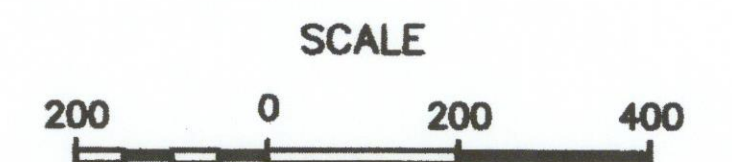


FIREPOINT PUD #23 PLANNED UNIT DEVELOPMENT WICHITA, KANSAS

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Dated 1/17/25
APPROVED PUD
Per Admin Adjustment
PUD 24-26 2 of 4



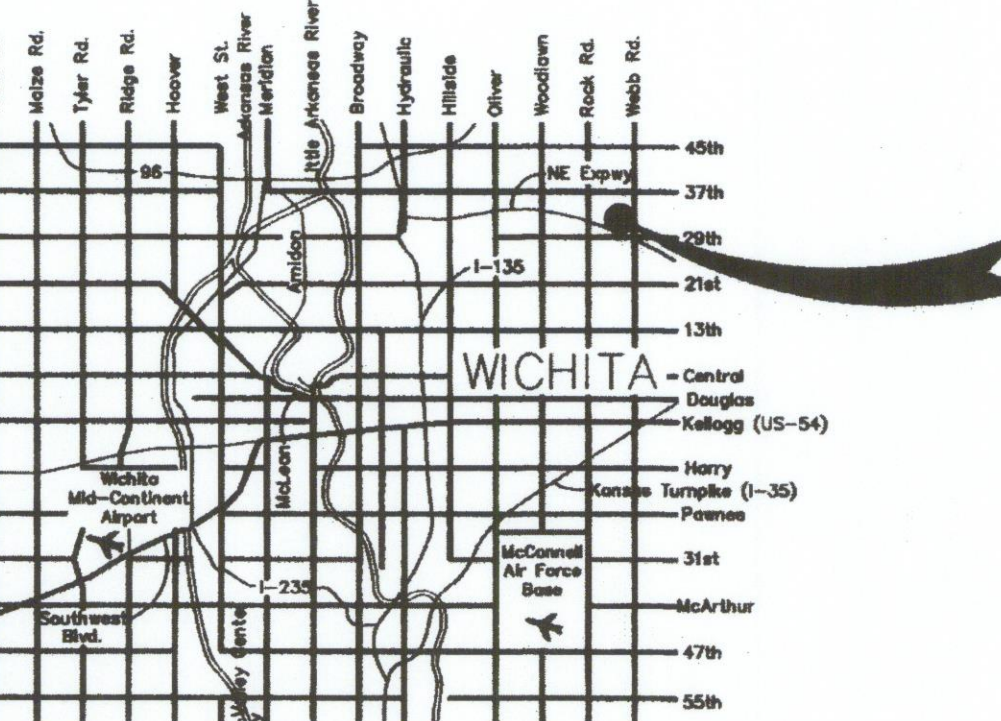
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APPROVED PUD
1-29-2019
2-5-2019



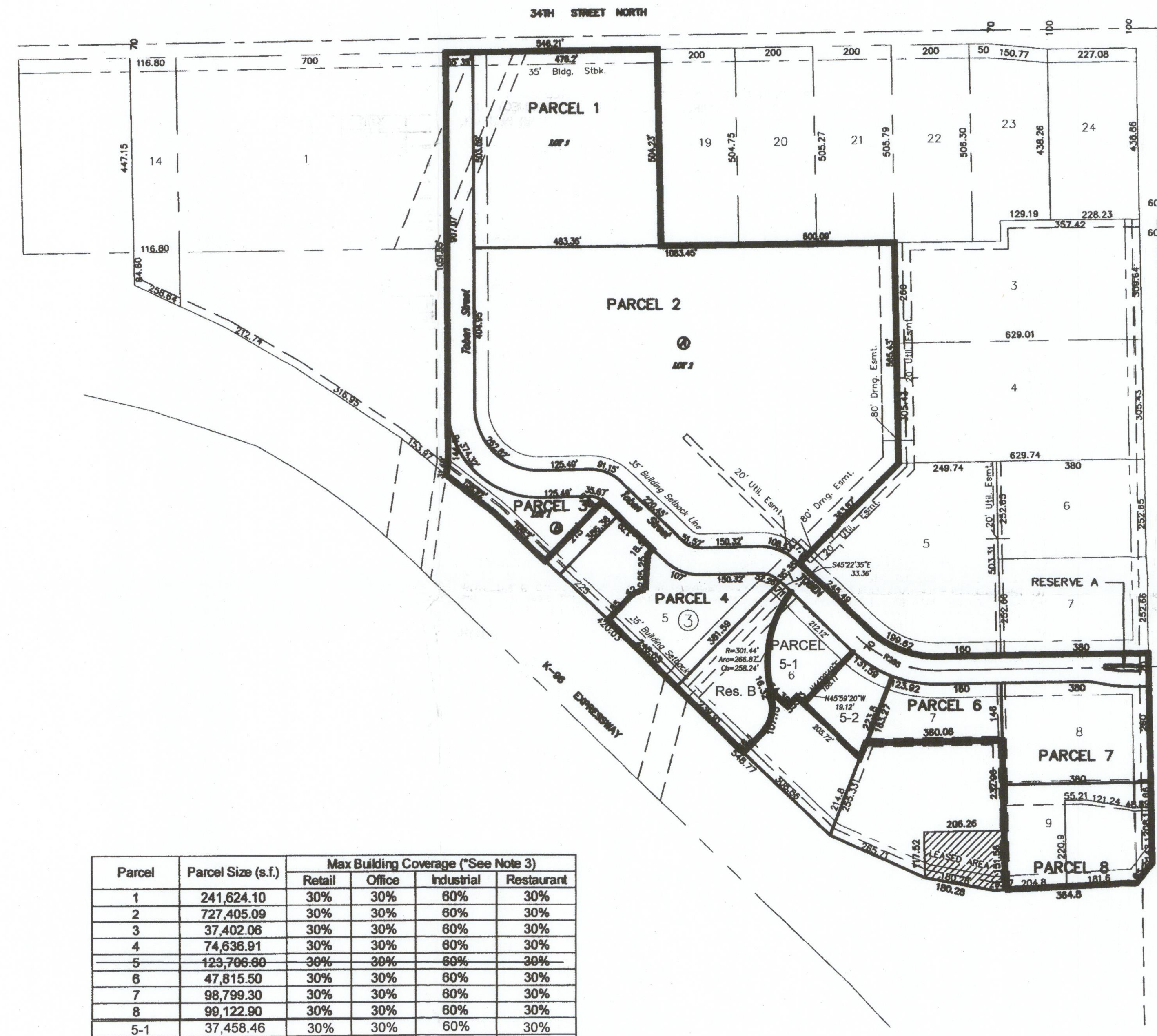
POE & ASSOCIATES, INC.
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VICINITY MAP

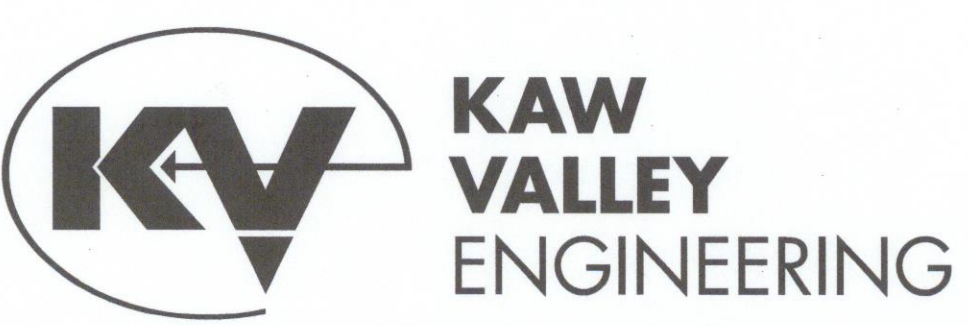
DATE OF PREPARATION 06/16/08

SHEET 1 OF 2



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3	37,402.06	30%	30%	60%	30%
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5	123,706.80	30%	30%	60%	30%
6	47,815.50	30%	30%	60%	30%
7	98,799.30	30%	30%	60%	30%
8	98,122.90	30%	30%	60%	30%
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- PUD Adjustment - 02/03/2025 to revise general note 5. - PUD2024-00026



P:\331\1-408-Wichita\33-CP-PUD-23-01-01.dwg



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

Menard, Inc.
Attn: Nick Brenner
5101 Menard Drive
Eau Claire, WI 54703

January 17, 2025

RE: PUD2024-00026 – Administrative Adjustment in the City to the Firepoint PUD #23 to reduce the parking requirement from 427 spaces to 377 space (11.7 percent), on property located on the east side of North Toben Street and within one-block south of East 34th Street North (3250 North Toben St.).

Legal Description: Lot 2, Block A, Firepoint Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for an Administrative Adjustment to PUD #23 to reduce the required parking from 427 spaces to 377 spaces (11.7 percent). The stated purpose for the request is due to the relocation of the gated access point to the lumber yard. The gate access is along the north side of the property. Its current location is recessed behind the front of the building. The proposed location would be farther west into an area that is currently used for parking.

The following reflects the proposed modifications identified in red letters:

GENERAL PROVISIONS

5. Parking shall be provided as per code. However, Parcel 2 shall be allowed a reduction of stalls to 427 **377** stalls when used as a retail home improvement store.

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

Our signatures below indicate that the PUD shall be adjusted as stated in this letter. This PUD adjustment shall not be deemed to alter any other provisions of the PUD 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 PUD drawing within 60 days in order for this adjustment to be considered final.

Scott Wadle, Director
Metropolitan Area Planning Department

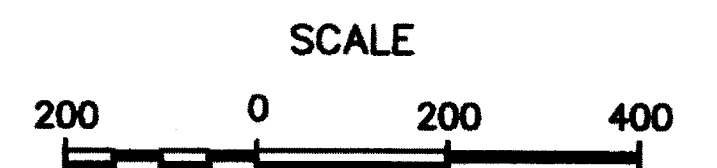
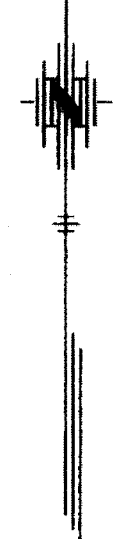
John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD, Becky Tuttle, CM District II, Teresa Veazey, CSR District II

FIREPOINT PUD #23 PLANNED UNIT DEVELOPMENT WICHITA, KANSAS

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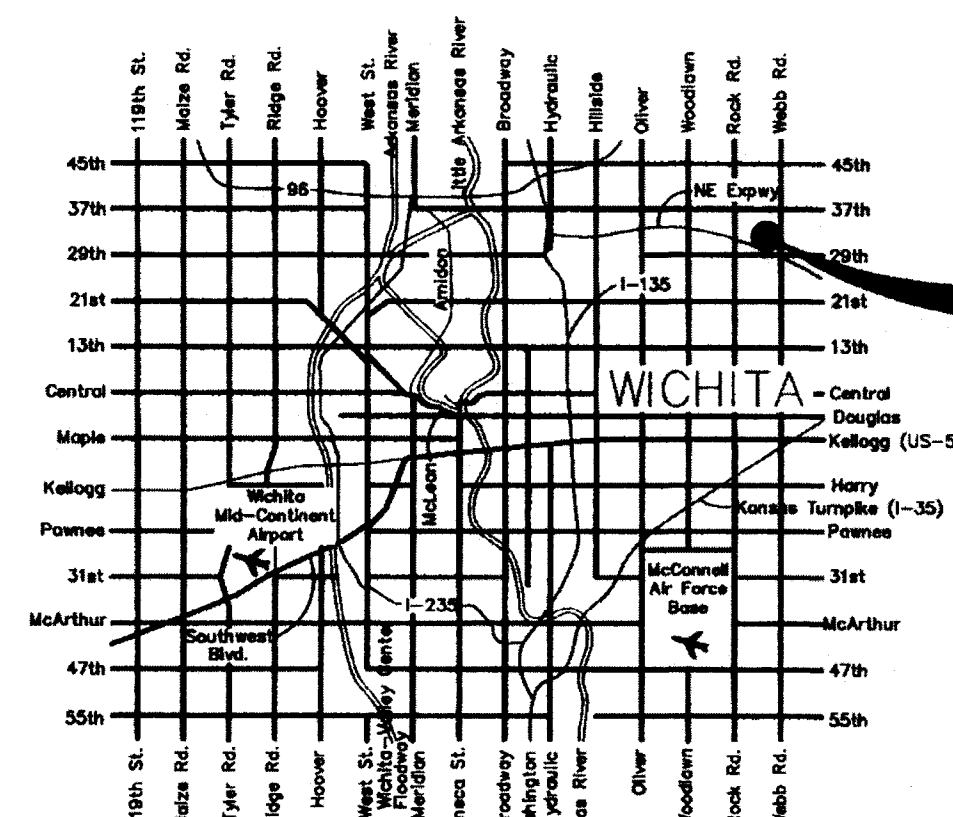


