DEVELOPMENT GUIDELINES

1. Area: The total development contains 8.554 acres of land more or less.

2. Parcel Descriptions:

Parcel 1
Gross Area = 7.086 Ac or 308,677 s.f.
Maximum Height of Unoccupied Architectural Elements = 55 feet
Maximum Height of Occupied Space = 40 feet/2-story maximum
Maximum Coverage = 30%
Max. Gross Floor Area = 35%
Setbacks - 35' except on the north end of Parcel 1 and where adjacent to Parcel 2 which shall be 0' (see G.P.8)

Parcel 2
Gross Area = 0.345 Ac or 15,060 s.f.
Maximum Height of Unoccupied Architectural Elements = 55 feet
Maximum Height of Occupied Space = 40 feet/2-story maximum
Maximum Coverage = 50%
Max. Gross Floor Area = 50%
Setbacks - 0' adjacent to Parcel 1 (see G.P.8)

Parcel 3
Gross Area = 1.123 Ac or 48,951 s.f.
Maximum Building Height = 35 feet
Maximum Coverage = 30%
Max. Gross Floor Area = 35%
Setbacks: 35' Front (east)
35' Rear (west)
25' Side (north)
0' Side (south) subject to appropriate fire wall / separation

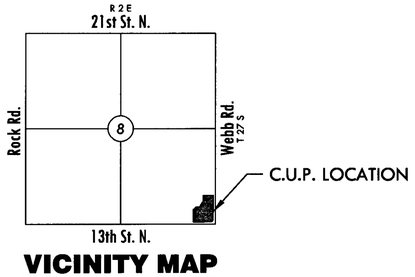
3. The following uses are permitted for all Parcels within the C.U.P.:
   A. ALLOWABLE USES: For Parcels 1 and 2 all uses permitted within the LC Zoning District. Additionally, restaurants serving liquor are allowed, provided that food is the primary service of the establishment, and also restaurants having outdoor seating are allowed within 200 feet of residential zoning by right per (CUP Amendment #1) Article III, Sec. III-D, 6.w.
   Parcel 3 shall be limited to the following GO Zoning District uses: Bank and/or Financial Institution with Drive Thru's permitted by right, and Office general.
   B. EXCLUDED LC USES: No Parcels within this C.U.P. shall allow use of Adult entertainment establishment, Residential use, Cemetery, Church or place of worship, School K-12, College or university, Community assembly, Convalescent care facility, Group home, Hospital, Recycling process center, Reverse vending machine, Pawn shop, Utility, Car wash, Construction sales and service, Nightclub, Tavern and drinking establishment, Vehicle repair, Vocational school, Wireless communication facility, Asphalt or concrete plant, Storage.
   C. The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use unless specifically identified.

4. Architectural Controls:
   All building within the C.U.P. shall share a uniform architectural character, color, and same predominate exterior building material, as approved by the Director of Planning. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accents, and must employ materials similar to surrounding residential areas.

5. Title:
   The transfer of the title on all or any portion of the land included in the Community Unit Plan does not constitute a termination of the plan or any portion thereof; but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns. However, the Director of the MAPD, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

6. Landscaping for this site shall be required as follows:
   A. Landscaped street yards, buffers, and parking lot landscaping and Screening - Shall be in accordance with the City of Wichita Landscape Ordinance, unless otherwise stated below.
   B. No landscaping shall be required adjacent to existing screen wall along the westerly boundary of Parcel 1, so long as there is code compliant screening and landscaping on the abutting property. Berming and landscaping on top of the berm was installed by the CUP development for the benefit and maintenance of the adjoining Homeowners Association as a condition of development.
   C. A 12 foot wide landscape buffer shall run parallel with the west and north property lines of Parcel 3 where abutting residential areas/zoning. Said landscape buffer may be reduced to allow for a drive isle on the north, so long as the landscaping within that portion of the buffer meets or exceeds 1.5 times the requirements of the Landscape Ordinance.
   D. A landscape plan shall be prepared by a Kansas licensed Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permit(s).
   E. 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.

7. Screening for this site shall be required as follows:
   A. Rooftop mechanical equipment shall be screened from ground level view per Wichita-Sedgwick County Unified Zoning Code or as stated below.
   B. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view except, if not visible from public rights-of-way or if not directly visible from ground view from adjoining residential areas/zoning. The screening materials shall be consistent with materials and colors of the supported buildings. Trash enclosures shall be allowed within 20 feet of property line if not visible from public rights-of-way but shall not be closer than 5 feet from the westerly property lines. Trash enclosures are not permitted along north boundary of Parcel 3 and there shall be no outdoor storage allowed on Parcel 3.
   C. Outdoor display and storage shall be subject to all conditions of Article III, Sec. III-B.14.e for Parcels 1 and 2.
   D. Screening adjacent to existing SF-5 zoned property to be provided by existing concrete wall. No screening shall be required on or adjacent to Parcel 2 or along the north line of Parcel 1. No landscaping shall be required adjacent to existing screen wall per G.P.6.B.
   E. Unless otherwise noted hereon, screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.



VICINITY MAP

8. Setbacks:
   Setbacks are as indicated on the C.U.P. drawing or as specified in Wichita-Sedgwick County Unified Zoning Code. If contiguous Parcels are to be developed under the same ownership, setbacks between those Parcels are not required. Parcel 2 has zero building setback, provided appropriate fire walls and/or building separations are provided. Also see Parcel Description.

9. Signs: As permitted under the Sign Code of the City of Wichita, additionally, the following conditions apply:
   A. All parcels shall adhere to the requirements of the Sign Code for the City of Wichita for LC Zoning District, except as provided herewith.
   B. No flashing, animated or moving, portable, billboard, banner, off-site, or pennant signs shall be permitted except however, two electronic message signs are allowed along Webb Road; one on Parcel 1 and one on Parcel 3.
   C. All signs along and adjacent to 13th and Webb streets shall be monument type signs with a maximum height of 20 feet , except for Parcel 3 where no monument signs shall exceed 12 feet in height .
   D. Eight monument signs are permitted: Five along Webb Road and three along 13th Street. The sign areas shall be limited to a maximum of 150 square feet each along Webb Road and 145 square feet each along 13th Street. Standalone development identification signs shall count against the above total allowed seven monument signs. Development identification signs may also have tenant signage. No illuminated monument signs over 10 square feet are allowed within the north 150 feet of Parcel 3.
   E. The minimum distance between monument signs shall be 120 feet, except tenant signs may be located a minimum distance of 50 feet when adjacent to a development identification only sign.
   F. Building signage shall be permitted within the C.U.P. Building signage on Parcels 1 and 2 shall be limited to 20% of the wall area with no single tenant sign exceeding 400 square feet in area, and there shall be no more than six signs for each tenant (business) on each building elevation. Buildings signage on Parcel 3 shall be limited to a total of 250 square feet. There shall be no building signage along the westerly facades of any buildings on Parcels 1 and 3 abutting the western boundary of the CUP, nor shall any building signage of any kind be allowed on any buildings facing the northerly line of Parcel 3, except for illuminated Drive Thru /ATM signage cumulatively not to exceed 6 square feet in area is allowed. Such Drive Thru signage shall be illuminated during business hours only; such ATM signage may be illuminated outside business hours.
   G. Accent lighting of monument and directional/way-finding signs shall be permitted.
   H. Window signage shall be limited to 25% of window area.
   I. Directional signs are permitted and shall not exceed 10 square feet in area each.
   J. One temporary sign of 70 square feet that will have its message replaced three times during an 90 day time period is allowed. The 90 day time period shall begin running from the time the sign permit is issued.

10. Lighting:
    A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
    B. All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Director of the MAPD.
    C. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
    D. Light poles including above ground bases shall be limited to 28 feet tall and no light poles shall be within 100 feet of residential zoning, except however on the north line of Parcel 3, where two light poles may be located no closer than 12 feet of the north property line having a maximum height of 15 feet with shielding to cast light in a downward direction and directed away from residential areas/zoning to the north; and except however on the east line of Parcel 3, where one light pole may be located no closer than 30 feet of the west property line having a maximum height of 15 feet with shielding to cast light in a downward direction and directed away from residential areas/zoning to the west. No wall-pack lighting is allowed within the north 150 feet of Parcel 3, unless however such wall-pack lighting is shielded to cast light in a downward direction and directed away from residential areas/zoning and such wall-pack shall not be placed higher than 10 feet off the ground.
    E. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.

11. Parking:
    All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV, unless otherwise specified.

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

13. The following transportation improvements and Parcel access shall be provided:
    A. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels within the C.U.P. if platted as one lot and developed under one ownership.
    B. Guarantees for specific street improvements for 13th and Webb road shall be determined at the time of platting by the Traffic Engineer.
    C. Access controls shall be per VAC2013-0008, or as amended.

14. Grading Plan:
    A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit. A drainage plan shall be submitted to the City Engineer for approval. Required guarantees for drainage shall be provided at the time of platting.

15. All new utilities shall be installed underground.

16. Final determination of minimum pad elevations (at least 2 feet higher than the 100 year flood elevation), street right-of-way, easements, reserves, and pavement widths on public private streets shall be resolved at the time of platting.

17. 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.

18. Any major changes within this Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the C.U.P. shall be done in accordance with the Unified Zoning Code.

19. Music played outdoors between the hours of 10 PM and 9 AM shall be prohibited. Trash pickup/removal during these hours is also prohibited.

20. A pedestrian circulation plan shall be approved by the Planning Director prior to the issuance of building permits. Said plan shall link all buildings in the development with the arterial sidewalks on Webb Road and 13th Street North.

21. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, provided however, they may be used for passenger loading and unloading. The Fire Chief or the 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.

