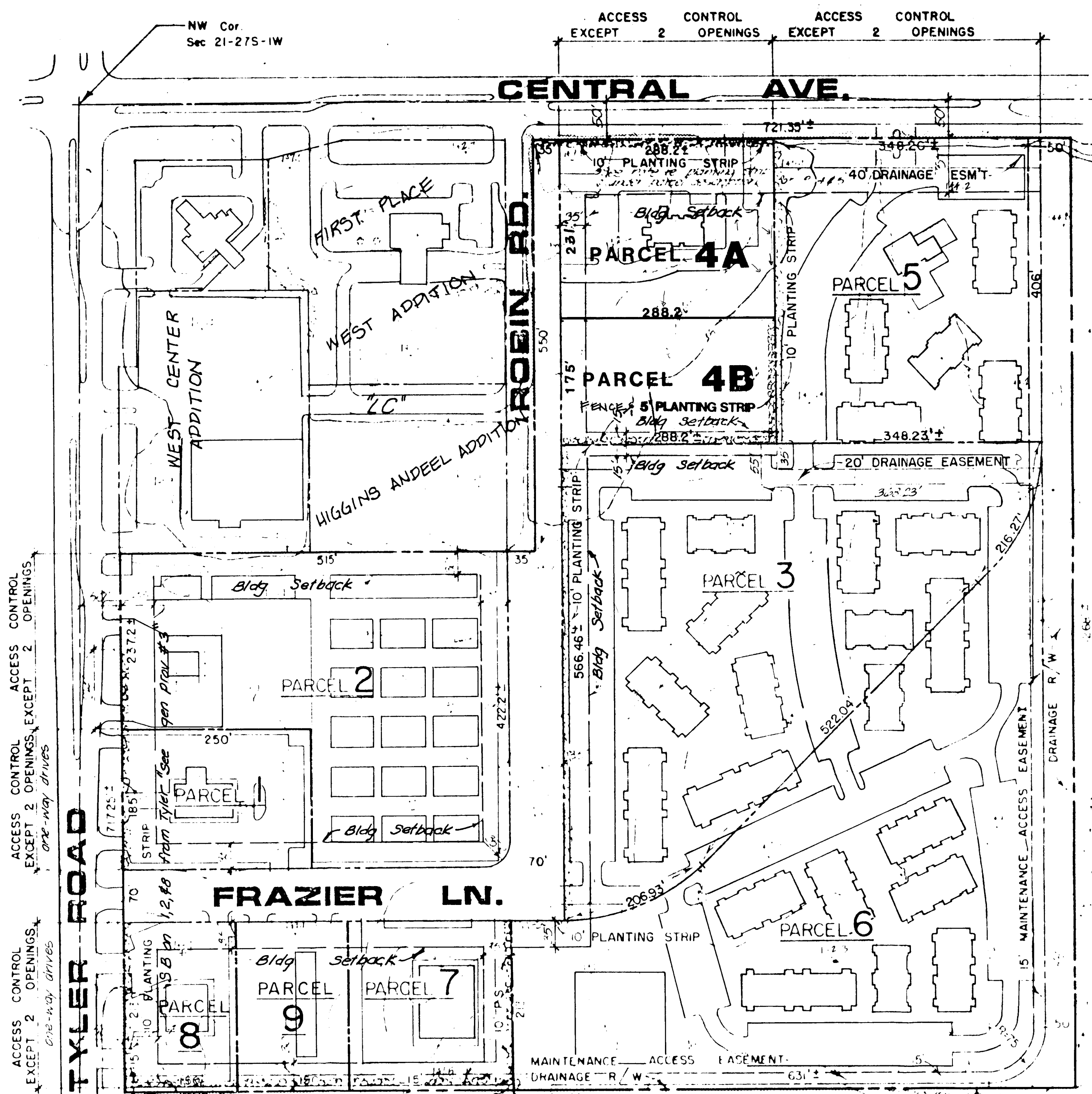


"LC" LIGHT COMMERCIAL

GENERAL PROVISIONS



"AA" SINGLE FAMILY
(WILBUR JUNIOR HIGH SCHOOL)

AA SINGLE FAMILY HIGH SCHOOL
(BISHOP CARROL SENIOR HIGH SCHOOL)

AMENDED (SEE GENERAL NOTES)

TY-CEN ADDITION

COMMUNITY UNIT PLAN

WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1"=100'

DP-90
AMENDMENT #6
APPROVED CUP

MAPC 4-3-86

BCC 4-29-86

Per Admin Adjust ment CUP 2017-19
G.P.#5 Renworgan 5/8/2017

PARCEL - 1

PROPOSED USES - OFFICES, RESTAURANT, RETAIL AND SERVICE COMMERCIAL, NOT INCLUDING STORAGE GARAGE, MINI-WAREHOUSES, TAVERN, HOTEL-MOTEL.
NET AREA - 1.06 ± ACRES, OR 46,250 ± SQ. FT.
MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 13,875 ± SQ. FT.
FLOOR AREA RATIO - .30
MAXIMUM GROSS FLOOR AREA - 13,875 ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 25 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (1) MAIN OR PRINCIPAL BUILDING AND ONE (1) ACCESSORY BUILDING THERETO.

PARCEL - 2

PROPOSED USES - OFFICES, RESTAURANT, PRIVATE CLUB, RETAIL AND SERVICE COMMERCIAL, RESIDENTIAL STORAGE WAREHOUSES SUBJECT TO APPROVAL BY THE BOARD OF ZONING APPEALS, NOT INCLUDING HOTEL OR MOTEL.
NET AREA - 3.92 ± ACRES, OR 170,926 ± SQ. FT.
MAXIMUM BUILDING COVERAGE - 30 PERCENT EXCEPT RESIDENTIAL STORAGE WAREHOUSES ARE PERMITTED 42 PERCENT. (ADMIN. ADJUSTMENT 6-8-84 ALLOW 34% IF SUFFICIENT ON SITE PARKING CAN BE PROVIDED).
FLOOR AREA RATIO - .35 (OVERALL AVERAGE)
MAXIMUM GROSS FLOOR AREA - 59,824 ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - SEE GENERAL PROVISION NUMBER NINE (9).

PARCEL - 3

PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND ACCESSORY COMMUNITY FACILITIES RELATED THERETO.
NET AREA - 6.07 ± ACRES OR 264,518 ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE (3) STORIES.
DENSITY - GARDEN APARTMENTS @ 29 D.U./ACRE, OR 180 UNITS (SEE GEN. NOTE NO. 3)
- TOWNHOUSES @ 10 D.U./ACRE, OR 62 UNITS
PARKING RATIO - 1.5 SPACES/D.U.

PARCEL 4A

PROPOSED USE - BANKS, SAVINGS AND LOAN ASSOCIATION, CREDIT UNIONS, OFFICES, MEDICAL AND DENTAL CLINICS, RETAIL AND SERVICE COMMERCIAL.
NET AREA - 1.53 ± ACRES OR 66,571 ± SQ. FT.
MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 19,971 ± SQ. FT.
FLOOR AREA RATIO - .35
MAXIMUM GROSS FLOOR AREA - 23,300 ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (1)
NOTE: THE TEN (10) FOOT PLANTING STRIP ADJACENT TO CENTRAL AVENUE MAY BE ELIMINATED BY VIRTUE OF THE OVERALL LANDSCAPING OF THE NORTH SIDE OF THE DEVELOPMENT ON PARCEL 4A, BASED UPON THE SUBMISSION OF LANDSCAPE PLANS FOR SAME TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL.

PARCEL 4B

PROPOSED USE - BANKS, SAVINGS AND LOAN ASSOCIATION, CREDIT UNIONS, OFFICES, MEDICAL AND DENTAL CLINICS, RETAIL AND SERVICE COMMERCIAL, AND RESTAURANTS (INCLUDING DRIVE-UP ORDERING FACILITIES, BUT LIMITING THE ORDERING FACILITIES TO A PHONE ORDER BOARD, WHICH ELIMINATES ANY TYPE OF OUTSIDE BROADCAST SPEAKER SYSTEM).
NET AREA - 1.16 ± ACRES OR 50,433 ± SQ. FT.
MAXIMUM BUILDING COVERAGE - 30 PERCENT OR 15,130 ± SQ. FT.
FLOOR AREA RATIO - .35
MAXIMUM GROSS FLOOR AREA - 17,652 ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (1)
NOTE: A SIX TO EIGHT FOOT HIGH SOLID OR SEMI-SOLID WOOD FENCE SHALL BE CONSTRUCTED ALONG THE SOUTH AND EAST PROPERTY LINES. THE FENCE SHALL BE REDUCED TO THREE FEET IN HEIGHT IN THE FRONT YARD SETBACK NEXT TO ROBIN ROAD. FIVE FOOT PLANTING STRIPS SHALL BE PROVIDED ALONG THE INSIDE OF THE FENCE IN ACCORDANCE WITH GENERAL PROVISION NUMBER 4.

PARCEL 5

PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND ACCESSORY COMMUNITY FACILITIES RELATED THERETO.
NET AREA - 3.24 ± ACRES OR 141,371 ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE (3) STORIES.
DENSITY - GARDEN APARTMENTS @ 29 D.U./ACRE, OR 93 UNITS (SEE GEN. NOTE NO. 3)
- TOWNHOUSES @ 10 D.U./ACRE, OR 32 UNITS
PARKING RATIO - 1.5 SPACES/D.U.

1. THIS PROPOSED DEVELOPMENT CONTAINS 30.05 ± GROSS ACRES; OR, 25.91 ± NET ACRES EXCLUSIVE OF PUBLIC STREETS AND DRAINAGE RIGHT-OF-WAY.

2. ACCESS - ACCESS, TO AND FROM TYLER ROAD, SHALL BE LIMITED TO TWO (2) CURB CUTS OR ACCESS OPENINGS FUNCTIONING AS ONE-WAY DRIVES TO PARCEL 8 AND TO PARCEL 1, AND TO TWO (2) CURB CUTS OR ACCESS OPENINGS TO PARCEL 2. ACCESS TO PARCELS 4 AND 5, TO AND FROM CENTRAL AVENUE, SHALL BE LIMITED TO TWO (2) CURB CUTS OR ACCESS OPENINGS PER PARCEL. ACCESS TO PARCELS SHALL ALSO BE PERMITTED FROM THE ADJACENT STREETS OF FRAZIER, AND ROBIN ROAD.

3. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN; HOWEVER, SAID SETBACKS ON PARCELS 1, 2 & 8, FROM THE EAST LINE OF TYLER ROAD, SHALL REQUIRE THE SUBMISSION OF A SPECIFIC SITE PLAN TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL. WITHOUT SUCH SUBMISSION OR APPROVAL, SAID SETBACKS SHALL BE INCREASED TO 75 FEET.

NO SETBACKS SHALL BE REQUIRED BETWEEN PARCEL ONE (1) AND TWO (2), BETWEEN PARCEL FOUR (4) AND FIVE (5), BETWEEN PARCEL SEVEN (7) AND NINE (9), OR BETWEEN PARCEL EIGHT (8) AND NINE (9) HOWEVER, IF A SIDE OR REAR YARD SETBACK FOR BUILDINGS BETWEEN THESE PARCELS IS PROVIDED, SUCH SETBACKS SHALL NOT BE LESS THAN FIFTEEN (15) FEET.

4. 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) ON THE PARCELS INVOLVED. THE LANDSCAPE PLAN SHALL ALSO DEPICT PROPOSED METHODS OF PROVIDING WATER TO THE REQUIRED PLANT MATERIALS.

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.

BECAUSE OF THE ATHLETIC PLAY FIELDS FOR WILBUR JR. HIGH SCHOOL; THE DRAINAGE DITCH ADJACENT TO THE NORTH SIDE THEREOF; AND, THE 15 FEET MAINTENANCE ACCESS EASEMENT ADJACENT TO THE NORTH SIDE OF THE DRAINAGE DITCH, THE SCREENING WALL ALONG THE SOUTH SIDE OF PARCELS 7, 8 AND 9 SHALL BE WAIVED. A TEN (10) FEET PLANTING STRIP SHALL BE REQUIRED ON THE SOUTH SIDE OF PARCELS 7, 8 AND 9 IN LIEU OF THE WALL WHICH IS WAIVED. THE PLANT MATERIALS SHALL BE KEPT OUT OF THE 15 FOOT EASEMENT AS MUCH AS POSSIBLE. A TEN (10) FEET PLANTING STRIP WILL BE PROVIDED ALONG THE EAST TEN (10) FEET OF PARCEL SEVEN (7) IN LIEU OF THE REQUIRED SCREENING WALL BETWEEN PARCELS SIX (6) AND SEVEN (7).

5. SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH LIMITATIONS AND REQUIREMENTS OF THE ZONING ORDINANCE. NO BILLBOARDS SHALL BE PERMITTED. *Per Admin May 5-8-2017 allow 4 signs on Parcel 6*

6. OFF-STREET PARKING FOR ALL PARCELS SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.

7. A FIRE LANE HARD SURFACED AND TWENTY FOUR (24) FEET MINIMUM IN WIDTH SHALL BE PROVIDED TO SERVE ALL MAIN STRUCTURES. SAID FIRE LANE SHALL BE CONSTRUCTED WITH A MINIMUM 3/4 INCH ASPHALT BASE WITH 1/2 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).

8. FINAL DRAINAGE RIGHTS-OF-WAY SHALL BE DETERMINED AT TIME OF PLATTING, AND A DRAINAGE PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS AT THAT TIME. DRAINAGE COSTS SHALL BE GUARANTEED BY THE DEVELOPER AT TIME OF PLATTING.

9. SHOULD PARCEL 2 BE DEVELOPED WITH MORE THAN TWO (2) MAIN OR PRINCIPAL BUILDINGS, SPECIFIC SITE PLANS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS IN EXCESS OF TWO (2) MAIN BUILDINGS ON THESE PARCELS.

PARCEL - 6

PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND ACCESSORY COMMUNITY FACILITIES RELATED THERETO.
NET AREA - 6.41 ± ACRES, OR 279,316 ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE (3) STORIES
DENSITY - GARDEN APARTMENTS @ 29 D.U./ACRE, OR 186 UNITS. (SEE GEN. NOTE NO. 3)
- TOWNHOUSES @ 10 D.U./ACRE, OR 64 UNITS.
PARKING RATIO - 1.5 SPACES/D.U.

PARCEL - 7

PROPOSED USES - OFFICES, RESTAURANT, RETAIL AND SERVICE COMMERCIAL, NOT INCLUDING STORAGE GARAGE, TAVERN, HOTEL OR MOTEL.
NET AREA - 1.05 ± ACRES, OR 45,795 ± SQ. FT.
MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 13,739 ± SQ. FT.
FLOOR AREA RATIO - .30
MAXIMUM GROSS FLOOR AREA - 13,739 ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDING - 1

PARCEL - 8

PROPOSED USES - OFFICES, RESTAURANT, RETAIL AND SERVICE COMMERCIAL, NOT INCLUDING MINI-WAREHOUSES, STORAGE GARAGE, TAVERN, HOTEL OR MOTEL.
NET AREA - 0.73 ± ACRES, OR 31,950 ± SQ. FT.
MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 9,585 ± SQ. FT.
FLOOR AREA RATIO - .30
MAXIMUM GROSS FLOOR AREA - 9,585 ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 1

PARCEL - 9

PROPOSED USES - OFFICES, RESTAURANT, CAR WASH SUBJECT TO APPROVAL BY THE BOARD OF ZONING APPEALS, RETAIL AND SERVICE COMMERCIAL, NOT INCLUDING STORAGE GARAGE, TAVERN, HOTEL - MOTEL.
NET AREA - 0.73 ACRES, OR 31,950 SQ. FT.
MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 9,585 SQ. FT.
FLOOR AREA RATIO - .30
MAXIMUM GROSS FLOOR AREA - 9,585 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 1

GENERAL NOTES

- BASED UPON: A) A CONDITION OF APPROVAL OF THE AMENDED COMMUNITY UNIT PLAN; B) THE VACATION OF REA AVENUE, MAP CASE NO. 2-0473; AND C) PARCELS 3, 5 & 6 BEING DEVELOPED RESIDENTIALLY AS ONE OVERALL PROJECT; THIS DRAWING REFLECTS EXISTING LOT LINES, ALTERNATE PLANTING STRIPS, PARCEL BOUNDARY ADJUSTMENTS, REVISED BUILDING SETBACK LINES AND RELATED OFF-ROAD DEVELOPMENT DATA ACCORDINGLY, AND IS SUBMITTED FOR ADMINISTRATIVE USE BY THE CITY OF WICHITA.
- BASED UPON A CONDITION OF APPROVAL OF THE AMENDED C.U.P., AND THE VACATION OF REA AVENUE, ONE OF THE TWO POINTS OF ACCESS PERMITTED TO PARCEL 5 SHALL BE CONSTRUCTED TO MAINTAIN DRIVEWAY STAGNATION AND SHALL BE LOCATED EAST OF THE EXISTING PUBLIC TO CENTRAL AVENUE.
- THE RESIDENTIAL DENSITY FOR PARCELS 2, 5, AND 6 PERMIT APARTMENTS AT 29 DWELLING UNITS/ACRE. HOWEVER, WITH SAID PARCELS BEING DEVELOPED AS ONE OVERALL PROJECT, THE TOTAL NUMBER OF DWELLINGS SHALL NOT EXCEED THE 396 UNITS APPROVED BY THE BOARD OF CITY COMMISSIONERS.