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VICINITY MAP

DATE OF PREPARATION 06/16/08

SHEET 1 OF 2



POE & ASSOCIATES, INC.
CONSULTING ENGINEERS
5940 E. Central, Suite 200 ■ Wichita, KS 67208-4242
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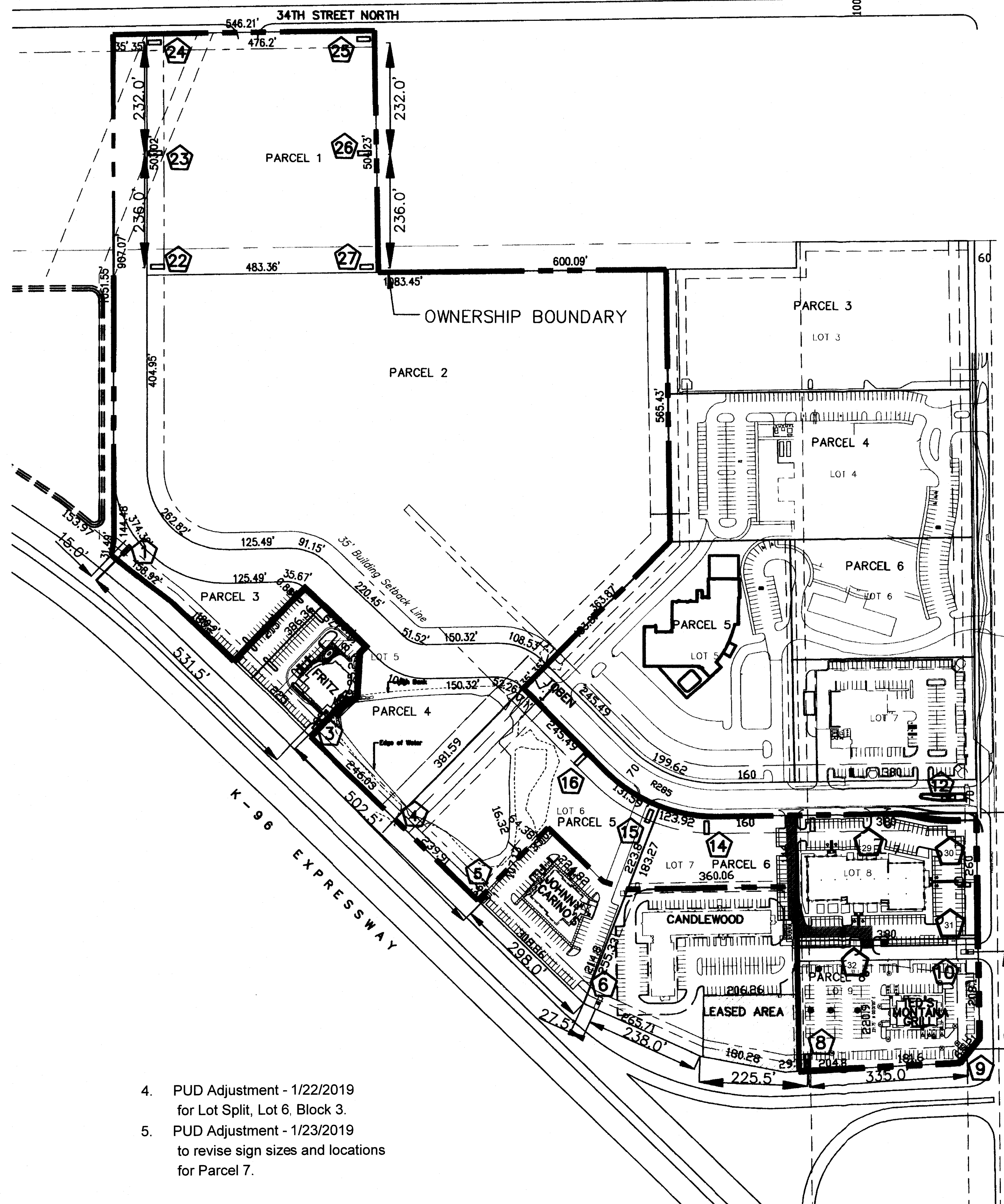
APPROVED PUD

03-15-07 PUD

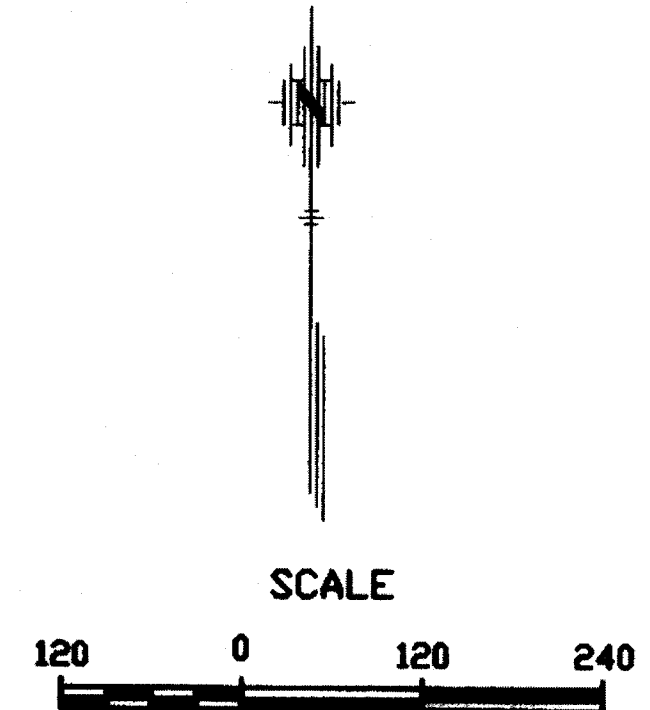
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1-29-2019 PUD
2-5-2019 PUD