PER CUP 2014-25
APPROVED CUP
MAPC 9-11-14 DM
MAPD COPY 1 OF 2

COMMUNITY UNIT PLAN DP-282

FOLIAGE CENTER

DEVELOPER / OWNER: Beech Lake Investments, LLC 1223 N. Rock Rd. Bldg H, Suite 200 Wichita, KS 67206 (316) 636-2100

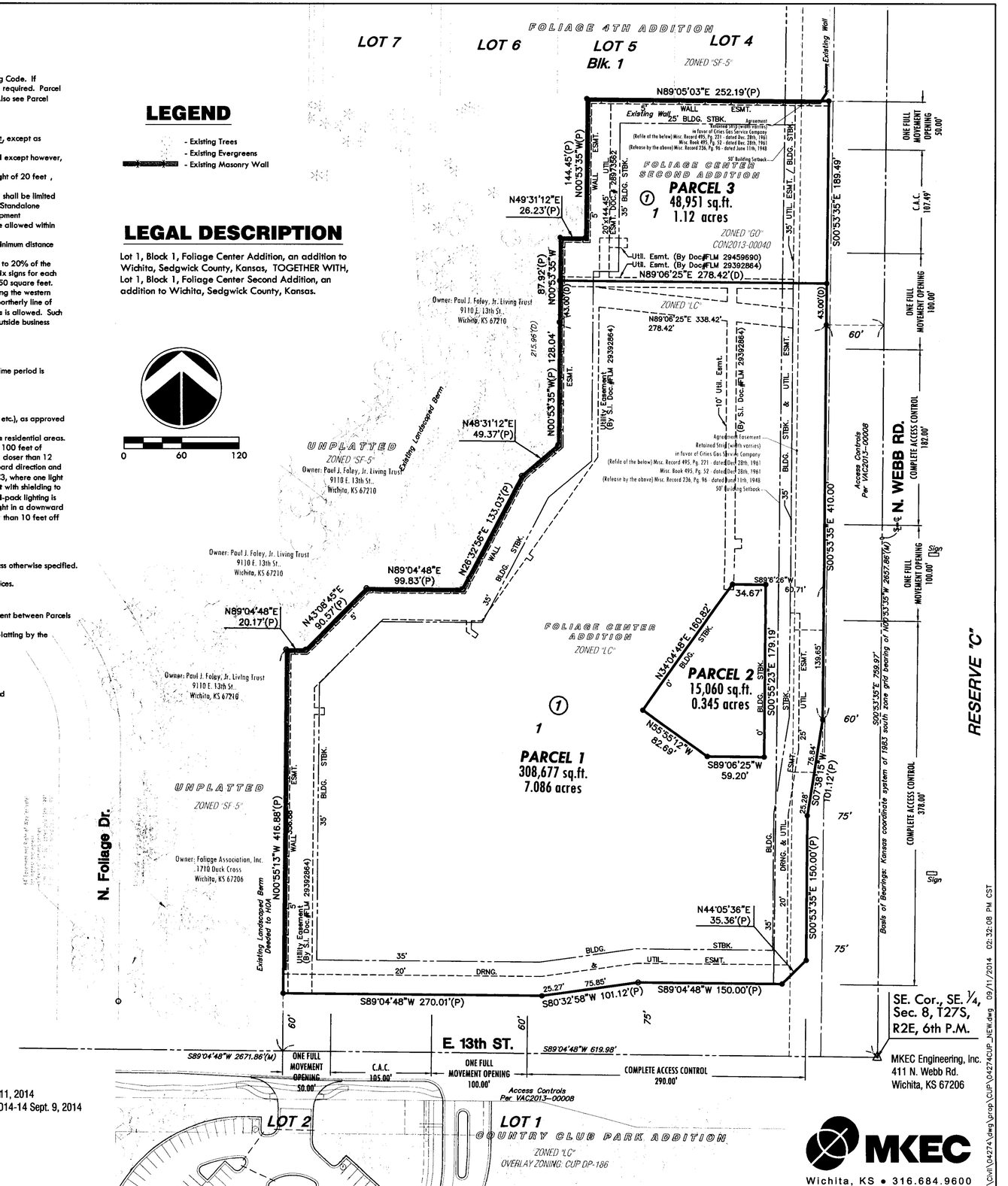
Amendment #2 CUP2014-25 Sept. 11, 2014
Amendment #1 CUP2014-17/ZON2014-14 Sept. 9, 2014
A.A.#3 CUP2014-10 April 28, 2014
A.A.#2 CUP2013-39 Nov. 4, 2013
A.A.#1 CUP2008-20 June 9, 2008
CUP2005-09 / ZON2005-06

LEGEND

- Existing Trees
- Existing Evergreens
- Existing Masonry Wall

LEGAL DESCRIPTION

Lot 1, Block 1, Foliage Center Addition, an addition to Wichita, Sedgwick County, Kansas, TOGETHER WITH, Lot 1, Block 1, Foliage Center Second Addition, an addition to Wichita, Sedgwick County, Kansas.



MKEC Engineering, Inc.
411 N. Webb Rd.
Wichita, KS 67206

MKEC
Wichita, KS • 316.684.9600

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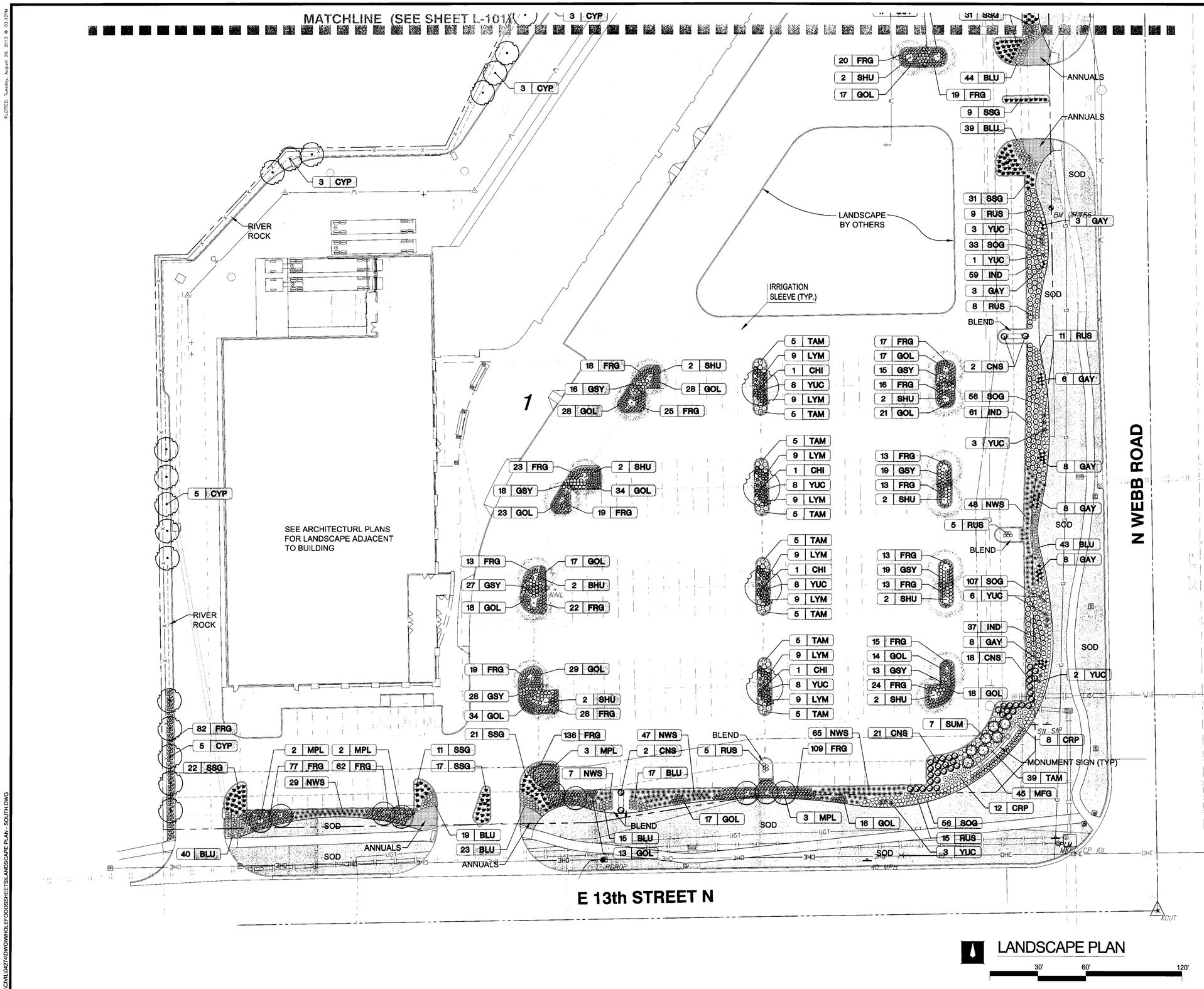

LANDSCAPE PLAN

30' 60' 120'

LANDSCAPE PLAN

APPROVED 8/22/13 BY NES

DP-282
MAPD copy 2 of 2

LEGEND

- PROPOSED WATER LINE
- PROPOSED SAN. SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING UNDERGROUND TELEPHONE
- RAINLEADER

MKEC
Wichita, KS • 316-684-9600

PAVING AND INCIDENTAL DRAINAGE PLANS FOR

WHOLE FOODS MARKET

13TH & WEBB WICHITA, KS

JASON A. GISH
LICENSED
628
KANSAS
LANDSCAPE ARCHITECT
8-20-2013

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LANDSCAPE PLAN

PROJECT NO.	0401012274
DATE	8/19/2013
SCALE	1"=30'

