

JOHNSON COMMERCIAL CENTRE
COMMUNITY UNIT PLAN
DP-289

PARCEL 1

A. Net Area: 35,130 sq.ft.
or 0.81 acres

B. Maximum Building Coverage: 10,539 sq.ft.
or 30 percent

C. Maximum Gross Floor Area: 13,296 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 45 feet.

G. Setbacks: See Drawing

H. Access Points: See Drawing

PARCEL 2

A. Net Area: 35,475 sq.ft. or 0.81 acres

B. Maximum Building Coverage: 10,643 sq.ft. or 30 percent

C. Maximum Gross Floor Area: 12,416 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 45 feet.

G. Setbacks: See Drawing

H. Access Points: See Drawing

PARCEL 3

- A. Net Area: 28,808 sq.ft.
or 0.66 acres
- B. Maximum Building Coverage: 5,642 sq.ft.
or 30 percent
- C. Maximum Gross Floor Area: 10,083 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 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

RESERVE A

Reserve Uses: open space, drainage purposes, landscaping, berms, lakes, screening walls as confined to easements, and utilities as confined to easements.

A. Net Area: 36,533 sq.ft.
or 0.84 acres

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or 0.84 acres

PARCEL 4

A. *Net Area:* 55,768 sq.ft.
or 1.28 acres

B. *Maximum Building Coverage:* 16,730 sq.ft.
or 30 percent

C. *Maximum Gross Floor Area:* 19,519 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 45 feet.*

G. *Setbacks:* See Drawing

H. *Access Points:* See Drawing

PARCEL 5

A. Net Area: 31,406 sq.ft.
or 0.72 acres

B. Maximum Building Coverage: 9,422 sq.ft.
or 30 percent

C. Maximum Gross Floor Area: 10,992 sq.ft.
35 percent

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 45 feet.

G. Setbacks: See Drawing

H. Access Points: See Drawing

PARCEL 6

A. Net Area: 31,842 sq.ft. or 0.73 acres

B. Maximum Building Coverage: 9,553 sq.ft. or 30 percent

C. Maximum Gross Floor Area: 11,145 sq.ft.

D. Floor Area Ratio: 35 percent

E. Maximum Number of Buildings: One (1)

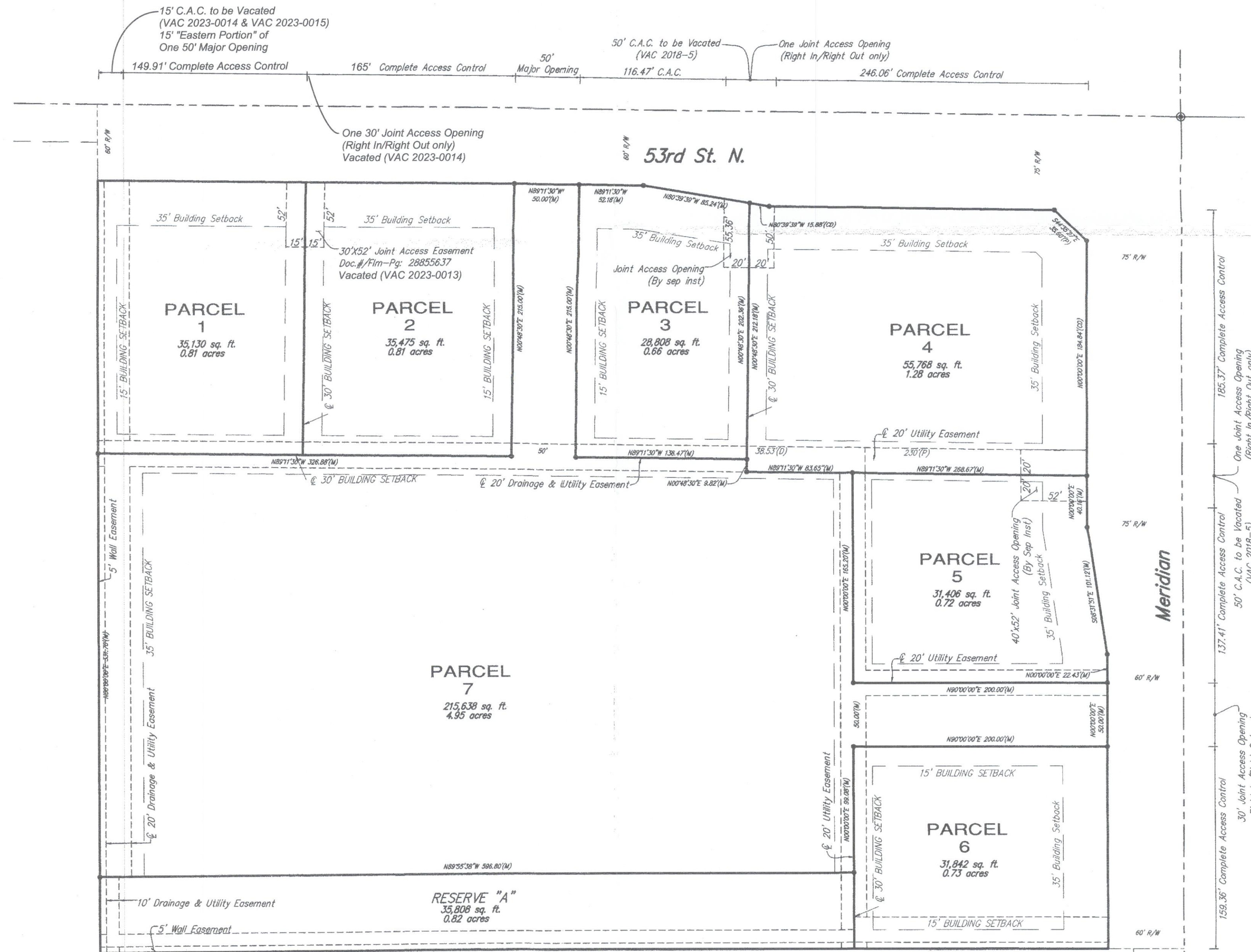
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.

G. Setbacks: See Drawing

H. Access Points: See Drawing

PARCEL 7

- A. Net Area: 215,638 sq.ft.
or 4.95 acres
- B. Maximum Building Coverage: 64,691 sq.ft.
or 30 percent
- C. Maximum Gross Floor Area: 75,473 sq.ft.
- 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 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing



GENERAL PROVISIONS:

1. Total Land Area: 472,457 ± sq.ft. or 10.85 ± acres
Net Land Area: 469,875 ± sq.ft. or 10.79 ± acres
2. Total Gross Floor Area: 165,360 sq.ft.
Total Floor Area Ratio: 35 percent
3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
4. 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.
5. A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
6. Guarantees for specific street improvements for Meridian and 53rd St. North shall be further reviewed and determined at the time of platting.
 - A. Guarantee a petition to extend the center left-turn lane on 53rd Street westward to the major (full movement) opening on 53rd Street North.
 - B. Guarantee a petition to extend the right-turn accel/decel lane on 53rd North to the westernmost minor (right-in right-out) opening on 53rd Street North, with a 100-foot taper west of the opening. This guarantee should only include that portion west of D-288 Parcel 3.
 - C. Guarantee a petition to extend the center left-turn on Meridian to 100 feet south of the major opening on Meridian.
 - D. Guarantee a petition to extend the right-turn accel/decel lane south on Meridian to the major opening on Meridian, with a 100-foot taper south of the opening.
7. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - A. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold. Except for Parcel 2 which shall be allowed 2 monument type signs with a minimum separation of 138'. The east most of the two signs shall be reserved for Parcel 7 or any future parcels sub-divided therefrom.
 - B. 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.
 - C. Portable and off-site signs are not permitted.
 - D. Window display signs are limited to 25% of the window area.
 - E. No signs shall be allowed on the rear of any buildings.
 - F. All freestanding signs must be monument type and shall have a maximum height of 20 feet and limit sign square footage to 150 square feet on Parcels 1 through 6. Parcel 7 shall have a maximum height of 30 feet.
8. Access Controls shall be as shown on the final plat.
9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - A. Limited height of light poles to 24 feet.
 - B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
11. Utilities shall be installed underground on all parcels.
12. Landscaping for this site shall be required as follows:
 - A. A six (6) foot high concrete/masonry wall along the south & west property lines of the C.U.P. where adjacent to residential zoning is required.
 - B. This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
13. Screening Walls:
 - A. A six (6) foot high concrete/masonry wall along the south & west property lines of the C.U.P. where adjacent to residential zoning is required.
 - B. This solid wall shall be constructed of a pattern and color that is consistent with the building walls.
14. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
15. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view.
16. All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material, as determined by the Director of Planning. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accents and must employ materials similar to surrounding residential areas. Metal as an exterior material shall be limited to incidental accent.
17. 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.
18. All parcels shall be zoned Limited Commercial. No parcel within this C.U.P. shall allow the use of adult entertainment establishments, sexually oriented business, group residential, correctional placement residences, asphalt/concrete plants, private clubs, taverns, and drinking establishments, service, pawn shop, agricultural sales and service, commercial wireless communication facilities or theater. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
19. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
20. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
21. The Transfer of title 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.
22. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
23. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
23. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Meridian and 53rd Street North with the proposed buildings within the subject property.
24. No development shall occur until such time as municipal water and sewer service are provided to the site.
25. Approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit.

REVISIONS:

REVISED PER ADM. ADJUSTMENT (CUP2018-18):	APRIL 23, 2018
PLAT ADJUSTMENT:	JANUARY 5, 2007
REVISED:	NOVEMBER 23, 2005
DRAWN:	SEPTEMBER 12, 2005

LEGAL DESCRIPTION:

THE NORTH 648.00 FEET OF THE EAST 861.00 FEET OF THE NE1/4
OF SECTION 24, TWP. 26-S, R-1-W OF THE 6TH P.M., SEDGWICK
COUNTY, KANSAS, SUBJECT TO ROAD RIGHTS-OF-WAY OF RECORD.

BENCHMARK:

COW BENCH MARK AT THE INTERSECTION OF
MERIDIAN AND 53RD ST. NORTH, NE CORNER TOP
OF CONCRETE HEADWALL.

44.00 FT NORTH OF CENTER LINE.
37.00 FT EAST OF CENTER LINE.
50.90 FT NE OF SECTION CORNER IRON.
9.00 FT NE OF AND RADIAL TO CURB.
26.00 FT EAST OF SECTION LINE.

