D.P. 43

KINKAID C.U.P.

DP-43 AMENDMENT #3
APPROVED CUP
MAPC 05/08/03 DM
MAPD Copy 1 of 2

PARCEL NO. 1
PROPOSED GENERAL USE . . . . . SERVICE, OFFICE, RESTAURANT, RETAIL GENERAL (SEE ADMIN. ADJUST. 08/23/01)
TOTAL NET AREA . . . . . 117,206.9 SQ. FT. ± OR 2.7 ACRES ±
MAXIMUM GROSS FLOOR AREA . . . . . 46,904.4 SQ. FT. ±
FLOOR AREA RATIO 0.40
MAX. BUILDING HEIGHT . . . . . 6 STORIES
MAX. LAND COVERAGE . . . . . 30% OR 35,178.3 SQ. FT. ±

PARCEL NO. 2A
PROPOSED GENERAL USE . . . . . SHOPPING CENTER, SERVICE STATION
TOTAL NET AREA . . . . . 934,494 SQ. FT. ± OR 21.45 ACRES ±
MAXIMUM GROSS FLOOR AREA . . . . . 373,798 SQ. FT. ±
FLOOR AREA RATIO 0.40
MAX. BUILDING HEIGHT . . . . . 8 STORIES
MAX. LAND COVERAGE . . . . . 30% OR 280,348 SQ. FT. ±

PARCEL NO. 2B
PROPOSED GENERAL USE . . . . . SEE GENERAL PROVISION NO. 13
TOTAL NET AREA . . . . . 34,221 SQ. FT. ± OR 0.79 ACRES ±
MAXIMUM GROSS FLOOR AREA . . . . . 13,688 SQ. FT. ±
FLOOR AREA RATIO 0.40
MAX. BUILDING HEIGHT . . . . . 35 FEET
MAX. LAND COVERAGE . . . . . 30% OR 10,266 SQ. FT. ±

PARCEL NO. 2C
PROPOSED GENERAL USE . . . . . SEE GENERAL PROVISION NO. 13
TOTAL NET AREA . . . . . 35,708 SQ. FT. ± OR 0.82 ACRES ±
MAXIMUM GROSS FLOOR AREA . . . . . 14,283 SQ. FT. ±
FLOOR AREA RATIO 0.40
MAX. BUILDING HEIGHT . . . . . 35 FEET
MAX. LAND COVERAGE . . . . . 30% OR 10,712 SQ. FT. ±

PARCEL NO. 2D
PROPOSED GENERAL USE . . . . . SERVICE STATION
TOTAL NET AREA . . . . . 26,922 SQ. FT. ± OR 0.62 ACRES ±
MAXIMUM GROSS FLOOR AREA . . . . . 10,769 SQ. FT. ±
FLOOR AREA RATIO 0.40
MAX. BUILDING HEIGHT . . . . . 35 FEET
MAX. LAND COVERAGE . . . . . 30% OR 8,077 SQ. FT. ±

PARCEL NO. 2E
PROPOSED GENERAL USE . . . . . SEE GENERAL PROVISION NO. 13
TOTAL NET AREA . . . . . 64,950 SQ. FT. ± OR 1.49 ACRES ±
MAXIMUM GROSS FLOOR AREA . . . . . 25,980 SQ. FT. ±
FLOOR AREA RATIO 0.40
MAX. BUILDING HEIGHT . . . . . 35 FEET
MAX. LAND COVERAGE . . . . . 30% OR 19,485 SQ. FT. ±

PARCEL NO. 2F
PROPOSED GENERAL USE . . . . . SEE GENERAL PROVISION NO. 13
TOTAL NET AREA . . . . . 83,998 SQ. FT. ± OR 1.93 ACRES ±
MAXIMUM GROSS FLOOR AREA . . . . . 33,598 SQ. FT. ±
FLOOR AREA RATIO 0.40
MAX. BUILDING HEIGHT . . . . . 35 FEET
MAX. LAND COVERAGE . . . . . 30% OR ~~25179~~ 25,198 SQ. FT. ±

PARCEL NO. 3
PROPOSED GENERAL USE . . . . . AUTOMOTIVE, SERVICE & OFFICE, RESTAURANT
TOTAL NET AREA . . . . . 32,350 SQ. FT. ± OR 0.7 ACRES ±
MAXIMUM GROSS FLOOR AREA . . . . . 12,940 SQ. FT. ±
FLOOR AREA RATIO 0.40
MAX. BUILDING HEIGHT . . . . . 35 FEET
MAX. LAND COVERAGE . . . . . 30% OR 9,705 SQ. FT. ±

PARCEL NO. 4
TOTAL NET AREA . . . . . 30.6 ACRES ±
PROPOSED USE,
KINKAID PARK THIRD ADDITION . . . TWO, THREE AND FOUR FAMILY DWELLING UNITS
PROPOSED USE,
KINKAID PARK FIFTH ADDITION . . . GARDEN APARTMENTS, HIGH RISE APARTMENTS OR TOWNHOUSES AND COMMUNITY ACTIVITY CENTERS OR CLUBS ASSOCIATED THEREWITH.
MAX. BUILDING HEIGHT . . . . . 35 FEET OR THREE STORIES; 180 FEET OR 15 STORIES FOR HIGH RISE APARTMENTS
MAX. DENSITY . . . . . 25 D.U.'s / NET ACRE
PARKING RATIO . . . . . 1.5 / D.U.
MINIMUM SETBACK . . . . . AS SHOWN ON PLAN (SEE ADJUSTMENT DATED 01/24/84)

THE DENSITY FOR THE AREA SHOWN AS KINKAID PARK 5TH ADDITION SHALL NOT EXCEED 25 UNITS PER ACRE. THE TOTAL NUMBER OF DWELLING UNITS FOR PARCEL 4 SHALL NOT EXCEED 669 DWELLING UNITS, WITH 44 UNITS ALLOCATED FOR KINKAID PARK 3RD ADDITION AND 625 UNITS FOR KINDAID PARK 5TH ADDITION.

PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR A HIGH RISE APARTMENT BUILDING, A SITE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL.

20. GUARANTEES SHALL BE PROVIDED FOR EXTENDING THE LEFT-TURN CENTER LANE ON BROADWAY TO THE SOUTHERN ENTRANCE ON PARCEL 2A, AND EXTENDING THE RIGHT-TURN DECEL LANE ON BROADWAY FROM MARION ROAD TO FORM A DECEL LANE WITH AT LEAST 100 FEET OF TAPER AND 150 FEET OF STORAGE, AS DETERMINED BY THE TRAFFIC ENGINEER.

21. THE SOUTHERNMOST THIRD ENTRANCE TO PARCEL 2A SHALL BE CLOSED, AND THE MIDDLE ENTRANCE ON ST. FRANCIS SHALL BE CLOSED.

13A. CAR WASHES SHALL BE ALLOWED IN COMPLIANCE WITH THE SUPPLEMENTARY USE REQUIREMENTS OF ARTICLE III, SECTION III-D.6.f OF THE UNIFIED ZONING CODE.

ADDITIONAL CONDITIONS PER AMEND #3

GENERAL PROVISIONS

1. THIS COMMUNITY UNIT PLAN CONTAINS A TOTAL NET AREA OF 61.1 ACRES ±.

2. CURB CUTS – THE MAXIMUM NUMBER OF CURB CUTS ALONG PAWNEE AVE. SHALL NOT EXCEED 5. THE MAXIMUM NUMBER OF CURB CUTS ALONG BROADWAY AVE. SHALL NOT EXCEED 5. THE MAXIMUM NUMBER OF CURB CUTS ALONG ST. FRANCIS SHALL NOT EXCEED 6.

3. DRAINAGE PROBLEMS HAVE BEEN RESOLVED AT THE TIME OF PLATTING.

4. MAXIMUM LAND COVERAGE BY BUILDING SHALL NOT EXCEED 30 PERCENT OF THE TOTAL SITE (793,268.4 Sq. Ft. ±).

5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

6. ADVERTISING SIGNS ALONG PAWNEE AVE. AND BROADWAY AVE. SHALL NOT EXCEED 30 FEET IN HEIGHT AND SHALL BE PLACED SO AS NOT TO PROJECT OVER PUBLIC RIGHT-OF-WAY. NO BILL BOARD ADVERTISEMENT OR ROOF SIGNS SHALL BE ALLOWED.

7. MAXIMUM BUILDING HEIGHT (SEE INDIVIDUAL PARCELS).

8. PARKING RATIO – OFFICE AND COMMERCIAL BUILDINGS, INCLUDING GOVERNMENTAL, PUBLIC UTILITY AND OTHER SIMILAR BUILDINGS, SHALL PROVIDE ONE (1) SPACE FOR EACH TWO HUNDRED FIFTY (250) SQUARE FEET OF FLOOR AREA OR (1) SPACE FOR EVERY THREE EMPLOYEES IN THE LARGEST WORKING SHIFT IN A TWENTY-FOUR (24) HOUR PERIOD, WHICHEVER IS THE GREATER.

9. A FIRE LANE, 20 FEET IN WIDTH (WITH SUFFICIENT TURNING RADII AT CORNERS FOR STANDARD FIRE APPARATUS) SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES CONSTRUCTED WITHIN PARCEL NO. 2. SAID FIRE LANE SHALL HAVE A 3 ½ INCH ASPHALT BASE WITH 1 ½ INCH ASPHALT SURFACE. NO PARKING SHALL BE ALLOWED IN SUCH FIRE LANE ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN TO THE LOCATION AND DESIGN OF THE FIRE LANE.