DESIGNED	DRAWN	CHECKED
MKEC	RKO	JAG

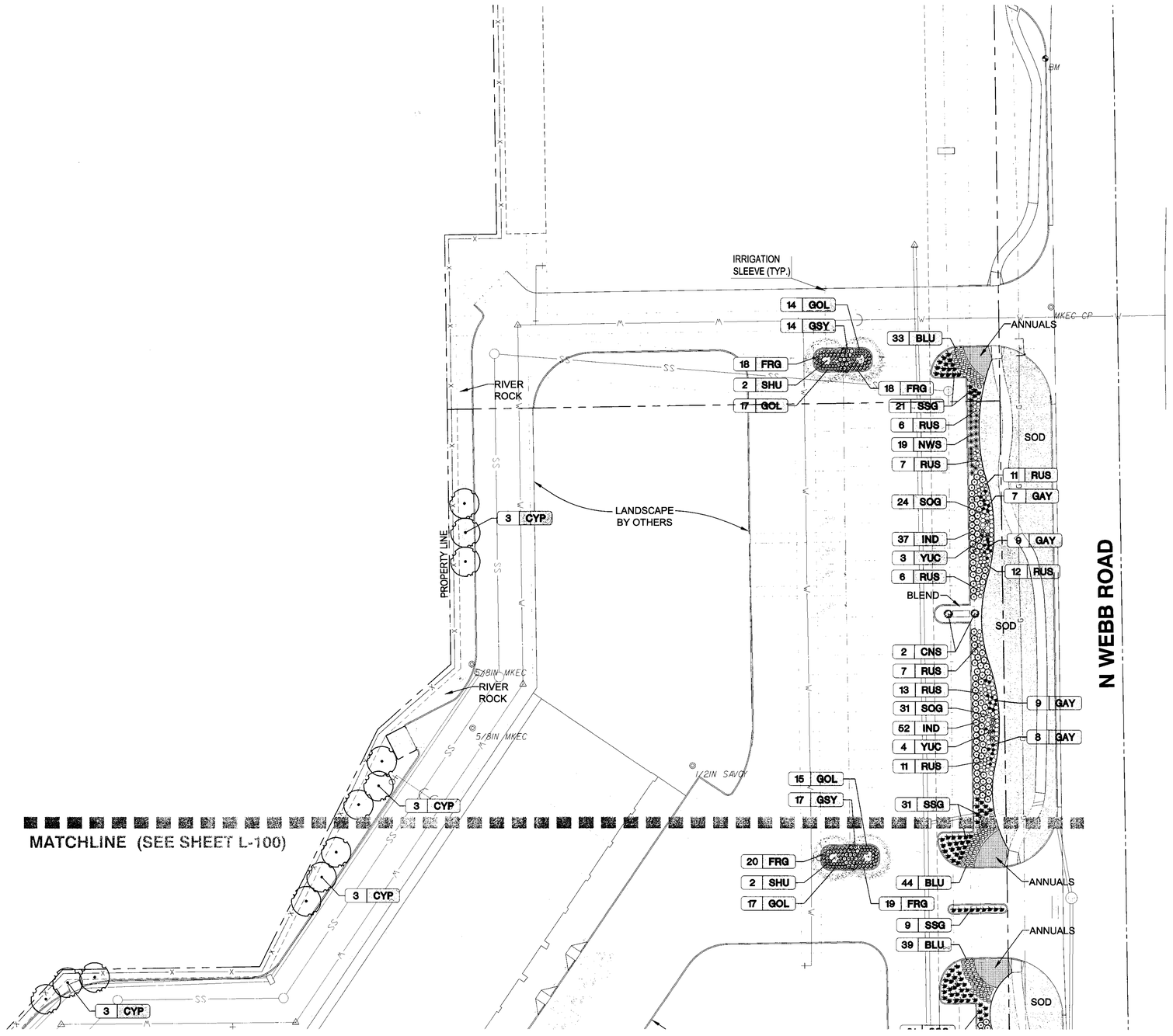
NO.	REVISION	DATE

SHEET NO.

L-100

J:\CIVIL\04274\DWG\WHOLEFOODSSHEETS\LANDSCAPE PLAN - SOUTH.DWG

PLOTTED: Tuesday, August 20, 2013 @ 03:11PM



LEGEND

- W — PROPOSED WATER LINE
- SS — PROPOSED SAN. SEWER
- SD — PROPOSED STORM SEWER
- SS — EXISTING SANITARY SEWER
- G — EXISTING GAS LINE
- W — EXISTING WATER LINE
- SD — EXISTING STORM SEWER
- UG — EXISTING UNDERGROUND TELEPHONE
- R — RAINLEADER

LANDSCAPE PLAN

30' 60' 120'

MKEC
Wichita, KS • 316-684-9600

PAVING AND INCIDENTAL DRAINAGE PLANS FOR

WHOLE FOODS MARKET

13TH & WEBB WICHITA, KS

JASON A. GISH
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LANDSCAPE PLAN

PROJECT NO.	0401012274
DATE	8/19/2013
SCALE	1"=30'

DESIGNED	DRAWN	CHECKED
MKEC	RKO	JAG

#	-----	##########
NO.	REVISION	DATE

SHEET NO.

L-101

J:\CIVIL\0427401DWG\WHOLEFOODS\SHEETS\LANDSCAPE PLAN - NORTH.DWG

PLOTTED: Tuesday, August 20, 2013 @ 03:10PM

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 ALLEVIATED 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. MULCH ADJACENT TO BUILDINGS SHALL BE SIX (6) INCHES LOWER THAN BUILDING FINISH FLOOR ELEVATION.

8. PLANTING SOIL AMENDMENTS FOR ALL BED AREAS SHALL BE THOROUGHLY MIXED INTO PLANTING BACKFILL TOPSOIL.

9. ALL SHRUB/PERENNIAL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS TREFLAN OR EQUAL. APPLY AS PER MANUFACTURER'S RECOMMENDATION. THE PRE-EMERGENT SHALL NOT BE APPLIED UNTIL AFTER ALL PLANTING AND MULCHING WITHIN THESE AREAS ARE COMPLETE. DO NO DISTURB AREAS AFTER APPLICATION. WATER IN AS DIRECTED.

10. INSTALL 3" MIN. DEPTH BARK MULCH IN ALL PLANTING BED AREAS AND WITHIN A 3' DIAMETER CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS. SUBMIT 1 CU/FT SAMPLE FOR APPROVAL. PULL MULCH AWAY FROM TREE TRUNKS WITHIN 3" OF TRUNK.

11. 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).

12. FESCUE SOD SHALL BE HARVESTED & PLACED BETWEEN THE DATES OF APRIL 1ST AND JUNE 15TH UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WATER ALL SOD UNTIL LANDSCAPE JOB IS COMPLETE.

13. AREAS DENOTED AS 'SOD' SHALL BE PLANTED WITH THE FOLLOWING GRASS TYPE:
SOD:
GARD'N WISE FESCUE/BLUE MIXTURE, OBTAINABLE FROM CRANMER GRASS FARM, INC., 6121 N. 119TH, MAIZE, KANSAS 67101, PH# (316) 722-7230.
FERTILIZER:
SEE SPECIFICATIONS

14. ALL SOD AREAS SHALL BE INSTALLED AS FOLLOWS: AFTER FINAL GRADE IS ESTABLISHED AND ALL SOIL AREAS DRAIN AS INTENDED, AND ALL SURFACE IRREGULARITIES HAVE BEEN REMOVED, THOROUGHLY PREPARE SODBED BY TILLING TO A MINIMUM DEPTH OF 3" AND HARROWING. ROLL SOD FOLLOWING LAYING FOR GOOD SOD/SOIL CONTACT AND KEEP IN A MOIST (BUT NOT SATURATED) CONDITION FOR FIRST TWO WEEKS TO PROMOTE GOOD ROOTING. FERTILIZE WITH 1 LB. ACTUAL NITROGEN PER 1,000 S.F. AT TIME OF PLANTING.

15. 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/SEED IS PLACED.

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

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

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

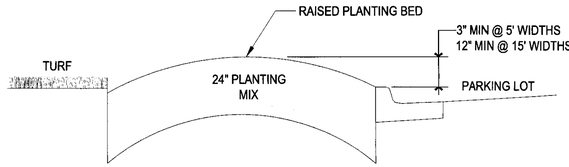
19. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL; FREE OF PEST AND DISEASES. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST. ALL TREES SHALL BE STRAIGHT-TRUNKED, OR OF TYPICAL FORM TO THE SPECIES, FULL-HEADED AND MEET THE REQUIREMENTS AS SPECIFIED. ALL TREES MUST BE STAKED.

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

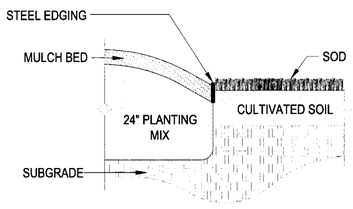
21. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY.

22. ALL LANDSCAPE PLANTS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING INITIAL ACCEPTANCE. DEAD OR DEFICIENT PLANTINGS 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.

23. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, (INCLUDING WATERING AND MOWING), SOD AREAS UNTIL ACCEPTANCE OF THESE AREAS. WHEN READY, THE LANDSCAPE CONTRACTOR SHALL REQUEST INSPECTION OF ESTABLISHED SODDED AREAS BY THE OWNER'S REPRESENTATIVE.



RAISED PLANTING BED DIAGRAM
NOT TO SCALE



EDGING/BED DETAIL
NOT TO SCALE

PLANT SCHEDULE

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING	NOTES
DECIDUOUS SHADE TREES					
CHI	4	CHINESE PISTACHE	PISTACIA CHINENSIS	15'-20' MIN. HT. / B&B	CLUMP, MIN. 3 CANES - MALE TREES ONLY
MPL	10	SHANTUNG MAPLE	ACER TRUNCATUM	2.5" CAL. / B&B	
SHU	20	SHUMARD OAK	QUERCUS SHUMARDII	4" CAL. / B&B	BRANCHING HT. 5' MIN.
CYP	22	'SHAWNEE BRAVE' BALDCYPRESS	TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	2.5" CAL. / B&B	BRANCHING HT. 4' MIN.
DECIDUOUS SHRUBS					
CRP	20	'CHERRY DAZZLE' DWARF CRAPEMYRTLE	LAGERSTROEMIA GAMAD 1 'CHERRY DAZZLE'	3 GAL.	
SUM	7	SMOOTH SUMAC	RHUS GLABRA	7 GAL.	
EVERGREEN SHRUBS					
GSY	186	'GOLDEN SWORD' YUCCA	YUCCA FILAMENTOSA 'GOLDEN SWORD'	3 GAL.	
YUC	57	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	
TAM	79	'NEW BLUE' TAMARIX JUNIPER	JUNIPERUS SABINA VAR. TAMARISCIFOLIA 'NEW BLUE'	3 GAL.	
ORNAMENTAL GRASSES					
NWS	193	'NORTHWIND' SWITCHGRASS	PANICUM VIRGATUM 'NORTHWIND'	3 GAL.	
CNS	45	'CLOUD NINE' SWITCHGRASS	PANICUM VIRGATUM 'CLOUD NINE'	3 GAL.	
FRG	832	KOREAN FEATHER REED GRASS	CALAMAGROSTIS BRACHYTRICHA	1 GAL.	
IND	246	'INDIAN STEEL' INDIAN GRASS	SORGHASTRUM NUTANS 'INDIAN STEEL'	3 GAL.	
LYM	72	'BLUE DUNE' LYME GRASS	ELYMUS ARENARIUS 'BLUE DUNE'	3 GAL.	
SSG	163	'SHENANDOAH' SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	3 GAL.	
SOG	307	SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1 GAL.	
MFG	45	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GAL.	
BLU	273	'BLONDE AMBITION' BLUE GRAMA GRASS	BOUTELOUA GRACILLIS 'BLONDE AMBITION'	1 GAL.	
PERENNIALS					
GOL	390	'FIREWORKS' GOLDENROD	SOLIDAGO RUGOSA 'FIREWORKS'	3 GAL.	
GAY	77	'BLAZING STAR' GAYFEATHER	LIATRIS SPICATA	1 GAL.	
RUS	126	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	3 GAL.	
PERENNIALS (BLEND)					
BLEND	170	'BLAZING STAR' GAYFEATHER	LIATRIS SPICATA	1 GAL.	SEE NOTE #2 BELOW
BLEND	60	'THE BLUES' LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	1 GAL.	SEE NOTE #2 BELOW
BLEND	170	'ZAGREB' COREOPSIS	COREOPSIS VERTICILLATA 'ZAGREB'	1 GAL.	SEE NOTE #2 BELOW
TURF GRASS					
SOD	3,760 SY	FESCUE: GARD'N WISE 'FESCUE/BLUE MIXTURE'			SOD