DP-90

BAUGHMAN COMPANY, P.A.

Drawn
Amended
Revised
Date
Scale

POS
INCORPORATED

PLANNING DEVELOPMENT SERVICES, INC.

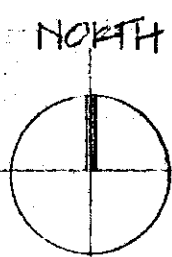
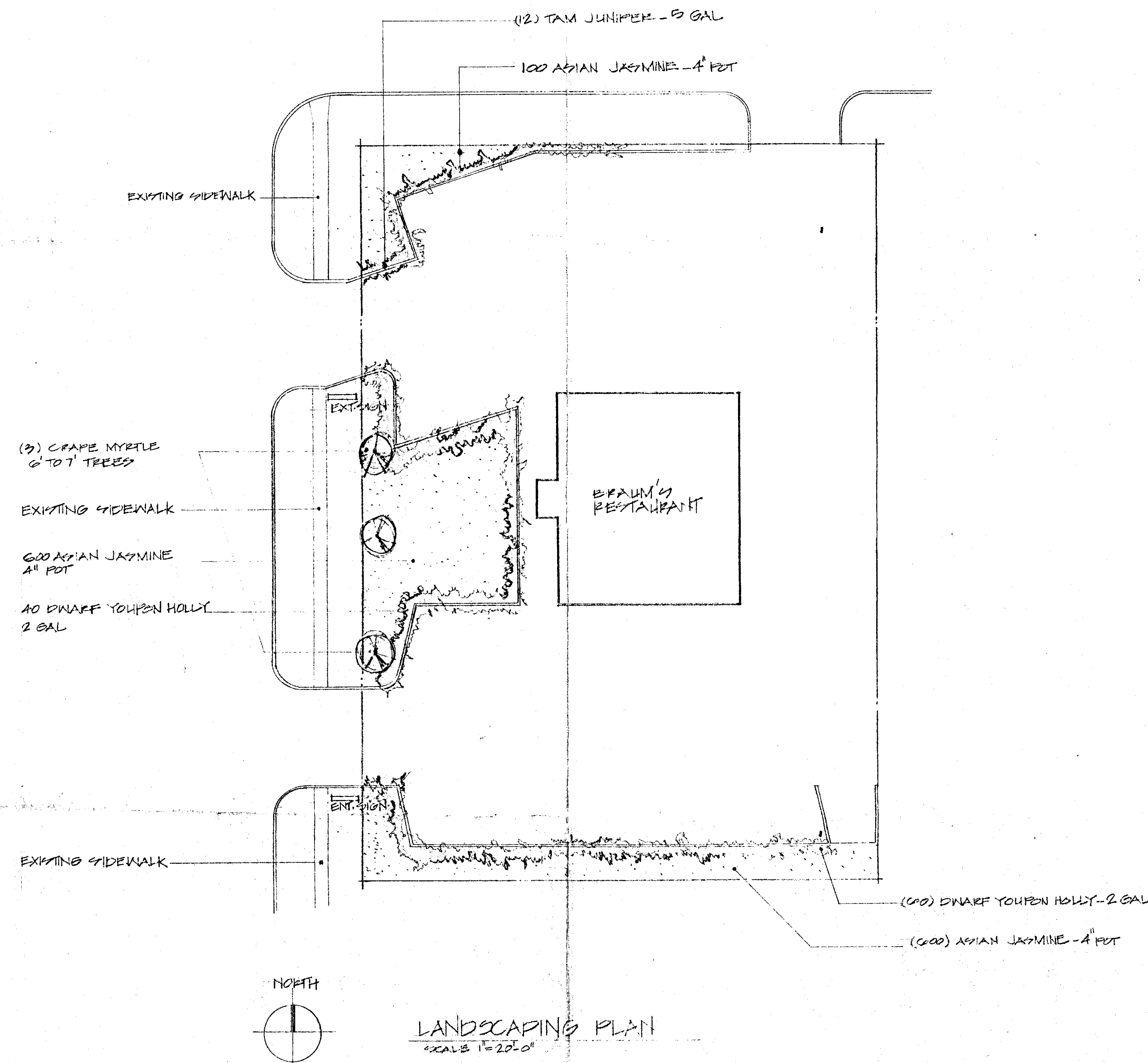
Sheet

1

Of 10

INITIAL OWNER / DEVELOPER B.F.P. INC.

PORTION OF NW 1/4, NW 1/4, SEC. 21, T27S, R1W



LANDSCAPING PLAN

SCALE 1" = 20' 0"

Approved Landscape Plan
for use on the south side of the
the west side of Parcel 8 - DP10

SEE MEMO DATED 12/4/93

for J. L. Schwab

(Supersedes Landscape Plan
DATED 10/24/93)

NOTE:
SEE AMENDMENT: 1" PINK LINE 10'-0" MAX.
PLAN 6-25-15

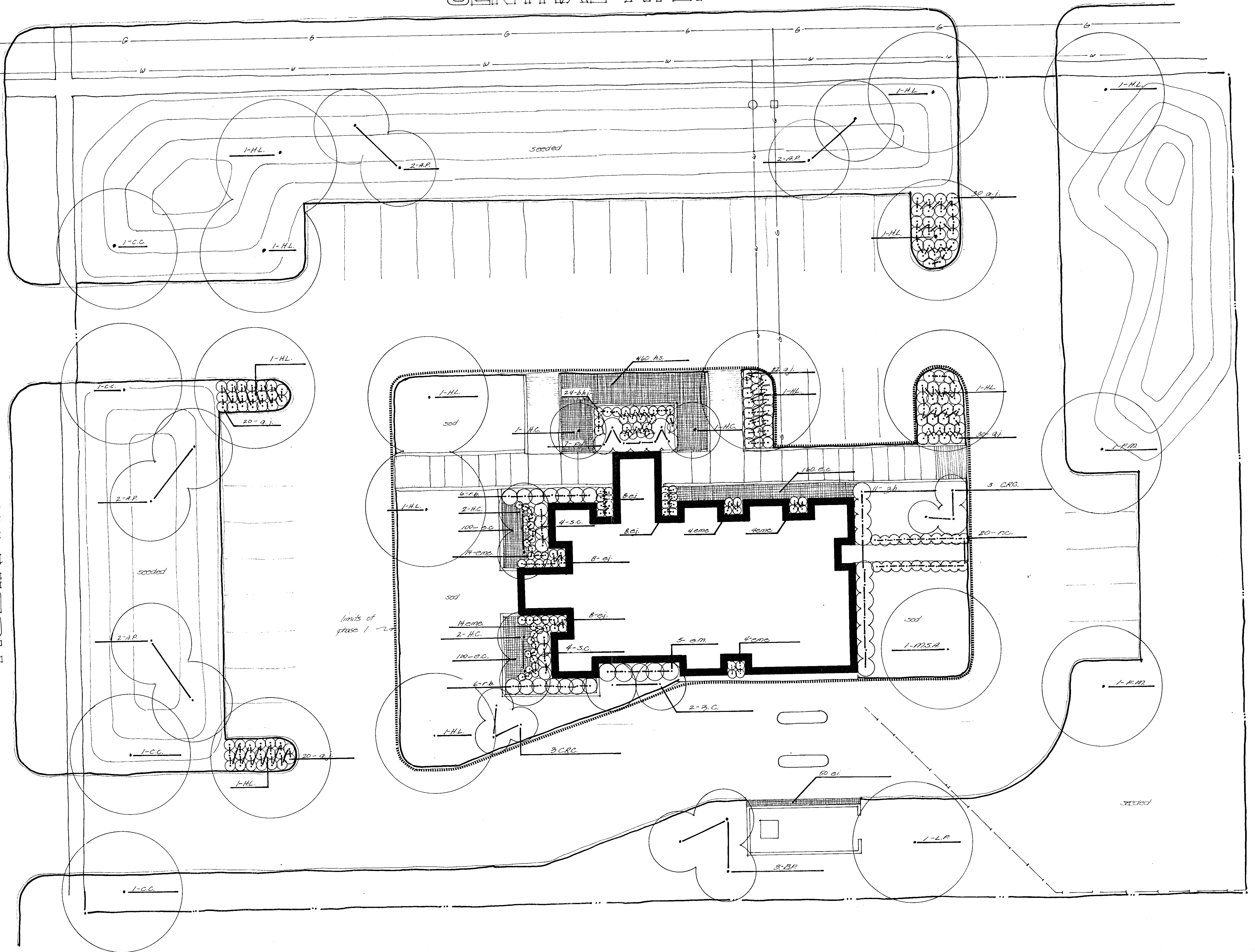
MODEL "D" BUILDING
BRAUM'S ICE CREAM STOREY NO.
WICHITA, KANSAS

JOB NO. 8325-B-21
DRAWN BY: J. M.
CHECKED BY:
APPROVED BY:
REV
REV
REV

L-1
DATE 11-11-83

CENTRAL AVE.

ROBIN ROAD



PHASE ONE PLANT LIST

code	Quan	Common Name	Size	Cont.
HL	5	Thornless Honeylocust	3-3 1/2"	BB
M.S.B.	1	Manchurian Seedless Ash	3-3 1/2"	BB
		Ornamentals		
HC	6	Hops Crabapple	2-2 1/2"	BB
SC	2	Sumo Crabapple	2-2 1/2"	BB
GRC	6	Conchert Ray Cedar	8'x10'	BB
		Large Shrubs		
RY	7	Yucca filamentosa	5'gal	cont.
RA	12	Redleaf Barberry	5'gal	cont.
SH	11	Spice Honeylocust	5'gal	cont.
EM	5	Manhattan Euonymus	5'gal	cont.
SC	8	Spreading Cotoneaster	5'gal	cont.
thi	24	Bar Harbor juniper	2'gal	cont.
ai	52	Andorra juniper	2'gal	cont.
		Ground cover		
hs	460	Honeylocust	2 1/4" gal	cont.
ec	360	Euonymus coloratus	2 1/4"	cont.
		Small Shrubs		
ai	32	Andorra juniper	1'gal	cont.
em	40	Emerald Green Euonymus	1'gal	cont.
cc	20	Rock Cotoneaster	1'gal	cont.

400 sq yds seeded

PHASE TWO PLANT LIST

code	Quan	Common Name	Size	Cont.
		Trees		
C.C.	4	Cottonwood	2 1/2-3"	BB
HL	7	Thornless Honeylocust	2 1/2-3"	BB
FM	2	Fraxinus Marshallii	2 1/2-3"	BB
LP	1	London Planetree	2 1/2-3"	BB
		Evergreens		
AP	8	Austrian or Scotch Pine	6-8'	BB
		Ornamentals		
AP	3	Bradford Pear	2-2 1/2"	BB
		Shrubs		
ai	70	Andorra juniper	2'gal	cont.
ei	50	English Ivy	2 1/4"	cont.
		24000' Grass (seeded)		

LANDSCAPE PLAN APPROVED FOR
THE NORTH PORTION OF PARCEL No. 4
OF THE TR-CEN ADDITION CUP (DP-90)
SUBJECT TO THE PROVISION OF AN
ADEQUATE WATERING SYSTEM
Bill G. Yung Design 7-13-77
date

PLANTING PLAN
WICHITA FEDERAL

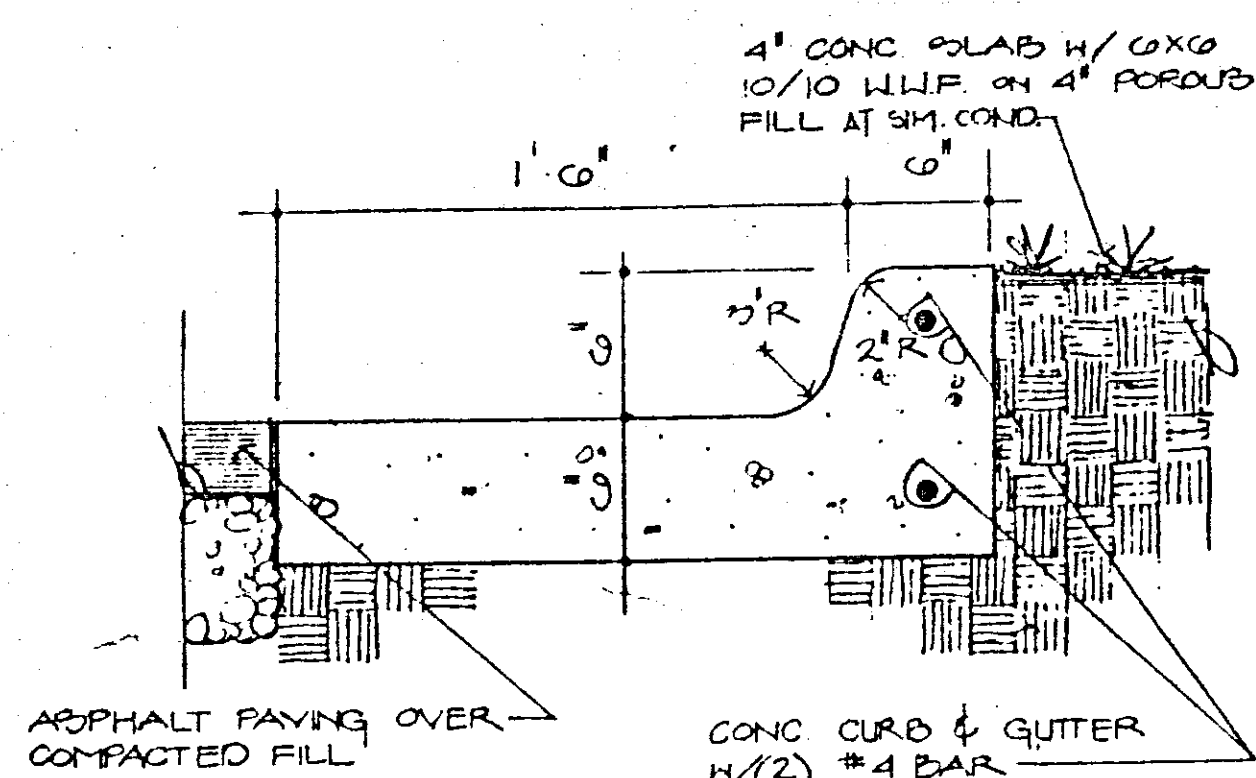
SCALE 1"=10'

