COMMUNITY UNIT PLAN
FANTASEA
DP - 95

AMENDMENT #3
APPROVED CUP
MAPC 1-23-03 DM
WCC 4-8-03 DM
PERTAINS TO PARCEL C

AMENDMENT #2
APPROVED CUP
MAPC 02/26/98 DM
WCC 03/24/98 DM
SHEET 1 OF 2
MAPD Copy 1 OF 2

Ap Pers Admin Adj CUP2017-52 12-11-17
APPROVED CUP
MAPC 1-23-03
WCC 4-8-03
2 sheets
MAPD Copy 4 of 4
Admin Adjustment CUP2024-21 • 7/5/24 B

GENERAL PROVISIONS:

1. All utilities are to be installed underground.
2. All drives indicated on the plan shall be private drives.
3. A landscape buffer shall be provided as shown along 32nd Street to screen the proposed development. The buffer shall have a minimum 6 feet high berm with a maximum slope of 4:1 facing 32nd Street. Said screening shall consist of evergreen trees, minimum 8 to 9 feet high at the time of planting, planted in two staggered rows on the south face of the berm, with a maximum tree spacing of 15 feet in each row for Parcel D and the western 240' of Parcel B. See Perm. Adjustment dated 11/15/02 for requirements for remainder of Parcel A.
4. Loading areas and docks in Parcel D shall be screened from ground level view with a masonry wall along Woodlawn and K-96. Screening of all trash dumpsters, outside storage, and mechanical equipment will be constructed of material to match and preferably be connected to the buildings they support.
5. A landscape plan for Parcel D shall be submitted to the planning department for approval prior to the issuance of any building permits.
6. The owner of Parcel D shall guarantee the following improvements at the time of platting: a third NB Woodlawn acel/decel lane from 32nd Street to K-96; a SB left-turn lane on Woodlawn to serve the major entrance to the CUP; signalization of the intersection of the south drive and Woodlawn; a right-turn lane on 32nd Street; and a contribution of $10,000 toward and future "traffic calming" measures in 32nd Street that are approved and installed by the City between Rock Road and Woodlawn provided that the Traffic Engineer determines that the traffic being generated by the development of this parcel is contributing significantly to traffic volume increases on 32nd Street.
7. All parking light poles in Parcel A and D shall be of the same color and design and shall have cutoff fixtures which direct light away from nearby residential areas. Light Poles shall be limited to a maximum height of 30 feet except those within 200 feet of 32nd Street. Those poles shall be limited to 20 feet in height unless the fixtures are angled to direct light in a northward direction.
8. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of any building permits.
9. Hours of operation for the water-park shall be not later than 12:00 p.m.
10. All drainage ways and dedications shall be confirmed at the time of platting. A lot grading plan shall be prepared in general conformance with the concept drainage plan for review prior to issuance of any building permits.
11. Any open space, signs, drainage facilities, drives, or parking areas shall be privately owned and maintained unless otherwise determined at the time of platting.
12. Final determination of street right-of-way and pavement widths shall be resolved at the time of platting.
13. A 10 foot landscape buffer strip/wall easement shall be established along the east line of Parcel D for future construction by the owner of that parcel of an 8 foot masonry wall and landscaping at 2 times the minimum buffer tree planting requirements, if and when a permit application for residential uses is filed on Parcel A.
14. Fire lanes shall be in accordance with the fire code of the City of Wichita. All building permits shall be reviewed by the fire chief and/or his representatives for approval of site plans, fire lanes, and fire hydrant access prior to the issuance of any building permits. Fire lanes may be used for loading and unloading, but no parking.
15. The transfer of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon the present owners, their successors, assigns, and lessees unless otherwise amended.
16. Trash receptacles located within Parcel D shall be screened with a masonry wall to reasonably hide them from ground view.
17. All building exteriors within Parcel D shall share the same predominate exterior building material, color, and texture.
18. If multiple ownership is anticipated, an agreement providing for the maintenance of reserves, open spaces, internal drives, parking areas, drainage improvements, etc., shall be filed with the plat of the area.
19. The development of Parcels A and D should be generally in accordance with the site plan as drawn on the CUP drawing including the location and extent of outside display areas.
20. At the time of platting, a cross-lot circulation agreement between Parcel A and D and an assignment of responsibilities for maintaining the landscaped berm area shall be required.
21. Off-street parking for Parcels A and D shall be provided in accordance with the zoning code. A minimum number of 480 parking spaces shall be provided in Parcel A based upon the proposed uses unless the required spaces are provided in conjunction with Parcel D through a "shared parking" agreement between the two parcels; or through a reduction in this requirement approved in accordance with the zoning code. Per Admin Adjustment dated 04/09/03 exception: Parking for Parcel A is reduced with respect to the building improvements (BLD2001-04446) and the outdoor pool (BLD2003-00273) from 480 spaces to 367 spaces (See letter) 04/09/03
22. The development of Parcel A and D shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning shall constitute a violation of the building permit authorizing construction of the proposed development.
23. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
24. This development contains approximately 45.8 gross acres in four parcels. The uses and restrictions for each parcel is as follows:

PARCEL A:
Proposed uses:
Wave pool, water slide, bath house, entry structure, parking security fencing, concession facilities, picnic facilities, pool playground, equipment and maintenance building, swimming pools, fountains, family pavilion, umbrella tables and trellis structures, boat dock facilities on lake, tensile structures, toilet facilities, ice skating (indoor and outdoor), sledding and tubing runs, ski run, tow lift, warming house, curling courts, kiosk, signs, flags, graphics and playground equipment (no commercial amusement rides), miniature golf, and all uses permitted in the single-family residential (SF-6) district.
See Administration Adjustment dated 04/08/01 adding recreation and entertainment, outdoor and, indoor and personal improvement services.

Gross area - 25.3 acres
Net area - 25.3 acres
Maximum building coverage: 62,500 SF
Maximum Gross Floor Area - 62,500 SF
Maximum building height - 40'
Maximum number of picnic shelters - 4
Setbacks: 32nd Street - 100'
North Property Line - 50'
East Property Line - 50' from KGE Esmt
From Parcel B - 50'
From Parcel C - 50'

PARCEL B:
Proposed Uses: Child care center (subject to BZA approval), Duplexes or Townhouses, or School - per Admin. Adj. CUP2024-21 7/5/24
Number of Dwelling Units: Duplexes - 10 Townhouses - 17
Gross area - 1.42 acres
Net area - 1.42 acres
Density - Duplex, 8 DU/ac; Townhouse, 12 DU/ac
Max. Building Coverage - 30%
Max. Building Height - 35 feet
Setbacks - Front, 25'; Side, 20'; Rear, 20'
Parking - As per Section 28.04.140. However, since on-street parking is prohibited on 32nd Street North, adequate on-site parking must be provided for all client vehicles as well as those of employees.

PARCEL C:
Proposed uses: Duplexes and Townhouses, School, Child care center (subject to BZA approval) (Parcel 1).

Gross area - 4.48 acres
Net area - 4.48 acres
Maximum buildiing coverage - 30%
Maximum building height - 35 feet
Setbacks - front, 25'; side, 20'; rear, 20'.
Parking - 1.5 spaces / DU

PARCEL 1)
Number of dwelling units - Duplexes, 14; Townshouses, 21
Gross Area - 1.74 acres
Net Area - 1.74 acres

PARCEL 2)
Number of dwelling units - Duplexes, 8; Townhouses, 13
Gross Area - 1.05 acres
Net Area - 1.05 acres
Setbacks - front, 25'; side, 0'; rear, 20'.

PARCEL 3A)
Number of dwelling units - Duplexes, 6; Townhouses, 9
Gross Area - 0.79 acres
Net Area - 0.79 acres
Setbacks - front, 25'; side, 0'; rear, 20'

See Administration Adjustment dated 12-21-99 eliminating side setback on eastern boundary of Parcel B and western boundary of Parcel C.
See CUP2002-53 letter dated 4-9-03 + "Proposed Changes" (which were approved by the 4-9-02 letter) and 32nd St N responsibility for widening.

PARCEL D:
Proposed Uses:
Retail (general), Office (general), restaurant, bank or financial institution, automated teller machine, construction sales and service (as restricted in the LC district and by Section III-D[bb]), vehicle repair (limited), service station, convenience store, parking areas (commercial and accessory), and single family residential.

Gross area - 12.4 acres
Net area - 12.4 acres
Maximum building coverage: 130,000 SF
Maximum Gross Floor Area - 130,000 SF
Maximum building height - 35' (except that up to 15% of the parapet on any building facade may extend to 40 feet as a decorative element).
Setbacks: Woodlawn - 50'
32nd Street - 100'
North Property Line - 50'

Outdoor storage shall be subject to the limitations and standards for development in LC districts and any temporary truck/trailer storage permitted under these standards shall be behind screening walls.

All open display shall be limited to the limitations and standards for development in LC districts, except that year-round display and seasonal nursery/garden display areas are permitted as indicated on the site plan. Any fencing of these areas must t be of wrought iron or similar materials that are approved by the Planning Director.