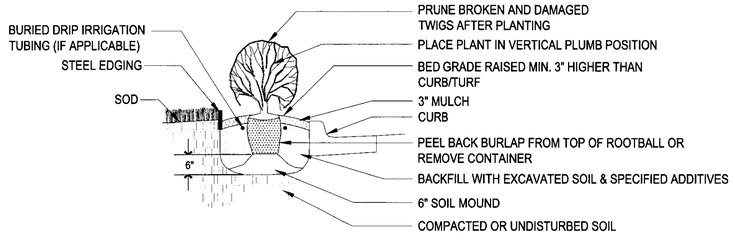
NOTE #1: 685 SY OF RIVER ROCK SHALL BE PLACED BETWEEN CURB AND WALL AS DEPICTED ON THE PLAN ALONG THE WEST PROPERTY LINE. INSTALL AT 4" DEPTH MINIMUM WITH HEAVY DUTY WEED FABRIC BELOW.

NOTE #2: AREAS NOTED AS "BLEND" SHALL BE A SPORADIC MIXTURE OF 'ZAGREB COREOPSIS, GAYFEATHER, AND LITTLE BLUESTEM. COORDINATE LAYOUT/PLACEMENT WITH OWNER'S REPRESENTATIVE AT TIME OF INSTALLATION.

LANDSCAPE ORDINANCE CALCULATIONS

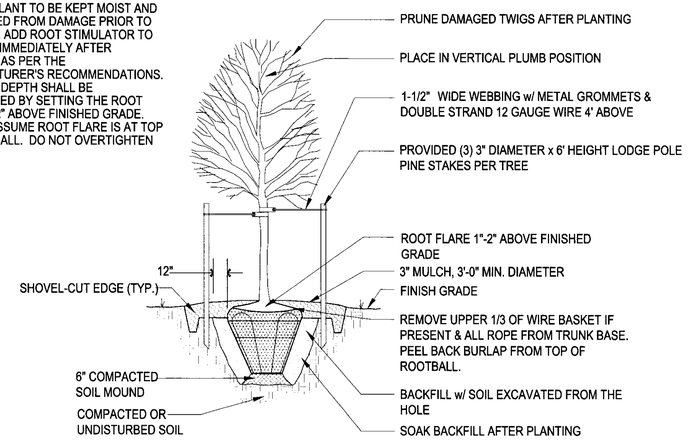
LANDSCAPE STREET YARD REQUIRED: (DUAL STREET FRONTAGE, METHOD 2)	AVERAGE LOT DEPTH = 528' 528' LOT DEPTH = 20 SQUARE FOOTAGE FACTOR STREET FRONTAGE: 545' + 685' = 1,230' 1,230' - 360' (GPD TO STREET WALL LINE) = 870' ADJUSTED STREET FRONTAGE = 870' REQUIRED LANDSCAPE STREET YARD = 870' x 20 = 17,400 SF PROVIDED LANDSCAPE STREET YARD = 21,115 SF
STREET YARD TREES REQUIRED:	17,400 DIVIDED BY 500 = 34.80 = 35 SHADE TREES STREET YARD TREES PROVIDED = 29 SHADE, 10 ORNAMENTAL, 893 SHRUBS = 45 TOTAL
PARKING LOT TREES REQUIRED:	346 PARKING STALLS = 18 SHADE TREES REQUIRED TREES PROVIDED = 1/2 TREES REQ. BY STREET YARD REQUIREMENTS
REQUIRED BUFFER/SCREENING:	1 SHADE TREE PER 40 L.F. 40 / 880 L.F. = 22 TREES REQUIRED 22 SHADE TREES PROVIDED

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 EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY.



SHRUB 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 DETAIL
NOT TO SCALE

MKEC
Wichita, KS • 316-684-9600

PAVING AND INCIDENTAL DRAINAGE PLANS FOR

WHOLE FOODS MARKET

13TH & WEBB WICHITA, KS

JASON A. GISH LICENSED 628 8-20-2013 KANSAS LANDSCAPE ARCHITECT

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www.mkec.com
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LANDSCAPE DETAILS

PROJECT NO.	0401012274
DATE	8/19/2013
SCALE	1"=30'

DESIGNED	DRAWN	CHECKED
MKEC	RKO	JAG

#	REVISION	DATE
----		##/##/####

SHEET NO.
L-102

J:\CIVIL\04274\DWG\WHOLEFOODSSHEETS\LANDSCAPE PLAN - DETAILS.DWG

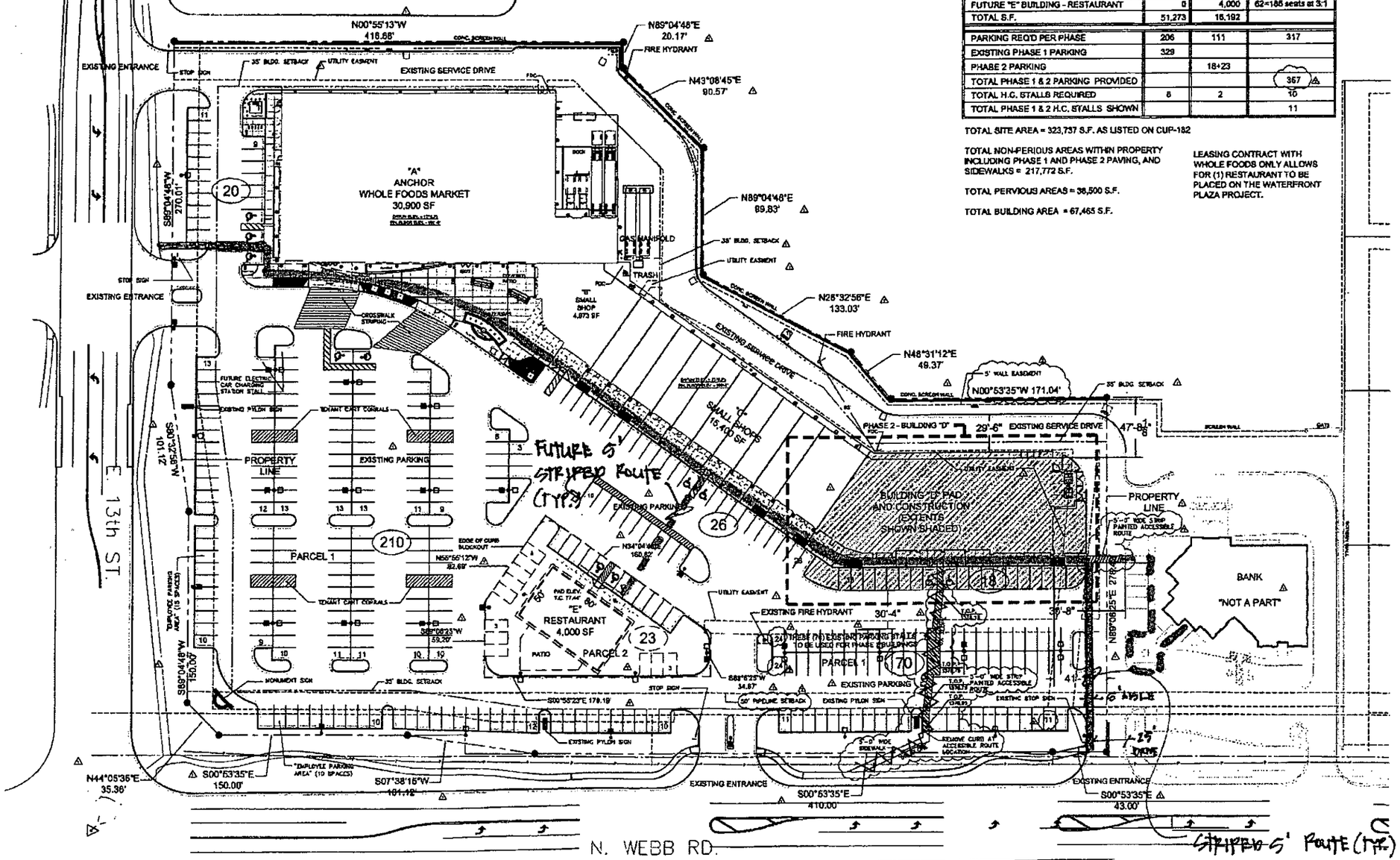
DP282 PED CIRC

APPROVED

Date: 8-8-14

LEGAL DESCRIPTION

All of lot 1, block1 Foliage Center Addition, an addition to Wichita, Sedgwick County, Kansas, together with, the south 43.00 feet of lot 1, block 1 Foliage Center Second Addition, an addition to Wichita, Sedgwick County, Kansas



Waterfront Plaza Wichita, KS	PHASE 1	PHASE 2	PARKING REQ'D
"A" - WHOLE FOODS	30,900	0	124 stalls at 4:1
"B" - SMALL SHOP - (NO RESTAURANTS)	4,973	0	20 stalls at 4:1
"C" - SMALL SHOPS - (NO RESTAURANTS)	15,400	0	62 stalls at 4:1
"D" - SMALL SHOPS - (NO RESTAURANTS)	0	12,192	49 stalls at 4:1
FUTURE "E" BUILDING - RESTAURANT	0	4,000	62=186 seats at 3:1
TOTAL S.F.	51,273	16,192	
PARKING REQ'D PER PHASE	206	111	317
EXISTING PHASE 1 PARKING	329		
PHASE 2 PARKING		18+23	
TOTAL PHASE 1 & 2 PARKING PROVIDED			367
TOTAL H.C. STALLS REQUIRED	8	2	10
TOTAL PHASE 1 & 2 H.C. STALLS SHOWN			11

TOTAL SITE AREA = 323,737 S.F. AS LISTED ON CUP-182

TOTAL NON-PERIOUS AREAS WITHIN PROPERTY INCLUDING PHASE 1 AND PHASE 2 PAVING, AND SIDEWALKS = 217,772 S.F.

