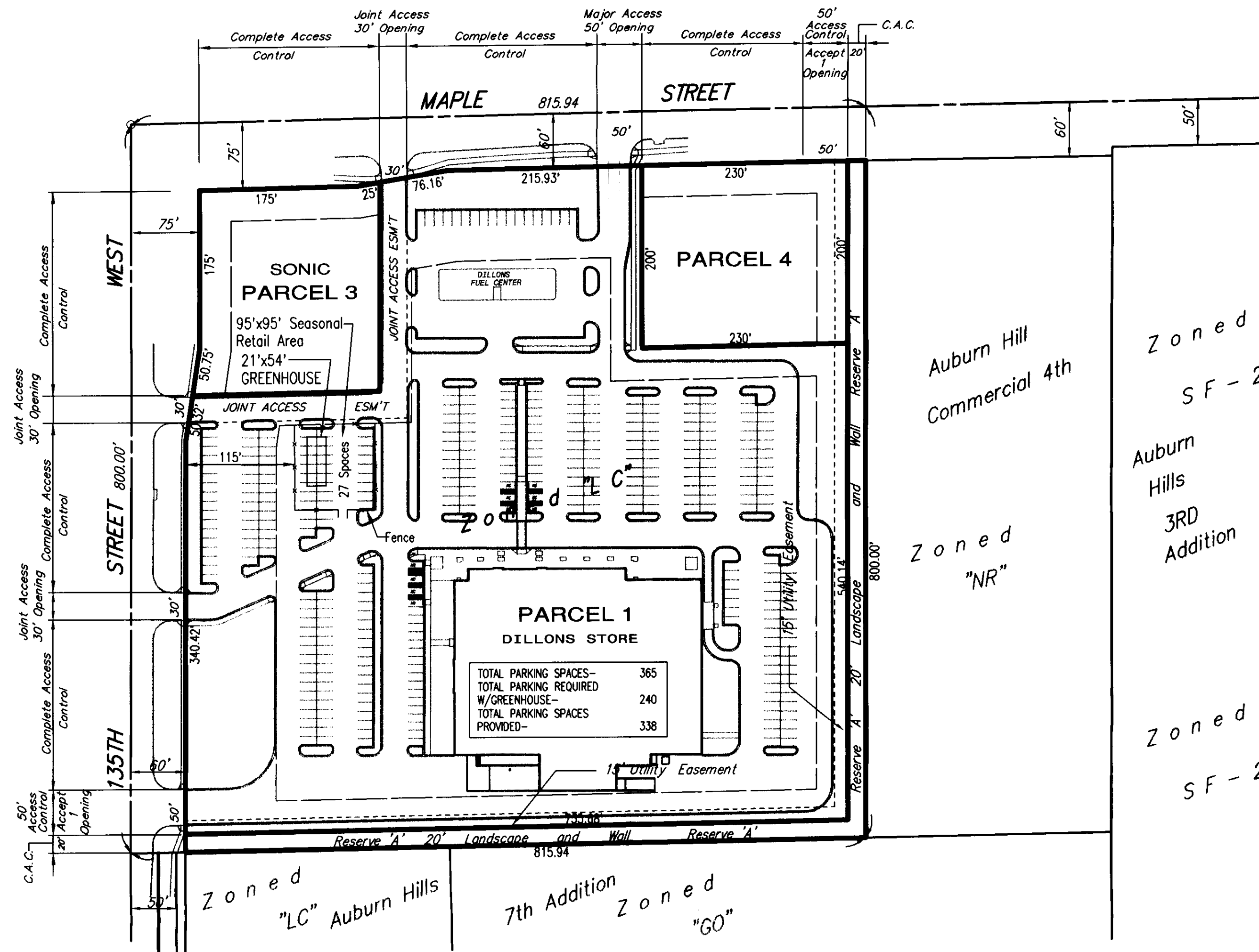
SHEET NUMBER:

6.0

DESIGN PHASE: FINAL

By signing this, you agree that all of the following is correct and satisfactory. This layout is the property of Ron's Sign Co. and may not be shown to anyone outside of your organization, nor is to be used, reproduced, copied, or exhibited in any fashion. Ron's Sign Co. will aim to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying surface materials and paint codes used. All sizes and dimensions are illustrated for client's view of the project and is not to be viewed as being exact size or exact scale.

COMMUNITY UNIT PLAN AUBURN HILLS COMMERCIAL DP - 219



GENERAL PROVISIONS:

- Total Land Area: 552,422 sq.ft. or 12.677 acres
A. Total Land Area Zoned "LC" 522,901 sq.ft. or 12.00 acres
- Total Gross Floor Area: 183,015 sq.ft.
Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Section 28.04.140 et seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- Major street improvements for Maple Street and 135th Street West shall be in conformance with the following requirements, along with any other City Engineering requirements.
 - Owner to guarantee an acceleration-deceleration lane around the corner of the intersection to the major opening on Maple Street.
 - A left turn lane on Maple to serve the major opening.
 - Plat shall guarantee permanent paving along the owner's frontage on 135th Street.
- No business other than a grocery or drugstore may exceed 8,000 square feet in floor area. No restaurant with drive-in or drive-through service, no convenience stores, service stations, carwashes, and no overhead doors for auto supply or services uses are permitted within 150 feet of residential zoned areas.

- The maximum square footage of sign area permitted for monument type signs only—See Chart Below. As the frontage develops along the arterial roadways monument type signs shall be spaced a minimum of 150' feet apart, irrespective of how land is leased or sold, with the following stipulations:
 - Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - Portable and off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - No signs shall be allowed on the rear of any buildings, except for Parcel 3 where building signage is allowed along the east elevation.
 - Following is the square footage of sign face allowed for each Parcel:

Parcel	Sign Face	Height
Parcel 1: (along Maple)	144 sq.ft.	20ft.
Parcel 1: (along 135th)	96 sq.ft.	20ft.
Parcel 3:	48 sq.ft.	8ft.
Parcel 4:	48 sq.ft.	8ft.

- Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
- Portable and off-site signs are not permitted.
- Window display signs are limited to 25% of the window area.
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Parcel	Sign Face	Height
Parcel 1: (along Maple)	144 sq.ft.	20ft.
Parcel 1: (along 135th)	96 sq.ft.	20ft.
Parcel 3:	48 sq.ft.	8ft.
Parcel 4:	48 sq.ft.	8ft.

- Building signs for buildings located within 150 feet of the arterial streets are limited to standards for the Neighborhood Retail District.

- Building signs in Parcel 3 will be limited to 20 square feet on the west elevation, 20 square feet on the east elevation, and 40 square feet on the north elevation.

- A plan for a pedestrian walk system shall be required to link proposed buildings with the major entrance and sidewalks along Maple Street and the sidewalks along 135th Street West. The pedestrian walk system shall be assured by the required submission and approval of an overall site traffic circulation plan by the Planning Director for each parcel prior to issuing building permits.

- Access Controls shall be as shown on the plan, with the total number of access points being as follows:

Access Point	Points of Access
135th Street West:	3 Points of Access
Maple Street North:	3 Points of Access

- No access to 135th Street West shall be permitted until the permanent roadway has been paved.

- All exterior lighting shall be shielded to prevent light disbursement in a southerly or easterly direction.

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

- Limited height of light poles to 14 feet within 100 feet of abutting residential-zoned property, and 20 feet on the remainder of the tract.

- Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.

- Utilities shall be installed underground on all parcels.

- Landscaping for this site shall be required as follows:

- Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.
- A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.

- Requirements for streetyard landscaping and buffer strip trees will be calculated at 1.5 times the minimum ordinance requirements. Requirements for parking lot landscape shall comply with the landscape ordinance.