0 5 10 20

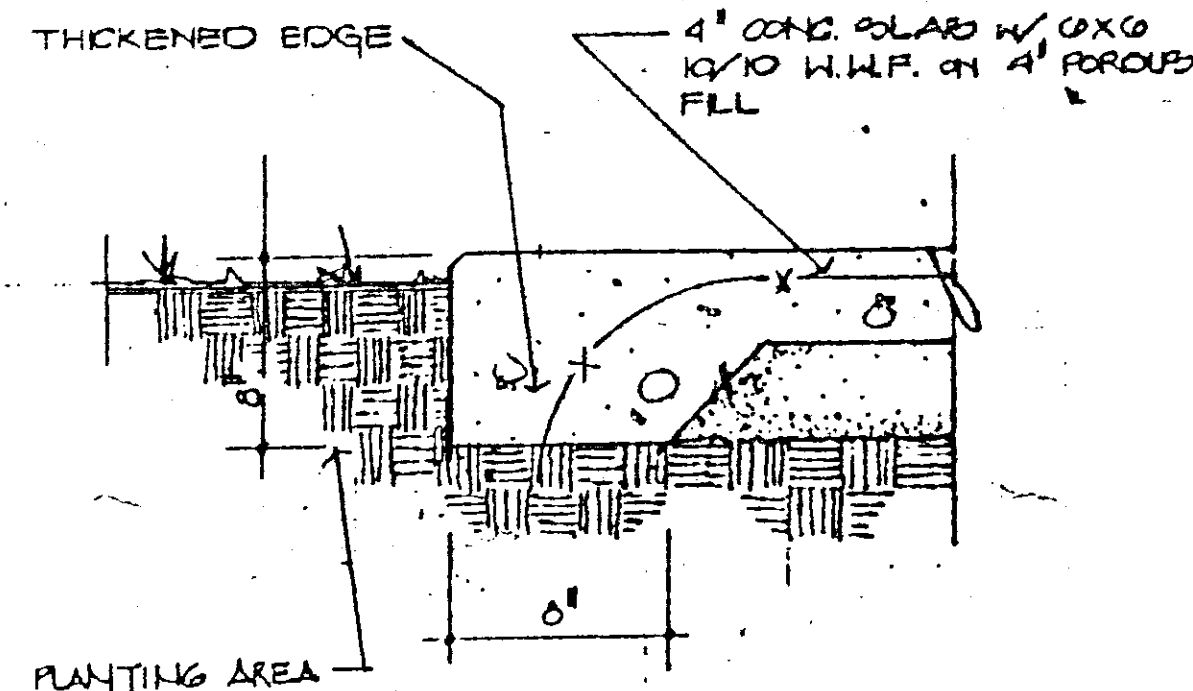
July 1977



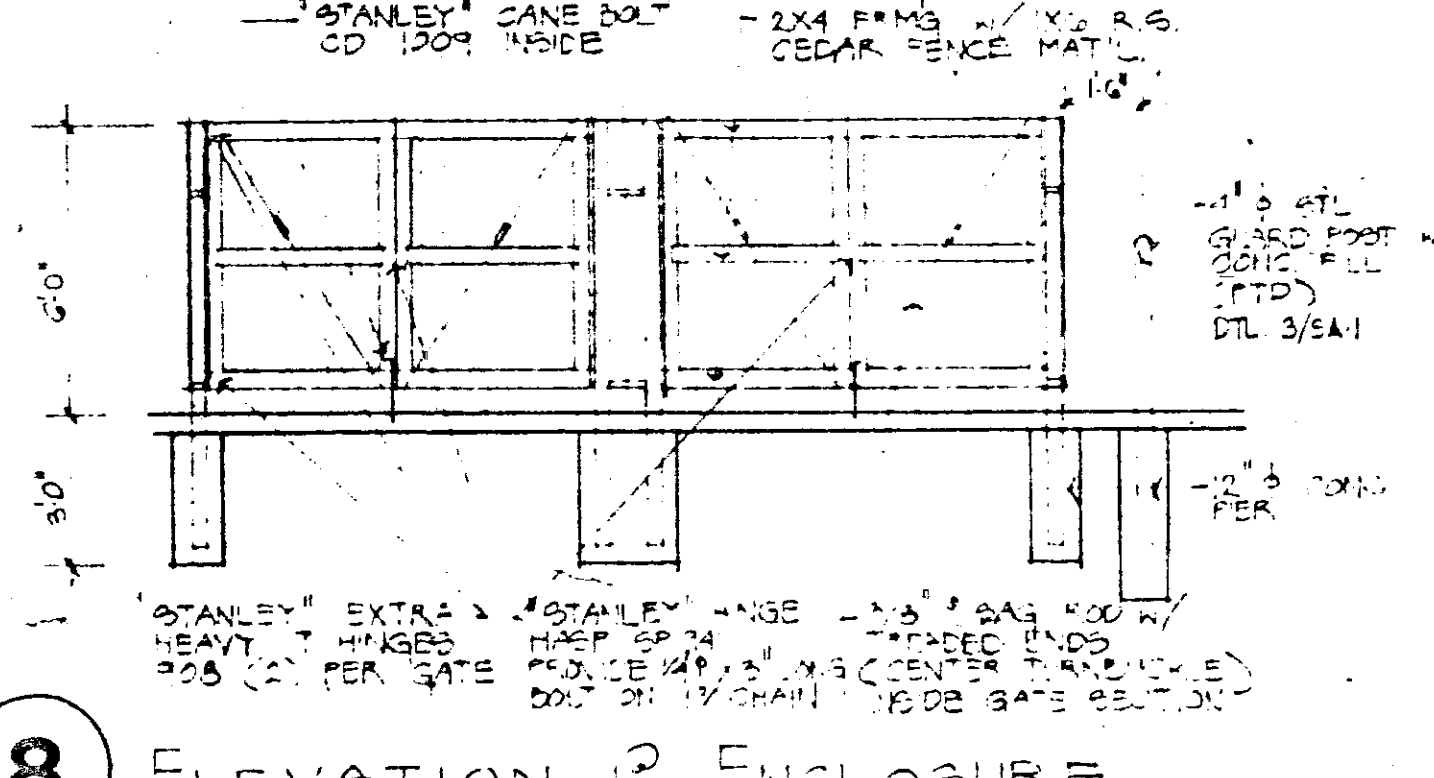
BILL G. YUNG DESIGN
1355 NORTH WACO WICHITA, KANSAS 67203 316-264-0676



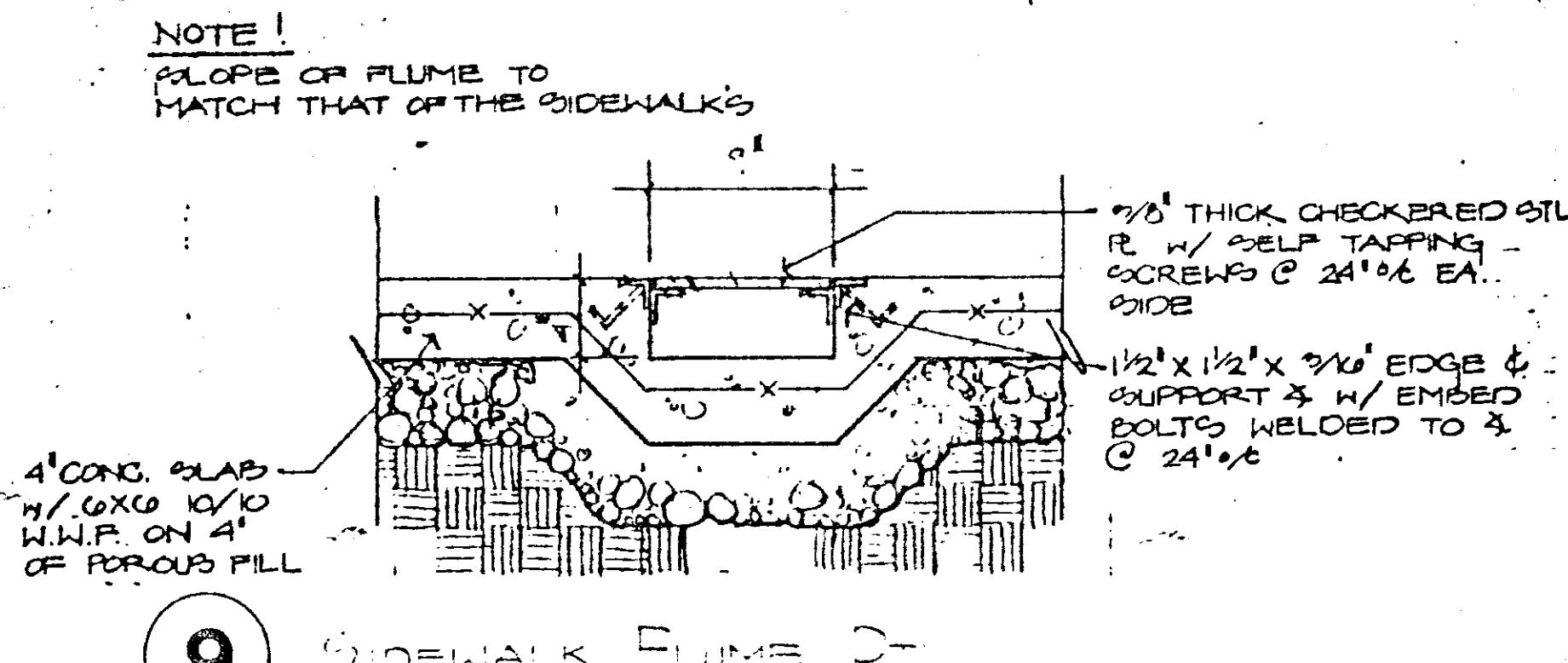
1 CURB & GUTTER DTL
1/2" = 1'-0"



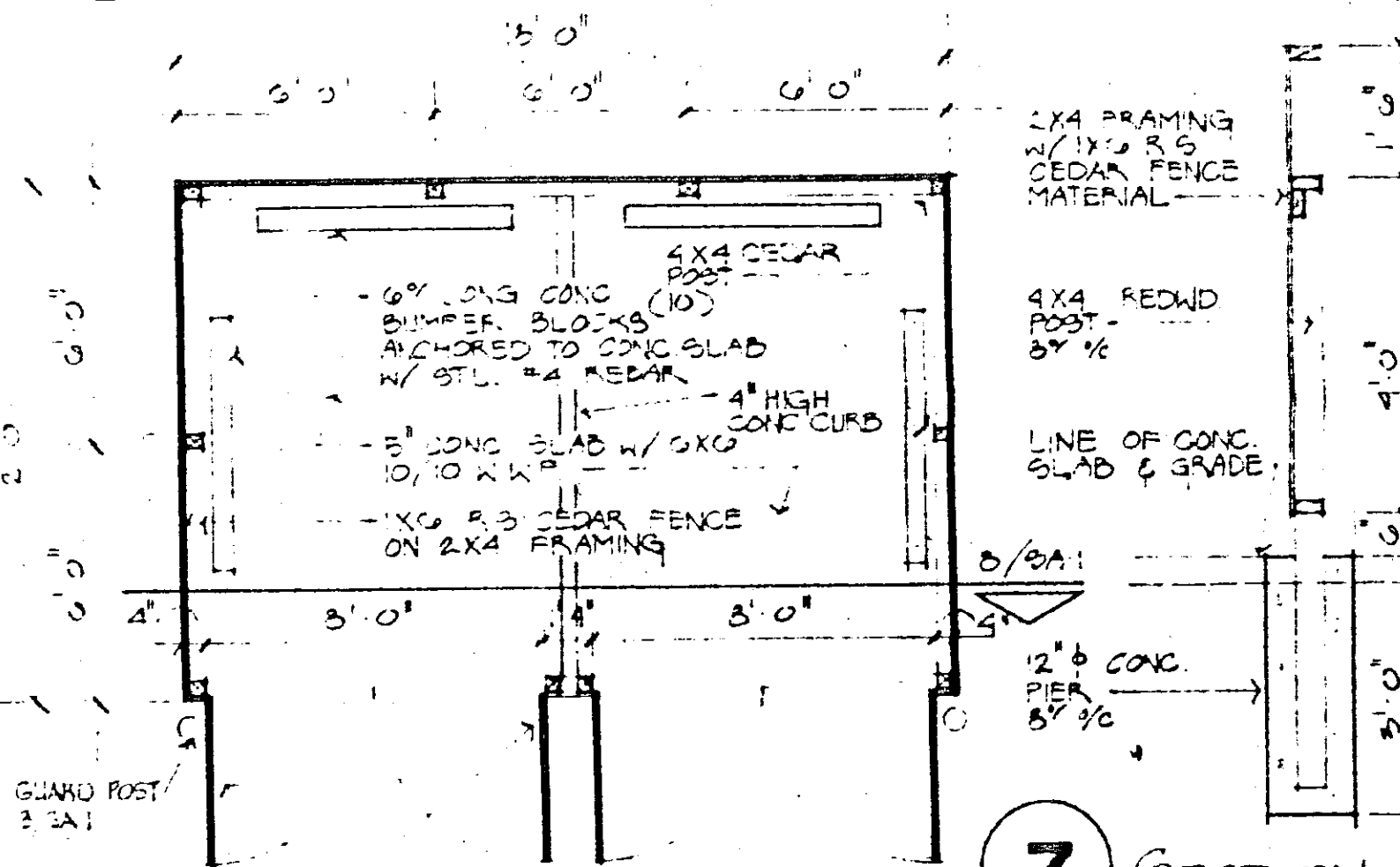
5 SIDEWALK EDGE DTL
1/2" = 1'-0"



8 ELEVATION @ ENCLOSURE
1/4" = 1'-0"



9 SIDEWALK FLUME DTL
1/2" = 1'-0"

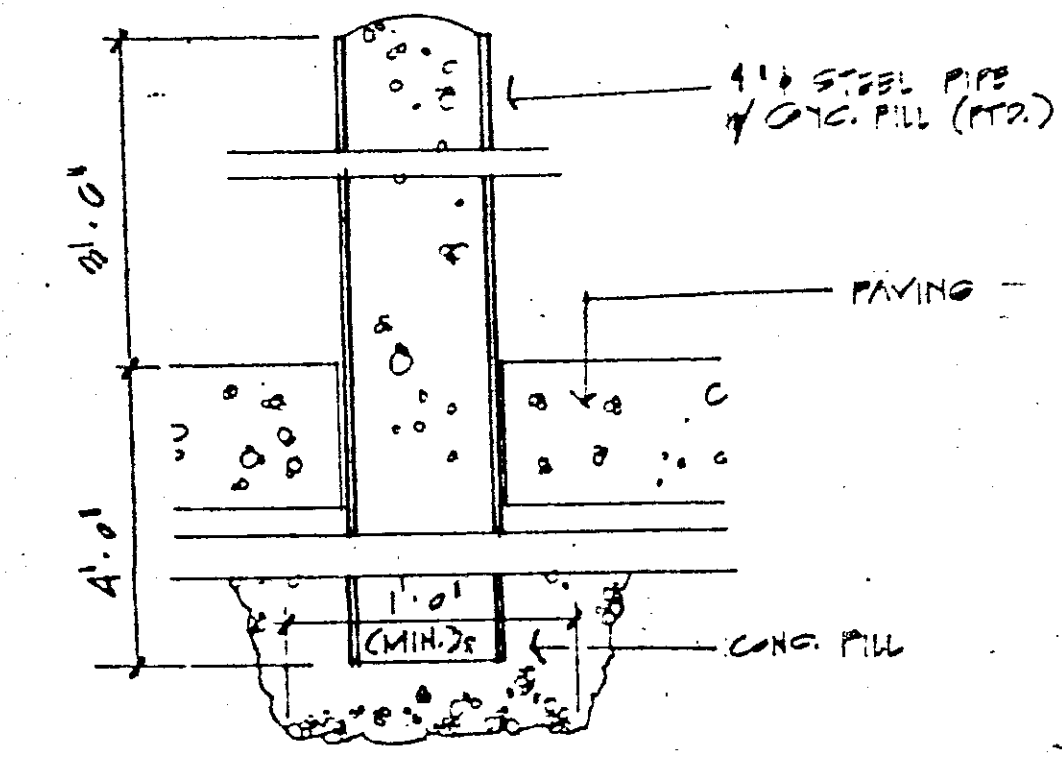


6 PLAN @ TRASH ENCLOSURE
1/4" = 1'-0"

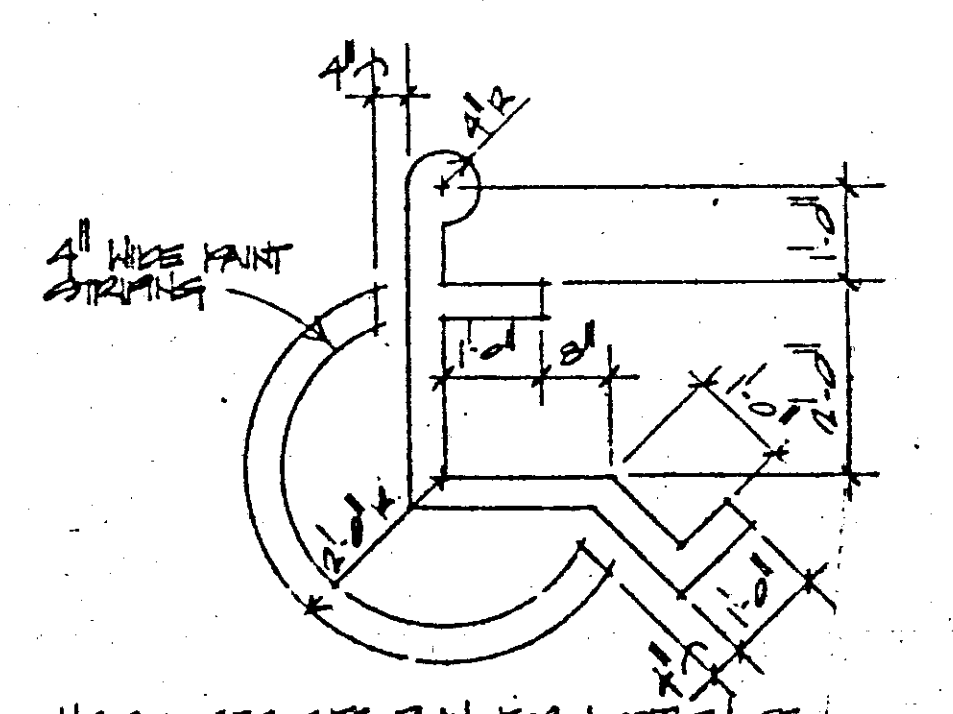
7 SECTION @ FENCE
1/2" = 1'-0"

