DP-84, Amend. #1

APPROVED CUP
MAPC 7-10-86
BCC 8-6-86
MAPD COPY 1 OF 2

AMENDED

ROCK ROAD

COMMUNITY UNIT PLAN

DP - 84

GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 6.2± ACRES.
2. ACCESS - ACCESS TO AND FROM ROCK ROAD SHALL BE AS PROVIDED BY RECORDED PLAT OR PLATS, BUT SHALL NOT EXCEDE A TOTAL OF THREE OPENINGS. ACCESS TO AND FROM FUNSTON STREET SHALL BE PERMITTED.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN. NO SETBACKS ARE REQUIRED BETWEEN ADJOINING PARCELS. HOWEVER IF A SETBACK IS PROVIDED BETWEEN PARCELS, SUCH SETBACK SHALL NOT BE LESS THAN 15 FEET.
5. SCREENING AND LANDSCAPING - A PLANTING STRIP, AS INDICATED ON THE PLAN, EXCEPT FOR POINTS OF INGRESS AND EGRESS, SHALL BE PROVIDED AND MAINTAINED OF TREES AND SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, THAT IT MINIMIZES ANY NUISANCE OF THE COMMERCIAL AREA TO THE ADJACENT RESIDENTIAL AREAS. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING STRIP, INDICATING THE LOCATION, TYPE, AND SPECIFICATIONS OF PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S).

   FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTINGS ARE NOT PROPERLY MAINTAINED.

   A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

   A SOLID OR SEMI-SOLID FENCE OR WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SHALL BE CONSTRUCTED ALONG THE SOUTH LINE OF PARCELS ~~1 AND 2~~ AND SHALL BE REDUCED TO THREE (3) FEET IN HEIGHT FOR THE EAST 35 FEET THEREOF.

   L.O. 12-15-89
6. SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH LIMITATIONS AND REQUIREMENTS OF THE ZONING ORDINANCE. NO BILLBOARDS SHALL BE PERMITTED. NO PORTABLE SIGNS SHALL BE PERMITTED ON PARCELS 3, 4, AND 5.
7. PARKING FOR ALL PARCELS SHALL BE IN ACCORDANCE WITH SECTION 28.04.140 Et. Seq. OF THE CODE OF THE CITY OF WICHITA
8. PROPOSED USES:
   - PARCELS 1 AND 2:
     OFFICE, SERVICE ORIENTED AND CONVENIENCE RETAIL AS PERMITTED IN "LC" LIGHT COMMERCIAL, RECREATIONAL ACTIVITIES SUCH AS A BOWLING ALLEY, MINIATURE GOLF OR SKATE BOARD PARK; LAWN AND GARDEN CENTER OR MINE-STORAGE WAREHOUSES.
   - PARCELS 3 AND 4:
     OFFICE, SERVICE ORIENTED AND CONVENIENCE RETAIL AS PERMITTED IN "LC" LIGHT COMMERCIAL, INCLUDING TAVERNS AND PRIVATE CLUBS, (subject to applicable licensing regulations) AND RESTAURANTS.
   - PARCEL 5:
     OFFICE SERVICE ORIENTED AND CONVENIENCE RETAIL AS PERMITTED IN "LC" LIGHT COMMERCIAL. INCLUDING RESTAURANTS SEE ADM. ADS. DATED 6-3-91
9. PARCELS MAY BE DEVELOPED IN COMBINATIONS OR SEPARATELY, BUT IN ANY EVENT, THE TOTAL MAXIMUM BUILDING COVERAGE FOR ALL PARCELS SHALL NOT EXCEED 122,177± SQUARE FEET.
10. "A FIRE LANE, HARD SURFACED AND TWENTY FOUR (24) FEET MINIMUM IN WIDTH SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES. SAID FIRE LANE SHALL BE CONSTRUCTED WITH A MINIMUM 3½ INCH ASPHALT BASE WITH 1½ INCH ASPHALT SURFACE. NO PARKING SHALL BE ALLOWED IN SAID 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 AS TO THE LOCATION AND DESIGN OF THE FIRE LANE(S)."

