



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

September 30, 2024

Location Location Location, LLC
Attn: Justin Cooke
PO Box 781129
Wichita, KS 67208

Dustin Marsh
2509 N. Fox Run
Wichita, KS 67226

RE: CUP2024-00032 – Administrative Adjustment in the City to the Mediterranean Plaza Commercial CUP DP-111 to permit Animal Care, Limited on Parcel 1, on property zoned LC Limited Commercial District; generally located on the northeast corner of North Rock Road and East 29th Street North (3000 N. Rock Road).

Legal Description: Lot 2, Block 1, Mediterranean Plaza Commercial Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We received and reviewed your request for an Administrative Adjustment to CUP DP-111 to permit Animal Care Limited on Parcel 1. The subject site is zoned LC Limited Commercial District (LC) for which Animal Care, Limited would typically be a use permitted by-right. The CUP does not specifically prohibit the proposed use. Furthermore, the proposed use is not deemed to be more intensive than existing, permitted uses within the CUP. The CUP does prohibit Kennel/Boarding/Breeding/Training. Therefore, a conditional of approval of this Administrative Adjustment is that any boarding of any animal shall be accessory to the proposed use and is only permitted for animals receiving care at the facility.

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

GENERAL PROVISIONS

Parcel Number 1:

Proposed Uses: General Office and Retail Sales including Shopping Centers; Restaurants; Financial Institutions; Service Stations; Dry Cleaning Shops; Theaters; Printing and Reproduction Centers (not employing more than 5 people); Bowling Alleys; Department Stores; Tire, Battery, and Accessory Shops; **Animal Care, Limited**; and other similar uses.

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. Approval of the Administrative Adjustment is subject to the following condition:

1. Boarding of any animal shall be accessory to Animal Care, Limited and is only permitted for animals while they are receiving care at the facility.

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
Becky Tuttle, CM District II
Teresa Veazey, CSR District II

Date	Issued Record
02/24/2022	OWNER REVIEW SET
01/15/2022	PERMIT SET
10/05/2022	MAJOR REVISION 1
12/22/2022	BID SET
03/07/2023	CONSTRUCTION SET

VALVOLINE INSTANT OIL CHANGE
3160 N ROCK ROAD
WICHITA, KS 67226



PROJECT NUMBER
08-21-20020
PROFESSIONAL IN CHARGE
CJW
PROJECT MANAGER
KK
QUALITY CONTROL
WFM
DRAWN BY
MPB

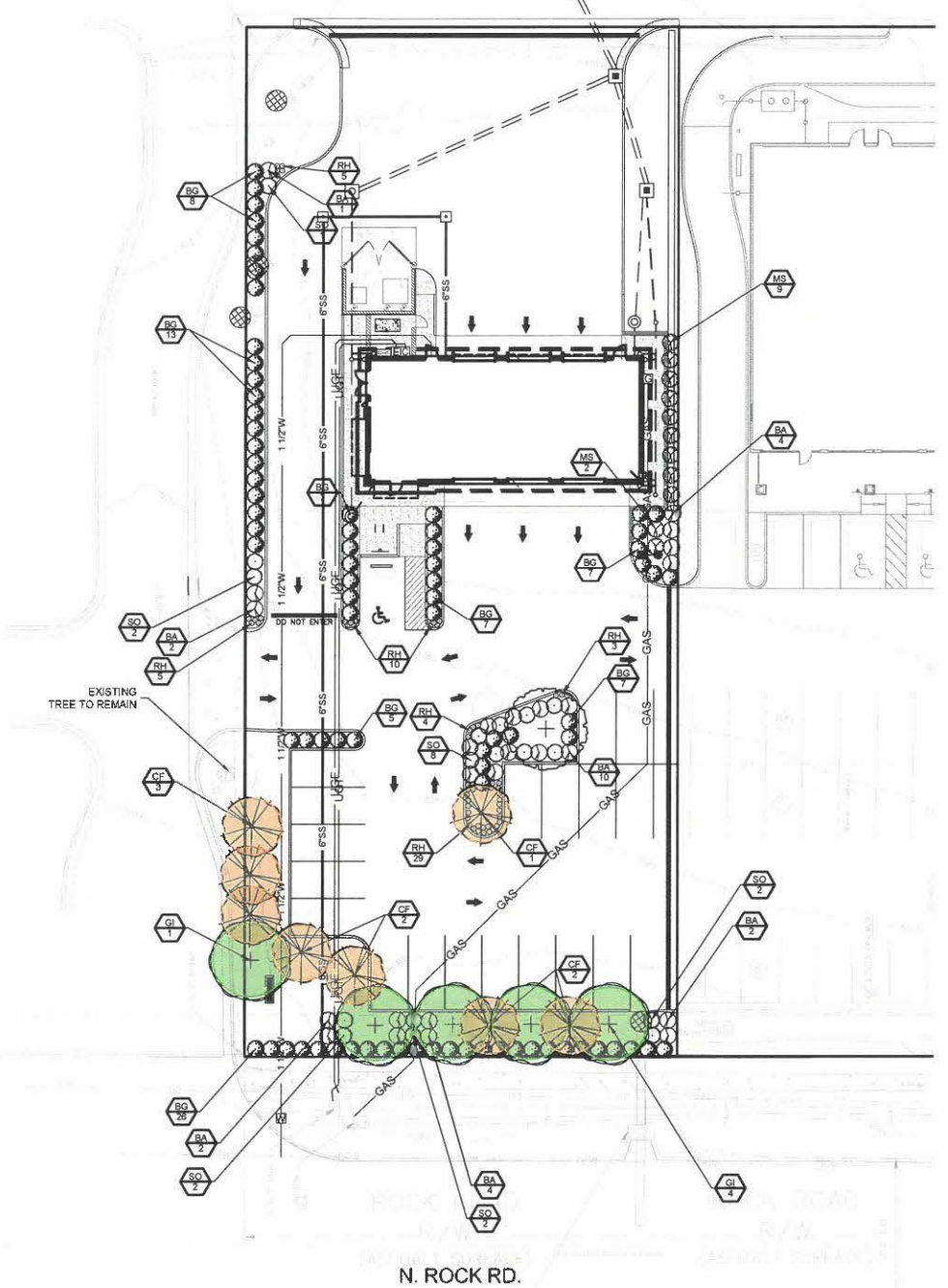
Drawing Title:

LANDSCAPE PLAN

Drawing No. **L-1.0**

EXISTING LEGEND

- MONUMENT FOUND, ORIGIN UNKNOWN
- (P) PLATTED PER SURVEY REFERENCE 1
- (M) MEASURED
- STEEL BOLLARD
- CANOPY SUPPORT
- UTILITY POLE
- LIGHT POLE
- (3)— FOOTPRINT OF OVERHEAD UTILITY — # LINES
- AIR CONDITIONING UNIT
- ELECTRIC METER
- E— UNDERGROUND ELECTRIC LINE
- G— UNDERGROUND GAS LINE
- W— WATER LINE SHOWN PER WICHITA GIS UTILITY MAP SITE (2021-07-23)
- WATER LINE GATE VALVE
- WATER METER
- FIRE HYDRANT
- GREASE PIT MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN-OUT
- S— SANITARY SEWER LINE
- TELEPHONE PEDESTAL
- T— UNDERGROUND TELEPHONE LINE
- FIBER OPTIC CABLE SIGN
- HANDICAP SIGN
- HANDICAP PAINTED SYMBOL
- DECIDUOUS TREE W/ SIZE & DRP LINE
- PARKING STALL COUNT
- CENTERLINE TO BACK OF CURB
- B/R BACK TO BACK
- 1'±04' 1' CONTOUR INTERVAL
- LINE NOT DRAWN TO SCALE



LANDSCAPE PLAN

APPROVED 8/24/23 *[Signature]*
DP-111
Supersedes pg 1 approved 9/17/22

PLANT SCHEDULE

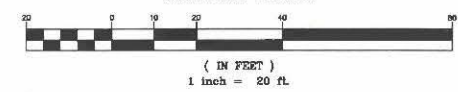
TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
+	GI	5	Autumn Blaze Maple	B & B	3.5"	8 min.
+	UP	1	Lacebark Elm / Ulmus parvifolia	B & B	3" cal	
ORNAMENTAL TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
○	CF	8	Burgundy Hearts 'Eastern Redbud'	B & B	2.5"	25'
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
○	BA	25	Red Leaf Japanese Barberry / Berberis thunbergii 'Atrorubra'	5 gal		
○	BG	80	Green Velvet Boxwood / Buxus x 'Green Velvet'	3 gal		
○	MS	11	Adagio Eulalia Grass / Miscanthus sinensis 'Arlegio'	5 gal		
○	RH	56	Black-eyed Susan / Rudbeckia hirta	1 gal		
○	SO	17	Mellow Yellow Spiraea / Spiraea thunbergii 'Opal' TM	3 gal		

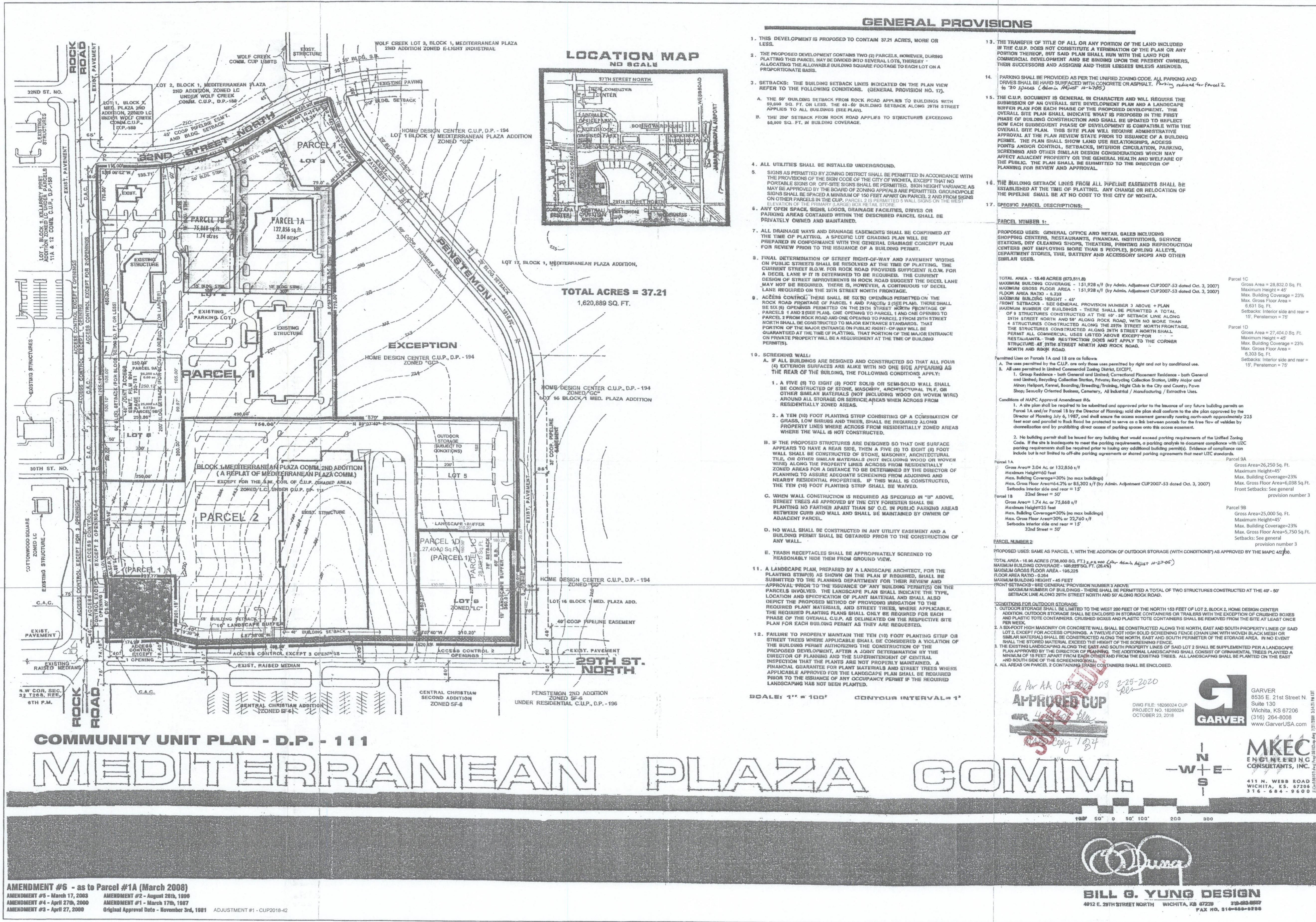
LANDSCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
LANDSCAPE STREET YARD 10 SF/ LF (250)	250 X 10 = 2,500 SF 20% REDUCTION FOR LARGER PLANTS = 2,000	1,670 SF
STREET TREES 1 SHADE & 2 ORN/ 500 SF 20% REDUCTION	2,000/ 500 = 4 SHADE TREES 8 ORNAMENTAL TREES	5 SHADE TREES 8 ORNAMENTAL TREES
PARKING BUFFER	CONSISTENT 3' HT X 5' WIDE	CONTINUOUS SHRUB BORDER
PARKING TREES 1/20 SPACES LOTS OVER 20 SPACES	N/A - 19 SPACES	1 TREE

TREE CALIPER MEASUREMENTS ARE TO BE MEASURED AT A PLANTED HEIGHT OF 4.5 FEET. SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.).

GRAPHIC SCALE





COMMUNITY UNIT PLAN - D.P. - 111

MEDITERRANEAN PLAZA COMM.

AMENDMENT #6 - as to Parcel #1A (March 2008)
 AMENDMENT #5 - March 17, 2003
 AMENDMENT #4 - April 27, 2000
 AMENDMENT #3 - April 27, 2000
 AMENDMENT #2 - August 20th, 1999
 AMENDMENT #1 - March 17th, 1987
 Original Approval Date - November 3rd, 1981
 ADJUSTMENT #1 - CUP2018-2

GENERAL PROVISIONS

- THIS DEVELOPMENT IS PROPOSED TO CONTAIN 37.21 ACRES, MORE OR LESS.
 - THE PROPOSED DEVELOPMENT CONTAINS TWO (2) PARCELS, HOWEVER, DURING PLATTING THIS PARCEL MAY BE DIVIDED INTO SEVERAL LOTS, THEREBY ALLOCATING THE ALLOWABLE BUILDING FOOTAGE TO EACH LOT ON A PROPORTIONATE BASIS.
 - SETBACKS: THE BUILDING SETBACK LINES INDICATED ON THE PLAN VIEW REFER TO THE FOLLOWING CONDITIONS. (GENERAL PROVISION NO. 7J)
 - THE 50' BUILDING SETBACK FROM ROCK ROAD APPLIES TO BUILDINGS WITH 90,000 SQ. FT. OR LESS. THE 40-60' BUILDING SETBACK ALONG 29TH STREET APPLIES TO ALL BUILDINGS (SEE PLAN).
 - THE 20' SETBACK FROM ROCK ROAD APPLIES TO STRUCTURES EXCEEDING 60,000 SQ. FT. IN BUILDING COVERAGE.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF THE SIGN CODE OF THE CITY OF WICHITA. EXCEPT THAT NO PORTABLE SIGNS OR OFF-SITE SIGNS SHALL BE PERMITTED. SIGN HEIGHT VARIANCE AS MAY BE APPROVED BY THE BOARD OF ZONING APPEALS ARE PERMITTED. SIGN HEIGHTS ON OTHER PARCELS IN THE CUP, PARCEL 2 IS PERMITTED TO EXCEED 30 FEET ON THE WEST ELEVATION OF THE PRIMARY LARGE BOX RETAIL STORE.
 - ANY OPEN SPACE SIGNS, LOGOS, DRAINAGE FACILITIES, DRIVES OR PARKING AREAS CONTAINED WITHIN THE DESCRIBED PARCEL SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE CONFIRMED AT THE TIME OF PLATTING. A SPECIFIC LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESERVED AT THE TIME OF PLATTING. THE DESIGN OF STREET IMPROVEMENTS IN ROCK ROAD SUFFICIENT R.O.W. FOR A DECAL LANE IF IT IS DETERMINED TO BE REQUIRED. THE CURRENT DESIGN OF STREET IMPROVEMENTS IN ROCK ROAD SUGGESTS THE DECAL LANE MAY NOT BE REQUIRED. THERE IS, HOWEVER, A CONTINUOUS 10' DECAL LANE REQUIRED ON THE WEST SIDE OF ROCK ROAD.
 - ACCESS CONTROL: THESE SHALL BE SIX (6) OPENINGS PERMITTED ON THE ROCK ROAD FRONTAGE OF PARCEL 1 AND PARCEL 2 (SEE PLAN). THESE SHALL BE SIX (6) OPENINGS PERMITTED ON THE 29TH STREET FRONTAGE OF PARCELS 1 AND 2 (SEE PLAN). ONE OPENING TO PARCEL 1 AND ONE OPENING TO PARCEL 2 FROM ROCK ROAD AND ONE OPENING TO PARCEL 2 FROM 29TH STREET NORTH SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STAMPODES. THAT PORTION OF THE MAJOR ENTRANCE ON PUBLIC RIGHT-OF-WAY WILL BE GUARANTEED AT THE TIME OF PLATTING. THAT PORTION OF THE MAJOR ENTRANCE ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME OF BUILDING PERMIT.
 - SCREENING WALL:
 - IF ALL BUILDINGS ARE DESIGNED AND CONSTRUCTED SO THAT ALL FOUR (4) EXTERIOR SURFACES ARE ALIKE WITH NO ONE SIDE APPEARING AS THE REAR OF THE BUILDING, THE FOLLOWING CONDITIONS APPLY:
 - A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIALS (NOT INCLUDING WOOD OR WOVEN WIRE) AROUND ALL STORAGE OR SERVICE AREAS WHEN ACROSS FROM A RESIDENTIAL ZONED AREA.
 - A TEN (10) FOOT PLANTING STRIP CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES, SHALL BE REQUIRED ALONG PROPERTY LINES WHERE ACROSS FROM RESIDENTIALLY ZONED AREAS WHERE THE WALL IS NOT CONSTRUCTED.
 - IF THE PROPOSED STRUCTURES ARE DESIGNED SO THAT ONE SURFACE APPEARS TO HAVE A REAR SIDE, THEN A FIVE (5) TO EIGHT (8) FOOT WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIALS (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE PROPERTY LINES ACROSS FROM RESIDENTIALLY ZONED AREAS FOR A DISTANCE TO BE DETERMINED BY THE DIRECTOR OF PLANNING TO ADEQUATELY SCREEN FROM ADJOINING AND NEARBY RESIDENTIAL PROPERTIES. IF THIS WALL IS CONSTRUCTED, THE TEN (10) FOOT PLANTING STRIP SHALL BE WAIVED.
 - WHEN WALL CONSTRUCTION IS REQUIRED AS SPECIFIED IN "C" ABOVE, STREET TREES AS APPROVED BY THE CITY FORESTER SHALL BE PLANTED NO FARTHER APART THAN 50' O.C. IN PUBLIC PARKING AREAS BETWEEN CURB AND WALL AND SHALL BE MAINTAINED BY OWNER OF ADJACENT PARCEL.
 - NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO THE CONSTRUCTION OF ANY WALL.
 - TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
- A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON THE PARCELS INVOLVED. THE LANDSCAPE PLAN SHALL INDICATE THE TYPE, LOCATION AND SPECIFICATION OF PLANT MATERIAL AND SHALL ALSO DEPICT THE PROPOSED METHOD OF PROVIDING IRRIGATION TO THE DESCRIBED PLANT MATERIALS, AND STREET TREES, WHERE APPLICABLE. THE REQUIRED PLANTING PLANS SHALL ONLY BE REQUIRED FOR EACH PHASE OF THE OVERALL C.U.P., AS DELINEATED ON THE RESPECTIVE SITE PLAN FOR EACH BUILDING PERMIT AS THEY ARE REQUIRED.
- FALLINE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING STRIP OR STREET TREES WHERE APPLICABLE SHALL BE CONSIDERED A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF GENERAL INSPECTION THAT THE PLANTS ARE NOT PROPERLY MAINTAINED, A FINANCIAL GUARANTEE FOR PLANT MATERIALS AND STREET TREES WHERE APPLICABLE APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
- THE TRANSFER OF TITLE OF 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 FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
- PARKING SHALL BE PROVIDED AS PER THE UNIFIED ZONING CODE. ALL PARKING AND DRIVES SHALL BE PAVD SURFACED WITH CONCRETE OR ASPHALT. Parking reserved for Parcel 2 to 70 spaces (Admin Adjust #1-2-2005)
- THE C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE THE SUBMISSION OF AN OVERALL SITE DEVELOPMENT PLAN AND A LANDSCAPE BUFFER PLAN FOR EACH PHASE OF THE PROPOSED DEVELOPMENT. THE OVERALL SITE PLAN SHALL INDICATE WHAT IS PROPOSED IN THE FIRST PHASE OF BUILDING CONSTRUCTION AND SHALL BE REVISED TO REFLECT HOW EACH SUBSEQUENT PHASE OF DEVELOPMENT IS COMPATIBLE WITH THE OVERALL SITE PLAN. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STATE PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE PLAN SHALL SHOW LAND USE RELATIONSHIPS, ACCESS POINTS AND/OR CONTROL, SETBACKS, INTERIOR CIRCULATION, PARKING, SCREENING AND OTHER SIMILAR DESIGN CONSIDERATIONS WHICH MAY AFFECT ADJACENT PROPERTY OR THE GENERAL HEALTH AND WELFARE OF THE PUBLIC. THIS PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL.
- THE BUILDING SETBACK LINES FROM ALL PIPELINE EASEMENTS SHALL BE ESTABLISHED AT THE TIME OF PLATTING. ANY CHANGE OR RELOCATION OF THE PIPELINE SHALL BE AT NO COST TO THE CITY OF WICHITA.
- SPECIFIC PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING SHOPPING CENTERS, RESTAURANTS, FINANCIAL INSTITUTIONS, SERVICE STATIONS, DRY CLEANING SERVICES, THEATERS, PRINTING AND REPRODUCTION CENTERS (NOT EMPLOYING MORE THAN 5 PEOPLE), BOWLING ALLEYS, DEPARTMENT STORES, TIRE, BATTERY AND ACCESSORY SHOPS AND OTHER SIMILAR USES.