TOTAL PERVIOUS AREAS = 38,500 S.F.

TOTAL BUILDING AREA = 67,465 S.F.

LEASING CONTRACT WITH WHOLE FOODS ONLY ALLOWS FOR (1) RESTAURANT TO BE PLACED ON THE WATERFRONT PLAZA PROJECT.

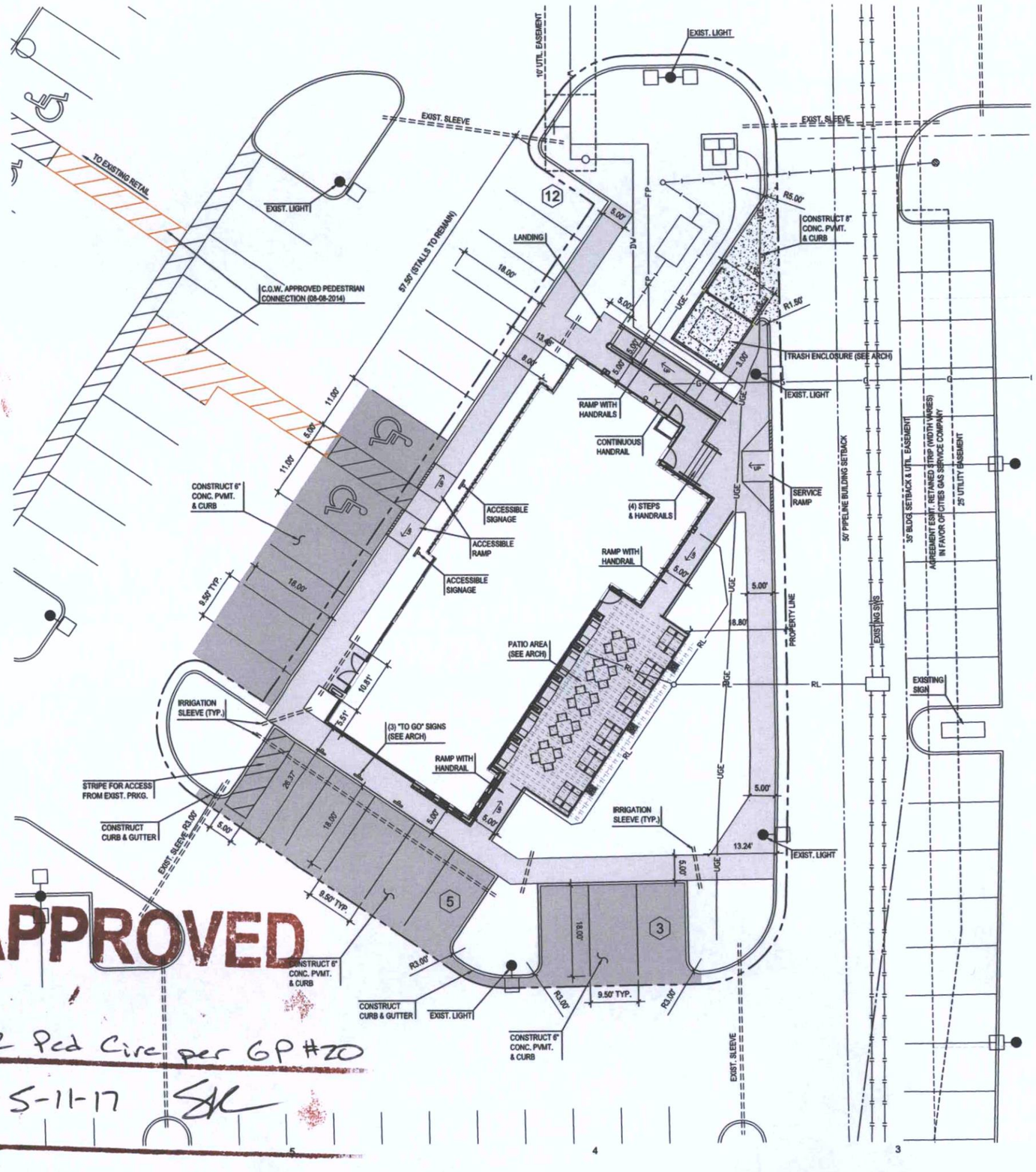
PRINTS ISSUED

DATE	PURPOSE	NO.
[illegible]	FOR SEPARATE	
[illegible]	REVISION #1	
[illegible]	REVISION #2	

PHASE 2 BUILDING D
WATERFRONT PLAZA:
1423 NORTH WEBB ROAD
WICHITA, KS

LawKingdonArchitecture
Engineering • Planning • Interiors • Landscapes

LawKingdonArchitecture
345 Riverview Wichita, KS 67203
T 316 268 0230 F 316 268 0203
CONTACT: BLEN BAILEY AIA
DRAWN: BB
CHECKED:
PROJECT NUMBER:


EXIST. LIGHT
16' UTIL. EASEMENT
EXIST. SLEEVE
TO EXISTING RETAIL
EXIST. LIGHT
C.O.W. APPROVED PEDESTRIAN CONNECTION (08-08-2014)
57.50' (STALLS TO REMAIN)
LANDING
18.00'
8.00'
5.00'
13.49'
8.00'
5.00'
11.00'
5.00'
11.00'
CONSTRUCT 6" CONC. PVMT. & CURB
ACCESSIBLE SIGNAGE
ACCESSIBLE RAMP
ACCESSIBLE SIGNAGE
9.50' TYP.
18.00'
10.81'
3.51'
IRRIGATION SLEEVE (TYP.)
(3) "TO GO" SIGNS (SEE ARCH)
RAMP WITH HANDRAIL
STRIPE FOR ACCESS FROM EXIST. PRKG.
CONSTRUCT CURB & GUTTER
EXIST. SLEEVE
26.37'
18.00'
5.00'
5.00'
9.50' TYP.
R3.00'
CONSTRUCT 6" CONC. PVMT. & CURB
CONSTRUCT CURB & GUTTER
EXIST. LIGHT
CONSTRUCT 6" CONC. PVMT. & CURB
EXIST. SLEEVE
EXIST. SLEEVE
R5.00'
CONSTRUCT 6" CONC. PVMT. & CURB
R1.50'
TRASH ENCLOSURE (SEE ARCH)
EXIST. LIGHT
RAMP WITH HANDRAILS
CONTINUOUS HANDRAIL
(4) STEPS & HANDRAILS
SERVICE RAMP
RAMP WITH HANDRAIL
8.00'
5.00'
18.80'
PATIO AREA (SEE ARCH)
PROPERTY LINE
IRRIGATION SLEEVE (TYP.)
5.00'
13.24'
EXIST. LIGHT
18.00'
9.50' TYP.
R3.00'
R3.00'
R3.00'
CONSTRUCT 6" CONC. PVMT. & CURB
EXIST. SLEEVE
50' PIPELINE BUILDING SETBACK
35' BLDG SETBACK & UTIL. EASEMENT
AGREEMENT ESMT. RETAINED STRIP (WIDTH VARIES) IN FAVOR OF CITIES GAS SERVICE COMPANY
25' UTILITY EASEMENT
EXIST. NO SIGN
EXISTING SIGN
FP
DV
UGE
RL
RGE
5.00'
5.00'
5.00'

NOTES:

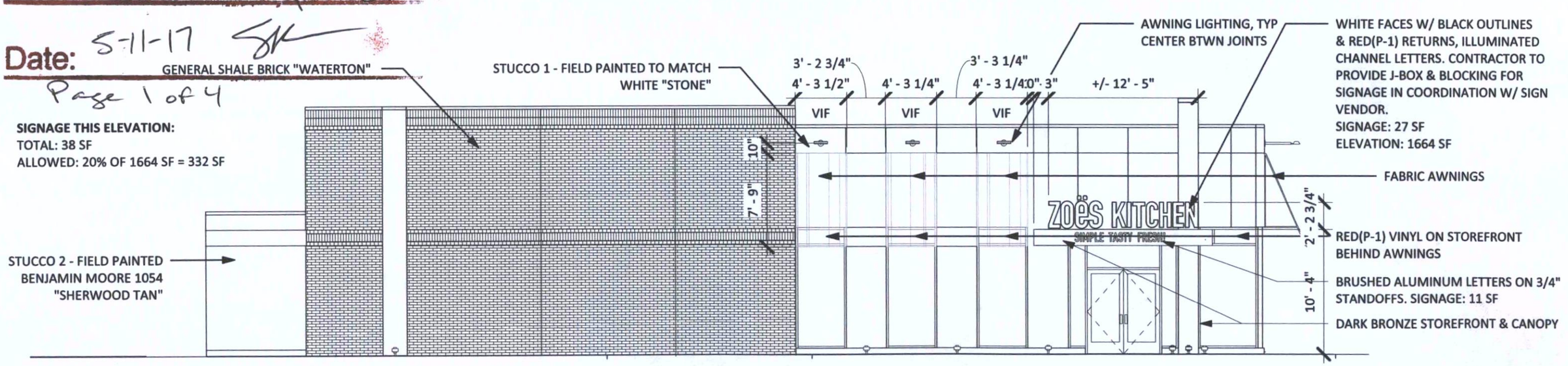
1) SIGN PACKAGE IS FOR DESIGN INTENT ONLY. ALL MEASUREMENTS TO BE FIELD VERIFIED. ALL SIGNAGE COMPONENTS TO BE COORDINATED W/ SIGNAGE VENDOR/MFR. SIGN SIZES, DETAILS, & OVERALL INSTALLATION TO MEET THE LANDLORDS REQUIREMENTS, AS WELL AS ALL SIGN ORDINANCES AND LOCAL CODES.

2) SIGN PACKAGE SUBJECT TO CHANGE ONCE BASE PLAN IS DESIGNED/APPROVED.