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

- Masonry Walls

- A six (6) foot high masonry wall shall be constructed along the south and east property lines of the C.U.P. where adjacent to residential zoning.

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

- Rooftop mechanical equipment shall be screened from ground level view per Code of the City of Wichita

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

- All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal shall not be permitted as a predominant exterior building material for any building on the site.

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

- No parcel within this C.U.P. shall allow the use of adult entertainment establishments, multi-family, group homes, group residential, halfway houses, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.

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

- The seasonal nursery and Garden Center in Parcel 1 shall be located in a temporary structure and shall operate for no more than 120 days during a calendar year. Prior to utilization of the Outdoor Garden Area, the applicant shall annually submit a report to the Zoning Enforcement Division of the Office of Central Inspection that demonstrates compliance with the approved site plan (See Restricted Area) and conditions specified herein.

LEGAL DESCRIPTION:

The North 800 feet of the west 815.94 feet of the N.W.1/4 of section 25, TWP-27-South, R-2-W. of the 6th P.M., Sedgwick County, Kansas.

BENCH MARK:

City of Wichita Bench Mark Disc, 30' North and 15' East of the intersection of both centerlines at Maple Street and 135th Street West.

City Datum: Elevation 150.20

PARCEL 1

- Net Area: 427,400 sq.ft. or 9.81 acres
- Maximum Building Coverage: 128,220 sq.ft. or 30 percent
- Maximum Gross Floor Area: 149,590
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: Four (4)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing for Setbacks
- Access Points: 1 Major Entrance to Maple Street
1 Joint Access to Maple Street
2 Joint to 135th Street West
- Proposed Uses: All uses allowed in "LC" Zoning and Seasonal Garden Center as defined in General Provision #23. (Except General Provisions #7 & #21)

PARCEL 2

(DELETED)

PARCEL 3

- Net Area: 49,500 sq.ft. or 1.136 acres
- Maximum Building Coverage: 14,850 sq.ft. or 30 percent
- Maximum Gross Floor Area: 17,325 sq.ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: West Line 35 feet
North Line 35 feet
- Purposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #7 & #21)

PARCEL 4

- Net Area: 46,000.70 sq.ft. or 1.056 acres
- Maximum Building Coverage: 13,800 sq.ft. or 30 percent
- Maximum Gross Floor Area: 16,100 sq.ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: South Line ... 35 feet
East Line 35 feet
- Purposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #7 & #21)

RESERVE A

- Net Area: 29,521 sq.ft. or 0.677 acres
- Maximum Building Coverage: NONE
- Maximum Gross Floor Area: NONE