Admin. Adjustment dated 08/05/02 shall allow 640 s.f. large equipment storage area as indicated in Parcel D. Storage area shall be constructed of 8" CMU block perimeter wall w/ textured surface coating. Color to match existing Home Depot exterior wall color. Height of CMU block wall shall not exceed 10 feet. A 9 foot wide gate shall be allowed at the east opening of the storage area to be constructed of black vinyl coated metal mesh with 1"x1" tube style picket inserts.

PARCEL 3B)
Number of dwelling units - Duplexes, 8; Townhouses, 11
Gross Area - 0.90 acres
Net Area - 0.90 acres
Setbacks - front, 25'; side, 0'; rear, 20'.

25. Access Controls:
Parcel A shall share one opening onto Woodlawn with Parcel D and shall have complete access control onto 32nd Street.
Parcel B shall have two openings onto 32nd Street
Parcel C shall have two openings onto 32nd Street except that the there shall be complete access control over the east 125 feet of Parcel C.
Parcel D shall have two openings onto Woodlawn and shall have complete access control onto 32nd Street.

26. Signage:
Parcel A shall be permitted to have one monument sign along Woodlawn with a maximum area of 200 SF and with 100 SF of this signage being limited to a monochromatic design incorporated as an integral part of the sign base and as shown on Attachment B (AA dated 10/23/02).
Parcel B shall have signage per the sign code for the City of Wichita.
Parcel C shall have signage per the sign code for the City of Wichita.
Parcel D shall be permitted to have one monument sign along Woodlawn with a maximum area of 100 SF.
Parcel D shall be permitted to have one pylon sign along K-96 with a maximum area of 200 SF.

27. Sign Heights:
Along Woodlawn - 20'; Along K-96 - 35'

28. The approval of this plan shall constitute a waiver of the wall which would normally be required on the north line of Parcel C and the west line of Parcel B.

29. Building signs for Parcel D shall be limited to the requirements as defined in the sign code for LC commercial districts. No building signs in Parcel D shall be permitted on the east facade or any south facing facade of a building within 200 feet of 32nd Street.

30. Signs or monuments for Parcels B and C designating the name of this development shall be permitted adjacent to the entry drives providing they follow appropriate city codes.

Revised: 11/6/02
Revised 10-8-2014
REVISED 11-29-2017
Revised 7/5/24
April 22, 1998

AUSTIN MILLER PA
ENGINEERING SERVICES
254 S. Laura; Suite 210 Wichita, KS 67211
316/262-1281 fax: 316/262-6773

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 5, 2024

Center Pointe Properties, Inc.
Attn: Bart
6834 E. 32nd Street North
Wichita, KS 67226

Ginny Pearce
1006 W. Central Ave.
Andover, KS 67002

RE: CUP2024-00021 – Administrative Adjustment in the City to the Fantasea CUP DP-95, to permit School on Parcel B, on property zoned MF-18 Multi-Family Residential District; generally located on the north side of East 32nd Street North, within one-quarter mile east of North Woodlawn Blvd (6834 E. 32nd Street North).

Legal Description: Lot 1, Block 1, Fantasea II Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We received and reviewed your request for an Administrative Adjustment to CUP DP-95 to permit School on Parcel B. The subject site is zoned MF-18 Multi-Family Residential District (MF-18), but permitted uses under Parcel B are restricted to only: Child Care Center (subject to BZA approval), Duplexes or Townhouses. If the subject site were not in CUP DP-95, the MF-18 District would permit School by-right. Additionally, Parcel C, abutting to the east and also zoned MF-18, lists School as a permitted use. Furthermore, the property to the south is developed with a school.

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

GENERAL PROVISIONS

Parcel B:

Proposed Use: Child Care Center (subject to BZA approval, Duplexes, Townhouses, or School.

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

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

The "Development Application" sign should now be removed from the property. Please submit 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.

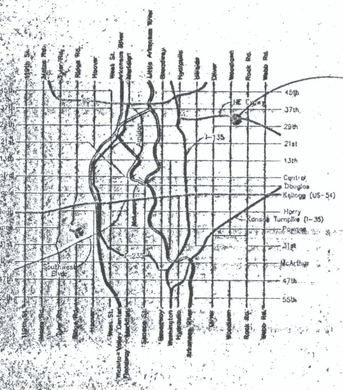
Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

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

cc: MABCD
Brandon Johnson, CM District I
Cameron Jackson, CSR District I

COMMUNITY UNIT PLAN
FANTASEA
DP - 95



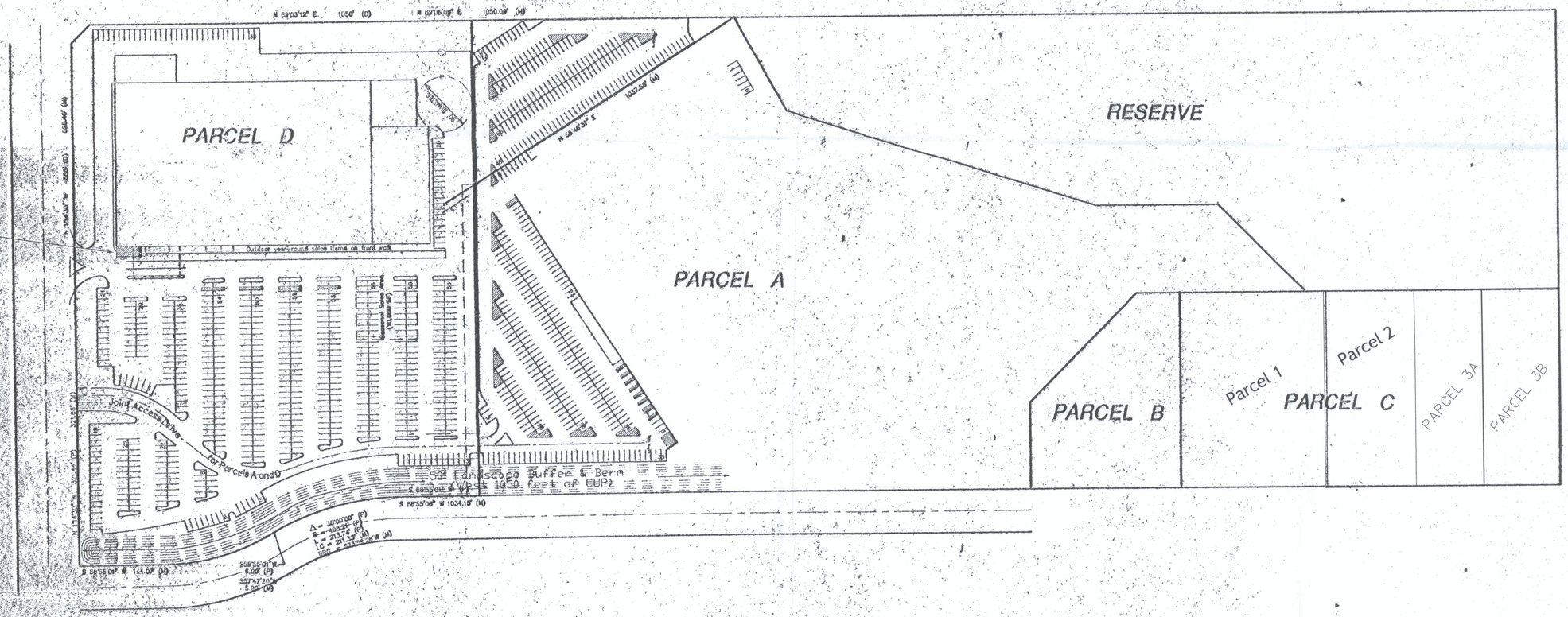
LOCATION MAP

AMENDMENT #3
APPROVED CUP
MAPC 1-23-03 DM
WCC 4-8-03 DM
PERTAINS TO PARCEL C

AMENDMENT #2
APPROVED CUP
MAPC 03/26/98 DM
WCC 03/24/98 DM
SHEET 2 of 2
MAPD copy 1 of 2

APPROVED CUP
MAPC

SCALE
100' 0 100' 200'



(A) approved on 05/22/98 about signage, guarantee of work, reduction in parking, and moving masonry wall from Parcel D to Parcel A for Large Equipment Storage Area see A.A.