10. A HOMES ASSOCIATION AGREEMENT PROVIDING FOR MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREAS, PRIVATE DRIVES, COMMUNITY FACILITIES, ETC., SHALL BE SUBMITTED WITH THE PLAT FOR PARCEL #4, IF IT IS PROPOSED THAT EACH DWELLING UNIT WILL BE INDIVIDUALLY OWNED. SPECIFICALLY DEFINED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR PARCEL NO. 4.

11. SIGNS OR MONUMENTS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED DEVELOPMENT OF PARCEL 4. THESE SHALL BE PERMITTED IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA.

12. APPROPRIATE FIRE LANE EASEMENTS AND TRAFFIC CIRCULATION WILL BE CONSIDERED AND MORE SPECIFICALLY DEFINED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR PARCEL NO. 4.

13. THE PROPOSED GENERAL USE FOR PARCELS 2B, 2C, 2F, AND 2F SHALL BE ANY COMMERCIAL USE PERMITTED BY-RIGHT IN THE LC ZONING DISTRICT EXCLUDING ~~SEXUALLY~~ NIGHT CLUB IN CITY, SEXUALLY ORIENTED BUSINESS, TAVERN AND DRINKING ESTABLISHMENT.

14. LANDSCAPING: DEVELOPMENT OF PARCELS 2A, 2B, 2C, 2D, 2E AND 2F 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 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 LANDSCAPING HAS NOT BEEN PLANTED.

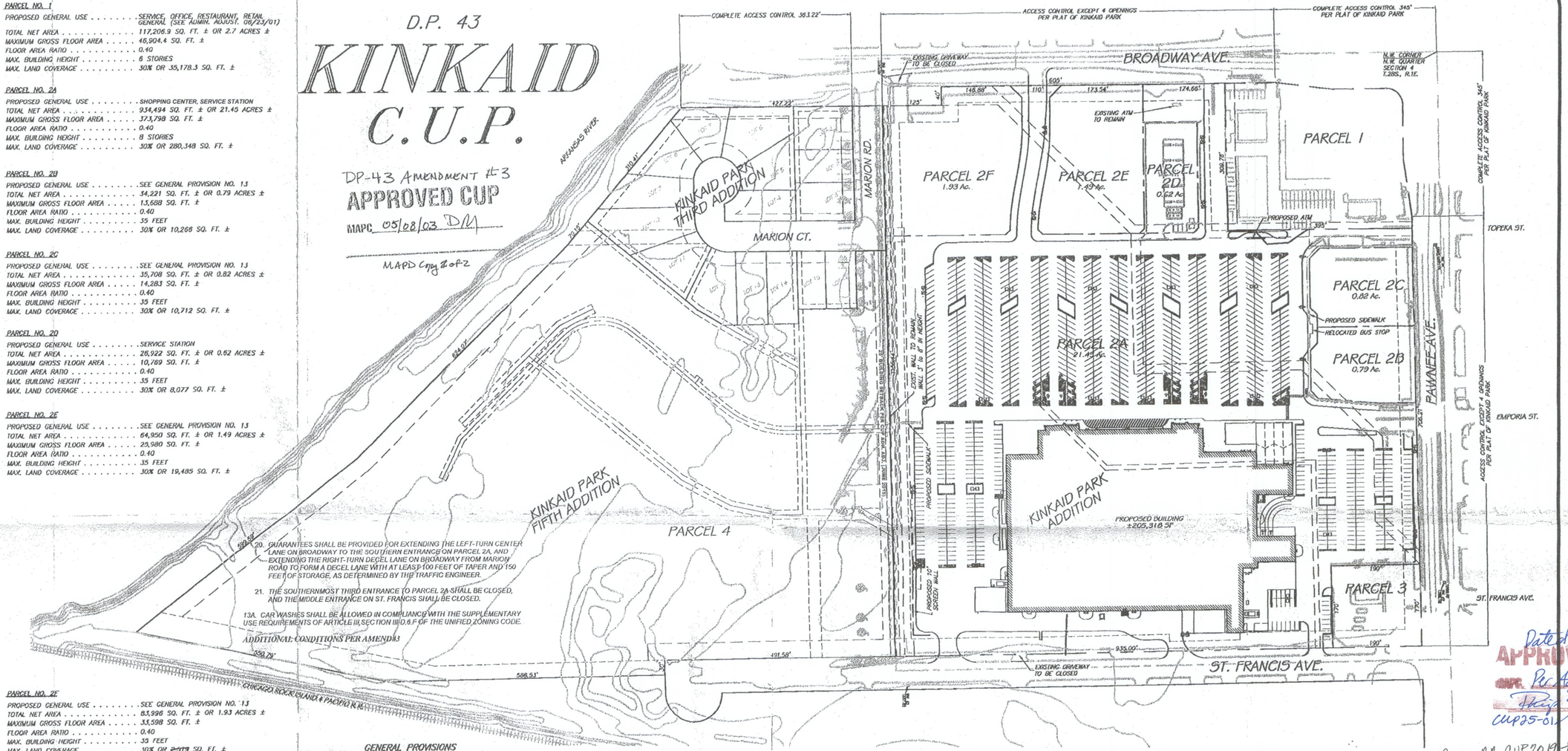
15. ARCHITECTURAL: ALL BUILDINGS CONSTRUCTED ON PARCELS 2A, 2B, 2C, 2D, 2E, AND 2F SHALL SHARE UNIFORM ARCHITECTURAL CHARACTER, COLOR, TEXTURE, AND THE SAME PREDOMINATE EXTERIOR BUILDING MATERIAL, AS DETERMINED BY THE DIRECTOR OF PLANNING. BUILDING WALLS AND ROOFS MUST HAVE PREDOMINANTLY EARTH-TONE COLORS, WITH VIVID COLORS LIMITED TO INCIDENTAL ACCENT.

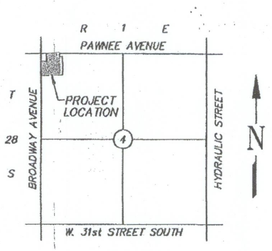
16. LIGHTING: ALL EXTERIOR LIGHTING FOR PARCELS 2A, 2B, 2C, 2D, 2E, AND 2F SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT IN A DOWNWARD DIRECTION. THE ABOVE PARCELS SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E. FIXTURES, POLE TYPE, LAMPS, ETC.). EXTENSIVE USE OF BACK LIT CANOPIES AND NEON OR FLUORESCENT TUBE LIGHTING ON BUILDINGS IN NOT PERMITTED.

17. FOR PARCELS 2A, 2B, 2C, 2E AND 2F, ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW PER THE UNIFIED ZONING CODE.

18. FOR PARCELS 2A, 2B, 2C, 2E AND 2F, TRASH RECEPTACLES, LOADING DOCKS, OUTDOOR STORAGE, AND LOADING AREAS SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

19. FOR PARCELS 2A, 2B, 2C, 2E AND 2F. CROSS-LOT CIRCULATION IS TO BE PROVIDED FOR ALL LOTS PLATTED FOR RETAIL, COMMERCIAL OR OFFICE USES.





LOCATION MAP
NOT TO SCALE

Scale 1" = 100'

Dated 1/21/25
APPROVED CUP
MAPC Per Admin Adjustment
cup25-01

1 of 4

As per AA CUP2019-00032 8-19-2019

Amendment #5
APPROVED CUP
MAPC 05/08/03
MAPD Copy 1 of 4

AMENDED
ORIGINAL 09/07/71
AMENDED 07/25/73
REVISIONS 08/09/73
AMENDED 02/25/81
REVISED 08/29/15

Date: 04/30/2003
SPEAR & McCALEB CO., P.C.
815 W. Main Street
Oklahoma City, OK 73106

KINKAID (DP-43)
SHEET 1 OF 1

KINKAID C.U.P.

1 of 1

Wichita-Sedgwick County Metropolitan Area Planning Department

January 21, 2025

Walmart Real Estate Business Trust
2608 SE J Street
Bentonville, AR 72716

BFA, Inc.
Attn: Rick Rohifing
103 Elm Street
Washington, MO 63090

RE: CUP2025-00001 – Administrative Adjustment in the City to the Kinkaid CUP DP-43, to permit Service Station on Parcel 2A, on property zoned GC General Commercial District; generally located on the south side of East Pawnee Avenue and within one-quarter mile east of South Broadway Avenue (501 E. Pawnee Avenue).

Legal Description: Lot1 1, Block A, Replat of a Part of Kinkaid Park Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for an Administrative Adjustment to CUP DP-43 to permit a Service Station on the east side of Parcel 2A. The subject site is zoned GC General Commercial District for which Service Station would typically be a use permitted by-right. The CUP does not specifically prohibit the proposed use. Furthermore, the proposed use is not deemed to be more intensive then existing, permitted uses within the CUP. General Provision 13 permits commercial uses permitted by-right in the LC Limited Commercial District (excluding Night Club in the City, Sexually Oriented Business, and Tavern and Drinking Establishment) for Parcels 2B, 2C, 2E, and 2F. This would include a Service Station as a permitted use.