GENERAL NOTES:

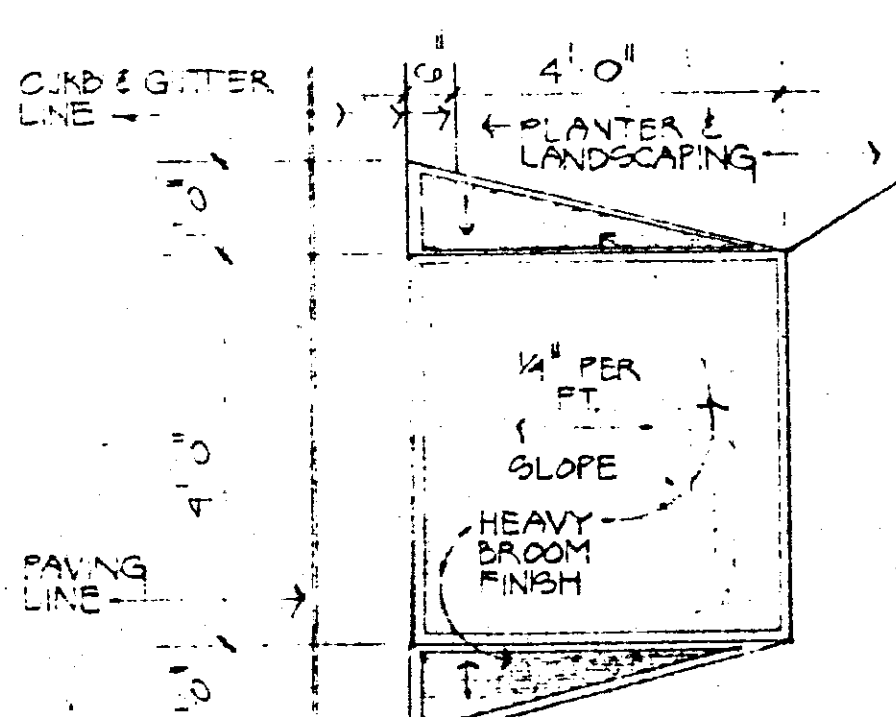
- General Contractor shall field verify that no building encroaches upon the building setbacks prior to the start of construction. Commencement of construction constitutes verification and responsibility of same.
- Approaches to be per City of Wichita, Kansas Specifications.
- All drives and parking areas to be paved with asphalt. Reference Specifications.
- All sidewalks to be 4" thick, with 6 x 6 #10/10 W.W.F.
- Paint striping typical at all parking spaces, per City of Wichita, Kansas standards.
- Contractor shall notify Architect immediately of any material discrepancies found in the drawings or any material discrepancies found on site which conflicts with conditions as shown in the Contract Documents.
- Where discrepancies exist between Architectural Site Plan and details with the Site Grading, Site Dimensions and/or the Site Utilities, notify Architect immediately for clarification and instructions prior to commencing the work. Do not proceed with construction until receiving written clarification or instructions.
- General Contractor and all sub-contractors shall field verify all existing conditions, utility lines, elevations and locations of existing utilities indicated on the survey prior to submitting proposal and/or commencing any work. All adjustments in grade and elevations of existing utility lines, manholes, valves and any other existing condition on the site shall be made to comply with City of Wichita building codes and ordinances as required to complete this project. All such adjustments and relocation shall be included in the bid for completion of this work.
- General Contractor to provide for installation and electrical service to all site signage provided by Owner.



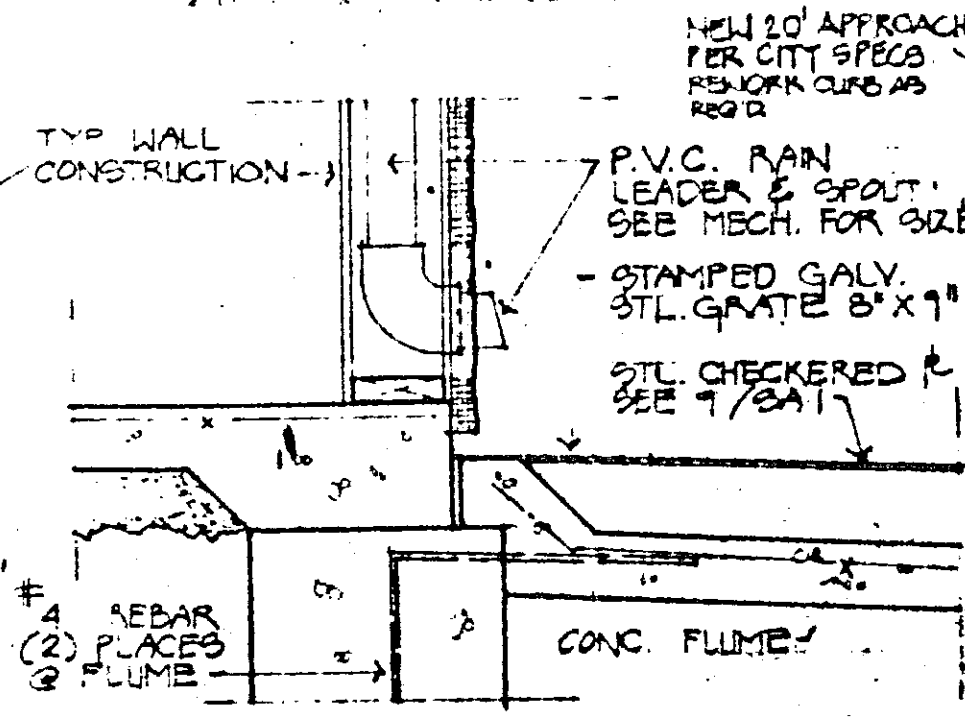
3 GUARD POST DTL
1/2" = 1'-0"



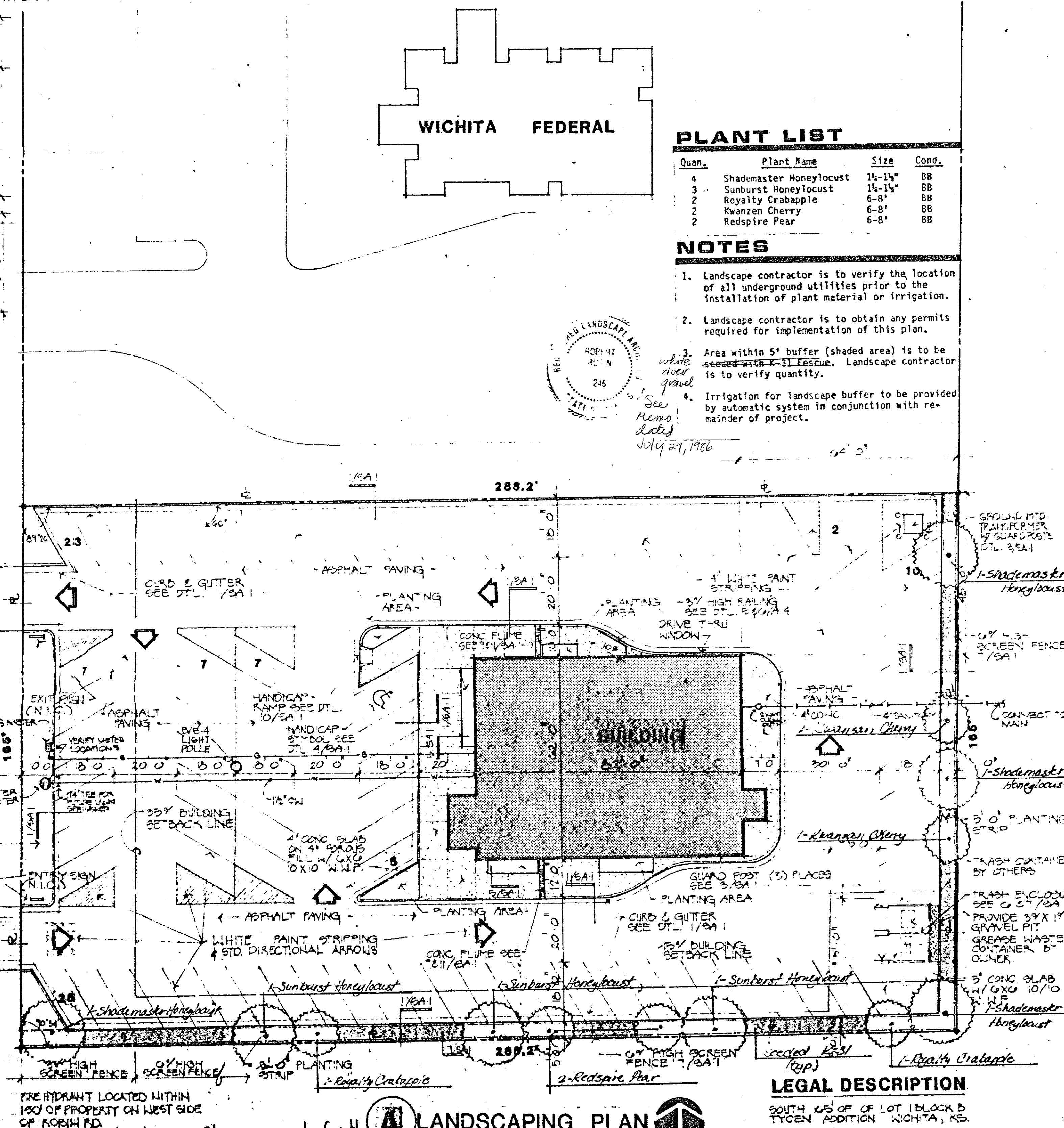
4 HANDICAP LOGO DTL
1/2" = 1'-0"



10 HANDICAP RAMP
1/2" = 1'-0"



11 RAIN LEADER @ FLUME
1" = 1'-0"



LANDSCAPING PLAN

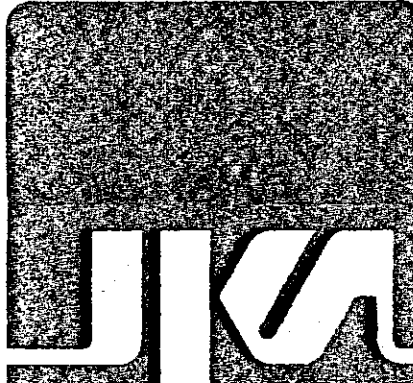
Landscape Plan approved for the
South portion of Parcel #4, Ty-cen
Addn C.U.P. (PP-90) full subd. 6-25-86

LEGAL DESCRIPTION

SOUTH 1/2 OF LOT 1, BLOCK 5,
TYCEN ADDITION, WICHITA, KS.

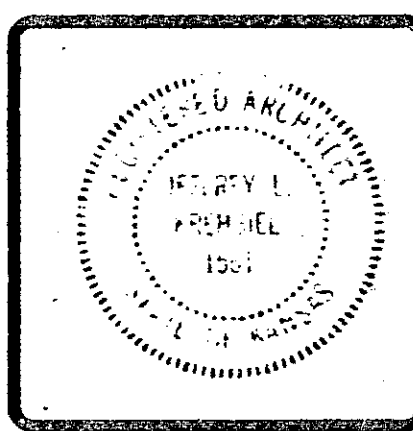


NORTH



JEFF KREHBIEL
ASSOCIATES, aia
architecture + planning

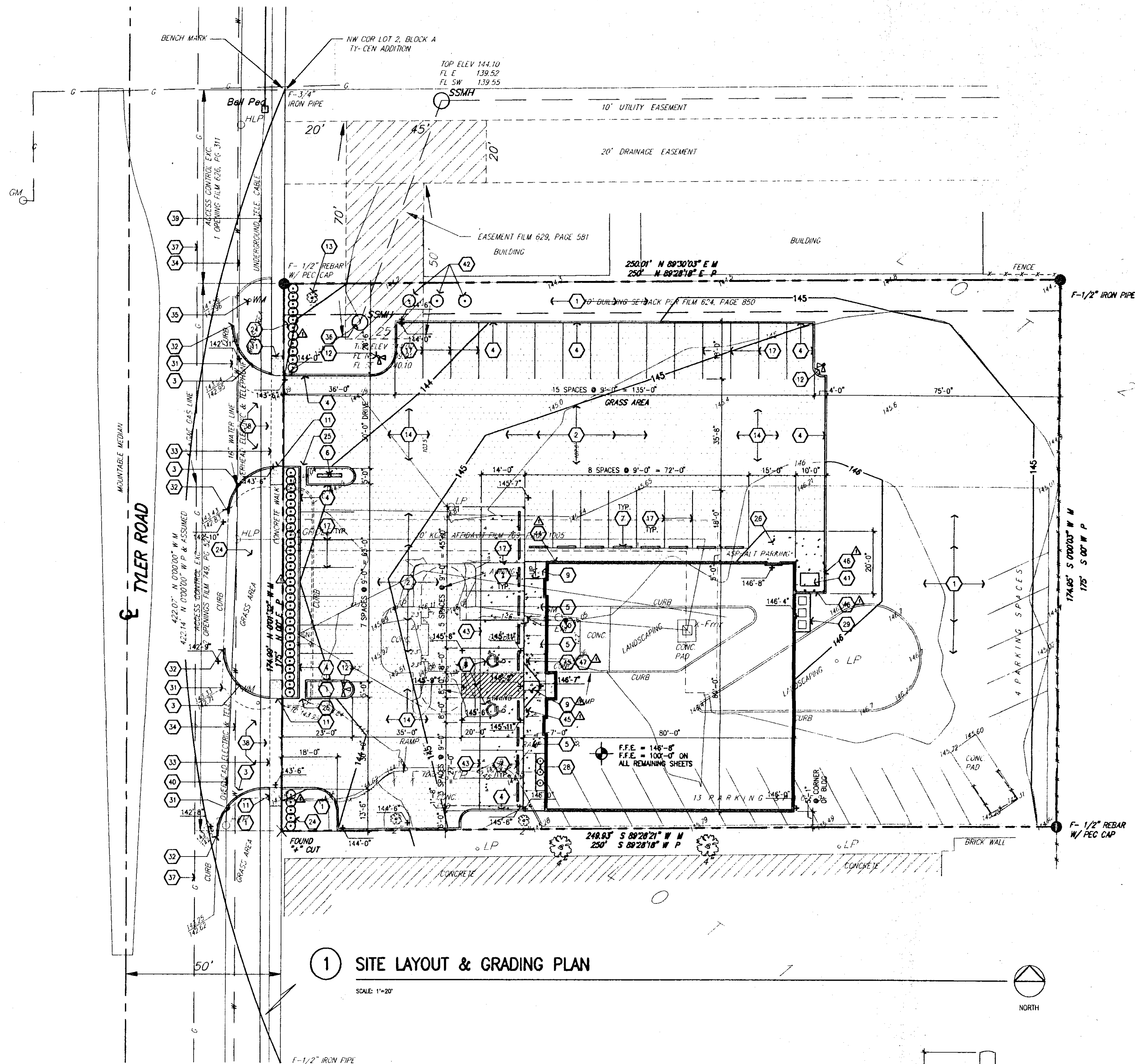
1300 East 10th Wichita, Kansas 67211
(316) 267-8233



LONGNECKERS
"THE" HAMBURGER
ROBIN RD. AT CENTRAL AVE.
WICHITA, KS.

sheet title
SITE PLAN
LANDSCAPE
BUFFER
PLAN
16 May 86

sheet
SL-1
of 1 sheets



1 SITE LAYOUT & GRADING PLAN

SCALE: 1"=20'

NOTE: WATER FOR PLANTS SHALL BE PROVIDED FROM HOSE BIB @ N.W. CORNER OF BLDG.