Dated: 08/05/02

Revised: 11/6/02
Revised 10-8-2014
Revised 11-27-2017

Sheet 2 of 2

AUSTIN MILLER P.A.
ENGINEERING SERVICES
254 S. Laura, Suite 210 · Wichita, KS 67211
316/262-1281 fax: 316/262-6773

COMMUNITY UNIT PLAN
FANTASEA
DP - 95

AMENDMENT #3
APPROVED CUP
MAPC 1-23-03 DM
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PERTAINS TO PARCEL C

AMENDMENT #2
APPROVED CUP
MAPC 02/26/98 DM
WCC 03/24/98 DM
SHEET 1 OF 2
MAPD Copy 1 of 2

As Per Admin Adj CUP2017-52 Plan 12-11-17
APPROVED CUP
MAPC 1-13-03 DM
WCC 4-8-03 DM
2 sheets
MAPD Copy 4 of 4

GENERAL PROVISIONS:

1. All utilities are to be installed underground.
2. All drives indicated on the plan shall be private drives.
3. A landscape buffer shall be provided as shown along 32nd Street to screen the proposed development. The buffer shall have a minimum 6 feet high berm with a maximum slope of 4:1 facing 32nd Street. Said screening shall consist of evergreen trees, minimum 8 to 9 feet high at the time of planting, planted in two staggered rows on the south face of the berm, with a maximum tree spacing of 15 feet in each row, for Parcel D and the western 240' of Parcel C. See Admin. Adjust. dated 11/15/02 for requirements for remainder of Parcel A.
4. Loading areas and docks in Parcel D shall be screened from ground level view with a masonry wall along Woodlawn and K-96. Screening of all trash dumpsters, outside storage, and mechanical equipment will be constructed of material to match and preferably be connected to the buildings they support.
5. A landscape plan for Parcel D shall be submitted to the planning department for approval prior to the issuance of any building permits.
6. The owner of Parcel D shall guarantee the following improvements at the time of platting: a third NB Woodlawn acel/decel lane from 32nd Street to K-96; a SB left-turn lane on Woodlawn to serve the major entrance to the CUP; signalization of the intersection of the south drive and Woodlawn; a right-turn lane on 32nd Street; and a contribution of $10,000 toward and future "traffic calming" measures in 32nd Street that are approved and installed by the City between Rock Road and Woodlawn provided that the Traffic Engineer determines that the traffic being generated by the development of this parcel is contributing significantly to traffic volume increases on 32nd Street.
7. All parking light poles in Parcel A and D shall be of the same color and design and shall have cutoff fixtures which direct light away from nearby residential areas. Light Poles shall be limited to a maximum height of 30 feet except those within 200 feet of 32nd Street. Those poles shall be limited to 20 feet in height unless the fixtures are angled to direct light in a northward direction.
8. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of any building permits.
9. Hours of operation for the water-park shall be not later than 12:00 p.m.
10. All drainage ways and dedications shall be confirmed at the time of platting. A lot grading plan shall be prepared in general conformance with the concept drainage plan for review prior to issuance of any building permits.
11. Any open space, signs, drainage facilities, drives, or parking areas shall be privately owned and maintained unless otherwise determined at the time of platting.
12. Final determination of street right-of-way and pavement widths shall be resolved at the time of platting.
13. A 10 foot landscape buffer strip/wall easement shall be established along the east line of Parcel D for future construction by the owner of that parcel of an 8 foot masonry wall and landscaping at 2 times the minimum buffer tree planting requirements, if and when a permit application for residential uses is filed on Parcel A.
14. Fire lanes shall be in accordance with the fire code of the City of Wichita. All building permits shall be reviewed by the fire chief and/or his representatives for approval of site plans, fire lanes, and fire hydrant access prior to the issuance of any building permits. Fire lanes may be used for loading and unloading, but no parking.
15. The transfer of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon the present owners, their successors, assigns, and lessees unless otherwise amended.
16. Trash receptacles located within Parcel D shall be screened with a masonry wall to reasonably hide them from ground view.
17. All building exteriors within Parcel D shall share the same predominate exterior building material, color, and texture.
18. If multiple ownership is anticipated, an agreement providing for the maintenance of reserves, open spaces, internal drives, parking areas, drainage improvements, etc., shall be filed with the plat of the area.
19. The development of Parcels A and D should be generally in accordance with the site plan as drawn on the CUP drawing including the location and extent of outside display areas.
20. At the time of platting, a cross-lot circulation agreement between Parcel A and D and an assignment of responsibilities for maintaining the landscaped berm area shall be required.
21. Off-street parking for Parcels A and D shall be provided in accordance with the zoning code. A minimum number of 450 parking spaces shall be provided in Parcel A based upon the proposed uses unless the required spaces are provided in conjunction with Parcel D through a "shared parking" agreement between the two parcels; or through a reduction in this requirement approved in accordance with the zoning code. Per Admin Adjustment dated 04/09/03 exception: Parking for Parcel A is now adjusted with respect to the building improvements (BLD2001-04948) and the outdoor pool (BLD2003-00223) from 480 spaces to 367 spaces (Reduction) 04/09/03
22. The development of Parcel A and D shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning shall constitute a violation of the building permit authorizing construction of the proposed development.
23. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
24. This development contains approximately 45.6 gross acres in four parcels. The uses and restrictions for each parcel is as follows:

PARCEL A:
Proposed uses:
Wave pool, water slide, bath house, entry structure, parking security fencing, concession facilities, picnic facilities, pool playground, equipment and maintenance building, swimming pools, fountains, family pavilion, umbrella tables and trellis structures, boat dock facilities on lake, tensile structures, toilet facilities, ice skating (indoor and outdoor), sledding and tubing runs, ski run, tow lift, warming house, curling courts, kiosk, signs, flags, graphics and playground equipment (no commercial amusement rides), miniature golf, and all uses permitted in the single-family residential (SF-5) district.
See Administration Adjustment dated 04/08/01 adding recreation and entertainment, outdoor and, indoor and personal improvement services.

Gross area - 25.3 acres
Net area - 25.3 acres
Maximum building coverage: 62,500 SF
Maximum Gross Floor Area - 62,500 SF
Maximum building height - 40'
Maximum number of picnic shelters - 4
Setbacks: 32nd Street - 100'
North Property Line - 50'
East Property Line - 50' from KGE Esmt
From Parcel B - 50'
From Parcel C -50'

PARCEL B:
Proposed Uses: Child care center (subject to BZA approval), Duplexes or Townhouses.
Number of Dwelling Units: Duplexes - 10 Townhouses - 17
Gross area - 1.42 acres
Net area - 1.42 acres
Density - Duplex, 8 DU/ac; Townhouse, 12 DU/ac
Max. Building Coverage - 30%
Max. Building Height - 35 feet
Setbacks - Front, 25'; Side, 20'; Rear, 20'
Parking - As per Section 28.04.140. However, since on-street parking is prohibited on 32nd Street North, adequate on-site parking must be provided for all client vehicles as well as those of employees.

PARCEL C:
Proposed uses: Duplexes and Townhouses, School, Child care center (subject to BZA approval) (Parcel 1).

Gross area - 4.48 acres
Net area - 4.48 acres
Maximum building coverage - 30%
Maximum building height - 35 feet
Setbacks - front, 25'; side, 20'; rear, 20'.
Parking - 1.5 spaces / DU

PARCEL 1)
Number of dwelling units - Duplexes, 14; Townshouses, 21
Gross Area - 1.74 acres
Net Area - 1.74 acres

PARCEL 2)
Number of dwelling units - Duplexes, 8; Townhouses, 13
Gross Area - 1.05 acres
Net Area - 1.05 acres
Setbacks - front, 25'; side, 0'; rear, 20'.

PARCEL 3A)
Number of dwelling units - Duplexes, 6; Townhouses, 9
Gross Area - 0.79 acres
Net Area - 0.79 acres
Setbacks - front, 25'; side, 0'; rear, 20'
See Administration Adjustment dated 12-21-99 eliminating side setback on eastern boundary of Parcel B and western boundary of Parcel C.
See CUP2002-53 letter dated 4-9-03 + "Proposed Changes" (which were approved by the 4-9-02 letter) and 32nd St N responsibility for widening.

PARCEL 3B)
Number of dwelling units - Duplexes, 8; Townhouses, 11
Gross Area - 0.90 acres
Net Area - 0.90 acres
Setbacks - front, 25'; side, 0'; rear, 20'.

PARCEL D:
Proposed Uses:
Retail (general), Office (general), restaurant, bank or financial institution, automated teller machine, construction sales and service (as restricted in the LC district and by Section III-D[bb]), vehicle repair (limited), service station, convenience store, parking areas (commercial and accessory), and single family residential.

Gross area - 12.4 acres
Net area - 12.4 acres
Maximum building coverage: 130,000 SF
Maximum Grose Floor Area - 130,000 SF
Maximum building height - 35' (except that up to 15% of the parapet on any building facade may extend to 40 feet as a decorative element).
Setbacks: Woodlawn - 50'
32nd Street - 100'
North Property Line - 50'

Outdoor storage shall be subject to the limitations and standards for development in LC districts and any temporary truck/trailer storage permitted under these standards shall be behind screening walls.

All open display shall be limited to the limitations and standards for development in LC districts, except that year-round display and seasonal nursery/garden display areas are permitted as indicated on the site plan. Any fencing of these areas must t be of wrought iron or similar materials that are approved by the Planning Director.

Admin. Adjustment dated 08/05/02 shall allow 640 s.f. large equipment storage area as indicated in Parcel D. Storage area shall be constructed of 8" CMU block perimeter wall w/ textured surface coating. Color to match existing Home Depot exterior wall color. Height of CMU block wall shall not exceed 10 feet. A 9 foot wide gate shall be allowed at the east opening of the storage area to be constructed of black vinyl coated metal mesh with 1"x1" tube style picket inserts.