PARCEL DESCRIPTIONS

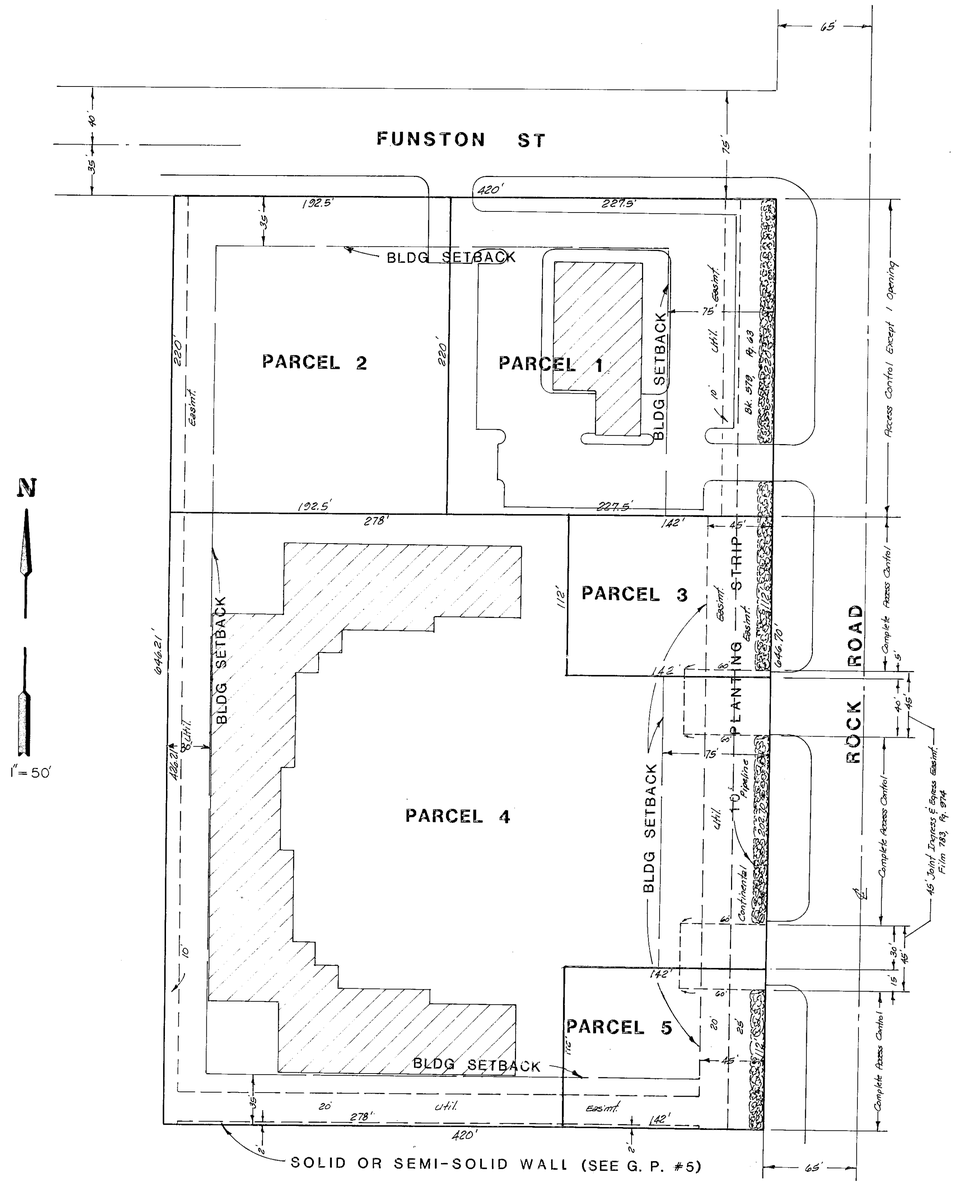
PARCEL - 1
GROSS AREA - 1.1± Acres
NET AREA - 1.1± Acres or 50,049± Sq. Ft.
MAXIMUM BUILDING COVERAGE = 30% or 15,015± Sq. Ft.
FLOOR AREA RATIO - 45%
MAXIMUM GROSS FLOOR AREA - 22,522± Sq. Ft.
MAXIMUM BUILDING HEIGHT - 35 Ft.

PARCEL - 2
GROSS AREA - 1± Acre
NET AREA - 1± Acre or 42,349± Sq. Ft.
MAXIMUM BUILDING COVERAGE = 30% or 12,705± Sq. Ft.
FLOOR AREA RATIO - 45%
MAXIMUM GROSS FLOOR AREA - 19,057± Sq. Ft.
MAXIMUM BUILDING HEIGHT - 35 Ft.

PARCEL - 3
GROSS AREA - 0.4± Acre
NET AREA - 0.4± Acre or 15,904± Sq. Ft.
MAXIMUM BUILDING COVERAGE = 30% or 4,771± Sq. Ft.
FLOOR AREA RATIO - 45%
MAXIMUM GROSS FLOOR AREA - 7,157± Sq. Ft.
MAXIMUM BUILDING HEIGHT - 35 Ft.

PARCEL - 4
GROSS AREA - 3.4± Acres
NET AREA - 3.4± Acres or 147,299± Sq. Ft.
MAXIMUM BUILDING COVERAGE = 30% or 44,190± Sq. Ft.
FLOOR AREA RATIO - 45%
MAXIMUM GROSS FLOOR AREA - 66,285± Sq. Ft.
MAXIMUM BUILDING HEIGHT - 35 Ft.

PARCEL - 5
GROSS AREA - 0.4± Acres
NET AREA - 0.4± Acres or 15,904± Sq. Ft.
MAXIMUM BUILDING COVERAGE = 30% or 4,771± Sq. Ft.
FLOOR AREA RATIO - 45%
MAXIMUM GROSS FLOOR AREA - 7,157± Sq. Ft.
MAXIMUM BUILDING HEIGHT - 35 Ft.



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316-262-7271 • 330 LAURA • WICHITA, KANSAS 67211