ELEV. = 1331.37 NGVD29 (143.97 CITY DATUM)

APPROVED CUP

Per Admin Adjustment
 The Big Guy
 Dated 8/16/2003 CUP 2003-08
 Copy 1 of 1

APPROVED
DATE: 10/25/05
BY: [Signature]
COPY 1 of 4

As per AA C14 2018-18 klm
2013-2018
APPROVED CUP
MARC 10-12-2018 klm
BCC 2013-2018 klm
MARC 2018 124

DP-289

JOHNSON COMMERCIAL CENTRE COMMUNITY UNIT PLAN

 **Baughman** *Baughman Company, P.A.*
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

SCALE: 1" = 60'



Wichita-Sedgwick County Metropolitan Area Planning Department

August 18, 2023

J. Larry Fugate Revocable Trust
Attn: J Larry Fugate, Dana M. Fugate, and Brett A. Wasinger
208 S Maize Rd.
Wichita, KS 67209

RE: CUP2023-00028 – Administrative Adjustment request in the City to the Johnson Commercial Centre CUP DP-289 to reflect changes in access control on Parcels 1 and 2 on property zoned LC Limited Commercial District; generally located on the south side of West 53rd Street North and within one-quarter mile west of North Meridian Avenue.

LEGAL DESCRIPTION: Lots 1 and 2, Block A, Johnson Commercial Centre Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-289 Parcels 1 and 2 in order reflect changes in access on the CUP document in relation to VAC2023-00013, VAC2023-00014, and VAC2023-00015.

- VAC2023-00013 vacated a 30-foot joint access easement by separate instrument that had a center line on the shared parcel line of Parcels 1 and 2. The result of this vacation included a dedication of access control to close the permitted 30-foot drive access on West 53rd Street North associated with this joint access easement.
- VAC2023-00014 vacated 15 feet of complete access control along the western portion of the north property line of Parcel 1. This in conjunction with VAC2023-00015, which vacated 35-feet of access control along the eastern side of the north property line of the abutting lot to the west, creates a 50-foot shared drive access.

These changes are only reflected on the CUP drawing and there are no changes required to the General Provisions.

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

The “Development Application” sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Scott Wadle, Director
Metropolitan Area Planning Department

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

cc: MABCD
Maggie Ballard, CM District VI
Ana Lopez, CSR District VI

JOHNSON COMMERCIAL CENTRE

COMMUNITY UNIT PLAN

DP-289

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G. Setbacks: See Drawing
H. Access Points: See Drawing

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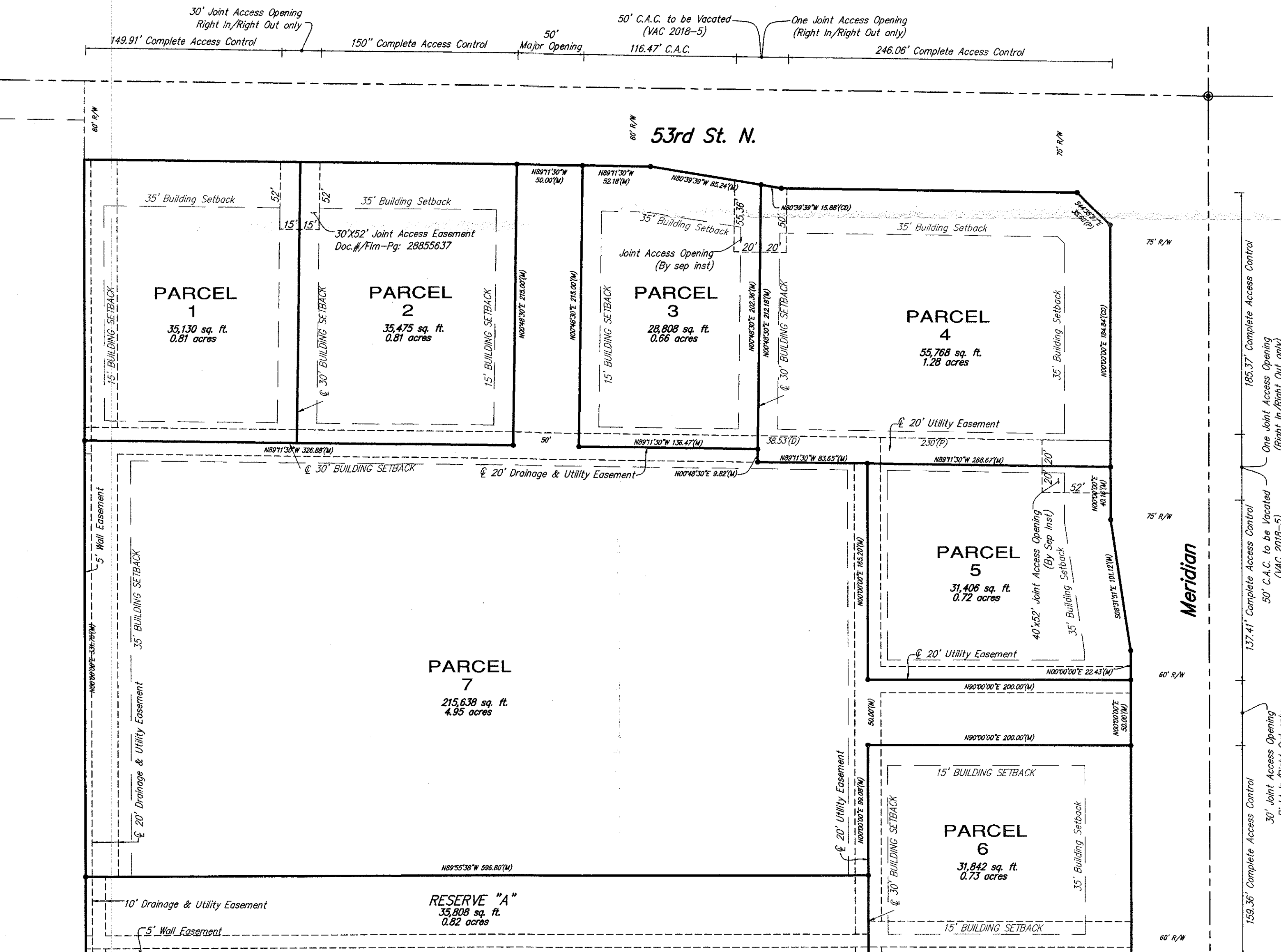
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 - Limited height of light poles to 24 feet.
 - Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be 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.
 - 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.
- Screening Walls:
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DRAWN: SEPTEMBER 12, 2005

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COW BENCH MARK AT THE INTERSECTION OF MERIDIAN AND 53RD ST. NORTH, NE CORNER TOP OF CONCRETE HEADWALL.

44.00 FT NORTH OF CENTER LINE.
37.00 FT EAST OF CENTER LINE.
50.90 FT NE OF SECTION CORNER IRON.
9.00 FT NE OF AND RADIAL TO CURB.
26.00 FT EAST OF SECTION LINE.

ELEV. = 1331.37 NGVD29 (143.97 CITY DATUM)

APPROVED CUP

APR 10-20-2005
BCC 11-23-2005
MAPD Copy 1 of 4

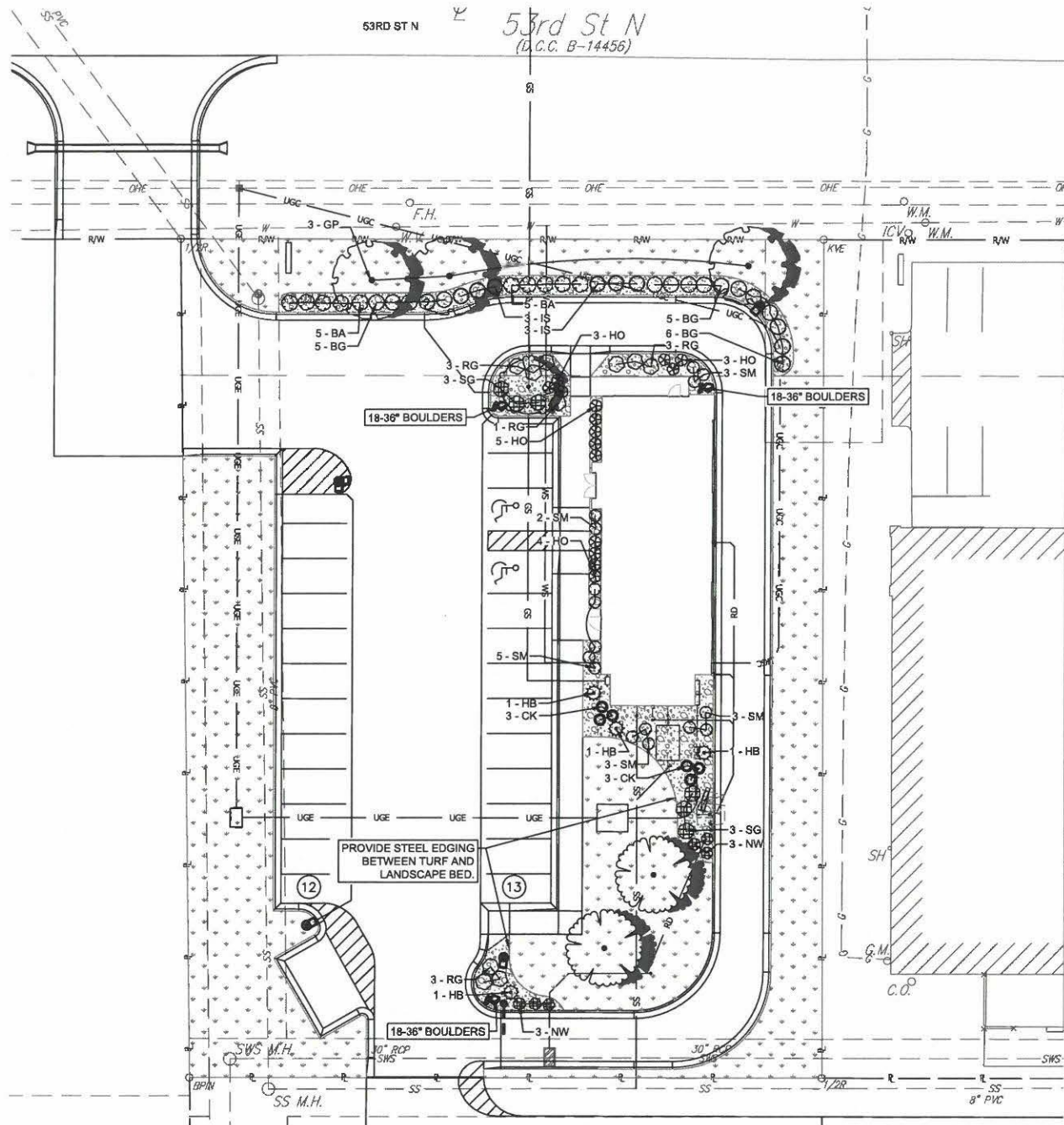
As per AA CUP2018-18
4-23-2018
APPROVED CUP
MAPC 10-20-2005
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MAPD Copy 1 of 4