25. Access Controls:
Parcel A shall share one opening onto Woodlawn with Parcel D and shall have complete access control onto 32nd Street.
Parcel B shall have two openings onto 32nd Street
Parcel C shall have two openings onto 32nd Street except that the there shall be complete access control over the east 125 feet of Parcel C.
Parcel D shall have two openings onto Woodlawn and shall have complete access control onto 32nd Street.

(NGES" OVED HE)

26. Signage:
Parcel A shall be permitted to have one monument sign along Woodlawn with a maximum area of 200 SF and with 100 SF of this signage being limited to a monochromatic design incorporated as an integral part of the sign base and as shown on Attachment #1 (Added 10/28/02)
Parcel B shall have signage per the sign code for the City of Wichita.
Parcel C shall have signage per the sign code for the City of Wichita.
Parcel D shall be permitted to have one monument sign along Woodlawn with a maximum area of 100 SF.
Parcel D shall be permitted to have one pylon sign along K-96 with a maximum area of 200 SF.

27. Sign Heights:
Along Woodlawn - 20'; Along K-96 - 35'

28. The approval of this plan shall constitute a waiver of the wall which would normally be required on the north line of Parcel C and the west line of Parcel B.

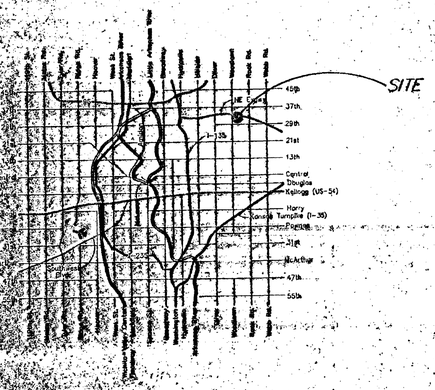
29. Building signs for Parcel D shall be limited to the requirements as defined in the sign code for LC commercial districts. No building signs in Parcel D shall be permitted on the east facade or any south facing facade of a building within 200 feet of 32nd Street.

30. Signs or monuments for Parcels B and C designating the name of this development shall be permitted adjacent to the entry drives providing they follow appropriate city codes.

Revised: 11/6/02
Revised 10-8-2014
REVISED 11-29-2017
April 22, 1998

AUSTIN MILLER PA
ENGINEERING SERVICES
254 S. Laura; Suite 210 Wichita, KS 67211
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COMMUNITY UNIT PLAN
FANTASEA
DP - 95



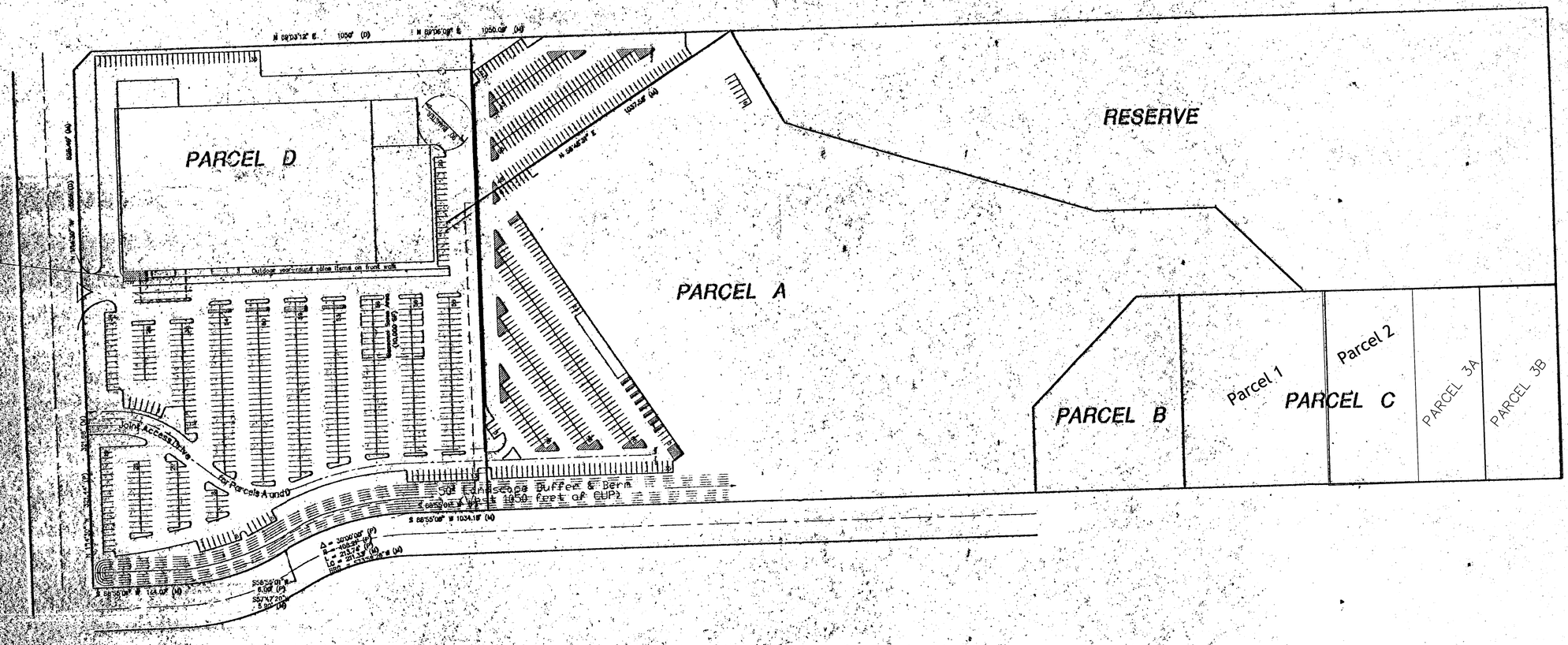
LOCATION MAP

AMENDMENT #3
APPROVED CUP
MAPC 1-23-03 DM
WCC 4-8-03 DM
PERTAINS TO PARCEL C

AMENDMENT #2
APPROVED CUP
MAPC 03/26/98 DM
WCC 03/24/98 DM
SHEET 2 of 2
MAPD copy 1 of 2

APPROVED CUP
MAPC

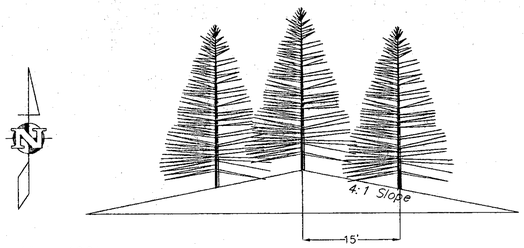
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Revised: 11/6/02
Revised 10-8-2014
Revised 11-27-2017

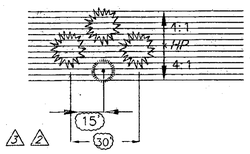
Sheet 2 of 2

AUSTIN MILLER P.A.
ENGINEERING SERVICES
254 S. Laura, Suite 210 · Wichita, KS 67211
316/262-1281 fax: 316/262-6773

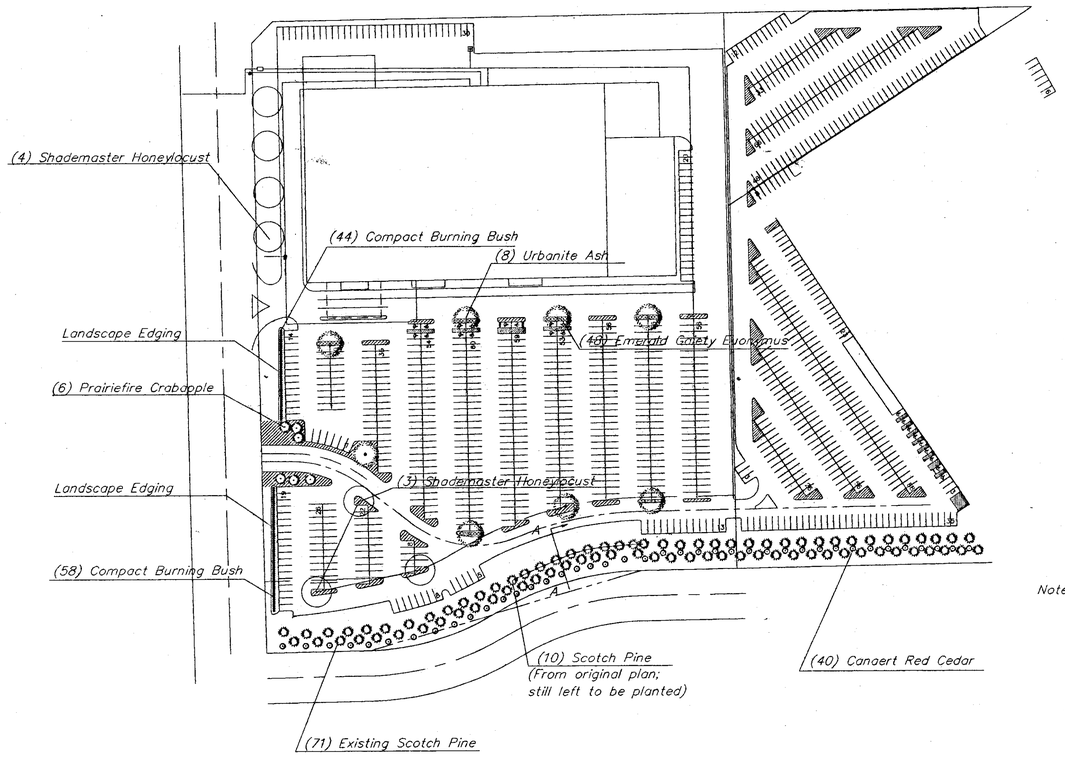


SCALE: 1" = 100'