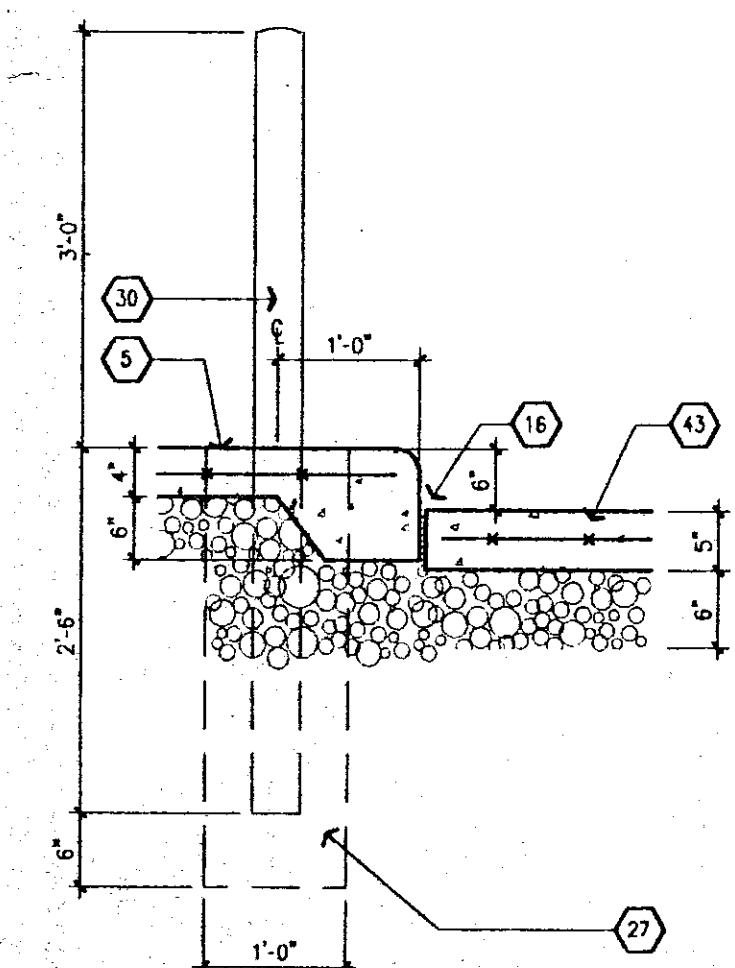
PLANTING SCHEDULE				
	NO	BOTANICAL	COMMON	SIZE
ORNAMENTAL	3	CRATAEGUS CRUSGALLI	COCKSPUR HAWTHORN	1" CALIPER MIN.
ORNAMENTAL	3	CANAERT RED CEDAR	CANAERTII	1" CALIPER MIN.
SHRUBS	45± (VERIFY)	"BERBERIS THUNDERGII ATROPURPUREA"	JAPANESE REDLEAF BARBERRY	SEE LANDSCAPING REQ'S

LANDSCAPE PLAN

APPROVED 1/25/96 BY *JO*

DP-90 PARCEL 2 (PORTION)
 Supersedes Church's Fried Chicken
 revised landscape plan approved 10-29-85

MAPD CORN 1 of 1

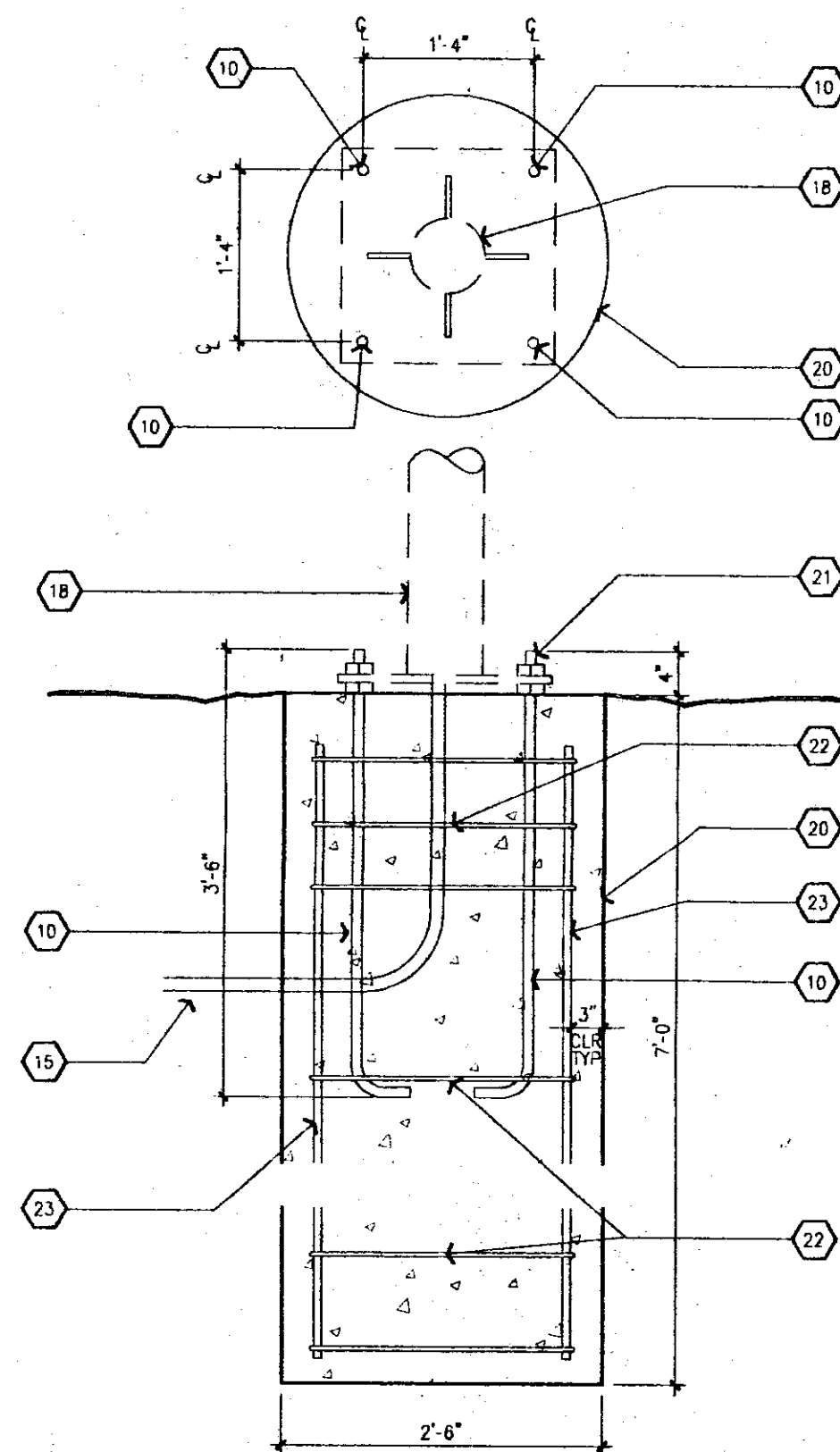


5 BOLLARD DETAIL

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

SITE NOTES:

1. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
2. VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION OF SITE.
3. INFORMATION ON THIS DRAWING TAKEN FROM SURVEY PREPARED BY MARK A. SAVOY, P.L.S. #788, DATED JULY 22, 1995 FOR O'REILLY AUTOMOTIVE.
4. PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN ON THE PLANS. USE HIGHWAY MARKING PAINT - YELLOW.
5. PROVIDE TEMPORARY EROSION CONTROL TO CONTAIN ALL SOILS ON SITE. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
6. ALL EXISTING SITE IMPROVEMENTS AND TREES SHALL BE DEMOLISHED & CLEARED FROM SITE IN AREAS OF NEW CONSTRUCTION UNLESS NOTED OTHERWISE.

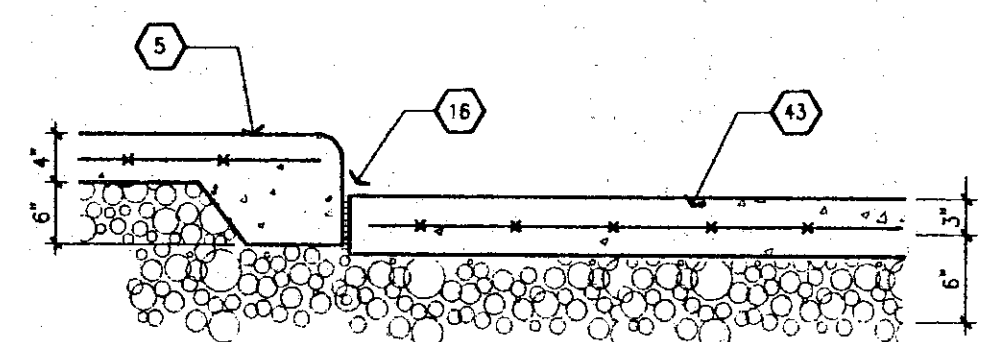


2 POLE SIGN BASE

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

3 CURB DETAIL

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



4 SIDEWALK CURB DETAIL

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

KEYNOTES:

1. FINE GRADE, HYDRO MULCH OR SEED & STRAW OVER MIN. 4" TOPSOIL STOCKPILED FROM SITE OR HAULED IN AS REQUIRED.
2. 5" ASPHALTIC PAVING OVER 6" COMPACTED BASE ROCK.
3. 15'-0" RADUS.
4. CONCRETE CURB W/ RADIUS EDGES & 1 #4 CONT. @ TOP & BOTTOM.
5. NEW 4" THICK CONCRETE SIDEWALK W/ THICKENED EDGE OVER 4" GRAVEL BASE. REINFORCE W/ 6x6 W1.4 x W1.4 W.W.F.
6. APPROXIMATE LOCATION OF NEW POLE SIGN BY OWNER. PROVIDE UNDERGROUND ELECTRIC & POLE BASE. VERIFY LOCATION W/ OWNER. SEE DETAIL 2/502 FOR POLE BASE.
7. NEW 6" CONCRETE BUMPER BLOCK. ANCHOR TO PAVING W/ 3 1'-0" LONG #4 DOWELS.
8. H.C. PARKING SPACE AND ACCESS AISLE. SLOPE 2% MAX. IN ALL DIRECTIONS. PROVIDE INTERNATIONAL HANDICAP SYMBOL PER ANSI STANDARDS.
9. HANDICAP ACCESS RAMP. SLOPE RAMP 1:12 MAX.
10. 1" x 3'-0" LONG ANCHOR BOLT W/ 6" THREAD & BENT END.
11. EXISTING SIDEWALK - REWORK EXISTING SIDEWALK @ NEW DRIVE TO CONFORM W/ A.D.A. WHEELCHAIR REQUIREMENTS.
12. APPROXIMATE LOCATION OF PARKING LOT LIGHT. PROVIDE UNDERGROUND ELECTRIC. VERIFY LOCATION WITH OWNER REPRESENTATIVE. SEE FIXTURE SCHEDULE SHT. E1.
13. EXISTING 2" CALIPER MAPLE SHADE TREE TO REMAIN.
14. CLEW & CLEAR SITE OF ALL EXISTING BUILDINGS, TREES, FOUNDATIONS, SIDEWALKS, CONCRETE SLABS, SIGNS & POSTS, RETAINING WALLS, ASPHALT, GRAVEL, UTILITIES, ETC. UNLESS NOTED OTHERWISE.
15. ELECTRICAL CONDUIT.
16. 1/2" EXPANSION JOINT AND FILLER MATERIAL.
17. PROVIDE PARKING LOT STRIPING AS SHOWN ON PLANS. USE HIGHWAY MARKING PAINT - YELLOW.
18. POLE SIGN & BASE PLATE PROVIDED BY OWNER.
19. FINISHED GRADE WHERE OCCURS.
20. 2'-6" x 7'-0" CONCRETE FOOTING.
21. 4" ANCHOR BOLT THREAD EXTENSION ABOVE GRADE.
22. #3 TIES, 2 SPACES @ 6" O.C., REMAINDER @ 18" O.C.
23. 6 - #6 BARS.
24. SHRUBS PER LANDSCAPING REQUIREMENTS. SEE LANDSCAPING REQUIREMENTS SHEET SD2.
25. 2'-0" CURB CUT.
26. SLOPE PAVING UP AT THIS LOCATION FOR FREIGHT DOOR ACCESS.
27. 1/2" ROUND x 3'-0" DEEP CONCRETE BASE.
28. 3'-0" WIDE x 12'-0" LONG PLANTER AREA PER FOUNDATION PLAN. PROVIDE THREE 6'-0" TALL CANALY JUMPERS EQUALLY SPACED IN PLANTER AREA AND MULCH WITH BARK.
29. CONCRETE PAD FOR HVAC CONDENSING UNITS PER FOUNDATION PLAN.
30. 4" STEEL BOLLARD PER DETAIL 5/502 - SEVEN (7) REQUIRED AT STOREFRONT. PAINT GREEN AS SELECTED BY OWNER REP.
31. DASHED LINE INDICATES EXISTING CURB & GUTTER TO BE REMOVED AS REQUIRED ONLY FOR NEW CONSTRUCTION.
32. TERMINATE NEW CURB HERE.
33. DASHED LINE INDICATES EXISTING SIDEWALK TO BE REMOVED AS REQUIRED ONLY FOR NEW CONSTRUCTION.
34. EXISTING WATER LINE.
35. EXISTING WATER METER.
36. EXISTING SANITARY SEWER MANHOLE.
37. EXISTING GAS LINE.
38. NEW DRIVE PER CITY OF WICHITA PUBLIC WORKS STANDARDS.
39. EXISTING UNDERGROUND TELE. CABLE.
40. EXISTING OVERHEAD ELECTRIC AND TELE.
41. DUMPSTER LOCATION. PROVIDE TWO (2) BOLLARDS SIM. TO DETAIL 5/502 AS SHOWN.
42. ORNAMENTAL PER PLANTING SCHEDULE.
43. 14'-0" WIDE x 5" THICK CONCRETE APRON REINFORCED W/ 6x6 W1.4 x W1.4 W.W.F. OVER 6" COMPACTED BASE ROCK W/ CONTROL JOINTS @ 12'-0" O.C.
44. FREEZE PROOF HOSE BIB PER PLUMBING PLAN - SHEET M1.
45. H.C. PARKING SIGN (INTERNATIONAL SYMBOL OF ACCESSIBILITY) MOUNTED ON STEEL POST SET IN CONCRETE @ 60" MIN ABOVE SIDEWALK TO BOTTOM OF SIGN.
46. 6" TALL BOARD ON BOARD WOOD SCREEN FENCE FOR DUMPSTER ENCLOSURE. SET 6x6 POSTS IN 18" x 36" DEEP CONCRETE FOOTINGS.
47. "VAN ACCESSIBLE" HANDICAP PARKING SIGN.

LANDSCAPING REQUIREMENTS:

AVERAGE LOT DEPTH:
= 250'

LANDSCAPE STREET YARD REQUIREMENTS:
 - 175' FRONTAGE x 10 = 1750 s.f. (REQUIRED)
 - 2555 s.f. (PROVIDED)

TREES REQUIREMENTS:
 - 1750 s.f./500 = 4 SHADE TREES OR 8 ORNAMENTALS (REQUIRED)
 - 1 SHADE TREES AND 8 ORNAMENTALS (PROVIDED)

PARKING LOT LANDSCAPING REQUIREMENTS:
 ONE (1) SHADE TREE OR TWO (2) ORNAMENTALS FOR EACH 20 PARKING SPACES OR FRACTION THEREOF.
 - (38) PARKING SPACES / 20 = 2 (REQUIRED)
 - 50% OF REQUIRED STREET YARD TREES (2) SATISFIES PARKING LOT TREE REQUIREMENTS.