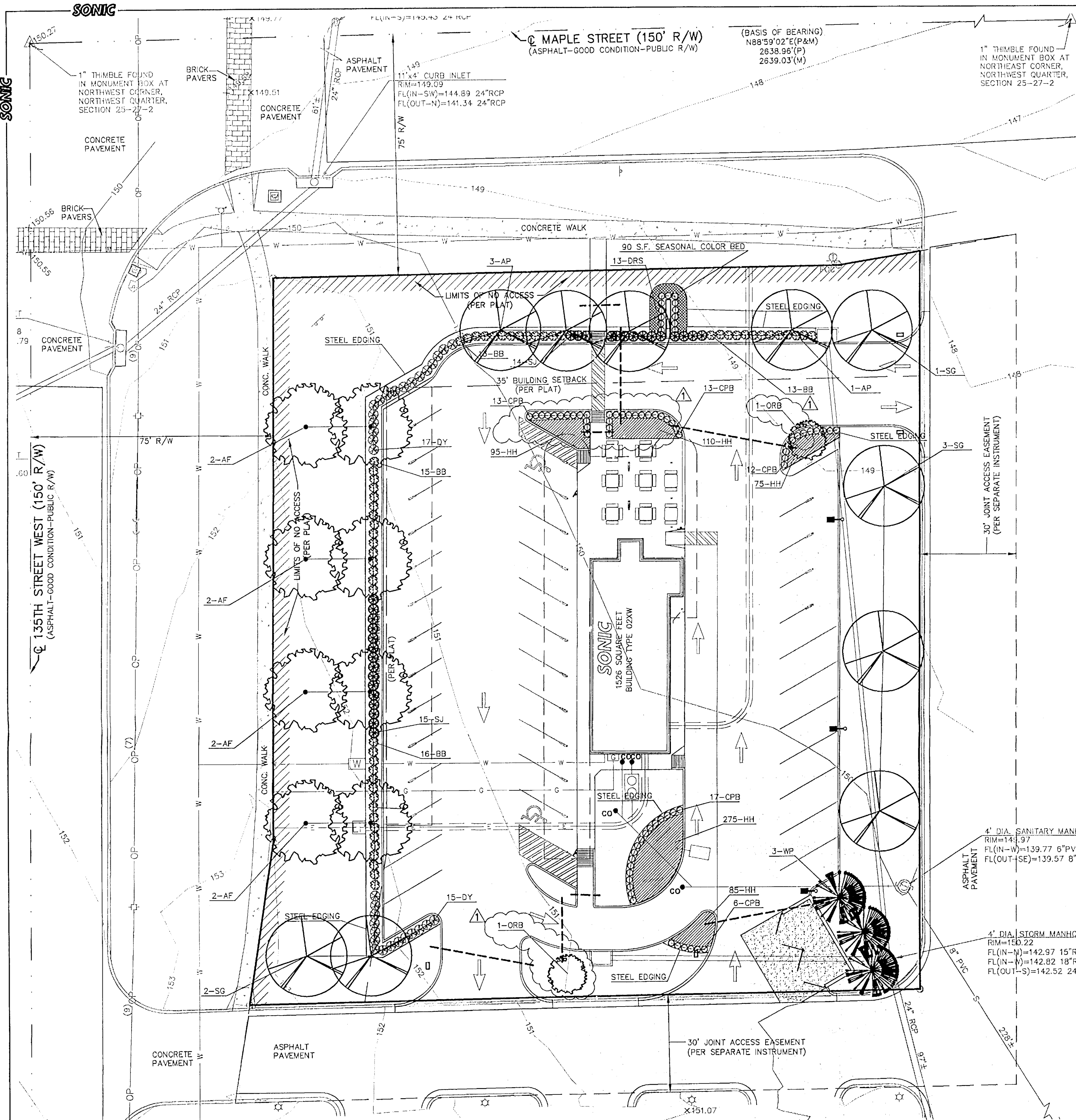
DP-219 Adjustment #4
APPROVED CUP

7/8/2011 DM
MAPD Copy 1 of 2

DP - 219



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



SONIC

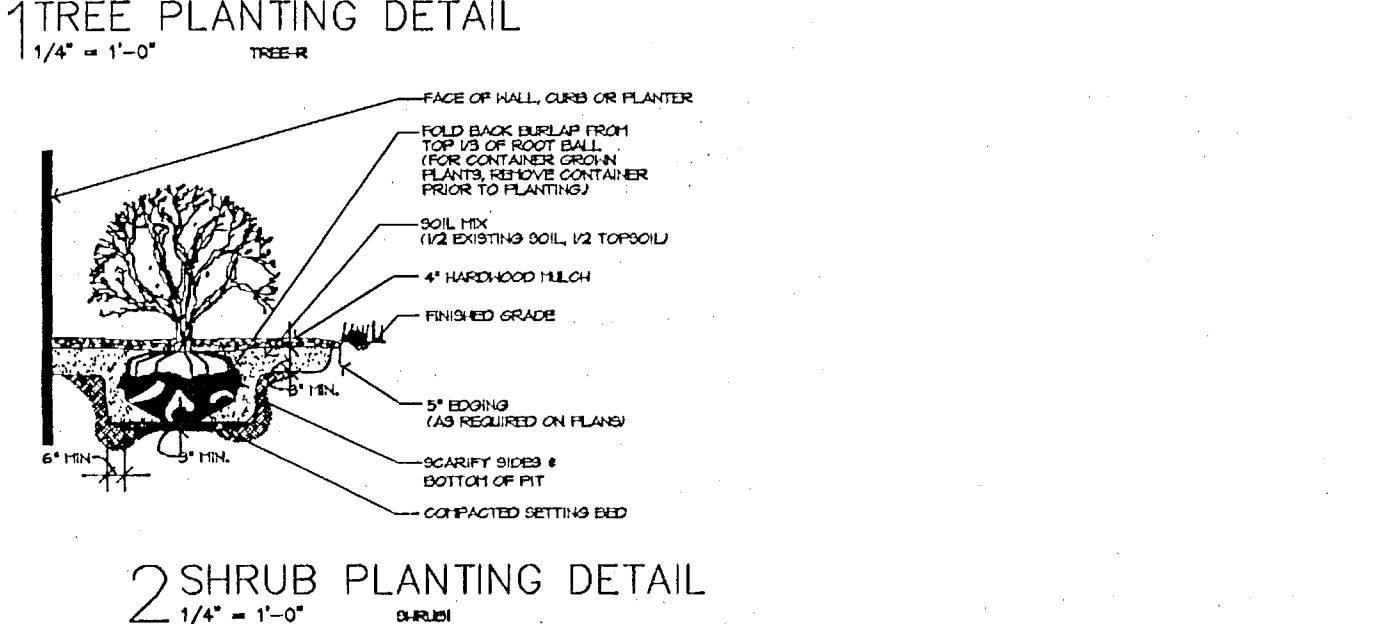
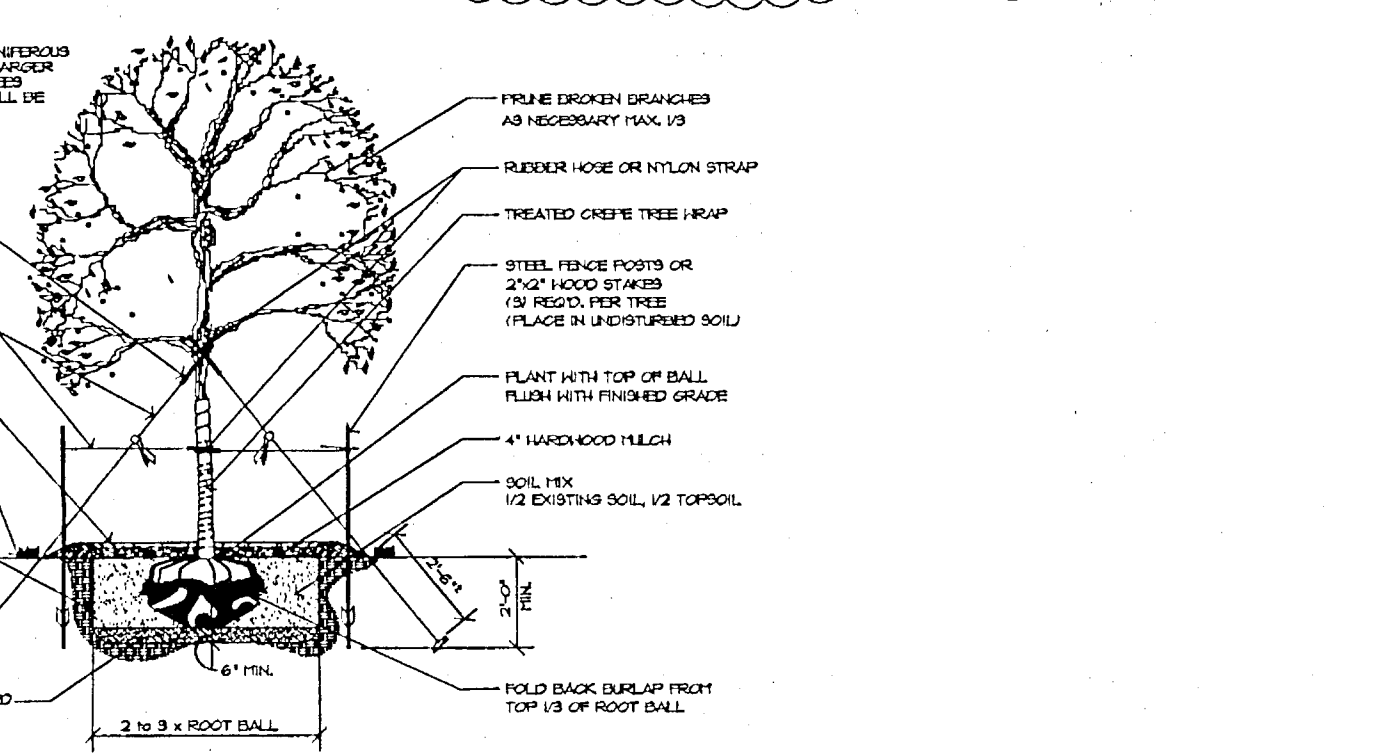
PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME		COMMON NAME	SIZE	
SHRUBS						
CPB	61	BERBERIS THUMBERGII 'CRIMSON PYGMY'		CRIMSON PYGMY BARBERRY	1 GAL.	CONT.
DY	32	TAXUS X MEDIA		DENSIFORMIS YEW	2 GAL.	CONT.
SJ	29	JUNIPERUS CHINENSIS 'SEA GREEN'		SEA GREEN JUNIPER	2 GAL.	CONT.
DRS	13	SPIREIA X BUMALDA		DARTS RED SPIREA	1 GAL.	CONT.
BB	57	EUONYMUS ALATUS 'COMPACTA'		COMPACT BURNING BUSH	2 GAL.	CONT.
HH	640	HEDERA HELIX		ENGLISH IVY	4" POT	1' O.C.
TREES						
AF	8	ACER RUBRUM 'AUTUMN FLAME'		AUTUMN FLAME	2"	B & B
ORB	2	CERCIS CANADENSIS 'OKLAHOMA'		OKLAHOMA REDBUD	2"	B & B
AP	4	FRAXINUS AMERICANA		AUTUMN PURPLE ASH	2"	B & B
SG	6	LIQUIDAMBAR STYRACIFLUA		SWEET GUM	2"	B & B
WP	3	PINUS STROBIFORMIS		SOUTHWESTERN WHITE PINE	5'	B & B

SONIC

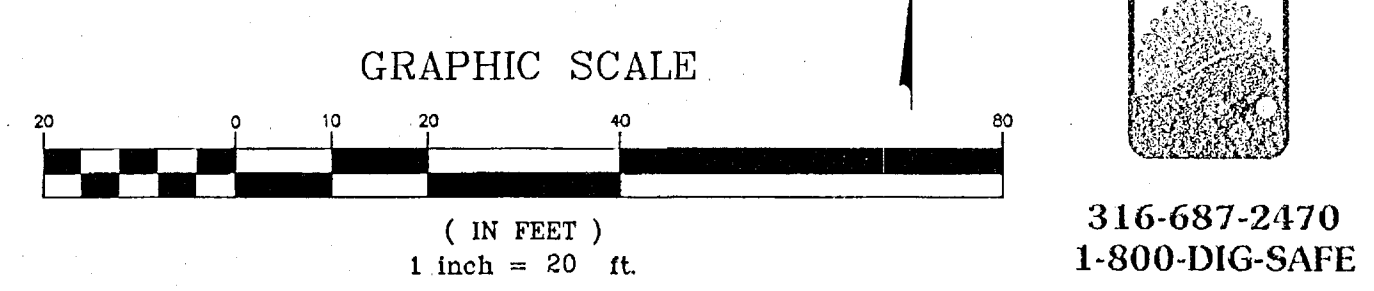
IRRIGATION PERFORMANCE SPECIFICATION:
THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:
1. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
2. WATER LINE TYPE, SIZE LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
3. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
4. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
5. LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
6. WATER TAP, METER SET METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AUTHORITY RULES AND STANDARDS.
7. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
8. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
9. AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
-AS CONSTRUCTED LOCATION OF ALL COMPONENTS
-COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
-PIPE SIZE AND QUANTITY
-INDICATION OF SPRINKLER HEAD SPRAY PATTERN
-CIRCUIT IDENTIFICATION SYSTEM
-DETAILED METHOD OF WINTERIZING SYSTEM
10. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
11. CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
12. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
13. AN AUTOMATIC RAIN SHUT-OFF OR MOISTURE DEVICE SHALL BE INSTALLED.