SECTION A–A



BERM PLANTING DETAIL

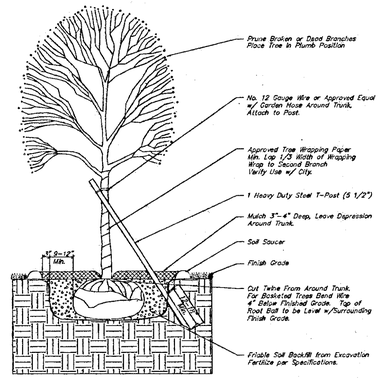


Note: Total Trees on Berm = 81 Scotch Pine
= 40 Canaert Juniper

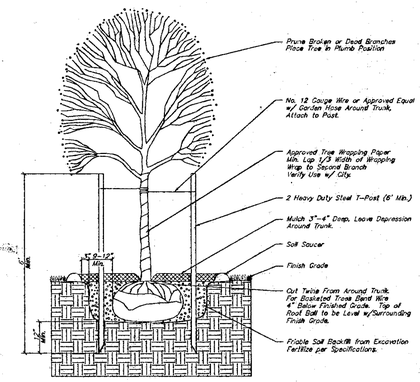
Areas to be sodded w/ K–31 Fescue.

CALCULATIONS

Landscaped Street Yard Required:
877 + 643 =1520–509+1011
1011 x 20 = 20,220 S.F.
Landscaped street yard provided = 72,660 S.F.
Street yard trees required = 40 shade trees
Street yard trees provided = 94 trees
Parking lot trees required = 32 shade trees – 47 = 0 trees
Parking lot trees shown = 18 trees
Buffer area required = 643' divided by 40 = 16 trees
3 Buffer area trees shown = (121) trees



TREE PLANTING & STAKING DETAIL
Deciduous Trees 2 1/2" Cal. and Smaller — Evergreen Trees 6' Height and Smaller — No Scale



TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 2 1/2" Cal. — Evergreen Trees Larger than 6' Height — No Scale

PLANT SCHEDULE:

	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
3 2	(81)	Pinus sylevestris	Scotch Pine	8'–10'	B&B	
3 2	(40)	Juniperus virginiana 'Canaertii'	Canaert Red Cedar	8'–10'	B&B	
	8	Fraxinus pennsylvanica 'Urbanite'	Urbanite Ash	2" cal.	B&B	
1	(7)	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	2" cal.	B&B	
	48	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	2 gal.	Container	Space 4' o.c.
2	(102)	Euonymus alatus 'compacta'	Compact Burning Bush	5 gal.	Container	Space 3' o.c.
	6	Malus species 'Prairiefire'	Prairiefire Crabapple	1.5" cal.	B&B	Space 20' o.c.

PLANTING NOTES:

1. All work shall be done in accordance with City of Wichita Landscape Specifications.
2. Trees with broken leaders will not be accepted.
3. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
4. Topsoil shall be delivered in an unfrozen and non–muddy condition and shall be subject to approval by the Landscape Architect.
5. All shrub plantings will be mulched a minimum of 4". Mulch material to be per City of Wichita specifications.
6. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
7. Seed the property with 'K–31' Tall Fescue at a rate of 8 lbs/1,000 s.f.
8. All mulched planting areas shall be contained within commercial grade metal edging.
9. Landscaping contractor to provide irrigation drawings for all landscaped areas. Landscape contractor to pay for tap fees, vault and meter, and all other costs incidental to landscape work.
10. Mulch all tree saucer wells with 4" of mulch. Mulch material to be per City of Wichita specifications.
1 11. Coordinate with site lighting see sheet ESP1.
12. Coordinate location of conduit for irrigation with paving contractor.
3 13. Remaining tree locations to be determined on–site by landscape architect.

DP-95
PARCEL A (PORTION)
LANDSCAPE PLAN
APPROVED 12/11/98 BY DEA
SUPERSEDES PLAN APPD. 11/25/98

3 12/8/98
2 7/17/98
1 5/27/98

316/262-1281

PROJECT NUMBER				AM NO. 98031
DESIGN clm	DRAWN clm	FILE lscapeXX2	DATE 4/30/98	SCALE 1"=100'

HOME DEPOT EAST
LANDSCAPE PLAN
FANTASEA 3RD ADDTION WICHITA, KANSAS

SHEET C8 OF — REVISED 12/8/98

Existing Mix of Evergreen & Deciduous Trees Provides Screening

Fescue Sod (28 S.Y.)

Amur Maple

Amur Maple

3 Donald Wyman Crabapple

3 Amur Maple

Austrian Pine

Fescue Sod (1687 S.Y.)

3 Canaert Juniper

"Dodge City" Cobblestone Rock (2"+ Agg.) w/ weed barrier fabric about drain. Cut down edging or leave gap for drainage. (Est. 18 S.F. 3" Depth)

55 Variegated Liriope (1'-6" o.c. staggered rows)

PARKING

Chinese Pistache

13 Anthony Waterer Spirea

Fescue Sod (108 S.Y.)

2 Skyline Honeylocust

Concrete Typ.

NEW YMCA

3 Park Osage Orange

4 Keteleeri Juniper

WAVE POOL

Fescue Sod (258 S.Y.)

FH

7 Manhattan Euonymus

6 Crimson Pygmy Barberry

24 Compact Andorra Juniper

Lacebark Elm

3 Austrian Pine

3 Crimson Pygmy Barberry

Red Jade Weeping Crabapple

6 Magic Carpet Spirea

6 A.W. Spirea

7 Icee Blue Juniper

3 Crimson Pygmy Barberry

Fescue Sod (1315 S.Y.)

Austrian Pine

Austrian Pine

Chinese Pistache

Autumn Blaze Maple

12 Winter Gem Boxwood

Amur Maple

Amur Maple

Amur Maple

7 Crimson Pygmy Barberry

Fescue Sod

Lacebark Elm

PLAY Equipment

Amur Maple

Lacebark Elm

Amur Maple

Amur Maple

2 Chinese Pistache

Chinese Pistache

Chinese Pistaches

PARKING

Swamp White Oak

3 Canaert Juniper

Autumn Blaze Maple

Autumn Blaze Maple

Autumn Blaze Maple

Autumn Blaze Maple

Autumn Blaze Maple

Sawtooth Oak

Sawtooth Oak

Amur Maple

Urbanite Ash

Amur Maple

5 Keteleeri Juniper

3 Austrian Pine

PAVILLION

4 Canaert Juniper

Urbanite Ash

Urbanite Ash

Urbanite Ash

Urbanite Ash

Urbanite Ash

Lacebark Elm

London Planetree

Amur Maple

2 Austrian Pine

Note: Trees shaded are a bid alternate. Final layout of trees shall be adjusted to final design of berms, walk and skate park.

Note:
Total Quantity of Fescue Sod = 3396 Sq. Yd.