PARKING LOT SCREENING REQUIREMENTS:
 SHRUBS TO BE 18" MIN. HT. AND SHALL OBTAIN 36" HT. WITHIN THIRD YEAR AFTER PLANTING.
 SPACE @ 30" O.C. TO ACHIEVE A SOLID VISUAL SCREEN WHEN PLANTS REACH MATURITY.

O'REILLY AUTO. - WICHITA, KANSAS (#4)

BUTLER, ROSENBERY & PARTNERS

DRAWN BY: JDL

CHECKED BY: GHB

DATE: NOVEMBER 27, 1995

REVISED: JANUARY 9, 1996



SD2

2-36"x22" CMP
Medion 7

Inlets

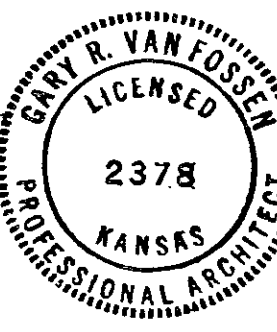
278.20'

140' Drage Easement

MATCH LINE "A"

50' Dr

120' Drage Easement



northwest territory

MATCH LINE "C1"

3- COTTONLESS COTTONWOOD or equal
1 1/2" - BB

Proposed 10' Landscape Screen

WATER SHALL PROVIDED FROM APT. BIBBS

COTTONLESS COTTONWOOD or equal
1 1/2" - BB

3- SYCAMORE or equal 1 1/2" - BB

1- AUSTRIAN PINE 5'-6' BB

LANDSCAPE PLAN APPROVED
IN ACCORDANCE WITH GENERAL PROVISION
No. 4 AND PARCEL DESCRIPTION NO'S. 3, 4, & 5
OF THE TY-CEN ADDITION C.U.P. (DP-90)
1-21-80
date

VanFossen & Brase
ARCHITECTS AND ENGINEERS
GARY R. VANFOSSEN AIA / ROBERT L. BRASE AIA / TULSA, OKLAHOMA
JOB 548
REVISIONS 1-22-81
DATE 12-27-80
sc-1

MATCH LINE "C"

3 - SYCAMORE or equal
1 1/2" - BB

3 - RUSSIAN OLIVE
5'-6" - BB

3 - COTTONLESS COTTONWOOD
or equal 1 1/2" - BB

SODDED AREA

Proposed 10' Landscape Screen

WATER SHALL BE PROVIDED FROM APT. BIBBS

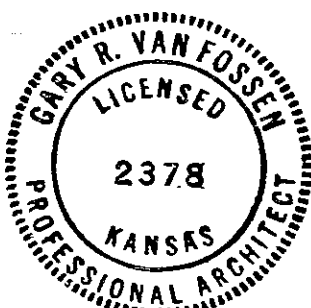
SODDED AREA

4 - COTTONLESS COTTONWOOD or equal
1 1/2" - BB

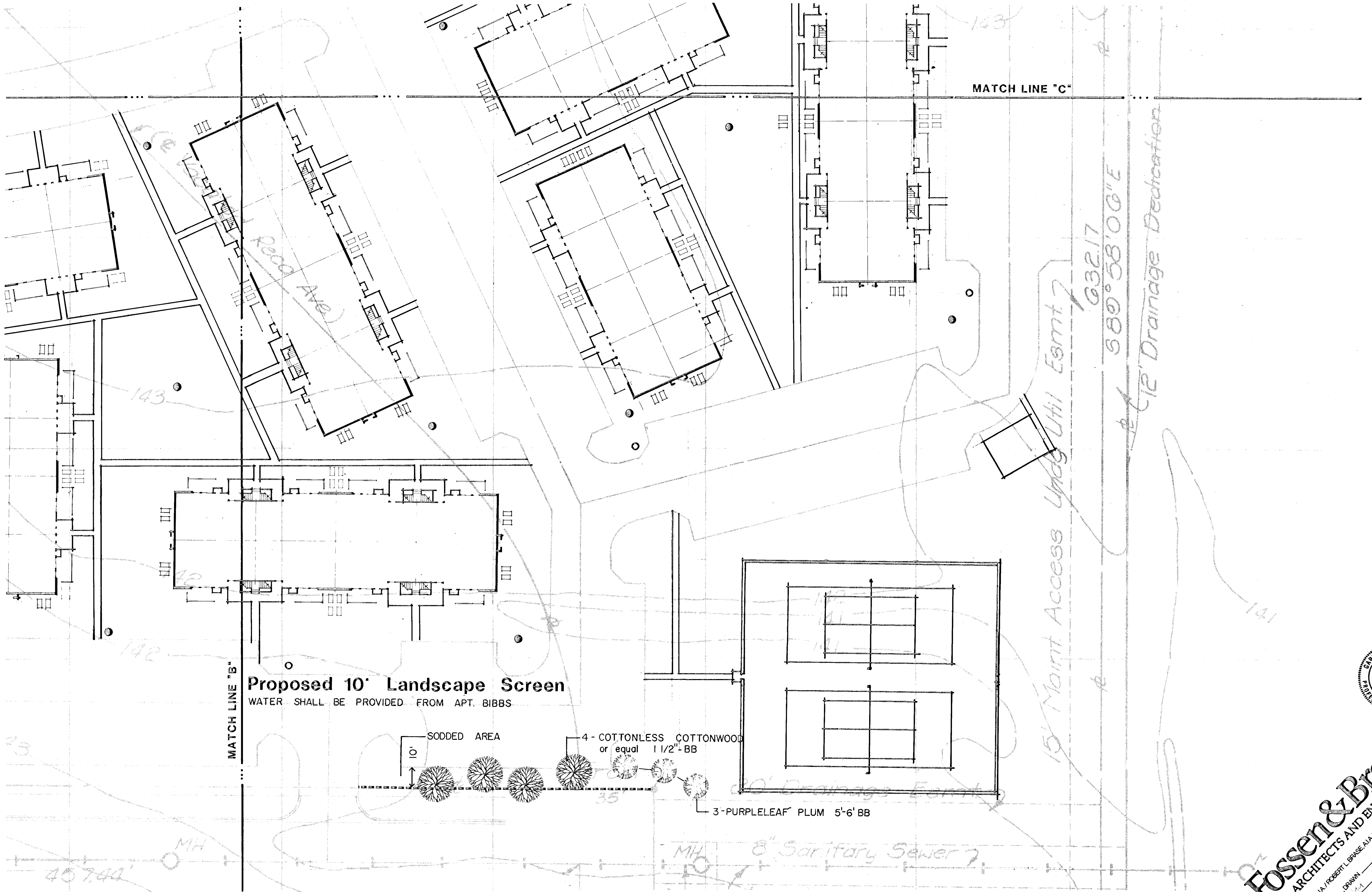
2 - SYCAMORE or equal 1 1/2" - BB

3 - PURPLELEAF PLUM 5'-6" - BB

2 - SYCAMORE or equal 1 1/2" - BB



VanFossen & Brase
ARCHITECTS AND ENGINEERS
GARY VANFOSSEN AIA / ROBERT L. BRASE AIA / TULSA, OKLAHOMA
JOB E-1441 DRAWN RL DATE 12/22/14
REVISIONS 12/22/14
SC-4



Proposed 10' Landscape Screen
WATER SHALL BE PROVIDED FROM APT. BIBBS

- SODDED AREA
- 4 - COTTONLESS COTTONWOOD or equal 1 1/2" BB
- 3 - PURPLELEAF PLUM 5'-6" BB



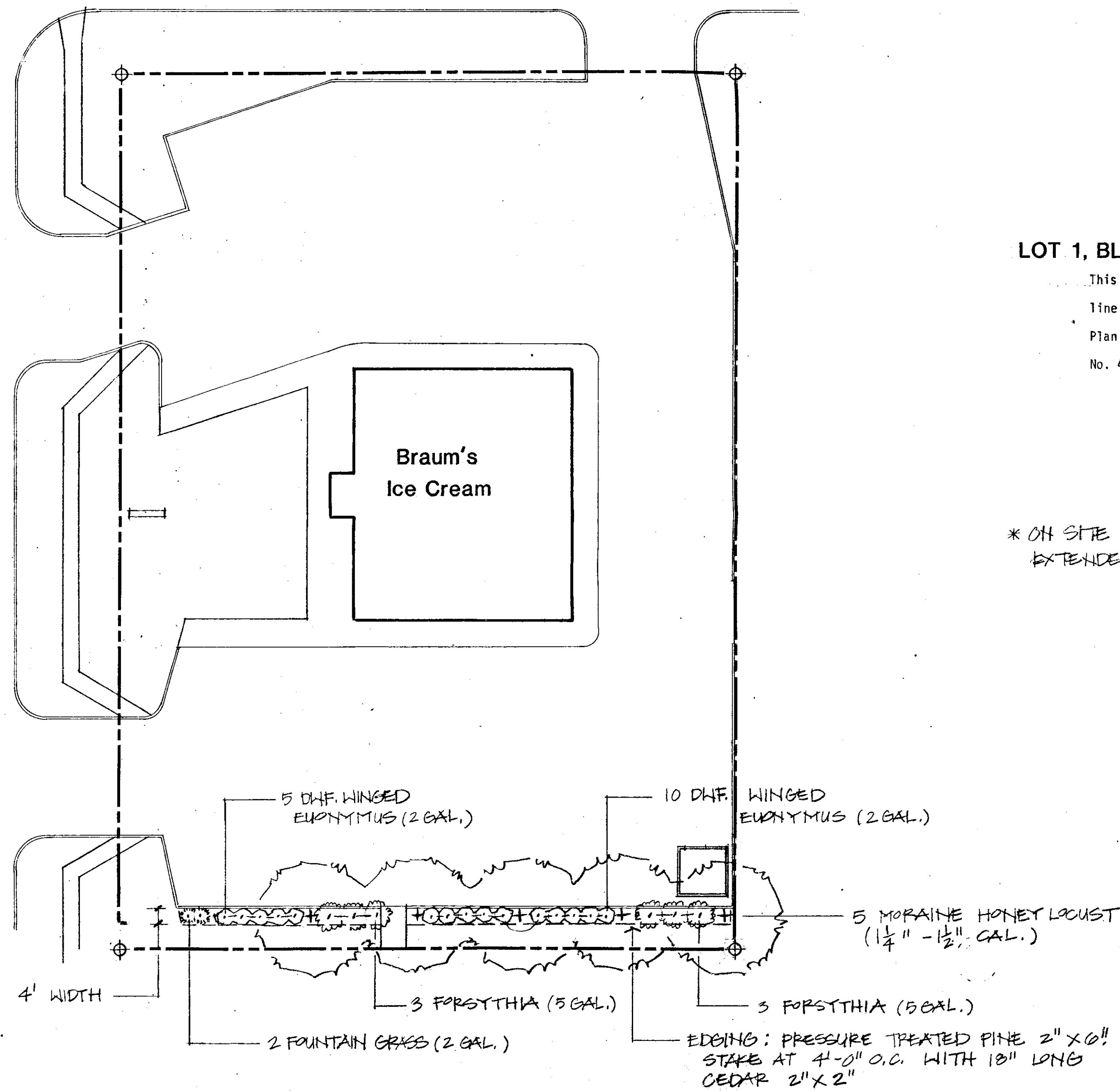
VanFossen & Brase
ARCHITECTS AND ENGINEERS

GARY R. VANFOSSEN AIA / ROBERT L. BRASE AIA / TULSA, OKLAHOMA
JOB 324-11
REVISIONS 12/21/11
DATE 12/21/11
DRAWN
SC-5

northwest territory

Tyler Road

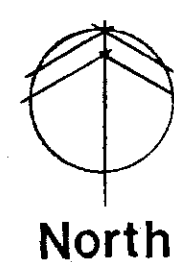
Frazier Lane



LOT 1, BLOCK C, TY-CEN ADDITION, WICHITA, KANSAS

This is a revised landscape plan for the west 150 feet of the south line of Parcel No. 8 of the Amended TY-CEN ADDITION Community Unit Plan (DP-90), and is submitted in accordance with General Provision No. 4

* ON SITE AUTOMATIC IRRIGATION SYSTEM SHALL BE EXTENDED TO WATER NEW 4' WIDE PLANTING STRIP. *



REVISED LANDSCAPE PLAN

Scale: 1" = 20'-0"

NOTES:

1. PRIOR TO PLANTING ALL GRASS AND WEEDS SHALL BE REMOVED FROM THE PLANTING BED. AFTER INSTALLATION OF THE EDGING AND THE PLANT MATERIAL THE PLANTING BED SHALL BE COVERED WITH A 2" LAYER OF SHREDDED BARK MULCH.
2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND REPAIRING THEM IF THEY SHOULD BE DAMAGED AS A RESULT OF HIS ACTIONS.

approved landscape plan for south 4 feet of Parcel 8
DP-90

6-25-85

BRAUMS ICE CREAM STORE

440 N. Tyler Road
Wichita, Kansas 67212

DRAWN FEB. 1985
CHECKED
REVISED JUNE 1985

SHEET
OF

MAPS COPY 3 of 3

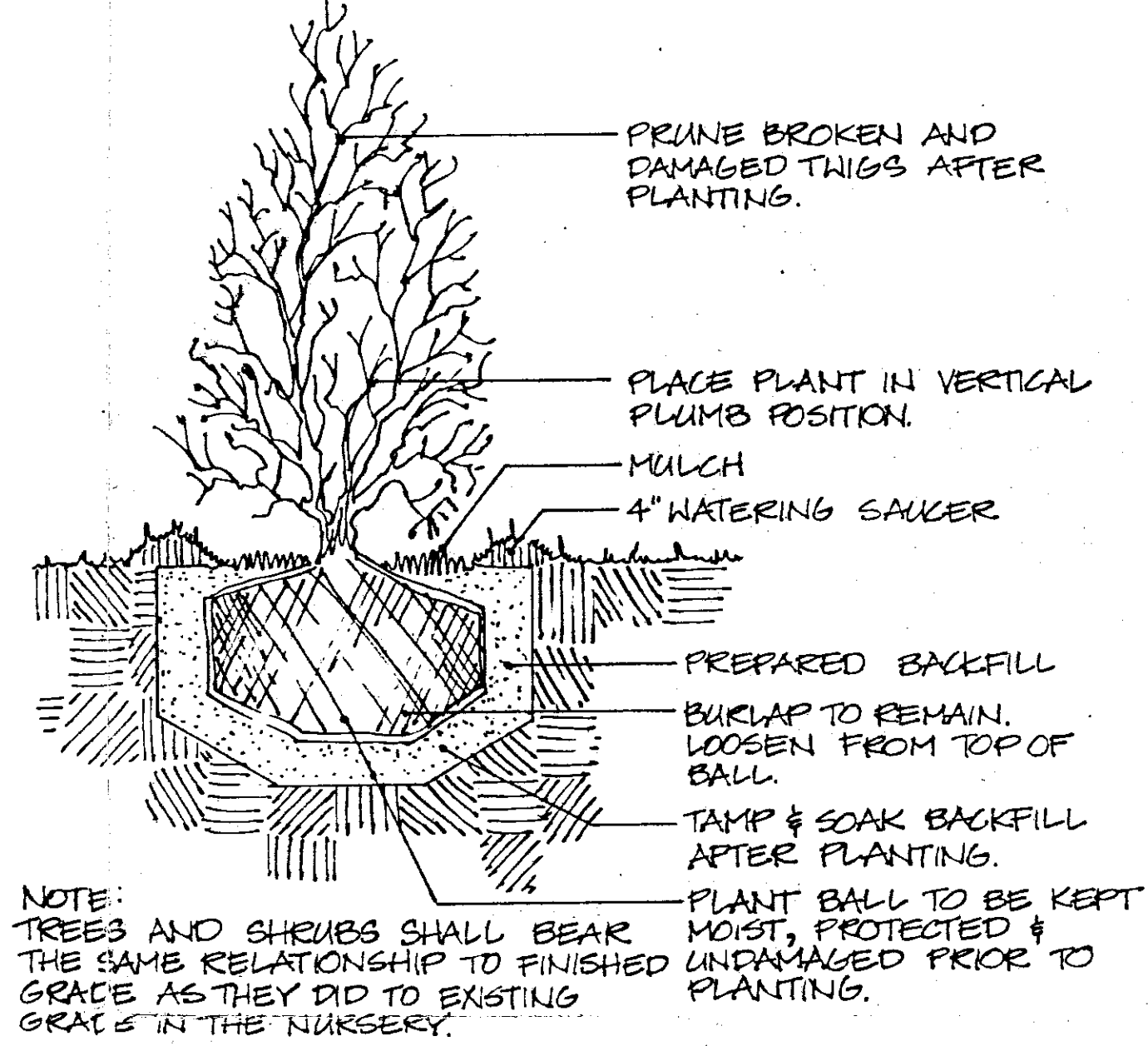
Approved landscape plan for Parcel 7
of the TY-CEN C.U.P. DP-90 see letter dated 12/14/81
Jill Albrecht