TOTAL AREA - 18.48 ACRES (873,811.8)
 MAXIMUM BUILDING COVERAGE - 151,928 s/f (By Admin. Adjustment CUP2007-53 dated Oct. 3, 2007)
 MAXIMUM GROSS FLOOR AREA - 1,51,928 s/f (By Admin. Adjustment CUP2007-53 dated Oct. 3, 2007)
 FLOOR AREA RATIO - 4.233
 MAXIMUM BUILDING HEIGHT - 45'
 FRONT SETBACKS - SEE GENERAL PROVISION NUMBER 7 ABOVE + PLAN
 MAXIMUM NUMBER OF BUILDINGS - THERE SHALL BE PERMITTED A TOTAL OF 3 STRUCTURES CONSTRUCTED AT THE 40' - 50' SETBACK LINE ALONG 29TH STREET NORTH AND 50' ALONG ROCK ROAD, WITH NO MORE THAN 4 STRUCTURES CONSTRUCTED ALONG THE 29TH STREET NORTH FRONTAGE. THE STRUCTURES CONSTRUCTED ALONG 29TH STREET NORTH SHALL PERMIT ALL COMMERCIAL USES LISTED ABOVE EXCEPT FOR RESTAURANTS - THIS RESTRICTION DOES NOT APPLY TO THE CORNER STRUCTURE AT 29TH STREET NORTH AND ROCK ROAD.

Permitted Uses on Parcel 1A and 1B are as follows:
 A. The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use.
 B. All uses permitted by Unified Zoning Code, EXCEPT:
 1. Group Residence - both General and Limited; Correctional Placement Residence - both General and Limited; Recycling Collection Station, Private Recycling Collection Station, Utility Hoop and Alton; Haircut, Kennel, Boarding/Breeding/Training, Night Club in the City and County; Pawn Shop; Sexually Oriented Business, Cemetery, All Industrial / Manufacturing / Extractive Uses.

Conditions of MAP/C Approval Amendment #6:
 1. A site plan shall be required to be submitted and approved prior to the issuance of any future building permits on Parcel 1A and/or Parcel 1B by the Director of Planning; said site plan shall conform to the site plan approved by the Director of Planning in 1987, and shall assure the access easement generally running north-south approximately 725 feet east and parallel to Rock Road be protected to serve as a link between parcels for the free flow of traffic by delineation and by prohibiting direct access of parking spaces onto the access easement.
 2. No building permit shall be issued for any building that would exceed parking requirements of the Unified Zoning Code. If the site is inadequate to meet the parking requirements, a parking analysis in document compliance with LCC parking requirements shall be required prior to issuing any additional building permit(s). Evidence of compliance can include but is not limited to off-site parking agreements or shared parking agreements that meet LCC standards.

Parcel 1A:
 Gross Area= 3.04 Ac. or 132,856 s/f
 Maximum Height=40 feet
 Max. Building Coverage=30% (no max building)
 Max. Gross Floor Area=64,276 or 83,302 s/f (By Admin. Adjustment CUP2007-53 dated Oct. 3, 2007)
 Setbacks: Interior side and rear = 15'
 32nd Street = 50'

Parcel 1B:
 Gross Area= 1.74 Ac. or 75,868 s/f
 Maximum Height=35 feet
 Max. Building Coverage=30% (no max building)
 Max. Gross Floor Area=30,740 or 22,740 s/f
 Setbacks: Interior side and rear = 15'
 32nd Street = 50'

Parcel 1C:
 Gross Area = 28,832.0 Sq. Ft.
 Maximum Height = 45'
 Max. Building Coverage = 23%
 Max. Gross Floor Area = 6,631 Sq. Ft.
 Setbacks: Interior side and rear = 15'; Perimeter = 70'

Parcel 1D:
 Gross Area = 27,404.0 Sq. Ft.
 Maximum Height = 45'
 Max. Building Coverage = 23%
 Max. Gross Floor Area = 6,333 Sq. Ft.
 Setbacks: Interior side and rear = 15'; Perimeter = 70'

Parcel 1E:
 Gross Area=26,250 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=6,038 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1F:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1G:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1H:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1I:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1J:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1K:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1L:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1M:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1N:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1O:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1P:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1Q:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1R:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1S:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1T:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1U:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1V:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1W:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1X:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1Y:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

Parcel 1Z:
 Gross Area=25,000 Sq. Ft.
 Maximum Height=45'
 Max. Building Coverage=23%
 Max. Gross Floor Area=5,790 Sq. Ft.
 Setbacks: See general provision number 3

APPROVED CUP
 GARVER
 8535 E. 21st Street N
 Suite 130
 Wichita, KS 67208
 (316) 264-8008
 www.GarverUSA.com

MKEC
 ENGINEERING
 CONSULTANTS, INC.
 411 N. WEBB ROAD
 WICHITA, KS. 67208
 316-845-0800

BILL G. YUNG DESIGN
 4912 E. 29TH STREET NORTH WICHITA, KS 67220 316-845-0807
 FAX NO. 316-845-0808

APPROVED CUP
 Per Admin Adjust
 City of Wichita
 CUP2007-00007



Wichita-Sedgwick County Metropolitan Area Planning Department

June 6, 2022

ICT Capital LLC
301 N. Main Street
Suite 1400
Wichita, KS 67202

Kaw Valley Engineering
Attn: Kate Mikhaylichenko
200 N. Emporia
Suite 100
Wichita, KS 67202

RE: CUP2022-00027 – Administrative Adjustment in the City to split Parcel 9 into two parcels; generally located on the East side of North Rock Road, within one-quarter mile north of East 29th Street North (3130 N. Rock Road).

LEGAL DESCRIPTION: Lot 9, Block 1, Mediterranean Plaza Commercial Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-111 to split Parcel 9 into two parcels 9A and 9B to match the Lot Split LSP2021-33. The following parcel descriptions reflect the proposed modifications identified in red letters:

GENERAL PROVISIONS

3. Setbacks: The building setback lines indicated on the plan view refer to the following conditions. (General Provision No. 17)

A. The 50' building setback from Rock Road applies to buildings with 50,000 sq. ft. or less. The 40-60' building setback along 29th Street applies to all buildings (see plan).

B. The 200' setback from Rock Road applies to structures exceeding 50,000 sq. ft. in building coverage.

Parcel 9A

Gross Area = 26,260 sq. ft.

Maximum Height = 45'

Maximum Building Coverage = 23%

Maximum Gross Floor Area = 6,038 sq. ft.

Front Setbacks: See general provision number 3

Parcel 9B

Gross Area = 25,000 sq. ft.

Maximum Height – 45'

Maximum Building Coverage = 23%

Maximum Gross Floor Area = 5,750 sq. ft.

Setbacks: See general provision number 3

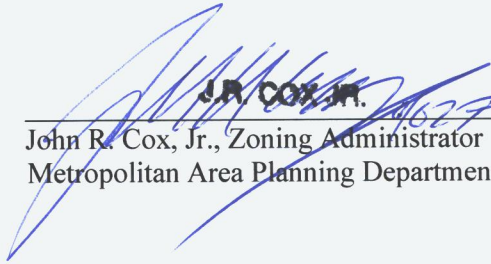
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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.

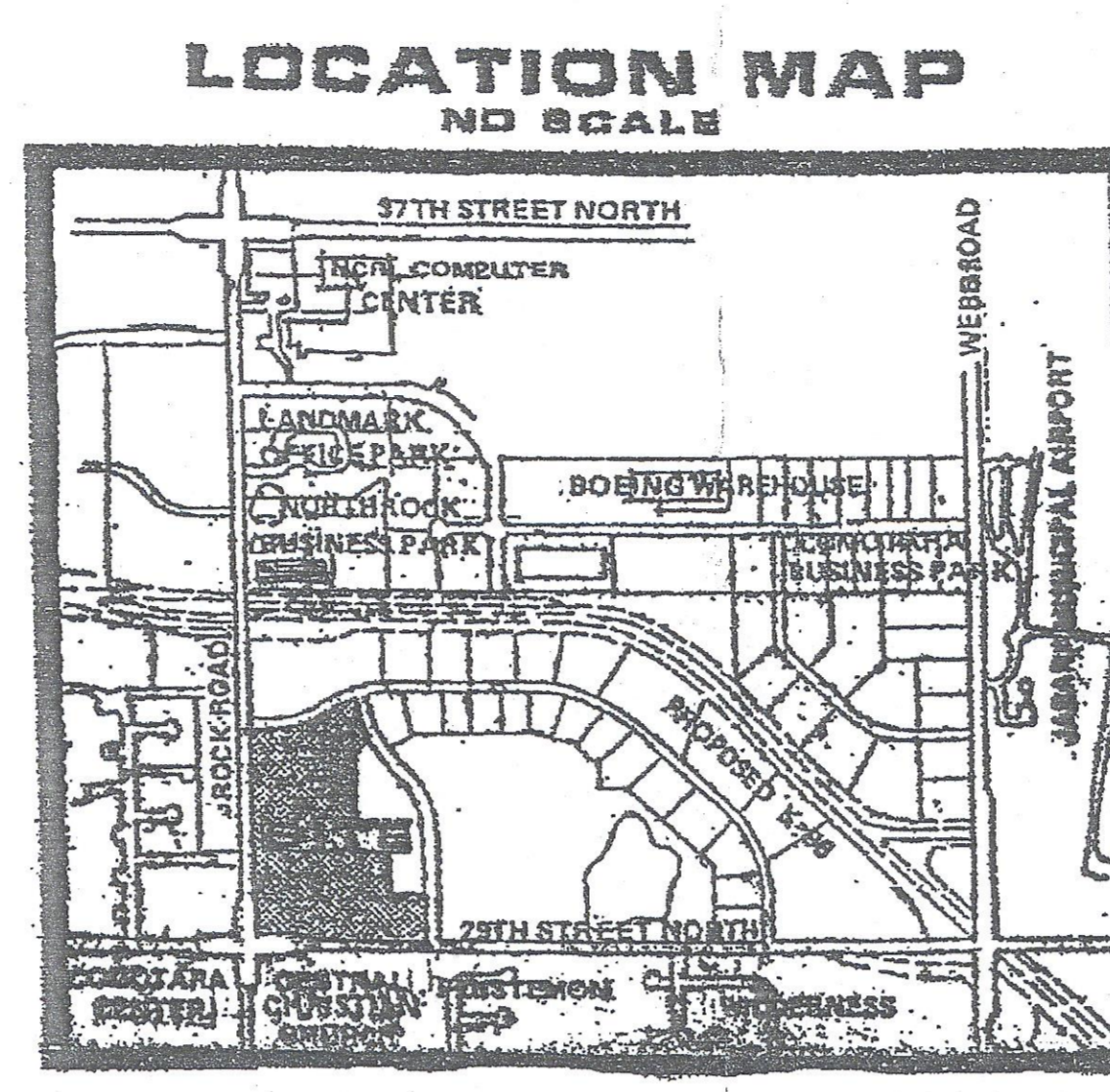
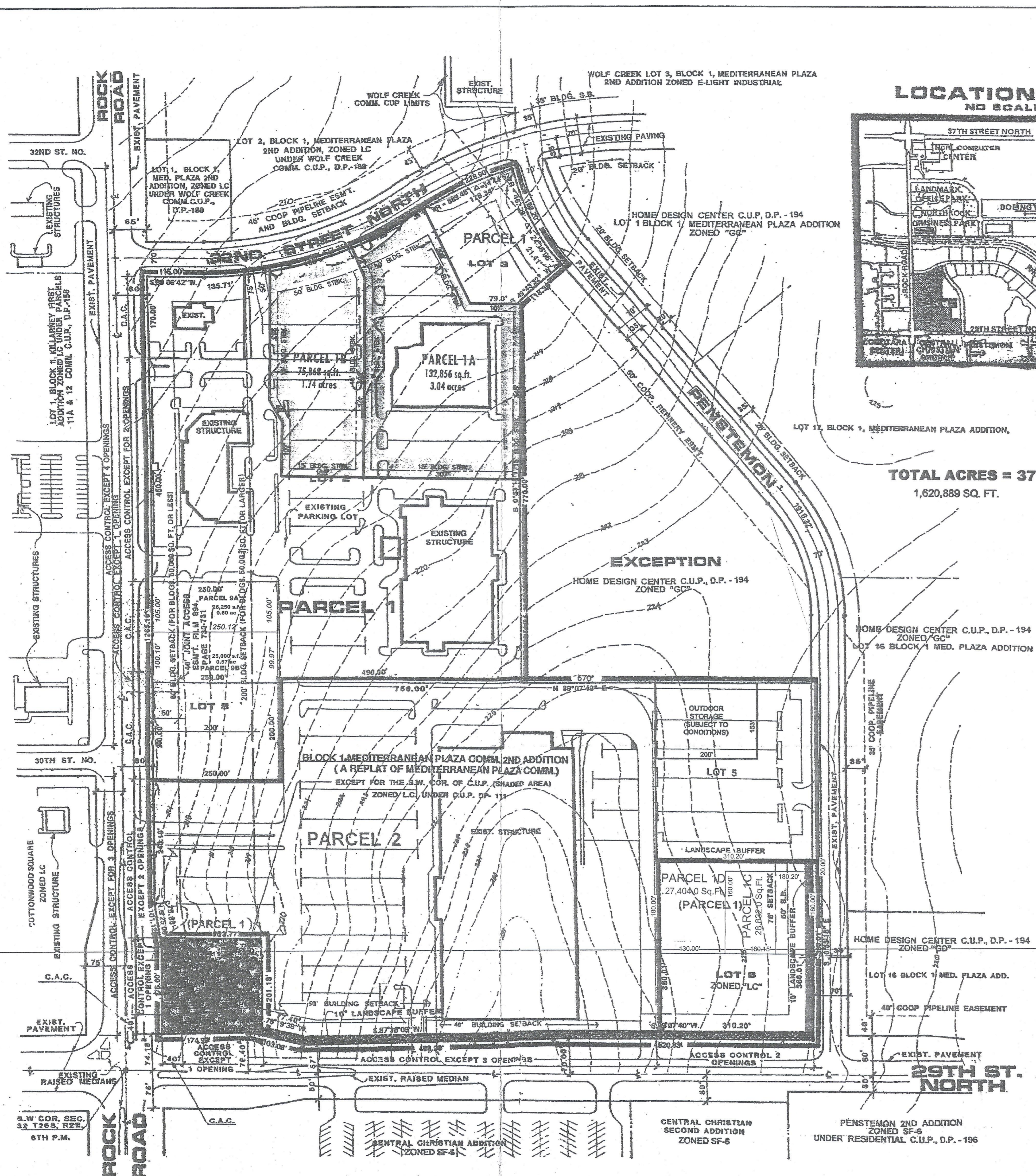


Scott Wadle, Director
Metropolitan Area Planning Department



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

cc: MABCD
Becky Tuttle, CM District II
Cory Buchta, CSR District II



TOTAL ACRES = 37.21
1,620,889 SQ. FT.

GENERAL PROVISIONS

- THIS DEVELOPMENT IS PROPOSED TO CONTAIN 37.21 ACRES, MORE OR LESS.
- THE PROPOSED DEVELOPMENT CONTAINS TWO (2) PARCELS, HOWEVER, DURING PLATTING THIS PARCEL MAY BE DIVIDED INTO SEVERAL LOTS, THEREBY ALLOCATING THE ALLOWABLE BUILDING SQUARE FOOTAGE TO EACH LOT ON A PROPORTIONATE BASIS.
- SETBACKS: THE BUILDING SETBACK LINES INDICATED ON THE PLAN VIEW REFER TO THE FOLLOWING CONDITIONS. (GENERAL PROVISION NO. 17).
 - THE 50' BUILDING SETBACK FROM ROCK ROAD APPLIES TO BUILDINGS WITH 50,000 SQ. FT. OR LESS. THE 40' 48" BUILDING SETBACK ALONG 29TH STREET APPLIES TO ALL BUILDINGS (SEE PLAN).
 - THE 20' SETBACK FROM ROCK ROAD APPLIES TO STRUCTURES EXCEEDING 60,000 SQ. FT. IN BUILDING COVERAGE.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF THE SIGN CODE OF THE CITY OF WICHITA, EXCEPT THAT NO PORTABLE SIGNS OR OFF-SITE SIGNS SHALL BE PERMITTED. SIGN HEIGHT VARIANCE AS MAY BE APPROVED BY THE BOARD OF ZONING APPEALS ARE PERMITTED. GROUNDPOLE SIGNS SHALL BE SPACED A MINIMUM OF 50 FEET APART ON PARCEL 2 AND FROM SIGNS ON OTHER PARCELS IN THE C.U.P. PARCEL 20 FEET FROM THE WEST WALL SIGN ON THE WEST ELEVATION OF THE PRIMARY LARGE BOX RETAIL STORE.
- ANY OPEN SPACES, DRAINAGE FACILITIES, DRIVES OR PARKING AREAS CONTAINED WITHIN THE DESCRIBED PARCEL SHALL BE PRIVATELY OWNED AND MAINTAINED.
- ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE CONFIRMED AT THE TIME OF PLATTING. A SPECIFIC LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING. THE CURRENT STREET R.O.W. FOR ROCK ROAD PROVIDES SUFFICIENT FLOW FOR A DECL LANE IF IT IS DETERMINED TO BE REQUIRED. THE CURRENT DESIGN OF STREET IMPROVEMENTS IN ROCK ROAD SUGGEST THE DECL LANE LANE REQUIRED ON THE 29TH STREET NORTH FRONTAGE.
- ACCESS CONTROL: THERE SHALL BE SIX (6) OPENINGS PERMITTED ON THE ROCK ROAD FRONTAGE OF PARCEL 1 AND PARCEL 2 (SEE PLAN). THERE SHALL BE SIX (6) OPENINGS PERMITTED ON THE 29TH STREET NORTH FRONTAGE OF PARCELS 1 AND 2 (SEE PLAN). ONE OPENING TO PARCEL 1 AND ONE OPENING TO PARCEL 2 FROM ROCK ROAD AND ONE OPENING TO PARCEL 2 FROM 29TH STREET NORTH SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS. THAT PORTION OF THE MAJOR ENTRANCE ON PUBLIC RIGHT-OF-WAY WILL BE GUARANTEED AT THE TIME OF PLATTING. THAT PORTION OF THE MAJOR ENTRANCE ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME OF BUILDING PERMITS.
- SCREENING WALL:
 - IF ALL BUILDINGS ARE DESIGNED AND CONSTRUCTED SO THAT ALL FOUR (4) EXTERIOR SURFACES ARE ALIKE WITH NO ONE SIDE APPEARING AS THE REAR OF THE BUILDING, THE FOLLOWING CONDITIONS APPLY:
 - A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIALS (NOT INCLUDING WOOD OR WOVEN WIRE) AROUND ALL STORAGE OR SERVICE AREAS WHEN ACROSS FROM RESIDENTIALLY ZONED AREAS.
 - A TEN (10) FOOT PLANTING STRIP CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES, SHALL BE REQUIRED ALONG PROPERTY LINES WHERE ACROSS FROM RESIDENTIALLY ZONED AREAS WHERE THE WALL IS NOT CONSTRUCTED.
 - IF THE PROPOSED STRUCTURES ARE DESIGNED SO THAT ONE SURFACE APPEARS TO HAVE A REAR SIDE, THEN A FIVE (5) TO EIGHT (8) FOOT WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIALS (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE PROPERTY LINES ACROSS FROM RESIDENTIALLY ZONED AREAS FOR A DISTANCE TO BE DETERMINED BY THE DIRECTOR OF PLANNING TO ASSURE ADEQUATE SCREENING FROM ADJOINING AND NEARBY RESIDENTIAL PROPERTIES. IF THIS WALL IS CONSTRUCTED, THE TEN (10) FOOT PLANTING STRIP SHALL BE WAIVED.
 - VIEW WALL CONSTRUCTION IS REQUIRED AS SPECIFIED IN "F" ABOVE. STREET TREES AS APPROVED BY THE CITY FORESTER SHALL BE PLANTING NO FURTHER APART THAN 50' O.C. IN PUBLIC PARKING AREAS BETWEEN CURB AND WALL AND SHALL BE MAINTAINED BY OWNER OF ADJACENT PARCEL.
 - NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO THE CONSTRUCTION OF ANY WALL.
 - TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
- A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING STRIP(S) AS SHOWN ON THE PLAN, 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 INDICATE THE TYPE, LOCATION AND SPECIFICATION OF PLANT MATERIAL AND SHALL ALSO DENOTE THE PROPOSED METHOD OF PROVIDING IRRIGATION TO THE REQUIRED PLANT MATERIALS AND STREET TREES, WHERE APPLICABLE. THE REQUIRED PLANTING PLANS SHALL ONLY BE REQUIRED FOR EACH PHASE OF THE OVERALL C.U.P. AS DELINEATED ON THE RESPECTIVE SITE PLAN FOR EACH BUILDING PERMIT AS THEY ARE REQUESTED.
- FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING STRIP OR STREET TREES WHERE APPLICABLE SHALL BE CONSIDERED A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTS ARE NOT PROPERLY MAINTAINED, A FINANCIAL GUARANTEE FOR PLANT MATERIALS AND STREET TREES WHERE APPLICABLE APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

- THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN ON ANY PORTION THEREOF, BUT SAID PLAN SHALL REMAIN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
- PARKING SHALL BE PROVIDED AS PER THE UNIFIED ZONING CODE. ALL PARKING AND DRIVES SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALT. *Parking reduced for Parcel 2 to 70 spaces. (March Adjust. 11-27-05)*
- THE C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE THE SUBMISSION OF AN OVERALL SITE DEVELOPMENT PLAN AND A LANDSCAPE BUFFER PLAN FOR EACH PHASE OF THE PROPOSED DEVELOPMENT. THE OVERALL SITE PLAN SHALL INDICATE WHAT IS PROPOSED IN THE FIRST PHASE OF BUILDING CONSTRUCTION AND SHALL BE UPDATED TO REFLECT HOW EACH SUBSEQUENT PHASE OF DEVELOPMENT IS COMPATIBLE WITH THE OVERALL SITE PLAN. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE POINTS AND/OR CONTROL, SETBACKS, INTERIOR CIRCULATION, PARKING, SCREENING AND OTHER SIMILAR DESIGN CONSIDERATIONS WHICH MAY AFFECT ADJACENT PROPERTY OR THE GENERAL HEALTH AND WELFARE OF THE PUBLIC. THE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL.
- THE BUILDING SETBACK LINES FROM ALL PIPELINE EASEMENTS SHALL BE ESTABLISHED AT THE TIME OF PLATTING. ANY CHANGE OR RELOCATION OF THE PIPELINE SHALL BE AT NO COST TO THE CITY OF WICHITA.
- SPECIFIC PARCEL DESCRIPTIONS:

Parcel 1A	Gross Area = 137,856 Sq. Ft.
Parcel 1B	Gross Area = 79,848 Sq. Ft.
Parcel 1C	Gross Area = 26,250 Sq. Ft.
Parcel 1D	Gross Area = 27,404 Sq. Ft.
Parcel 1E	Gross Area = 25,000 Sq. Ft.
Parcel 1F	Gross Area = 25,000 Sq. Ft.
Parcel 1G	Gross Area = 25,000 Sq. Ft.
Parcel 1H	Gross Area = 25,000 Sq. Ft.
Parcel 1I	Gross Area = 25,000 Sq. Ft.
Parcel 1J	Gross Area = 25,000 Sq. Ft.
Parcel 1K	Gross Area = 25,000 Sq. Ft.
Parcel 1L	Gross Area = 25,000 Sq. Ft.
Parcel 1M	Gross Area = 25,000 Sq. Ft.
Parcel 1N	Gross Area = 25,000 Sq. Ft.
Parcel 1O	Gross Area = 25,000 Sq. Ft.
Parcel 1P	Gross Area = 25,000 Sq. Ft.
Parcel 1Q	Gross Area = 25,000 Sq. Ft.
Parcel 1R	Gross Area = 25,000 Sq. Ft.
Parcel 1S	Gross Area = 25,000 Sq. Ft.
Parcel 1T	Gross Area = 25,000 Sq. Ft.
Parcel 1U	Gross Area = 25,000 Sq. Ft.
Parcel 1V	Gross Area = 25,000 Sq. Ft.
Parcel 1W	Gross Area = 25,000 Sq. Ft.
Parcel 1X	Gross Area = 25,000 Sq. Ft.
Parcel 1Y	Gross Area = 25,000 Sq. Ft.
Parcel 1Z	Gross Area = 25,000 Sq. Ft.

PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING SHOPPING CENTERS, RESTAURANTS, FINANCIAL INSTITUTIONS, SERVICE STATIONS, DRY CLEANING SHOPS, THEATERS, PRINTING AND REPRODUCTION CENTERS (NOT EMPLOYING MORE THAN 5 PEOPLE), BOWLING ALLEYS, DEPARTMENT STORES, TIRE, BATTERY AND ACCESSORY SHOPS AND OTHER SIMILAR USES.

PROPOSED USES ON PARCELS 1A AND 1B ARE AS FOLLOWS:

- The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use.
- All uses permitted in Unified Commercial Zoning District, EXCEPT:
 - Group Residence - both General and Limited, Correctional Placement Residence - both General and Limited, Recycling Collection Station, Private Recycling Collection Station, Utility Worker and Wharf Harbor, Kennel, Boarding/Breeding/Training, Night Club in the City and County, Pawn Shop, Sexually Oriented Business, Cemetery, All Industrial / Manufacturing / Extractive Uses.

Conditions of MAPC Approval Amendment #6:

- A site plan shall be required to be submitted and approved prior to the issuance of any future building permits on Parcel 1A and/or Parcel 1B by the Director of Planning; said site plan shall conform to the site plan approved by the Director of Planning July 6, 1987, and shall ensure the access easement generally running north-south approximately 225 feet east and parallel to Rock Road be protected to serve as a link between parcels for the free flow of vehicles by channelization and by prohibiting direct access of parking spaces onto this access easement.
- No building permit shall be issued for any building that would exceed parking requirements of the Unified Zoning Code. If the site is inadequate to meet the parking requirements, a parking analysis to document compliance with UZC parking requirements shall be required prior to issuing any additional building permits. Evidence of compliance can include but is not limited to off-site parking agreements or shared parking agreements that meet UZC standards.

PROPOSED USES: SAME AS PARCEL 1, WITH THE ADDITION OF OUTDOOR STORAGE (WITH CONDITIONS) AS APPROVED BY THE MAPC 4/20/05.

CONDITIONS FOR OUTDOOR STORAGE:

- OUTDOOR STORAGE SHALL BE LIMITED TO THE WEST 200 FEET OF LOT 2, BLOCK 2, HOME DESIGN CENTER ADDITION. OUTDOOR STORAGE SHALL BE ENCLOSED IN STORAGE CONTAINERS OR TRAILERS WITH THE EXCEPTION OF CRUSHED BOXES AND PLASTIC TOTE CONTAINERS. CRUSHED BOXES AND PLASTIC TOTE CONTAINERS SHALL BE REMOVED FROM THE SITE AT LEAST ONCE PER WEEK.
- A SIX-FOOT HIGH MASONRY OR CONCRETE WALL SHALL BE CONSTRUCTED ALONG THE NORTH, EAST AND SOUTH PROPERTY LINES OF SAID LOT 2, EXCEPT FOR ACCESS OPENINGS. A TWELVE-FOOT HIGH SOLID SCREENING FENCE (CHAIN LINK WITH WOVEN BLACK MESH OR SIMILAR MATERIAL) SHALL BE CONSTRUCTED ALONG THE NORTH, EAST AND SOUTH PERIMETER OF THE STORAGE AREA. IN NO EVENT SHALL THE STORED MATERIAL EXCEED THE HEIGHT OF THE SCREENING FENCE.
- THE EXISTING LANDSCAPING ALONG THE EAST AND SOUTH PROPERTY LINES OF SAID LOT 2 SHALL BE SUPPLEMENTED PER A LANDSCAPE PLAN APPROVED BY THE DIRECTOR OF PLANNING. THE ADDITIONAL LANDSCAPING SHALL CONSIST OF ORNAMENTAL TREES PLANTED A MINIMUM OF 15 FEET APART FROM EACH OTHER AND FROM THE EXISTING TREES. ALL LANDSCAPING SHALL BE PLANTED ON THE EAST AND SOUTH SIDE OF THE SCREENING WALL.
- ALL AREAS ON PARCELS 2 CONTAINING TRAILER CONTAINERS SHALL BE ENCLOSED.

SCALE: 1" = 100' **CONTOUR INTERVAL = 1'**

AS PER AA CUP 2020-08 2-25-2020
APPROVED CUP
MAPC 4-21-08 Blm
MAPD Copy 1/24

DWG FILE: 18286024 CUP
PROJECT NO: 18286024
OCTOBER 23, 2018

GARVER
8535 E. 21st Street N.
Suite 130
Wichita, KS 67206
(316) 264-8008
www.GarverUSA.com

MKEC
ENGINEERING
CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600

COMMUNITY UNIT PLAN - D.P. - 111

MEDITERRANEAN PLAZA COMM.

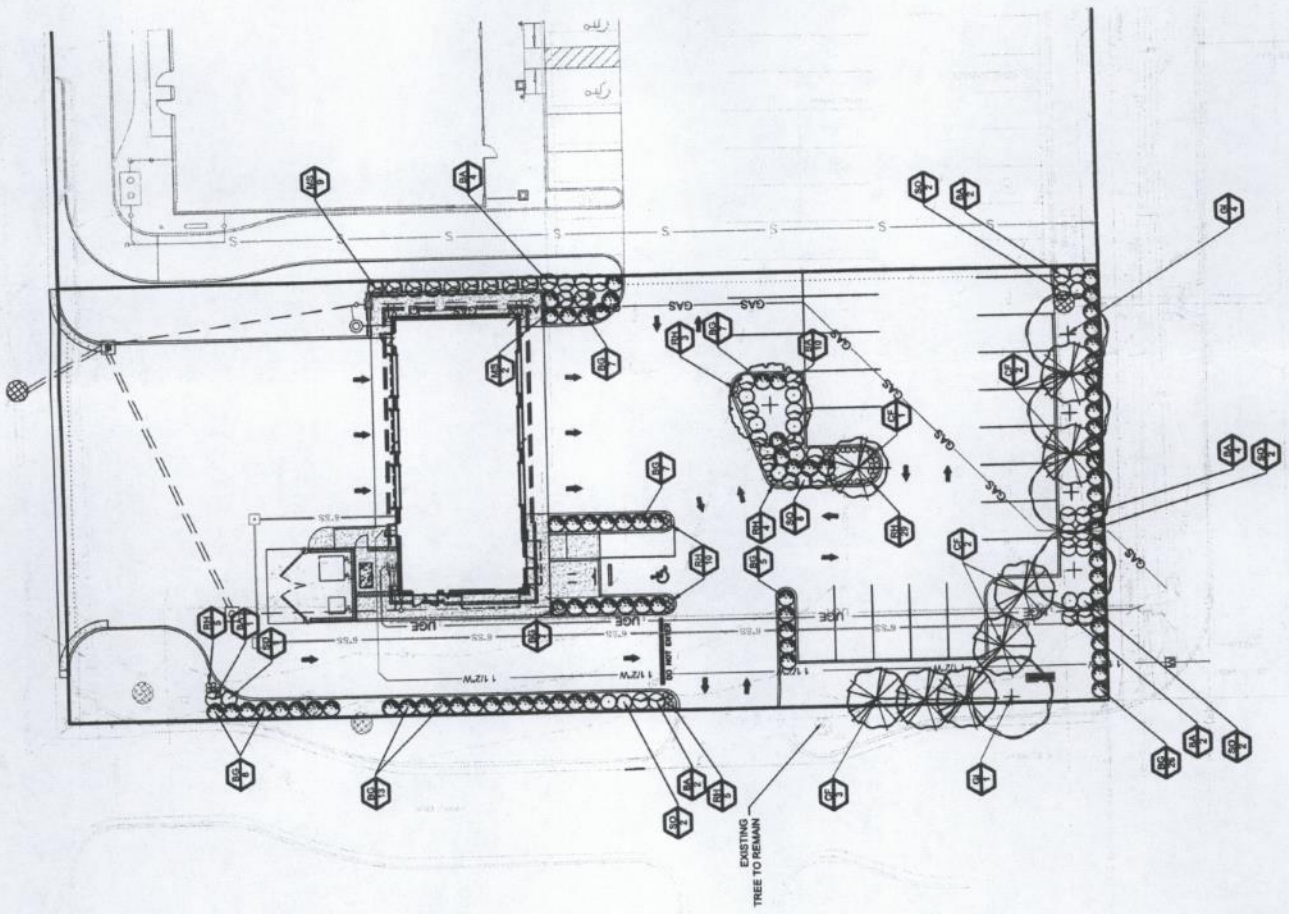
AMENDMENT #6 - as to Parcel #1A (March 2008)
AMENDMENT #5 - March 17, 2008
AMENDMENT #4 - April 27th, 2009
AMENDMENT #3 - April 27, 2000

AMENDMENT #2 - August 26th, 1999
AMENDMENT #1 - March 17th, 1997
Original Approval Date - November 3rd, 1991
ADJUSTMENT #1 - CUP2018-42

BILL G. YUNG DESIGN
4012 E. 29TH STREET NORTH WICHITA, KS 67220
718-852-5500
FAX NO. 316-688-0788

EXISTING LEGEND

- MOVEMENT FOUND, ORIGIN UNKNOWN
- (P) PLANTED PER SURVEY REFERENCE 1
- (M) MEASURED
- STEEL BOLLARD
- ⊠ CANOPY SUPPORT
- UTILITY POLE
- LIGHT POLE
- 15) FOOTPRINT OF OVERHEAD UTILITY - # LINES
- ⊠ AIR CONDITIONING UNIT
- ⊠ ELECTRIC METER
- ⊠ UNDERGROUND ELECTRIC LINE
- ⊠ GAS METER
- ⊠ UNDERGROUND GAS LINE
- ⊠ WATER LINE SHOWN PER WICHITA GS UTILITY MAP SITE (2021-07-23)
- ⊠ WATER LINE GATE VALVE
- ⊠ WATER METER
- ⊠ FIRE HYDRANT
- ⊠ GREASE PIT MANHOLE
- ⊠ SANITARY SEWER MANHOLE
- ⊠ SANITARY SEWER CLEAN-OUT
- ⊠ SANITARY SEWER LINE
- ⊠ TELEPHONE PEDESTAL
- ⊠ UNDERGROUND TELEPHONE LINE
- ⊠ FIBER OPTIC CABLE SIGN
- ⊠ HANDICAP SIGN
- ⊠ HANDICAP PAINTED SYMBOL
- ⊠ DECIDUOUS TREE #/ SIZE & DRIP LINE
- ⊠ PARKING STALL COUNT
- ⊠ CENTERLINE TO BACK OF CURB
- ⊠ BACK TO BACK
- ⊠ 1' CONTOUR INTERVAL
- ⊠ LINE NOT DRAWN TO SCALE



N. ROCK RD.

LANDSCAPE PLAN

APPROVED 9/17/22 BY NGS
 DR-111 P.1 of 3

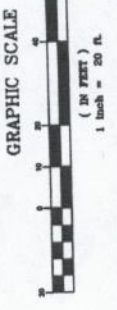
PLANT SCHEDULE

TREES	CODE	QTY	COMMON/BOTANICAL NAME	COST	SOA	SIZE
+	08	5	Impatiens horridula / Gumball Magnolia 'Impatiens'	8.8	4'CL	8' min.
+	UP	1	Lowland Elm / Ulmus parvifolia	8.8	2'CL	
○	CF	8	Forest Pansy Eastern Redbud / Cercis canadensis 'Forest Pansy'	8.8	2'CL	
○	BA	25	Red Leaf Japanese Sycamore / Sycamore 'Red Leaf Japanese'	5	gal	
○	80	80	Green Velvet Sycamore / Sycamore 'Green Velvet'	3	gal	
○	MS	11	Adagio Bulb Oak / Quercus 'Adagio'	5	gal	
○	RM	34	Black-eyed Susan / Rudbeckia hirta	1	gal	
○	80	17	Malibu Yellow Spirea / Spirea 'Malibu Yellow'	3	gal	

LANDSCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
LANDSCAPE STREET YARD 10 SF/LF (250')	250 X 10 = 2,500 SF 20% REDUCTION FOR LARGER PLANTS = 2,000	1,670 SF
STREET TREES 1 SHADE & 2 ORN / 500 SF 20% REDUCTION	2,000/ 500 = 4 SHADE TREES 8 ORNAMENTAL TREES	5 SHADE TREES 8 ORNAMENTAL TREES
PARKING BUFFER	CONSISTENT 3' HT X 5' WIDE	CONTINUOUS SHRUB BORDER
PARKING TREES 1/20 SPACES LOTS OVER 20 SPACES	N/A - 19 SPACES	1 TREE

TREE CALIPER MEASUREMENTS ARE TO BE MEASURED AT A PLANTED HEIGHT OF 4.5 FEET.
 SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.).



HARRISON FRENCH & ASSOCIATES, LTD
HFA
 Creative Solutions
 Meaningful Places
 1000 WEST 10TH AVENUE, SUITE 100
 WICHITA, KS 67203
 P 781.251.7378
 F 781.251.7379
 WWW.HFA.COM

THIS DOCUMENT IS THE PROPERTY OF THE COMPANY AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF HARRISON FRENCH & ASSOCIATES, LTD.

Date	9/22/2022	OWNER REVIEW SET
Date	9/15/2022	PERMIT SET
Date		ISSUED RECORD

Valvoline
 Product Oil Change
VALVOLINE INSTANT OIL CHANGE
 3130 N ROCK ROAD
 WICHITA, KS 67226

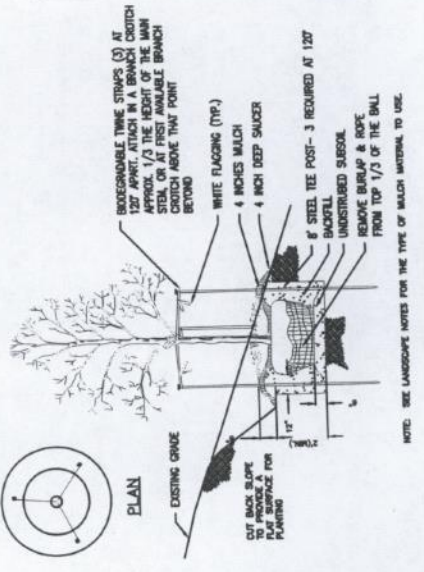
PROJECT NUMBER: 06-21-20020
 PROFESSIONAL IN CHARGE: DRG
 PROJECT MANAGER: KK
 QUALITY CONTROL: WPM
 FOREMAN: JFB
 DRAFTER: JFB

LANDSCAPE PLAN
 L-1.0

NOT ISSUED FOR CONSTRUCTION



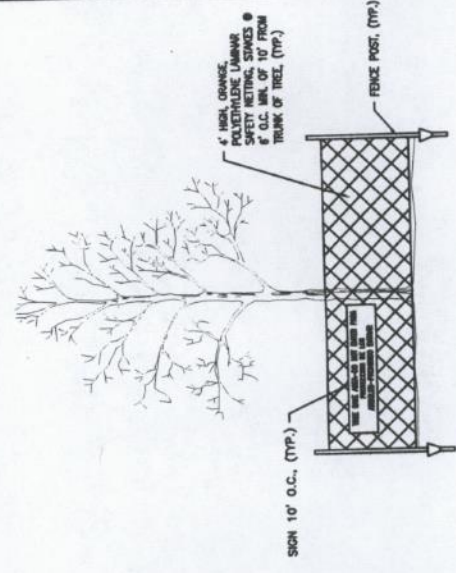
DATE	6/24/2022	ISSUED FOR REVIEW SET
DATE	9/15/2022	PERMIT SET
DATE		OWNER REVIEW SET
DATE		ISSUED FOR CONSTRUCTION



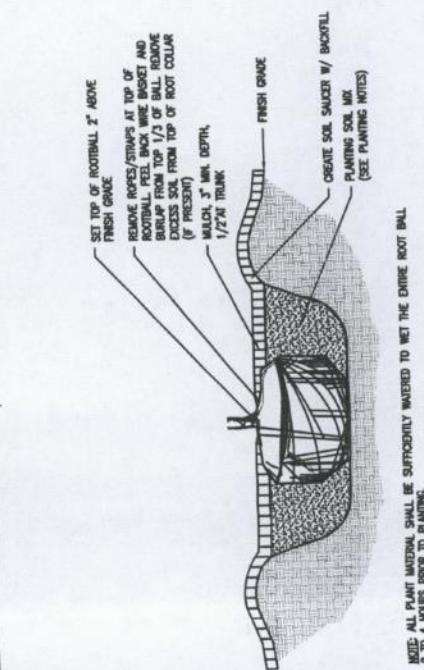
4 TREE PLANTING ON SLOPE
 SCALE: NTS

TREE PROTECTION NOTES

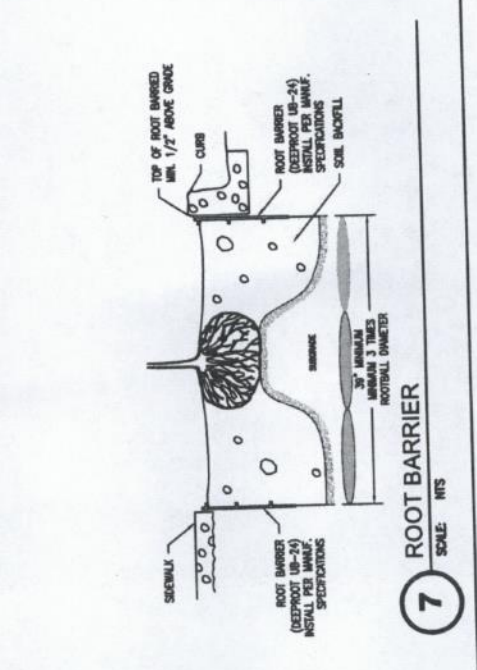
- ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF DEMOLITION/CONSTRUCTION WITH TEMPORARY FENCING. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH LANDSCAPE CONTRACTOR.
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING). CLEARING SHALL BE DONE BY HAND.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE GRINNED WITH A CLEAN CUT FLUSH WITH THE SOIL. BACKFILL WITH GOOD QUALITY NATIVE SOIL IMMEDIATELY WITH ORGANIC MATERIAL IN A MANNER WHICH WITHIN 24 HOURS, TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE ORB LINES, MAKE A CLEAN CUT BETWEEN THE DISBURSED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
- TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- DAMAGE TO TREES OR ANY NATURAL RESOURCE DUE TO CONTRACTOR'S NEGLIGENCE DURING THE CONSTRUCTION PHASE SHALL BE APPRAISED BY THE OWNER'S REPRESENTATIVE AND ORDERED REPAIRED, REPLACED, OR COMPENSATED.