LANDSCAPE NOTES:
1. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES AND STRUCTURES PRIOR TO PLANT INSTALLATION.
2. ALL SHRUB BEDS AND TREE BASINS SHALL RECEIVE A MINIMUM OF 4" OF HARDWOOD MULCH WITH WEED BARRIER FABRIC (DEWITT PRO-5 OR EQUIVALENT).
3. PLACE PLANTS ACCORDING TO PLAN FOR BEST APPEARANCE FOR REVIEW AND FINAL ORIENTATION BY LANDSCAPE ARCHITECT OR ENGINEER.
4. PRIOR TO SEEDING/SODDING THE CONTRACTOR SHALL FINE GRADE BY RAKING, ROLLING AND/OR DRAGGING TO ENSURE DRAINAGE & CREATE A SMOOTH, UNIFORM SURFACE.
5. ALL LANDSCAPED AREAS AND TURF SHALL BE IRRIGATED BY MEANS OF AN AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH SPECIFICATIONS.
6. ALL SHRUB BEDS ADJACENT TO TURF AREAS SHALL BE EDGED WITH A STEEL EDGING MATERIAL INSTALLED WITH TOP EXPOSED 1/2" MIN. ABOVE MULCHING MATERIAL.
7. SOD TO BE FINE BLADE PREMIUM GRADE FESCUE.
8. LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL 15 FLATS OF SEASONAL COLOR MIX IN SEASONAL COLOR BEDS.
9. IRRIGATION SYSTEM DESIGN AND INSTALLATION BY CONTRACTOR. CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS OF IRRIGATION SYSTEM TO SONIC CONSTRUCTION MANAGER.

LANDSCAPE NOTES:
A. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL REQUIRED LANDSCAPE, INCLUDING IRRIGATION SYSTEM, AS SPECIFIED IN THE PLANS. NOTE: THE CONTRACTOR'S BID IS TO BE BASED ON THE QUANTITY OF PLANTS SHOWN IN THE PLANT SCHEDULE AS FOUND ON SHEET C-6. DO NOT BASE THE LANDSCAPE BID ON THE QUANTITY OF PLANTS SHOWING ON THE LANDSCAPE DRAWING.
B. SONIC WILL PAY ONLY WATER METER TAP/CONNECTION AND IMPACT FEES. ANY REQUIRED PLANS, PLAN CHECK OR PERMITTING FEES ARE TO BE PAID BY THE CONTRACTOR AND INCLUDED IN THE BID.
C. THE IRRIGATION SYSTEM SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. THE SYSTEM SHALL RECEIVE ITS WATER SUPPLY FROM A METER INSTALLED SPECIFICALLY FOR THE IRRIGATION SYSTEM - NOT FROM THE SAME METER, WHICH SUPPLIES BUILDING WATER. THE IRRIGATION SUPPLY LINE IS TO BE PIPED THROUGH A BACKFLOW PREVENTER LOCATED INSIDE THE BUILD UTILITY ROOM, WITH A 1-1/4" LINE STUBBED OUT THE REAR FOR CONNECTION BY THE IRRIGATION CONTRACTOR. THE BACKFLOW PREVENTER IS TO BE THE SAME DEVICE SPECIFIED IN THE PLANS FOR THE DOMESTIC SYSTEM AND INSTALLED BY THE PLUMBING CONTRACTOR. HEAT TAPE AND INSULATION IS REQUIRED.
D. ALL WATERING ZONES SHALL HAVE "SELF-DRAINING" VALVES TO DRAIN EACH LINE UPON SYSTEM SHUTDOWN. TIMERS ARE TO BE SET FOR 10 MINUTES PER ZONE.
E. THE CONTRACTOR SHALL LOCATE THE IRRIGATION CONTROLLER IN THE UTILITY ROOM. ADDITIONALLY, THE CONTRACTOR SHALL PROVIDE AND INSTALL A ONE AND ONE FOURTH (1 1/4") INCH PVC CONDUIT UNDERGROUND, FROM THE UTILITY CLOSET TO THE RIGHT REAR CORNER OF THE PLANTING BED LOCATED BEHIND THE BUILDING WALK, TO BE USED FOR CONTROL WIRING FOR THE TIMER.
F. THE ONLY TYPES OF MULCH TO BE USED IN PLANTING BEDS SHALL BE SHREDDED HARDWOOD, PINE BARK, GRAVEL OR ROCK IS NOT TO BE USED, UNLESS SPECIFICALLY REQUESTED BY THE SONIC CONSTRUCTION MANAGER.
G. FINISHED TOPSOIL IN ALL PLANTING BEDS SHALL BE TWO (2) INCHES BELOW TOP OF CURB OR SIDEWALK, WITH PROPER WEED CONTROL MAT INSTALLED AND FINISHED TO TOP OF SIDEWALK WITH PROPER DESIGNATED MULCH. ALL AREAS WHERE SOD IS INSTALLED SHALL HAVE TOPSOIL BROUGHT TO TOP OF CURB OR SIDEWALK. ALL PVC SLEEVES INSTALLED UNDER PAVING AND SIDEWALKS SHALL BE OF "SCHEDULE 40" PVC AND AT LEAST FOUR (4) INCH DIAMETER.
H. ALL IRRIGATION IS TO COVER ALL AREAS WITHIN PROPERTY LINE, WHERE DESIGNATED, AND SOD AREAS ON THE ROW. THE LANDSCAPE/IRRIGATION CONTRACTOR IS RESPONSIBLE OF OBTAINING ANY PERMITS REQUIRED TO RUN IRRIGATION ON THE ROW.
I. ALL AREAS SPECIFIED AS GRASS AREAS, SHALL BE SOD ONLY. NO SEEDING OR HYDRO MULCHING.
J. ALL DISTURBED ROW AREAS ARE TO BE FINISHED WITH SOD TO BACK OF STREET CURBING.
K. NO YARD HYDRANTS SPECIFIED IN THIS PLAN.
L. THE CONTRACTOR SHALL INSURE THAT BOTH WATER METERS (BUILDING WATER AND IRRIGATION) SHALL BE ONE (1) INCH METERS, WITH 1-1/4" YARD LINES.
M. STEEL EDGING (6") SHALL BE INSTALLED IN ANY AREA(S) THAT CONTAIN MULCH ADJACENT TO THE PATIO AND SIDEWALKS SURROUNDING THE BUILDING, AS WELL AS ANY AREA(S) WHICH SLOPE TOWARD THE PARKING LOT, IN ORDER TO PREVENT ANY MULCH AND TOPSOIL FROM BEING WASHED ONTO THE LOT. ADDITIONALLY STEEL EDGING SURROUNDING PLANTER BEDS, AND STEEL TREE RINGS ARE TO BE INSTALLED ONLY WHEN BERMUDA, ST. AUGUSTINE, OR OTHER CREEPING GRASS IS SPECIFIED, OR INSTALLED.