DP-95 Parcel A

LANDSCAPE PLAN

APPROVED 11/19/02 BY DS

SHEET 2 of 2

Landscape Plan - Building Area

YMCA North Branch

3330 N. Woodlawn

LANDSCAPE ARCHITECTS PLANNERS

rice-foster associates

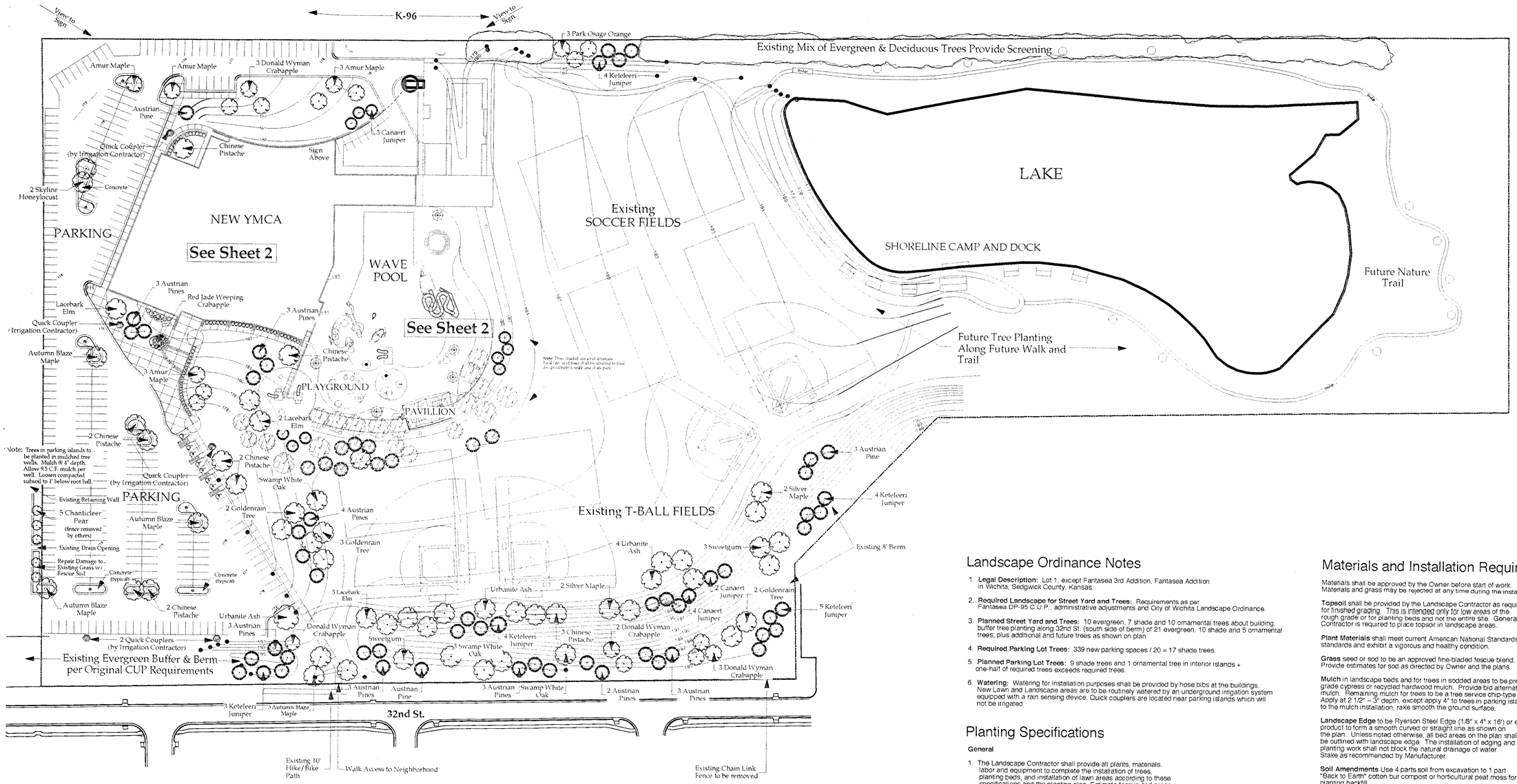
J. Michael Rice, AIA
David W. Foster, ASLA
Debra J. Foster
John Lorg

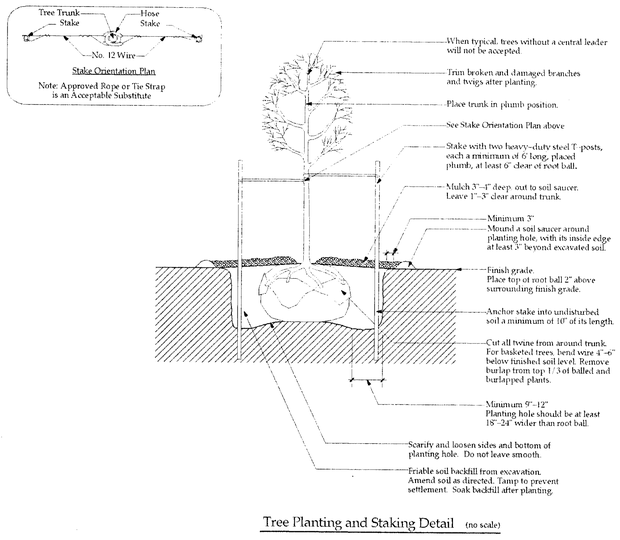
1413 E. Second St.
Wichita, KS 67214
Tel 316.267.4575
Fax 316.267.7316

project 02094
date 11/07/2002
drawn by DWF JLL
revisions
north
scale 1"=20'
sheet 2 of 2

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Tree Planting and Staking Detail (no scale)

Plant Schedule

Quantity	Common Name	Botanical Name	Size	Specification
TREES				
8	Amur Maple	*Acer ginnala*	1 3/4"-2" Cal	B&B
4	Silver Maple	*Acer saccharinum*	1 3/4"-2" Cal	B&B
6	Autumn Blaze Maple	*Acer x freemani 'Autumn Blaze'*	2"–2 1/2" Cal	B&B
6	Urbanite Green Ash	*Fraxinus pennsylvanica 'Urbdell'*	2"–2 1/2" Cal	B&B
2	Skyline Honeylocust	*Gleditsia triacanthos var. inermis 'Skyline'*	2"–2 1/2" Cal	B&B
20	Keteleeri Juniper	*Juniperus chinensis 'Keteleeri'*	6'–7' height	B&B
9	Canaert Juniper	*Juniperus virginiana 'Canaerti'*	6'–7' height	B&B
7	Goldenrain Tree	*Koelreuteria paniculata*	1 3/4"-2" Cal	B&B
4	American Sweetgum	*Liquidambar styraciflua*	1 3/4"-2" Cal	B&B
3	Osage-orange 'Park'	*Maclura pomifera 'Park'*	1 3/4"-2" Cal	B&B
9	Donald Wyman Crabapple	*Malus sp. 'Donald Wyman'*	1 3/4"–2" Cal	B&B
1	Red Jade Weeping Crabapple	*Malus sp. 'Red Jade'*	1 3/4"–2" Cal	B&B
29	Austrian Pine	*Pinus nigra var. nigra*	7'–8' height	B&B
11	Chinese Pistache	*Pistacia chinensis*	2"–2 1/2" Cal	B&B
5	Chanticleer Pear	*Pyrus calleryana 'Chanticleer'*	1 3/4"-2" Cal	B&B
5	Swamp White Oak	*Quercus bicolor*	2"–2 1/2" Cal	B&B
8	Lacebark Elm	*Ulmus parvifolia*	2"–2 1/2" Cal	B&B
137	**Total Trees**			
ALTERNATE BID TREES				
6	Amur Maple	*Acer ginnala*	1 3/4"-2" Cal	B&B
5	Autumn Blaze Maple	*Acer x freemani 'Autumn Blaze'*	2"–2 1/2" Cal	B&B
6	Urbanite Green Ash	*Fraxinus pennsylvanica 'Urbdell'*	2"–2 1/2" Cal	B&B
5	Keteleeri Juniper	*Juniperus chinensis 'Keteleeri'*	6'–7' height	B&B
7	Canaert Juniper	*Juniperus virginiana 'Canaerti'*	6'–7' height	B&B
5	Austrian Pine	*Pinus nigra var. nigra*	7'–8' height	B&B
1	Londonplane Tree	*Platanus x acerifolia 'Bloodgood'*	1 3/4"-2" Cal	B&B
2	Sawtooth Oak	*Quercus acutissima*	1 3/4"-2" Cal	B&B
1	Lacebark Elm	*Ulmus parvifolia*	2"–2 1/2" Cal	B&B
38	**Total Trees**			
SHRUBS				
19	Crimson Pygmy Barberry	*Berberis thunbergii 'Crimson Pygmy'*	2 gallon	Container
12	Wintergem Boxwood	*Buxus microphylla 'Wintergreen'*	15"–18" height	B&B or Container
7	Manhattan Euonymus	*Euonymus kiautschovicus 'Manhattan'*	2 gallon	Container
24	Compact Andorra Juniper	*Juniperus horizontalis 'Compact Andorra'*	2 gallon	Container
7	Icee Blue Juniper	*Juniperus horizontalis 'Icee Blue'*	2 gallon	Container
9	Magic Carpet Spirea	*Spiraea japonica 'Magic Carpet'*	2 gallon	Container
19	Anthony Waterer Spirea	*Spiraea x bumalda 'Anthony Waterer'*	2 gallon	Container
97	**Total Shrubs**			
GROUNDCOVERS, VINES & PERENNIALS				
55	Variegated Liriope	*Liriope muscari 'Variegata'*	1 gallon	15" o.c., triangular spacing
55	**Total Groundcovers, Vines & Perennials**			

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

Landscape Ordinance Notes

1. **Legal Description:** Lot 1, except Fantasea 3rd Addition, Fantasea Addition in Wichita, Sedgwick County, Kansas.
2. **Required Landscape for Street Yard and Trees:** Requirements as per Fantasea DP-95 C.U.P., administrative adjustments and City of Wichita Landscape Ordinance.
3. **Planned Street Yard and Trees:** 10 evergreen, 7 shade and 10 ornamental trees about building, buffer tree planting along 32nd St. (south side of berm) of 21 evergreen, 10 shade and 5 ornamental trees; plus additional and future trees as shown on plan.
4. **Required Parking Lot Trees:** 339 new parking spaces / 20 = 17 shade trees.
5. **Planned Parking Lot Trees:** 9 shade trees and 1 ornamental tree in interior islands + one-half of required trees exceeds required trees.
6. **Watering:** Watering for installation purposes shall be provided by hose bibs at the buildings. New Lawn and Landscape areas are to be routinely watered by an underground irrigation system equipped with a rain sensing device. Quick couplers are located near parking islands which will not be irrigated.