DP-289

JOHNSON COMMERCIAL CENTRE
COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

SCALE: 1" = 60'



1 LANDSCAPE PLAN

1" = 20'-0"



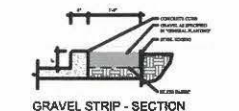
GROUND COVER PLANTING - SECTION



SHRUB PLANTING - SECTION



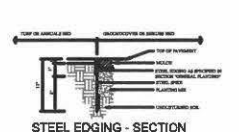
TREE PLANTING IN LAWN - SECTION



GRAVEL STRIP - SECTION



TREE PLANTING IN PLANTER - SECTION



STEEL EDGING - SECTION



TYPICAL TREE STAKING - PLAN

2 LANDSCAPE DETAILS

1" = 10'-0"

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.
CO	1		Cercis canadensis texensis 'Oklahoma'	Oklahoma Texas Redbud	B & B
GP	3		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	B & B
ZS	2		Zelkova serrata	Japanese Zelkova	B & B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.
BA	10		Berberis thunbergii 'Atropurpurea'	Red Leaf Japanese Barberry	5 gal
BG	16		Buxus x 'Green Velvet'	Green Velvet Boxwood	5 gal
CK	6		Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal
HO	15		Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	5 gal
HB	4		Hesperaloe parviflora 'Perla'	Brake Lights® Red Yucca	5 gal
IS	6		Ilex virginica 'Sprich'	Little Henry® Sweetgum	5 gal
NW	6		Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	5 gal
RG	10		Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
SM	16		Salvia nemorosa 'May Night'	May Night Sage	5 gal
SG	6		Spiraea x bumalda 'Goldflame'	Goldflame Spirea	5 gal
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
LR	4,573 sf		Locally Sourced rock mulch	Rock Mulch	plug
TS	22,007 sf		Turf Sod	Drought Tolerant Fescue Blend	plug

PLANTING NOTES

- NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT OWNER'S APPROVAL. QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- THE PLANTING BEDS RECEIVING MULCH SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED IN ALL SHRUB PLANTING BEDS TO RECEIVE ROCK MULCH.
- WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL, SOIL SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE, I.E. ADDITION OF LIME, GYPSUM, ETC.
- ANY PLANTING BEDS (NEW OR EXISTING) ADJACENT TO WALKS OR CURBING SHALL HAVE THE GRADE LOWERED TO A SUFFICIENT DEPTH (3") TO ALLOW THE TOP OF THE MULCH TO MATCH THE TOP OF WALK OR CURBING.
- EDGING SHALL BE STEEL PER SPEC. OR OWNER APPROVED EQUAL. INSTALL STAKES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
- DO NOT GRADE PLANTING BEDS WITH STEEP, ABRUPT SLOPES DOWN TO EDGING OR CONCRETE EDGES. ALL PLANTING BEDS SHALL HAVE EVEN SMOOTH SLOPES.
- ROCK MULCH SHALL BE LOCALLY SOURCED RIVER ROCK 1-3 INCH DIAMETER. CONTRACTOR SHALL VERIFY CURRENT ROCK MULCH MATCHES CURRENT SPECIFICATION. REPLACE AS REQUIRED TO MEET CURRENT SPECIFICATION. CONTRACTOR SHALL SUBMIT A SAMPLE TO OWNER FOR APPROVAL.
- CONTRACTOR SHALL REPAIR/MODIFY EXISTING IRRIGATION SYSTEM AS REQUIRED TO PROPERLY WATER REVISED AND EXISTING LANDSCAPE AREAS.
- ALL LANDSCAPE BEDS WITH NEW PLANTS SHALL BE REVISED TO PROPERLY IRRIGATE EACH PLANT.

LANDSCAPE REQUIREMENTS

LANDSCAPED STREET YARD
215' AVERAGE LOT DEPTH x 10 SF FACTOR = 2,150 TOTAL SF LANDSCAPED STREET YARD

REQUIRED LANDSCAPED STREET YARD: 2,150 SF
PROPOSED LANDSCAPED STREET YARD: 3,250 SF

2,150 SF / 500 = 4.3 = 5 SHADE TREES

REQUIRED SHADE TREES: 5
PROVIDED: 3 SHADE TREES
SUBSTITUTE 15 SHRUBS,
SUBSTITUTE 1 ORNAMENTAL TREE (PLACED IN INTERIOR LANDSCAPE)
PROVIDED: EQUIVALENT OF 5 SHADE TREES

MIN PLANTING SIZE
SHADE TREES 2" CALIPER
ORNAMENTAL TREES 1" CALIPER
CONIFER TREE 5' HEIGHT
SHRUBS 2 GAL

BUFFERS
NOT REQUIRED

PARKING LOT SCREENING
REQUIRED: PARKING LOT AND DRIVE THRU MUST BE CONTINUOUSLY SCREENED FROM STREET FRONTAGE WITH MIN 3' HEIGHT AT 3 YEARS OF GROWTH AND 18" AT PLANTING; PLANTER MUST BE MIN 5' WIDE

PROVIDED: 32 SHRUBS

PARKING LOT TREES
4 OF STREET YARD TREES CAN BE USED AS PARKING LOT TREES

25 PARKING STALLS / 20 PARKING STALLS = 1.25 = 2 TREES

REQUIRED PARKING LOT TREES: 2 TREES
PROPOSED PARKING LOT TREES: 2 SHADE TREES

23138R23001

CONTRACT DATE: 05.24.23
BUILDING TYPE: MED 40 END
PLAN VERSION:
BRAND DESIGNER:
SITE NUMBER: 316349
STORE NUMBER: XXXXXX

TACO BELL
53RD & MERIDIAN
WICHITA, KS



ENDEAVOR 2.0

LANDSCAPE
PLAN
LP 101

JOHNSON COMMERCIAL CENTRE

COMMUNITY UNIT PLAN

DP-289

PARCEL 1

A. Net Area:	35,130 sq. ft. or 0.81 acres
B. Maximum Building Coverage:	10,539 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	13,296 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 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 4

A. Net Area:	55,799 sq. ft. or 1.37 acres
B. Maximum Building Coverage:	17,940 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	20,930 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 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 2

A. Net Area:	35,475 sq. ft. or 0.81 acres
B. Maximum Building Coverage:	10,643 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	12,416 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 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 5

A. Net Area:	28,631 sq. ft. or 0.66 acres
B. Maximum Building Coverage:	8,589 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	10,021 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 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 3

A. Net Area:	28,808 sq. ft. or 0.66 acres
B. Maximum Building Coverage:	8,642 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	10,083 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 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 6

A. Net Area:	31,842 sq. ft. or 0.73 acres
B. Maximum Building Coverage:	9,553 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	11,145 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 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

RESERVE A

Reserve Uses: open space, drainage purposes, landscaping, berms, lakes, screening walls as confined to easements, and utilities as confined to easements.

A. Net Area: 36,533 sq. ft.
or 0.84 acres

PARCEL 7

A. Net Area:	214,382 sq. ft. or 4.92 acres
B. Maximum Building Coverage:	64,315 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	75,034 sq. ft.
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 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

GENERAL PROVISIONS:

- Total Land Area: 472,457 ± sq. ft.
or 10.85 ± acres
Net Land Area: 469,875 ± sq. ft.
or 10.79 ± acres
- Total Gross Floor Area: 165,360 sq. ft.
Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Section IV of the Unified Zoning Code, 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.
- Guarantees for specific street improvements for Meridian and 53rd St. North shall be further reviewed and determined at the time of platting.
 - Guarantee a petition to extend the center left-turn lane on 53rd Street westward to the major (full movement) opening on 53rd Street North.
 - Guarantee a petition to extend the right-turn accel/decel lane on 53rd North to the westernmost minor (right-in right-out) opening on 53rd Street North, with a 100-foot taper west of the opening. This guarantee should only include that portion west of DP-288 Parcel 3.
 - Guarantee a petition to extend the center left-turn on Meridian to 100 feet south of the major opening on Meridian.
 - Guarantee a petition to extend the right-turn accel/decel lane south on Meridian to the major opening on Meridian, with a 100-foot taper south of the opening.
- Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
 - 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.
 - All freestanding signs must be monument type and shall have a maximum height of 20 feet and limit sign square footage to 150 square feet on Parcels 1 through 6. Parcel 7 shall have a maximum height of 30 feet.
- Access Controls shall be as shown on the final plat.
- All exterior lighting shall be shielded to direct light disbursement in a downward direction.
 - Limited height of light poles to 24 feet.
 - Extensive use of back lit 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.
 - 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.
- Screening Walls:
 - A six (6) foot high concrete/masonry wall along the south & west property lines of the C.U.P. where adjacent to residential zoning is required.
 - This solid 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 Unified Zoning Code.
- Trash receptacles, loading docks, outdoor storage, and loading areas 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, as determined by the Director of Planning. Building walls and roofs must have predominately earth-tone colors, with vinyl colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal as an exterior material shall be limited to incidental accent.
- 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.
- All parcels shall be zoned Limited Commercial. No parcel within this C.U.P. shall allow the use of adult entertainment establishments, sexually oriented businesses, group residential, correctional placement residences, asphalt/concrete plants, private clubs, taverns, and drinking establishments, safety service, pawn shop, agricultural sales and service, commercial wireless communication facilities or theater. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
- Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
- 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 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.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Meridian and 53rd Street North with the proposed buildings within the subject property.
- No development shall occur until such such time as municipal water and sewer service are provided to the site.
- Approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit.

REVISIONS:

REVISED PER ADM. ADJUSTMENT (CUP2021-17): APRIL 9, 2021
REVISED PER ADM. ADJUSTMENT (CUP2018-18): APRIL 23, 2018
PLAT ADJUSTMENT: JANUARY 5, 2007
REVISED: NOVEMBER 23, 2005
DRAWN: SEPTEMBER 12, 2005

LEGAL DESCRIPTION:

THE NORTH 648.00 FEET OF THE EAST 861.00 FEET OF THE NE1/4 OF SECTION 24, TWP. 26-S, R-1-W OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, SUBJECT TO ROAD RIGHTS-OF-WAY OF RECORD.

BENCHMARK:

COW BENCH MARK AT THE INTERSECTION OF MERIDIAN AND 53RD ST. NORTH, NE CORNER TOP OF CONCRETE HEADWALL.