APPROVED

PP-282 Arch Rev per GP#4

Date: 5-11-17



SIGNAGE THIS ELEVATION:
TOTAL: 38 SF
ALLOWED: 20% OF 1664 SF = 332 SF

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

ZOËS KITCHEN

Zoës Kitchen
East Wichita

1441 N. Webb Road
Wichita, Kansas

starr design branded
Starr Design, PLLC
1435 West Morehead St, Suite 240
Charlotte, NC 28208
V: 704 377 5200
www.starrdesignteam.com

DATE: 2/27/2017
ORIGIN/DESCRIPTION:

COMMENTS:

ELEVATIONS

SP1.03

© Starr Design, PLLC 16ZK026 | 2/27/2017

NOTES:

1) SIGN PACKAGE IS FOR DESIGN INTENT ONLY. ALL MEASUREMENTS TO BE FIELD VERIFIED. ALL SIGNAGE COMPONENTS TO BE COORDINATED W/ SIGNAGE VENDOR/MFR. SIGN SIZES, DETAILS, & OVERALL INSTALLATION TO MEET THE LANDLORDS REQUIREMENTS, AS WELL AS ALL SIGN ORDINANCES AND LOCAL CODES.

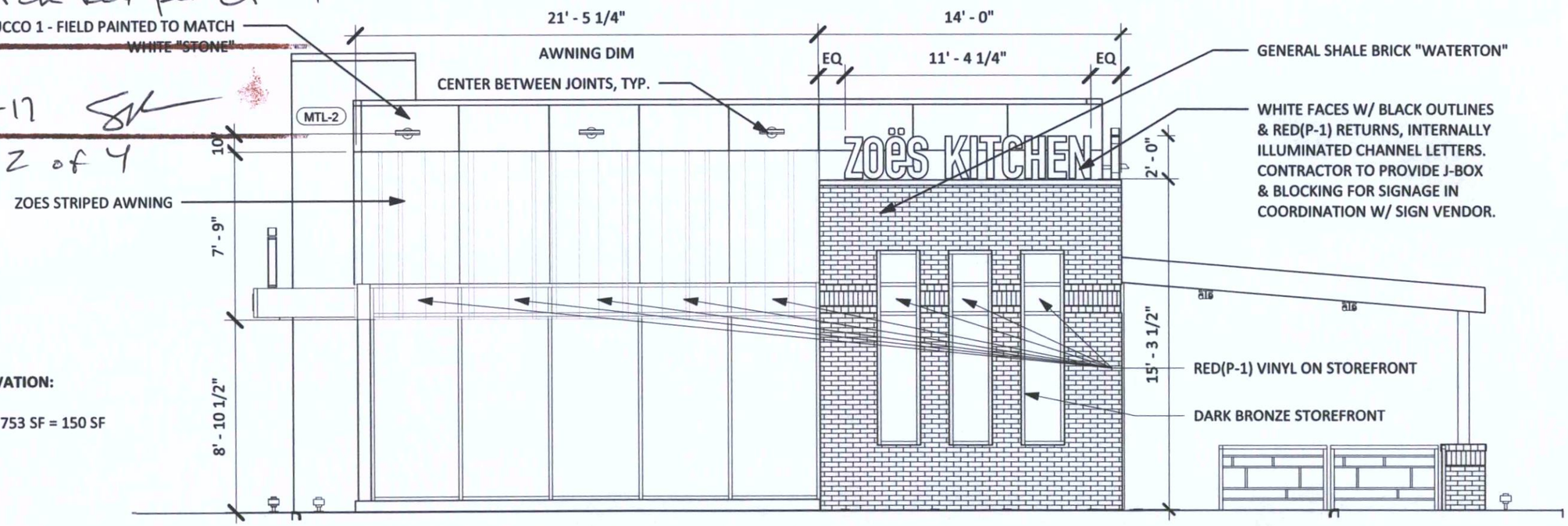
2) SIGN PACKAGE SUBJECT TO CHANGE ONCE BASE PLAN IS DESIGNED/APPROVED.

APPROVED

DP-282 Arch Rev per CP#4

Date: 5-11-17

Page 2 of 4



SIGNAGE THIS ELEVATION:
TOTAL: 22 SF
ALLOWED: 20% OF 753 SF = 150 SF

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

ZOËS KITCHEN

Zoës Kitchen
East Wichita

1441 N. Webb Road
Wichita, Kansas

starr design branded

Starr Design, PLLC
1435 West Morehead St, Suite 240
Charlotte, NC 28208
V: 704 377 5200
www.starrdesignteam.com

DATE: 4/5/2017
ORIGIN/DESCRIPTION:

COMMENTS:

ELEVATIONS

SP1.04

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NOTES:

1) SIGN PACKAGE IS FOR DESIGN INTENT ONLY. ALL MEASUREMENTS TO BE FIELD VERIFIED. ALL SIGNAGE COMPONENTS TO BE COORDINATED W/ SIGNAGE VENDOR/MFR. SIGN SIZES, DETAILS, & OVERALL INSTALLATION TO MEET THE LANDLORDS REQUIREMENTS, AS WELL AS ALL SIGN ORDINANCES AND LOCAL CODES.

2) SIGN PACKAGE SUBJECT TO CHANGE ONCE BASE PLAN IS DESIGNED/APPROVED.

APPROVED

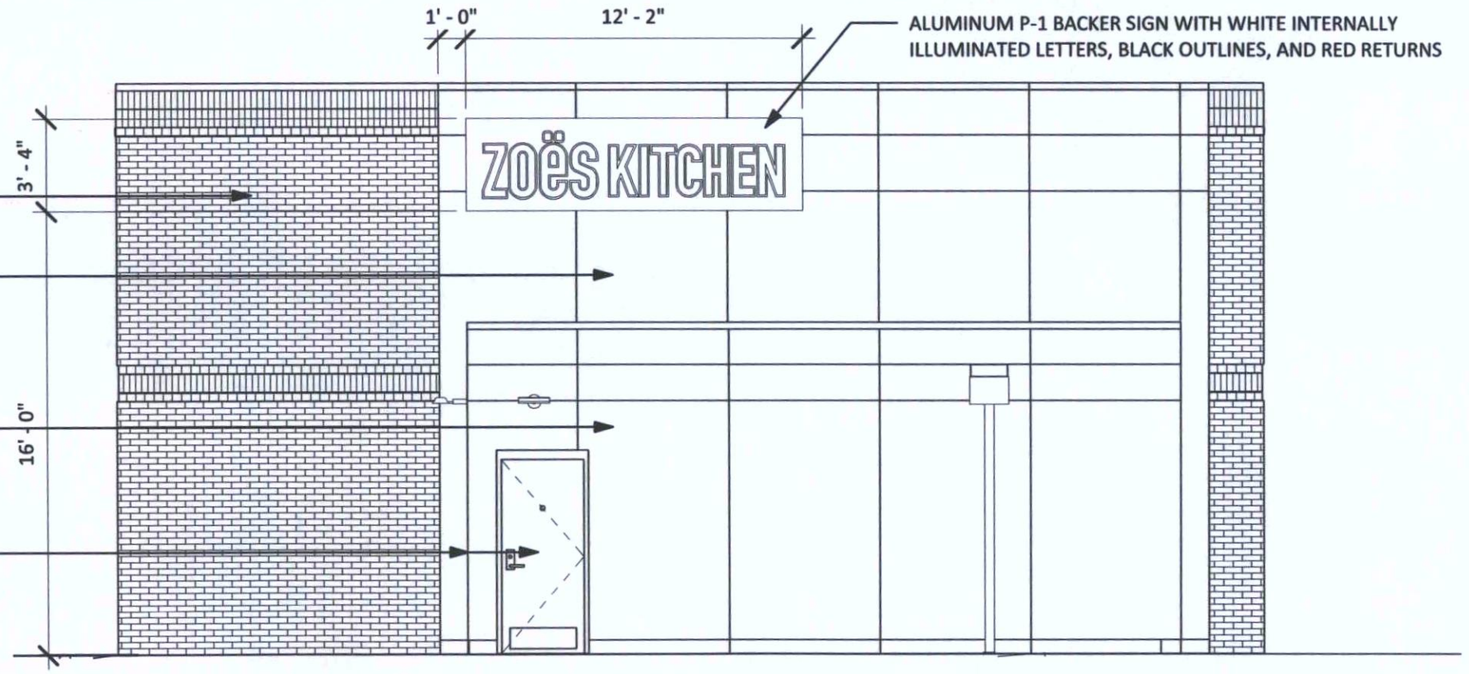
PP-282 Arch Rev per GP#4

Date: 5-11-17

Page 3 of 4

DUMPSTER WALLS IN BRICK TO MATCH BUILDING

CORRUGATED STEEL DUMPSTER ENCLOSURE GATES IN DARK BRONZE TO MATCH STOREFRONT & COVERED PATIO



ALUMINUM P-1 BACKER SIGN WITH WHITE INTERNALLY ILLUMINATED LETTERS, BLACK OUTLINES, AND RED RETURNS

~~GENERAL SHALE BRICK "WATERTON"~~

STUCCO 1 - FIELD PAINTED TO MATCH WHITE "STONE"

STUCCO 2 - FIELD PAINTED BENJAMIN MOORE 1054 "SHERWOOD TAN"

DOOR & FRAME PAINTED TO MATCH STUCCO 2

SIGNAGE THIS ELEVATION:
TOTAL: 41 SF
ALLOWED: 20% OF 850 SF = 170 SF

1 NORTH ELEVATION- SIGNAGE
3/16" = 1'-0"

ZOËS KITCHEN

Zoës Kitchen
East Wichita

1441 N. Webb Road
Wichita, Kansas

starr design branded
Starr Design, PLLC
1435 West Morehead St, Suite 240
Charlotte, NC 28208
V: 704 377 5200
www.starrdesignteam.com

DATE: 5/11/2017
ORIGIN/DESCRIPTION:

COMMENTS:

ELEVATIONS

SP1.05

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NOTES:

1) SIGN PACKAGE IS FOR DESIGN INTENT ONLY. ALL MEASUREMENTS TO BE FIELD VERIFIED. ALL SIGNAGE COMPONENTS TO BE COORDINATED W/ SIGNAGE VENDOR/MFR. SIGN SIZES, DETAILS, & OVERALL INSTALLATION TO MEET THE LANDLORDS REQUIREMENTS, AS WELL AS ALL SIGN ORDINANCES AND LOCAL CODES.