Planting Specifications

General

1. The Landscape Contractor shall provide all plants, materials, labor and equipment to complete the installation of trees, planting beds, and installation of lawn areas according to these specifications and the planting plan. Estimate fescue sod areas only for grass. Other disturbed areas to be seeded in spring by others.
2. Rough grading shall be by the General Contractor.The Landscape Contractor shall be responsible for finished grading prior to grass installation and planting operations.
3. Prior to landscape work, flag all underground utilities by calling Kansas One-Call (Phone: 1-800-344-7233).
4. Notify the Owner of variances between the plan and site conditions which affect planting operations.
5. Prior to the start of fine grading, if season permits, the Landscape Contractor shall spray to kill weeds and grass in planting bed and lawn areas. Use Round-up or similar chemical in as many applications as required for complete kill.
6. The Landscape Contractor shall be responsible to coordinate landscape work with work of the Irrigation Contractor and other Contractors affected by landscape work. Irrigation Contractor is Premier Landscaping. Contact Bill Stuhlsatz Ph.733-4773. Landscape Contractor shall be responsible to make repairs to irrigation system when damaged by landscape work. Irrigation Contractor shall flag main line and zone lines as possible when requested with two days minimum notice.

DP-95 PARCEL A
LANDSCAPE PLAN
APPROVED 11/19/02 BY JS
SHEET 1 of 2
MAPD Copy 1 of 2

Materials and Installation Requirements

Materials shall be approved by the Owner before start of work. Materials and grass may be rejected at any time during the installation.

Topsoil shall be provided by the Landscape Contractor as required for finished grading. This is intended only for low areas of the rough grade or for planting beds and not the entire site. General Contractor is required to place topsoil in landscape areas.

Plant Materials shall meet current American National Standards Institute standards and exhibit a vigorous and healthy condition.

Grass seed or sod to be an approved fine-bladed fescue blend. Provide estimates for sod as directed by Owner and the plans.

Mulch in landscape beds and for trees in sodded areas to be premium grade cypress or recycled hardwood mulch. Provide bid alternate for cedar mulch. Remaining mulch for trees to be a tree service chip-type mulch. Apply at 2 1/2" – 3" depth, except apply 4" to trees in parking islands. Prior to the mulch installation, rake smooth the ground surface.

Landscape Edge to be Ryerson Steel Edge (1/8" x 4" x 16') or equal product to form a smooth curved or straight line as shown on the plan. Unless noted otherwise, all bed areas on the plan shall be outlined with landscape edge. The installation of edging and planting work shall not block the natural drainage of water. Stake as recommended by Manufacturer.

Soil Amendments Use 4 parts soil from excavation to 1 part "Back to Earth" cotton bur compost or horticultural peat moss for planting backfill.

Fertilizer for planting backfill to be Milorganite (6-2-0) or other approved product installed per Manufacturer's instructions.

Pre-emergent weed control such as Dacthal, Treflan or approved similar product shall be installed per Manufacturer's instruction in all beds except tree wells. Do not apply in tree wells of individual trees in grass areas.

Tree Wrap shall be 4" Forces wrap or other approved product (i.e. DeWitt Tree Wrap). Securely wrap from ground level to second level of branches on the trunk. Use of wrap is at the Landscape Contractor's discretion.

Acceptance and Guarantee

1. Prior to acceptance, plantings and grass areas shall be maintained, watered and kept clean by the Landscape Contractor.
2. When landscape work is completed, the Owner or his Representative and Landscape Contractor shall meet to review the installation. When the installation is in accordance with the plans and specifications the work shall be accepted. Work may be accepted in phases for payment due to seasonal planting requirements.
3. Guarantee for plantings shall be one year. Guarantee for grass sod areas shall be through May15th when installed during the fall or winter season and for 30 days when installed in the spring or summer. At the end of the guarantee period dead plants and those not in a vigorous, thriving condition shall be replaced as originally specified. There shall be no additional cost to the Owner for replacements except due to vandalism.

Site Landscape Plan

YMCA North Branch

3330 N. Woodlawn

LANDSCAPE ARCHITECTS PLANNERS

rice-foster associates

J. Michael Rice, AIA
David W. Foster, ASLA
Debra J. Foster
John Lorg

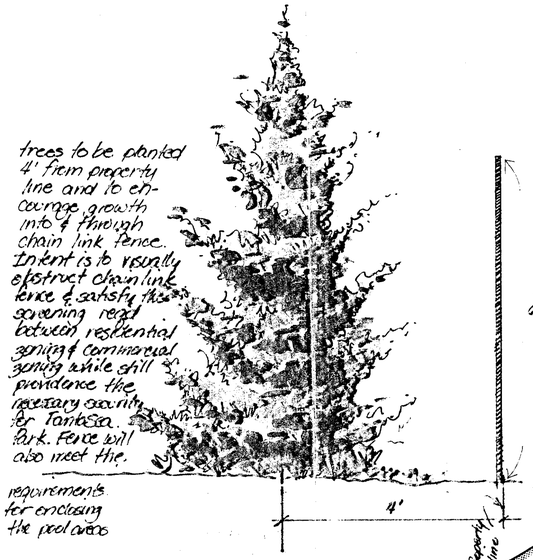
1615 E. Second St.
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tel 316.269.4525
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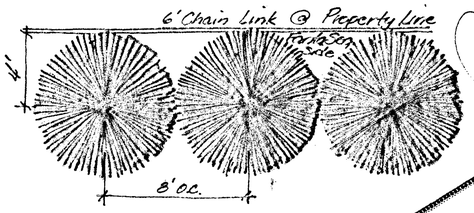
project 02094
date 11.07.2002
drawn by DWF JLL
revisions
north
scale 1"=50'
sheet 1 of 2

11/7/02

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6' chain link fence

Cedar Screen Spacing Plan-typ.

SECURITY FENCE TO BE INSTALLED WITH CONSTRUCTION OF FANTASEA FACILITIES PRIOR TO PLANTING OF CEDAR SCREEN. FENCE TO BE 6' HIGH CHAIN LINK ON PROPERTY LINE.

THE REQUIRED MASONRY WALL SHALL BE WAIVED ON THIS RESERVE AREA PROVIDING THE RESERVE AREA DOES NOT PERMIT THE USE OF GASOLINE MOTORS ON BOATS OR RECREATION VEHICLES. THE CHAIN LINK SECURITY FENCE IS ALLOWED HOWEVER. REDCEDAR PLANTINGS ARE REQUIRED.

5' PLANTING STRIP TO CONSIST OF RED CEDAR TREES SPACED 8' ON CENTER TO BE PLANTED 4' SOUTH OF PROPERTY LINE.

Lake

SECURITY FENCE WITH CEDAR PLANTINGS SHALL BE ALLOWED IN LIEU OF MASONRY WALL. HOWEVER, THE CITY RESERVES THE RIGHT TO REVIEW THIS DECISION WHEN AREA TO NORTH DEVELOPS RESIDENTIALLY.

gate

SECURITY FENCE TO BE TIED INTO DECORATIVE FENCE WITHIN PROPERTY (GENERAL LOCATION)

Retail Regd on N,W, N, & E property lines as per C.U.P.

IRRIGATION TO LANDSCAPE BUFFER TO BE PROVIDED BY A DRIP IRRIGATION SYSTEM WITH AN EMITTER AT EACH TREE.

CEDAR PLANTINGS SHALL BE ALLOWED IN LIEU OF MASONRY WALL. HOWEVER, THE CITY RESERVES TO RIGHT TO REVIEW THIS DECISION WHEN THE AREA TO THE NORTH DEVELOPS RESIDENTIALLY.

5' PLANTING STRIP TO CONSIST OF RED CEDAR TREES SPACED 8' ON CENTER TO BE PLANTED 4' SOUTH OF PROPERTY LINE.

Canaert Redcedar

FENCE TO TIE INTO PROPOSED STRUCTURE (GENERAL LOCATION)

GENERAL LOCATION FOR 6' HIGH CHAIN LINK SECURITY FENCE ON PROPERTY LINE.

32nd St. North

THE EARTH BERMS AND THE INDICATED PLANTINGS (BOTH EXISTING AND PROPOSED) ARE ILLUSTRATED TO SATISFY THE C.U.P. REQUIREMENTS. PLANTINGS HAVE BEEN SCATTERED UP THE BERMED AREA INSTEAD IN A 10' ESM'T. ALONG STREET SHOWN IN C.U.P. TO CREATE A MORE PLEASING EFFECT

irrigation system existing in buffer immediately north of 32nd st.