21 MAY 86
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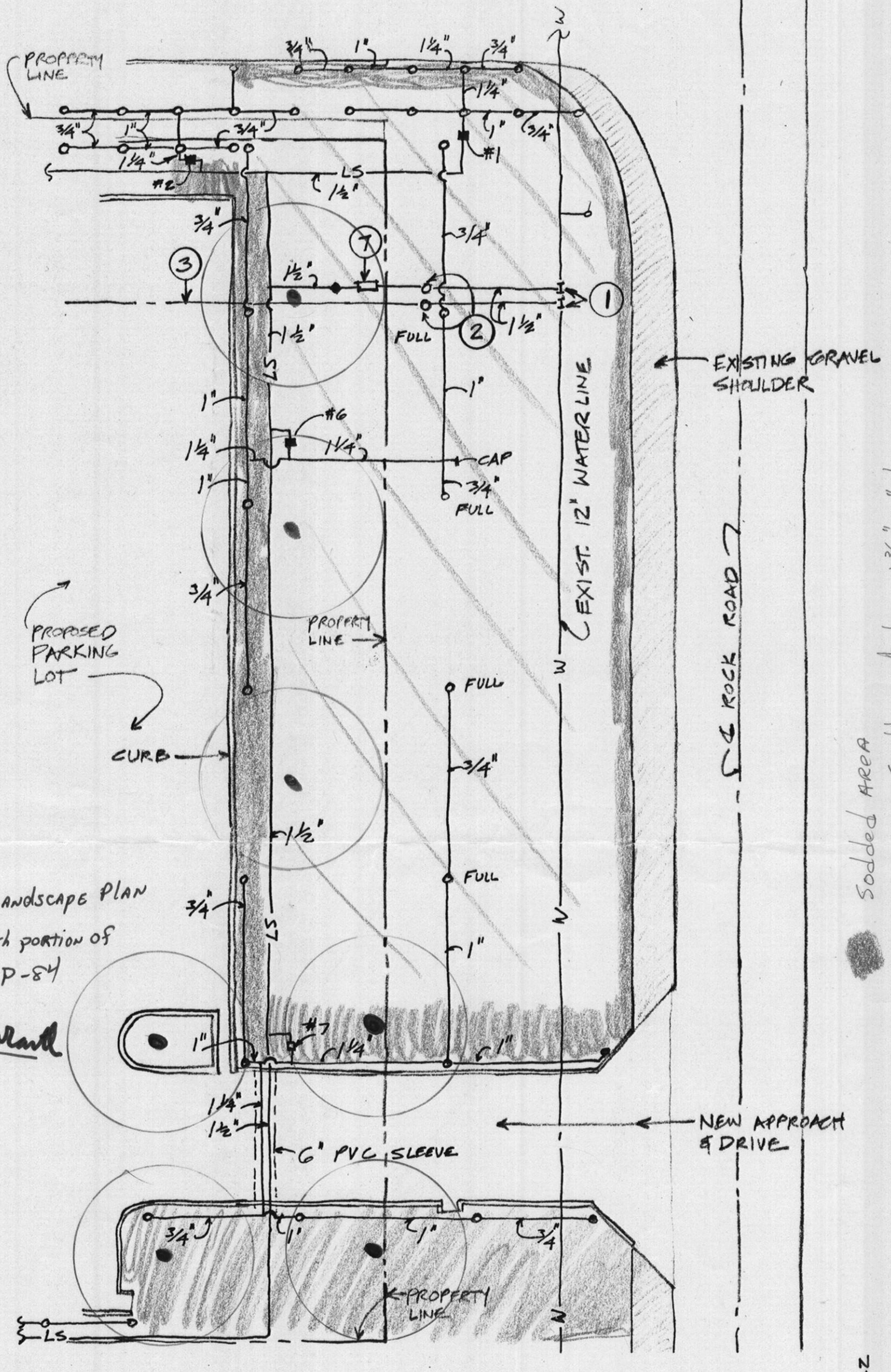


Approved Landscape Plan
for the North portion of
Parcel V, DP-84

J. L. Gilbreath

NOTES

(1) MAIN TAP AND SERVICE LINE TO METER SETTING BY WATER DEPT.

(2) TWO, 1" METERING SETTINGS. (1) DOMESTIC, (1) LAWN SPRINKLER. METER SETTINGS FURNISHED & INSTALLED BY WATER DEPT. PLUMBING CONTRACTOR SHALL REIMBURSE WATER DEPT FOR TAPPING FEES.

(3) SERVICE LINE FROM METER SETTING TO BUILDING BY PLUMBING CONTRACTOR.

(7) WATT 700 SERIES 1" DOUBLE CHECK VALVE IN PIT. PIT CONSTRUCTION SHALL BE OF 4" CONCRETE WALLS WITH OPEN BOTTOM. INSIDE DIM. OF 36" x 12" x 12". PROVIDE PIT COVER OF 2" x 12" PINE PAINTED GREEN TO MATCH VALVE BOX COVERS. INSTALL FLUSH WITH GRADE.