General Provision 8 requires a parking ratio of 1 parking space for each 250 square feet of floor area for commercial buildings. This requires a minimum of 822 parking spaces for the primary retail store on Parcel 2A. A review of the parking provided on Parcel 2A shows that 845 spaces are provided outside of the area for which the proposed Service Station would be constructed. Therefore, removal of those parking spaces does not violate this provision of the CUP. Furthermore, the site plan provided illustrates a sufficient number of parking spaces to meet the 1 parking space per 333 square feet of sales area for the Service Station use.

The development standards for Parcel 2A limit the maximum land coverage area to 280,348 square feet. The current retail store has a land coverage of 205,318 square feet. Therefore, the proposed Service Station cannot exceed 75,030 square feet. The site plan indicates it does not exceed the remaining allotted land coverage area.

The following reflects staff's approved text modifications identified in red letters.

GENERAL PROVISIONS

Parcel No. 2A:

A. Proposed General Use: Shopping Center, Service Station.
B. Total Net Area: 934,494 sq. ft. or 21.45 Acres
C. Maximum gross floor area: 373, 798 sq. ft.
D. Floor Area Ratio: 0.40
E. Max. Building Height: 8 Stories
F. Max. land Coverage 30% or 280,348 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. Section V-E.14.c. of the Unified Zoning Code permits adjusting a CUP to permit uses that are not more intensive than the other uses approved as part of the CUP. As discussed in this letter, the CUP permits Service Station as a use on other parcels within the CUP. Permitting the use on Parcel 2A does not violate Section V-E.14.c.of the Unified Zoning Code.

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
Mike Hoheisel, CM District III
Rebecca Johnson, CSR District III

D.P. 43

KINKAID C.U.P.

DP-43 AMENDMENT #3
APPROVED CUP
MAPC 05/08/03 DM

MAPD Copy 1 of 2

PARCEL NO. 1
PROPOSED GENERAL USE . . . . . SERVICE, OFFICE, RESTAURANT, RETAIL GENERAL (SEE ADMIN. ADJUST. 08/23/01)
TOTAL NET AREA . . . . . 117,206.9 SQ. FT. ± OR 2.7 ACRES ±
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FLOOR AREA RATIO 0.40
MAX. BUILDING HEIGHT . . . . . 6 STORIES
MAX. LAND COVERAGE . . . . . 30% OR 35,178.3 SQ. FT. ±

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TOTAL NET AREA . . . . . 934,494 SQ. FT. ± OR 21.45 ACRES ±
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TOTAL NET AREA . . . . . 34,221 SQ. FT. ± OR 0.79 ACRES ±
MAXIMUM GROSS FLOOR AREA . . . . . 13,688 SQ. FT. ±
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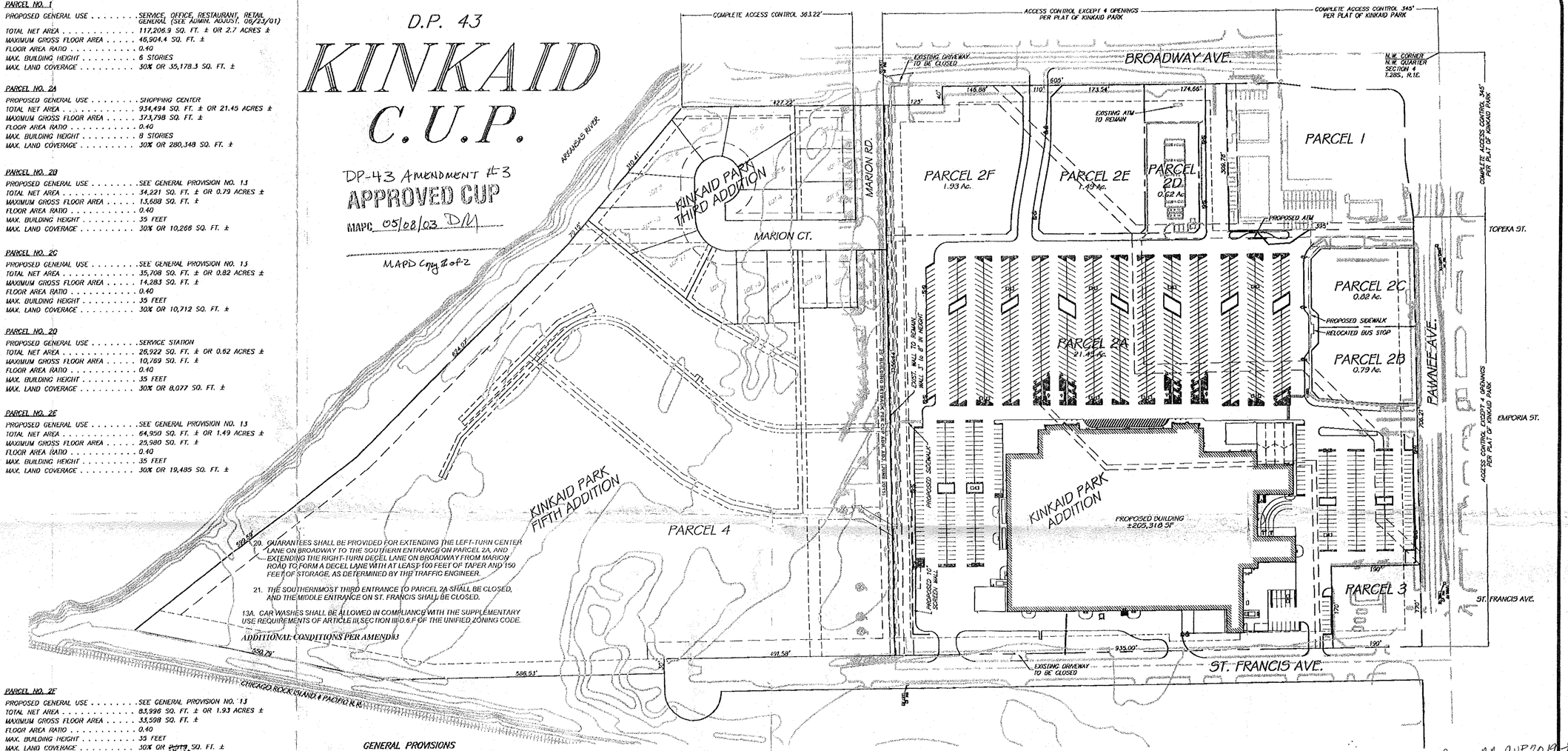
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PROPOSED USE,
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PROPOSED USE,
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PARKING RATIO . . . . . 1.5 / D.U.
MINIMUM SETBACK . . . . . AS SHOWN ON PLAN (SEE ADJUSTMENT DATED 01/24/84)

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9. A FIRE LANE, 20 FEET IN WIDTH (WITH SUFFICIENT TURNING RADII AT CORNERS FOR STANDARD FIRE APPARATUS) SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES CONSTRUCTED WITHIN PARCEL NO. 2. SAID FIRE LANE SHALL HAVE A 1½ INCH ASPHALT BASE WITH 1½ INCH ASPHALT SURFACE. NO PARKING SHALL BE ALLOWED IN SUCH FIRE LANE ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN TO THE LOCATION AND DESIGN OF THE FIRE LANE.

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12. APPROPRIATE FIRE LANE EASEMENTS AND TRAFFIC CIRCULATION WILL BE CONSIDERED AND MORE SPECIFICALLY DEFINED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR PARCEL NO. 4.

13. THE PROPOSED GENERAL USE FOR PARCELS 2B, 2C, 2E, AND 2F SHALL BE ANY COMMERCIAL USE PERMITTED BY-RIGHT IN THE LC ZONING DISTRICT EXCLUDING ~~CAR WASH~~ NIGHT CLUB IN CITY, SEXUALLY ORIENTED BUSINESS, TAVERN AND DRINKING ESTABLISHMENT.

14. LANDSCAPING: DEVELOPMENT OF PARCELS 2A, 2B, 2C, 2D, 2E AND 2F 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 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 LANDSCAPING HAS NOT BEEN PLANTED.

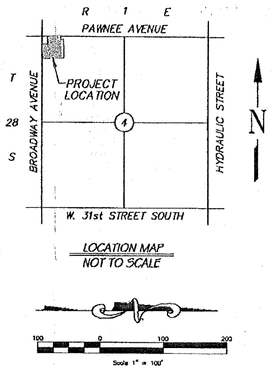
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16. LIGHTING: ALL EXTERIOR LIGHTING FOR PARCELS 2A, 2B, 2C, 2D, 2E, AND 2F SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT IN A DOWNWARD DIRECTION. THE ABOVE PARCELS SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E. FIXTURES, POLE TYPE, LAMPS, ETC.). EXTENSIVE USE OF BACK LIT CANOPIES AND NEON OR FLUORESCENT TUBE LIGHTING ON BUILDINGS IN NOT PERMITTED.

17. FOR PARCELS 2A, 2B, 2C, 2E AND 2F, ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW PER THE UNIFIED ZONING CODE.

18. FOR PARCELS 2A, 2B, 2C, 2E AND 2F, TRASH RECEPTACLES, LOADING DOCKS, OUTDOOR STORAGE, AND LOADING AREAS SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

19. FOR PARCELS 2A, 2B, 2C, 2E AND 2F, CROSS-LOT CIRCULATION IS TO BE PROVIDED FOR ALL LOTS PLATTED FOR RETAIL, COMMERCIAL OR OFFICE USES.