LANDSCAPE REQUIREMENTS:
425' STREET FRONTAGE x 10 SF x 1.5 = 6,375 SF REQUIRED
LANDSCAPED STREET YARD PROVIDED = 11,869 SF
STREET YARD TREES REQUIRED = 13
STREET YARD TREES PROVIDED = 13
PARKING STALLS PROVIDED = 38
PARKING LOT TREES REQUIRED = 2
PARKING LOT TREES PROVIDED = 2
PARKING LOT SCREENING IS PROVIDED WITH SHRUBS.
NO BUFFER IS REQUIRED.



GENERAL NOTES:
1. ALL DIMENSIONS AT CURBS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL AND PRACTICAL INSTALLATION.
3. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES AND CIRCUITING.
4. LOCATIONS OF PYLON / MONUMENT SIGNS AND ENTER / EXIT SIGNS ARE NOT EXACT. THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS WITH OWNER / CONSTRUCTION MANAGER.
5. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. TOP SOIL TO BE ADDED TO THE LEVEL OF THE WALKS OR CURBS.

DP-219 PARCEL 3
LANDSCAPE PLAN
APPROVED 2/10/05 BY DB
MAPD Copy 1 of 2

SITE PLAN KEYNOTES	
ITEM	NOTE
1	TRAFFIC FLOW ARROW (TYPICAL), REF: SD423
2	4" PAINTED STRIPES (TYPICAL), REF: SPECIFICATIONS, SECTION 0230.02, SHEET 01
3	CURB RAMP (TYPICAL), REF: SD425
4	TRASH ENCLOSURE, REF: SD301
5	RAILING, REF: SD210
6	BOLLARD, REF: SD220
7	GREASE TRAP, REF: F202
8	4" SANITARY SEWER LINE
9	2" UNDERGROUND GAS LINE
10	1-1/4" UNDERGROUND WATER LINE 1/2" METER
11	UNDERGROUND ELECTRIC LINE
12	2" UNDERGROUND TELEPHONE LINE
13	4" PVC PIPE SLEEVE UNDER DRIVE FOR IRRIGATION SYSTEM
14	ORDER BOARD AND DETECTOR LOOP, REF: SD201 AND SD221
15	MENU / CANOPY POST (TYPICAL), REF: CA123
16	CONC. DRIVE, BUILD IN ACCORDANCE WITH CITY AND OR STATE SPECIFICATIONS
17	CONCRETE PAVING - SEE DETAIL 040
18	8" THICK CONCRETE PAVING IN THIS AREA
19	"CARHOP CROSSING" SIGNAGE, REF: SD211
20	NOT USED
21	NOT USED
22	POLE MOUNTED FLOOD LIGHTS, REF: SD323 AND FIXTURE SCHED. ON SHEET E2
23	NOT USED
24	NOT USED
25	CONC. WALKS AND PATIO REF: DETAILS SHEET SD4
26	TABLES SHALL BE MODEL #T3080Q (2 SEAT) OR #T4600Q (4 SEAT) BY METAL FABRICATORS, INC. TABLES SHALL BE SECURELY FASTENED TO CONCRETE WITH ANCHOR BOLTS PER MANUFACTURER'S SPECS.
27	NOT USED
28	NOT USED
29	PREVIEW BOARD, REF: SD201 AND SD221

SIGN SCHEDULE			
ITEM	QTY.	REFERENCE	SIGN TYPE
A	1	SD2.11	PYLON SIGN
B	1	SD2.04	ENTER SIGN
C	1	SD2.04	EXIT SIGN
D	1	A2.01	SIGN ON BLDG.
E	2	SD2.19	HANDICAPPED PARKING SIGN

PROPOSED LEGEND:
--- PROPERTY LINE
--- EASEMENT / BUFFERS
--- BUILDING SETBACK LINE
A SITE PLAN NOTE
O CUSTOMER PARKING STALL
O EMPLOYEE PARKING STALL
A SIGN (SEE SCHEDULE)
E UNDERGROUND ELECTRIC LINE
T UNDERGROUND TELEPHONE LINE
G UNDERGROUND GAS LINE
W WATER LINE
S SANITARY SEWER LINE

SONIC S. REP. LICENSED 408 KANSAS LANDSCAPE ARCHITECT 2/10/05

REVISIONS

NO	DATE	INITIAL	SUBMITAL
0	1/14/05		INITIAL
1	2/09/05		REVISED LANDSCAPE

2010 NORTH JACKSON P.O. BOX 1304 JUNCTION CITY, KANSAS 66441 (785)782-5040 FAX (785)782-7744 E-MAIL jackson@sonic.com

SONIC CORPORATION 300 JOHNNY BENCH DRIVE OKLAHOMA CITY, OK 73104 OFFICES: 405-225-5000

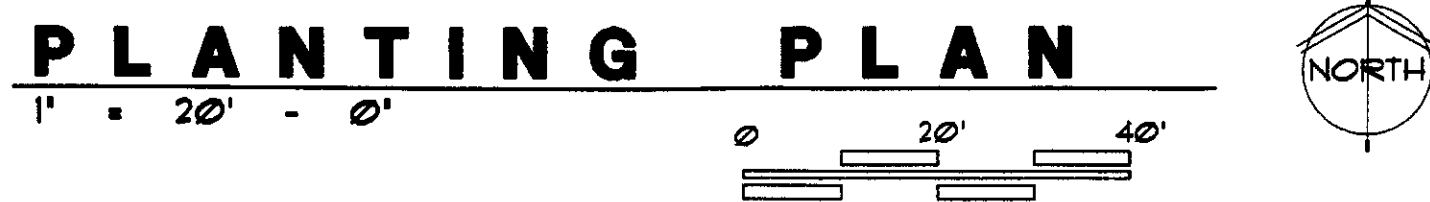
SONIC KANSAS

SONIC DRIVE-IN BUILDING TYPE: 02XW 135TH STREET WEST & MAPLE WICHITA, KANSAS

LANDSCAPE PLAN

SHEET C-8

DWG: 08-1954LP
DATE: DEC 22, 2004



D12-219 PERCETS 1 & 2
LANDSCAPE PLAN
 APPROVED 10/22/03 BY DB
 SHEET 2 of 2
 NAPP C00111052

A NEW BUILDING FOR:

DILLONS SUPERMARKET NO.

13415 W. MAPLE

DRAWN
WDM
CHECKED
ATKINSON
DATE
AUGUST 2003
SCALE
1" = 20'-0"
JOB NO.
1003
SHEET

L2

81
WICHITA, KS.

w d m
a r c h i t e c t s

Wilson Darrell Mann P.A.
185 N. Washington Wichita, Kansas 67202
ph 316.242.4700 fx 316.242.0002
www.wdmn.com

Peterson
STORES DIVISION
ARCHITECTURAL & ENGINEERING DEPARTMENT
2700 EAST FOURTH STREET
HUTCHINSON, KANSAS 67501 1-316-665-5511
ED ATKINSON -- A & E DEPARTMENT SUPERVISOR