4. PUD Adjustment - 1/22/2019
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GROSS SIGN CALCULATIONS

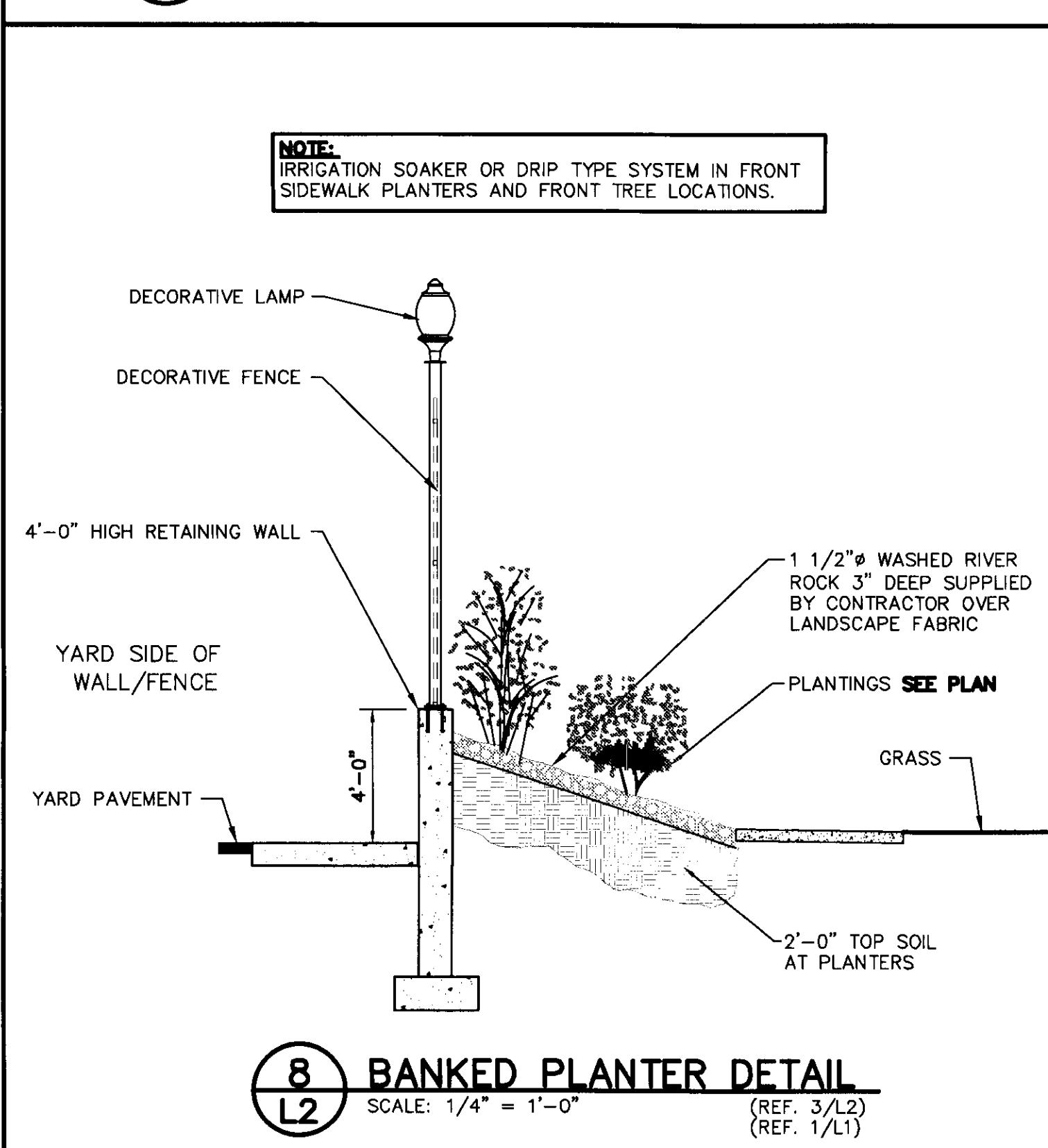
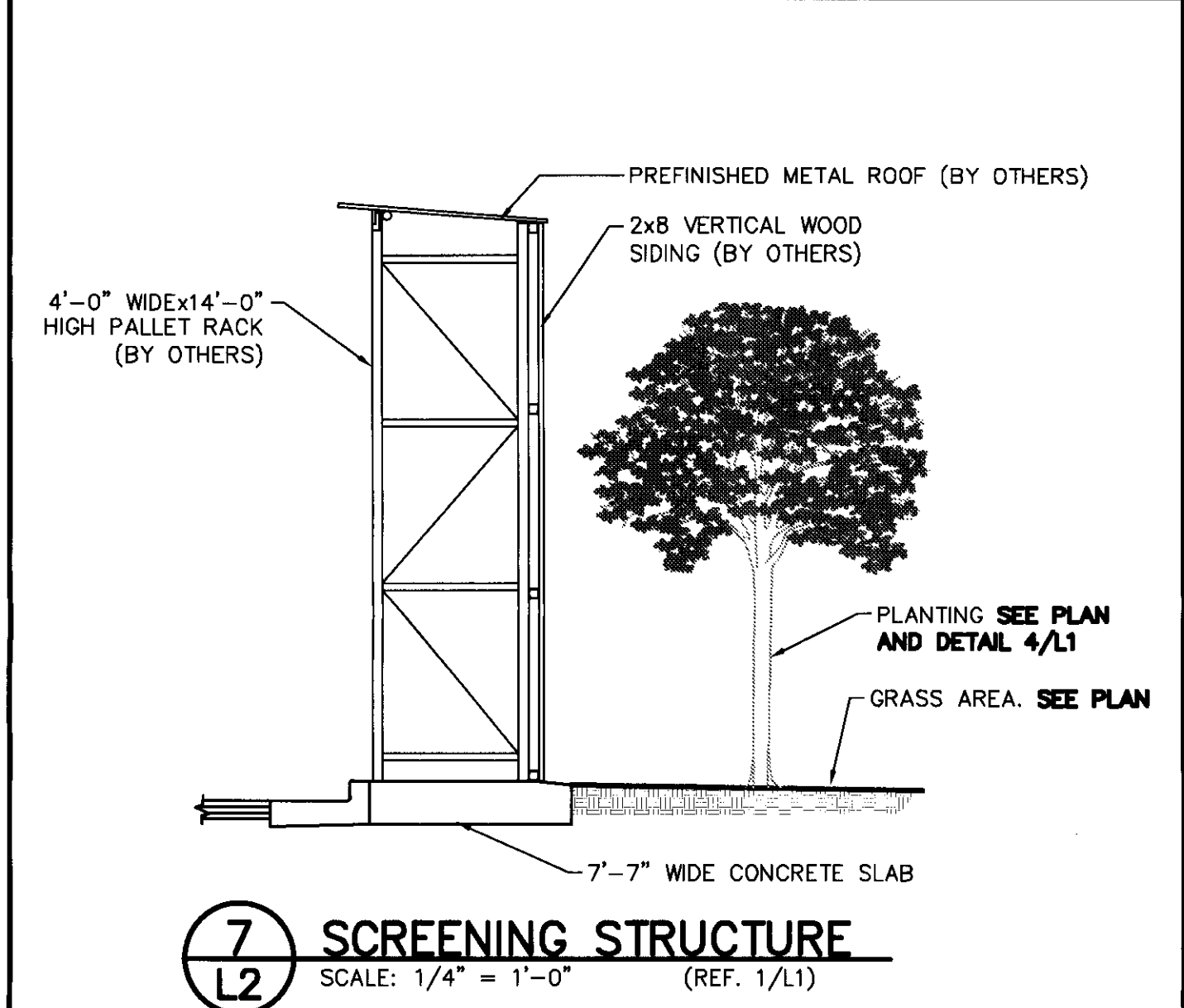
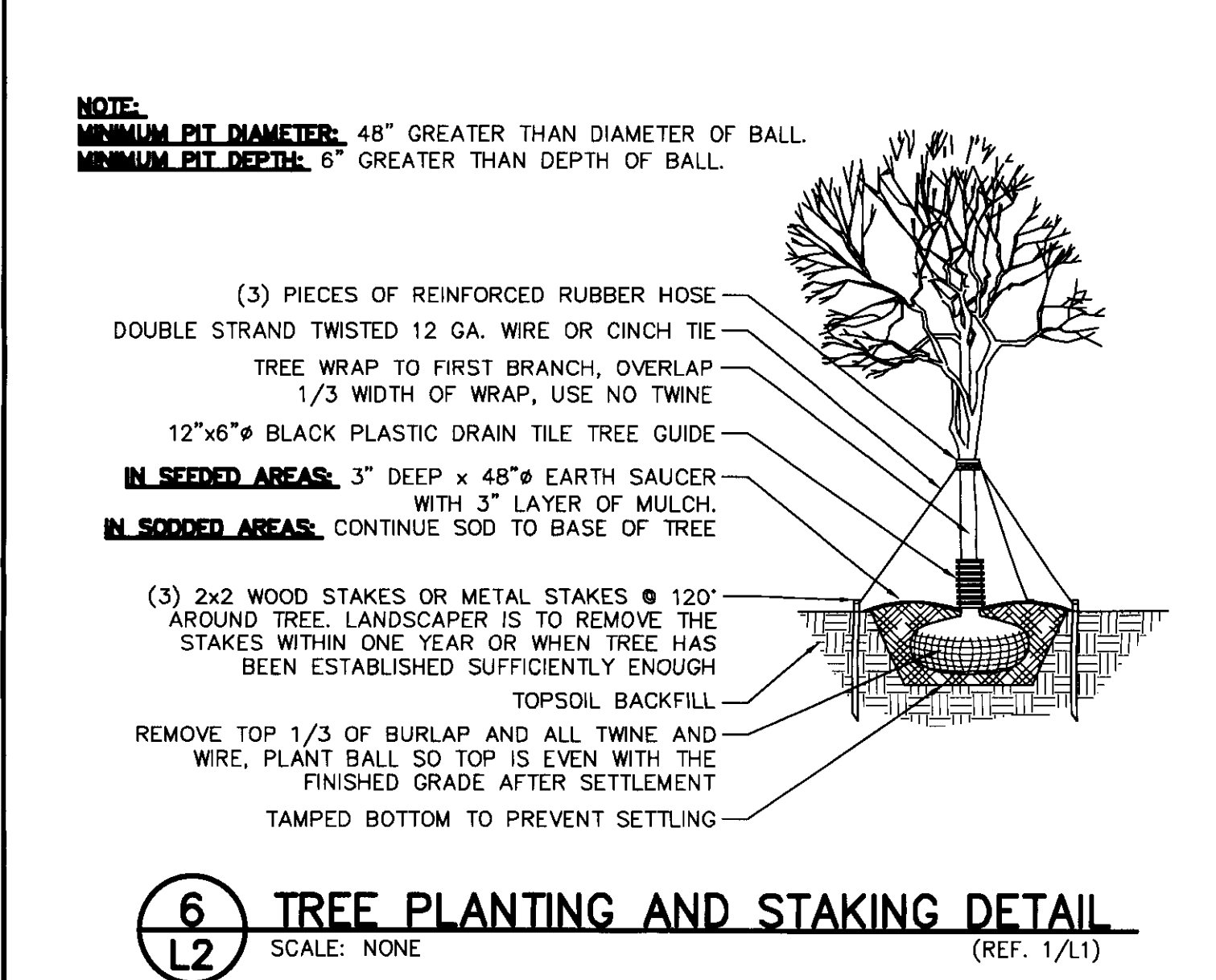
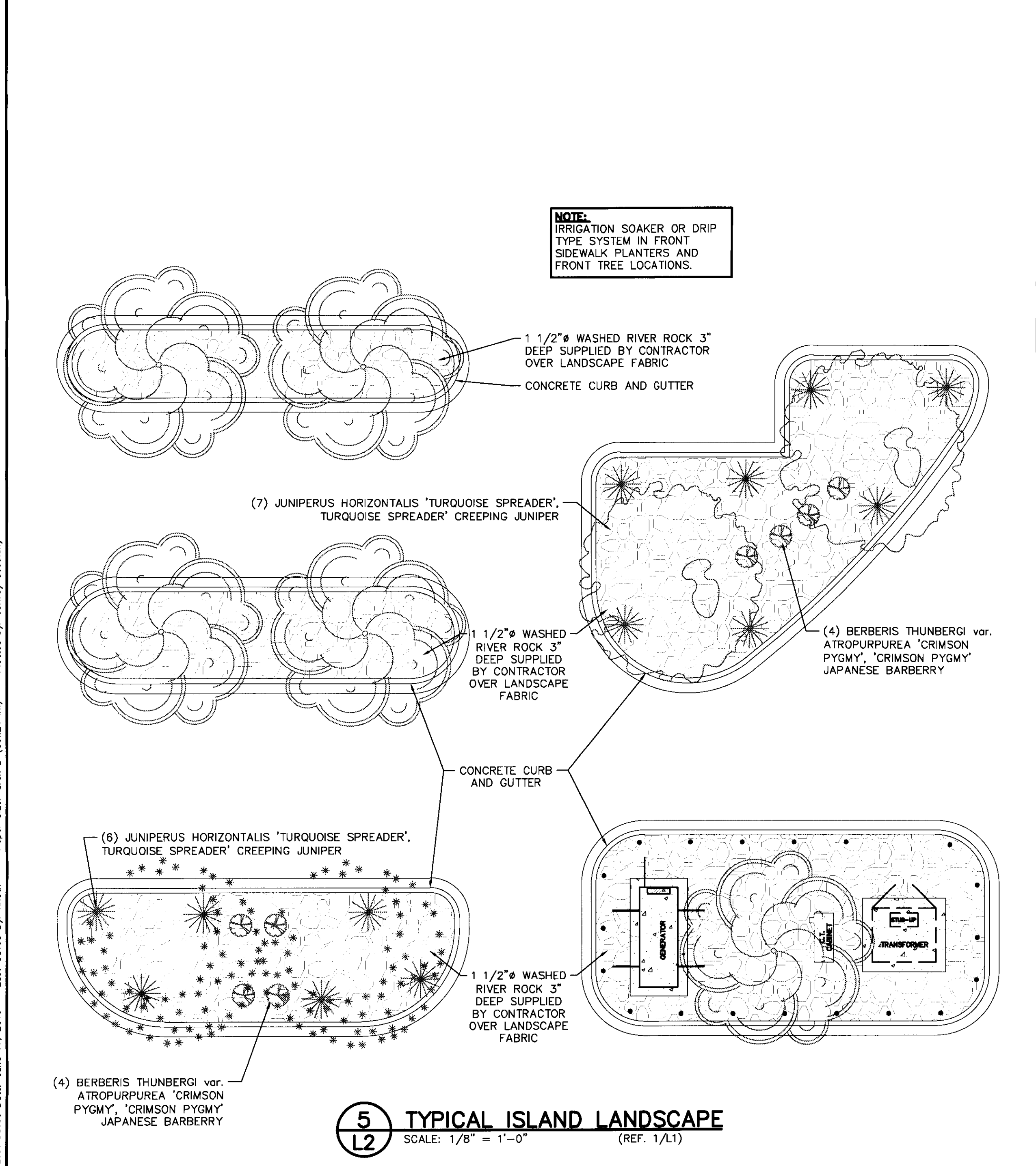
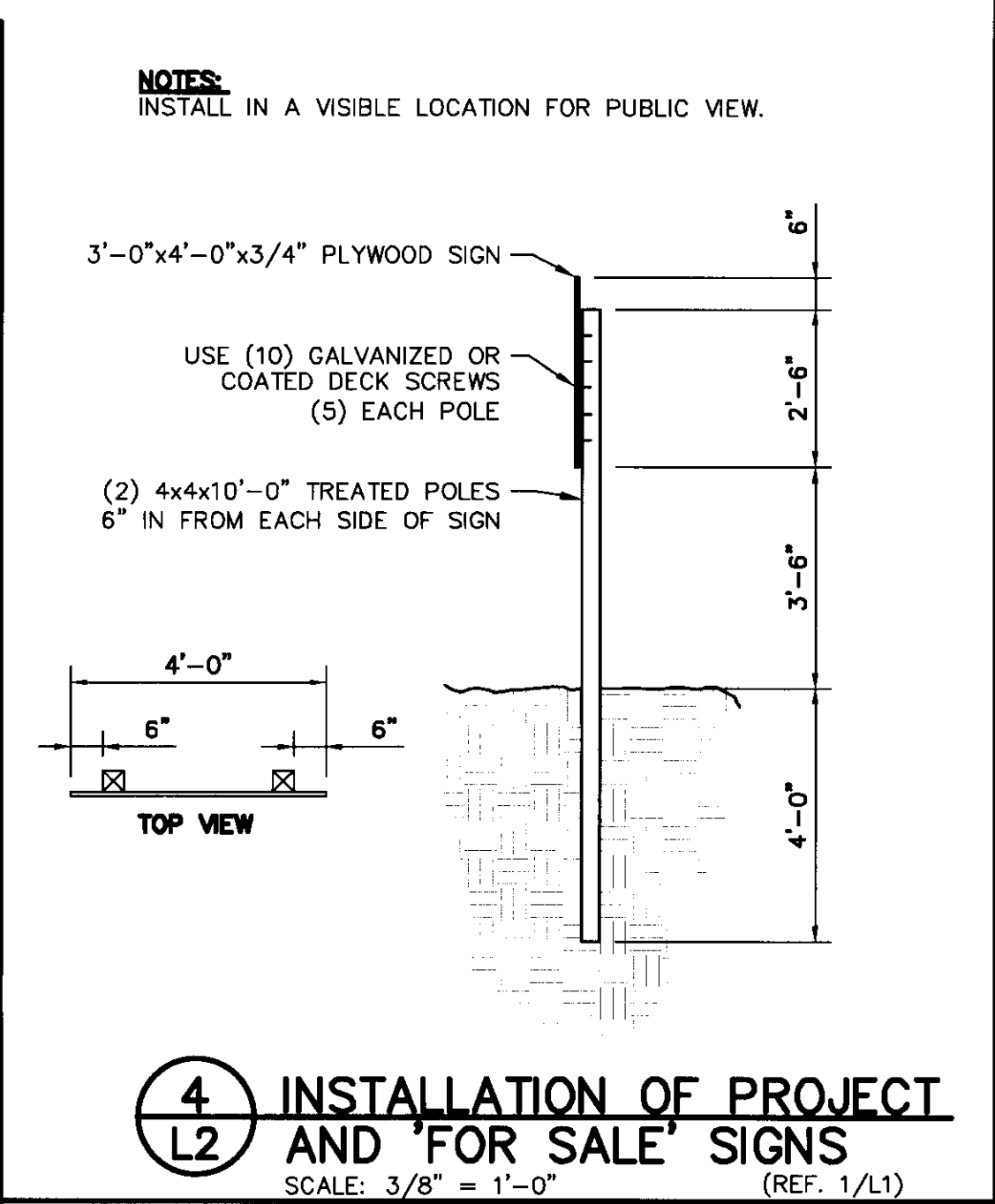
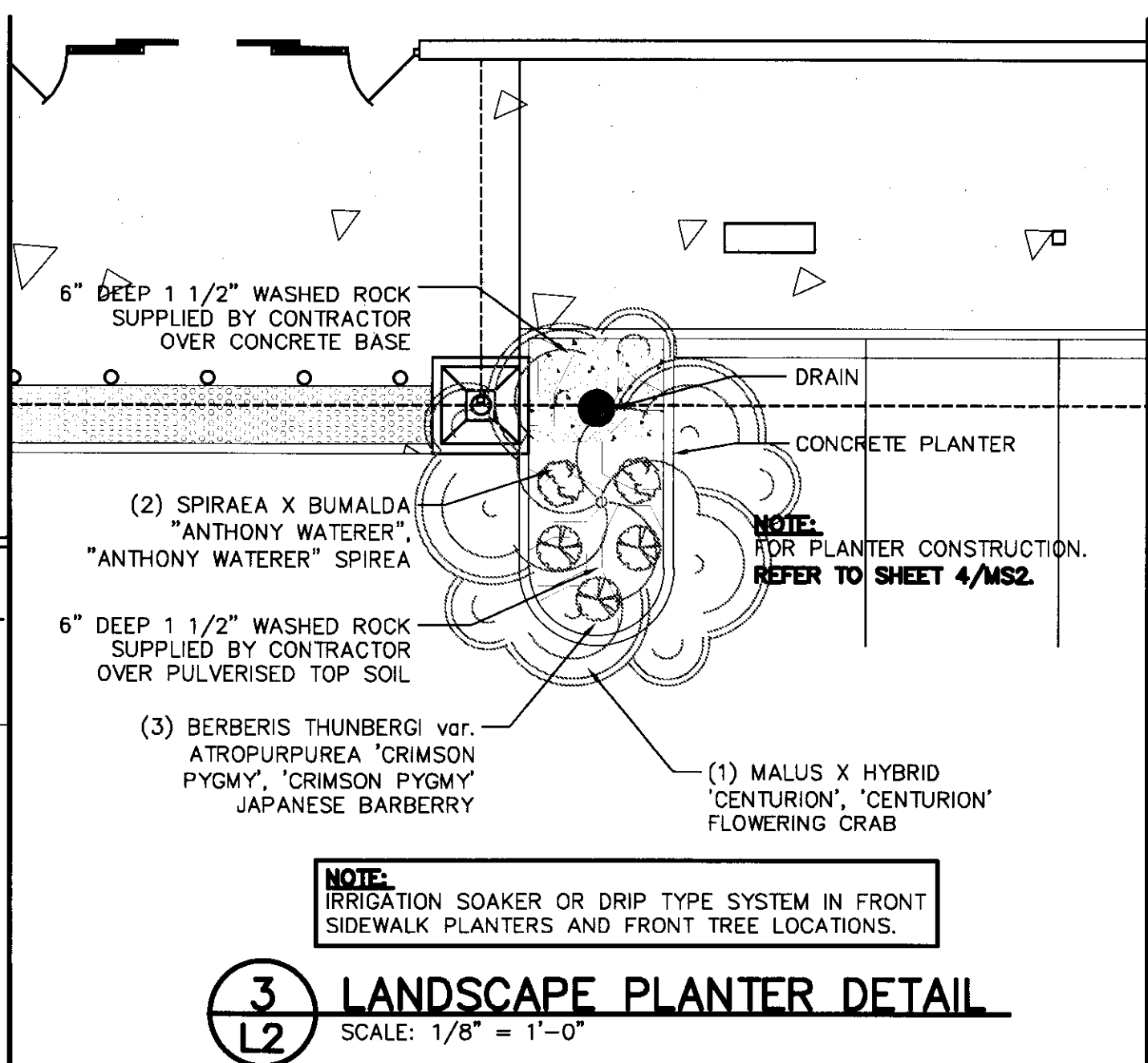
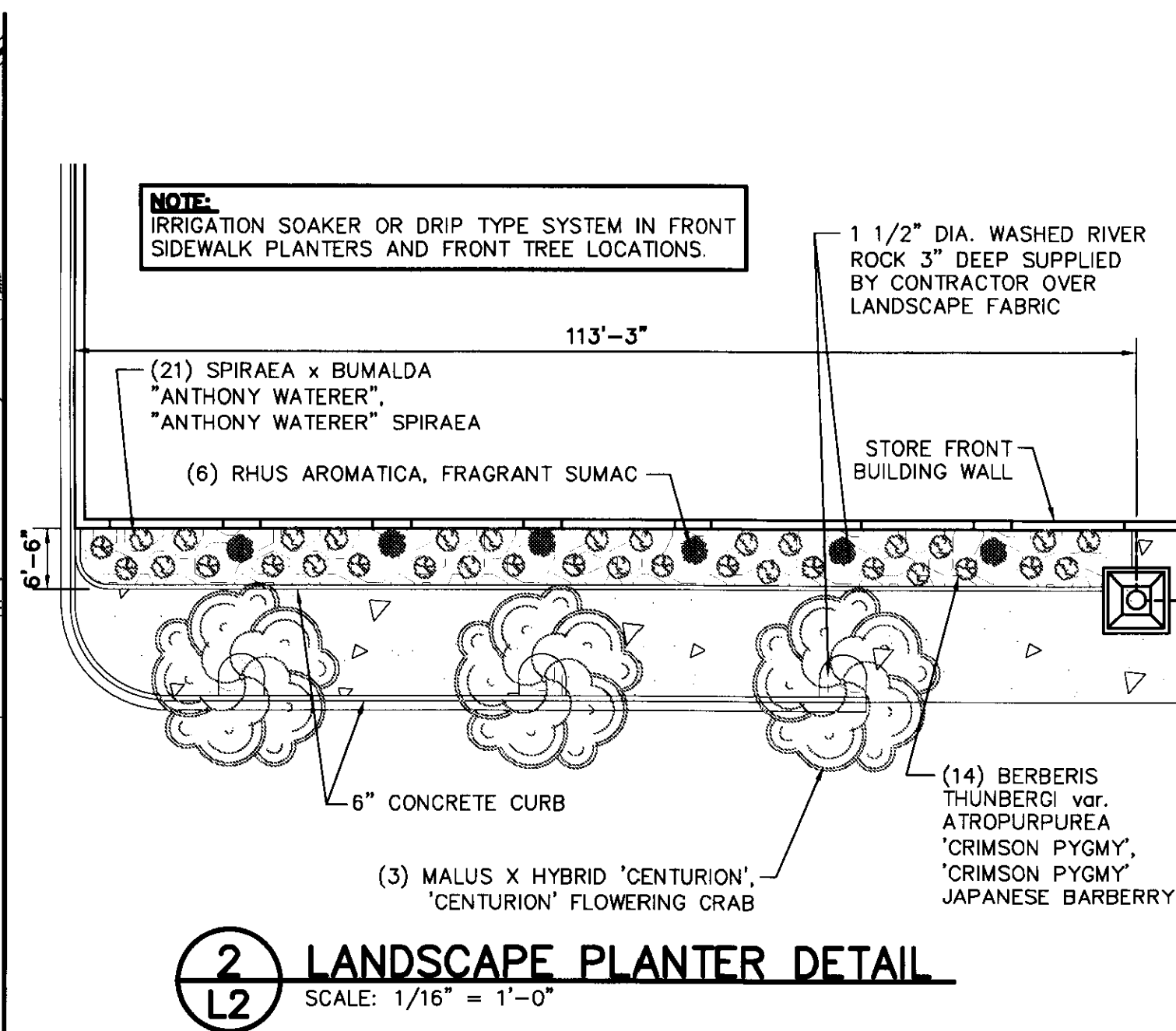
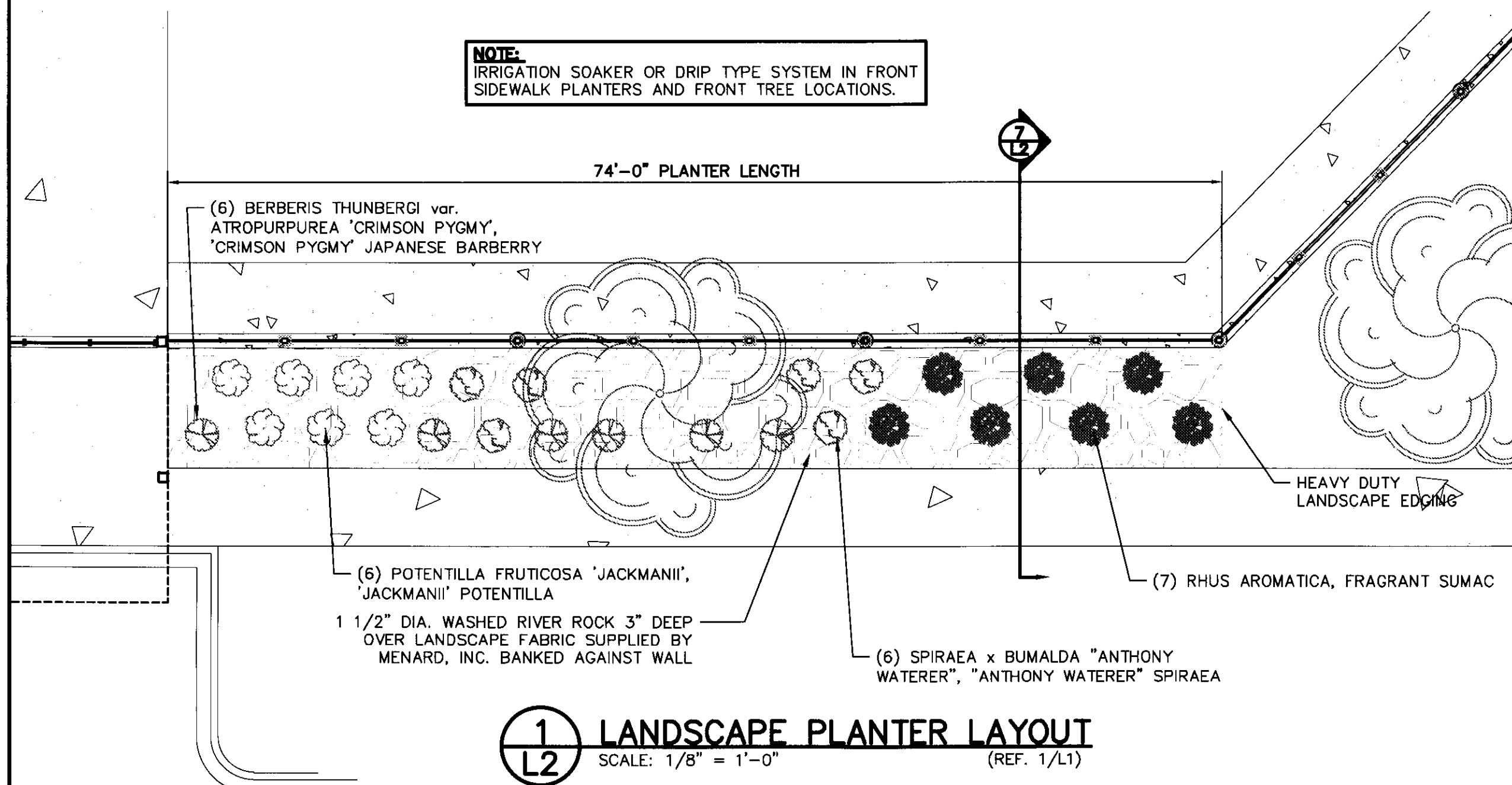
FOR INFORMATION PURPOSES ONLY					50% FRONTAGE			80% FRONTAGE			
PARCEL NO.	SIGN LOCATION	SIZE (Sq. Ft.)	HEIGHT (Ft.)	NOTES	TOWN FRONTAGE (Linear Feet)	ALLOWED SIGNAGE (Sq. Ft.)	OVER UNDER	WEBB/80%4th FRONTAGE (Linear Feet)	ALLOWED SIGNAGE (Sq. Ft.)	OVER UNDER	TOTAL
1	22	125	25	Proposed Sign Location	503.02	251.51	(46.51)	478.2	380.98	(155.98)	(202.47)
	23	80	10	Proposed Sign Location							
	24	100	20	Proposed Sign Location							
	25	125	25	Proposed Sign Location							
	26	80	10	Proposed Sign Location							
	27	100	25	Proposed Sign Location							