2) SIGN PACKAGE SUBJECT TO CHANGE ONCE BASE PLAN IS DESIGNED/APPROVED.

APPROVED

DP-282 Arch Rev per GP#4

Date: 5-11-17 SK

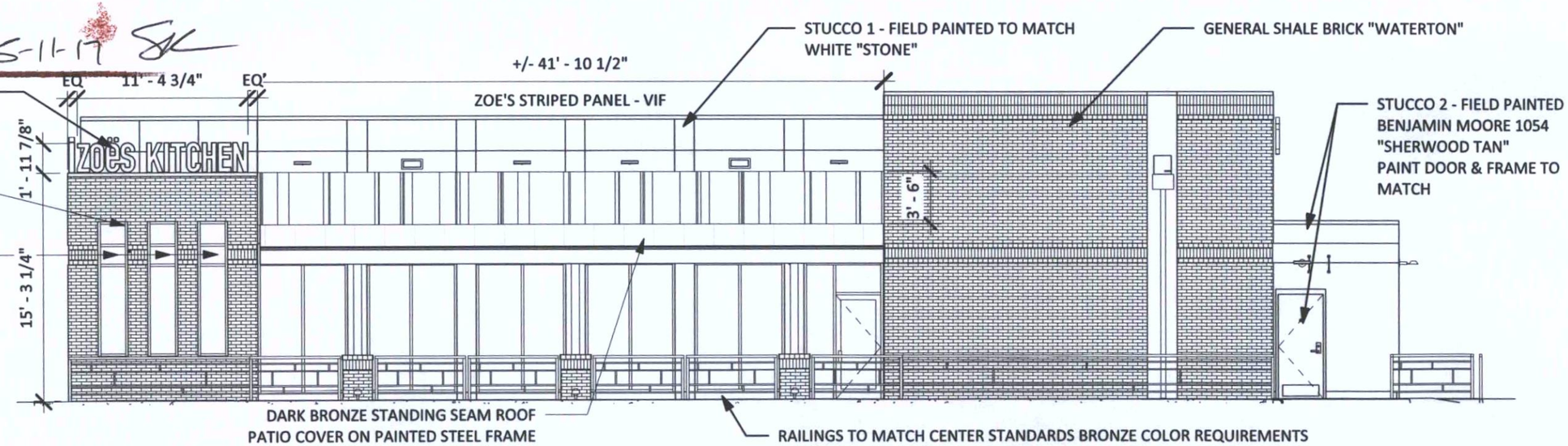
Page 4 of 4

WHITE FACED W/ BLACK OUTLINE & RED(P-1) RETURNS, INTERNALLY ILLUMINATED CHANNEL LETTERS. CONTRACTOR TO PROVIDE J-BOX & BLOCKING FOR SIGNAGE IN COORDINATION W/ SIGN VENDOR.

DARK BRONZE STOREFRONT

RED(P-1) VINYL ON STOREFRONT

SIGNAGE THIS ELEVATION:
TOTAL: 22 SF
ALLOWED: 20% OF 753 SF = 150 SF



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

ZOËS KITCHEN

Zoës Kitchen
East Wichita

1441 N. Webb Road
Wichita, Kansas

starr design branded
Starr Design, PLLC
1435 West Morehead St, Suite 240
Charlotte, NC 28208
V: 704 377 5200
www.starrdesignteam.com

DATE: 5/11/2017
ORIGIN/DESCRIPTION:

COMMENTS:

ELEVATIONS

SP1.06

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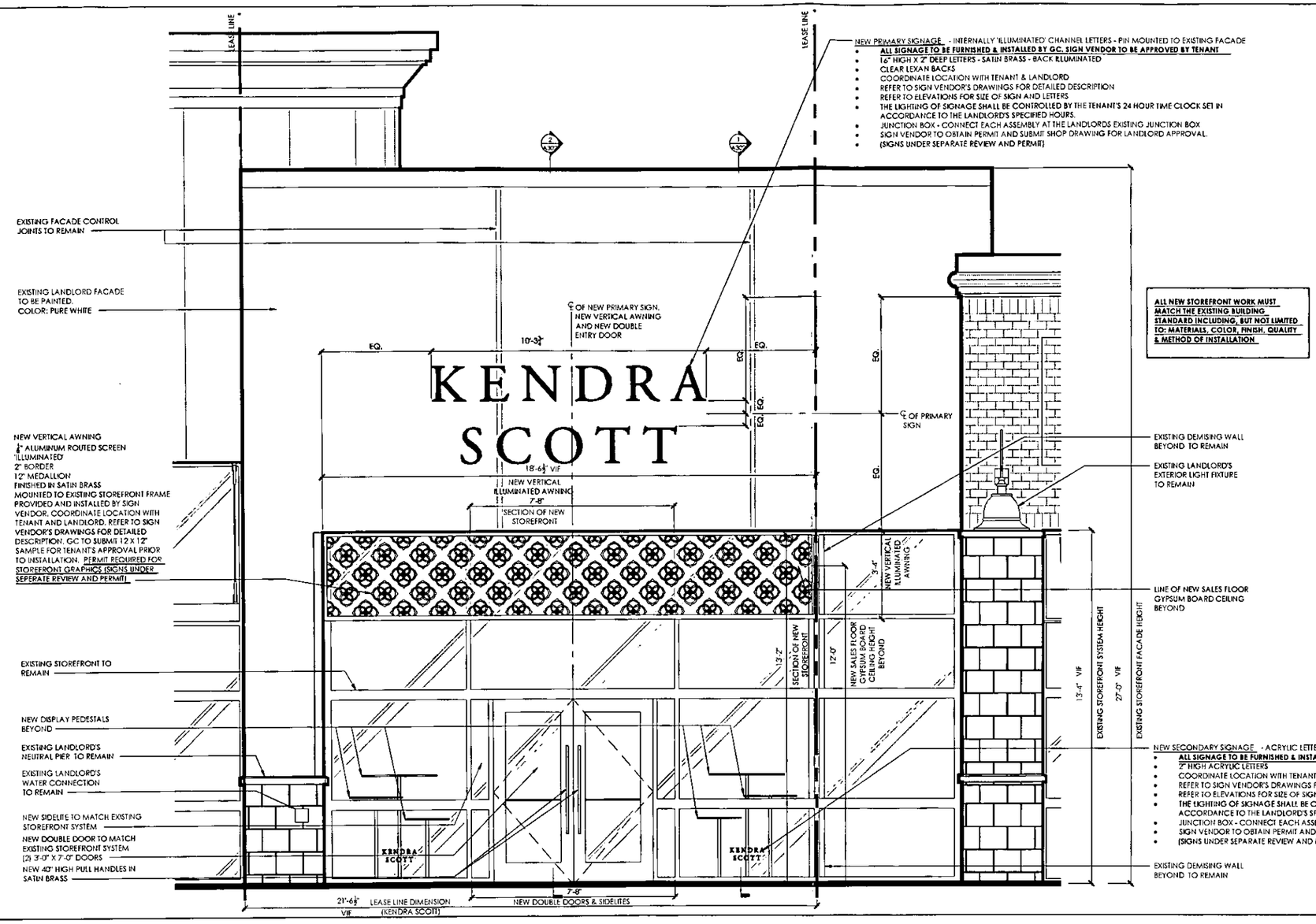
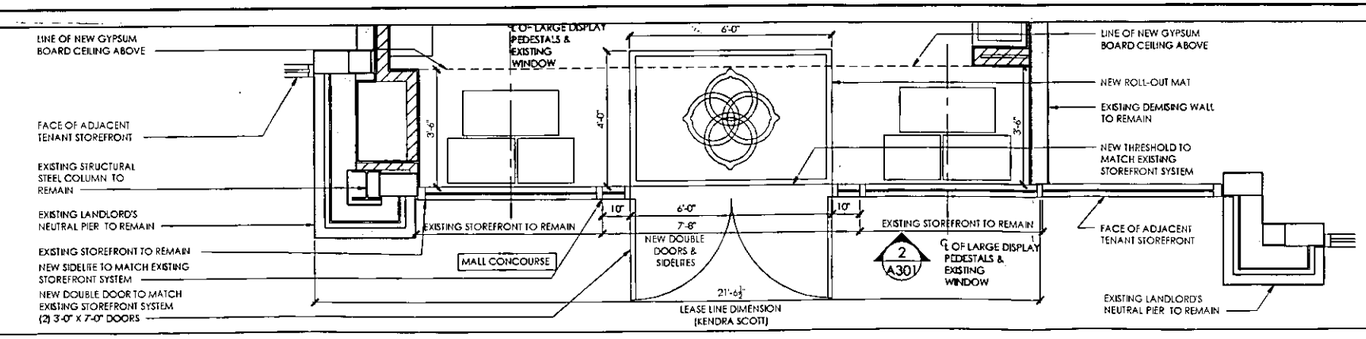


STOREFRONT ELEVATION 2

SCALE: 1/2" = 1'-0"



STOREFRONT PLAN 1

SCALE: 1/2" = 1'-0"

APPROVED

DP-282 Arch Rev per GP#4

Date: 10-24-17

C THREE ARCHITECTURE • DESIGN, P.C.
150 West 28th Street, Suite 501
New York, NY 10001
212 643 6592 office

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.
THIS DOCUMENT IS INTENDED SOLELY FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED BY ANY OTHER PARTIES FOR ANY OTHER CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

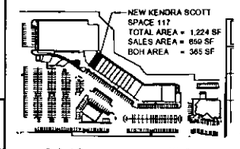
MEP/Structural Engineer
M-ENGINEERING
750 BROOKSEDGE BLVD. WESTERVILLE, OH 43081
(614) 839-4639 FX: (614) 839-2222

Seal

ANDREW CIANNELLI LICENSED 6888 KANSAS ARCHITECT

No.	Date	Issued	By
01	07.14.17	SCHEMATIC SET	STAFF
02	08.01.17	REVISED SCHEMATIC SET	STAFF
03	08.08.17	REVISED SCHEMATIC SET	STAFF
04	09.08.17	50% CHECK SET	STAFF
05	09.25.17	ISSUED FOR LANDLORD APPROVAL	STAFF
06	09.29.17	ISSUED FOR DOB PERMIT APPROVAL	STAFF

Key Plan



Project
KENDRA SCOTT
THE WATERFRONT
SPACE 117
WICHITA, KS 67206

Drawing Title
STOREFRONT PLAN AND ELEVATION

Project No.	17039
Scale:	AS NOTED
Date:	06.30.17
Drawn By:	STAFF
Checked By:	STAFF

A301

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 28, 2014

Beach Lake Investments, LLC
1223 N Rock Rd.
Wichita, KS 67206

Law Kingdon Architecture
345 Riverview, St. 200
Wichita, KS 67203

RE: CUP2014-10 - City Administrative Adjustment to CUP DP-282 to increase the permitted height of light standards from 25 feet to 28 feet located on the NW cor. of N. Webb Rd. and E. 13th Street N. (1423 North Webb Road).