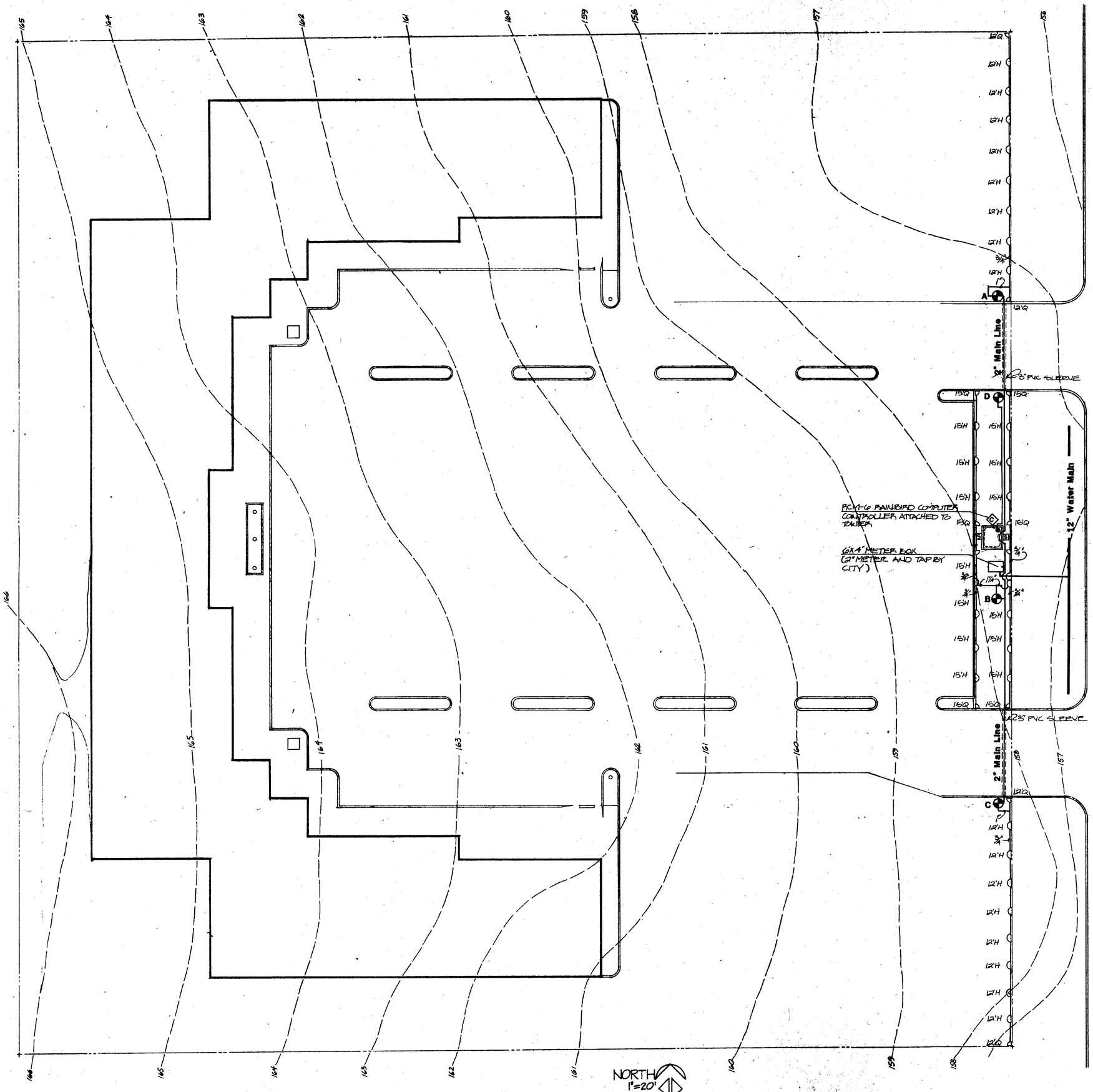
N

PARTIAL PLAN
LAWN SPRINKLING SYSTEM

WICHITA EAST B.C.O.
FARMER'S INSURANCE GROUP

COOPER · CARLSON · DUY · RITCHIE INC
3-18-82

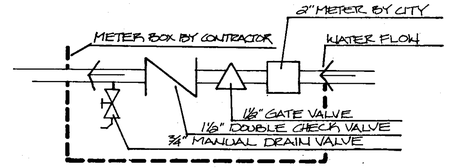
DP-84



Legend

- QUARTER SPRAY HEAD
- HALF SPRAY HEAD
- THREE QUARTER SPRAY HEAD
- FULL SPRAY HEAD
- AUTOMATIC VALVE
- CONTROLLER
- CONNECTION POINT TO DRIP EMITTERS
- SLEEVE
- SIDE STRIP HEAD

Meter Box Diagram



Notes-

- IRRIGATION PLAN IS A SCHEMATIC DRAWING TO REPRESENT DESIRED WATER COVERAGE. FIELD ADJUSTMENTS MAY BE NEEDED TO AVOID OBSTACLES AND SIMPLIFY INSTALLATION.
- STATIC PRESSURE OF SITE SERVICE IS 40-60 PSI. EACH ZONE IS DESIGNED FOR A MAXIMUM OF 40 GALLONS PER MINUTE.
- IRRIGATION METER, AND WATER MAIN TAP WILL BE PROVIDED BY CITY OF WICHITA, KANSAS.
- IRRIGATION METER, GLOBE VALVE, DOUBLE CHECK VALVE AND MANUAL DRAIN VALVE IS TO BE LOCATED IN 6'X4' METER BOX THAT IS TO BE PROVIDED BY CONTRACTOR.
- CONTROLLER IS TO BE A RAINBIRD BCM-6 COMPUTER CONTROLLER ATTACHED TO TOWER.
- AUTOMATIC DRAIN VALVES ARE TO BE LOCATED AT ENDS OF LATERAL LINES AND AT THE LOWEST POINTS OF ZONES.
- PROVIDE PVC SLEEVES FOR IRRIGATION PIPES AND WIRING THAT CROSSES UNDER WALKS, STREETS AND PARKING AS INDICATED AND SIZED ON PLANS. COMBINE PIPING WHENEVER POSSIBLE TO SAVE ON SLEEVING.
- PSI REQUIREMENTS FOR EACH ZONE IS NOTED ON PLAN. MAXIMUM PRESSURE FOR DRIP IRRIGATION ZONES IS 40 PSI.
- DRIP EMITTER VALVES REQUIRE A PRESSURE REGULATOR AND A STRAINER FILTER.
- DRIP EMITTER COUNTS ON PLANS ARE APPROXIMATE. USE THE FOLLOWING GUIDELINES WHEN INSTALLING DRIP SYSTEM.
- 1 GALLON PER HOUR DRIP EMITTERS TO BE DISTRIBUTED AS FOLLOWS:
  - 1 DRIP EMITTER PER TWO 2"-4" GROUND COVER
  - 1 DRIP EMITTER PER ONE GALLON GROUNDCOVER
  - 2 DRIP EMITTER PER ONE TO FIVE GALLON SHRUB
  - 4 DRIP EMITTERS PER 1" TO 3" CALIBER TREE.
- SPRAY HEADS ARE TO BE RAINBIRD 1804 POP-UP SPRAY SPRINKLERS WITH FULL CIRCLE AND PART CIRCLE MPR PLASTIC NOZZLES.