3	1	450	45	Proposed Sign Location	398.66	198.33	(251.51)	338.92	271.136	(18.47)	(270.98)
4	3	215	25	Existing Sign Location	420	210	(210.00)	246.03	186.824	18.18	(191.82)
5	4	200	25	Proposed Sign Location	377.08	188.54	(58.54)	238.91	191.928	106.07	49.53
	5	100	35	Existing Sign (Johnny Carino's)*							
	15	80	10	Existing Sign (Johnny Carino's)*							
	16	80	10	Proposed Sign Location							
6	14	80	10	Proposed Sign Location	283.92	141.96	(61.96)	475	380	(380.00)	(441.96)
Reserve A	12	300	25	Proposed Sign Location	92	46	254.00	15	12	(12.00)	242.00
7	29	80	10	Proposed Sign Location	380	190	6.00	260	208	(12.00)	(6.00)
	30	116	14	Proposed Sign Location							
	31	116	14	Proposed Sign Location							
	32	80	10	Proposed Sign Location							
8	8	400	45	Existing Sign (Ted's Montana Grill)*				659.71	527.768	32.23	32.23
	9	100	33	Existing Sign (Candlewood)*							
	10	60	8	Existing Sign (Candlewood)*							
	6	100	30	Other							
TOTAL GROSS SIGNAGE OVER (UNDER) ALLOWED GROSS SIGN RIGHTS											(789.47)