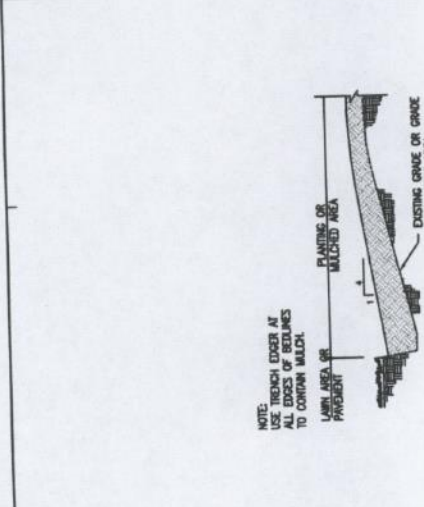
7 ROOT BARRIER
 SCALE: NTS



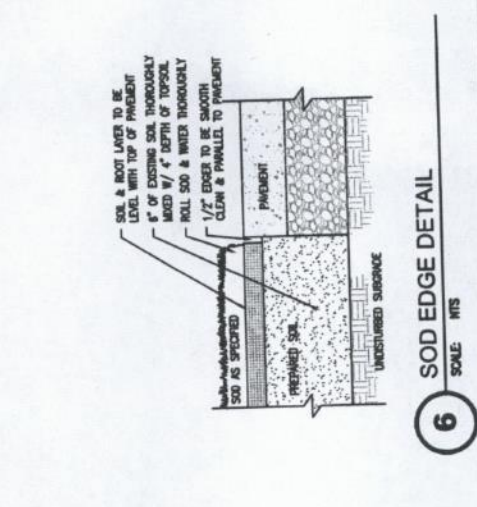
3 ROOTBALL DETAIL
 SCALE: NTS



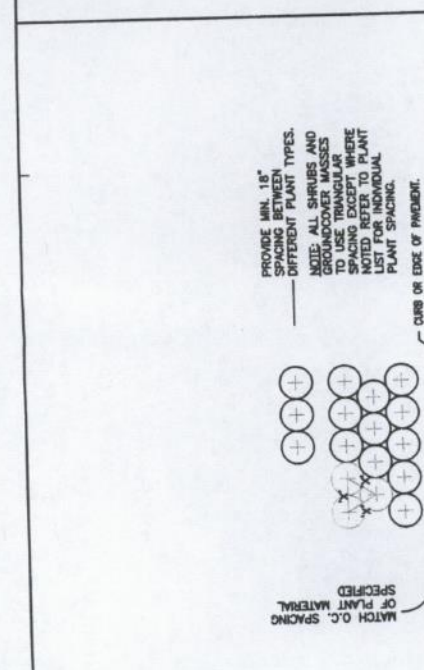
10 MULTI-TRUNK TREE STAKING
 SCALE: NTS



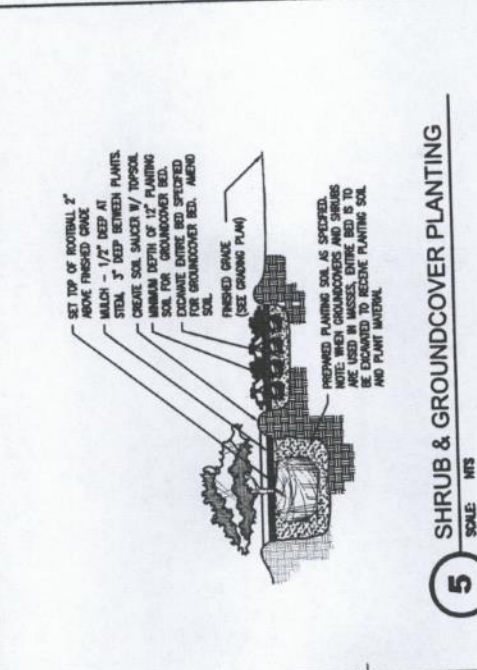
2 TRENCH EDGER
 SCALE: NTS



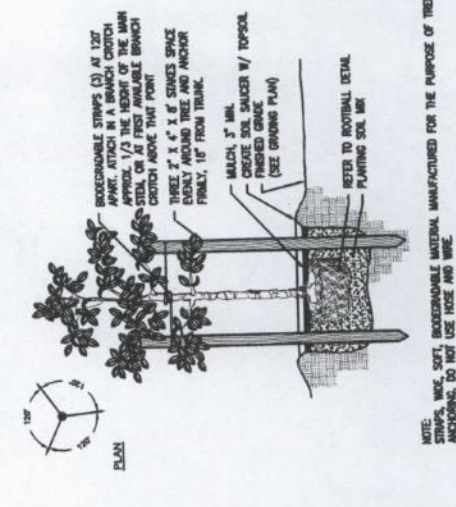
6 SOD EDGE DETAIL
 SCALE: NTS



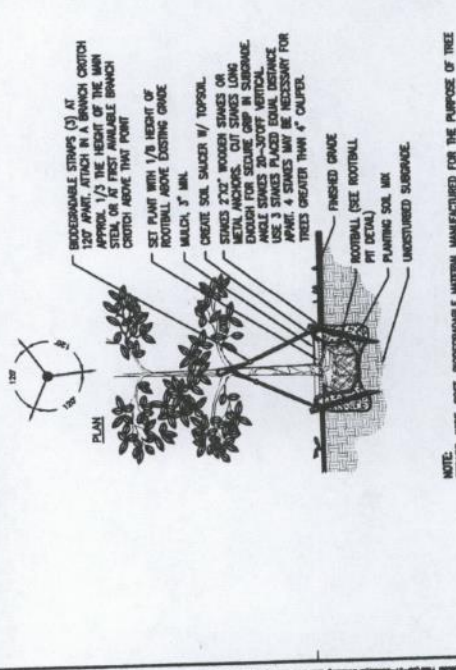
1 TYP. PLANT SPACING
 SCALE: NTS



5 SHRUB & GROUNDCOVER PLANTING
 SCALE: NTS



9 SMALL TREE STAKING
 SCALE: NTS



8 DECIDUOUS TREE STAKING
 SCALE: NTS

2 of 3

LANDSCAPE NOTES

- LANDSCAPE PLANS ARE FOR THE LOCATION AND IDENTIFICATION OF PLANT MATERIAL ONLY. NO OTHER WORK IS TO BE PERFORMED BASED ON THESE PLANS.
- QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE LANDSCAPE PLANS AND THE PLANT SCHEDULE, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.
- THE CONTRACTOR SHALL NOT CHANGE OR SUBSTITUTE PLANT VARIETIES OR SPECIES WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL TAKE 3 REPRESENTATIVE SOIL SAMPLES OF EACH PROPOSED PLANT BED AND SUBMIT COPIES OF THE RESULTS TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PLANTING HOLES AND PLANT BEDS PRIOR TO INSTALLATION.
- STUMPS LABELED FOR REMOVAL SHALL BE EXCAVATED, NOT GROUND. REMOVE ANY DEBRIS FROM THE HOLE. FILL WITH TOP SOIL, COMPACT AND RAKE SMOOTH PRIOR TO INSTALLING NEW PLANT MATERIAL.
- TOPSOIL WILL NOT BE STOCKPILED FOR RE-USE IN LANDSCAPE WORK. CONTRACTOR SHALL IMPORT TOPSOIL AS REQUIRED TO COMPLETE LANDSCAPE WORK.
PROVIDE NEW TOPSOIL THAT IS FERTILE, FRAGILE, NATURAL LOAM, SURFACE SOIL RESEMBLING FREE OF ROOTS, STUMPS AND LARGE STONES AND FREE OF BRUSH, WEEDS, LITTER, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THE PLANTING PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATUREALLY WELL DRAINING SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 12 INCHES. DO NOT OBTAIN FROM BOGS OR MARSHES.
PLANT MATERIAL SHALL BE PLACED AS SHOWN ON THE LANDSCAPE PLANS.
- PLANTING SOIL - MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF THE FOLLOWING:
80% TOPSOIL
20% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS):
- 3 PARTS - ORGANIC SOIL CONDITIONER (NATURE'S HELPER OR EQUAL)
- 1 PART - STERILIZED COM MANURE OR COMPOST
- 1 PART - COMMERCIALLY AVAILABLE FERTILIZER @ RATES SPECIFIED BY MANUFACTURER
- LIME (AS RECOMMENDED IN SOIL ANALYSIS)
- QUALITY OF PLANT MATERIAL: ALL PLANTS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
PLANT MATERIAL SHALL BE FREE OF DISEASE AND/OR INSECTS, AND SHALL HAVE A HEALTHY ROOT SYSTEM WITH CURLING OR KINKED ROOTS. CONTAINER PLANTS SHALL NOT BE ROOT BOUND. PLANT MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004).
TREES SHALL HAVE STRAIGHT TRUNKS, DENSE CANOPIES AND STRONG BRANCHING WITH GOOD CROTCH ANGLES. CONTRACTOR SHALL SUBMIT GRADE PHOTOS OF EACH TREE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY.
ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL WITHIN TWO HOURS OF PLANTING.
INSPECTION AND APPROVAL OF PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT UPON DELIVERY TO THE SITE. PRIOR TO INSTALLATION, CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT AT LEAST ONE WEEK NOTICE PRIOR TO PLANT DELIVERY.
- NEW SHRUB AND GROUNDCOVER PLANTING SHALL BE A MINIMUM OF 36" AWAY FROM EXISTING TREES.
- CONTRACTOR SHALL REMOVE ALL PLANT TAGS AFTER APPROVAL OF PLANT INSTALLATION BY LANDSCAPE ARCHITECT
- MULCH ALL PLANT BEDS AND TREE RINGS WITH FRESH, CLEAN PINESTRAW TO A MINIMUM DEPTH OF THREE (3) INCHES. DO NOT PILE MULCH AGAINST THE BASE OF PLANTS OR TREE TRUNKS. ALL MULCH EDGES SHALL BE NEATLY FINISHED ALL STRING AND/OR BAILING WIRE SHALL BE REMOVED. DUST SHROUGS AND GROUND COVER AFTER MULCHING TO REMOVE LOOSE PINESTRAW FROM THE PLANTS.
- BED PREPARATION FOR SOIL INSTALLATION: REMOVE EXISTING VEGETATION WITHIN THE APPROVED BEDLINE. IF THE EXISTING SOIL IS COMPACTED OR OTHERWISE UNSUITABLE FOR PLANTING, REMOVE THE TOP 4 INCHES OF SOIL TO A MINIMUM DEPTH OF 6 INCHES. REMOVE LARGE STONES, STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATERIAL.
SPREAD 2 INCHES OF TOPSOIL OVER THE PREPARED BED AND TILL INTO THE TOP 4 INCHES OF LOOSENEED SUBGRADE. SPREAD THE REMAINING 2 INCHES OF TOPSOIL RAKE SMOOTH AND ROLL COMPACT. BEDS SHALL BE FINISHED WITH A SLIGHT CROWN AT THE CENTER TO ALLOW WATER TO SHEET FLOW TO THE SIDES.
WATER THE BED IMMEDIATELY BEFORE LAYING THE SOO SO THAT THE TOP INCH OF SOIL IS MOIST. ALLOW WATER TO PERCOLATE SO THERE IS NO STANDING WATER. LIMIT PREPARATION TO AREAS THAT WILL BE SOODED THAT SAME DAY.
- MAINTENANCE: CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL FROM THE TIME IT IS INSTALLED UNTIL FINAL ACCEPTANCE OR WHEN THE OWNER TAKES OVER MAINTENANCE. EDGING, WEEDING, WATERING, PRUNING, FERTILIZING, ETC.
- WARRANTY: CONTRACTOR SHALL PROVIDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL AND LABOR. WARRANTY PERIOD SHALL BEGIN UPON FINAL COMPLETION OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST.
THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE PROJECT DURING THE WARRANTY PERIOD TO ENSURE THAT THE ESTABLISHED RATE OF GROWTH IS ADEQUATE. ANY METHODS OR PRODUCTS TO THE LANDSCAPE ARCHITECT IN WRITING. FAILURE TO GROWTH SHALL REPORT WILL BE INTERPRETED AS APPROVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPLACEMENTS.

TREE TRANSPLANTING

EQUIPMENT

- PRUNING TOOLS: USE ONLY SHARP, CLEAN TOOLS, STERILIZED PRIOR TO USE.
 - TRANSPLANTING TOOLS: SIZE OF VERMEER SPADE IF USED IS TO BE LARGE ENOUGH TO ENCOMPASS FIBROUS FEEDER ROOTS OF EACH PLANT, CONSISTENT WITH STANDARD NURSERY SIZES FOR PLANT BEING RELOCATED.
 - WATERING TUBES: GRAY, PERFORATED SDR PVC DRAINAGE PIPE, FOUR INCHES IN DIAMETER.
 - VEHICLES: DO NOT DRIVE ONTO OR OPERATE A VEHICLE ON JOBSITE CARRYING DIRT OR PLANT DEBRIS TO ANOTHER SITE. WASH ALL DIRT AND MUD FROM TIRES PRIOR TO ENTERING JOBSITE.
- EXECUTION PREPARATION**
- VERIFY WITH OWNER ALL PLANTS TO BE TRANSPLANTED PRIOR TO BEGINNING WORK.
 - STAKE PLANT LAYOUT FOR ADJUSTMENT AND APPROVAL PRIOR TO TRANSPLANTING.
 - TRANSPLANT ALL PLANTINGS AS SHOWN ON DRAWINGS. PROCEED WITH TRANSPLANTING OPERATIONS BASED UPON OWNER ACCEPTED SCHEDULE AND METHODS.
 - ROOTBALL SIZE: MINIMUM 10-INCHES IN DIAMETER PER 1-INCH TREE CALIPER.
 - CROWN PRUNING: UPON AWARD OF CONTRACT, PRUNE TREES BACK ABOUT 1/4TH. PRUNE SIDE BRANCHES ONLY. DO NOT CUT LEADERS.
- MECHANICAL TRANSPLANTING OF TREES**
- USE MACHINERY IN GOOD CONDITION WITH A MINIMUM TOLERANCE (MAX. 2") BETWEEN CUTTING BLADES. ALL BLADES SHALL BE TRULY TO PRECISIONED SHAPE AND FREE OF BENDS, WHICH COULD INTERFERE WITH OPERATION. MOUNT TREE SPADE ON A SUITABLE STEEL FRAME CAPABLE OF SUPPORTING THE WEIGHT OF ALL REMOVED MATERIAL AND HEAVY ENOUGH TO FORCE THE BLADES INTO THE SOIL.
 - MACHINE TRANSPLANT TREES IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
CALIPER, MILL MACHINE SIZE, MANUFACTURER
UNDER 3", 60", VERMEER, DAYI, OR APPROVED EQUAL
5"-8", 90", VERMEER OR APPROVED EQUAL
8"-16", 12' BOX, BIG JOHN, VERMEER, OR APPROVED EQUAL
 - DO NOT EXCAVATE TREE PITS MORE THAN 24 HOURS PRIOR TO TRANSPLANTING.
 - CUT AND REMOVE ALL VINES AND UNDERBRUSH FROM THE TRUNK AND BRANCHES OF THE TREE TO FACILITATE ACCESS BY MACHINE.
 - PRUNE AND THIN THE TREE BY REMOVING INTERIOR BRANCHES AND ENTANGLED LIMBS. REMOVE NOT LESS THAN 10% OF ALL BRANCHING BEFORE DIGGING BUT NOT MORE THAN 25%. DO NOT INDISCRIMINATELY CUT BRANCH TIPS TO ACHIEVE THE ABOVE PERCENTAGES.
 - USE THE SAME MACHINE TO DIG RECEIVING HOLE AND TO DIG TREE FOR TRANSPLANTING.
 - REROUTE IRRIGATION LINES TRANSPLANTING OPERATION TO MAINTAIN INTEGRITY OF RECEIVING HOLE.
 - AFTER TREE IS PLACED IN HOLE, IMMEDIATELY FILL ALL CREVICES WITH SAND AND WATER TO FILL ALL VOIDS. APPLY 4 INCHES OF MULCH.
 - PROVIDE PERIODIC WATERING AND MISTING OF MAIN FOLIAGE.
 - SPRAY TRUNKS WITH LINDANE OR DURSBAN FOR CONTROL OF BORERS AND WRAP HARDWOODS TO FIRST BRANCH.

LANDSCAPE NOTES

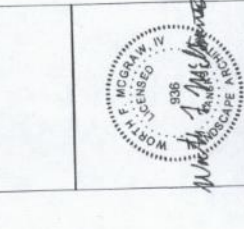
3-29

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CONTRACTOR'S REVIEW OF THE INFORMATION PROVIDED HEREIN IS LIMITED TO THAT WHICH IS SHOWN ON THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING WORK.

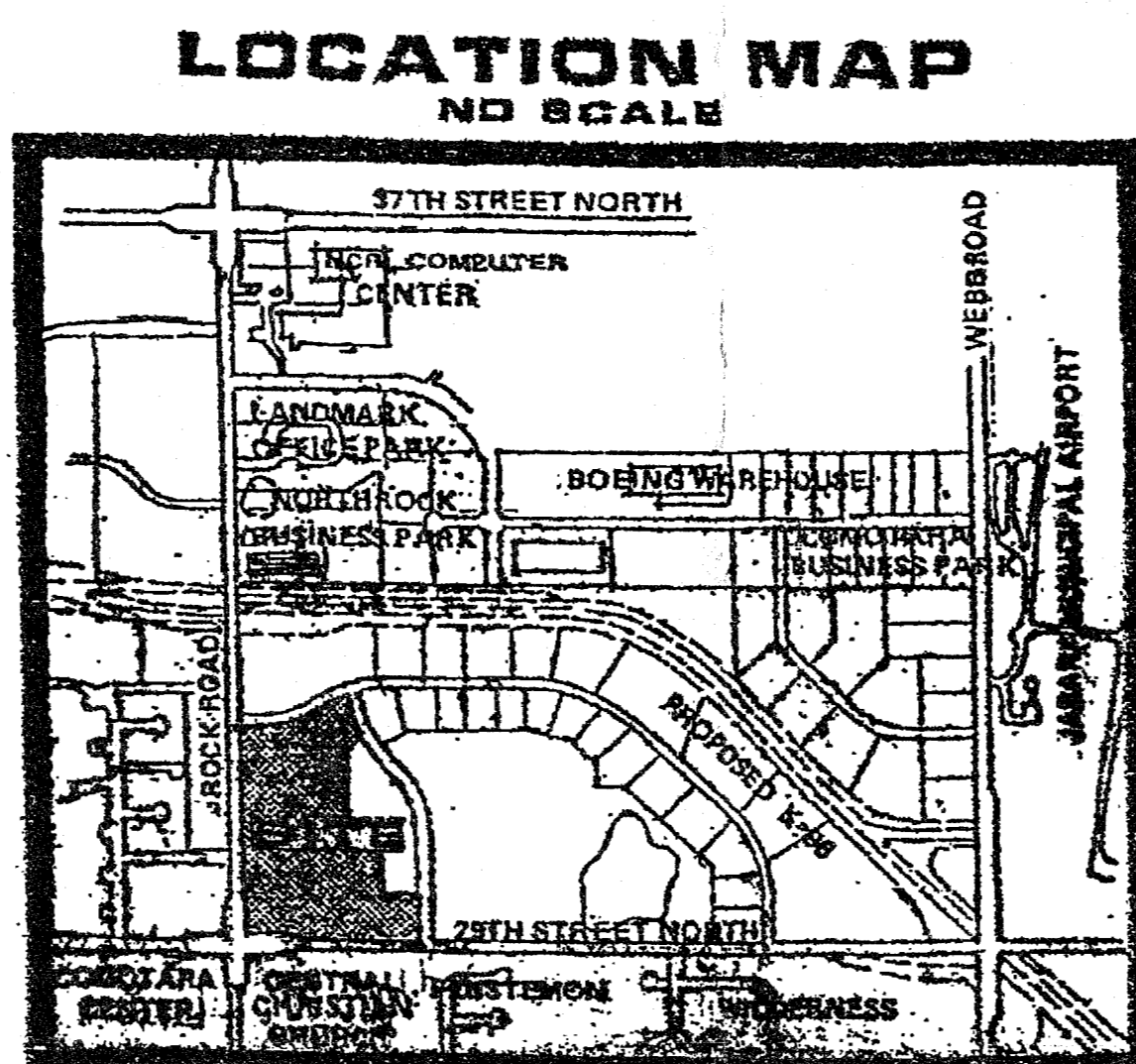
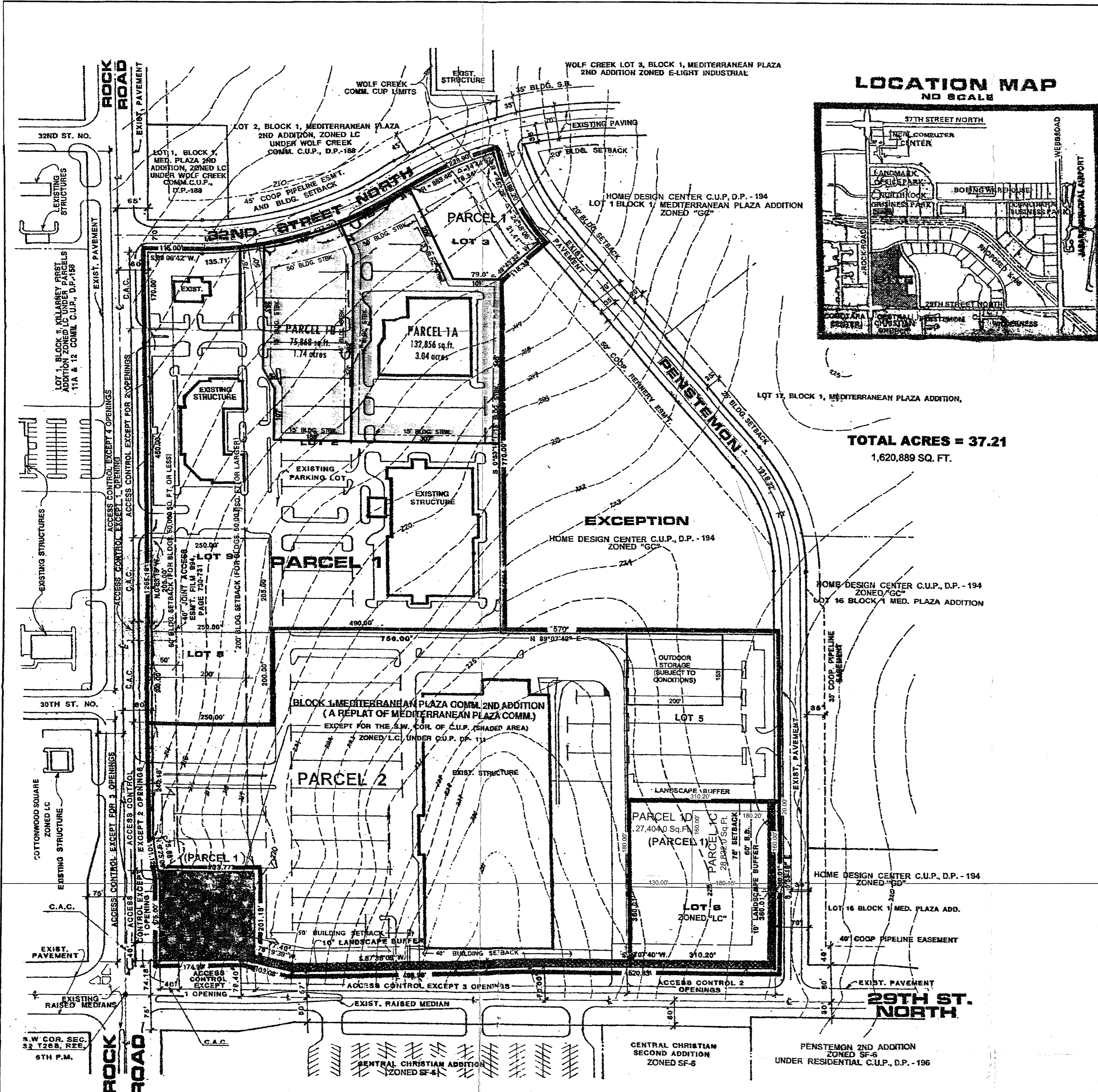
DATE	06/24/2020	OWNER REVIEW SET
DATE	06/24/2020	PERMIT SET

Valvoline
Instant Oil Change
3130 N ROCK ROAD
WICHITA, KS 67226



PROJECT NUMBER: 06-21-20020
PROFESSIONAL IN CHARGE: DRG
PROJECT MANAGER: KK
QUALITY CONTROL: WFM
DRAWN BY: MPB
Drawing Title:

LANDSCAPE NOTES
L-1.2



TOTAL ACRES = 37.21
1,620,889 SQ. FT.