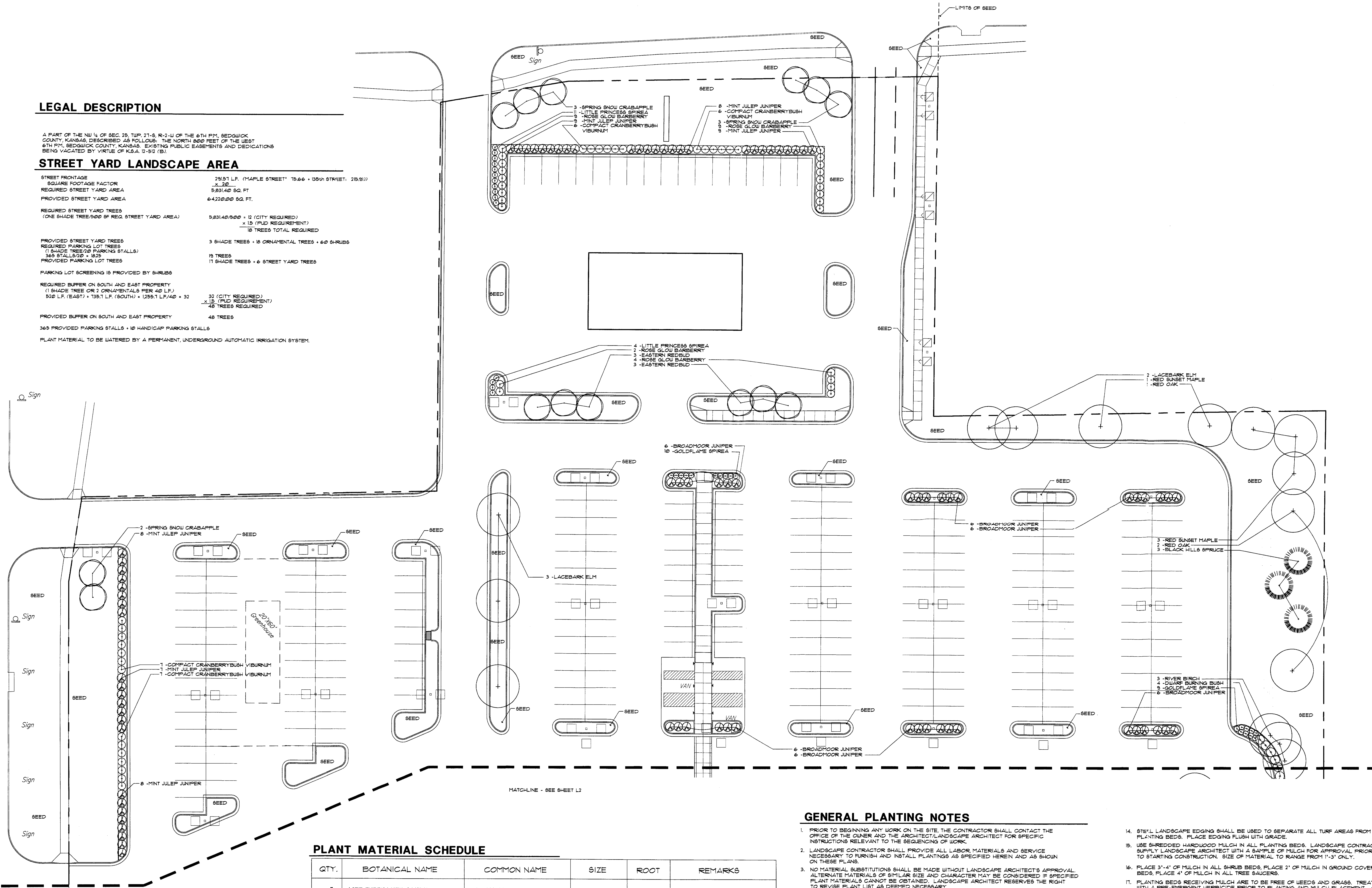


LEGAL DESCRIPTION

A PART OF THE NW 1/4 OF SEC. 25, T1P, R2-11 OF THE 6TH PM, SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: THE NORTH 800 FEET OF THE WEST 6TH PM, SEDGWICK COUNTY, KANSAS, EXISTING PUBLIC EASEMENTS AND DESIGNATIONS BEING VACATED BY VIRTUE OF K.S.A. 12-512 (B).

STREET YARD LANDSCAPE AREA

STREET FRONTAGE	29.51 L.F. (MAPLE STREET) 19.66 + 109.51 STREET; 219.01)
SQUARE FOOTAGE FACTOR	X .20
REQUIRED STREET YARD AREA	5,931.40 SQ. FT.
PROVIDED STREET YARD AREA	6,427.00 SQ. FT.
REQUIRED STREET YARD TREES (ONE SHADE TREE/500 SF REQ. STREET YARD AREA)	5,931.40/500 = 12 (CITY REQUIRED) X 1.5 (PUD REQUIREMENT) 18 TREES TOTAL REQUIRED
PROVIDED STREET YARD TREES REQUIRED PARKING LOT TREES (1 SHADE TREE/20 PARKING STALLS) 369 STALLS/20 = 18.45 PROVIDED PARKING LOT TREES	3 SHADE TREES + 18 ORNAMENTAL TREES + 60 SHRUBS 18 TREES 17 SHADE TREES + 6 STREET YARD TREES
PARKING LOT SCREENING IS PROVIDED BY SHRUBS	
REQUIRED BUFFER ON SOUTH AND EAST PROPERTY (1 SHADE TREE OR 3 ORNAMENTALS PER 40 L.F.) 512 L.F. (EAST) + 135.1 L.F. (SOUTH) + 1289.1 L.F./40 = 32 32 (CITY REQUIRED) X 1.5 (PUD REQUIREMENT) 48 TREES REQUIRED	
PROVIDED BUFFER ON SOUTH AND EAST PROPERTY	48 TREES
369 PROVIDED PARKING STALLS + 10 HANDICAP PARKING STALLS	
PLANT MATERIAL TO BE WATERED BY A PERMANENT, UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.	



PLANT MATERIAL SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
1	ACER RUBRUM 'RED SUNSET'	RED MAPLE	2" CAL.	B & B	
10	BETULA NIGRA	RIVER BIRCH	2" CAL.	B & B	
6	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.	B & B	
2	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	2" CAL.	B & B	
6	FRAXINUS PENNSYLVANICA	GREEN ASH	2" CAL.	B & B	
3	'MARSHALL'S SEEDLESS'	SHADEMASTER HONEYLOCUST	2" CAL.	B & B	
10	GLEDETZIA TRIACANTHOS	SPRING SNOW CRABAPPLE	2" CAL.	B & B	
3	MALUS 'SPRING SNOW'	BLACK HILLS SPRUCE	2" CAL.	B & B	
10	PRICEA GLAUCA 'DENBATA'	AUSTRIAN PINE	2" CAL.	B & B	
18	FINIS NIGRA	RED OAK	2" CAL.	B & B	
6	QUERCUS RUBRA	LACEBARK ELM	2" CAL.	B & B	
6	ULMUS PARVIFOLIA		2" CAL.	B & B	
24	BERBERIS THUNBERGII VAR. ATROPURPUREA	ROSE GLOW BARBERRY	3 GAL.	CONT.	
6	ELONITUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	5 GAL.	CONT.	
6	JUNIPERUS CHINENSIS 'MINT JULEP'	MINT JULEP JUNIPER	5 GAL.	CONT.	
45	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	5 GAL.	CONT.	
21	SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	5 GAL.	CONT.	
38	VIBURNUM TRILOBUM 'COMPACTUM'	COMPACT AMERICAN CRANBERRYBUSH	5 GAL.	CONT.	

GENERAL PLANTING NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- GENERAL CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL. GENERAL CONTRACTOR SHALL INSTALL A MINIMUM OF 4" OF TOPSOIL AT ALL PLANTING AND SOD AREAS FROM STOCKPILED TOPSOIL.
- WHEN CLAY SOIL IS ENCOUNTERED IN THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE ROW.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED.
- LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH (1") OR MORE TO BE MADE WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- PLANT GROUND COVER WITHIN ONE FOOT (1') OF SHRUBS. PLANTING ARRANGEMENT SHALL BE TRIANGULAR, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- STICK LANDSCAPE EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE.
- USE SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUPPLY 1" AND 2" LANDSCAPE ARCHITECT WITH A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1"-3" ONLY.
- PLACE 3"-4" OF MULCH IN ALL SHRUB BEDS, PLACE 2" OF MULCH IN GROUND COVER BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE ROOT PRUNED THROUGH THE USE OF A VERTICAL SLICING METHOD PRIOR TO PLANTING.
- THE CONTRACTOR SHALL PROVIDE ALL WATER WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
- GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRUCKS IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO STARTING CONSTRUCTION.