44.00 FT NORTH OF CENTER LINE.
37.00 FT EAST OF CENTER LINE.
50.90 FT NE OF SECTION CORNER IRON.
9.00 FT NE OF AND RADIAL TO CURB.
28.00 FT EAST OF SECTION LINE.

ELEV. = 1331.37 NGVD29 (143.97 CITY DATUM)



SCALE: 1" = 60'

DP-289
JOHNSON COMMERCIAL CENTRE
COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7771 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

JOHNSON COMMERCIAL CENTRE

COMMUNITY UNIT PLAN

DP-289

PARCEL 1

A. Net Area:	35,130 sq. ft. or 0.81 acres
B. Maximum Building Coverage:	10,539 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	13,296 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 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 2

A. Net Area:	35,475 sq. ft. or 0.81 acres
B. Maximum Building Coverage:	10,643 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	12,416 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 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 3

A. Net Area:	28,808 sq. ft. or 0.66 acres
B. Maximum Building Coverage:	8,642 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	10,083 sq. ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
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G. Setbacks:	See Drawing
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RESERVE A

Reserve Uses: open space, drainage purposes, landscaping, berms, lakes, screening walls as confined to easements, and utilities as confined to easements.

A. Net Area:	36,533 sq. ft. or 0.84 acres
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PARCEL 4

A. Net Area:	55,768 sq. ft. or 1.28 acres
B. Maximum Building Coverage:	16,730 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	19,519 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 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 5

A. Net Area:	31,406 sq. ft. or 0.72 acres
B. Maximum Building Coverage:	9,422 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	10,992 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 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 6

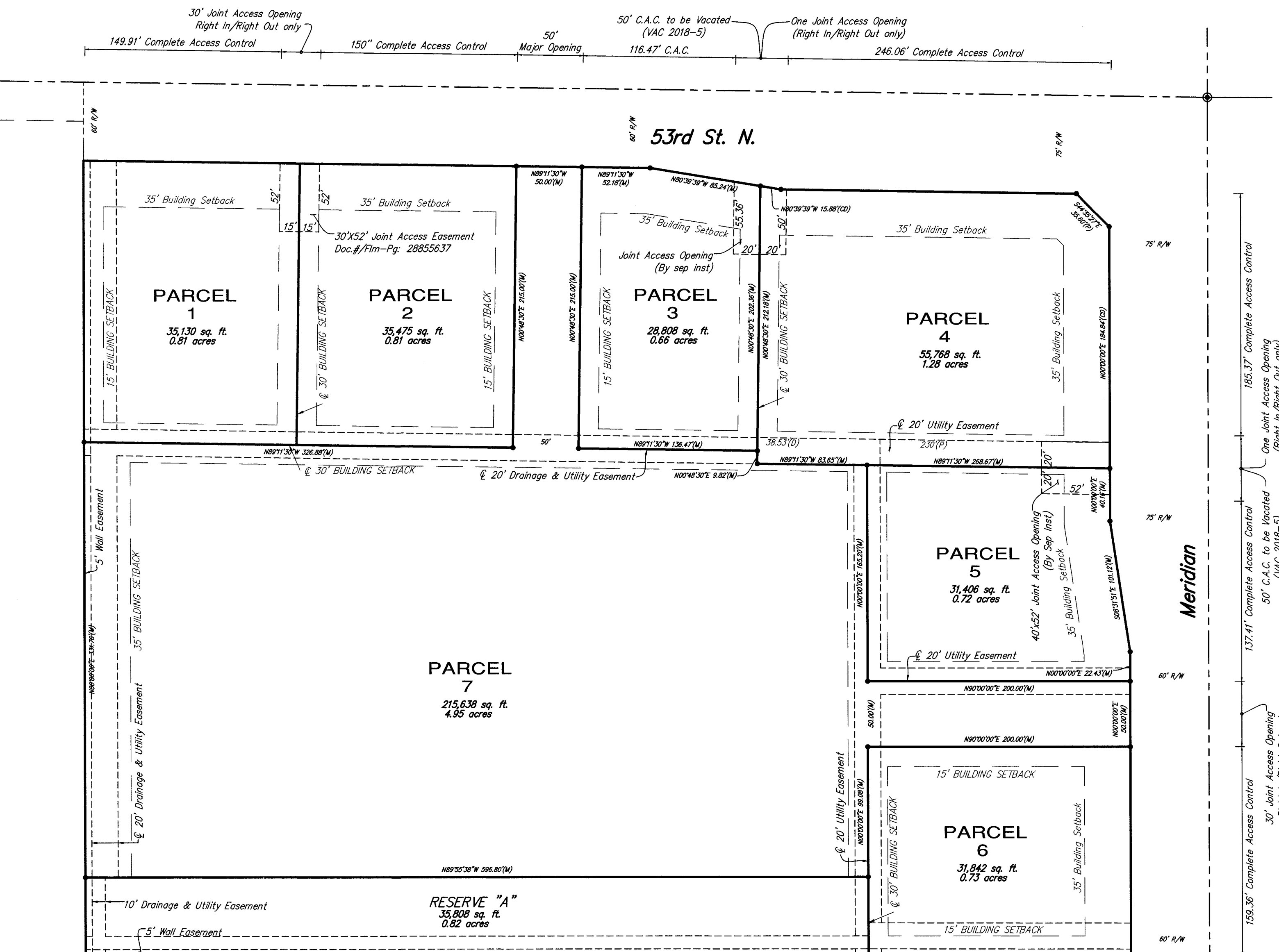
A. Net Area:	31,842 sq. ft. or 0.73 acres
B. Maximum Building Coverage:	9,553 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	11,145 sq. ft.
D. Floor Area Ratio:	35 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing

PARCEL 7

A. Net Area:	215,638 sq. ft. or 4.95 acres
B. Maximum Building Coverage:	64,691 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	75,473 sq. ft.
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 45 feet.	
G. Setbacks:	See Drawing
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GENERAL PROVISIONS:

- Total Land Area: 472,457 ± sq. ft. or 10.85 ± acres
Net Land Area: 468,875 ± sq. ft. or 10.79 ± acres
- Total Gross Floor Area: 165,360 sq. ft.
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REVISIONS:

REVISED PER ADM. ADJUSTMENT (CUP2018-18): APRIL 23, 2018
PLAT ADJUSTMENT: JANUARY 5, 2007
REVISED: NOVEMBER 23, 2005
DRAWN: SEPTEMBER 12, 2005

LEGAL DESCRIPTION:

THE NORTH 648.00 FEET OF THE EAST 861.00 FEET OF THE NE1/4 OF SECTION 24, TWP. 26-S, R-1-W OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, SUBJECT TO ROAD RIGHTS-OF-WAY OF RECORD.

BENCHMARK:

COW BENCH MARK AT THE INTERSECTION OF MERIDIAN AND 53RD ST. NORTH, NE CORNER TOP OF CONCRETE HEADWALL.

44.00 FT NORTH OF CENTER LINE.
37.00 FT EAST OF CENTER LINE.
50.90 FT NE OF SECTION CORNER IRON.
9.00 FT NE OF AND RADIAL TO CURB.
26.00 FT EAST OF SECTION LINE.

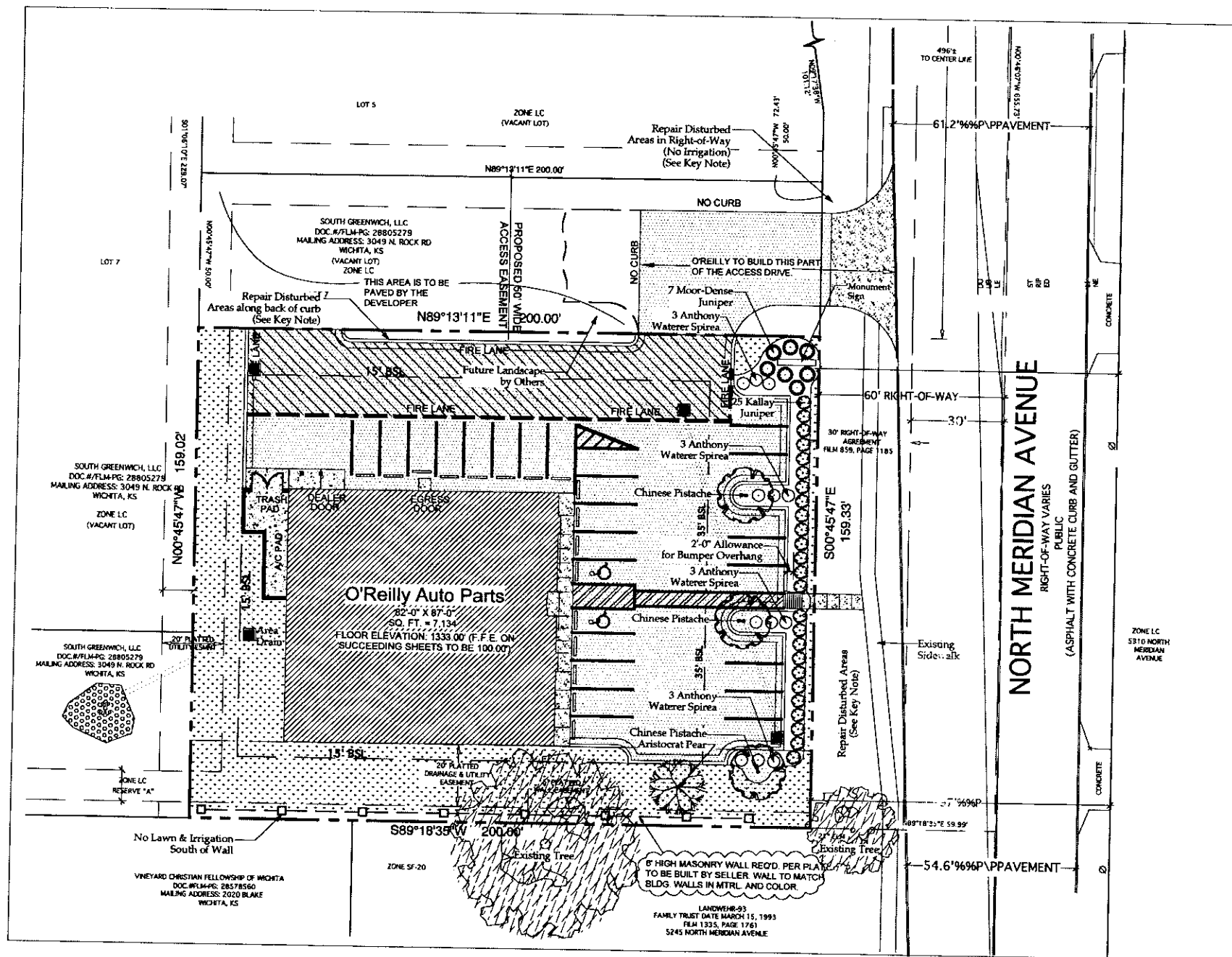
ELEV. = 1331.37 NGVD29 (143.97 CITY DATUM)