GENERAL PROVISIONS

- THIS DEVELOPMENT IS PROPOSED TO CONTAIN 37.21 ACRES, MORE OR LESS.
 - THE PROPOSED DEVELOPMENT CONTAINS TWO (2) PARCELS, HOWEVER, DURING PLATTING THIS PARCEL MAY BE DIVIDED INTO SEVERAL LOTS, THEREBY ALLOCATING THE ALLOWABLE BUILDING SQUARE FOOTAGE TO EACH LOT ON A PROPORTIONATE BASIS.
 - SETBACKS: THE BUILDING SETBACK LINES INDICATED ON THE PLAN VIEW REFER TO THE FOLLOWING CONDITIONS. (GENERAL PROVISION NO. 17).
 - THE 50' BUILDING SETBACK FROM ROCK ROAD APPLIES TO BUILDINGS WITH 50,000 SQ. FT. OR LESS. THE 40' BUILDING SETBACK ALONG 29TH STREET APPLIES TO ALL BUILDINGS (SEE PLAN).
 - THE 200' SETBACK FROM ROCK ROAD APPLIES TO STRUCTURES EXCEEDING 50,000 SQ. FT. IN BUILDING COVERAGE.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF THE SIGN CODE OF THE CITY OF WICHITA, EXCEPT THAT NO PORTABLE SIGNS OR OFF-SITE SIGNS SHALL BE PERMITTED. SIGN HEIGHT VARIANCE AS MAY BE APPROVED BY THE BOARD OF ZONING APPEALS ARE PERMITTED. GROUNDPOLE ON OTHER PARCELS IN THE C.U.P. PARCEL 2 IS PERMITTED 5 WALL SIGNS ON THE WEST ELEVATION OF THE PRIVATE DRIVE. THE DESCRIBED PARCEL SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE CONFIRMED AT THE TIME OF PLATTING. A SPECIFIC LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING. THE CURRENT STREET B.O.W. FOR ROCK ROAD PROVIDES SUFFICIENT R.O.W. FOR A DECAL LANE IF IT IS DETERMINED TO BE REQUIRED. THE CURRENT DESIGN OF STREET IMPROVEMENTS IN ROCK ROAD SUGGEST THE DECAL LANE MAY NOT BE REQUIRED. THERE IS, HOWEVER, A CONTINUOUS 10' DECAL LANE REQUIRED ON THE 29TH STREET NORTH FRONTAGE.
 - ACCESS CONTROL: THERE SHALL BE SIX (6) OPENINGS PERMITTED ON THE ROCK ROAD FRONTAGE OF PARCEL 1 AND PARCEL 2 (SEE PLAN). THERE SHALL BE SIX (6) OPENINGS PERMITTED ON THE 29TH STREET NORTH FRONTAGE OF PARCELS 1 AND 2 (SEE PLAN). ONE OPENING TO PARCEL 1 AND ONE OPENING TO PARCEL 2 FROM ROCK ROAD AND ONE OPENING TO PARCEL 2 FROM 29TH STREET NORTH SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS. THAT PORTION OF THE MAJOR ENTRANCE ON PUBLIC RIGHT-OF-WAY WILL BE GUARANTEED AT THE TIME OF PLATTING. THAT PORTION OF THE MAJOR ENTRANCE ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME OF BUILDING PERMIT(S).
 - SCREENING WALL:
 - IF ALL BUILDINGS ARE DESIGNED AND CONSTRUCTED SO THAT ALL FOUR (4) EXTERIOR SURFACES ARE ALIKE WITH NO ONE SIDE APPEARING AS THE REAR OF THE BUILDING, THE FOLLOWING CONDITIONS APPLY:
 - A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE, OR OTHER SIMILAR MATERIALS (NOT INCLUDING WOOD OR WOVEN WIRE) AROUND ALL STORAGE OR SERVICE AREAS WHEN ACROSS FROM RESIDENTIALLY ZONED AREAS.
 - A TEN (10) FOOT PLANTING STRIP CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES, SHALL BE REQUIRED ALONG PROPERTY LINES WHERE ACROSS FROM RESIDENTIALLY ZONED AREAS WHERE THE WALL IS NOT CONSTRUCTED.
 - IF THE PROPOSED STRUCTURES ARE DESIGNED SO THAT ONE SURFACE APPEARS TO HAVE A REAR SIDE, THEN A FIVE (5) TO EIGHT (8) FOOT WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE, OR OTHER SIMILAR MATERIALS (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE PROPERTY LINES ACROSS FROM RESIDENTIALLY ZONED AREAS FOR A DISTANCE TO BE DETERMINED BY THE DIRECTOR OF PLANNING TO ASSURE ADEQUATE SCREENING FROM ADJOINING AND NEARBY RESIDENTIAL PROPERTIES. IF THIS WALL IS CONSTRUCTED, THE TEN (10) FOOT PLANTING STRIP SHALL BE WAIVED.
 - WHEN WALL CONSTRUCTION IS REQUIRED AS SPECIFIED IN "B" ABOVE, STREET TREES AS APPROVED BY THE CITY FORESTER SHALL BE PLANTED NO FARTHER APART THAN 50' O.C. IN PUBLIC PARKING AREAS BETWEEN CURB AND WALL AND SHALL BE MAINTAINED BY OWNER OF ADJACENT PARCEL.
 - NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO THE CONSTRUCTION OF ANY WALL.
 - TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
- A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING STRIP(S) AS SHOWN ON THE PLAN IF REQUIRED, 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 INDICATE THE TYPE, LOCATION AND SPECIFICATION OF PLANT MATERIAL AND SHALL ALSO DEPICT THE PROPOSED METHOD OF PROVIDING IRRIGATION TO THE REQUIRED PLANT MATERIALS, AND STREET TREES, WHERE APPLICABLE. THE REQUIRED PLANTING PLANS SHALL ONLY BE REQUIRED FOR EACH PHASE OF THE OVERALL C.U.P. AS DELINEATED ON THE RESPECTIVE SITE PLAN FOR EACH BUILDING PERMIT AS THEY ARE REQUESTED.
- FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING STRIP OR STREET TREES WHERE APPLICABLE SHALL BE CONSIDERED A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTS ARE NOT PROPERLY MAINTAINED, A FINANCIAL GUARANTEE FOR PLANT MATERIALS AND STREET TREES WHERE APPLICABLE APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
- THE TRANSFER OF TITLE OF 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 FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
- PARKING SHALL BE PROVIDED AS PER THE UNIFIED ZONING CODE. ALL PARKING AND DRIVES SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALT. *Parking reduced for Parcel 2 to 70 spaces (Admin Adjust 10-2-2005)*
- THE C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE THE SUBMISSION OF AN OVERALL SITE DEVELOPMENT PLAN AND A LANDSCAPE BUFFER PLAN FOR EACH PHASE OF THE PROPOSED DEVELOPMENT. THE OVERALL SITE PLAN SHALL INDICATE WHAT IS PROPOSED IN THE FIRST PHASE OF BUILDING CONSTRUCTION AND SHALL BE UPDATED TO REFLECT HOW EACH SUBSEQUENT PHASE OF DEVELOPMENT IS COMPATIBLE WITH THE OVERALL SITE PLAN. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STATE PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE PLAN SHALL SHOW LAND USE RELATIONSHIPS, ACCESS POINTS AND/OR CONTROL, SETBACKS, INTERIOR CIRCULATION, PARKING, SCREENING AND OTHER SIMILAR DESIGN CONSIDERATIONS WHICH MAY AFFECT ADJACENT PROPERTY OR THE GENERAL HEALTH AND WELFARE OF THE PUBLIC. THE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL.
- THE BUILDING SETBACK LINES FROM ALL PIPELINE EASEMENTS SHALL BE ESTABLISHED AT THE TIME OF PLATTING. ANY CHANGES OR RELOCATION OF THE PIPELINE SHALL BE AT NO COST TO THE CITY OF WICHITA.
- SPECIFIC PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:
PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING SHOPPING CENTERS, RESTAURANTS, FINANCIAL INSTITUTIONS, SERVICE STATIONS, DRY CLEANING SHOPS, THEATERS, PRINTING AND REPRODUCTION CENTERS (NOT EMPLOYING MORE THAN 50 PEOPLE), BOWLING ALLEYS, DEPARTMENT STORES, TIRE, BATTERY AND ACCESSORY SHOPS AND OTHER SIMILAR USES.

TOTAL AREA - 18.86 ACRES (823,911.8)
MAXIMUM BUILDING COVERAGE - 151,928 s/f (by Admin. Adjustment CUP2007-53 dated Oct. 3, 2007)
MAXIMUM GROSS FLOOR AREA - 151,928 s/f (by Admin. Adjustment CUP2007-53 dated Oct. 3, 2007)
FLOOR AREA RATIO - 0.233
MAXIMUM BUILDING HEIGHT - 45'
FRONT SETBACKS - SEE GENERAL PROVISION NUMBER 3 ABOVE + PLAN
MAXIMUM NUMBER OF BUILDINGS - THERE SHALL BE PERMITTED A TOTAL OF 4 STRUCTURES CONSTRUCTED AT THE 40' - 50' SETBACK LINE ALONG 29TH STREET NORTH AND 50' ALONG ROCK ROAD, WITH NO MORE THAN 4 STRUCTURES CONSTRUCTED ALONG THE 29TH STREET NORTH FRONTAGE. THE STRUCTURES CONSTRUCTED ALONG 29TH STREET NORTH SHALL PERMIT ALL COMMERCIAL USES LISTED ABOVE EXCEPT FOR RESTAURANTS. THIS RESTRICTION DOES NOT APPLY TO THE CORNER STRUCTURE AT 29TH STREET NORTH AND ROCK ROAD.
MAXIMUM BUILDING COVERAGE = 23%
MAX. GROSS FLOOR AREA = 6,831 SQ. FT.
MAXIMUM HEIGHT = 45'
MAX. BUILDING COVERAGE = 23%
MAX. GROSS FLOOR AREA = 6,303 SQ. FT.
Setbacks: Interior side and rear = 15'; Penetration = 75'

Permitted Uses on Parcels 1A and 1B are as follows:
A. The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use.
B. All uses permitted in Unincorporated Commercial Zoning District, EXCEPT:
1. Group Residence - both General and Limited, Correctional Placement Residence - both General and Limited, Recycling Collection Station, Private Recycling Collection Station, Utility Major and Minor, Hair Salon, Boarding/Breeding/Training, Night Club in the City and County, Pawn Shop, Sexually Oriented Business, Cemetery, All Industrial/Manufacturing/Extractive Uses.

Conditions of MAPC Approval Amendment #16:
1. A site plan shall be required to be submitted and approved prior to the issuance of any future building permits on Parcel 1A and/or Parcel 1B by the Director of Planning; said site plan shall conform to the site plan approved by the Director of Planning, July 6, 1987, and shall ensure the access easement generally running north-south approximately 225 feet east and parallel to Rock Road be protected to serve as a link between parcels for the free flow of vehicles by checkered and/or by providing direct access of parking spaces onto the access easement.
2. No building permit shall be issued for any building to which would exceed parking requirements of the Unified Zoning Code. If the site is inadequate to meet the parking requirements, the parking analysis to document compliance with UZC parking requirements shall be required prior to issuing any additional building permit(s). Evidence of compliance can include but is not limited to off-site parking agreements or shared parking agreements that meet UZC standards.

Parcel 1A:
Gross Area = 3.04 Ac. or 132,856 s/f
Maximum Height = 60 feet
Max. Building Coverage = 30% (no max building)
Max. Gross Floor Area = 24,864 s/f or 85,202 s/f (by Admin. Adjustment CUP2007-53 dated Oct. 3, 2007)
Setbacks Interior side and rear = 15'
32nd Street = 50'

Parcel 1B:
Gross Area = 1.74 Ac. or 75,868 s/f
Maximum Height = 60 feet
Max. Building Coverage = 30% (no max building)
Max. Gross Floor Area = 22,760 s/f
Setbacks Interior side and rear = 15'
32nd Street = 50'

Parcel NUMBER 2:
PROPOSED USES: SAME AS PARCEL 1, WITH THE ADDITION OF OUTDOOR STORAGE (WITH CONDITIONS) AS APPROVED BY THE MAPC 4/27/00.
TOTAL AREA - 16.86 ACRES (736,800 SQ. FT.) 2,222,000 (for Admin. Adjust 11-27-05)
MAXIMUM BUILDING COVERAGE - 166,220 SQ. FT. (28.4%)
MAXIMUM GROSS FLOOR AREA - 166,220
FLOOR AREA RATIO - 0.284
MAXIMUM BUILDING HEIGHT - 45 FEET
FRONT SETBACKS - SEE GENERAL PROVISION NUMBER 3 ABOVE
MAXIMUM NUMBER OF BUILDINGS - THERE SHALL BE PERMITTED A TOTAL OF TWO STRUCTURES CONSTRUCTED AT THE 40' - 50' SETBACK LINE ALONG 29TH STREET NORTH AND 50' ALONG ROCK ROAD.

CONDITIONS FOR OUTDOOR STORAGE:
1. OUTDOOR STORAGE SHALL BE LIMITED TO THE WEST 200 FEET OF THE LOT 163 FEET OF LOT 2, BLOCK 2, HOME DESIGN CENTER ADDITION. OUTDOOR STORAGE SHALL BE ENCLOSED IN STORAGE CONTAINERS OR TRAILERS WITH THE EXCEPTION OF CRUSHED BOXES AND PLASTIC TOTE CONTAINERS. CRUSHED BOXES AND PLASTIC TOTE CONTAINERS SHALL BE REMOVED FROM THE SITE AT LEAST ONCE PER WEEK.
2. A SIX-FOOT HIGH MASONRY OR CONCRETE WALL SHALL BE CONSTRUCTED ALONG THE NORTH, EAST AND SOUTH PROPERTY LINES OF SAID LOT 2, EXCEPT FOR ACCESS OPENINGS. A TWELVE-FOOT HIGH SOLID SCREENING FENCE (CHAIN LINK WITH WOVEN BLACK MESH) OR SIMILAR MATERIAL SHALL BE CONSTRUCTED ALONG THE NORTH, EAST AND SOUTH PERIMETER OF THE STORAGE AREA. IN NO EVENT SHALL THE STORED MATERIAL EXCEED THE SCREENING FENCE.
3. THE EXISTING LANDSCAPING ALONG THE EAST AND SOUTH PROPERTY LINES OF SAID LOT 2 SHALL BE SUPPLEMENTED PER A LANDSCAPE PLAN APPROVED BY THE DIRECTOR OF PLANNING. THE LANDSCAPING SHALL CONSIST OF ORNAMENTAL TREES PLANTED A MINIMUM OF 15 FEET APART FROM EACH OTHER AND FROM THE EXISTING TREES. ALL LANDSCAPING SHALL BE PLANTED ON THE EAST AND SOUTH SIDE OF THE SCREENING WALL.
4. ALL AREAS ON PARCEL 2 CONTAINING TRASH CONTAINERS SHALL BE ENCLOSED.

COMMUNITY UNIT PLAN - D.P. - 111
MEDITERRANEAN PLAZA COMM.

As Per AA CUP2020-08 2-25-2020
APPROVED CUP
DATE 4-21-08 blm
MAPD Copy 1/24
DWG FILE: 18266024.CUP
PROJECT NO: 18266024
OCTOBER 23, 2018



AMENDMENT #6 - as to Parcel #1A (March 2008)
AMENDMENT #5 - March 17, 2003
AMENDMENT #4 - April 27th, 2000
AMENDMENT #3 - April 27, 2000

AMENDMENT #2 - August 20th, 1996
AMENDMENT #1 - March 17th, 1987
Original Approval Date - November 3rd, 1981
ADJUSTMENT #1 - CUP2018-42

Bill G. Yung Design
4812 E. 29th Street North WICHITA, KS 67220 316-683-8857
FAX NO. 316-680-8298

LANDSCAPING NOTES:

01. LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL. UTILITIES CAN BE FLAGGED BY CALLING 687-2470.

02. AREAS DENOTED AS 'HYDRASEED' ARE TO HAVE SEED QUANTITIES AS FOLLOWS:

SEED:
KANSAS PREMIUM BLEND FESCUE AT A RATE OF 8#/1000s.f.

FERTILIZER:
HAVE SOIL TESTED BY COUNTY EXTENSION SERVICE TO OBTAIN RECOMMENDED SOIL AMENDMENTS FOR THE GRASSES LISTED BEFORE ANY APPLICATION OF FERTILIZER IS MADE. SEEDING SHALL BE ACCOMPLISHED DURING FEBRUARY 15TH TO APRIL 20TH OR FROM AUGUST 15TH TO SEPTEMBER 30TH.

SEEDING TIME MAY BE ADJUSTED TO ACCOMMODATE UNUSUAL WEATHER CONDITIONS. PLANTING DATES FOR PLANT MATERIAL SHALL BE DURING THE MONTHS BETWEEN OCTOBER 1ST AND MAY 15TH. PLANTING SHALL ONLY BE CONDUCTED WHEN THE GROUND IS NOT FROZEN, SNOW COVERED, OR IN AN OTHERWISE UNSUITABLE CONDITION FOR PLANTING. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL.

03. THE PLANTING SOIL MIXTURE FOR ALL TREE PLANTINGS SHALL BE SOIL EXCAVATED FROM THE HOLE.

04. ROOT STIMULATOR SHALL BE APPLIED TO ALL PLANT MATERIALS WITH THE EXCEPTION OF LAWN AREAS. APPLY AS PER THE MANUFACTURER'S RECOMMENDATIONS.

05. ALL TREE SAUCERS AND PLANTING BEDS ARE TO BE MULCHED WITH A MINIMUM OF 3" SHREDDED CYPRESS MULCH. WHERE PLANTING BEDS ARE ADJACENT TO WALKS AND CURBS THE SOIL LEVEL SHALL BE 3" LOWER TO ALLOW FOR MULCH LAYER. WHERE SOD IS INDICATED, ITS THICKNESS SHALL ALSO BE ACCOUNTED FOR SO THAT THE SOIL SURFACE IN THE SOD MATCHES IN LEVEL WITH THE HARDSCAPE SURFACE.

06. ALL PLANTING ISLANDS AND SHRUB/PERENNIAL BEDS SHALL HAVE A 12" MINIMUM TOPSOIL LAYER. ALL AREAS DENOTED AS SOD AND HYDRASEED (LAWN AREAS) SHALL HAVE A 6" MINIMUM TOPSOIL LAYER. TOPSOIL SHALL BE LAID IN 6" LIFTS. IN AREAS WHERE CONSTRUCTION GRADING HAS NOT OCCURRED AND THE VIRGIN GRADE YET EXISTS, THE TOPSOIL ADDITION LAYER MAY BE AVOIDED.

07. ALL PLANTING BEDS ABUTTING LAWN AREAS SHALL BE EDGED WITH CURV-RITE ALUMINUM EDGING (BLACK ANODIZE 1/8 x 4") OR APPROVED EQUAL. EDGING SHALL BE PLACED IN SMOOTH CURVING SHAPES WHERE INDICATED WITHOUT KINKS OR TWISTS. INSTALL AS PER THE MANUFACTURER'S RECOMMENDATIONS.

08. LABEL EACH TREE, SHRUB, ORNAMENTAL GRASS, GROUND COVER MASS AND PERENNIAL MASS WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME.