FRAZIER LANE

PLANT MATERIAL LIST

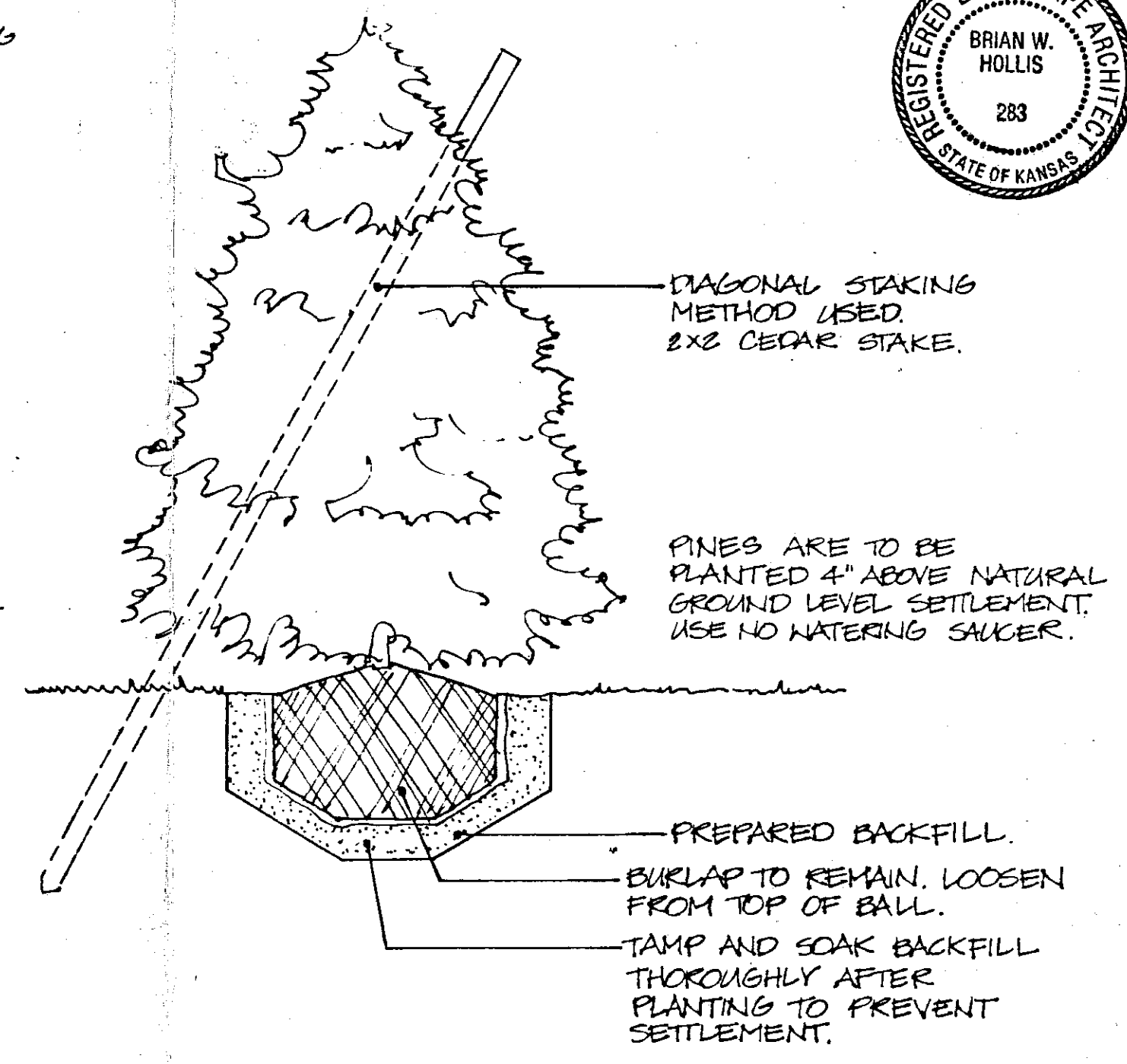
QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
5	HONEYLOCUST	GLADISTIA TRIACANTHOS H.V.	1 1/2"-2"	B+B	SIZE IN GAL.
14	AUSTRIAN PINE	PINUS NIGRA	4'-5'	B+B	SIZE IN HT.
8	CANAERT REDCEDAR	JUNIPERUS VIRGINIANA	4'-5'	B+B	" " "
9	REDBUD	CERCOIS CANADENSIS	5'-6'	B+B	" " "
3	WINGS ED ELLONYMUS	ELONYMUS ALATUS		S GAL.	" " "

- NOTES:
1. VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO INSTALLATION OF PLANT MATERIALS.
 2. ALL PLANT SAUCERS SHALL BE MULCHED WITH COTTONSEED HULLS AT A DEPTH NO LESS THAN 2 INCHES.
 3. LEGAL DESCRIPTION: LOT 3 OF BLOCK C OF TY-CEN ADDITION OF WICHITA, KANSAS.

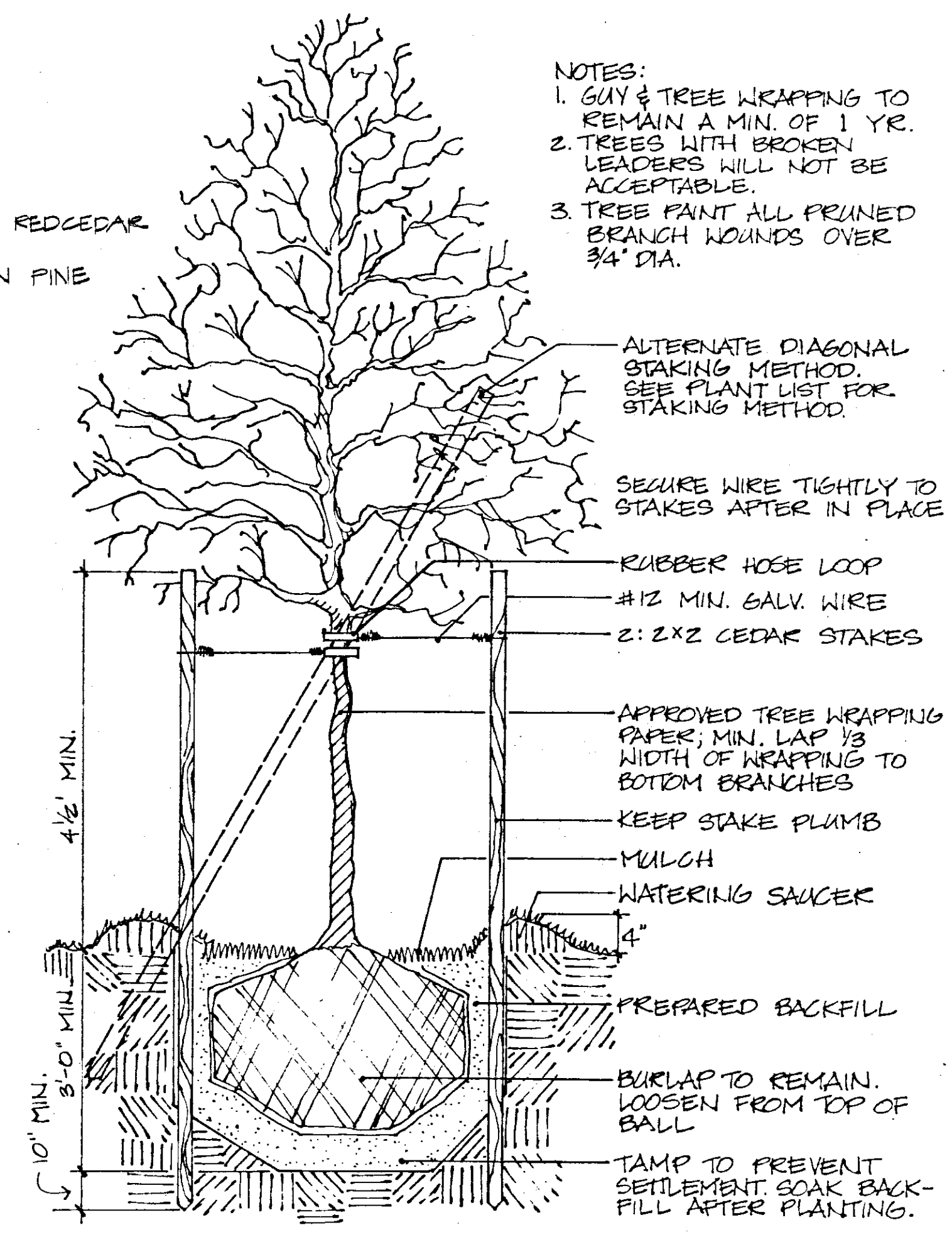


SHRUB PLANTING DETAIL
NO SCALE

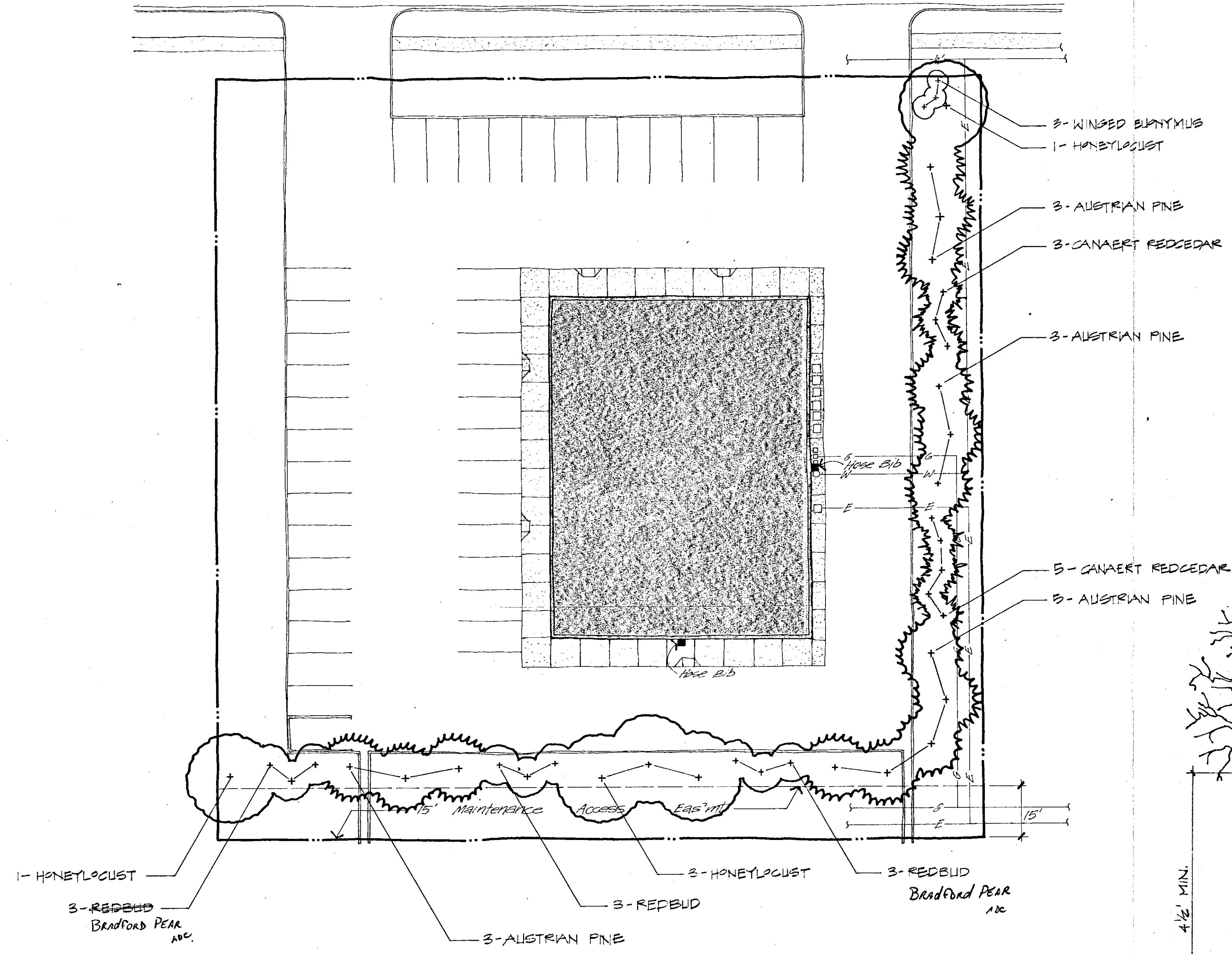
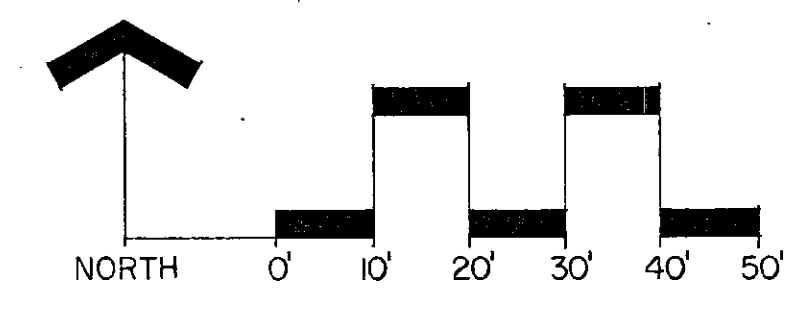
- NOTES:
1. PLACE PLANT IN VERTICAL PLUMB POSITION.
 2. WHEN CONTAINER PLANTS, REMOVE ALL FIBRE PAPER, METAL, ETC. IMMEDIATELY BEFORE PLANTING.
 3. GUYS & TREE WRAP TO REMAIN A MIN. 1 YR.
 4. PRUNE BROKEN & DAMAGED TWIGS & BRANCHES AFTER PLANTING.