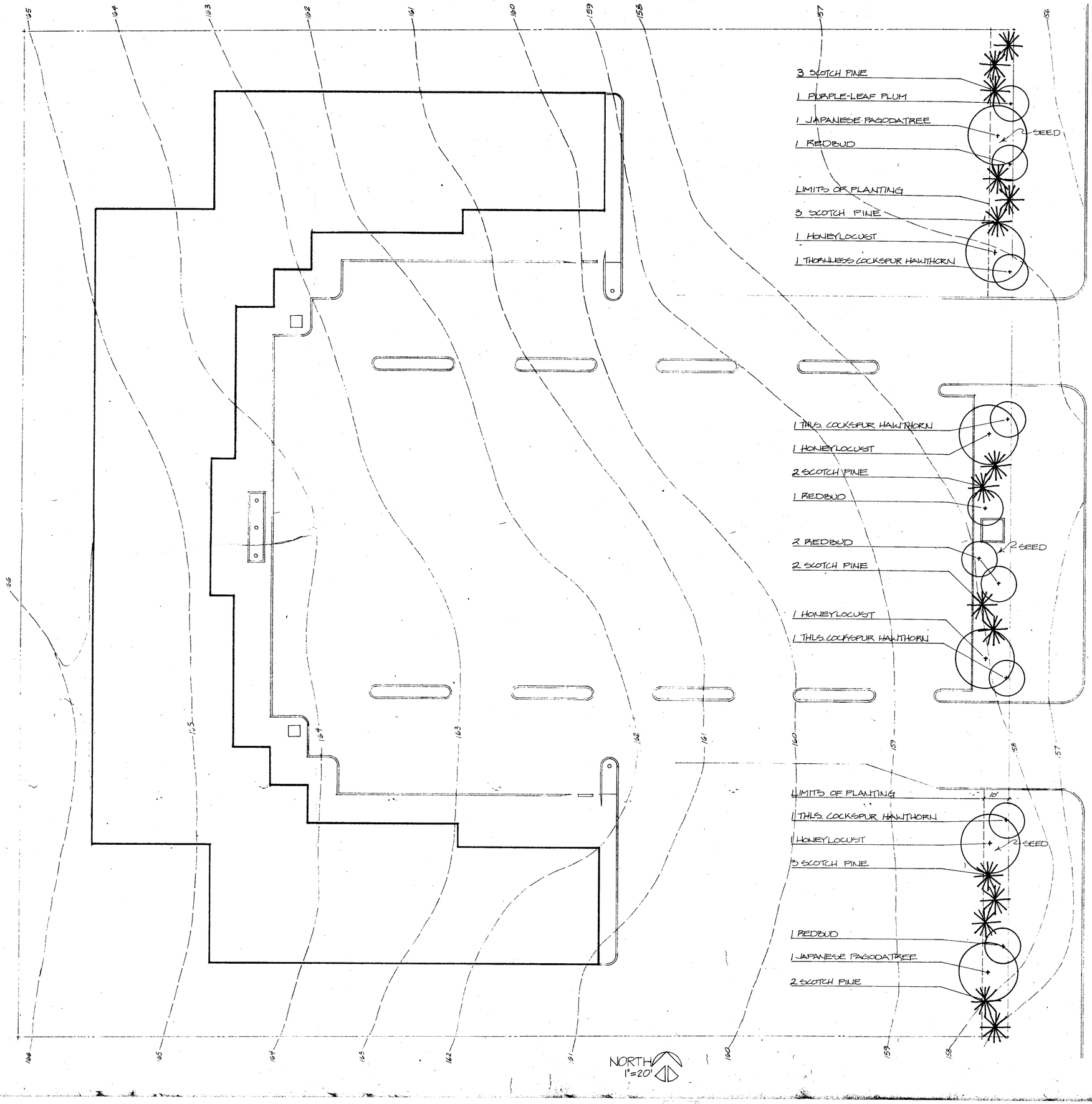
Valves-

SYMBOL	SIZE	GPM	PSI @ LAST HEAD
A	1"	11.7	30 PSI
B	1 1/4"	35.76	30 PSI
C	1"	11.7	30 PSI
D	1"		DRIP EMITTERS

Irrigation Plan

A & J DEVELOPMENT
ROCKFORD SQUARE SHOPPING CENTER
18100 BLOCK RD. ROCK ROAD WICHITA, KANSAS

DATE
ISSUE 2/24/86



Plant List

Qty.	Botanical Name	Common Name	Size	Cond.	Remarks
15	PINUS SYLVESTRIS	SCOTCH PINE	6-8'	B&B	
2	SOPHORA JAPONICA	JAPANESE PAGODATREE	2"-2½"	B&B	SING. TRUNK
4	GLEDITSIA TRIACANTHOS	HONEYLOCUST	2"-2½"	B&B	
5	CERCIS CANADENSIS	REDBUD	1½"-2"	B&B	SING. TRUNK
4	CRATAEGUS CRUSGALLI 'INERM.'	COCKSPUR HAWTHORN	1½"-2"	B&B	
1	PRUNUS CERASIFERA 'NEWPORT'	PURPLE LEAF PLUM	1½"-2"	B&B	
4365	SQ. FT.	REBEL FESCUE			

Notes-

- TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTED.
- TREE PAINT ALL PRUNED BRANCH WOUNDS OVER ¾" DIAMETER.
- PLANT BALLS TO BE KEPT MOIST, PROTECTED PRIOR TO PLANTING.
- MULCH ALL TREE SAUCERS WITH 4" SHREDDED BARK MULCH.
- ALL TREES ARE TO BE STAKED AND WRAPPED PER METHOD AND APPROVAL OF LANDSCAPE ARCHITECT.
- STAKING AND WRAPPING TO REMAIN A MINIMUM OF ONE YEAR.
- QUANTITIES SHOWN ARE TO BE VERIFIED BY THE CONTRACTOR.

LANDSCAPE & IRRIGATION PLANS

DP-84
PARCELS 3, 2 & south portion of 1

APPROVED 2-26-86

Planting Plan
by Site Planning Associates
520 S. Holland Suite 410
Wichita, Ks 67209

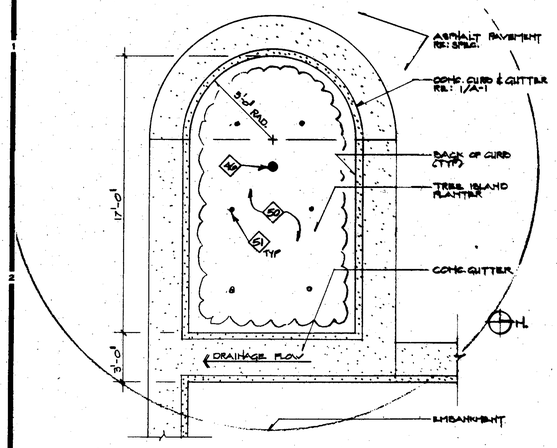
BREWER ARCHITECT
JOHN H. BREWER, AIA © 1417 N. BROADVIEW © WICHITA, KANSAS 67208