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-282 The Foliage Center Community Unit Plan (CUP). We understand that you wish to construct 25-foot tall light poles on 3-foot concrete bases for a total light height of 28 feet. The CUP currently restricts light pole height to 25 feet, and 14 feet within 100 feet of residential zoning. We understand from your letter that no light poles will be within 100 feet of residential zoning.

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

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

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

John L. Schlegel
Director of Planning

Thomas J. Stolz
MABCD Director

cc: JR Cox, MABCD
Paul Hays, MABCD
Pete Meitzner, CM District II
Alana Haynes, NA District II

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

August 28, 2014

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

RE: **ZON2014-00014 and CUP2014-00017** – City zone change from GO General Office (GO) to Limited Commercial (LC) and amendment to CUP DP-282 the Foliage Center on property generally located northeast of East 13th Street North and North Webb Road.

Dear Ladies and Gentlemen:

At its regular meeting on **August 26, 2014**, the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request as recommended by staff.

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

Sincerely,

Dale Miller
Current Plans Manager
Current Plans Division

Copies to: Beech Lake Investment, LLC, 1717 N. Waterfront Parkway, Wichita, KS 67206
WCC II, Pete Meitzner, Mail Stop 1-13
Alana Haynes, N.A. II, Mail Stop 1-135
Paul Hays, OCI, Mailstop 1-72
J. R. Cox, OCI, Mailstop 1-72
Jeff Van Zandt, City Law, Mailstop 1-134
Julianne Kallman, Engineering, Mail Stop 1-71

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 12, 2014

MKEC
411 North Webb Road
Wichita, KS 67206

Beech Lake Investments
P.O. Box 782257
Wichita, KS 67278-2257

RE: **CUP2014-00025** – City Amendment to The Foliage Center Community Unit Plan (CUP), DP-282 to add a GO General Office zoned parcel, establish use, landscape, screening, signage lighting and other development standards for the new parcel generally located at the northwest corner of East 13th Street North and North Webb Road.

Dear Gentlemen:

At its regular meeting on September 11, 2014, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to APPROVE the request, as amended during the meeting and described below:

General Provision 1. The total development contains 8.554 acres.
General Provision 2. Add Parcel 3 with the following development standards. Gross Area = 1.123 acs. or 48,951 s.f.; Maximum building height = 35feet; Maximum coverage = 30 percent; Maximum Gross Floor Area = 35 percent and Setbacks: front 35 feet, rear 35 feet, side (north) 25 feet and side (south) 0 feet subject to appropriate fire wall separation.
General Provision 3.A. In addition to allowable uses described for Parcels 1 and 2, add: Parcel 3 shall be limited to the following GO zoning district use: "Bank or financial institution" with drive-thru permitted by right, and "office, general."
General Provision 6.C. A 12-foot wide landscape buffer shall run parallel with the west and north property lines of Parcel 3 where abutting residential areas/zoning. Said landscape buffer may be reduced to allow for a drive aisle on the north, so long as the landscaping with that portion of the buffer meets or exceeds 1.5 times the requirements of the Landscape Ordinance.
General Provision 7.B. Trash receptacles, loading docks, outdoor storage and loading areas shall be appropriately screened to reasonably hide them from ground view except, if not visible form public rights-of-way *or if not directly visible from ground view from adjoining residential/zoning area.* The screening materials shall be consistent with materials and colors of the supported buildings. Trash enclosures shall be allowed within 20 feet of property lines if not visible from public rights-of-way but

shall not be closer than five feet from the westerly property lines. *Trash enclosures are not permitted along the northern boundary of Parcel 3 and there shall be no outdoor storage on Parcel 3.*
General Provision 6.C. "no electronic signs are permitted on Parcel 3" is deleted.
General Provision 9.A. *All parcels* shall adhere to the requirements of the Sign Code for the City of Wichita for the *LC zoning district*, except as provided herewith:
General Provision 9.B. No flashing, *animated* or moving, portable, billboard, banner, *off-site* or pennant signs shall be permitted except; however, *two* electronic message signs *are* allowed along Webb Road, *one on Parcel 1 and one on Parcel 3.*
General Provision 9.C. All signs along and adjacent to 13th and Webb streets shall be monument type signs with a maximum height of 20 feet, *except for Parcel 3 where no monument sign shall exceed 12 feet in height.*
General Provision 9.D. *Eight* monument signs are permitted: *five* along Webb Road and three along 13th Street. The sign areas shall be limited to a maximum of 150 square feet each along Webb Road and 145 square feet each along 13th Street. Stand alone development identification signs shall count against the above total allowed seven monument signs. Development identification signs may also have tenant signage. *No illuminated monument signs over 10 square feet are allowed with the north 150 feet of Parcel 3.*
General Provision F. Building signage shall be permitted within the CUP. Building signage on *Parcels 1 and 2* shall be limited to 20 percent of the wall area with no single tenant sign exceeding 400 square feet in area, and there shall be no more than six signs for each tenant (business) on each building elevation. *Building signage on Parcel 3 shall be limited to a total of 250 square feet.* There shall be no building signage along the westerly facades of any buildings on Parcels 1 and 3 abutting the western boundary of the CUP *nor shall any building signage of any kind be allowed on any building facing the northerly line of Parcel 3, except for illumined drive-thru/ATM signage that is cumulatively not to exceed 6 square feet in area is allowed. Such drive-thru signage shall be illuminated during business hours only; such ATM signage may be illuminated outside business hours.*
General Provision 9. G. Accent lighting of monument and directional/*way-finding* signs shall be permitted.
General Provision 10.D. Light poles including above ground bases shall be limited to 28 feet tall and no light poles shall be within 100 feet of residential zoning, *except; however, on the north line of Parcel 3, two light poles may be located no closer than 12 feet of the north property line having a maximum height of 15 feet with shielding to cast light in a downward direction and directed away from residential areas/zoning to the north, and except however on the east line of Parcel 3, where one light pole may be located no closer than 30 feet of the west property line having a maximum height of 15 feet with shielding to cast light in a downward direction and directed away from residential areas/zoning to the west. No wall-pack lighting is allowed within the north 150 feet of Parcel 3, unless, however, such wall-pack lighting is shielded to cast light in a downward direction and directed away from residential areas/zoning and such wall-pack lighting shall not be placed higher than 10 feet off the ground.*

Property owners opposed to the application may file with the City Clerk signed written appeals or protests of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal appeals.) Appeals or protests must be filed within 14 days of the MAPC's action or by 5:00 p.m. on **September 25, 2014**. In order to be considered a "valid" appeal or protest the signatures must reflect the correct and entire ownership of the property owners filing the appeal, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **September 25, 2014, at 5:00 p.m.**

Unless protests or appeals are filed, the action of the MAPC will be considered to be final and the application will have final approval. If there are appeals or protests, the application will be forwarded to the City Council for final consideration. If necessary, October 14, 2014, is the date the case would be heard by the City Council.

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

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

Sincerely,

Dale Miller
Current Plans Manager
Current Plans Division

Copies to: WCC II, Pete Meitzner, Mail Stop 1-13
N.A. I, Alana Haynes, Mail Stop 1-135
Jeff Van Zandt, City Law, Mailstop 1-134
Julianne Kallman, Engineering, Mail Stop 1-71
Country Place Estates HOA, Bill Johnson, 1542 N. Gateway Court, Wichita, KS 67206
Foliage HOA, Daniel A. Flynn, 1710 Duckcross Cove, Wichita, KS 67206
Equity Bank, 7701 E. Kellogg, Suite 100, Wichita, KS 67207

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 4, 2013

Beech Lake Investments, LLC
1223 North Rock Road, Building H, Suite 200
Wichita, KS 67206

Law/Kingdon Architecture
Attn: Glen Bailey
345 Riverview, Suite 200
Wichita, KS 67203

RE: Administrative Adjustment (CUP2013-00039) to increase the number of, and area of signage, on the east facing front of Whole Foods located in Parcel 1 of the Foliage Center Community Unit Plan ("CUP") DP-282 located at the northwest corner of North Webb Road and East 13th Street North.

Signage standards in DP-282 are detailed in General Provision 9A-K. General Provision 9A states that Parcels 1 and 2 are subject to the requirements of the Sign Code for the City of Wichita for the LC zoning district except as noted herewith. General Provision 9H states building signage shall be permitted within the CUP. Building signage shall be limited to 20% of the wall area with a maximum size of 150 square feet per elevation for 1 sign or may be divided into a maximum of 3 signs, 70 square feet per sign per elevation.

The applicant is requesting:

1. A main entry sign of up to 149.50 square feet plus (either the "Bread & Circus" or the "Whole Foods Market" sign).
2. One temporary sign of 64 square feet that will have its message replaced three times during an 86 day time period.
3. Five blade signs, 16.84 square feet each or a total of 84.2 square feet.

Items 1, 2 and 3 equal a total of 297.7 square feet.

We have reviewed your request and have approved the requested adjustments to Parcel 1 of DP-282 as described above, subject to the following standards:

1. Applicable permits for all signage shall be obtained and signage shall be installed in general conformance with the approved site plan and drawings last dated 9-30-13.
2. All temporary signs shall be removed at the end of the 86 day time period. The 86 day time period shall begin running from the time the sign permit is issued.

All other applicable development standards of the CUP shall apply unless specifically adjustment or amended.

Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of the CUP.

The zoning notification signs may now be removed from the property.

This adjustment shall not be effective until four revised copies of the CUP have been submitted to the Metropolitan Area Planning Department.

John L. Schlegel
Director of Planning

Tom J. Stolz
Director of the Metropolitan Area Building and Construction Department