- * Existing Sign
- ** Sign Established as Part of Lease Rights

LEGEND

1. PUD Adjustment 02/01/2010
to revise sign sizes and locations
 2. PUD Adjustment 02/25/2010
to revise Lot configurations relative
to proposed Firepoint Addition plat.
 3. PUD Adjustment - 08/09/2010
to reduce the parking requirement
for Parcel 2 from 450 to 427
spaces and revise total parcels
from 11 to 8.
- = Proposed/Existing Sign
 - = Proposed Monument Sign
 - = Sign rights to the leased area acquired by the owner of Parcel 8 as recorded at Doc.#/FLM-PG: 28593712 with Sedgwick County Register of Deeds.

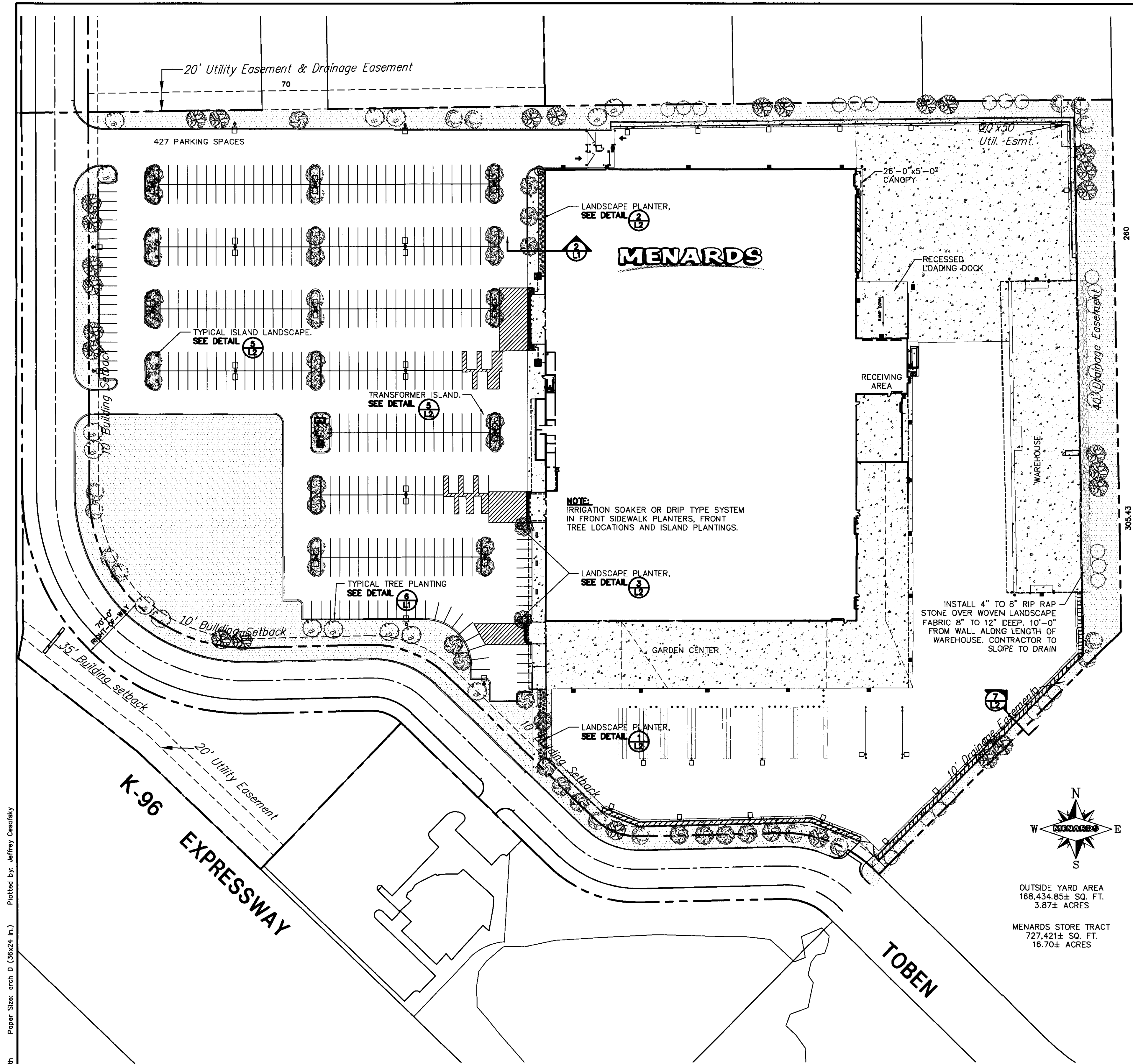
POE & ASSOCIATES, INC.
CONSULTING ENGINEERS
3940 E. Central, Suite 200 - Wichita, KS 67208-0202
Phone 316/405-6114 • FAX 316/405-4444



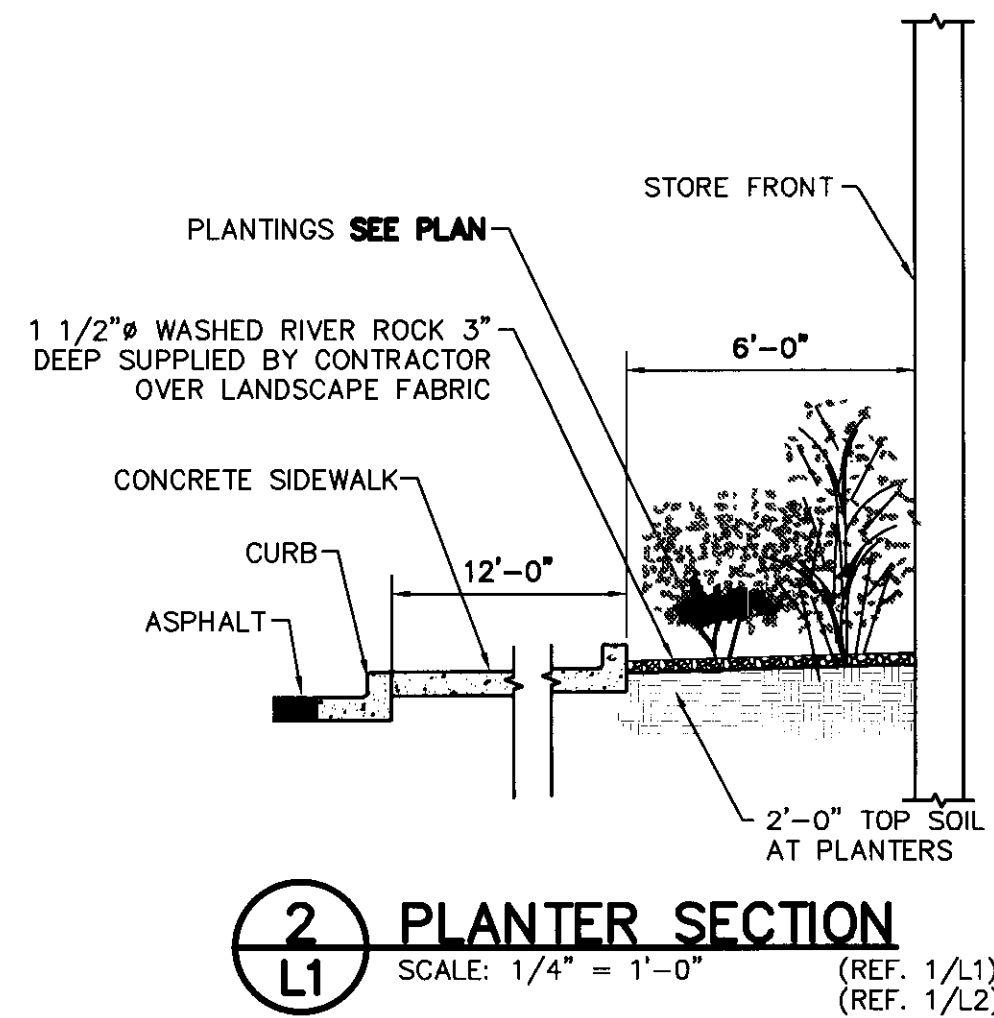
PUD #23 PARCEL 2
LANDSCAPE PLAN

APPROVED 08-04-10 BY DE
SHEET 2 of 2
MAP D Copy 1 of 2

				PROJECT TITLE	
STORE DESIGN DEPARTMENT				WICHITA, KS (EAST)	
EAU CLAIRE, WISCONSIN				SHEET TITLE	
SCALE AS NOTED		DRAWN BY KWK		DATE 03-29-10	
				LANDSCAPE DETAILS	
REVISIONS					
NO.	DATE	DESCRIPTION			BY



NOTE:
IRRIGATION SOAKER OR DRIP TYPE SYSTEM IN FRONT SIDEWALK PLANTERS AND FRONT TREE LOCATIONS.



PARKING LOT LANDSCAPING REQUIRED:
1 SHADE TREE OR TWO ORNAMENTAL TREES FOR EACH 20 PARKING SPACES
427 PARKING SPACES IN PARKING LOT = 22 SHADE TREES
PARKING LOT LANDSCAPING PROVIDED:
21 SHADE TREES, 21 ORNAMENTAL TREES AND 237 SHRUBS

PARKING LOT LANDSCAPE LEGEND					
SYMBOL	BOTANICAL, COMMON NAME	SIZE	HEIGHT	WIDTH	QTY.
	ACER SACCHARUM 'LEGACY', 'LEGACY' SUGAR MAPLE	2 1/2" DIA.	60-75'	40-50'	7
	MALUS x HYBRID 'CENTURION', 'CENTURION' FLOWERING CRAB	2 1/2" DIA.	25'	15-20'	21
	GLEDITSIA TRIACANTHOS var. INERMIS 'SKYLINE', 'SKYLINE' THORNLESS COMMON HONEYLOCUST	2 1/2" DIA.	30-70'	30-70'	14
	BERBERIS THUNBERGI var. ATROPURPUREA 'CRIMSON PYGMY', 'CRIMSON PYGMY' JAPANESE BARBERRY	3 GAL.	1 1/2-2'	2 1/2-3'	28
	POTENTILLA FRUTICOSA 'JACKMANII', 'JACKMANII' POTENTILLA	3 GAL.	3-4'	2-3'	15
	JUNIPERUS HORIZONTALIS 'TURQUOISE SPREADER', 'TURQUOISE SPREADER' CREEPING JUNIPER	3 GAL.	1-2'	2-3'	194
	HYDROSEED				
	4-8" RIP RAP STONE (BEHIND WAREHOUSE) -				
	1 1/2" RIVER ROCK (LANDSCAPE PLANTERS)				

TOTAL SITE LANDSCAPE LEGEND					
SYMBOL	BOTANICAL, COMMON NAME	SIZE	HEIGHT	WIDTH	QTY.
	ACER SACCHARUM 'LEGACY', 'LEGACY' SUGAR MAPLE	2 1/2" DIA.	60-75'	40-50'	17
	MALUS x HYBRID 'CENTURION', 'CENTURION' FLOWERING CRAB	2 1/2" DIA.	25'	15-20'	38
	GLEDITSIA TRIACANTHOS var. INERMIS 'SKYLINE', 'SKYLINE' THORNLESS COMMON HONEYLOCUST	2 1/2" DIA.	30-70'	30-70'	25
	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE', 'PRAIRIE PRIDE' COMMON HACKBERRY	2 1/2" DIA.	40-60'	40-50'	24
	PINUS STROBIFORMIS, SOUTHWESTERN WHITE PINE	6' TALL	40-60'	25-40'	27
	SPIRAEA x BUMALDA "ANTHONY WATERER", "ANTHONY WATERER" SPIRAEA	3 GAL.	3-4'	5-6'	31
	BERBERIS THUNBERGI var. ATROPURPUREA 'CRIMSON PYGMY', 'CRIMSON PYGMY' JAPANESE BARBERRY	3 GAL.	1 1/2-2'	2 1/2-3'	54
	POTENTILLA FRUTICOSA 'JACKMANII', 'JACKMANII' POTENTILLA	3 GAL.	3-4'	2-3'	22
	RHUS AROMATICA, FRAGRANT SUMAC	3 GAL.	2-6'	6-10'	13
	JUNIPERUS HORIZONTALIS 'TURQUOISE SPREADER', 'TURQUOISE SPREADER' CREEPING JUNIPER	3 GAL.	1-2'	2-3'	194
	HYDROSEED				
	4-8" RIP RAP STONE (BEHIND WAREHOUSE) -				
	1 1/2" RIVER ROCK (LANDSCAPE PLANTERS)				

AUTOMATIC IRRIGATION SYSTEM:

1. SYSTEM IS A DESIGN/BUILD SYSTEM BY THE CONTRACTOR.
2. SUBMIT SHOP DRAWINGS AND CUT SHEETS TO MENARD, INC. FOR APPROVAL PRIOR TO ANY INSTALLATION. INCLUDE AS-BUILT DRAWINGS AFTER INSTALLATION.
3. ALL MATERIALS SUPPLIED AND INSTALLED BY CONTRACTOR.
4. SYSTEM TO PROVIDE 100% COVERAGE OF ALL LANDSCAPED AREAS.
5. IRRIGATION SYSTEM TO BE MANUFACTURED BY ORBIT OR APPROVED EQUAL.
6. CONTROL PANEL/TIME CLOCK WITH LOCKABLE COVER TO BE INSTALLED INSIDE SPRINKLER ROOM.
7. TWO YEAR MAINTENANCE INCLUDING STARTUP AND WINTERIZATION TO BE INCLUDED.
8. ALL SPRINKLER MAINS AND EQUIPMENT TO BE INSTALLED WITHIN MENARDS PROPERTY LINES.
9. IRRIGATION CONTROL PANEL SHALL BE MOUNTED IN SPRINKLER ROOM. IRRIGATION WATER SOURCE TO COME OUT OF BUILDING FROM SPRINKLER ROOM. (PLUMBER WILL SUPPLY 2" COPPER PIPE WITH SHUT OFF VALVES, WATER METER AND BACK FLOW PREVENTER PER PLUMBING RISER DIAGRAM.)
10. IRRIGATION SOAKER OR DRIP TYPE SYSTEM IN FRONT SIDEWALK PLANTERS AND FRONT TREE LOCATIONS AND ALL ISLANDS WITH PLANTINGS.
11. INSTALL SHUT OFF VALVES IN IRRIGATION SYSTEM AT ALL OUTLOT AND ADJOINING AREAS TO ALLOW SEPARATION OF SYSTEM IN CASE OF DAMAGE DUE TO FUTURE DEVELOPMENT.
12. INSTALL A BLOWOUT IN THE SPRINKLER ROOM FOR WINTERIZATION OF THE IRRIGATION SYSTEM.