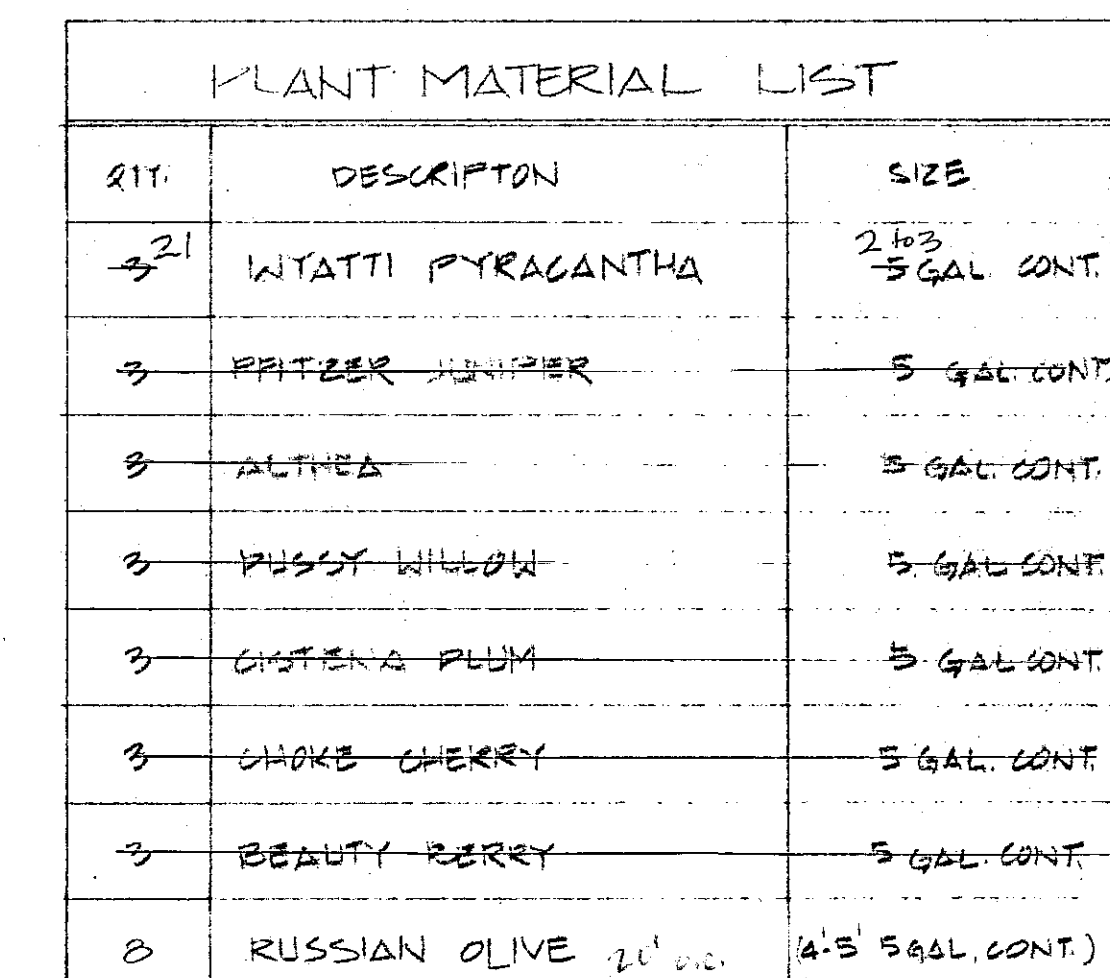
EVERGREEN STAKING & PLANTING DETAIL
NO SCALE



TREE STAKING & PLANTING DETAIL
NO SCALE



PLANTING STRIP REQUIREMENT FOR:
MINOR EMERGENCY CENTER



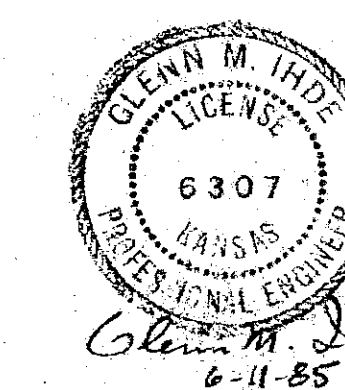
NOTE: IF PYRACANTHA IN 5-GAL. CONTAINERS ARE USED, 2 RATHER THAN 3 MAY BE PLANTED BETWEEN EACH 2 RUSSIAN OLIVES.

SEE SHEET #5 FOR GENERAL NOTES.

SHEET INDEX	
1	SITE PLAN
2	FLOOR PLAN & ELEVATIONS
3	CROSS SECTIONS
4	MECHANICAL & ELECTRICAL PLAN
5	FOUNDATION PLAN

ROD STEVENS
FRAZIER
WICHITA KANSAS

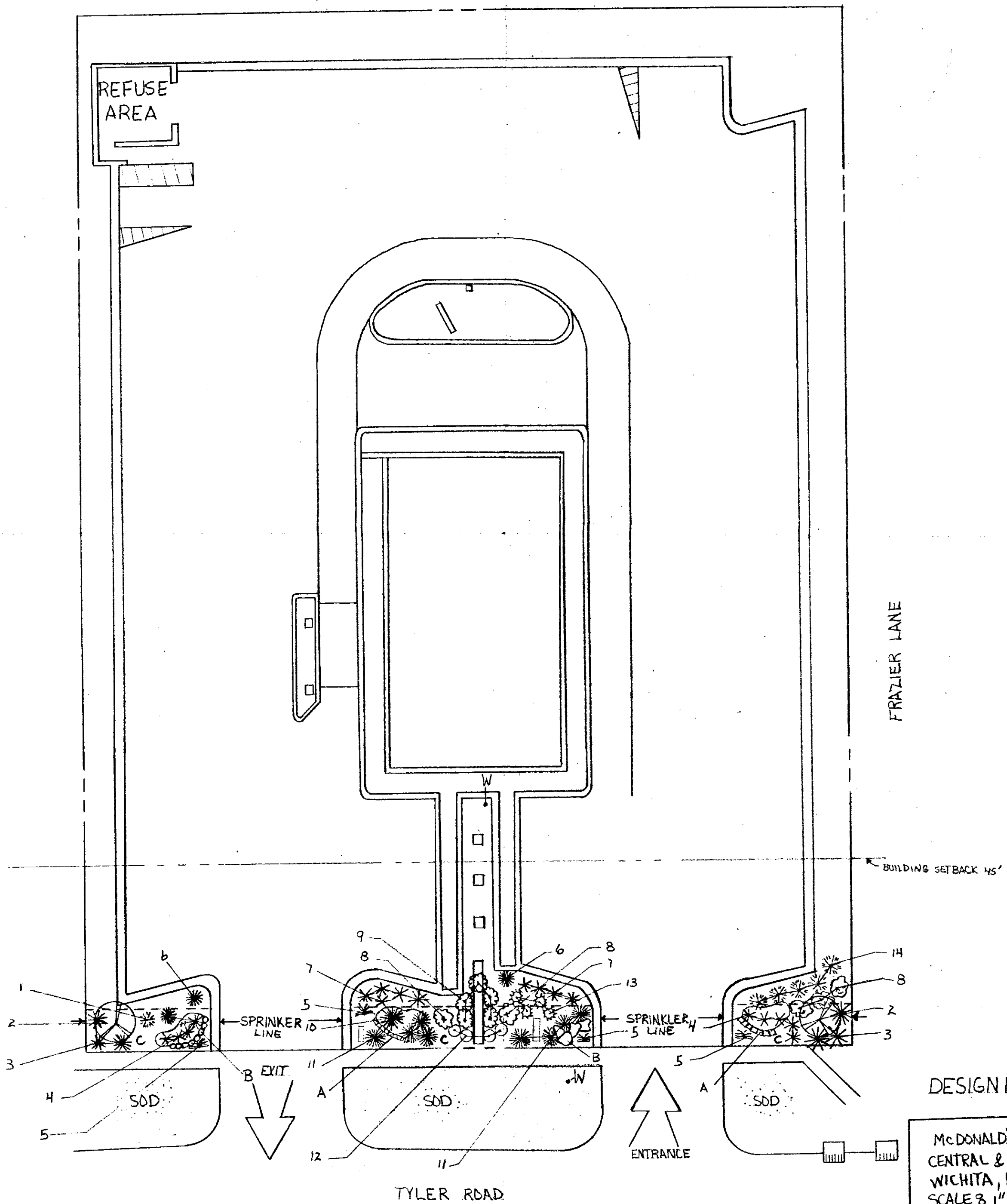
SCALE		REVISIONS		BY	DATE
1" = 100'					
DATE					
MAY 2, 1985					
DATE					
JULY 1, 1985	CKD				
APPROVED					
TITLE: SMITH CONSTRUCTION CO INC 4200 ESTABLER WENT KALLOS					NO. 1 OF 5



Glenn M. Shedd
6-11-85

McDONALD'S

LOT #1 OF TY-CEN ADDITION
PARCEL 1 OF TY-CEN C.U.P.



DESIGN BY: SUNNYSIDE
NURSERY

McDONALD'S
CENTRAL & TYLER RD.
WICHITA, KANSAS
SCALE 3/4" = 20'-0"
DATE 8-4-6-79

NORTH



Wichita-Sedgwick County Metropolitan Area Planning Department
May 8, 2017

Braum's Ice Cream & Dairy Stores
3000 NE 63rd Street
Oklahoma City, OK 73121

Coffelt Sign Company
Attn: Rick Hamman
P.O. Box 985, 18 S. Commercial Street
Emporia, KS 66801

RE: CUP2017-19 – City CUP Administrative Adjustment General Provision #5 to Ty-Cen Commercial Community Unit Plan DP-90 for one additional sign on west elevation

LEGAL: Lot 1, Block C, Ty-Cen Addition, Wichita, Sedgwick County, KS

Dear Applicant:

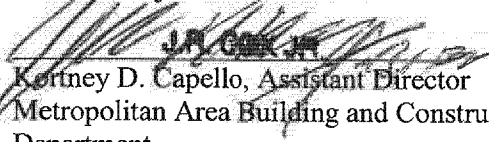
We received and reviewed your request for an Administrative Adjustment to DP-90, to allow one additional sign on the west elevation of the existing Braum's store, per Section 24.04.251(2.d). The combined square footage of the signs do not exceed 20 percent of the west wall elevation square footage.

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 adjacent properties, nor will it be a substantial deviation of the original plan.

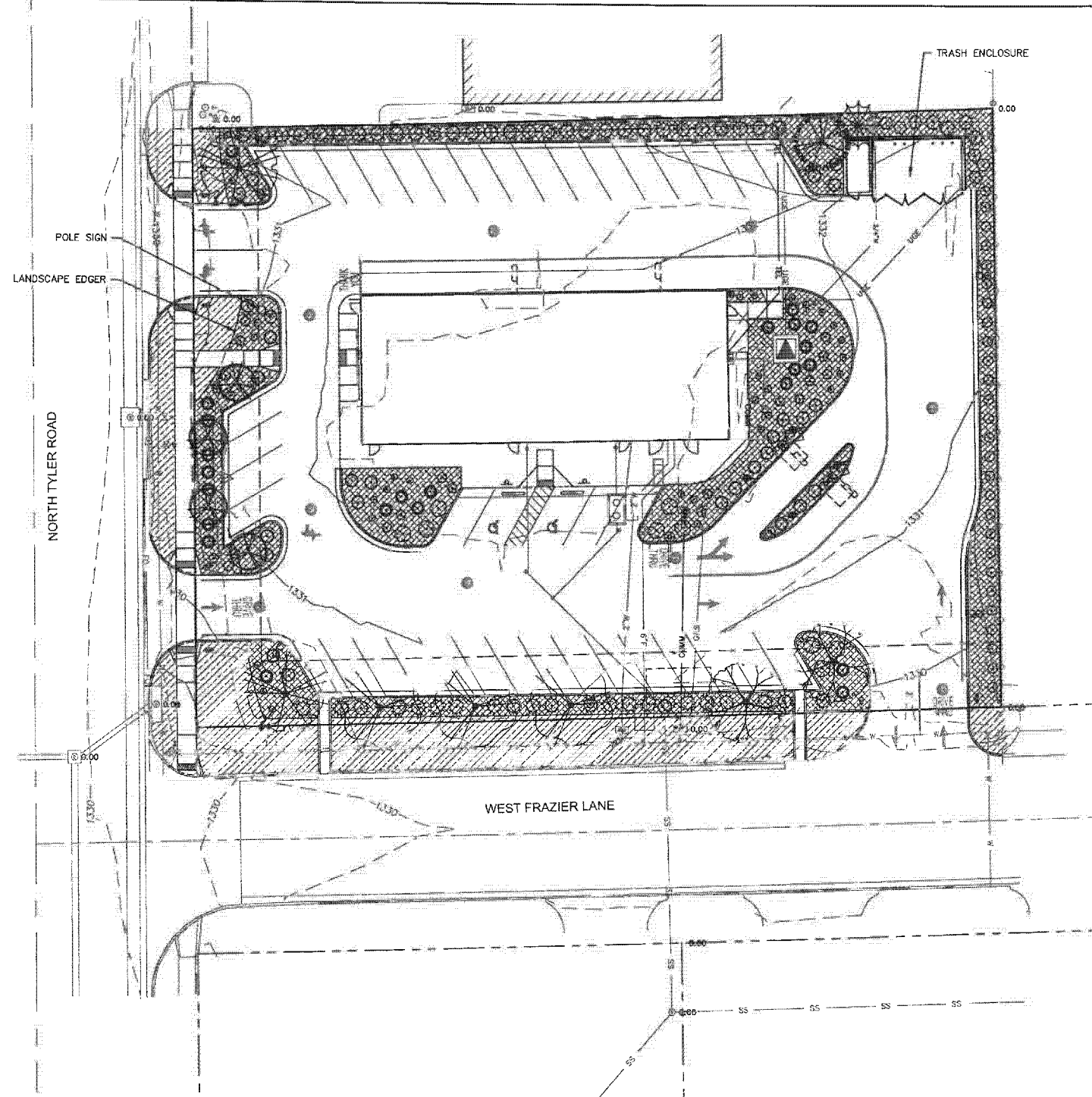
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

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


Dale Miller, Director
Metropolitan Area Planning Department


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

cc: MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Liaison District V



LANDSCAPE PLAN

APPROVED 9/6/18 BY NES

DP-90

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	2	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY GINKGO	B & B	2.5" CAL	
	3	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	2.5" CAL	
	2	QUERCUS MACROCARPA / BURR OAK	B & B	2.5" CAL	
EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	1	PINUS EDULIS / PINON PINE	B & B		6'-8' HT.
	1	PINUS STROBIFORMIS / SOUTHWESTERN WHITE PINE	B & B		6'-8' HT.
FLOWERING TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	4	ACER GINNALA / AMUR MAPLE	B & B	1.5" CAL	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	WIDTH
	33	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SHRUB	2 GAL		
	6	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	2 GAL		
	55	JUNIPERUS CHINENSIS 'GOLD COAST' TM / GOLD COAST JUNIPER	2 GAL		
	23	JUNIPERUS CHINENSIS 'MINT JULEP' / MINT JULEP JUNIPER	2 GAL		
	27	JUNIPERUS HORIZONTALIS 'TURQUOISE SPREADER' / TURQUOISE SPREADER JUNIPER	2 GAL		
	27	LIGUSTRUM VULGARE 'LODENSE' / LODENSE PRIVET	2 GAL		
	21	POTENTILLA FRUTICOSA 'JACKMANI' / JACKMAN'S POTENTILLA	2 GAL		
	10	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	2 GAL		
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3
	5,018 SF	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD		
	8,554 SF	SHREDDED HARDWOOD / WOOD MULCH	SF		

LANDSCAPE CALCULATIONS

REQUIRED LANDSCAPED STREET YARD

NORTH TYLER ROAD
185 LF STREET FRONTAGE (X) 10 SQ FT = 1,850 SF LANDSCAPED STREET YARD REQUIRED

1,850 SF / 500 = 4 SHADE TREES REQUIRED
1,875 SF PROVIDED

WEST FRAZIER LANE
250 LF STREET FRONTAGE (X) 10 SQ FT = 2,500 SF LANDSCAPED STREET YARD REQUIRED

2,500 SF / 500 = 5 SHADE TREES REQUIRED
2,621 SF PROVIDED

LANDSCAPED LOT SCREENING

PARKING LOTS ARE TO BE CONTINUOUSLY SCREENED FROM VIEW OF THE STREET EXCEPT AT DRIVEWAYS. VEHICLE QUEUING AND HOLDING AREAS SUCH AS IN CAR WASHES, DRIVE UP WINDOWS, AND GASOLINE PUMPING STATIONS ARE ALSO TO BE SCREENED.

THE REQUIRED SCREENING MUST BE 18 INCHES IN HEIGHT AT THE TIME OF PLANTING AND REACH A MINIMUM OF 3 FEET IN HEIGHT ABOVE THE PARKING SURFACE AFTER 3 YEARS OF GROWTH.

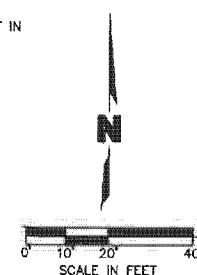
PARKING LOT TREES

ONE SHADE TREE OR TWO ORNAMENTAL TREES ARE REQUIRED FOR EACH 20 SPACES.

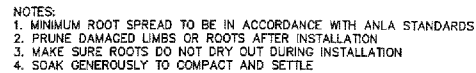
40 PARKING SPACES / 20 = 2 SHADE TREES REQUIRED

NO BUFFER IS REQUIRED

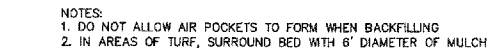
40 PARKING SPACES PROVIDED



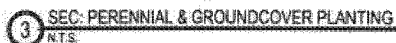
SHEET NO.	TITLE	DRAWN BY	DATE	REVIEWED BY	DATE ISSUED	SITE ADDRESS	SITE ID	DESCRIPTION	CONSTRUCTION DOCUMENTS	REV	DATE	DESCRIPTION	BY
L1.1	LANDSCAPE PLAN	RY	07/27/2018	MB	07/27/2018	508 TYLER ROAD, WICHITA, KS	15-0080	2018 45x114 PROTOTYPE BUILDING					



N.T.S.



2 N.T.S.



4 N.T.S.



5 N.T.S.

10. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.

- [illegible]