SCALE: 1" = 60'

JOHNSON COMMERCIAL CENTRE
COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



LANDSCAPE ORDINANCE NOTES:

- LEGAL DESCRIPTION: LOT 6, BLOCK A, JOHNSON COMMERCIAL CENTRE ADDITION WICHITA / SEDGWICK COUNTY, KANSAS.
- REQUIRED LANDSCAPE FOR STREET YARD AND TREES: STREET FRONTAGE = 159.33' X 10' = 1593.3 SF / TOTAL SF OF LANDSCAPE STREET YARD REQUIRED 1500 = 4 REQUIRED TREES.
- PLANNED STREET YARD AND TREES: ABOUT 3,722 SF STREET YARD W/ 4 SHADE TREES.
- REQUIRED PARKING LOT TREES: 28 NEW PARKING SPACES / 20 = 2 SHADE TREES.
- PLANNED PARKING LOT TREES: ONE HALF OF STREET YARD TREES EQUALS REQUIRED PARKING LOT TREES.
- WATERING: WATERING FOR INSTALLATION PURPOSES SHALL BE PROVIDED BY HOSE BIBS AT THE BUILDINGS. NEW LAWN AND LANDSCAPE AREAS ARE TO BE ROUTINELY WATERED BY AN UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSING DEVICE. SEE SHEET LS 3 FOR IRRIGATION COVERAGE PLAN.

GENERAL NOTES:

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS. CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARD OF NURSERY STOCK" AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON LANDSCAPING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON PLANTING SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON LANDSCAPING PLAN.
- PROVIDE 4" TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. REFER TO CIVIL SITE GRADING PLAN FOR SLOPE REQUIREMENTS.
- WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- REESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE RIGHT-OF-WAY.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

KEY NOTE:

- HYDRO MULCH / SEED AND STRAW: (UNLESS NOTED OTHERWISE) ALL AREAS DISTURBED BY CONSTRUCTION ARE FIRST TO BE FINE GRADED AND THEN FOLLOWED BY HYDRO MULCH OR SEED AND STRAW OVER MIN. 4" TOPSOIL STOCKPILED FROM SITE OR HAULED IN AS REQUIRED.

LANDSCAPE SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	AREA OF PAVING
	AREA OF SOD
	NEW MONUMENT SIGN LOCATION
	NEW CONCRETE PAVING BLOCK
	NEW LIGHT POLE LOCATION



CALL BEFORE YOU DIG - DRILL - BLAST
800-344-7233
(DIG-SAFE)
(316) 687-3753
(FAX)

KANSAS ONE CALL SYSTEM, INC.

Landscape Plan

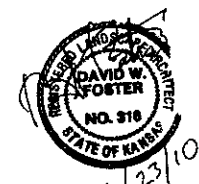
LANDSCAPE ARCHITECTS PLANNERS

rice-foster associates

HPA Project #15035

David W. Foster, RLA
J. Michael Rice, RLA
Debra J. Foster, RLA Associate
www.ricefoster.com

1415 East 2nd Street
Wichita, KS 67214-4118
316.262.4525
Fax: 316.262.7316



CRAIG A. SCHNEIDER, AIA
ARCHITECT
1756 East 10th Street, Suite 417
Wichita, Kansas 67204
Tel: 316.262.8585
Fax: 316.262.8265
E-mail: cschneider@ricefoster.com

North Meridian Ave.
Wichita, KS
New O'Reilly Auto Parts Sign

O'Reilly AUTO PARTS
Corporate Office:
233 South Patterson, Springfield, Mo 65802
Phone: (417) 882-3335 Fax: (417) 874-7112

COMM # 2794

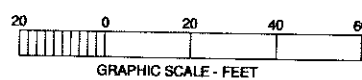
DATE: 06-29-10

REVISION

DATE:

L1 of 3

1 Landscape Plan
Scale 1"=20'-0"

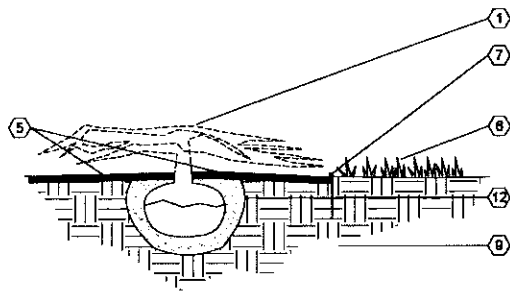


	Denotes Chinese Pistache
	Denotes Aristocrat Pear
	Denotes Anthony Waterer Spirea
	Denotes Kallay Juniper
	Denotes Moor-Dense Juniper

Planting Schedule

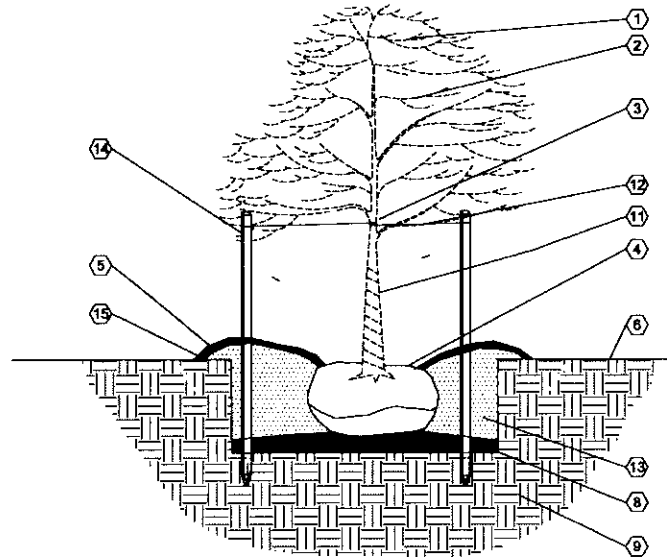
Quantity	Common Name	Botanical Name	Size	Specification
TREES				
3	Chinese Pistache	<i>Pistacia chinensis</i>	2'-2 1/2" Cal	B&B
1	Aristocrat Pear	<i>Pyrus calleryana 'Aristocrat'</i>	2'-2 1/2" Cal	B&B
4	Total Trees			
SHRUBS				
25	Kallay Compact Pfitzer Juniper	<i>Juniperus chinensis 'Kallay'</i>	2 gallon	Container
7	Moor-Dense Juniper	<i>Juniperus sabina 'Moor-Dense'</i>	2 gallon	Container
12	Anthony Waterer Spirea	<i>Spiraea x bumalda 'Anthony Waterer'</i>	2 gallon	Container
44	Total Shrubs			

Note: In case of a discrepancy between the Plant Schedule and the Plans, the Plans shall govern.



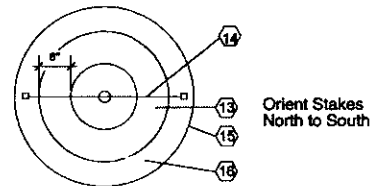
1 SHRUB PLANTING

L2 SCALE: 3/4" = 1'-0"



2 DECIDUOUS TREE PLANTING

L2 SCALE: 3/4" = 1'-0"



GENERAL NOTES:

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

KEY NOTES:

- PLANTING:
REFER TO PLANTING SCHEDULE FOR TYPE
- SET TREE LEVEL AND PLUM.
STRAIGHTEN AFTER SETTLEMENT IF NEEDED.
- ENCASE WIRE AROUND TRUNK IN BLACK RUBBER.
MOVE UP ABOVE EQUAL TO 1/2 TO 1/3 OF THE HEIGHT OF TREE.
- SET TREE WITH TOP OF ROOTBALL 2" ABOVE FINISH GRADE.
- REFER TO LANDSCAPE PLAN FOR GROUND COVER TYPE AND LOCATIONS. PROVIDE 3" DEEP PREMIUM GRADE SHREDDED CEDAR MULCH OVER APPROVED WEED BARRIER FABRIC. FABRIC TO BE DEWITT 27 MILIMETER OR EQUAL.
- LAWN TO BE A FINE BLADED FESCUE BLEND.
- LANDSCAPE EDGE AS NOTED ON PLANS. WHERE STEEL EDGE IS INDICATED, USE RYERSON STEEL EDGE (1/8"x4"x16") OR EQUAL PRODUCT TO FORM A SMOOTH CURVED OR STRAIGHT LINE AS SHOWN ON THE PLANS. STAKE AS RECOMMENDED BY MANUFACTURER.
- TAMP LOOSENEED SUBGRADE SOIL.
- SUBGRADE
- TWO STRANDS OF WIRE
- TRUNK WRAP
- PREPARED PLANTING MIXTURE: 4 PARTS EXISTING SOIL TO 1 PART COTTON BUR COMPOST W/MILORGANITE FERTILIZER OR EQUAL INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- ALL TREES SHALL BE STAKED
- EXTENTS OF PLANTING BERM TO HOLD WATER
- METAL T-POST

DP-289 PARCEL 8 LANDSCAPE PLAN

APPROVED 08-01-10 BY DS
SHEET 2 of 2
MAPD Copy 1 of 2

Landscape Plan

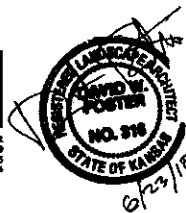
LANDSCAPE
ARCHITECTS
PLANNERS

rice-foster
associates

RFA Project
#10038

David W. Foster, AIA
J. Michael Stone, AIA
Caitlin J. Foster, AIA Associate
www.ricefoster.com

1415 East 3rd Street
Wichita, KS 67214-1119
316.262.4225
Fax: 316.262.7316



COMM # 2194

DATE: 04-28-10

REVISION
DATE:

L2 of 3

New CD/DVD Auto Parts Store
CRAIG A. SCHNEIDER, AIA
ARCHITECT
1756 East 18th Street, Suite 417
Springfield, Missouri 65804
Tel: 417.592.5550
Fax: 417.592.5565
e-mail: arch@cschneider.com

Reilly AUTO PARTS
Corporate Office:
233 South Pershannon, Springfield, Mo 65802
Phone: (417) 862-3333 FAX: (417) 874-7112