LOCATION MAP
NOT TO SCALE

100 0 100 200
Scale 1" = 100'

As per AA CUP20 04-00082 8-19-2004

Amendment #3
APPROVED CUP
MAPC 05-08-03

MAPD Copy 1 of 4

AMENDED
ORIGINAL 09/07/71
AMENDED 07/25/73
REVISIONS 08/09/73
AMENDED 02/25/81
REVISED 08/29/15

Date: 04/30/2003
SPEAR & McCALEB CO., P.C.
815 W. Main Street
Oklahoma City, OK 73108

KINKAID (DP-43)
SHEET 1 OF 1

KINKAID C.U.P.

1 of 1

D.P. 43

KINKAID C.U.P.

DP-43 AMENDMENT #3
APPROVED CUP
MAPC 05/08/03 DM
MAPD Cny #1 of 2

PARCEL NO. 1

PROPOSED GENERAL USE . . . . . SERVICE, OFFICE, RESTAURANT, RETAIL GENERAL (SEE ADMIN. ADJUST. 06/23/01)
TOTAL NET AREA . . . . . 117,206.9 SQ. FT. ± OR 2.7 ACRES ±
MAXIMUM GROSS FLOOR AREA . . . . . 46,904.4 SQ. FT. ±
FLOOR AREA RATIO 0.40
MAX. BUILDING HEIGHT . . . . . 6 STORIES
MAX. LAND COVERAGE . . . . . 30% OR 35,178.3 SQ. FT. ±

PARCEL NO. 2A

PROPOSED GENERAL USE . . . . . SHOPPING CENTER
TOTAL NET AREA . . . . . 934,494 SQ. FT. ± OR 21.45 ACRES ±
MAXIMUM GROSS FLOOR AREA . . . . . 373,798 SQ. FT. ±
FLOOR AREA RATIO 0.40
MAX. BUILDING HEIGHT . . . . . 8 STORIES
MAX. LAND COVERAGE . . . . . 30% OR 280,348 SQ. FT. ±

PARCEL NO. 2B

PROPOSED GENERAL USE . . . . . SEE GENERAL PROVISION NO. 13
TOTAL NET AREA . . . . . 34,221 SQ. FT. ± OR 0.79 ACRES ±
MAXIMUM GROSS FLOOR AREA . . . . . 13,688 SQ. FT. ±
FLOOR AREA RATIO 0.40
MAX. BUILDING HEIGHT . . . . . 35 FEET
MAX. LAND COVERAGE . . . . . 30% OR 10,266 SQ. FT. ±

PARCEL NO. 2C

PROPOSED GENERAL USE . . . . . SEE GENERAL PROVISION NO. 13
TOTAL NET AREA . . . . . 35,708 SQ. FT. ± OR 0.82 ACRES ±
MAXIMUM GROSS FLOOR AREA . . . . . 14,283 SQ. FT. ±
FLOOR AREA RATIO 0.40
MAX. BUILDING HEIGHT . . . . . 35 FEET
MAX. LAND COVERAGE . . . . . 30% OR 10,712 SQ. FT. ±

PARCEL NO. 2D

PROPOSED GENERAL USE . . . . . SERVICE STATION
TOTAL NET AREA . . . . . 26,922 SQ. FT. ± OR 0.62 ACRES ±
MAXIMUM GROSS FLOOR AREA . . . . . 10,769 SQ. FT. ±
FLOOR AREA RATIO 0.40
MAX. BUILDING HEIGHT . . . . . 35 FEET
MAX. LAND COVERAGE . . . . . 30% OR 8,077 SQ. FT. ±

PARCEL NO. 2E

PROPOSED GENERAL USE . . . . . SEE GENERAL PROVISION NO. 13
TOTAL NET AREA . . . . . 64,950 SQ. FT. ± OR 1.49 ACRES ±
MAXIMUM GROSS FLOOR AREA . . . . . 25,980 SQ. FT. ±
FLOOR AREA RATIO 0.40
MAX. BUILDING HEIGHT . . . . . 35 FEET
MAX. LAND COVERAGE . . . . . 30% OR 19,485 SQ. FT. ±

PARCEL NO. 2F

PROPOSED GENERAL USE . . . . . SEE GENERAL PROVISION NO. 13
TOTAL NET AREA . . . . . 83,996 SQ. FT. ± OR 1.93 ACRES ±
MAXIMUM GROSS FLOOR AREA . . . . . 33,598 SQ. FT. ±
FLOOR AREA RATIO 0.40
MAX. BUILDING HEIGHT . . . . . 35 FEET
MAX. LAND COVERAGE . . . . . 30% OR ~~25,198~~ 25,198 SQ. FT. ±

PARCEL NO. 3

PROPOSED GENERAL USE . . . . . AUTOMOTIVE, SERVICE & OFFICE
TOTAL NET AREA . . . . . 32,350 SQ. FT. ± OR 0.7 ACRES ±
MAXIMUM GROSS FLOOR AREA . . . . . 12,940 SQ. FT. ±
FLOOR AREA RATIO 0.40
MAX. BUILDING HEIGHT . . . . . 35 FEET
MAX. LAND COVERAGE . . . . . 30% OR 9,705 SQ. FT. ±

PARCEL NO. 4

TOTAL NET AREA . . . . . 30.6 ACRES ±
PROPOSED USE, KINKAID PARK THIRD ADDITION . . . TWO, THREE AND FOUR FAMILY DWELLING UNITS
PROPOSED USE, KINKAID PARK FIFTH ADDITION . . . GARDEN APARTMENTS, HIGH RISE APARTMENTS OR TOWNHOUSES AND COMMUNITY ACTIVITY CENTERS OR CLUBS ASSOCIATED THEREWITH.
MAX. BUILDING HEIGHT . . . . . 35 FEET OR THREE STORIES; 180 FEET OR 15 STORIES FOR HIGH RISE APARTMENTS
MAX. DENSITY . . . . . 25 D.U.'s / NET ACRE
PARKING RATIO . . . . . 1.5 / D.U.
MINIMUM SETBACK . . . . . AS SHOWN ON PLAN (SEE ADJUSTMENT DATED 07/24/84)

THE DENSITY FOR THE AREA SHOWN AS KINKAID PARK 5TH ADDITION SHALL NOT EXCEED 25 UNITS PER ACRE. THE TOTAL NUMBER OF DWELLING UNITS FOR PARCEL 4 SHALL NOT EXCEED 669 DWELLING UNITS, WITH 44 UNITS ALLOCATED FOR KINKAID PARK 3RD ADDITION AND 625 UNITS FOR KINDAID PARK 5TH ADDITION.

PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR A HIGH RISE APARTMENT BUILDING, A SITE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL.

20. GUARANTEES SHALL BE PROVIDED FOR EXTENDING THE LEFT-TURN CENTER LANE ON BROADWAY TO THE SOUTHERN ENTRANCE ON PARCEL 2A, AND EXTENDING THE RIGHT-TURN DECEL LANE ON BROADWAY FROM MARION ROAD TO FORM A DECEL LANE WITH AT LEAST 100 FEET OF TAPER AND 150 FEET OF STORAGE, AS DETERMINED BY THE TRAFFIC ENGINEER.

21. THE SOUTHERNMOST THIRD ENTRANCE TO PARCEL 2A SHALL BE CLOSED, AND THE MIDDLE ENTRANCE ON ST. FRANCIS SHALL BE CLOSED.

13A. CAR WASHES SHALL BE ALLOWED IN COMPLIANCE WITH THE SUPPLEMENTARY USE REQUIREMENTS OF ARTICLE III, SECTION III-D.6.f OF THE UNIFIED ZONING CODE.

ADDITIONAL CONDITIONS PER AMEND#3

GENERAL PROVISIONS

1. THIS COMMUNITY UNIT PLAN CONTAINS A TOTAL NET AREA OF 61.1 ACRES ±.

2. CURB CUTS – THE MAXIMUM NUMBER OF CURB CUTS ALONG PAWNEE AVE. SHALL NOT EXCEED 5. THE MAXIMUM NUMBER OF CURB CUTS ALONG BROADWAY AVE. SHALL NOT EXCEED 5. THE MAXIMUM NUMBER OF CURB CUTS ALONG ST. FRANCIS SHALL NOT EXCEED 6.

3. DRAINAGE PROBLEMS HAVE BEEN RESOLVED AT THE TIME OF PLATTING.

4. MAXIMUM LAND COVERAGE BY BUILDING SHALL NOT EXCEED 30 PERCENT OF THE TOTAL SITE (793,268.4 SQ. FT. ±).

5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

6. ADVERTISING SIGNS ALONG PAWNEE AVE. AND BROADWAY AVE. SHALL NOT EXCEED 30 FEET IN HEIGHT AND SHALL BE PLACED SO AS NOT TO PROJECT OVER PUBLIC RIGHT-OF-WAY. NO BILL BOARD ADVERTISEMENT OR ROOF SIGNS SHALL BE ALLOWED.

7. MAXIMUM BUILDING HEIGHT (SEE INDIVIDUAL PARCELS).

8. PARKING RATIO – OFFICE AND COMMERCIAL BUILDINGS, INCLUDING GOVERNMENTAL, PUBLIC UTILITY AND OTHER SIMILAR BUILDINGS, SHALL PROVIDE ONE (1) SPACE FOR EACH TWO HUNDRED FIFTY (250) SQUARE FEET OF FLOOR AREA OR (1) SPACE FOR EVERY THREE EMPLOYEES IN THE LARGEST WORKING SHIFT IN A TWENTY-FOUR (24) HOUR PERIOD, WHICHEVER IS THE GREATER.