09. TOPSOIL SHALL BE FERTILE NATURAL TOPSOIL, TYPICAL OF THE LOCALITY, OBTAINED FROM WELL DRAINED AREAS. STOCKPILED TOPSOIL MAY BE USED. IT SHALL BE WITHOUT ADMIXTURE OF SUBSOIL OR SLAG AND SHALL BE FREE OF STONES, LUMPS, STICKS, PLANTS OR THEIR ROOTS, TOXIC SUBSTANCES OR OTHER EXTRANEOUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR WOULD INTERFERE WITH FUTURE MAINTENANCE. TOPSOIL PH RANGE SHALL BE 5.5 TO 7.0.

10. SUBSTITUTION OF PLANT SPECIES TYPES FOR THOSE LISTED IN THE PLANT LIST IS NOT PERMISSIBLE UNLESS APPROVED PRIOR TO SUBMITTING BID. ANY SUBSTITUTION WHICH HAS NOT BEEN APPROVED SHALL BE REMOVED IMMEDIATELY AND REPLACED WITH THE CORRECT PLANT.

11. ALL LANDSCAPED AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM.

12. ALL SLEEVING REQUIRED UNDER HARDSCAPE SURFACES FOR THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. COORDINATE WITH THE GENERAL CONTRACTOR FOR SLEEVING LOCATION AND INSTALLATION.

13. THE IRRIGATION SYSTEM DESIGN SHALL BE SUBMITTED BY THE CONTRACTOR TO THE OWNER FOR REVIEW AND APPROVAL. THE IRRIGATION SYSTEM DESIGNER SHALL VERIFY AND EVALUATE THE EXISTING IRRIGATION SYSTEM IT INSURE COMPATIBILITY WITH NEW SYSTEM COVERAGE AND FLOW REQUIREMENTS.

14. COORDINATE LANDSCAPE PLANTING WITH IRRIGATION CONTRACTOR. THE IRRIGATION SYSTEM SHALL BE COMPLETE AND FULLY FUNCTIONAL IN ALL LAWN AREAS BEFORE SEEDING IS PLACED. IN ALL SHRUB AND PERENNIAL BEDS, THE DRIP IRRIGATION LINE MAY BE ROUTED BETWEEN PLANTS AFTER PLANT INSTALLATION. PLANTING BEDS SHALL BE KEPT MOIST BY OTHER MEANS HOWEVER, UNTIL IRRIGATION IS FULLY FUNCTIONAL.

MASTER PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION/REMARKS
LARGE DECIDUOUS SHADE TREES				
3	AUTUMN BLAZE MAPLE	<i>Acer rubrum x freemanii</i> "Autumn Blaze"	2"-2.5" cal.	Balled-in-Burlap
ORNAMENTAL DECIDUOUS TREES				
6	EASTERN REDBUD	<i>CERCIS CANADENSIS</i>	1" cal.	Balled-in-Burlap
SHURBS				
30	LODENSE EUROPEAN PRIVET	<i>Ligustrum vulgare</i> "Lodense"	3 gal.	Container 3.5 feet O.C.
LAWN GRASS				
	KANSAS PREMIUM FESCUE BLEND	<i>Festuca arundinacea</i> "Kansas Premium"	8 lbs / 1000 S.F.	Hydraseeded

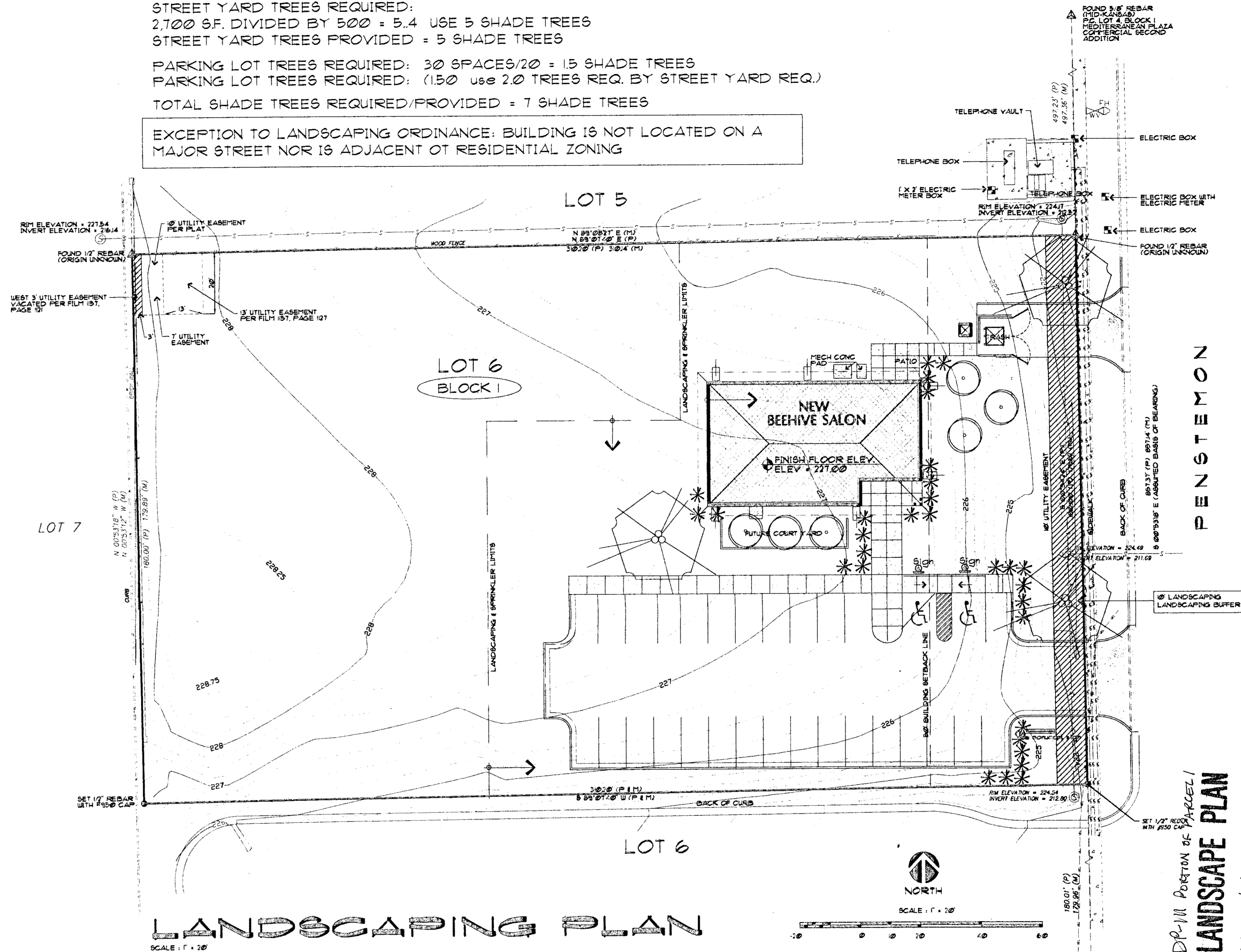
LANDSCAPE ORDINANCE CALCULATIONS

LANDSCAPE STREET YARD REQUIRED:
180' STREET FRONTAGE X 15' (310' AVERAGE LOT DEPTH) - 2,700 SF.
LANDSCAPE STREET YARD PROVIDED = 3,600 SF.

STREET YARD TREES REQUIRED:
2,700 SF. DIVIDED BY 500 = 5.4 USE 5 SHADE TREES
STREET YARD TREES PROVIDED = 5 SHADE TREES

PARKING LOT TREES REQUIRED: 30 SPACES/20 = 15 SHADE TREES
PARKING LOT TREES REQUIRED: (150 USE 2.0 TREES REQ. BY STREET YARD REQ.)
TOTAL SHADE TREES REQUIRED/PROVIDED = 7 SHADE TREES

EXCEPTION TO LANDSCAPING ORDINANCE: BUILDING IS NOT LOCATED ON A MAJOR STREET NOR IS ADJACENT TO RESIDENTIAL ZONING



LANDSCAPING PLAN

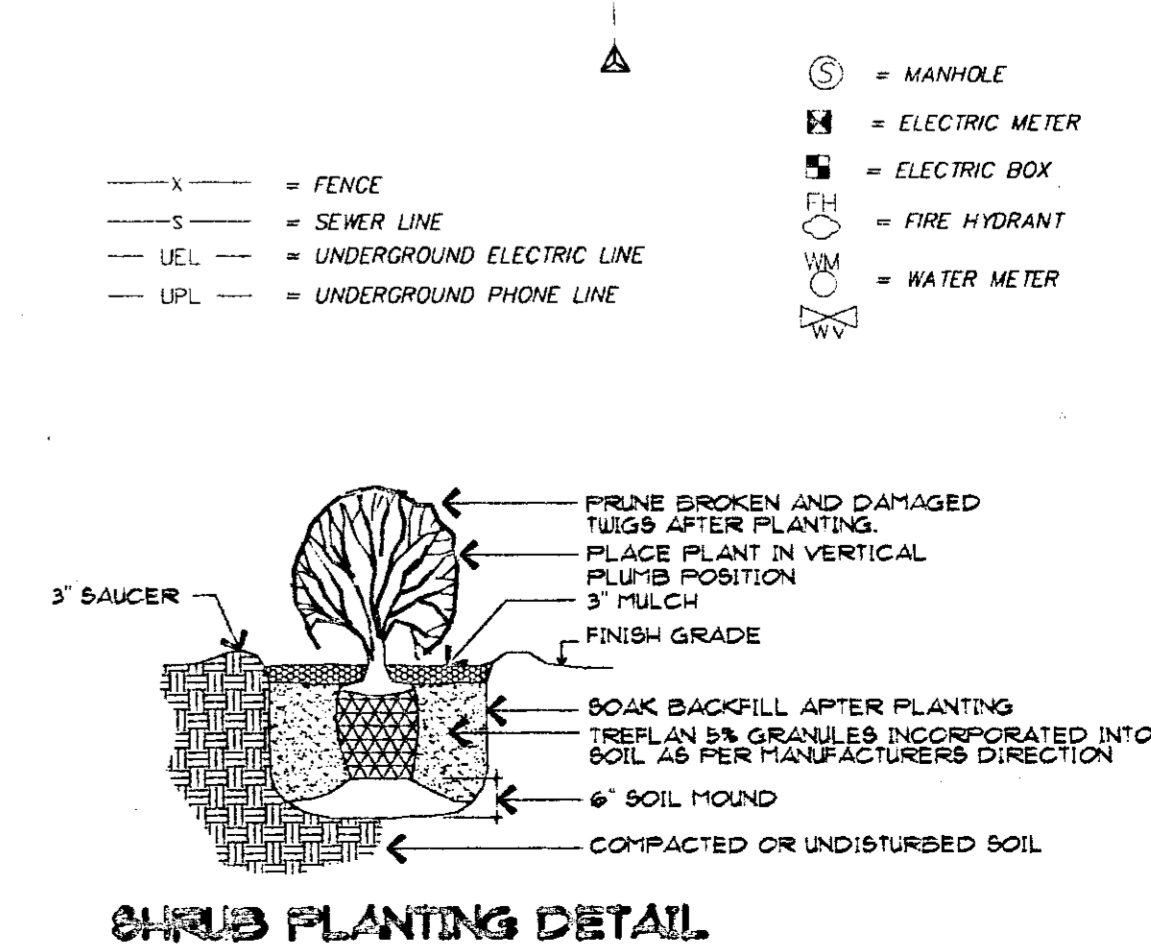
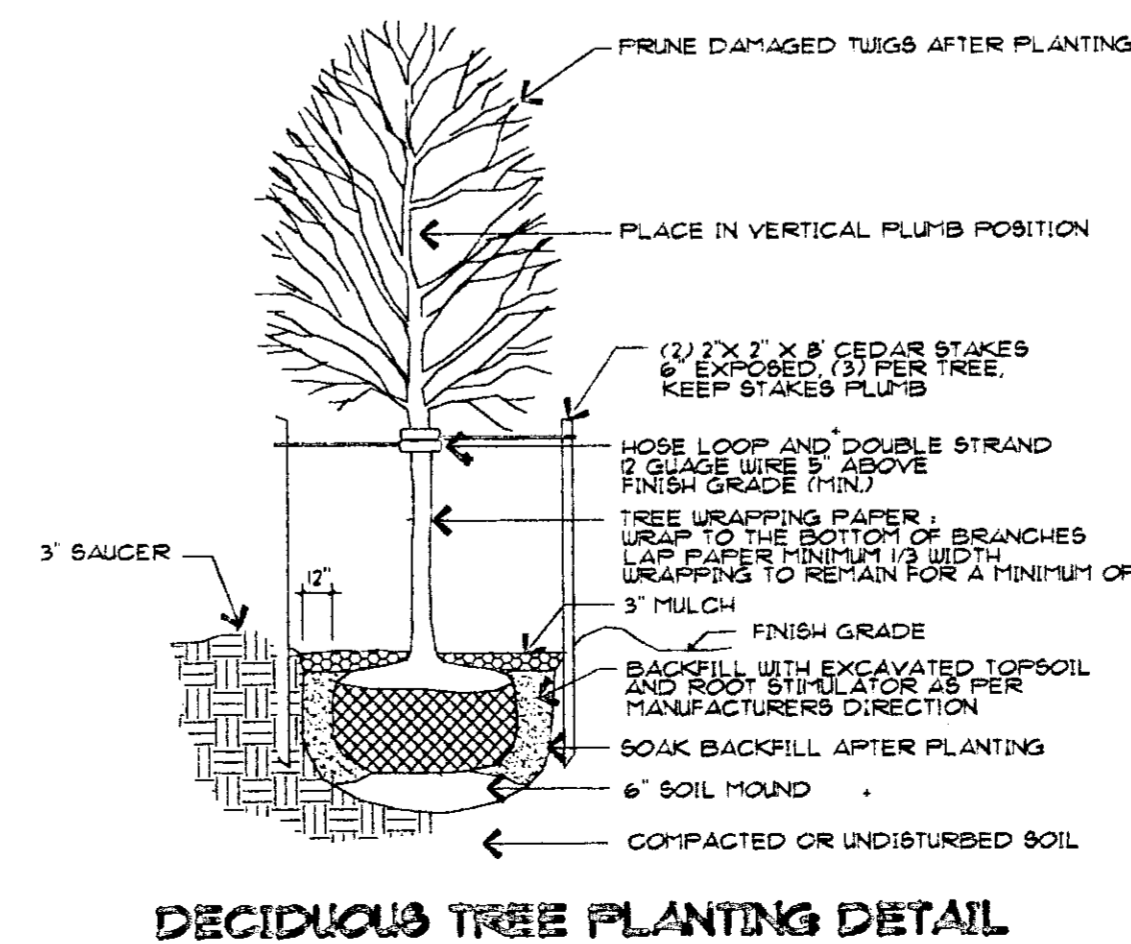
Legally described as:

THE NORTH 180 FEET OF LOT 6, BLOCK 1, MEDITERRANEAN PLAZA COMMERCIAL 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

Buildings, major improvements and permanent structures as shown on the sketch, were found to be clear of all boundary lines. There are no encroachments on said property by buildings, major improvements or permanent structures from adjoining properties.

Date of Survey: July 30, 2003.

Jeffrey L. Dettmann L.S. #950



PRINTS ISSUED	
PROGRESS PRINTS	9 OCT 2003
PERMIT/BIDDING	14 NOV 2003
PERMIT REVISIONS	1 DEC 2003

COLLINS ARCHITECTURE
Executive Park East
250 North Rock Road • Suite 300
Wichita, Kansas 67206-2243
316.683.7515
Fax: 316.686.4890

REGISTERED ARCHITECT
STATE OF KANSAS
CERTIFICATE NO. 1756

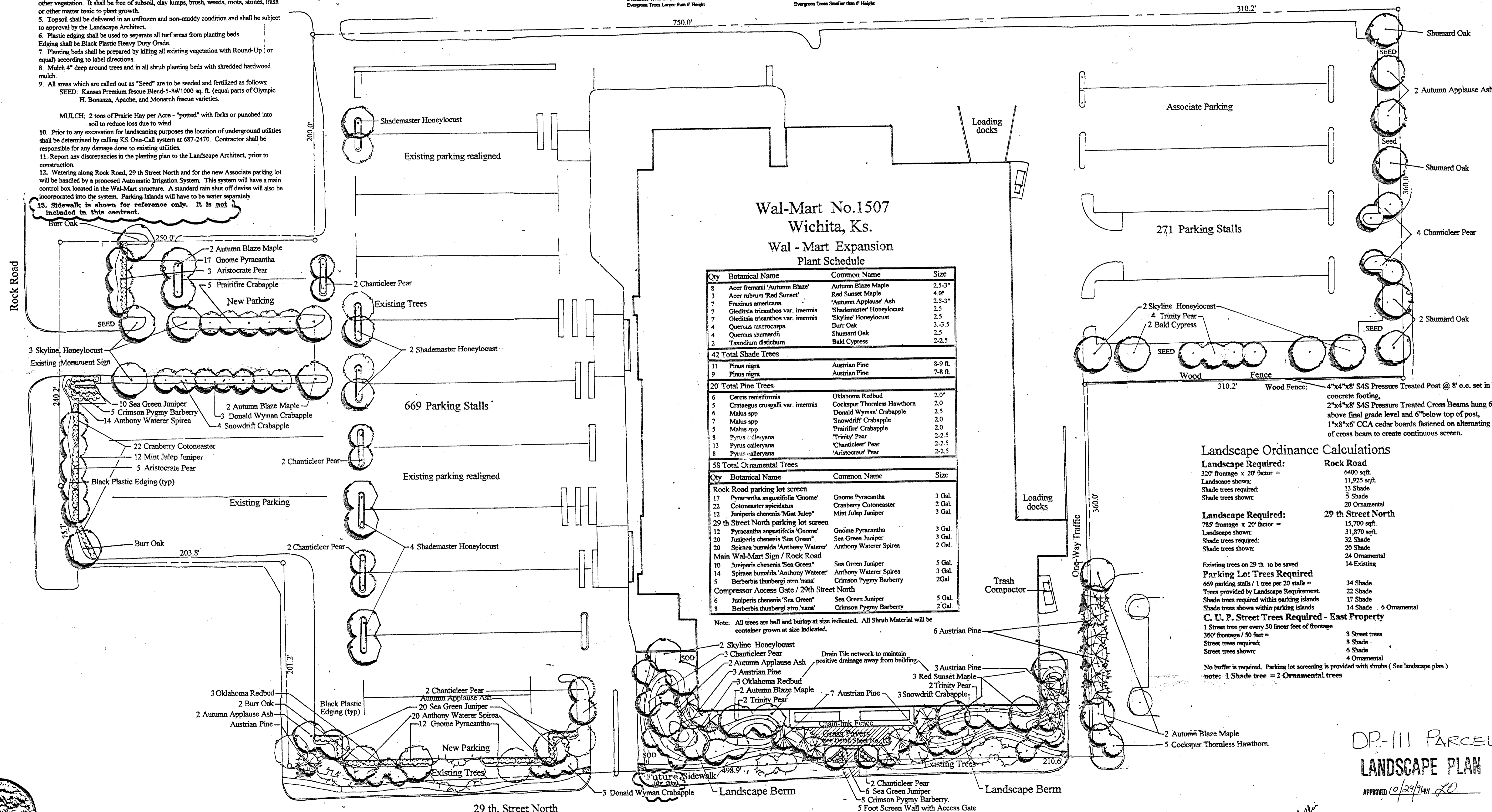
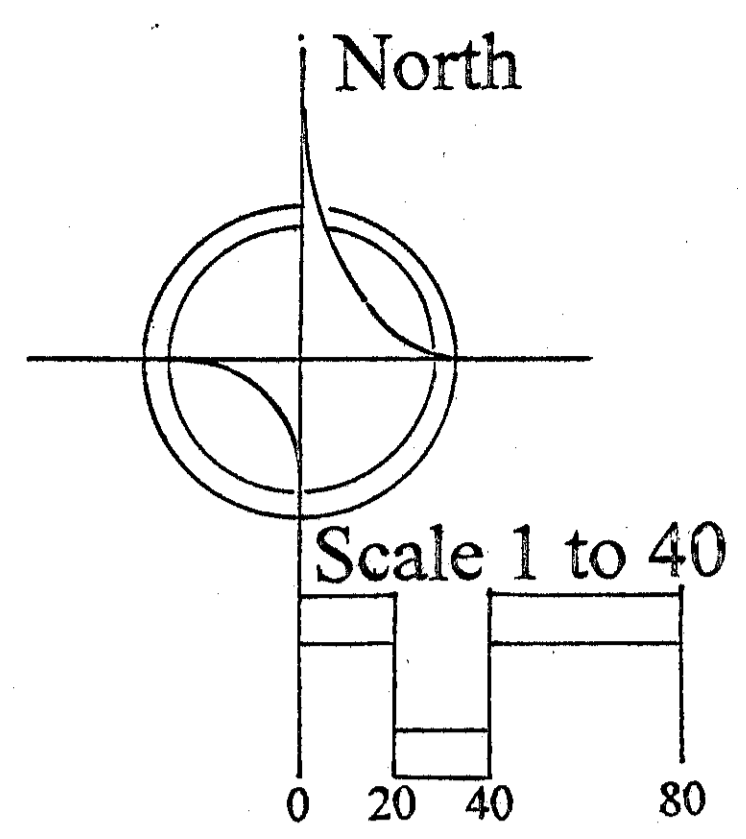
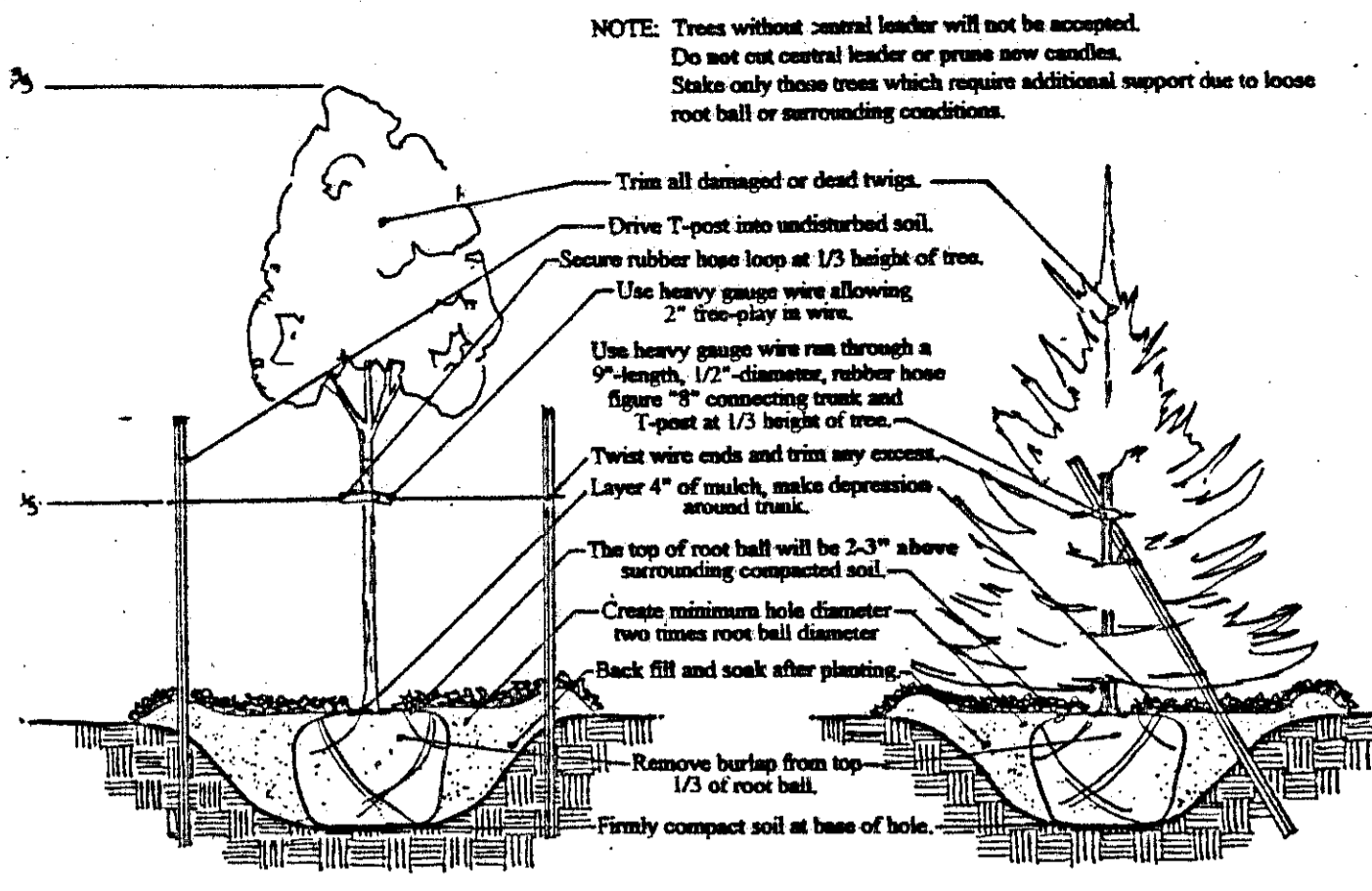
DATE: 12/13/03