LANDSCAPE PLAN

DP-284 Parcel 8 ADDENDUM

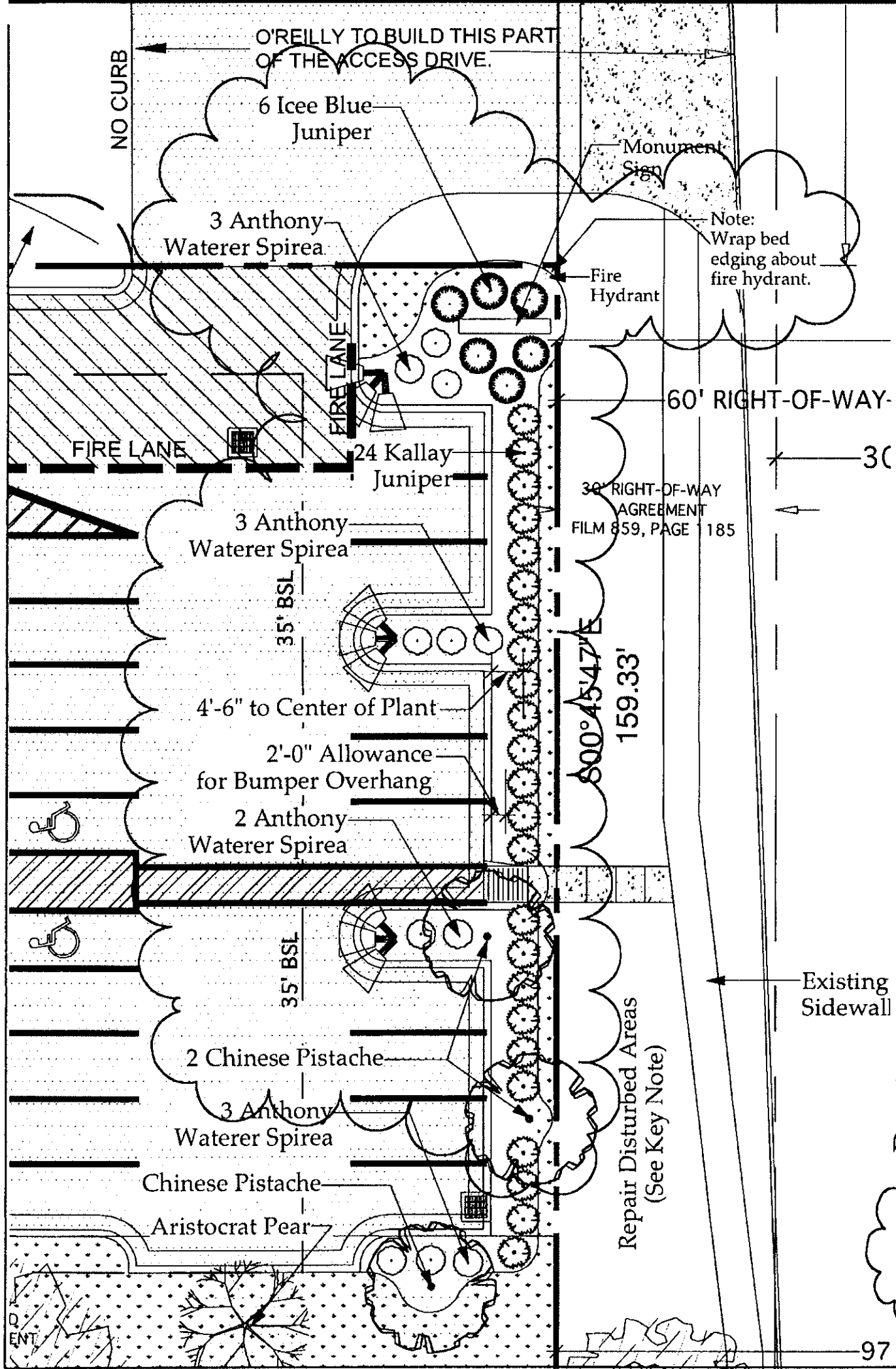
APPROVED 08-14-10 BY DG
SHEET 1 of 2
MAPS 1 of 2

CRAIG A. SCHNEIDER, AIA
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.055
Fax: 417.862.326
e-mail: architect@esterlyschneider.com

New O'Reilly Auto Parts Store:
NORTH MERIDIAN AVE.
WICHITA, KS
(WICHITA #10)

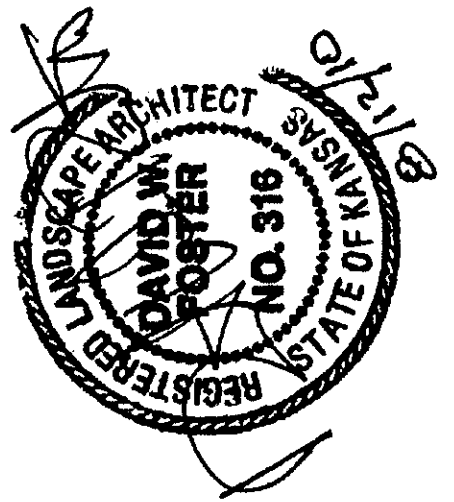
O'Reilly AUTO PARTS
Corporate Office:
233 South Patterson, Springfield, Mo 65802
Phone: (417) 862-3333 FAX: (417) 874-7112

CONDM # 2794
DATE: 8-11-10
L1a



Landscape Plan

rice-foster associates
LANDSCAPE ARCHITECTS
PLANNERS
1415 East 2nd Street
Wichita, KS 67214-4119
316.262.4525
fax 316.262.7316
www.ricefoster.com
David W. Foster, ASLA
J. Michael Rice, AIA
Debra J. Foster, AIA Associate
RFA Project #10038
Revision Date: 8/11/10

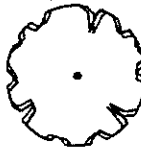
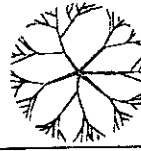


Denotes Landscape Revisions
Scale 1"=20'-0"
O'Reilly Auto Parts
Wichita, KS August 12, 2010

Planting Schedule

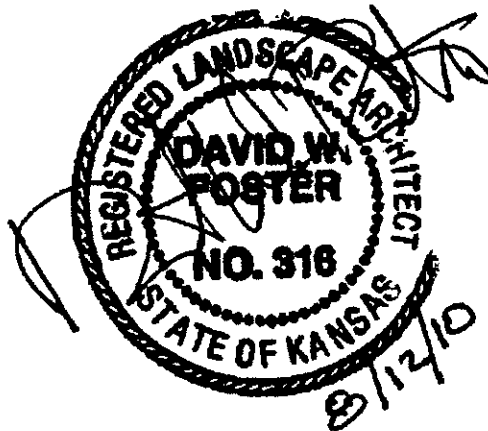
Quantity	Common Name	Botanical Name	Size	Specification
TREES				
3	Chinese Pistache	<i>Pistacia chinensis</i>	2" - 2 1/2" Cal	B&B
1	Aristocrat Pear	<i>Pyrus calleryana 'Aristocrat'</i>	2" - 2 1/2" Cal	B&B
4	Total Trees			
SHRUBS				
24	Kallay Compact Pfitzer Juniper	<i>Juniperus chinensis 'Kallay'</i>	2 gallon	Container
6	Icee Blue Juniper	<i>Juniperus horizontalis 'Icee Blue'</i>	3 gallon	Container
11	Anthony Waterer Spirea	<i>Spiraea x bumalda 'Anthony Waterer'</i>	3 gallon	Container
41	Total Shrubs			

Note: In case of a discrepancy between the Plant Schedule and the Plans, the Plans shall govern.

	Denotes Chinese Pistache
	Denotes Aristocrat Pear
	Denotes Anthony Waterer Spirea
	Denotes Kallay Juniper
	Denotes Icee-Blue Juniper



O'Reilly Auto Parts
Wichita, KS
August 12, 2010



DP-289 PARCEL 8 APPENDUM LANDSCAPE PLAN

APPROVED 08/19/10 BY DS
SHEET 2 of 2
MAPD Copy 1 of 2

Landscape Plan

LANDSCAPE
ARCHITECTS
PLANNERS

rice-foster
associates

RFA Project
#10038
Revision Date:
8/11/10

David W. Foster, ASLA
J. Michael Rice, AIA
Debra J. Foster, AIA Associate
www.ricefoster.com

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Wichita, KS 67214-4119
316.262.4525
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CRAIG A. SCHNEIDER, AIA

ARCHITECT

1736 East Sunshine, Suite 417
Springfield, Missouri 65804

417.862.055
Fax: 417.862.326
e-mail: architect@esterlyschneider.com

New O'Reilly Auto Parts Store:

NORTH MERIDIAN AVE.
WICHITA, KS



Corporate Office
233 South Patterson, Springfield, Mo 65802
Phone: (417) 862-3333 FAX: (417) 874-7112

COMM # 2794

DATE: 8-11-10

L1b



Wichita-Sedgwick County Metropolitan Area Planning Department

April 23, 2018

South Greenwich, LLC
Attn: Thomas D. Jacob, Member
3049 N. Rock Road
Wichita, KS 67226-1310

Baughman Company, P.A.
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

RE: CUP2018-00018 – City Administrative Adjustments to Johnson Commercial Centre CUP DP-289 as a result of modifications of a lot split LSP2018-07.

Legal Description: LOTS 3, 4, 5 & 7, BLOCK A, JOHNSON COMMERCIAL CENTRE ADDITION, WICHITA, SEDGWICK COUNTY, KS

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment CUP2018-18 to reflect a lot split LSP2018-07 approved on Lots 3, 4, 5 & 7, Block A, Johnson Commercial Centre Addition to Wichita, Sedgwick County, Kansas.

The following parcel descriptions reflect the proposed modifications:

Parcel 3:

Net Area:	0.66 Acres (28,808 Sq. Ft.)
Maximum Building Coverage:	8,642 Sq. Ft.
Maximum Gross Floor Area:	10,083 Sq. Ft.

Parcel 4:

Net Area:	1.28 Acres (55,768 Sq. Ft.)
Maximum Building Coverage:	16,730 Sq. Ft.
Maximum Gross Floor Area:	19,519 Sq. Ft.

Parcel 5:

Net Area:	0.72 Acres (31,406 Sq. Ft.)
Maximum Building Coverage:	9,422 Sq. Ft.
Maximum Gross Floor Area:	10,992 Sq. Ft.

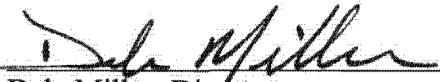
Parcel 7:

Net Area:	4.95 Acres (215,638 Sq. Ft.)
Maximum Building Coverage:	64,691 Sq. Ft.
Maximum Gross Floor Area:	75,473 Sq. Ft.