9. A FIRE LANE, 20 FEET IN WIDTH (WITH SUFFICIENT TURNING RADII AT CORNERS FOR STANDARD FIRE APPARATUS) SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES CONSTRUCTED WITHIN PARCEL NO. 2. SAID FIRE LANE SHALL HAVE A 3 ½ INCH ASPHALT BASE WITH 1 ½ INCH ASPHALT SURFACE. NO PARKING SHALL BE ALLOWED IN SUCH FIRE LANE ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN TO THE LOCATION AND DESIGN OF THE FIRE LANE.

10. A HOMES ASSOCIATION AGREEMENT PROVIDING FOR MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREAS, PRIVATE DRIVES, COMMUNITY FACILITIES, ETC., SHALL BE SUBMITTED WITH THE PLAT FOR PARCEL #4, IF IT IS PROPOSED THAT EACH DWELLING UNIT WILL BE INDIVIDUALLY OWNED. SPECIFICALLY DEFINED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR PARCEL NO. 4.

11. SIGNS OR MONUMENTS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED DEVELOPMENT OF PARCEL 4. THESE SHALL BE PERMITTED IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA.

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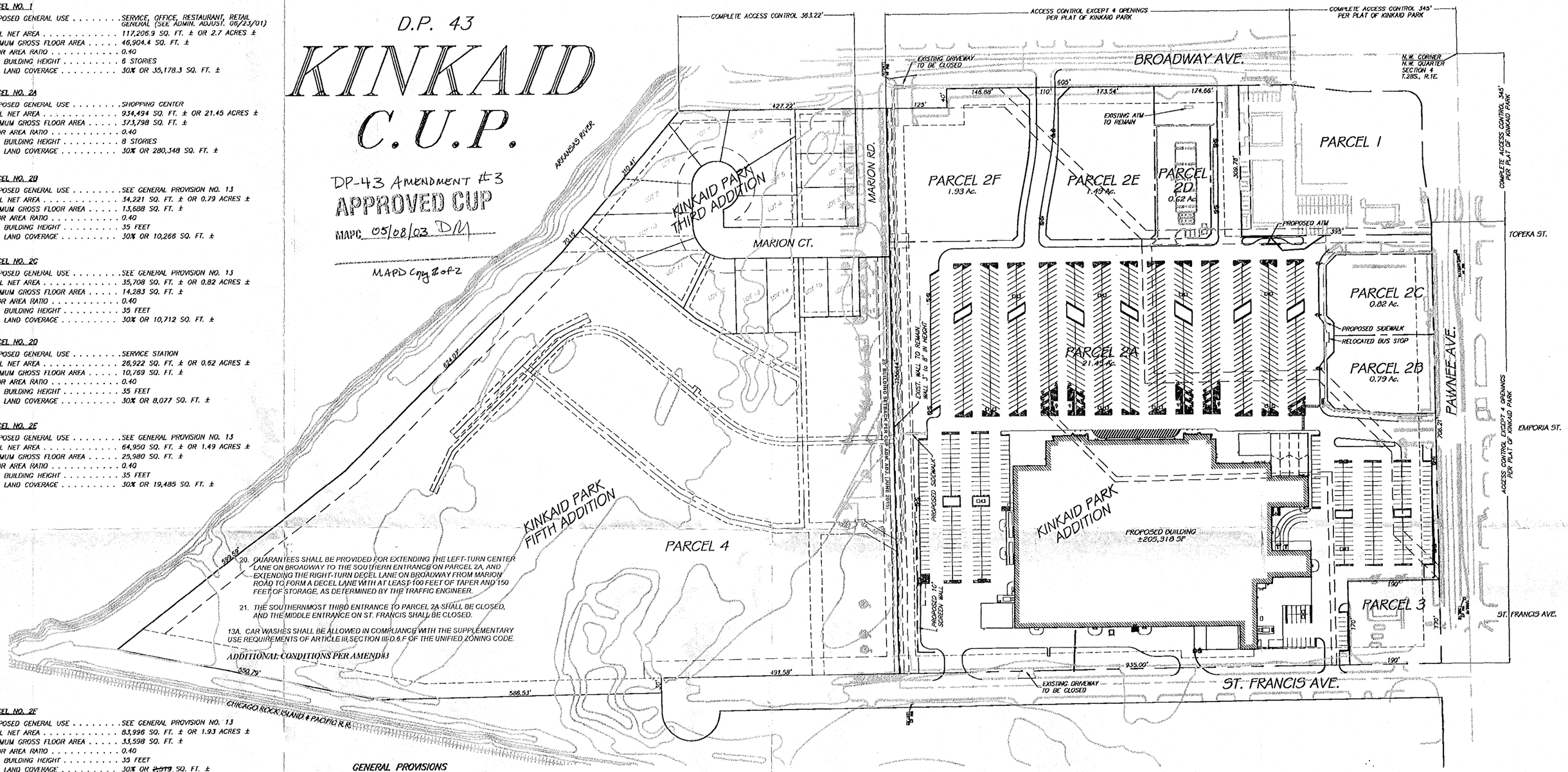
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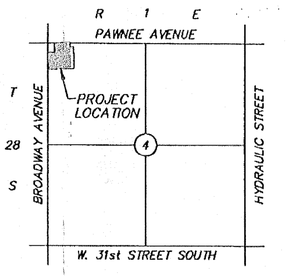
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LOCATION MAP
NOT TO SCALE

Scale 1" = 100'

AMENDED

ORIGINAL	09/07/71
AMENDED	07/25/73
REVISIONS	08/09/73
AMENDED	02/25/81
REVISED	06/29/15

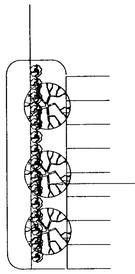
Date: 04/30/2003

SPEAR & McCALEB CO., P.C.
815 W. Main Street
Oklahoma City, OK 73106

KINKAID (DP-43)
SHEET 1 OF 1

KINKAID C.U.P.

LANDSCAPE CALCS.
LOT DEPTH OF 308' = 15' X (110' - 24' ACCESS EASEMENT FOR NORTH PROPERTY = 1260 SQ. FT. LANDSCAPED STREET YARD
1260/500 = 3 TREES
ACTUAL LANDSCAPE YARD = 1270 SQ. FT.



NOTE:
EXIST. LANDSCAPE BUFFER IS 10' WIDE.
REMOVE SICKLY LANDSCAPING AND
RE-PLANT W/ FIRETHORN (PYRACHANTHA GNOME)
#5'-6" O.C. (2 GAL SIZE) (15 THUS)
AND 3 NEW 2" CALIPER SIZED
THORNLES HONEY LOCUST TREES. IRRIGATION TO
BE BY HOSE BIBB ON BLDG.

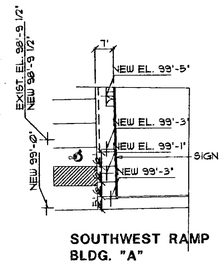
EXIST. LANDSCAPED BUFFER TO BE
WIDENED FROM 10' TO 15'
RE-SEED W/ FESCUE. WATERING BY BLDG. HOSE BIBB

2- PEAR TREES 'DANCER' 2" CALIPER

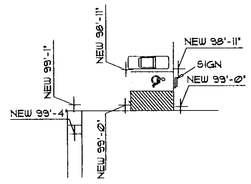
24- 2 GAL SIZE COMMON QUINCE
SPACED 3'-6" O.C.

LANDSCAPE PLAN
SCALE: 1"=30'-0"

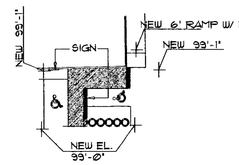
LEGAL DESCRIPTION:
LOT 1, BLOCK A, KINKADE PARK ADDITION
TO WICHITA, SEDG. CTY., KANSAS



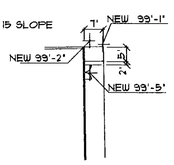
SOUTHWEST RAMP
BLDG. "A"



NORTHWEST RAMP
BLDG. "A"