1 LANDSCAPE SITE PLAN
SCALE: 1" = 60'-0"

PUD #23 PARCEL 2

LANDSCAPE PLAN

APPROVED 08-04-10 BY *DG*

SHEET 1 OF 2
MAPD COPY 1 OF 2

NOTES:

1. PLANTING ARRANGEMENT AND QUANTITIES APPROVED BY MENARD, INC. PRIOR TO INSTALLATION.
2. ALL TREES AND PLANTS TO BE APPROVED BY MENARD, INC. PRIOR TO INSTALLATION.
3. DECIDUOUS SHADE TREES TO BE OF A MIN. CALIPER MEASURED AT A POINT 6" ABOVE GROUND LEVEL. SEE ABOVE FOR CALIPER SIZES REQUIRED.
4. ALL PLANTS SHALL BE INSTALLED WITHIN MENARDS PROPERTY LINES.
5. CONTRACTOR IS RESPONSIBLE TO SUPPLY WATER NECESSARY TO PROMOTE AND MAINTAIN HEALTHY PLANTINGS.
6. THE SURFACE OF THE TOPSOIL SHALL NOT CONTAIN ANY CLODS, LUMPS, ROCKS, DEBRIS, ETC. LARGER THAN 1/2" DIAMETER.
7. WESTERN WHITE WOOD MULCH AND LANDSCAPE FABRIC.
8. CONTRACTOR IS RESPONSIBLE FOR ALL MOWING, FERTILIZING, AND MAINTENANCE OF LANDSCAPING FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE PROJECT COMPLETION.

MENARDS.

STORE DESIGN DEPARTMENT
EAU CLAIRE, WISCONSIN

PROJECT TITLE

WICHITA, KS (EAST)

SHEET TITLE

LANDSCAPE SITE PLAN

SCALE
AS NOTED

DRAWN BY
KWK

DATE
03-29-10

NO. DATE

DESCRIPTION

BY

CAD DWG NAME
WICHITA, KS
EAST SITES

SHEET NO.

L1

AS4



Wichita-Sedgwick County Metropolitan Area Planning Department

June 2, 2017

Menard, Inc.
Attn: Tyler Edwards
5101 Menard Drive
Eau Claire, WI 54703

RE: PUD2017-00003 – City PUD Administrative Adjustment to Firepoint Planned Unit Development – PUD #23, Parcel 2. The property is generally located west of North Webb Road and south of East 34th Street North (3250 N. Toben Street)

Legal Description: Lot 2 Block A, Firepoint Addition, Wichita, Sedgwick County, Kansas

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to PUD #23, to increase the Building Coverage Area on Parcel 2 from 30 percent to 35 percent. The Unified Zoning Code (UZC) Sec. V-C.14.b allows an increase of building coverage area by up to 10 percent by Administrative Adjustment.

On the basis of our review, we find that adjusting PUD #23 in the manner stated in the above paragraph is consistent with the approved PUD and will not have an adverse effect on the PUD or adjacent properties, nor will it be a substantial deviation of the original plan.

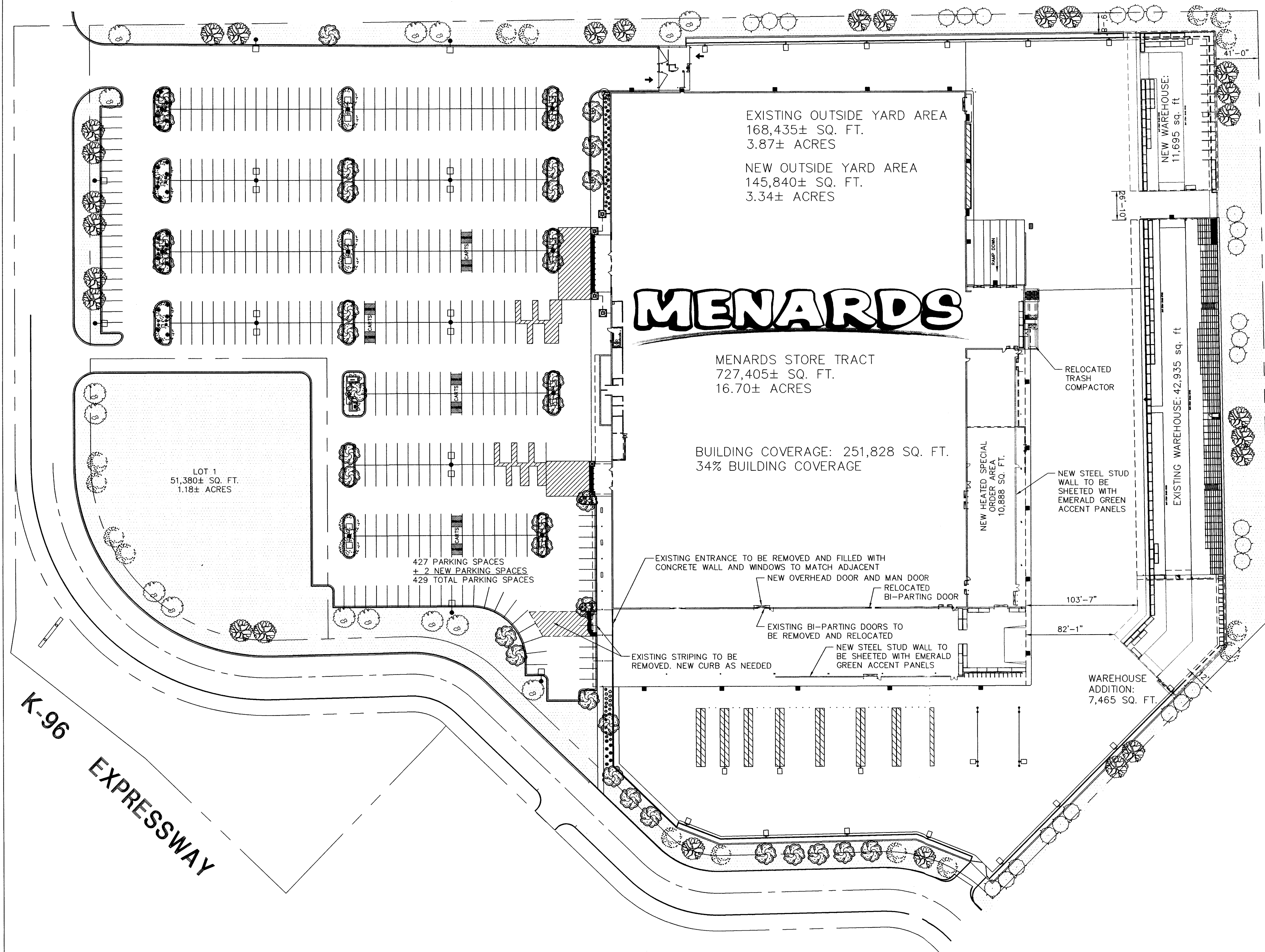
Our signatures below indicate that the PUD shall be adjusted as stated in this letter and on the approved site plan. This PUD adjustment shall not be deemed to alter any other provisions of the PUD except as expressly stated herein.

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

Dale Miller, Director
Metropolitan Area Planning Department

Kortney D. Capello, Assistant Director
Metropolitan Area Building and Construction
Department

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



LEGEND			
	6	400 WATT 277 VOLT M.H. PARKING LOT LIGHTING, (ON) WITH PHOTOCELL, (OFF) WITH CENTRAL CONTROL	(6) 30 FT. HIGH POLES (0) 27 FT. HIGH POLES
	15	(2) 400 WATT 277 VOLT M.H. PARKING LOT LIGHTING, (ON) WITH PHOTOCELL, (OFF) WITH CENTRAL CONTROL	(10) 30 FT. HIGH POLES (5) 27 FT. HIGH POLES
	21	400 WATT 277 VOLT M.H. CUTOFF LUMINAIRE YARD LIGHTS MOUNTED TO SCREENING STRUCTURE OR POLES (ON) WITH PHOTOCELL, (OFF) WITH CENTRAL CONTROL	
	21	400 WATT 277 VOLT M.H. CUTOFF LUMINAIRE LIGHTING MOUNTED ON SIDES AND REAR OF BUILDING AT 23'-9" A.F.F. AND FACE OF REAR OVERHANG (ON) WITH PHOTOCELL, (OFF) WITH CENTRAL CONTROL. RUN CONDUIT IN PRECAST WALL.	
	6	277 VOLT M.H. DECORATIVE LAMP	

* SPECIAL ORDER PER CITY CODE

PARKING LOT LANDSCAPE LEGEND		
SYMBOL	BOTANICAL, COMMON NAME	QTY.
	MALUS X HYBRID 'CENTURION', 'CENTURION' FLOWERING CRAB	26
	GLEDITSIA TRIACANTHOS var. INERMIS 'SKYLINE', 'SKYLINE' THORNLESS COMMON HONEYLOCUST	10
	BERBERIS THUNBERGII var. ATROPURPUREA 'CRIMSON PYGMY', 'CRIMSON PYGMY' JAPANESE BARBERRY	36
	POTENTILLA FRUTICOSA 'JACKMANII', 'JACKMANII' POTENTILLA	15
	JUNIPERUS HORIZONTALIS 'TURQUOISE SPREADER', TURQUOISE SPREADER' CREEPING JUNIPER	24

PARKING LOT LANDSCAPING REQUIRED:
1 SHADE TREE OR TWO ORNAMENTAL TREES FOR EACH 20 PARKING SPACES
427 PARKING SPACES IN PARKING LOT = 22 SHADE TREES
PARKING LOT LANDSCAPING PROVIDED:
21 SHADE TREES, 21 ORNAMENTAL TREES AND 237 SHRUBS

TOTAL SITE LANDSCAPE LEGEND		
SYMBOL	BOTANICAL, COMMON NAME	QTY.
	ACER SACCHARUM 'LEGACY', 'LEGACY' SUGAR MAPLE	15
	MALUS X HYBRID 'CENTURION', 'CENTURION' FLOWERING CRAB	39
	GLEDITSIA TRIACANTHOS var. INERMIS 'SKYLINE', 'SKYLINE' THORNLESS COMMON HONEYLOCUST	25
	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE', 'PRAIRIE PRIDE' COMMON HACKBERRY	26
	PINUS STROBIFORMIS, SOUTHWESTERN WHITE PINE	27
	SPIRAEA x BUMALDA "ANTHONY WATERER", "ANTHONY WATERER" SPIRAEA	31
	BERBERIS THUNBERGII var. ATROPURPUREA 'CRIMSON PYGMY', 'CRIMSON PYGMY' JAPANESE BARBERRY	42
	POTENTILLA FRUTICOSA 'JACKMANII', 'JACKMANII' POTENTILLA	22
	RHUS AROMATICA, FRAGRANT SUMAC	13
	JUNIPERUS HORIZONTALIS 'TURQUOISE SPREADER', TURQUOISE SPREADER' CREEPING JUNIPER	24

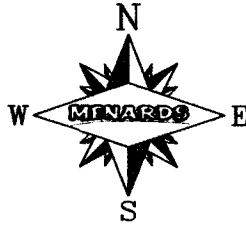
SITE PLAN

APPROVED:

Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703

MAPD Copy 2 of 2

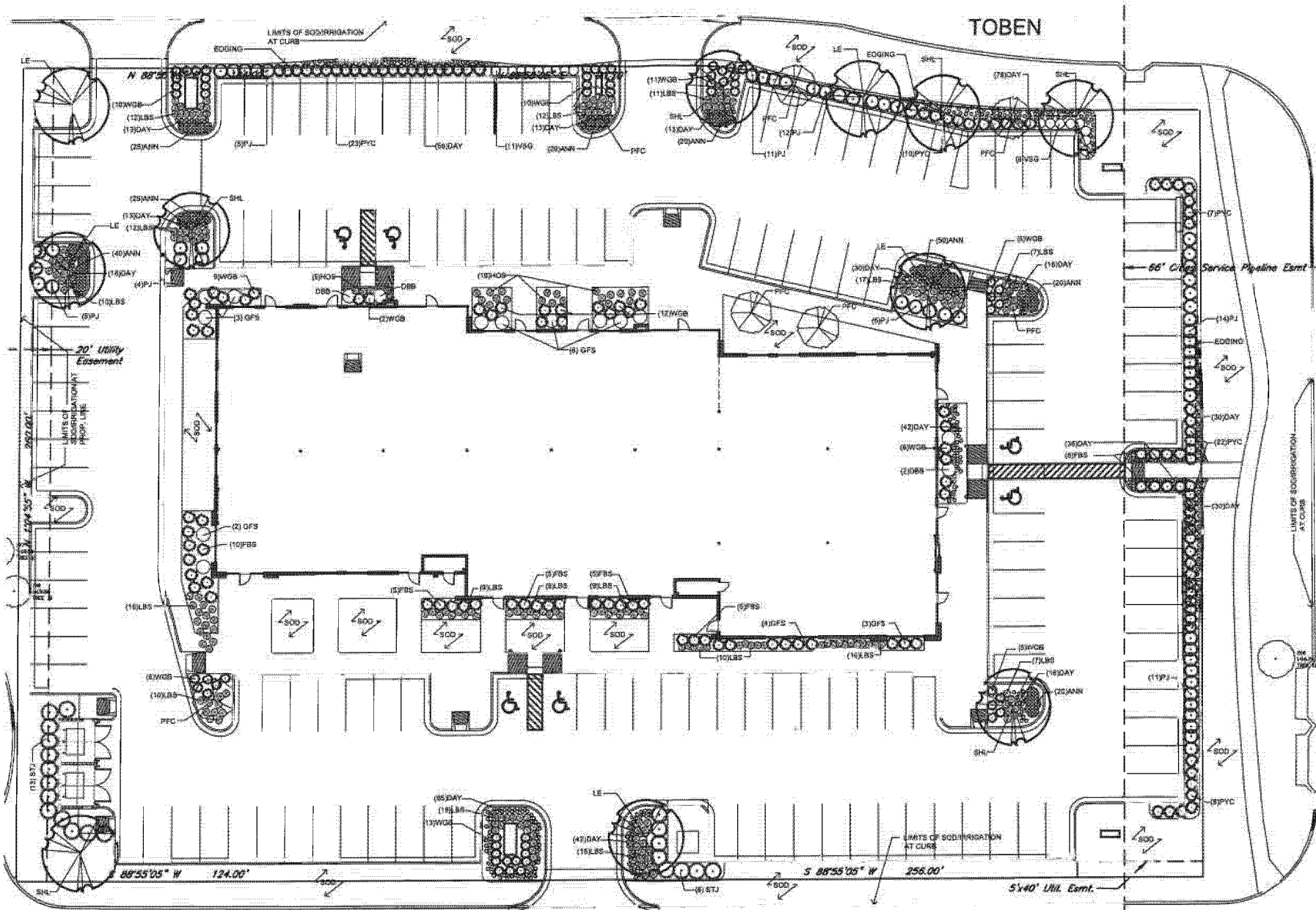
MENARDS



Wichita, Kansas (east)
Menards Site Plan
May 10, 2017
Scale: 1" = 50'-0" CT1
PVD 2017-00003

