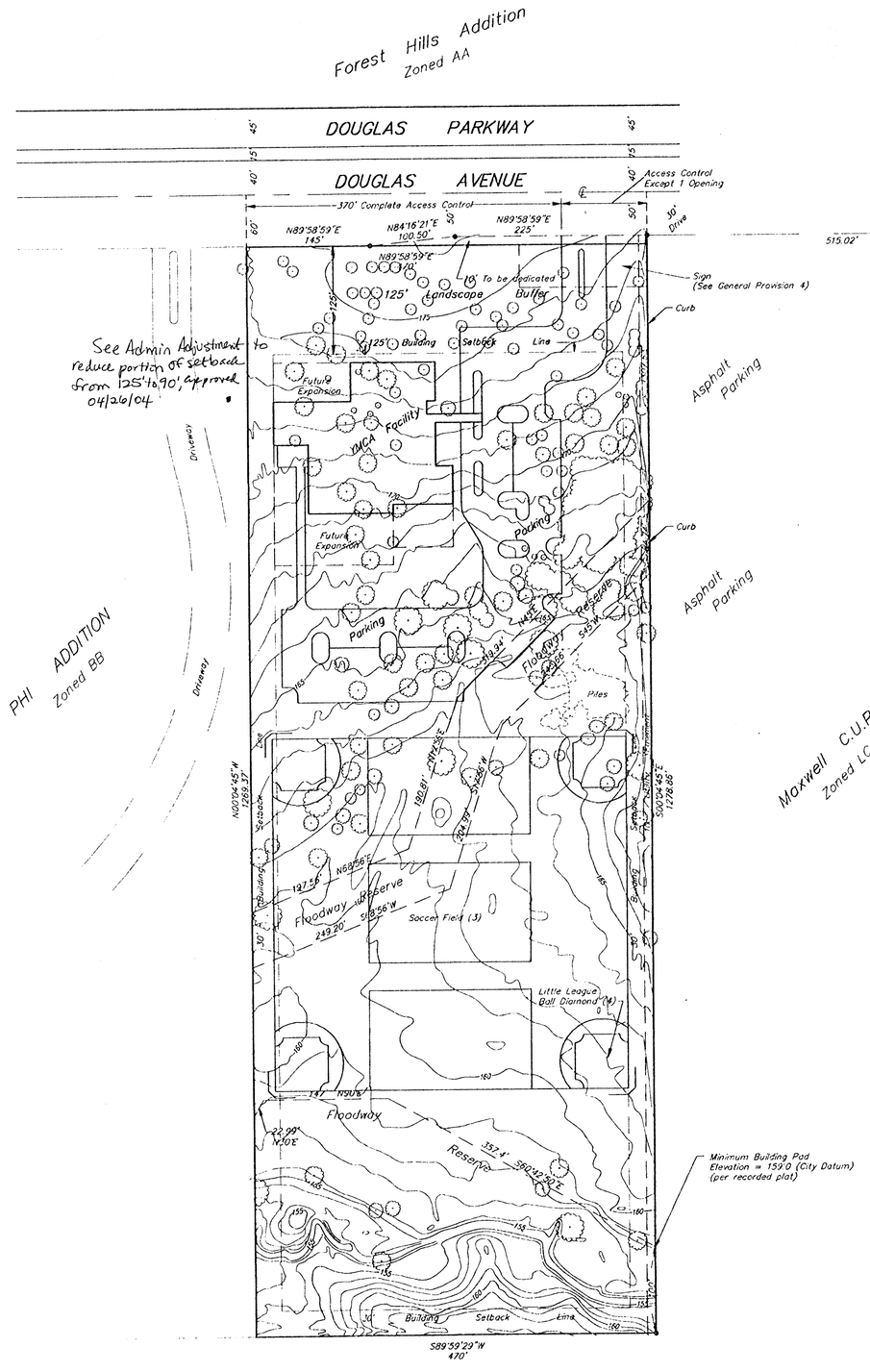


Maxwell C.U.P.
Zoned LC

Scale: 1" = 80'