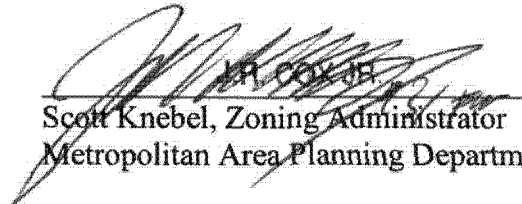
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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

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



Dale Miller, Director
Metropolitan Area Planning Department

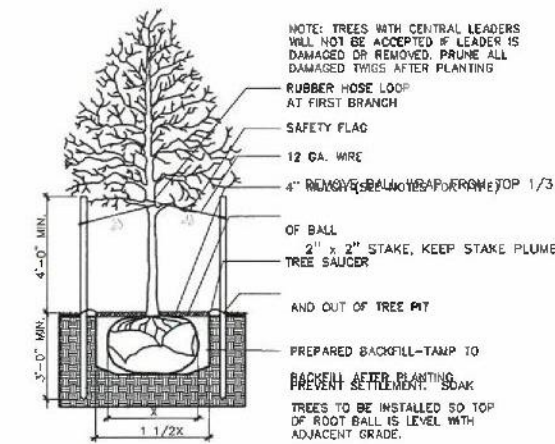


Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

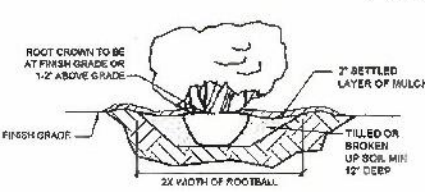
cc: MABCD
Cindy Claycomb, CM District VI
Brandon Findley, CSR, District VI

GENERAL PLANTING NOTES

1. 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.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'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.
4. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
5. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
6. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL UTILITY LOCATOR SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
7. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
8. SOD/SEED TYPE SHALL BE LOCALLY AVAILABLE TALL FESCUE BLEND OR OTHER TURF GRASS RECOMMENDED FOR THE SPECIFIC AREA.
9. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
10. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
11. 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.
12. ALL LANDSCAPE EDGING IS TO BE A 4" X 3/8" PAINTED STEEL EDGING. PLACE EDGING FLUSH WITH GRADE.
13. INSTALL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS AND TREE SAUCERS. PLACE 3"-4" OF MULCH IN ALL PLANT BEDS AND TREE SAUCERS.
14. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
15. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
16. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
17. REESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SEED, SOD OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.
18. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.



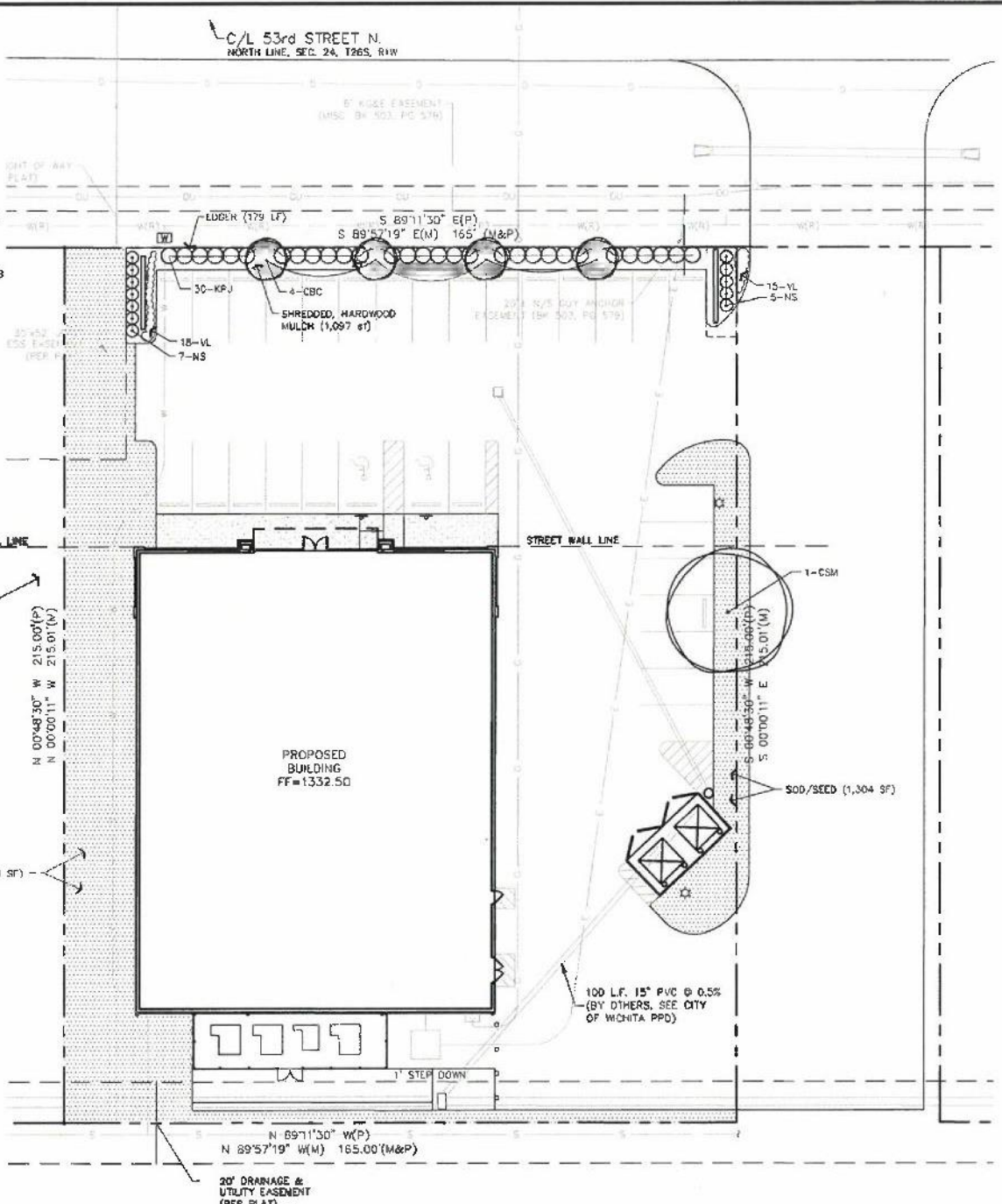
1 TREE PLANTING DETAIL
NO SCALE



2 SHRUB PLANTING DETAIL
NO SCALE



3 EDGER DETAIL
NO SCALE



LEGAL DESCRIPTION

PLANTING LEGEND

- SIDEWALK
- SOD/SEED

LANDSCAPE CODE CALCULATIONS

LANDSCAPED STREET YARD		PARKING LOT SCREENING AND LANDSCAPING	
Landscaped Street Yard Required: 165 LF 53rd Street x .8 Square Foot Factor 1,320 SF Landscaped Street Yard required		Parking lot screening provided: Parking lot trees required: 30 parking stalls x 20 = 1.5 or say 2 trees required (Up to 1/2 street yard trees = 1.5 can be used for parking lot trees)	
Landscaped Street Yard Provided: 2,738 Total sq. ft. Provided		Parking lot trees provided: 2 parking lot trees provided	
Street Yard Trees Required: 1,320 ÷ 500 = 2.6 or say 3 trees required (up to 1/2 can be provided by shrubs)		REQUIRED BUFFERS: None required	
Shade Trees Provided: 4 ornamental trees + 10 Shrubs = 3 trees provided			

PLANT SCHEDULE

TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
CSM	1	DECIDUOUS TREE				
		Caddo Sugar Maple	Acer saccharum 'Caddo'	2" CAL.	B & B	
CSM	4	ORNAMENTAL TREES				
		Corallburst Crabapple	Malus 'Corallburst'	1-1/2" CAL.	B & B	
KPJ	30	EVERGREEN SHRUBS				
		Kelley Pfitzer Juniper	Juniperus x pfitzeriana 'Kelley's Compact'	3 Gal.	Cont.	
NS	12	DECIDUOUS SHRUBS				
		Norman Spirea	Spiraea x bumalda 'Norman'	3 Gal.	Cont.	
VL	33	PERENNIALS				
		Variegated Liriope	Liriope Muscari 'Variegata'	5" pot	Cont.	

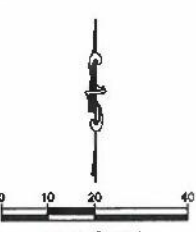
UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.

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

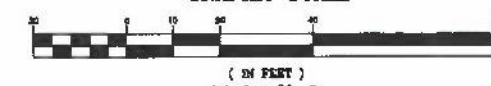
LANDSCAPE PLAN

APPROVED 1/3/20 BY NCS

PLANTING PLAN



GRAPHIC SCALE



CHK

DSN

DESCRIPTION

DATE

REV

Teri Forho, RLA
Wichita, KS
520-262-7288
terforho@cox.net

200 N. LUDGROVE, SUITE 100
WICHITA, KANSAS 67202
PH: (316) 440-4304 | FAX: (316) 440-4309
www.kawvalley.com | www.kawvalley.com

KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113, EXPIRES 12/31/18

DOLLAR TREE
2629 53rd Street
WICHITA, KS 67204

PLANTING PLAN

PROJ. NO. G18-C920

DESIGNER: TAF

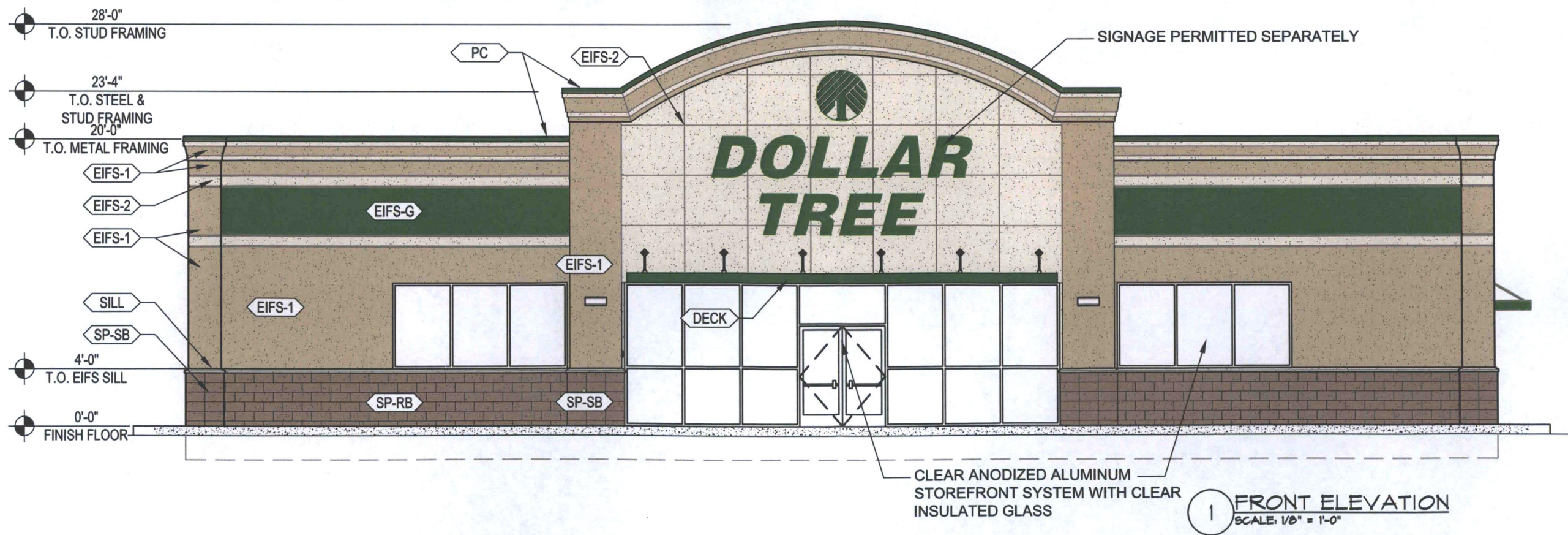
CFN: 0920 SP

SHEET: L-1

Parcel 2
APPROVED

DP-289 Arch Rev per GP#16
SR 3-2-20
Page 1 of 2

ELEVATION LEGEND		
KEYNOTE	DESCRIPTION	COLOR
SP-RB	SPLIT FACED CMU VENEER - RUNNING BOND	SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039
EIFS-1	EIFS - COLOR 1 (FINISH - PRODUCT STO 310)	STO 'SANDSTONE' 93860 (NA10-0052)
EIFS-2	EIFS - COLOR 2 (FINISH - PRODUCT STO 310)	STO 'SMOKED PUTTY' 93240 (NA10-0053)
EIFS-G	EIFS - ACCENT COLOR (FINISH - PRODUCT STOLIT 130D)	SHERWIN WILLIAMS - 'ENVY' - SW6925
SILL	3 3/8" x 3 5/8" EIFS SILL W/ BEVEL - SEE DETAIL 7/A-2.1	STO 'SMOKED PUTTY' 93240 (NA10-0053)
D&F	STEEL DOOR & HOLLOW METAL FRAME	SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037
PC	24 GAUGE KYNAR COATED METAL COPING (PROVIDED BY METAL BUILDING MANF.)	SHERWIN WILLIAMS - 'ENVY' - SW6925
DECK	FUTURE 3'-0" METAL DECK CANOPY & HANGER ROD SUPPORTED W/ 8" FASCIA - SUPPLIED & INSTALLED BY FUTURE TENANTS SIGN VENDOR - CONTRACTOR TO PROVIDE & INSTALL WALL BOLTS (SEE 1/A-4.0)	SHERWIN WILLIAMS - 'ENVY' - SW6925
PNL-1	1 1/4" 26 GAUGE PBR METAL WALL PANEL (PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
PNL-2	1 1/8" 26 GAUGE MBCI AVP METAL WALL PANEL (PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
RF-1	3"-24 GAUGE DOUBLE LOK GALVALUME METAL ROOF SYSTEM	SOLAR WHITE



DOLLAR TREE

COLOR ELEVATIONS

DATE: 3-2-20
PROJECT #:
DRAWN BY: VW
CADD FILE NAME:

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Sheet
1



architecture + interior design

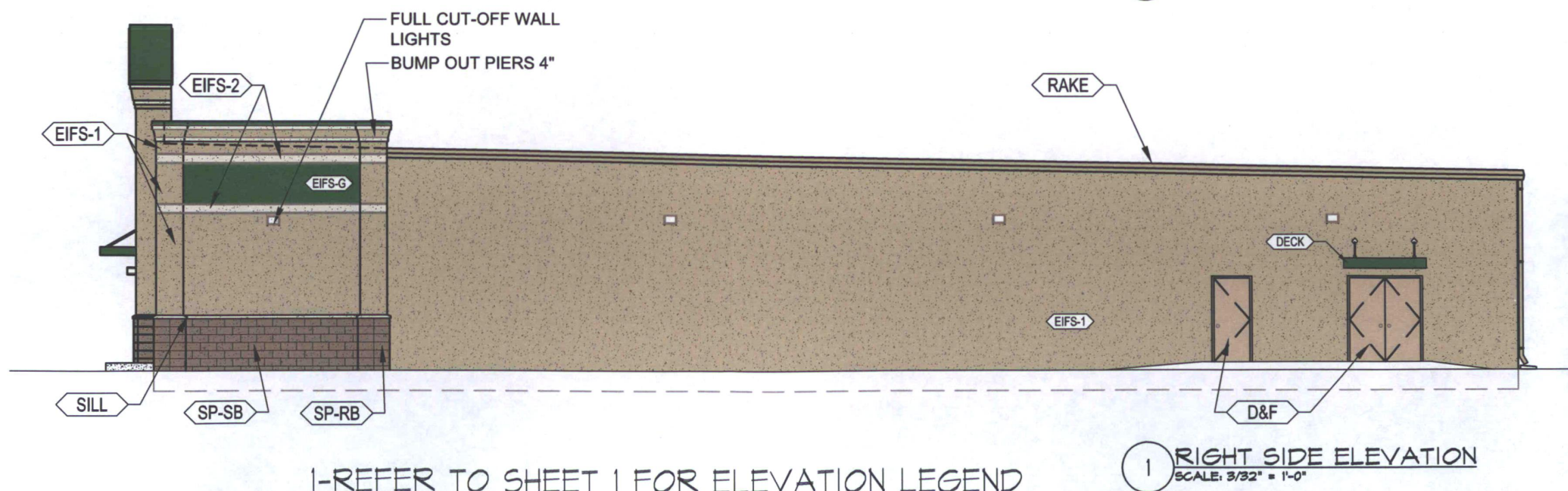
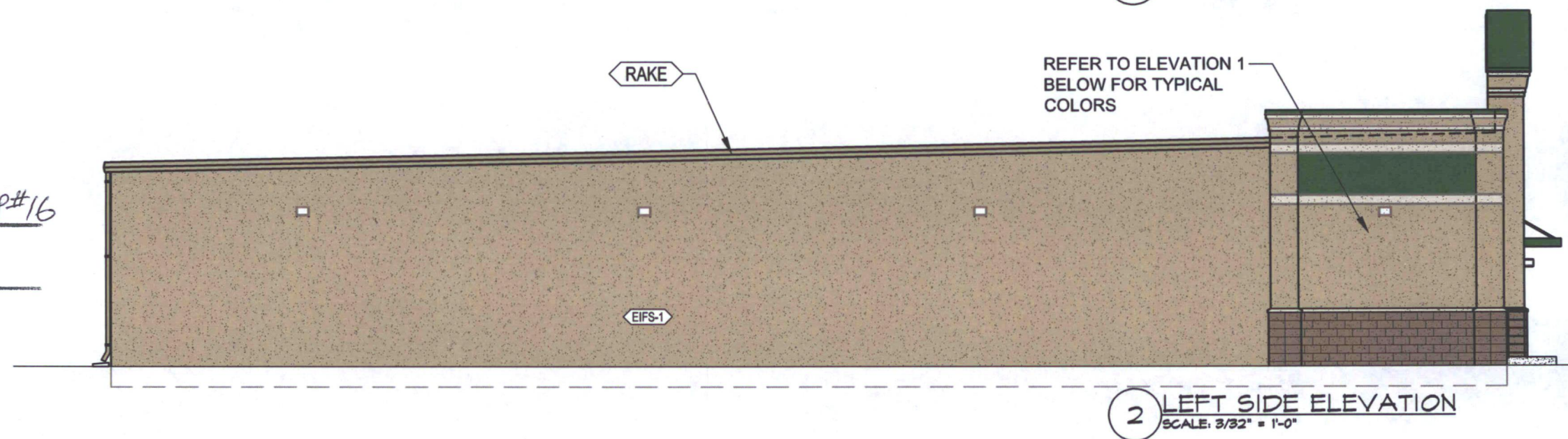
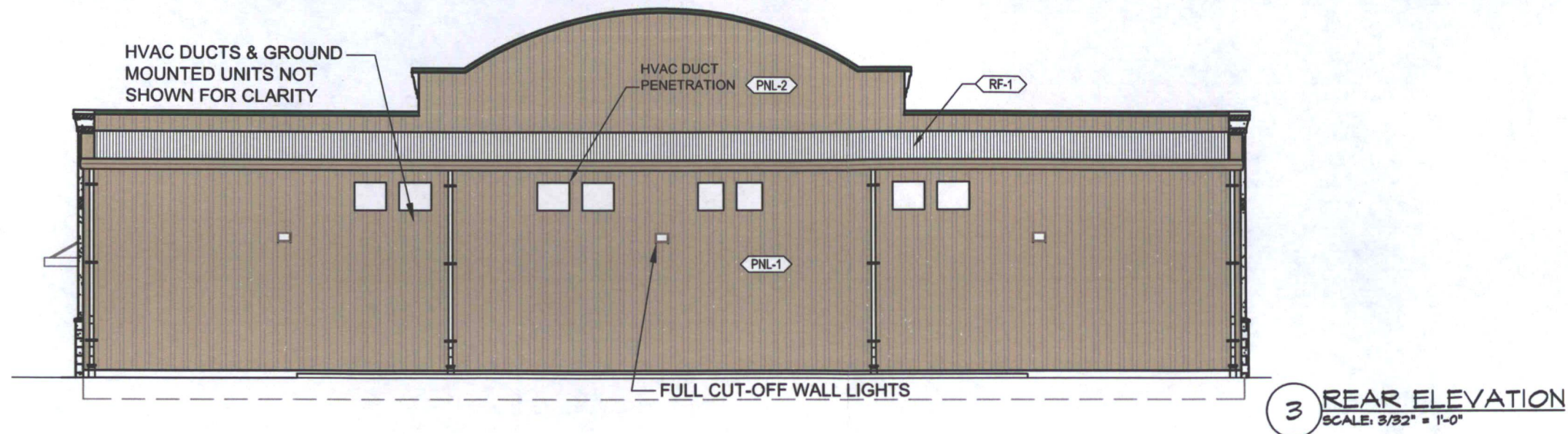
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Parcel 2
APPROVED

DP-289 Arch Rev per GP#16

JK 3-2-20

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1-REFER TO SHEET 1 FOR ELEVATION LEGEND

DOLLAR TREE

COLOR ELEVATIONS

DATE: 3-2-20
 PROJECT #:
 DRAWN BY: VW
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Sheet
2



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