Approved Landscape Plan
SEE MEMO DATED 4/15/83 RE: WAIVER OF WALL ON NORTH

DP-95

scale 1"=50'

PLANT LIST'S

PROPOSED BUFFER

qnty	Plant Name	Size	cond.
6	Marshall Seedless Ash	8-10'	BB
11	Canaert Redcedar	4'	BB
2	Silver Maple	8-10'	BB
2	Pin Oak	8-10'	BB
6	Cottenless Cottenwood	8-10'	BB
4	Bradford Pear	6-8'	BB
2	Hopa Crabapple	6-8'	BB
757	LANDSCAPE BUFFER 8' O.C. Canaert Redcedar (This sheet only		BB

REPLACEMENTS IN EXISTING BUFFER

qnty	Plant Name	size	cond
1	Purpleleaf Plum	6-8'	BB
2	Canaert Redcedar	4'	BB
10	Scotch Pine	4-5'	BB
7	Ponderosa Pine	4-5'	BB
8	Cottenless Cottenwood	8-10'	BB
1	Hopa Crabapple	6-8'	BB
5	Sycamore	8-10'	BB
1	Silver Maple	8-10'	BB
2	Red Bud	6-8'	BB

KEY

Existing Plant Material

Proposed Buffer Plant Material

Replacements in Existing Buffer

Notes:
1. Landscape contractor to verify location of all utilities including irrigation system.
2. Irrigation to landscape buffer to be provided by a drip system with an emitter @ each tree

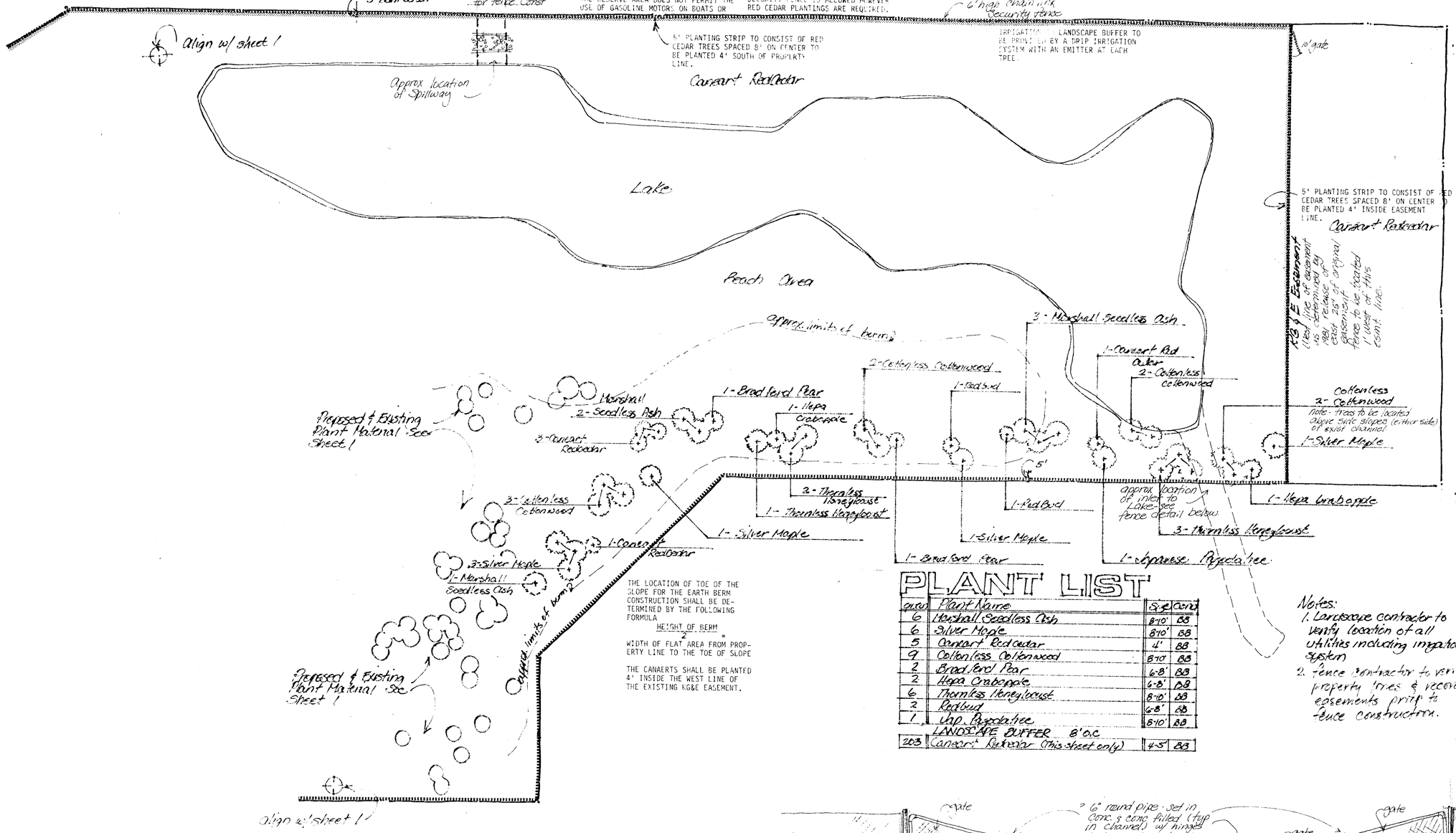
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8225 E. 35TH. ST. NORTH, WICHITA, KS. 67226 316-683-5567

date 21 March 83
rev. 29 March 83
30 March 83
8 April 83

sheet title: Landscape Buffer & Security Fence

project: Fantasea

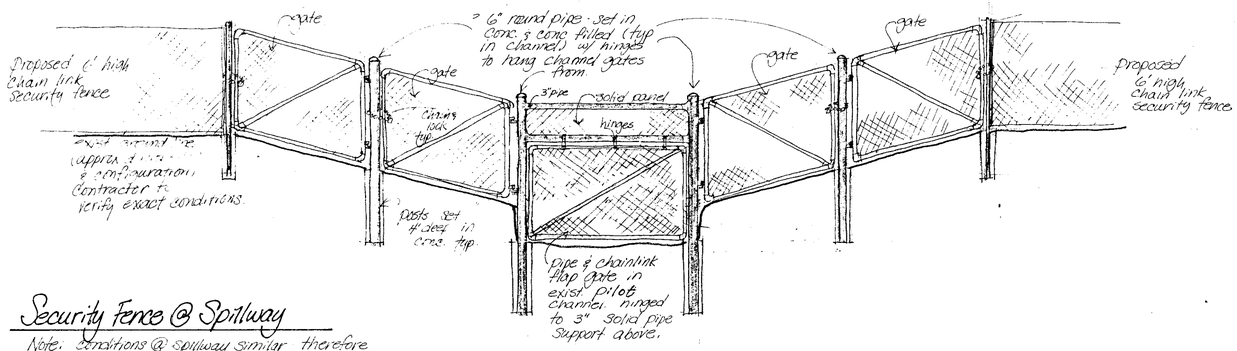
sheet 1 of 2



PLANT LIST

QUAN.	Plant Name	Size	Cond.
6	Marshall Seedless Ash	8-10'	BB
6	Silver Maple	8-10'	BB
5	Canaert Redcedar	4'	BB
9	Cottonless Cottonwood	8-10'	BB
2	Bradford Pear	6-8'	BB
2	Hopa Crabapple	6-8'	BB
6	Thornless Honeylocust	8-10'	BB
2	Redbud	6-8'	BB
1	Upr. Pyramidal	8-10'	BB
203	LANDSCAPE BUFFER 8' O.C. Canaert Redcedar (this sheet only)	4-5	BB

Notes:
1. Landscape contractor to verify location of all utilities including irrigation system
2. Fence contractor to verify property lines & recorded easements prior to fence construction.



Security Fence @ Spillway

Note: conditions @ spillway similar therefore same detail shall be used except for the following:
- flap gate may be omitted since pilot channel configuration is flat instead of recessed.
- Size of channel is smaller therefore requiring only 3 gates instead of 4 as one illustrated on the const. detail.

Security Fence @ Lake Inlet

Scale 1/4" = 1'-0"
Note: all dimensions approx. Contr. to verify.
Fence to be constructed on Property Line

scale 1" = 50'

BILL G. YUNG DESIGN
8225 E. 35TH. ST. NORTH, WICHITA, KS. 67226 316-683-5567

date 27 March 03
rev. 29 March 03
30 March 03
8 April 03

sheet title: Landscape Buffer & Security Fence

project: Farmington

sheet 2 of 2

December 15, 2014

Wichita-Sedgwick County Metropolitan Area Planning Department

Kansas Elks Training Center for the Handicapped, Inc.
1006 E. Waterman
Wichita, KS 67211

K.E. Miller Engineering
Kirk Miller
117 E. Lewis
Wichita, KS 67202

RE: CUP2014-34 – City CUP Administrative Adjustment to DP-95 to create Parcel 2 and 3 as show on the approved Lot Split LSP2014-00021 for Lot 2, Block 1, Parcel 2 of Fantasea II Addition. The property is generally located at the Northwest corner of 32nd Street and Governeour, East of Woodlawn and South of K-96.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to DP-95, the Fantasea II Community Unit Plan ("CUP"), creating Parcels 2 and 3 consistent with a lot split of Parcel 2. Building coverage and floor area will be distributed proportionately on the revised CUP. Uses permitted on existing parcels do not change.

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.

John L. Schlegel, Director
Metropolitan Area Planning Department

Thomas J. Stolz, Director
Metropolitan Area Building and Construction Department

cc: J.R. Cox, MABCD
Lavonta Williams, CM District I
Alana Haynes, Community Liaison District