WEBB ROAD

Y M C A

COMMUNITY UNIT PLAN
WICHITA, SEDGWICK COUNTY, KANSAS

GENERAL PROVISIONS

1. Total Net Land Area — 596,347 Sq. Ft. or 13.7 Acres
2. Total Gross Floor Area — 72,138 Sq. Ft.
   Total Floor Area Ratio — 12.1 Percent
3. Parking shall be provided in accordance with Section 28.04.140 et.seq. of the Code of the City of Wichita.
4. Signs as permitted by Chapter 24.04 of the Code of the City of Wichita with the following stipulations:
   A. One monument or ground sign, with no back lighting, no larger than 100 Sq. Ft. shall be permitted within the north 50 feet of the east 150' of Parcel 1.
   B. No offsite signs, portable signs, or flashing signs, rotating or moving signs which create the illusion of movement are permitted.
5. A landscape plan prepared by a landscape architect shall be submitted and approved, for the north 125 feet of Parcel 1, prior to the issuance of any building permits for Parcel 1. Failure to properly maintain required landscaped buffer shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and the Superintendent of Central Inspection
6. Development of the parcel within the C.U.P. shall comply with the landscape and screening provisions of City code.
7. All lights shall be directed so as not to shine directly towards the adjacent properties. No lights shall be constructed within the north 125 feet of Parcel 1.
8. Utilities shall be installed underground.
9. A Drainage Plan and guarantees for drainage improvements shall be provided at the time of platting.
10. Access Controls shall be as shown on the plan, with the total number of access points being as follows:
    Douglas Avenue — 1 point
11. 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.
12. The transfer of title of all or any portion of land included within the Community Unit Plat (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.

PARCEL 1

A. Net Area — 596,347 Sq. Ft. or 13.7 Acres
B. Maximum Building Coverage — 68,000 Sq. Ft. or 11.40 Percent
C. Maximum Gross Floor Area — 68,000 Sq. Ft.
D. Floor Area Ratio — 11.40 Percent
E. Maximum Number of Buildings — 5
   1. One building no larger than 60,000 Sq. Ft.
   2. Four out buildings no larger than 2,000 Sq. Ft. each
F. Maximum Building Height — 35 Feet
G. Setbacks:

North line	125 feet
East line	30 feet
South line	30 feet
West line	30 feet

The north 125 feet of Parcel 1, shall be reserved for Landscape and Berms. No parking or Lights shall be constructed within said 125 feet.

H. Parking Ratio as per Zoning Ordinance, except that a 72,138 square foot YMCA may be developed with as few as 326 parking spaces.
I. Access Points — 1 to Douglas Ave.
J. Proposed Uses: YMCA ,or any nonprofit organization, indoor and outdoor recreational uses, EXCEPT firing range, motorized vehicle track, driving ranges, water slides, or amusement park.

As per AA CUP2018-26 6-25-18

APPROVED CUP
MAPC 8-26-93
B.C.C. 9-21-93
MAPD copy 1 & 4

DP-211

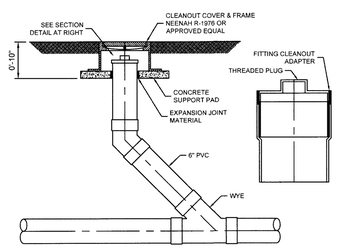
Revised June 25, 2018
Revised September 3, 1993
August 19, 1993

BAUGHMAN COMPANY P. A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PLOTTED: Tuesday, May 22, 2018 @ 09:50AM