GENERAL LANDSCAPE SPECIFICATIONS

- Landscape contractor shall provide all labor, materials and service necessary to furnish and install plantings as specified herein and as shown on these plans.
- No material substitutions shall be made without Owner/Architect's approval. Alternate materials of similar size and character may be considered if specified plant materials cannot be obtained. Owner/Architect reserves the right to adjust plant list as deemed necessary.
- Total quantities of materials shown on drawings shall take precedence over quantities shown on the plant schedule. Landscape contractor shall be responsible for verifying all quantities on the planting plans.
- When clay soil is encountered in the establishment of the lawn or the installation of the plant material, it shall be improved in accordance with standard trade practice (i.e. addition of lime gypsum, etc.).
- Re-establish turf in all the areas disturbed by grading or utility trenching in the R.O.W..
- 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. Cut of one inch (1") or more to be planted with tree paint. Central leaders shall not be removed.
- Use triangular spacing in all ground cover and annual beds unless stated otherwise on plans.
- Plant ground cover within one foot (1') of trunk of trees or shrubs planted within area. Planting arrangement shall be triangular, with proper on-center spacing between plants.
- Heavy duty steel edging shall be used to separate all turf areas from planting beds. Place edging flush with grade (see planting details).
- Use shredded cypress mulch in all planting beds. Landscape contractor shall supply Owner/Architect with a sample of mulch for approval prior to starting construction.
- Place mulch in beds and tree saucers per planting details.
- Planting beds receiving mulch are to be free of weeds and grass. Treat beds with a pre-emergent herbicide prior to planting and mulch placement. Apply in accordance with standard trade practice. Do not apply herbicide in annual/perennial beds.
- Seasonal annual/perennial beds are to be planted with local materials that will offer the longest lasting, boldest color display beginning at the time of installation.
- Landscape contractor to remove tree stakes, tree wrap, and remove all dead wood on trees and shrubs one year after provisional acceptance.
- Report any discrepancies in the planting plan to the architect prior to starting construction.
- Prior to any excavation for landscaping purposes, the location of underground utilities shall be determined by calling the local utility companies. Landscape contractor shall be responsible for any damage done to existing utilities.
- The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
- Topsoil hauled onto the site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic representing local soils which produce heavy growth of crops, grass or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
- All grass areas called out on the plans are to be seeded/sodded with local industry standard type variety. Submit seed type to Architect prior to installation. Starter fertilizer is also to be applied using local industry standards.



1 LANDSCAPE PLAN

IRRIGATION NOTES:

WATER FOR IRRIGATION TO COME FROM NEW WELL OR WATER SUPPLY TO BLDG. VERIFY WITH OWNER

CONTRACTOR WILL VERIFY STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY AND DESIGN ENTIRE IRRIGATION SYSTEM ACCORDINGLY. EACH ZONE OF THE SYSTEM IS TO BE DESIGNED WITH A MAXIMUM OF 35 GALLONS PER MINUTE.

ALL IRRIGATION EQUIPMENT SHALL BE SCREENED FROM VIEW OF PUBLIC AREAS

POP-UP ROTORS AND POP-UP SPRAY HEADS SHALL BE USED TO IRRIGATE ALL TURF AREAS. IRRIGATION HEADS SHALL HAVE A MINIMUM 4" RISER.

ALL PLANTING BEDS SHALL BE IRRIGATED BY A DRIP IRRIGATION SYSTEM

A RAIN SENSOR SHALL BE LOCATED ON TOP OF BUILDING NEAR CONTROLLER. RAIN SENSOR SHALL BE WIRED TO INTERRUPT VALVE COMMON WIRE BUT LEAVE CLOCK ACTIVATED.

BACKFLOW PREVENTION DEVICE SHALL BE A REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY. INSTALLED AS PER CITY, COUNTY AND STATE REGULATIONS.

IRRIGATION MAINLINE - CLASS 200 PVC - 12" BURIAL DEPTH MINIMUM

IRRIGATION LATERAL LINE - CLASS 160 PVC - 12" BURIAL DEPTH MINIMUM

IRRIGATION DRIP LINE - POLYETHYLENE PIPE - 3" BURIAL DEPTH MINIMUM

ELECTRICAL CONDUIT - 1/2" SCHEDULE 40 PVC PIPE

IRRIGATION SLEEVES - SCHEDULE 40 PVC - 18" BURIAL DEPTH MINIMUM

THE FOLLOWING GUIDELINES SHALL BE USED FOR DRIP EMITTER INSTALLATION:

ONE GALLON PER HOUR DRIP EMITTER ARE TO BE DISTRIBUTED AS FOLLOWS:

1 DRIP EMITTER PER 2'-4" GROUND COVER

2 DRIP EMITTERS PER 1'-6" GALLON SHRUB OR GROUND COVER

4 DRIP EMITTERS PER TREE

PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE ARCHITECT, AN IRRIGATION LAYOUT PLAN, IRRIGATION EQUIPMENT DETAILS, AND A BOOKLET CONTAINING CATALOG CUTS, PERFORMANCE CHARTS AND TECHNICAL INFORMATION IN SUFFICIENT DETAIL TO DETERMINE SYSTEM SUITABILITY FOR THIS PROJECT.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A MOISTURE-SENSING DEVICE OR AUTOMATIC RAIN SHUT-OFF DEVICE AS A FREEZE DETECTOR.

ADJUST ALL IRRIGATION EQUIPMENT SO THAT SIDEWALKS, PAVING, FENCES, BUDG. FACADES REMAIN DRY OR DIRECT SPRAY OF EXCESS WATER RUN-OFF AND SPRAY.

SYSTEM IS TO CONSIST OF SEPERATE DRIP EMITTER ZONES, SPRAY HEAD ZONES, AND TURF ROTOR ZONES. EACH WITH SEPERATE VALVES AND STATIONS ON THE CONTROLLER

CONTROLLER(S) ARE TO BE A SOLID STATE TYPE WITH LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMMING, DRIP STATIONS AND BE CAPABLE OF MULTIPLE VALVES PER STATION.

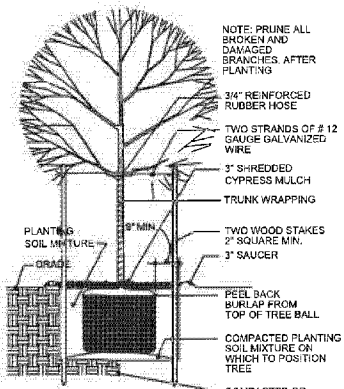
MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE ENDS AND LOW POINTS OF THE IRRIGATION MAINLINE. PLACE MANUAL VALVES IN LATCHABLE VALVE BOX FOR EASY ACCESS. PLACE ON CUBIC FOOT OF GRAVEL BELOW VALVE.

LANDSCAPE ORDINANCE CALC'S:

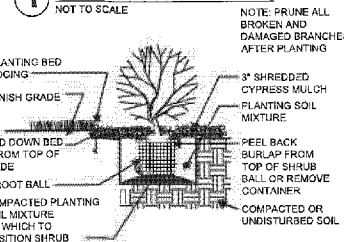
AVERAGE LOT DEPTH:	WEBB ROAD LOT DEPTH:	380 F
	TOBEN LOT DEPTH:	280 F
	TOTAL LOT DEPTH:	640 F
	AVERAGE LOT DEPTH:	320 F
LANDSCAPE STREETYARD FRONTAGE:	TOTAL STREET FRONTAGE:	640 F
	PERPENDICULAR STREET WALL DIST.:	92 F
	ADJUSTED STREET FRONTAGE:	548 F
	LANDSCAPE STREETYARD REQUIRED:	548 F (15 SF) = 8,220 SF
	LANDSCAPE STREETYARD SHOWN:	8,874 SF
STREETYARD TREES:	STREETYARD TREES REQUIRED:	8,250 / 500 SF = 17 SHADE TREES
	STREETYARD TREES SHOWN:	19 SHADE TREES
	SHRUB SUBSTITUTION SHOWN:	53 SHRUBS = 5 SHADE TREES
PARKING LOT TREES:	PARKING LOT TREES REQUIRED:	147 STALLS PROVIDED / 20 SF = 8 SHADE TREES
	STREETYARD TREE SUBSTITUTION:	(10) 17 = 8.5 = 8 SHADE TREES

SUGGESTED PLANT LIST

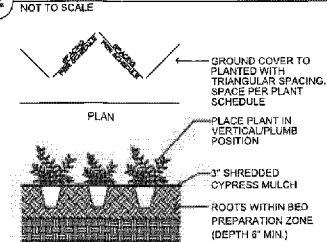
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
SHL	6	SHADEMASTER HONEYLOCUST	Gleditsia triacanthos 'Shademaster'	2" - 2 1/2" cal	Balled-in-Burap
LE	5	LACEBARK ELM	Ulmus parvifolia	2" - 2 1/2" cal	Balled-in-Burap
PFC	7	PRARIEFIRE CHABAPPLE	Malus speciosa	1 1/2" - 2" cal	Balled-in-Burap
STJ	21	SPARTAN JUNIPER	Juniperus chinensis 'Spartan'	5'-8" HT.	Balled-in-Burap
SHRUBS					
WGB	89	WINTERGEM BOXWOOD	Microphylla koreana	5 gal.	Container
PJ	56	PFTZER JUNIPER	Juniperus chinensis 'Pfitzeriana'	5 gal.	Container
FBS	38	FROEBEL SPIREA	Spiraea x bumalda 'Froebel'	2 gal.	Container
GFS	18	GOLDPLAME SPIREA	Spiraea x bumalda 'Goldflame'	2 gal.	Container
DBB	4	DWARF BURNING BUSH	Eurocyrtus alatus 'Compassus'	5 gal.	Container
PVC	70	PYRACANTHA	Pyracantha coccinea	5 gal.	Container
LBS	200	LITTLE BLUESTEM	Schizachyrium scoparium	2 gal.	Container
VSG	19	VARIEGATED JAP. SILVER GRASS	Manisuris sinensis 'variegatus'	5 gal.	Container
OTHERS					
DAY	511	DAYLILY	Heemerodilis sp.	6" pot.	Container
ANN	220	ANNUALS	Assorted colors and sizes (per Owner)	4" pot-triangular spacing	Container
HOS	24	HOSTA	Summer Wonders	2 gal.	Container



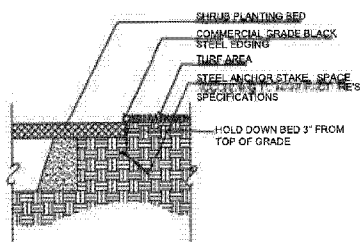
DECIDUOUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL AT EDGING/BED AREAS



GROUND COVER PLANTING



EDGING DETAIL

ADDED ENTIRE SHEET



Wichita-Sedgwick County Metropolitan Area Planning Department

January 29, 2019

Restaurant Webb LLC
8110 E. 32nd Street North
Wichita, KS 67226

KE Miller Engineering
Attn: Kirk Miller
117 E. Lewis
Wichita, KS 67202

RE: PUD2019-01 – City PUD Administrative Adjustment PUD #23 to reflect a lot split (LSP2019-04) of Parcel 5 on a portion of Lot 6, Block 3, Mediterranean Plaza Addition to Wichita, Sedgwick County

Legal Description:

Parcel 1

A portion of Lot 6, Block 3, Mediterranean Plaza Addition to Wichita, Sedgwick County, Kansas, described as follows:

Commencing at the Western most corner of said Lot 6; thence N 44°40'05" E (platted), N 44°40'19" E (measured and assumed), along the Northwestern line of said Lot 6, a distance of 381.59 feet (platted), 381.63 feet (measured) to the Northern most corner of said Lot 6; thence S 45°19'55" E (platted), S 45°22'35" E (measured) along the Northeasterly line of said Lot 6, a distance of 33.36 feet to the Point of Beginning; thence continuing S 45°19'55" E (platted), S 45°22'35" E (measured) along said Northeasterly line, a distance of 212.12 feet; thence on a curve to the right, having a radius of 320.00 feet, an arc distance of 9.65 feet, and a chord bearing a distance of S 46°11'33" E, 9.65 feet; thence S 44°00'40" W, a distance of 188.11 feet; thence N 45°58'58" W (described), N 45°59'20" W (measured), a distance of 19.12 feet; thence S 44°40'05" W (described), S 44°32'13" W (measured), a distance of 35.03 feet (described), 35.01 feet (measured); thence N 45°58'58" W (described), N 45°55'07" W (measured), a distance of 64.38 feet (described), 64.32 feet (measured); thence on a curve to the right, having a radius of 301.44 feet, an arc distance of 266.87 feet, and a chord bearing and distance of N 11°42'25" E, 258.24 feet to the Point of Beginning. Containing 37,458.46 square feet, or .86 acres.