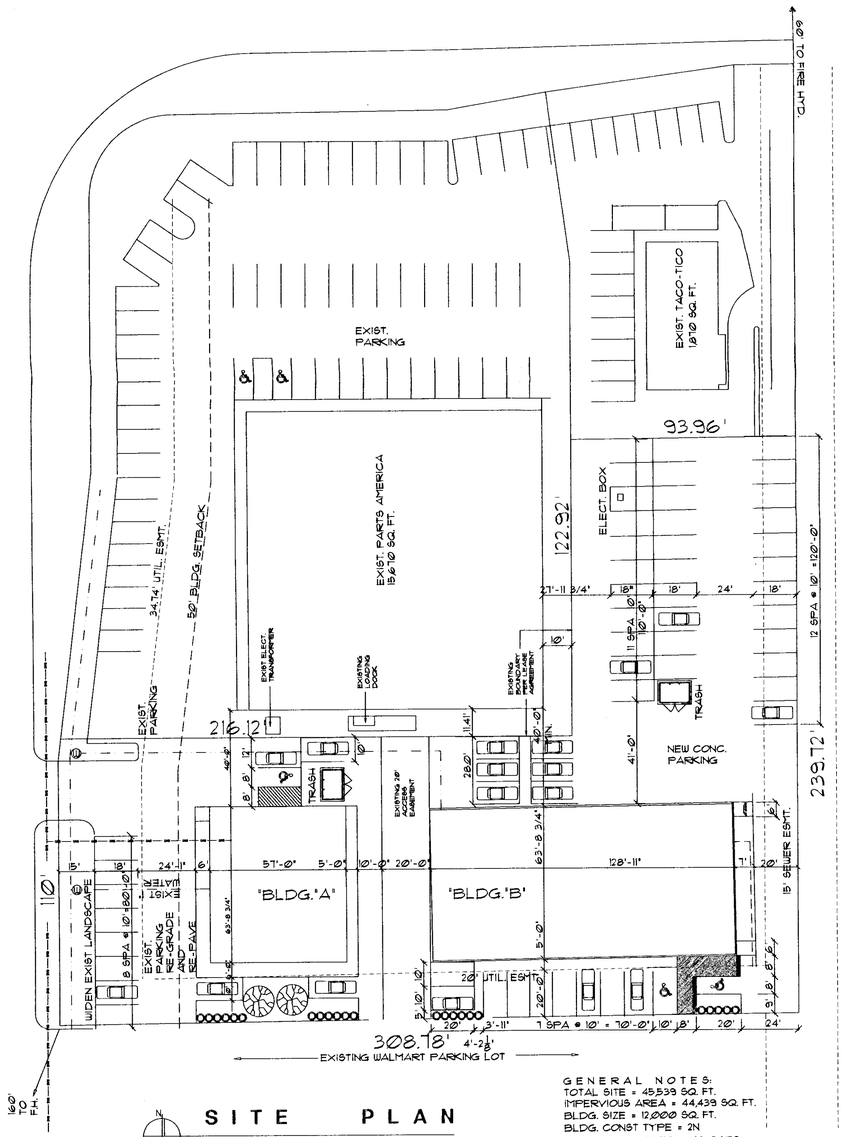
SOUTHEAST RAMP
BLDG. "B"



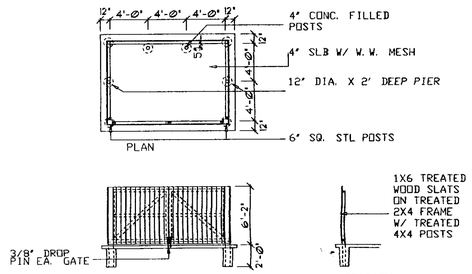
NORTHEAST RAMP
BLDG. "B"

RAMP DETAILS
SCALE: 1"=30'-0"

NOTE: ELEVATIONS ON BOTH SIDES OF ALL
DOOR THRESHOLDS SHALL BE SAME ELEVATION.
SLOPE EXTERIOR WALK 1" IN 5'-0" AT ALL
DOOR LOCATIONS MAXIMUM PER ADA. WHEN RAMP
IS IN PROXIMITY OF AN EXTERIOR DOOR, SLOPE
SHALL BEGIN NOT CLOSER THAN 2'-0" FROM DOOR
JAMB, PER ADA

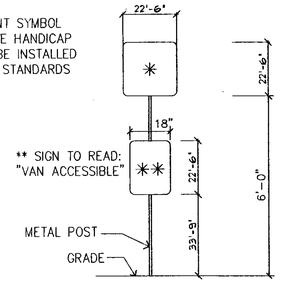


SITE PLAN
SCALE: 1"=30'-0"



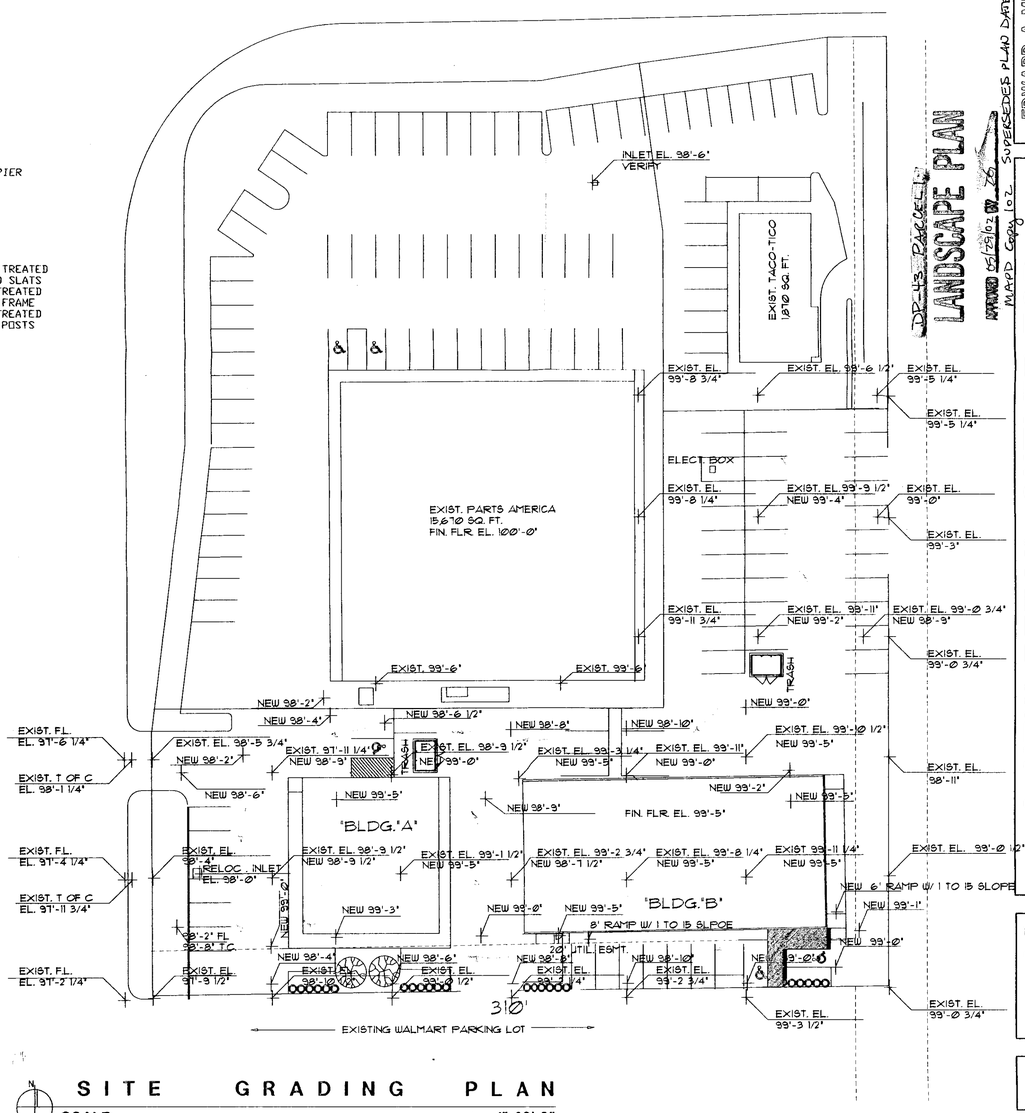
TRASH ENCLOSURE DTLS.
SCALE: 1/4"=1'-0"

* BLUE PAINT SYMBOL
REFLECTIVE HANDICAP
SIGN TO BE INSTALLED
PER CITY STANDARDS



HANDICAP SIGN DETAIL
3/8" = 1'-0"

GENERAL NOTES:
TOTAL SITE = 45,539 SQ. FT.
IMPERVIOUS AREA = 44,439 SQ. FT.
BLDG. SIZE = 12,000 SQ. FT.
BLDG. CONST TYPE = 2N
PARKING REQUIRED = 48 CARS
ACTUAL PARKING = 62 CARS



SITE GRADING PLAN
SCALE: 1"=30'-0"

DP-113 Parcel 1
LANDSCAPE PLAN
APPROVED 05/29/02 BW
MAPD Copy
SUPERSEDES PLAN DATED 05/07/02

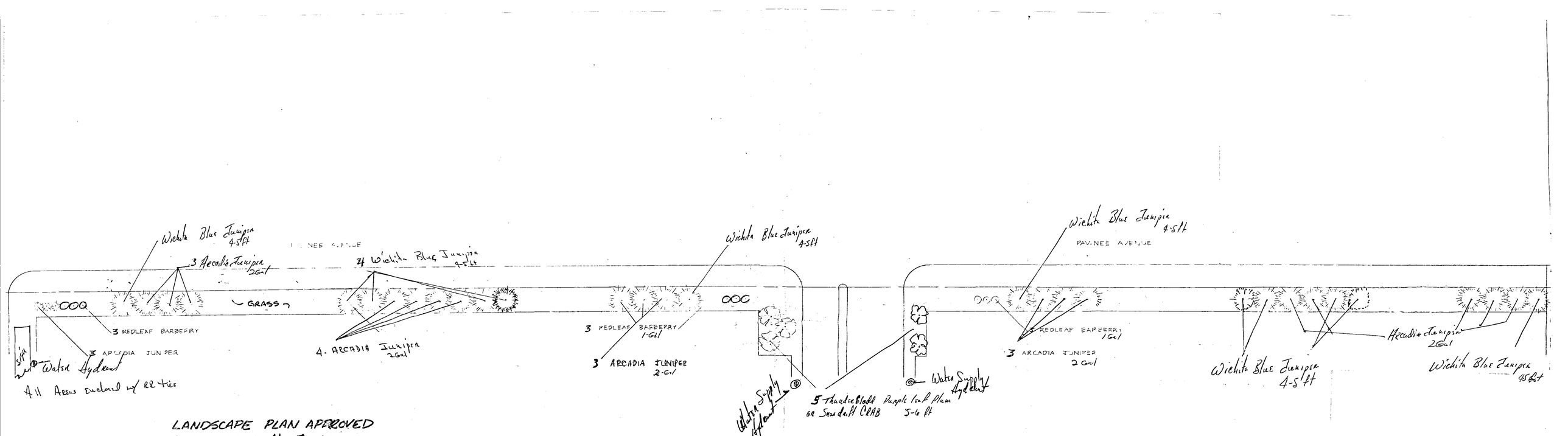
EDWARD A MURABITO
ARCHITECT
PLANNER
WICHITA KANSAS
PHONE: 316 686-9516

OUTLET FOR:
A NEW RETAIL
DOLLAR GENERAL & ACTION
PAWNEE AND BWY.
WICHITA, KS.