Beehive Salon
Cynthia D. Yost
29 th Street North at Penstemon
Wichita Sedgwick County Kansas

PROJECT No. 003305
DRAWN: RLC CHECKED: RLC
SHEET TITLE: LANDSCAPING PLAN
SHEET NUMBER: SA-03
OF SHEETS: 03

Planting Notes

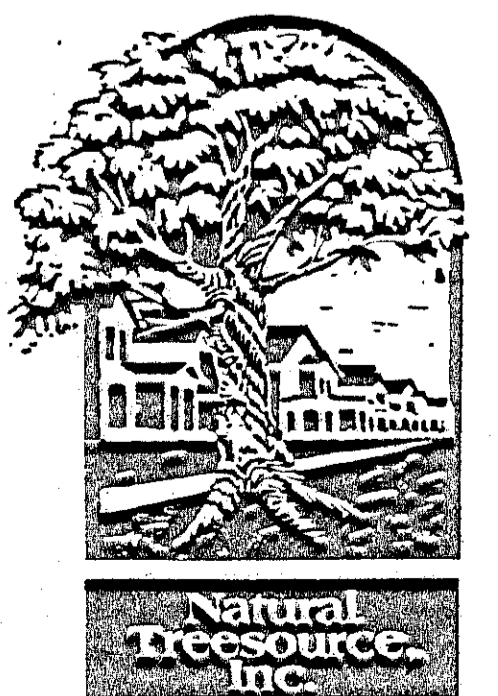
- All work shall be done in accordance with these Landscape Specifications and Local Industry Standards. (As indicated on these plans by Natural Treesource, Inc.)
- Protect and save the existing trees shown on plan prior to any construction. The Landscape Architect will be responsible for tagging and roping off areas of the trees to be saved. Transplant any suitable trees in the path of construction as soon as physically possible to ensure survivability of trees.
- Berms shown on plan are approximate only. The purpose of the berms are two fold in nature, first they are to act as a screen in combination with plant material, second to eliminate the haul off of any topsoil from grading and construction operations. Stockpile excess topsoil in the general location of berms. Berms shown on plan shall be General Contractors responsibility to rough grade. The final grading shall be performed by the Landscape Contractor.
- 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.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be Black Plastic Heavy Duty Grade.
- Planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions.
- Match 4" deep around trees and in all shrub planting beds with shredded hardwood mulch.
- All areas which are called out as "Seed" are to be seeded and fertilized as follows:
SEED: Kansas Premium fescue Blend-5-8#/1000 sq. ft. (equal parts of Olympic H. Bonanza, Apache, and Monarch fescue varieties.)
- MULCH: 2 tons of Prairie Hay per Acre - "potted" with forks or punched into soil to reduce loss due to wind.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling KS One-Call system at 687-2470. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to construction.
- Watering along Rock Road, 29 th Street North and for the new Associate parking lot will be handled by a proposed Automatic Irrigation System. This system will have a main control box located in the Wal-Mart structure. A standard rain shut off device will also be incorporated into the system. Parking Islands will have to be water separately.
- Sidewalk is shown for reference only. It is not included in this contract.



Landscape Ordinance Calculations

Landscape Required:	Rock Road
320' frontage x 20' factor =	6400 sqft.
Landscape shown:	11,925 sqft.
Shade trees required:	13 Shade
Shade trees shown:	5 Shade
	20 Ornamental
Landscape Required:	29 th Street North
785' frontage x 20' factor =	15,700 sqft.
Landscape shown:	31,870 sqft.
Shade trees required:	32 Shade
Shade trees shown:	20 Shade
	24 Ornamental
	14 Existing
Existing trees on 29 th to be saved	
Parking Lot Trees Required	
669 parking stalls / 1 tree per 20 stalls =	34 Shade
Trees provided by Landscape Requirement.	22 Shade
Shade trees required within parking islands	17 Shade
Shade trees shown within parking islands	14 Shade
	6 Ornamental
C. U. P. Street Trees Required - East Property	
1 Street tree per every 50 linear feet of frontage	8 Street trees
360' frontage / 50 feet =	7.2 Street trees
Street trees required:	8 Shade
Street trees shown:	6 Shade
	4 Ornamental

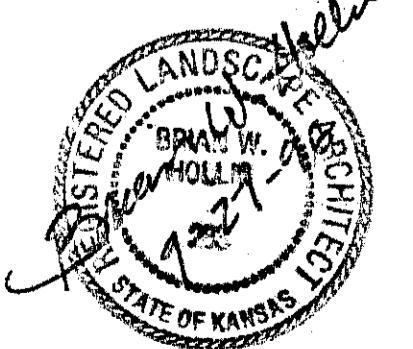
No buffer is required. Parking lot screening is provided with shrubs (See landscape plan)
note: 1 Shade tree = 2 Ornamental trees



Landscape Plan
Wal - Mart Expansion

DP-111 PARCEL 2
LANDSCAPE PLAN

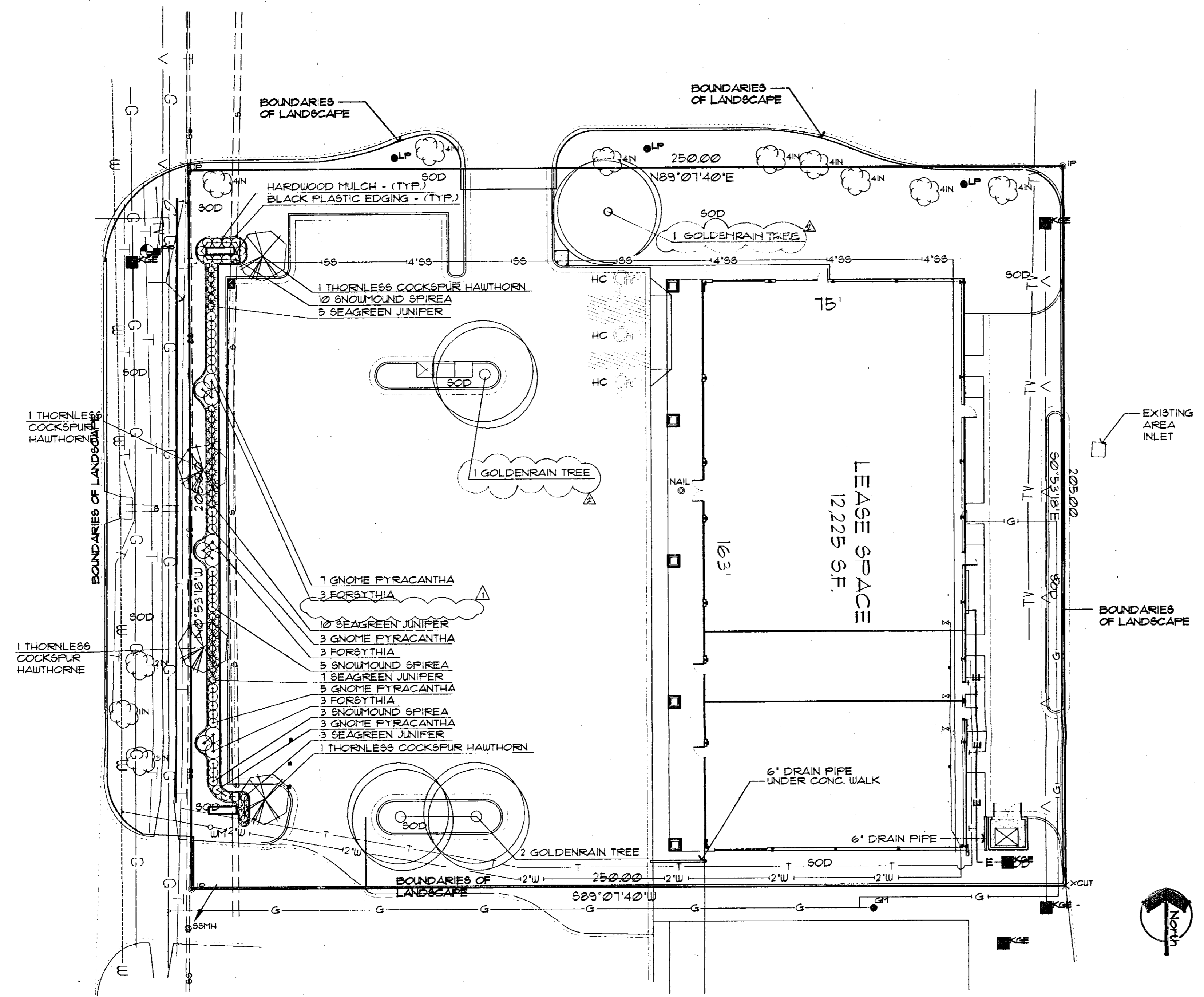
APPROVED 10/29/96 BY [Signature]



Landscape Plan	
Wal-Mart No. 1507 Expansion Wichita, Kansas	
Natural Treesource Inc.	
Revised August 14 1996 Plan drawn by BAB	Sheet No. 9

Date: 09/06/1995 Drawing Name: F:\95081\AL\5081.L001 Time: 00:26

C/L ROCK ROAD



GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BIDDING.
2. GENERAL CONTRACTOR SHALL PLACE 4" OF TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ANY BERMS SHOWN ON THE PLANS SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY.
3. PROTECT AND SAVE THE EXISTING PLANT MATERIALS AS INDICATED ON PLANTING PLAN.
4. USE WOOD CHIP MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUPPLY LANDSCAPE ARCHITECT WITH A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1"-3" ONLY.
5. PLACE 3"-4" OF MULCH IN ALL SHRUB BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS.
6. ALL TURF AREAS SHALL BE FESCUE BLEND SOD, UNLESS OTHERWISE INDICATED.
7. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO STARTING CONSTRUCTION.
8. LANDSCAPE IMPROVEMENTS TO OCCUR ON WEST EDGE OF SITE SHALL REQUIRE A MINOR STREET PRIVILEGE PRIOR TO STARTING CONSTRUCTION. OBTAINABLE THROUGH THE OFFICE OF THE CITY ENGINEER (316) 268-4440

ZONING:

ZONING CLASSIFICATION: LIGHT COMMERCIAL
BUILDING AREA: 12,225 S.F.

PARKING

PROPOSED ON-SITE PARKING SPACES: 66
PROPOSED HANDICAP STALLS: 2
PROPOSED VAN HANDICAP STALLS: 1

PROPERTY DESCRIPTION

LOT 9, BLOCK 1 MEDITERRANEAN PLAZA COMMERCIAL SECOND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.
SURVEYED BY: MID-KANSAS ENGINEERING CONSULTANTS, 5-24-94

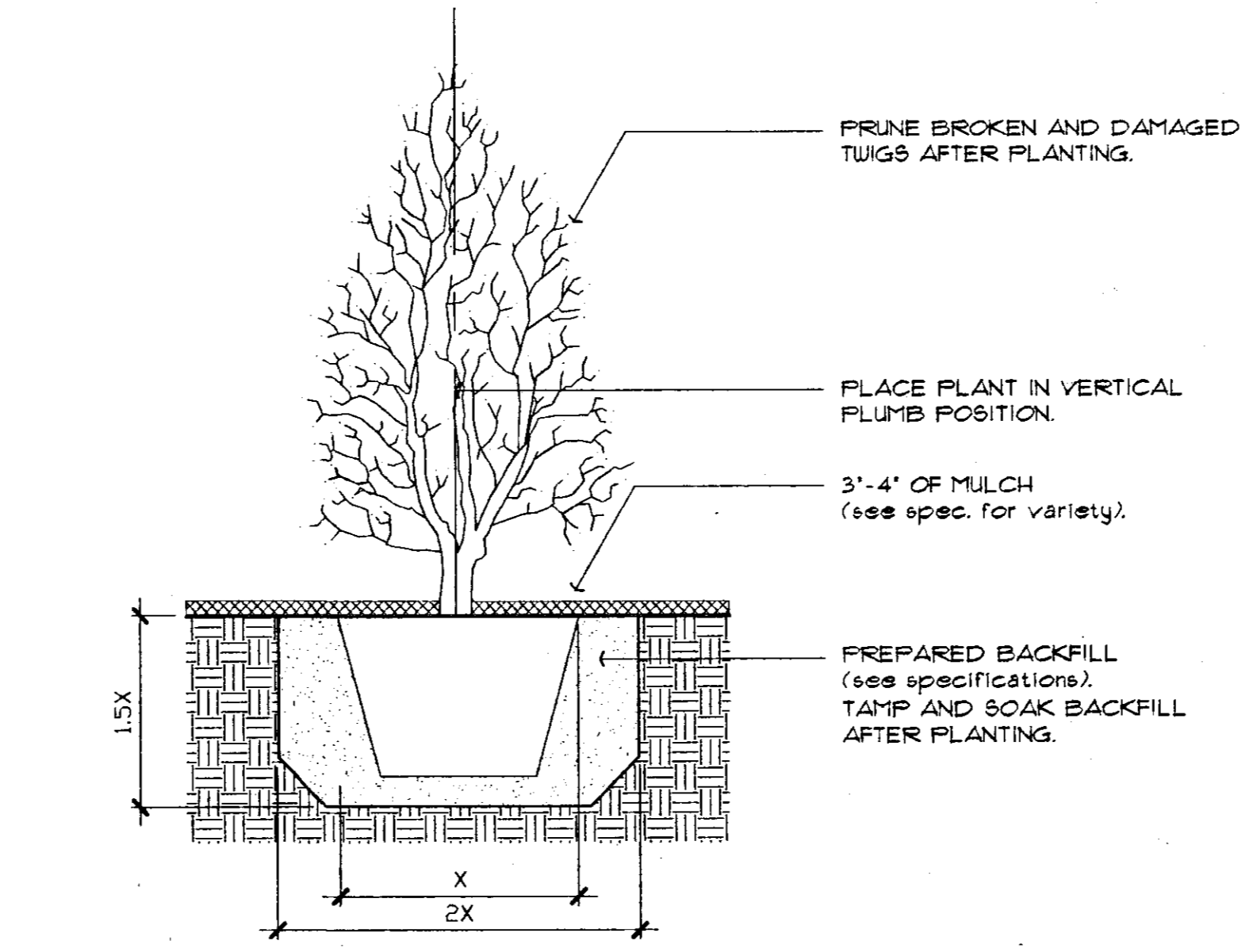
LANDSCAPE REQUIREMENTS

REQUIRED STREET YARD: 2050 S.F. (10 S.F. PER LN. FT. OF STREET FRONTAGE)
LANDSCAPE AREA: 4946.73 S.F.
TOTAL SITE AREA: 51250 S.F.
LANDSCAPE AREA: 10,426.51 S.F.
IMPERVIOUS AREA: 40,823.43 S.F.

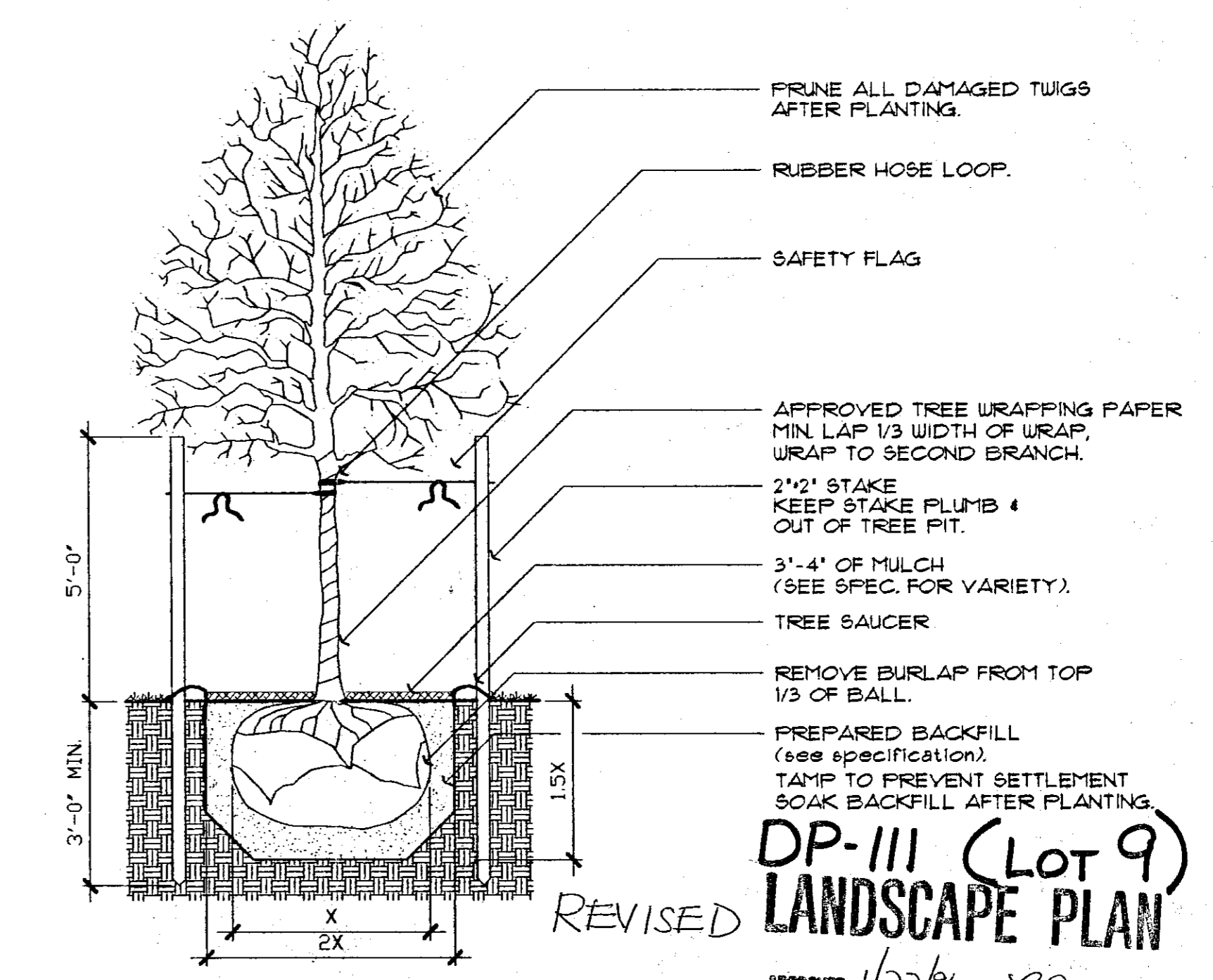
PLANTING PLAN
SCALE: 1" = 20'-0"

PLANT MATERIAL SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	REMARKS
4	TREES KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	AS SHOWN	2" CAL.	B4B	
4	ORNAMENTAL TREES CRATAEGUS CRUS-GALLI var. INERMIS	THORNLESS COCKSPUR HAWTHORN	AS SHOWN	1" CAL.	B4B	
25	EVERGREEN SHRUBS JUNIPERUS CHINENSIS 'SEAGREEN'	SEAGREEN JUNIPER	AS SHOWN	5 GAL.	CONT.	
18	PYRACANTHA ATALANTOIDES 'GNOME'	GNOME PYRACANTHA	AS SHOWN	5 GAL.	CONT.	
9	ORNAMENTAL SHRUBS FORSYTHIA x INTERMEDIA	FORSYTHIA	AS SHOWN	5 GAL.	CONT.	
18	SPIRAEA JAPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	AS SHOWN	5 GAL.	CONT.	