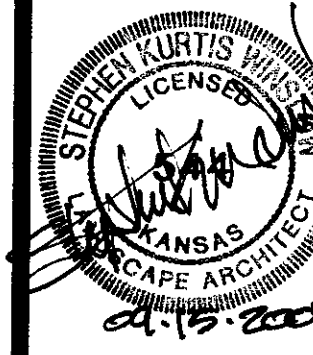
A NEW BUILDING FOR:

DILLONS SUPERMARKET NO. 81

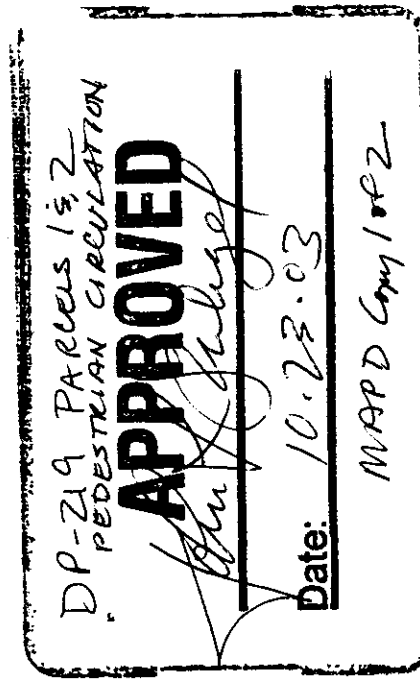
13415 W. MAPLE

WICHITA, KANSAS 67235

DRAWN	WDM
CHECKED	ATKINSON
DATE	AUGUST 2003
SCALE	1" = 20'-0"
SHEET	1 OF 2
JOB NO.	1003
SHEET	L1



STORES DIVISION
ARCHITECTURAL & ENGINEERING DEPARTMENT
2700 EAST FOURTH STREET
HUTCHINSON, KANSAS 67501 1-316-665-5511
ED ATKINSON - A/E DEPARTMENT SUPERVISOR



DP219 Parcels 1 & 2
LANDSCAPE PLAN
10-22-03
MAPD Gm 1 OF 2

July 8, 2011

Sonic
c/o: Vickie Hogue
13355 W. Maple
Wichita, KS 67235

Re: CUP2011-00025: CUP DP-219 Administrative Adjustment on Parcel 3 to allow an increase in square footage and to allow a building sign with no street frontage.

Legal Description: Lot 3; Auburn Hills Commercial Addition, Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Maple and 135th Street West.

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to modify Provision # 8 regarding signage for DP-219. We understand that General Provision # 8 Item D has changed to permit Parcel 3 building signage along the east elevation; and the addition to Provision # 8 of Item G to permit Parcel 3 with building signs limited to 20 square feet on the west elevation, 20 square feet on the east elevation and 40 square feet on the north elevation. We understand that all other provisions of DP 219 remain unchanged.

Currently there is no Item G for General Provision # 8 and Item D currently reads:

D. No signs shall be allowed on the rear of any buildings.

The Unified Zoning Code allows for Administrative Adjustments to approved Community Unit Plans. We find that the requested administrative adjustment meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The administrative adjustment to the signage provisions in no way affects public vehicular or pedestrian circulation.
- 2) Impact on existing uses in surrounding areas: The administrative adjustment to the signage provisions does not have a negative impact on surrounding properties; the

adjustments to DP 219 in no way affect surrounding areas any differently than the original DP 219.

- 3) Compatibility with existing or permitted uses on abutting sites: The administrative adjustment to the signage provisions is compatible with the existing and permitted uses in the CUP, especially other similar businesses throughout the community.
- 4) Effect on public health, safety or welfare: The administrative adjustment to the signage provisions does not have a negative impact on public health, safety, or welfare.

On the basis of our review, we feel that adjusting the CUP in the manner you have requested would be consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that an Administrative Adjustment to DP 219 signage provisions is hereby granted. This CUP adjustment shall not be deemed to alter any provisions of the CUP except expressly stated herein. The changes to General Provision # 8 Item D and new Item G should read as follows:

D. No signs shall be allowed on the rear of any buildings, *except for Parcel 3 where building signage is allowed along the east elevation.*

G. *Building signs in Parcel 3 will be limited to 20 square feet on the west elevation, 20 square feet on the east elevation and 40 square feet on the north elevation.*

The "Development Application" signs may now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

Cc: Miracle Signs, c/o Brooke Flowers, 3611 N. Broadway, Wichita, KS 67219
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection

[illegible]

PREPARED FOR:

Wall Development Group
4201 E Yale Avenue, Suite 140
Denver, Co 80222

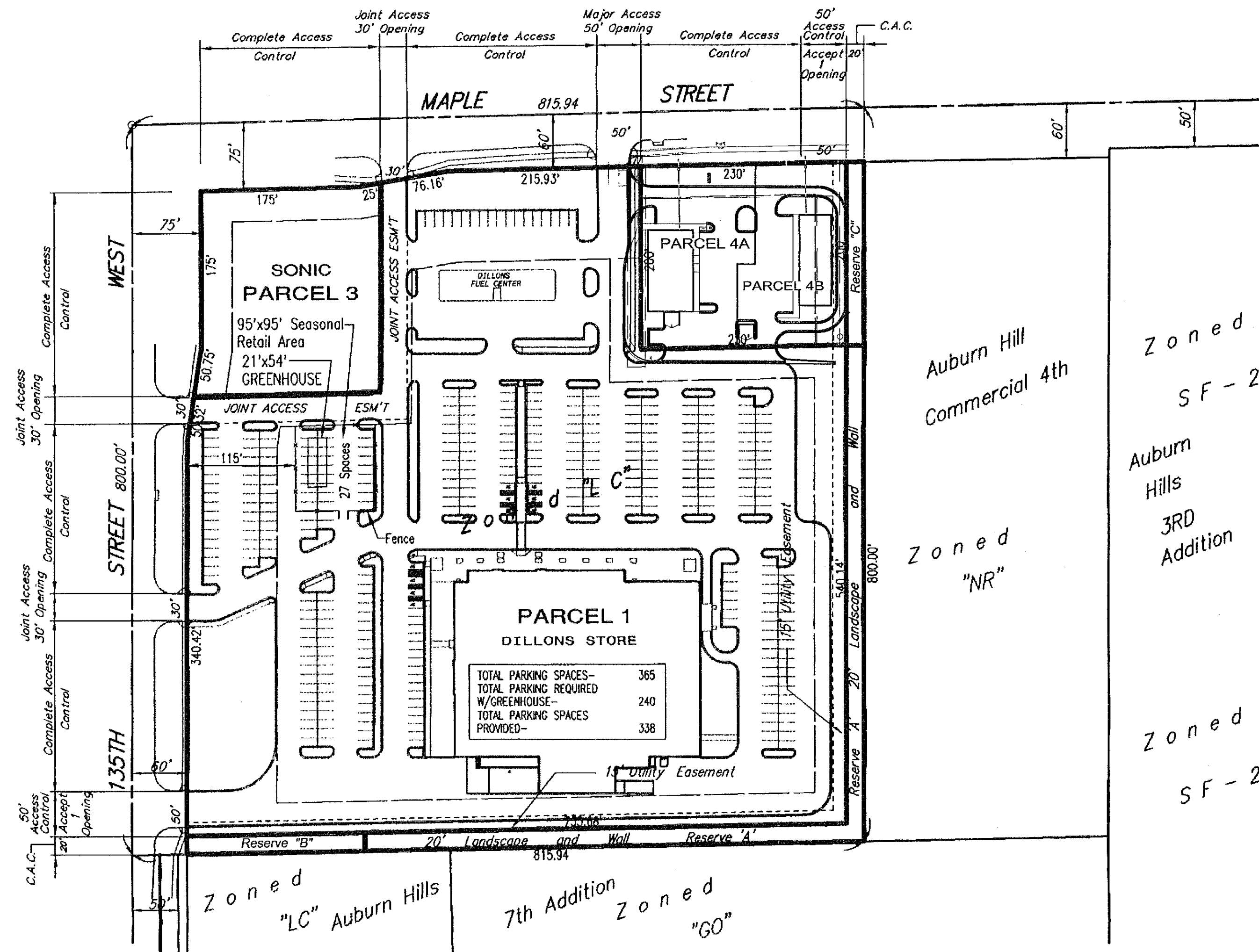
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- SBB Engineering, LLC**
- 101 South Kansas Avenue
Topeka, Kansas 66603
Ph: (785) 215-6630 / www.sbbeing.com