DATE: 7 APRIL 01
REVISED: 20 MAY 02

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SP.1
OF

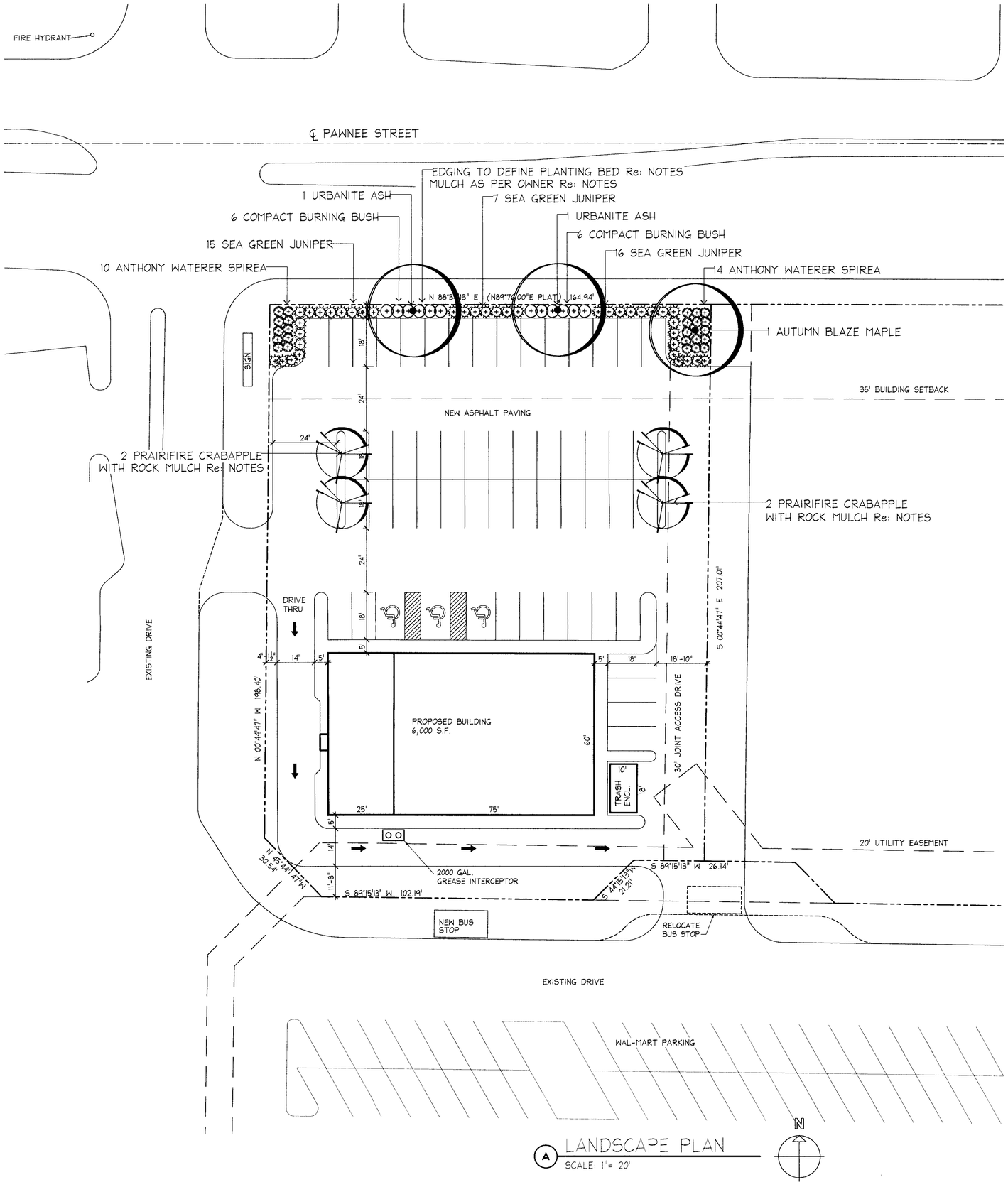


LANDSCAPE PLAN APPROVED
FOR PARCEL No. 2 OF THE
KINKAID C.U.P. (DP-43)
[signature] 5-18-79
date

N

1" = 20'0"

Parcel No 2
Kin Kaid C.U.P.
Pawnee Plaza Mall
501 East Pawnee
Wichita, Kansas
67211



A LANDSCAPE PLAN
SCALE: 1" = 20'

LEGAL DESCRIPTION:
LOT 3 BLOCK A REPLAT
OF KINDAID PARK ADD.

LANDSCAPE ORDINANCE CALC.'S

LANDSCAPE STREETYARD REQUIRED

Average Lot Depth 198.20 l.f. = 10 Square Footage Factor per Linear Foot
Pawnee Avenue 164.94' l.f x 10 s.f. = 1,649 s.f. Street Yard Landscape

LANDSCAPE STREETYARD PROVIDED 1,734 Sq. Ft.

STREETYARD TREES REQUIRED	1,649 Sq. Ft. / 500 = 4 Shade Trees
PARKING LOT TREES REQUIRED	56 Parking Spaces / 20 = 3 Shade Trees
TOTAL TREES REQUIRED	7 Shade Trees
TOTAL TREES PROVIDED	3 Shade Trees 4 Ornamental Tree (Equals 2 Shade Trees) 5 Streetyard Shade Trees 2-1/2 Shade Tree Credit for Parking Lot 7-1/2 Shade Trees Total

PARKING LOT SCREENING REQUIRED

Screening along Arterial Street — Provided

BUFFER SCREENING - NOT REQUIRED

EXTRA SHRUBS PROVIDED - NOT REQUIRED - 24 Shrubs

PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
2	URBANITE ASH	Fraxinus pennsylvanica 'Urbanite'	2" cal. min.	B&B
1	AUTUMN BLAZE MAPLE	Acer rubrum 'Autumn Blaze'	2" cal. min.	B&B
4	PRAIRIFIRE CRABAPPLE	Malus spp. 'Prairifire'	1" cal. min.	B&B
24	ANTHONY WATERER SPIREA - Not Required	Spirea x bumalda 'Anthony Waterer'	2 gal. min.	Container
12	COMPACT BURNING BUSH	Euonymus alatus 'Compacta'	2 gal. min.	Container
31	SEA GREEN JUNIPER	Juniper chinensis 'Sea Green'	2 gal. min.	Container

NOTES

1. Prior to any excavation for landscaping purposes, the location of underground utilities shall be determined by calling Kansas One-Call Systems @ 687-2470. Installer shall be responsible for any damage done to existing utilities.
2. Commercial grade Black Plastic or Steel Edging shall be used to separate turf areas from planting beds. Verify with Owner.
3. All planting beds shall be prepared by eradicating existing vegetation with Round-UP (or-equal) according to label directions. A pre-emergent herbicide shall be applied per label directions.
4. Planting soil shall be improved with new friable topsoil, organic soil amendements such as Back-to-Earth, Gypsum, etc. in accordance with standard trade practise and as approved by owner.
5. Granular type slow-release fertilizer formulated for new plantings i.e. MYKE, Ferti-lome Start N Grow or Hi-Yield Grower's Special shall be applied to root ball and soil prior to planting. Follow label instructions.
6. Mulch in shrub beds shall be 3" depth grade 'A' shredded cedar mulch or 2" depth decorative rock mulch as indicated on landscape plan. Weed barrier fabric shall be installed under rock. Verify with Owner.
7. Trees shall be staked. Apply 4" depth organic mulch in tree rings.
8. Water for establishment and maintenance of plant materials on this project will be provided by automatic sprinkler system or hand watering. Verify with Owner.
9. Disturbed lawn areas shall be reseeded or sodded as approved by owner.