A & J DEVELOPMENT
ROCKFORD SQUARE SHOPPING CENTER
1800 BLOCK SO. ROCK ROAD
WICHITA, KANSAS

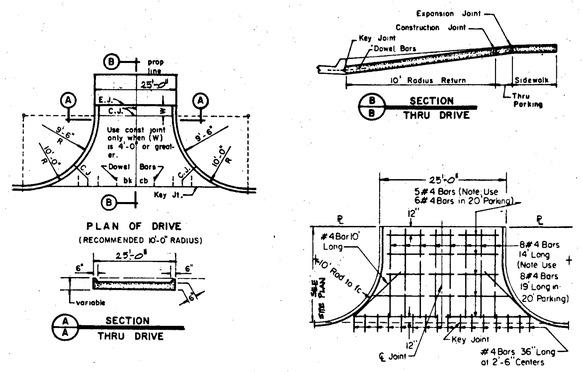
DATE
ISSUE 2/24/86

SHEET
L-1
OF 2

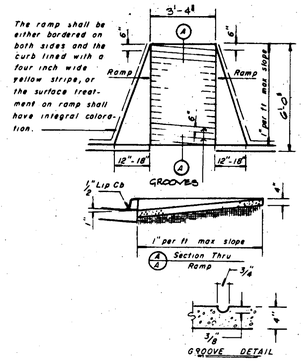
MAPD COPY 1 of 1



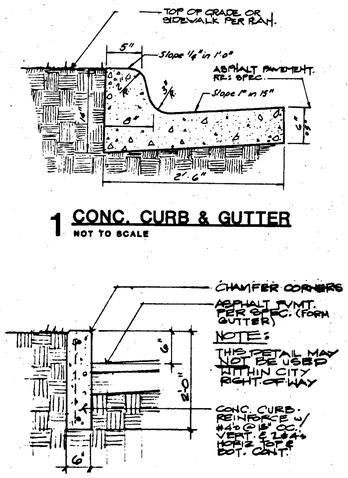
5 TREE ISLAND – PLAN
1/4" = 1' - 0"



4 DETAILS AT NEW CONC. CURB CUT
NOT TO SCALE



3 RAMP AT SIDEWALK
NOT TO SCALE

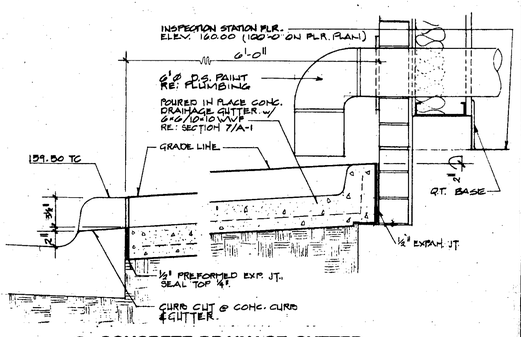


1 CONC. CURB & GUTTER
NOT TO SCALE

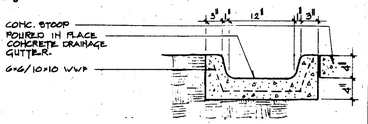
2 ALTERNATE CONC. CURB
3/4" = 1' - 0"

DRAWING INDEX

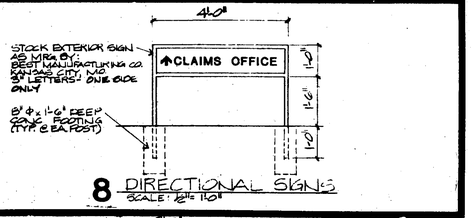
NO.	DESCRIPTION
A-1	SITE PLAN & DETAILS
A-2	FLOOR PLAN
A-3	ELEVATIONS/ ROOF & CLG. PLANS
A-4	WALL SECTIONS & DETAILS
A-5	DETAILS
S-1	FOUNDATION PLAN
S-2	ROOF FRAMING PLAN
S-3	DETAILS
PE-1	SITE UTILITIES PLAN
P-1	PLUMBING PLAN
M-1	MECHANICAL PLAN
E-1	ELECTRICAL PLAN
LS-1	LANDSCAPE PLAN



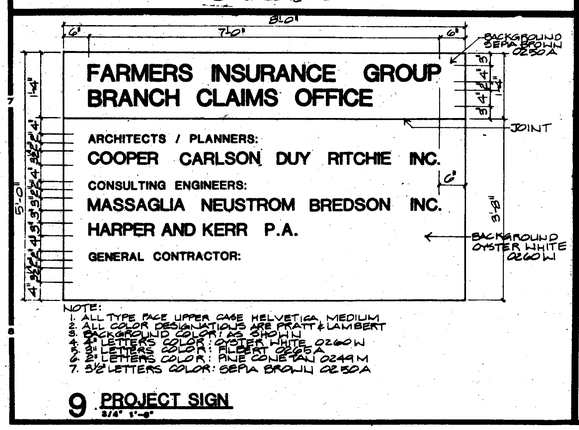
6 CONCRETE DRAINAGE GUTTER
1 1/2"=1' - 0"



7 SECTION A (DRAINAGE GUTTER)
1"=1' - 0"



8 DIRECTIONAL SIGNS
SCALE: 1/2"= 1'-0"



NOTE:
1. ALL TYPE FACE UPPER CASE HELVETICA MEDIUM
2. ALL COLOR DESIGNATIONS ARE PRATT & LAMBERT
3. BACKGROUND COLOR: FOG GREY #N
4. LETTERS COLOR: OYSTER WHITE 0260W
5. LETTERS COLOR: ALBERT 0265A
6. LETTERS COLOR: BLUE CHINESE TAN 0249M
7. 3½" LETTERS COLOR: SEPIA BROWN 0250A

9 PROJECT SIGN
3/4" 1'-0"

SITE PLAN NOTES:

1. Asphalt pavement - Re: Spec.
2. 6" high concrete curb & gutter - Re:1/A1
3. Tree Island with 6" concrete curb & gutter at perimeter. Re: 5/A1
4. Handicapped parking stall - provide identification as required by City
5. 10' sewer easement
6. Temp. 6" asphalt curb
7. Precast concrete wheel bumpers - typical
8. Stripe parking lot as shown - typical 4" wide
9. Future drive 30' easement
10. 6" thick concrete pavement
11. Ridge line for concrete pavement at center line of culvert.
12. Rip rap at drainage area
13. 2'-0" Drainage cut at curb with concrete pad and curb return as shown.
14. Handicapped ramp - Meet all City requirements. Re: 3/A1
15. Remove existing concrete curbs
16. New concrete curb-cut with new concrete curbs and concrete pavement. Meet all City requirements. Re: 4/A1
17. Concrete roadway existing.
18. Center line of metal culvert - size, and inlet & outlet elevations per City O&M Dept.
19. Existing overhead power line.
20. Existing fire hydrant
21. Existing SWB Telephone Line underground
22. Existing SWB Telephone Line overhead
23. Existing Telephone pole to be relocated. Re: Sheet PE1
24. Existing 4" Gas Service
25. Existing 12" water line
26. 4" Concrete sidewalk
27. 40' building set back line
28. 75' building set back line
29. Existing telephone pole.
30. Existing concrete curb
31. Existing asphalt roadway
32. Existing manhole
33. 4" Concrete walk
34. Concrete gutter. Re: Detail 6/A1
35. Existing gravel shoulder
36. Existing 8" A.C. water line
37. Remove existing sign as directed by Architect.
38. Directional sign. Re: 8/A1
39. Existing 8" sanitary sewer line
40. Property line
41. Building identification sign (N.I.C.) See Sheet E-1 for electrical connections.
42. Existing continental pipeline.
43. Project sign. Re: 9/A1
44. 25' continental pipeline easement.
45. New asphalt approach from existing street to property line with asphalt curbs as shown; meet all City requirements.
46. Marshal's Seedless Ash - 1-3/4" to 2" diameter - 12 required.
47. 14-Andorra Juniper - Plant 5'0" on center; 2 groups thus. Note: At 5 ft. wide planting area, plant 4'0" from back of curb.
48. 7-Cranberry Cotoneaster - Plant 5'0" on center; plant 4'0" from back of curb.
49. Plastic lawn edging by Valley View.
50. 3" of gravel over Treflan over entire island - from curb to curb,or from curb to lawn edging.
51. 6-Andorra Juniper spaced evenly over island.
52. For planting area immediately surrounding the building, see Sheet LS-1.
53. New concrete sidewalk - meet all City requirements.
54. Foundation drain line - see wall sections and specs. Slope approximately 1/8" per ft. to outlet.
55. High point of foundation drain - flow line Elevation 57'-5".
56. Foundation drain system outlet - flow line elevation approximately 54'-9".

GENERAL NOTES:

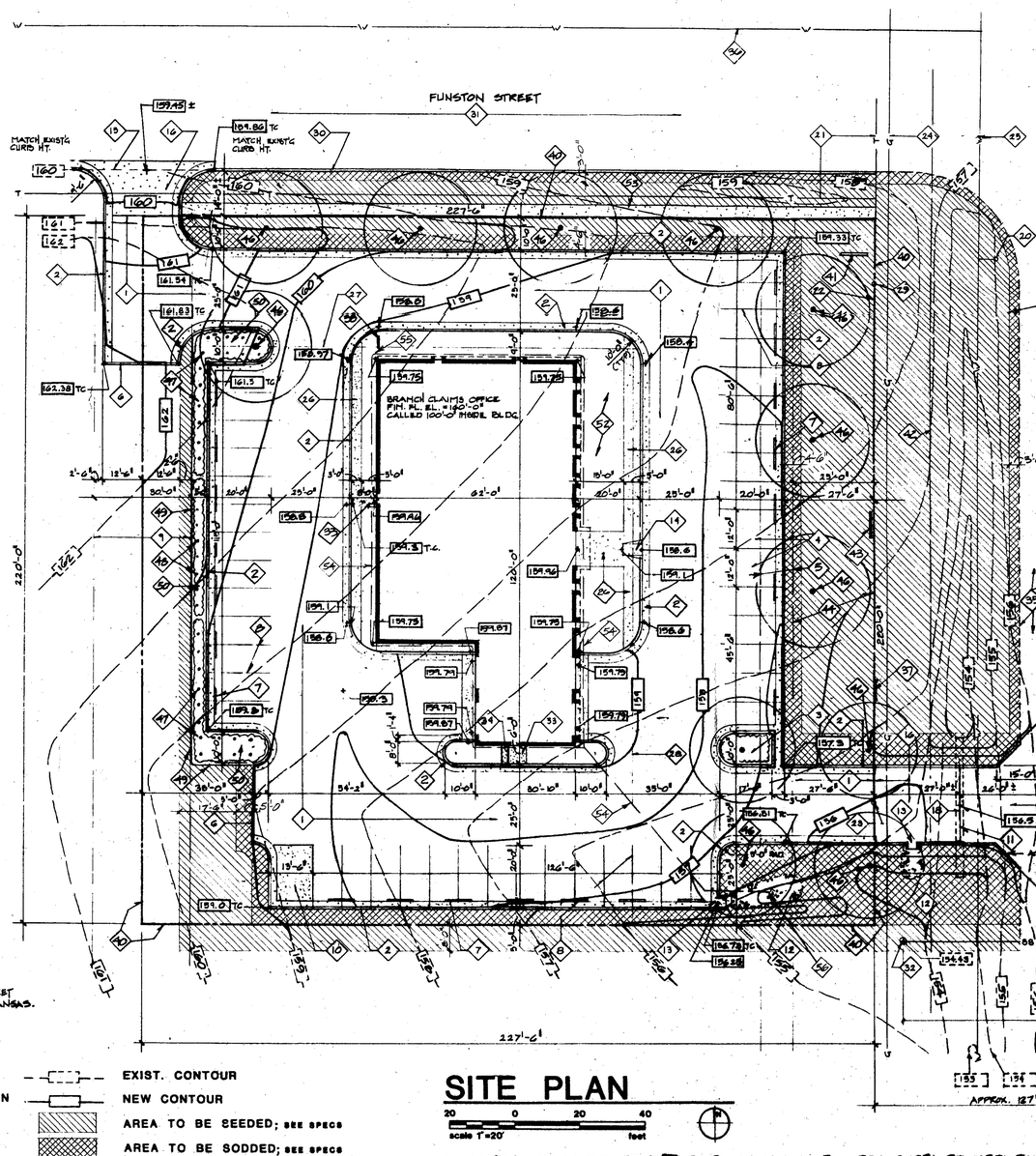
1. Concrete Curbs and gutters must be provided within City right-of-way.
2. Concrete curbs and gutters within property lines only may, at contractors option, be replaced with concrete curb and asphalt gutter. Re: 2/A1

DATA:

OFFICE AREA	5477 S.F.
INSPECTION STATION	976 S.F.
TOTAL AREA	6453 S.F.
PARKING SPACES	41
HANDICAPPED	2
TOTAL PARKING SPACES	43

LEGAL DESCRIPTION:
THE NORTH 220 FEET OF THE EAST 227.5 FEET OF LOT B, ROCK ROAD ADDITION, WICHITA, KANSAS.