SHEET TITLE: COMMUNITY UNIT PLAN

PROJECT LOCATION: 13353 West Maple Street
Wichita, Kansas 67235

SBB Proj. No.:	20-081
Drawn by:	SBB
Checked by:	SBB
Date:	07/15/2020
Drawing No.:	C1



PARCEL 1

- A. Net Area: 427,400 sq. ft. or 9.81 acres
B. Maximum Building Coverage: 128,220 sq. ft. or 30 percent
C. Maximum Gross Floor Area: 149,590
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: Four (4)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing for Setbacks
H. Access Points: 1 Major Entrance to Maple Street
2 Joint Access to Maple Street
2 Joint to 135th Street West
I. Proposed Uses: All uses allowed in "LC" Zoning and Seasonal Garden Center as defined in General Provision #23. (Except General Provisions #7 & #21)

PARCEL 2

(DELETED)

RESERVE A

- A. Net Area: 20,981 sq. ft. or 0.482 acres
B. Maximum Building Coverage: NONE
C. Maximum Gross Floor Area: NONE

RESERVE B

- A. Net Area: 4,551 sq. ft. or 0.104 acres
B. Maximum Building Coverage: NONE
C. Maximum Gross Floor Area: NONE

RESERVE C

- A. Net Area: 3,989 sq. ft. or 0.091 acres
B. Maximum Building Coverage: NONE
C. Maximum Gross Floor Area: NONE

PARCEL 3

- A. Net Area: 49,500 sq. ft. or 1.136 acres
B. Maximum Building Coverage: 14,850 sq. ft. or 30 percent
C. Maximum Gross Floor Area: 17,325 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: West Line 35 feet
North Line 35 feet
H. Purposed Uses: All uses allowed in "LC" Zoning (Except General Provisions #7 & #21)

PARCEL 4A

- A. Net Area: 23,558 sq. ft. or 0.54 acres
B. Maximum Building Coverage: 7,067.4 sq. ft. or 30 percent
C. Maximum Gross Floor Area: 8,245.3 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: North line 35 feet.
H. Purposed Uses: All uses allowed in "LC" Zoning (Except: General Provision #21)

PARCEL 4B

- A. Net Area: 22,444 sq. ft. or 0.52 acres
B. Maximum Building Coverage: 6,733.2 sq. ft. or 30 percent
C. Maximum Gross Floor Area: 7,855.4 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: North line 35 feet.
East line 17.5 feet.
H. Purposed Uses: All uses allowed in "LC" Zoning (Except: General Provision #21)

COMMUNITY UNIT PLAN AUBURN HILLS COMMERCIAL DP - 219

GENERAL PROVISIONS:

- Total Land Area: 552,422 sq. ft. or 12.677 acres
A. Total Land Area Zoned "LC" 522,901 sq. ft. or 12.00 acres
 - Total Gross Floor Area: 183,015 sq. ft.
Total Floor Area Ratio: 35 percent
 - Parking shall be provided in accordance with Section 28.04.140 et seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description.
 - Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
 - A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
 - Major street improvements for Maple Street and 135th Street West shall be in conformance with the following requirements, along with any other City Engineering requirements.
 - Owner to guarantee an acceleration-deceleration lane around the corner of the intersection to the major opening on Maple Street.
 - A left turn lane on Maple to serve the major opening.
 - Plot shall guarantee permanent paving along the owner's frontage on 135th Street.
 - No business other than a grocery or drugstore may exceed 8,000 square feet in floor area. Drive-thru restaurant will require a screen wall placed along the drive thru to any property within 150 feet of residential zoned areas. No restaurant with drive-in service, no convenience stores, service stations, carwashes, and no overhead doors for auto supply or services uses are permitted within 150 feet of residential zoned areas.
- 135th Street West: 3 Points of Access
Maple Street North: 3 Points of Access
- No access to 135th Street West shall be permitted until the permanent roadway has been paved.
 - All exterior lighting shall be shielded to prevent light disbursement in a southerly or easterly direction.
 - All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - Limited height of light poles to 14 feet within 100 feet of abutting residential-zoned property, and 20 feet on the remainder of the tract.
 - Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
 - Utilities shall be installed underground on all parcels.

LEGAL DESCRIPTION:

The North 800 feet of the west 815.94 feet of the N.W.1/4 of section 25, TWP-27-South, R-2-W, of the 6th P.M., Sedgwick County, Kansas.

BENCH MARK:

City of Wichita Bench Mark Disc, 30' North and 15' East of the intersection of both centerlines at Maple Street and 135th Street West.
City Datum: Elevation 150.20

- Landscaping for this site shall be required as follows:
 - Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.
 - A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
 - Requirements for streetyard landscaping and buffer strip trees will be calculated at 1.5 times the minimum ordinance requirements. Requirements for parking lot landscape shall comply with the landscape ordinance.
 - A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
- Masonry Walls
 - A six (6) foot high masonry wall shall be constructed along the south and east property lines of the C.U.P. where adjacent to residential zoning.
 - This solid masonry wall shall be constructed of a pattern and color that is consistent with the building walls.
- Roof mechanical equipment shall be screened from ground level view per Code of the City of Wichita
- Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
- All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal shall not be permitted as a predominant exterior building material for any building on the site.
- Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
- No parcel within this C.U.P. shall allow the use of adult entertainment establishments, multi-family, group homes, group residential, halfway houses, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
- The transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
- The seasonal nursery and Garden Center in Parcel 1 shall be located in a temporary structure and shall operate for no more than 120 days during a calendar year. Prior to utilization of the Outdoor Garden Area, the applicant shall annually submit a report to the Zoning Enforcement Division of the Office of Central Inspection that demonstrates compliance with the approved site plan (See Restricted Area) and conditions specified herein.

as per AA CUP2020-33 9-23-2020

Amendment #2
APPROVED CUP
MAPC 1-11-96
WCC 5-1-96
MAPC copy 1 of 4

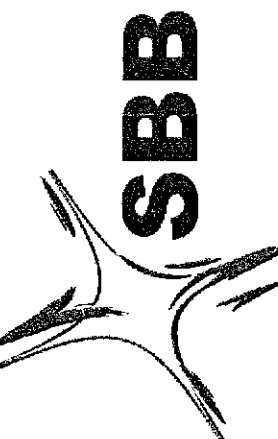
AUBURN HILLS CUP
DP-219

Rev. By Date Description

PREPARED FOR:
Wall Development Group
4201 E Yale Avenue, Suite 140
Denver, Co 80222

SBB Engineering, LLC

101 South Kansas Avenue
Topeka, Kansas 66603
Ph: (785) 215-8630 / www.sbbeng.com



COMMUNITY UNIT PLAN

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