PROPERTY LINE
10' PRIVATE ESMT.
EXIST. 8" W/R
125' BLDG STBK. & LANDSCAPE BUFFER
GENERATOR
POOL CLEAN OUT TOP=+ 1357.74
PHI 2ND. ADD.
LOT 2
①
PROP. FIRE LINE EXTENSION RE: APPROVED PPW
PROP. FIRE HYDRANT RE: APPROVED PPW
EXIST. 15" RCP
EXIST. 10" PVC
DOWNSPOUT CONNECTION. PROVIDE 4"X4" DOWNSPOUT TO 6" PIPE ADAPTER FL=1355.00
80.5 L.F. OF 6" PVC @ 1.0% (MIN) SLOPE
(2) 6" 45° BENDS
6" ROOF DRAIN BUILDING CONNECTION RE: PLUMBING
EXISTING BUILDING FFE=1358.00
PROPOSED BUILDING ADDITION FFE=1358.00
CLEANOUT & 8"X6" WYE & 8"X6" REDUCER FL=1354.05
103.2 L.F. OF 8" PVC @ 1.0% (MIN) SLOPE
6" ROOF DRAIN BUILDING CONNECTION RE: PLUMBING
8"X6" WYE FL=1353.02
10.7 L.F. OF 8" PVC @ 1.0% (MIN) SLOPE
CLEANOUT & 8" 45° BEND FL=1352.92
REMOVE & REPLACE ASPHALT PAVEMENT AND CURB & GUTTER AS NECESSARY FOR TRENCHING
8" 45° BEND FL=1352.05
5.1 L.F. OF 8" PVC @ 1.0% (MIN) SLOPE
INLET TOP=1354.49 FL 15" NW=1349.89 FL 18" SE=1349.89
CONNECT 8" PVC TO EXIST. AREA INLET. RESHAPE INVERT AS NECESSARY. FL=1352.00
86.4 L.F. OF 8" PVC @ 1.0% (MIN) SLOPE
EXIST. 18" RCP
EXIST. 15" RCP
EXIST. 6" SS
10' PRIVATE ESMT.
50' DRNG. ESMT.
EXIST. 36" RCP
EXIST. 36" RCP
10' UTIL. ESMT.
PROPERTY LINE
RES PKG
SW PED
SW EXIT
SW PARK
GENERATOR
10' PRIVATE ESMT.
PROPERTY LINE
DOUGLAS AVE.
NW NS
SW NS
FDC
TYP.

NOTES:
1. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS IN A CAST-IN-PLACE CONCRETE BLOCK, 18 BY 18 BY 12 INCHES DEEP WITH 12 INCHES OF TREATED 95% COMPACTED SUBGRADE BELOW CONCRETE. SET WITH TOP FLUSH WITH SURROUNDING PAVEMENT.



1 CLEANOUT DETAIL
SCALE: NTS

Request adjustment to allow building square footage to exceed stated CUP DP-211 building allowance of 68,000 SF. Total SF of building after proposed construction will be 72,138 SF which is 6.1% over stated allowance

SCALE: 1"=20'
0 20 40

MKEC
Wichita, KS • 316-684-9600

J:\PROJECTS\2017\1701\01753_SJCF_EAST YMCA IMPROVEMENTS_ 17753 CADS\RTS\05 CIVIL\SITE\17753_UTIL PLAN.DWG

SJCFarchitecture
sjcf.com
Empirse Center | 257 N. Broadway | Wichita, Kansas 67202 - 2303 | 316.684.0171

SCOTT PRESTON SMITH 24428 5/21/18 KANSAS PROFESSIONAL ENGINEER

DUDLEY WILLIAMS & ASSOCIATES, P.A. STRUCTURAL ENGINEERS
MIDWEST ENGINEERING, INC. MECHANICAL ENGINEERS
INTEGRATED CONSULTING ENGINEERS, INC. ELECTRICAL ENGINEERS
MKEC ENGINEERING CIVIL ENGINEERS

GREATER WICHITA YMCA
EAST BRANCH INTERIOR RENOVATION
9333 E. DOUGLAS
WICHITA, KS 67207

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REVISIONS

SITE PLAN

APPROVED 5/25/18

PROJECT NUMBER
5358.00

DATE
05/21/2018

UTILITY PLAN

C5.0