LEGEND:
- NEW SPOT ELEVATION
- EXISTING SPOT ELEVATION
- NOTE NUMBER
- EXIST. CONTOUR
- NEW CONTOUR
- AREA TO BE SEEDED; SEE SPECS
- AREA TO BE SODDED; SEE SPECS



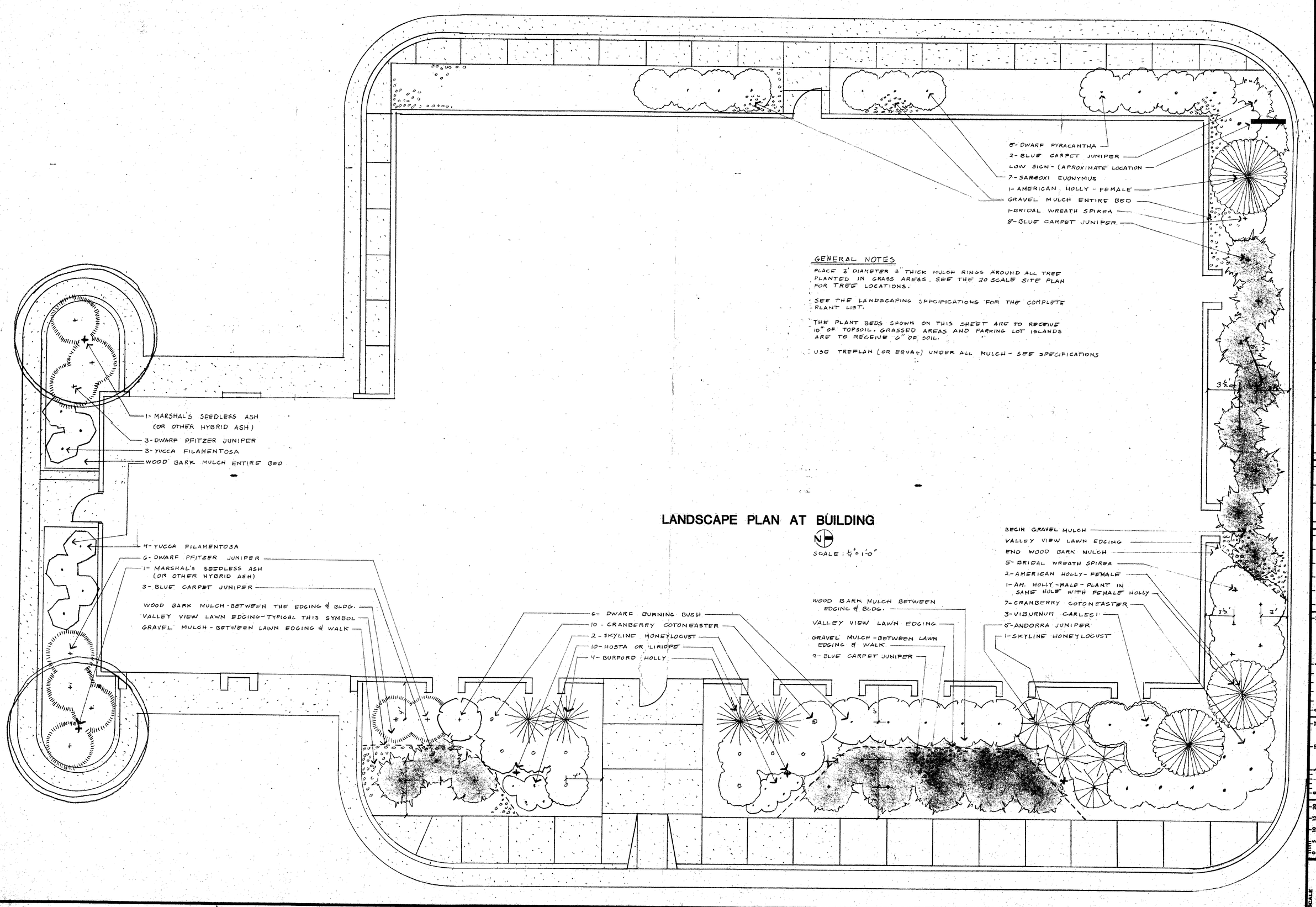
SITE PLAN
20 0 20 40 feet
scale 1"=20'

DATUM TAKEN FROM SURVEY PREPARED BY BAUGHMAN CO., PA. DEC. 18, 1981 REVISED JAN. 18, 1982

COOPER • CARLSON • DUY • RITCHIE • INC. ARCHITECTS ENGINEERS
C|C D|R
418 COMMERCE BANK BLDG. KANSAS CITY, MISSOURI 64105

BRANCH CLAIMS OFFICE for FARMERS INSURANCE GROUP
WICHITA EAST OFFICE WICHITA, KANSAS

PROJECT NO. 8176
SHEET NO. A1
OF
DATE FEB 1982
SCALE



LANDSCAPE PLAN AT BUILDING

N

SCALE : ¼" = 1'-0"

GENERAL NOTES

PLACE 3' DIAMETER 3" THICK MULCH RINGS AROUND ALL TREE PLANTED IN GRASS AREAS. SEE THE 20 SCALE SITE PLAN FOR TREE LOCATIONS.

SEE THE LANDSCAPING SPECIFICATIONS FOR THE COMPLETE PLANT LIST.

THE PLANT BEDS SHOWN ON THIS SHEET ARE TO RECEIVE 10" OF TOPSOIL. GRASSED AREAS AND PARKING LOT ISLANDS ARE TO RECEIVE 6" OF SOIL.

USE TREFLAN (OR EQUAL) UNDER ALL MULCH - SEE SPECIFICATIONS

FIRST MISSOURI STATE BANK

BRANCH BANK & OFFICE FOR FARMERS INSURANCE GROUP

C|C COOPER · CARLSON · DUY · RITCHIE · INC. ARCHITECTS
D|R 418 COMMERCE BANK BLDG. KANSAS CITY, MISSOURI 64105

PROJECT NO. 8176

SHEET NO. LS1

OF

DATE FEB 1982

SCALE 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0" | 3/8" = 1'-0" | 1/2" = 1'-0" | 1 1/2" = 1'-0" | 3" = 1'-0" | 6"