DP-43 PARCEL 2C
LANDSCAPE PLAN
APPROVED 07-29-09 BY DS
MAPD Copy 1 of 2

ICS
INNOVATIVE CONSTRUCTION SERVICES, Inc.
316-260-1644
415 S Greenwood, Suite 2
Wichita, KS 67211
Lic. 645

- thinking outside the box -

RETAIL CENTER
PAWNEE & BROADWAY
Wichita, KS

PROPERTY OF INNOVATIVE CONSTRUCTION SERVICES, Inc. UNLAWFUL TO REPRODUCE

SEAL

LANDSCAPE ARCHITECTURE CONSTRUCTION MANAGEMENT
Leslie Elving
Landscape Architect
(316) 685-9492
Wichita, Kansas

LICENSED LANDSCAPE ARCHITECT
LESLIE MARIE ELVING
LA-1387
STATE OF KANSAS
7/24/2009

WOLF & ASSOCIATES
ARCHITECTURE
12225 DOVE HILL CT.
DERBY, KANSAS 67037
TEL 1-316-776-1110
CELL 1-316-305-5811

WILLIAM E. WOLF
REGISTERED ARCHITECT
KANSAS LICENSE NO. 2991

DATE : 7-19-09
DR. BY : LME

PROJECT NO.
09-039

REVISIONS:
7-24-09

SHEET
LA1

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 28, 2015

Green Cabin LLC
156 N. Central Ave.
Wichita, KS 67202

Luminous Neon Inc. attn. Andrea Edwards
1429 W. 4th Ave.
Hutchinson, KS 67501

RE: CUP2015-40 - City Administrative Adjustment to DP-43 to reduce sign spacing on Parcel 2E from 150' to 115' in LC Limited Commercial zoning, generally located south of Pawnee and east of Broadway (2484 S. Broadway).

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-43, the Kinkaid Community Unit Plan (CUP). We understand that you wish to reduce sign spacing for a pole sign on Parcel 2E from 150' to 115' from the existing pole sign to the south. Therefore General Provision 6 shall be adjusted to add: "Per administrative adjustment dated October 28, 2015, a pole sign on Parcel 2E may be within 115' from the next pole sign to the south."

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

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

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

Dale Miller
Director of Planning

Thomas J. Stolz
MABCD Director

cc: JR Cox, MABCD
James Clendenin, CM District III
Teia Wair, Community Service Representative District III

Wichita-Sedgwick County Metropolitan Area Planning Department

August 19, 2019

M&M Property LLC
Attn: Marwan Jabara
13814 Pepper Tree Street
Wichita, KS 67228

Kaw Valley Engineering
Attn: Levi Bond
200 N. Emporia, Suite 100
Wichita, KS 67202

RE: CUP2019-32 – City Administrative Adjustment to Kincaid CUP DP-43 to Parcel 3 to allow restaurant uses.

Description: LOT 3, Block A, Kinkaid Park Addition, Wichita, Sedgwick County, KS

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-43 to reflect changes to Parcel 3 to allow restaurants.

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 and on the approved CUP document. 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;
James Clendenin, CM District III
Maddy Campbell, CSR, District III

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. INSTALL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS AND TREE SAUCERS. PLACE 3"-4" OF MULCH IN ALL PLANT BEDS AND TREE SAUCERS.

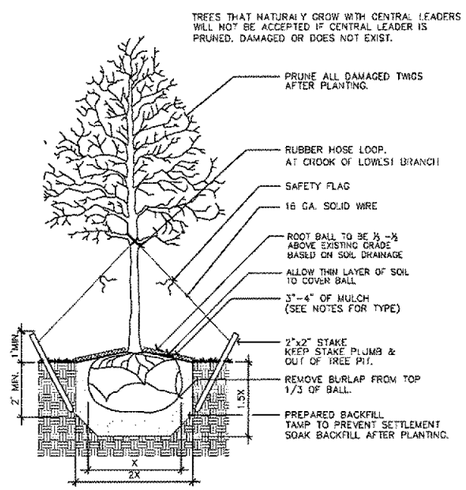
13. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

14. 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.

15. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.

16. 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.

17. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.



1 TREE PLANTING DETAIL
IN TURF AREAS — NO SCALE

LANDSCAPE CODE CALCULATIONS

LANDSCAPED STREET YARD

Landscaped Street Yard Required:
170 LF Pawnee
+ 190 LF St. Francis
360 total street frontage
÷ 63 greatest perpendicular distance
297 x 10 = 2,970 req'd landscaped area

Landscaped Street Yard Provided:
2,727 Total sq. ft. provided

Street Yard Trees Required:
2,970 ÷ 500 = 5.9 or say 6 trees required
(up to ½ can be provided by shrubs)

Shade Trees Provided:
2 existing shade trees + 20 shrubs = 6 Shade trees provided

PARKING LOT SCREENING AND LANDSCAPING

Parking lot screening provided

Parking Lot Trees Required

(One-half of the req'd. street yard trees may be used to fulfill parking lot tree requirement)

One-half of 6 street yard trees = 3

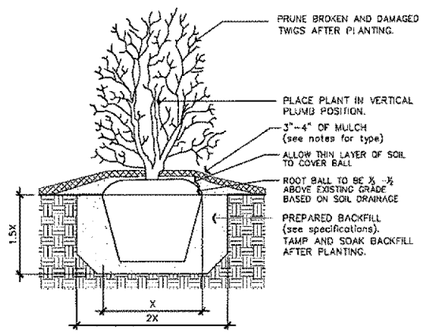
28 parking stalls ÷ 20 = 1.4 or say 2 trees required

Parking lot trees provided:
2 parking lot trees provided

PLANTING LEGEND

SOD/SEED

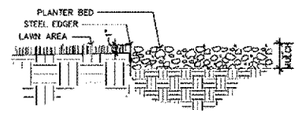
SIDEWALK



2 SHRUB PLANTING DETAIL
NO SCALE

PLANT SCHEDULE

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
		SHADE TREES				
		ORNAMENTAL TREES				
				1-1/2" CAL.		
		EVERGREEN SHRUBS				
KPJ	44	KALLAY PFITZER JUNIPER	JUNIPERUS CHINENSIS PFITZERIANA	3 GAL.	CONT.	OR SIMILAR GROWTH HABIT
		DECIDUOUS SHRUBS				
AWS	5	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'	3 GAL.	CONT.	
		ORNAMENTAL/NATIVE GRASSES				
BAG	20	BLONDE AMBITION GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1-3 GAL.	CONT.	
FRG	8	FEATHER REED GRASS	CALAMAGROSITS X ACUTIFOLIA 'KARL FOERSTER'	1-3 GAL.	CONT.	
		PERENNIALS & GROUNDCOVERS				
VL	16	VARIEGATED LIRIOPE	LIRIOPE MUSCARI 'VARIEGATA'	5" - 1 GAL.	CONT.	

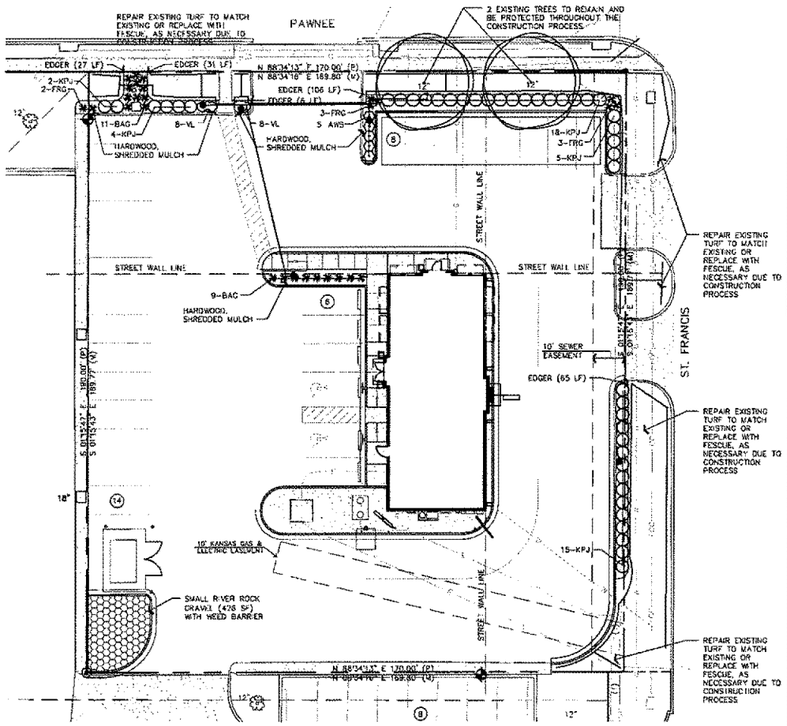


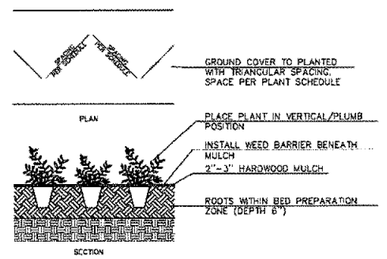
3 EDGER DETAIL
NO SCALE

LANDSCAPE PLAN

APPROVED 6/17/20 BY [illegible]

DP-43





4 GROUND COVER DETAIL
NO SCALE

FOR CONSTRUCTION

REVISIONS

ITEM	DATE	NO.

PRINTS ISSUED

DATE	PURPOSE	NO.
8-27-18	FOR REVIEW	
5/20/20	CITY REVIEW	

Church's Chicken
Corporate Development
980 Hammond Drive, ste. 1100
Atlanta, Georgia 30328
(o) 770.350.3321

KARAM DESIGN
AKA
8 RAMBLER RD.
HUTCHINSON, KS 67502
620-664-0844
karam.design@yahoo.com
DESIGN CONSULTANT CONCEPT

CHURCH'S CHICKEN
353 E. PAWNEE ST.
WICHITA, KS. 67211

DRAWN	CHECKED
TAF	

PROJECT NUMBER: 01955

PLANTING PLAN

SHEET TITLE

SHEET NUMBER

L1

OF _____ SHEETS