Parcel 2

A portion of Lot 6, Block 3, Mediterranean Plaza Addition to Wichita, Sedgwick County, Kansas, described as follows:

Commencing at the Western most corner of said Lot 6; thence N 44°40'05" E (platted), N 44°40'19" E (measured and assumed), along the Northwestern line of said Lot 6, a distance of 381.59 feet (platted), 381.63 feet (measured) to the Northern most corner of said Lot 6; thence S

45°19'55" E (platted), S 45°22'35" E (measured) along the Northeasterly line of said Lot 6, a distance of 245.48 feet; thence a curve to the left, having a radius of 320.00 feet, an arc distance of 9.65 feet (measured), and a chord bearing a distance of S 46°11'33" E (measured), 9.65 feet (measured) to the Point of Beginning; thence continuing along said curve, an arc distance of 121.16 feet (measured) and a chord bearing and distance of S 57°58'09" E (measured), 120.97 feet (measured) to the Northeastern most corner of said Lot 6; thence S 21°06'23" W (platted), S 21°05'38" W (measured) along the Southeasterly line of said Lot 6, a distance of 223.80 feet (calculated per described), 223.93 feet (measured); thence N 45°58'58" W (described), N 45°59'20" W (measured), a distance of 205.72 feet; thence N 44°00'40" E, a distance of 188.11 feet to the Point of Beginning. Containing 31,480.71 square feet or 0.72 acres.

Reserve B

A portion of Lot 6, Block 3, Mediterranean Plaza Addition to Wichita, Sedgwick County, Kansas, described as follows:

Beginning at the Western most corner of said Lot 6; thence N 44°40'05" E (platted), N 44°40'19" E (measured), along the Northwesterly line of said Lot 6, a distance of 381.59 feet (platted), 381.63 feet (measured) to the Northern most corner of said Lot 6; thence S 45°19'55" E (platted), S 45°22'35" E (measured) along the Northeasterly line of said Lot 6, a distance of 33.36 feet; thence a curve to the left, having a radius of 301.44 feet, an arc distance of 266.87 feet, and a chord bearing and distance of S 11°42'25" W, 258.24 feet; thence a curve to the left, having a radius of 301.44 feet, an arc distance of 16.32 feet, and a chord bearing and distance of S 35°16'42" W, 16.32 feet; thence on a curve to the right, having a radius of 100.00 feet, an arc distance of 107.13 feet and a chord bearing and distance of S 06°14'21" W, 102.08 feet (described), 102.17 feet (measured); thence S 44°40'05" W (described), S 44°43'10" W (measured), a distance of 66.10 feet (described), 66.16 feet (measured) to a point on the Southwesterly line of said Lot 6; thence N 45°58'58" W (platted), N 45°58'40" W (measured), along said Southwesterly line, a distance of 239.91 feet (calculated per described), 239.99 feet (measured) to the Point of Beginning. Containing 54,057.73 square feet or 1.24 acres.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to PUD #23 to include the language as follows:

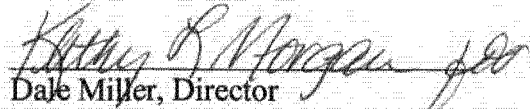
General Provision #2. The proposed development contains 9 parcels and 2 reserves ...
Reserve A shall be for signage only ...

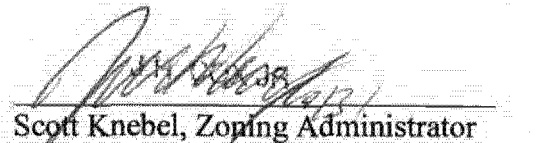
General Provision #18. Reserve B shall be for drainage, signage and landscaping.

On the basis of our review, we find that adjusting PUD #23 in the manner stated in the above paragraph is consistent with the approved PUD and will not have an adverse effect on the PUD or adjacent properties, nor will it be a substantial deviation of the original plan.

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

The "Development Application" sign should now be removed from the property. Please submit four (4) copies of the revised PUD 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
Becky Tuttle, Council Member District II
Cory Buchta, CSR, District II

NOTES -

1. All trees to be planted are to be fertilized, staked, mulched, pruned and wrapped in accordance with standard industry practices. All trees to be Northern grown - Plants grown in nurseries one (1) year or more, located in hardiness zones 3 - 6, per the USDA map. Trees furnished shall be well branched, particularly with respect to the height-width relationship. Trees with broken leaders will not be accepted. The branching height for shade trees is to be +/- 6 feet above finish grade. Trees provided shall be balled and burlap - shade tree size - minimum 2" caliper, conifers - minimum 5' high. All shrubs are to be planted, fertilized, and pruned in accordance with standard industry practices. Shrubs provided shall be in containers or balled and burlap.
2. All plant materials provided for this project shall be in accordance with - American National Standards Institute, Inc.: ANSI Z60.1 - 1973, American Standard for Nursery Stock.
3. Soil in planting areas to be tested and modified as required.
4. Top soil provided for this project shall be a fertile, friable, natural loam soil, of uniform quality, characteristic of representative local soils to produce a heavy growth of vegetation. It should be free of subsoil, clay, trash, stones, etc. that would impede plant growth.
5. Mulch 4" deep around trees and 2-4" deep in all shrub planting beds. Mulch material is to be medium size, dry, shredded wood fiber of a quality, which meet industry standards or material as specified by the Owner.
6. Planting times:
Spring: February 15 to May 31 - inclusive
Fall: September 15 to December 31 - inclusive
7. The Landscape Contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
8. The Landscape Contractor is responsible for the location of all utilities in the project area and their protection. Any damage to utility lines during construction will be repaired at the Landscape Contractor's expense. Location of underground utilities shall be determined by calling KS One - call system at (316) 687-2470.
9. Irrigation on the project will be provided by an automatic system with a moisture sensing device included.

LANDSCAPE CALCULATIONS:

Landscape Street Yard:
Square footage required:
222' total feet of frontage
10 required sq. ft. factor
2220 sq. ft. required
Shown +/- 4058sq. ft.

Trees required:
2220 sq. ft. / 500 = 4.44 trees
shown 5 trees or equivalent

Parking Lot: 17 parking spaces

Trees required:
17/20 = .85 = 1 trees required

Up to 1/2 of required street yard trees can be used for parking lot trees - 5/2 = 2 1/2
Required parking lot trees = 0 shade trees or equivalent

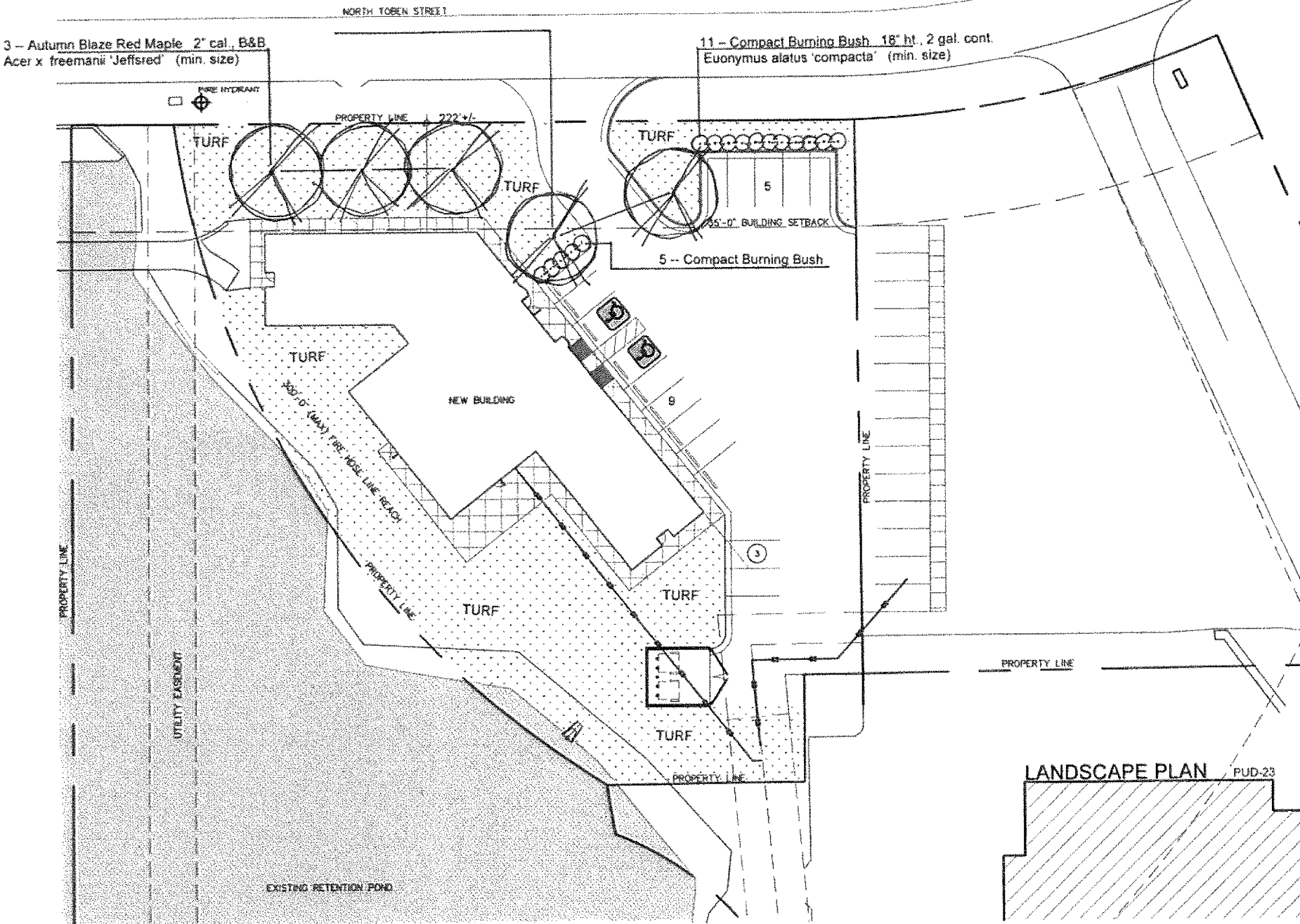
Buffer Area: NA

Lot 6 Block 3
Parcel 1:
A portion of Lot 6, Block 3, Mediterranean Plaza Addition to
Wichita, Sedgwick County, Kansas

3 - Autumn Blaze Red Maple 2" cal. B&B
Acer x freemanii 'Jeffsred' (min. size)

11 - Compact Burning Bush 18" ht., 2 gal. cont.
Euonymus alatus 'compacta' (min. size)

5 - Compact Burning Bush



A CODE FLOOR PLAN
SCALE: 1" = 20'-0"



LANDSCAPE PLAN

APPROVED 4/30/19 BY NES



Susan Lohrey Moeder
Landscape Architect
316-516-1149
susanlmoeder@gmail.com
HAWKEY & ASSOCIATES, ARCHITECTS
1708 South Wichita, Wichita, Kansas, 67219
Phone (316) 683-8999
Fax (316) 684-1441

2019
SERENITY
HOME HEALTH & HOSPICE CARE
3221 NORTH TOBEN WICHITA, KANSAS

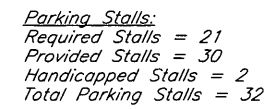
DRAWINGS ISSUED			
NO.	DATE	ITEM	ISSUED
1	3/28/19	HASCO SUBMIT	
2	3/28/19	50% REVIEW	
3	2/1/19	CONSTRUCTION	
4	2/1/19	REVIEW	
5	11/24/18	REVIEW	
6	11/21/18	REVIEW	
7	11/16/18	REVIEW	

COMPUTER DRAWING

DATE: NOVEMBER 2018
DRAWN BY: JL BS, TH, EE, CH
CHECKED BY: MRH

SHEET
L1
OF SHEETS

SPACE LEFT INTENTIONALLY BLANK



Parcel 5
APPROVED

SK 5-10-19

$R=320.00'$ (P)
 $Arc=9.65'$ (M)
 $Ch=9.65'$ (M)
 $Ch\ Brng=S\ 46^{\circ}11'33''\ E$ (M)

$R=320.00'$ (P)
 $Arc=121.16'$ (M)
 $Ch=120.97'$ (M)
 $Ch\ Brng=S\ 57^{\circ}58'09''\ E$ (M)

Boundary Point:
N=1706224.75
E=1679627.38

THIS SHEET HAS BEEN
SIGNED, SEALED AND
DATED ELECTRONICALLY

COMPUTER DRAWING

Site Plan
SHEET
C1.0
OF 4.0 SHEETS