1 SHRUB PLANTING DETAIL
NO SCALE



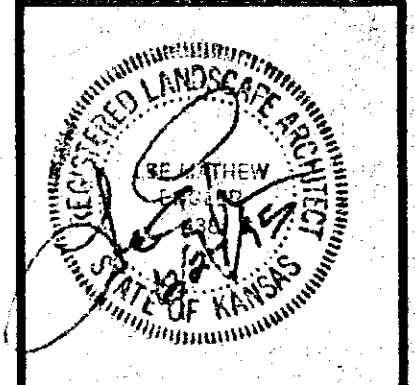
2 TREE PLANTING & STAKING DETAIL
NO SCALE

NOTE: TREES WITHOUT CENTRAL LEADERS WILL NOT BE ACCEPTED.

DP-III (Lot 9) LANDSCAPE PLAN
REVISED
APPROVED 1/22/96 BY RD

Supersedes the plan approved 9/1/95

Wilson Darnell Mann PA
interiors
architecture site planning
105 N. Washington Wichita, Kansas 67202 316-262-4700



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prints issued
8/25/95 FOR BID
09/06/95 REVISION
12/21/95 REV. 2

WDM no. 95081

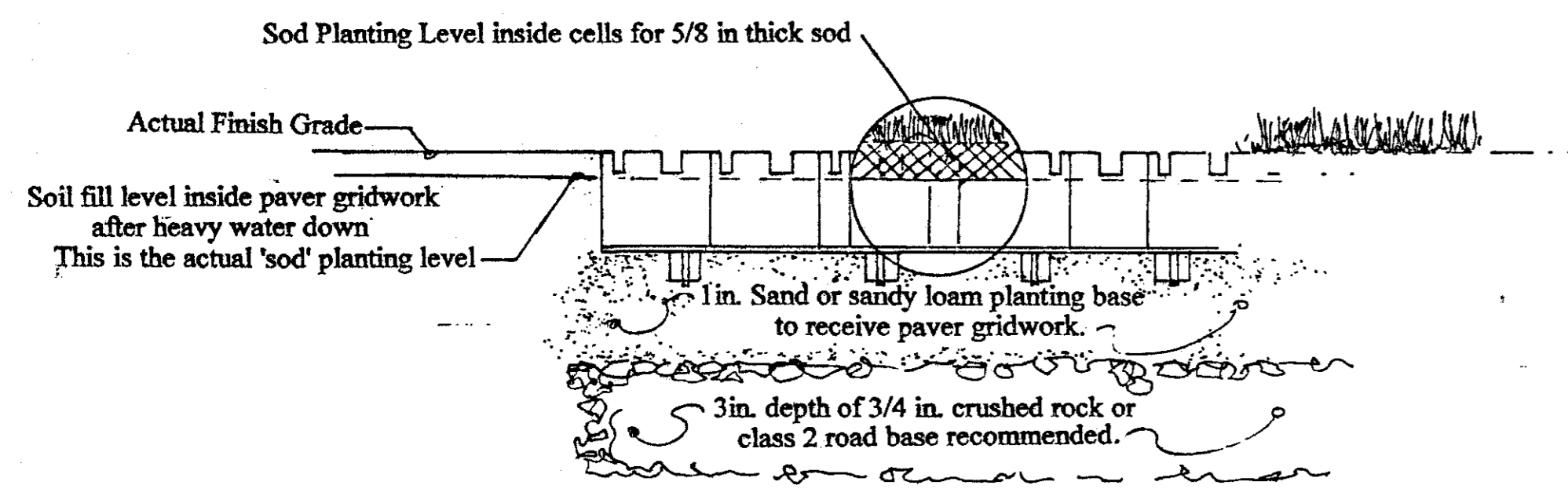
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THE POINTE II AT NORTHROCK
NORTH ROCK ROAD
WICHITA, KANSAS

PLANTING PLAN

SA3
of

MARD COPY 1 of 1



Grass Paver - Section
Not to scale

Grassroad Pavers Plus
Barton Corporation

Area: 8.54sq. ft. per paver unit, 49.84 sq. ft. by 24.675 in.

Material: High density polyethylene with UV inhibitors.

Structure: Top surface (detail D) 240 each 2.5" hexagon cells, serrated. These serrates allow the roots, rhizomes and stolons to travel from cell to cell, creating a strengthening effect.

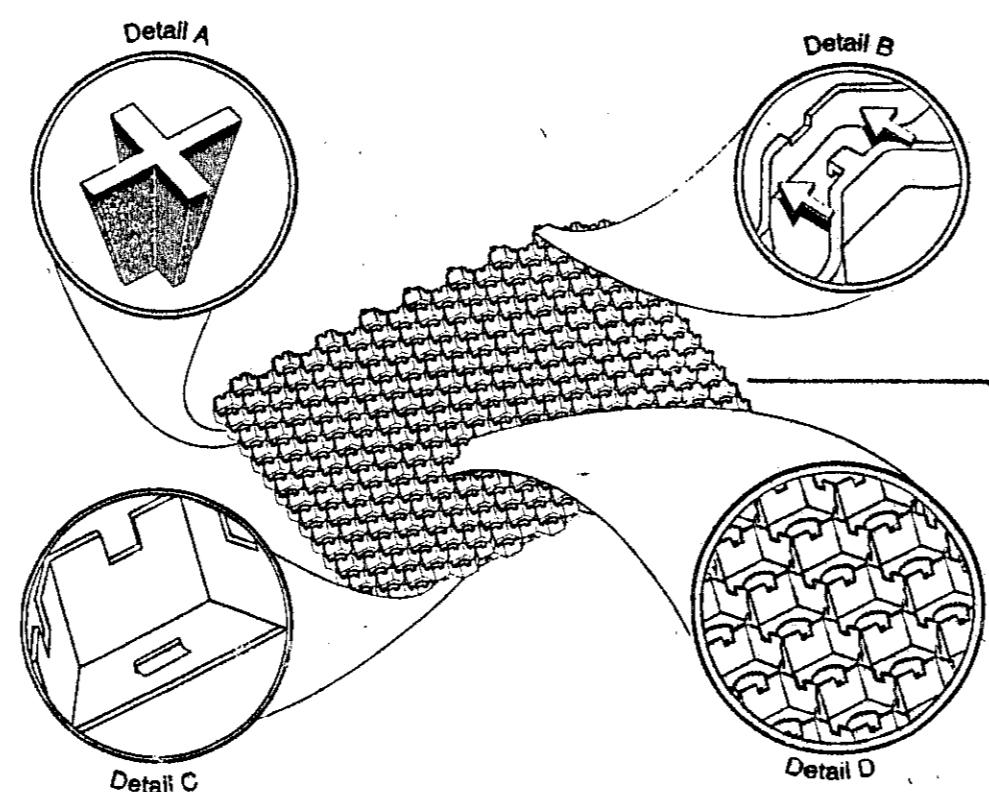
Bottom Surface (detail A) flat with 240 each 1 3/8" holes and 50 each Ground Lock cleats designed with 5/8" length for stabilizing pavers in place, controlling horizontal movement to allow healthy root growth into native soil.

Outside Perimeter (detail B & C) Flex Lock nesting system (upper and lower locks) all four sides.

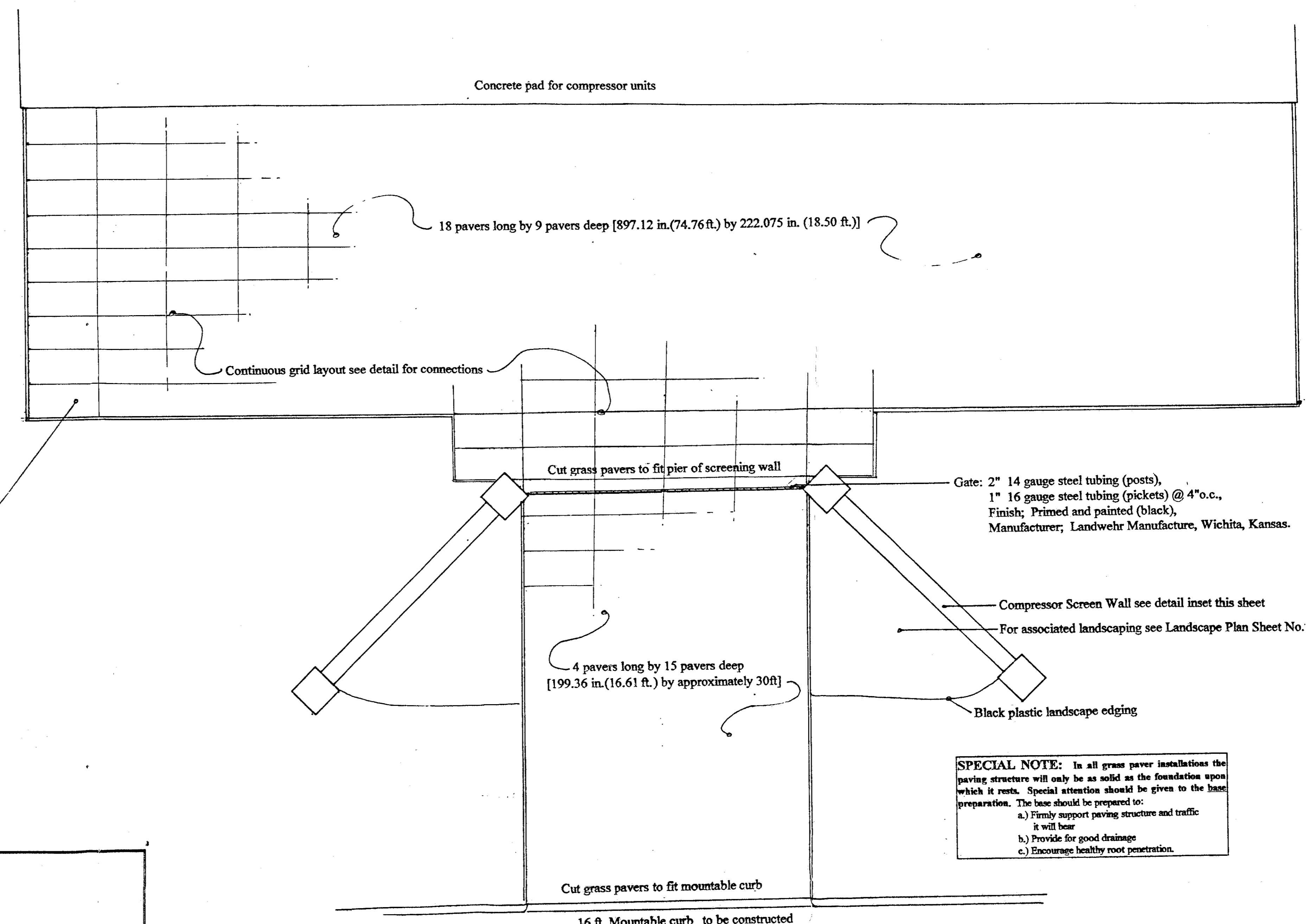
Height: Flat bottom to top of cell 1 1/4".

Weight: Approximately 8 lbs.

Color: Black and Green.



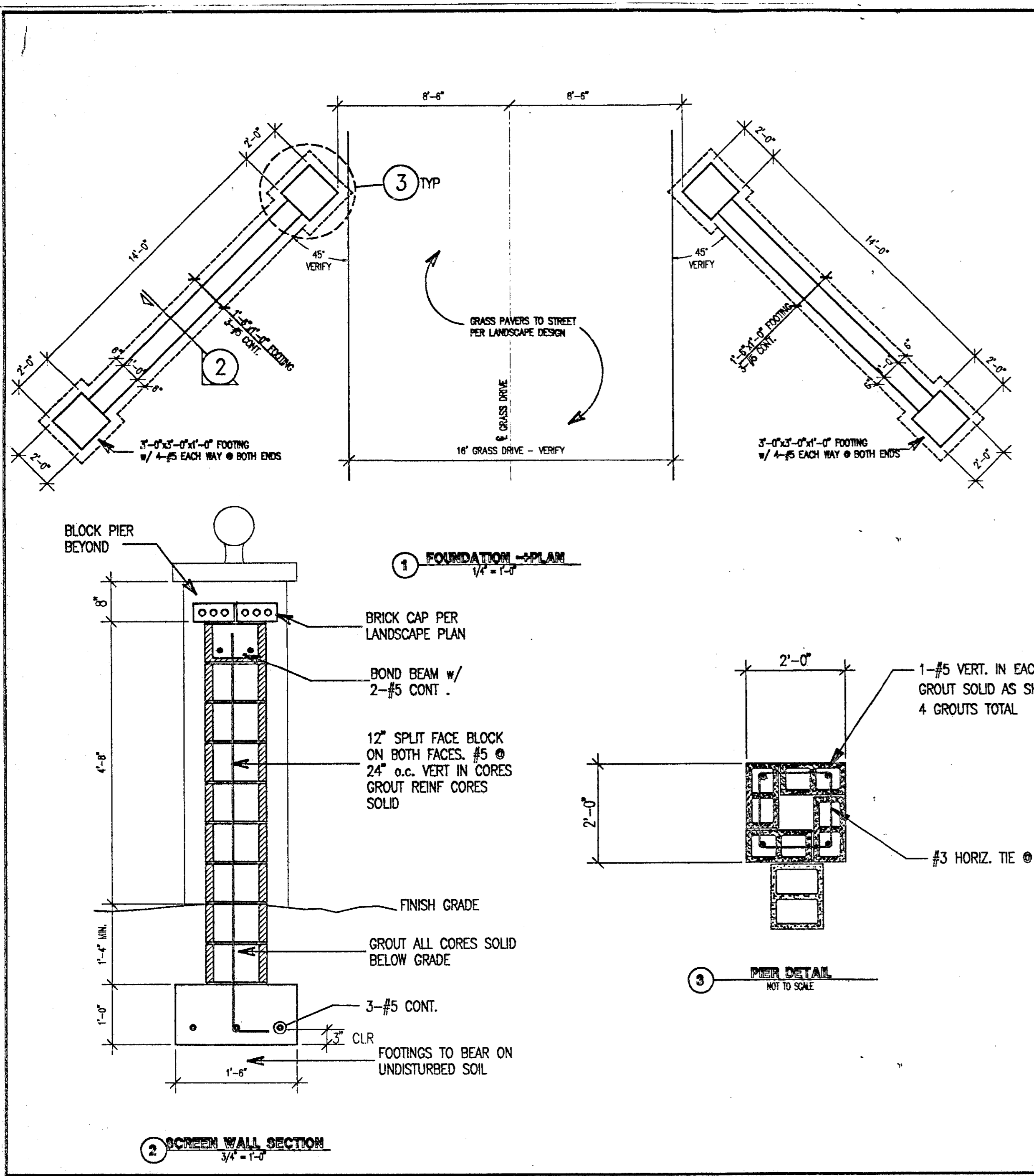
Grass Paver Detail
Not to scale



Grass Paver - Plan
Scale 1/4" = 1'-0"

SPECIAL NOTE: In all grass paver installations the paving structure will only be as solid as the foundation upon which it rests. Special attention should be given to the base preparation. The base should be prepared as:

- Firmly support paving structure and traffic it will bear
- Provide for good drainage
- Encourage healthy root penetration.



GENERAL NOTES

- GENERAL:**
- DESIGN LIVE LOADS: WIND = 80 M.P.H. EXPOSURE B. ALL DESIGN LOADS CONFORM TO UNIFORM BUILDING CODE, 1994 EDITION.
 - FOOTINGS SHALL BEAR ON CONTROLLED BACKFILL WITH A MIN. BEARING CAPACITY OF 2500 P.S.F. IF CONDITIONS DO NOT SATISFY THESE REQUIREMENTS, COORDINATE ADJUSTMENT WITH THE ENGINEER. TEMPORARY BRACING AND SHORING AGAINST WIND AND ERECTION CONDITIONS TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- CONCRETE:**
- DESIGN STRESSES: CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS; REINFORCING BAR SIZE #3, #4, #5 SHALL MEET ASTM A615, GRADE 60, 40,000 P.S.I. YIELD MIN.; REINFORCING BARS SIZE #6 AND LARGER SHALL MEET A615, GRADE 60, 60,000 P.S.I. YIELD MIN. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE: 3/4" CLEAR FOR SLABS; 1 1/2" CLEAR FOR COLUMNS; 2" CLEAR FOR FORMED EXPOSED SURFACES; 3" CLEAR FOR FOOTINGS. THESE ARE TYPICAL UNLESS OTHERWISE NOTED.
 - REINFORCEMENT SHALL BE CONTINUOUS AND LAPPED 3D BAR DIAMETERS (2" - 0" MIN.) EXCEPT AS NOTED. PROVIDE CORNER BARS OF SAME SIZE AND SPACING.
 - COLUMNS, PIERS, PILLS, AND FOOTINGS SHALL BE CENTERED UNDER SUPPORTING MEMBERS (CIV. UNLESS NOTED).
 - NON-SHRINK GROUT WHERE INDICATED SHALL BE NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS.
- MASONRY:**
- MORTAR SHALL BE TYPE "M" OR "S" FOR MASONRY WALLS AND SHALL COMPLY WITH THE BUILDING CODE REQUIREMENTS FOR MASONRY AND THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).
 - CONCRETE MASONRY UNITS SHALL BE CLASSIFIED AS GRADE N BASED ON NET AREA OR HAVE A PRISM STRENGTH OF 1,250 P.S.I.
 - PROVIDE THE TYPE OF MASONRY UNITS SHOWN ON PLANS. PROVIDE DUR-O-WALL JOINT REINFORCEMENT, LAJUR TYPE, STANDARD GAUGE AT 16" O.C. MAX. PROVIDE SPECIAL ACCESSORIES FOR CORNERS, INTERSECTIONS, ETC.
 - CONCRETE MASONRY UNITS SHALL BE GROUTED WITH 3000 P.S.I. COARSE GROUT, WITH A 6" SLUMP WITH A MAXIMUM AGGREGATE SIZE OF 3/8".
 - NO LIGHTWEIGHT CONCRETE MASONRY UNITS SHALL BE USED BELOW GRADE.

Grass Paver Notes

- Preparing the site**
- Remove all foreign structures for the surface area being prepared (grass, weeds, rocks, wood, wire etc.).
 - Excavate to accommodate the total depth of the base and the pavers.
 - Rototill the bottom of the excavated area to a depth of 4 to 6 inches. After rototilling remove all obvious debris.
 - Add desired soil amendments as required by your particular site conditions or architectural specification. Fine grade and apply roller pressure to establish a moderate compaction (95%) or the local engineering requirements.
- Installing the Base**
- Place the 3/4" crushed rock sub-base (Class II roadbase) to the depth specified for the traffic situation or architectural specification. Fine grade and apply roller pressure to establish a moderate compaction (95%) or the local engineering requirements.
- Placing the Pavers**
- String a line along a major lateral as a guide to use when laying down your first row of pavers.
 - Start the first row of pavers by nesting and locking the saw tooth edges together, thus placing the honey comb edges on either side of the first row.
 - Assemble the second row of pavers near the first so that the two can be easily placed together.
 - Lift the two rows of pavers together at an angle and snap them together using the patented Flex Lock nesting system. Continue assembly over the entire area.
 - Cut pavers using a hand saw, jig or circular saw to match any irregular profile, angle or curve.

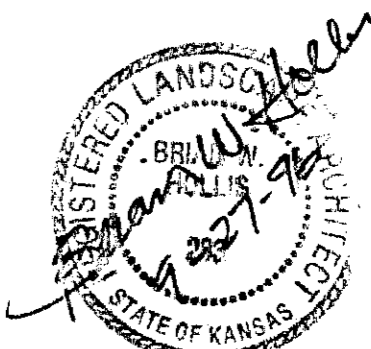
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 - Lift the two rows of pavers together at an angle and snap them together using the patented Flex Lock nesting system. Continue assembly over the entire area.
 - Cut pavers using a hand saw, jig or circular saw to match any irregular profile, angle or curve.
- Planting the Turf**
- The pavers are planted using either sod or seed. The preparation of the pavers varies slightly depending on the method of planting and the thickness of the sod.
- Sod Method** Fill the cells of the pavers with a porous backfill mix (1/2 shavings mulch and 1/2 sandy loam). Scrape or backrake the entire surface to expose the top wall pattern of the pavers. Sod will settle into the cells with moderate watering. Soil level should be at the bottom of the notches located around the top perimeter of the cells. Broadcast seeds, stolons or hydroseed, then top-dress and fertilize as required.
- Seed Method** Fill the cells 1/2 way with a porous backfill mix (1/2 shavings mulch and 1/2 sandy loam). Sod should settle with moderate watering. Lay sod in a staggered pattern on the assembled pavers. Water the area heavily and use a hand water roller or power driven roller to compress the sod and root system completely down into the cells.

- Architectural Specification**
- Section 1 SCOPE**
- A. This specification covers all labor, materials and services incidental to and including the installation of porous pavers as indicated on the drawings herein.
- B. The installing contractor shall unload, receipt for, store and set all porous pavers covered by this specification and shall provide for and prepare a base area for the same.
- Section 2 MATERIAL**
- A. Pavers are to green or black HDPE plastic. Pavers are to be manufactured from not less than 50% recycled resin and are to contain UV inhibitors. Pavers are to have a minimum of 1 lb. of plastic per square foot of surface area.
- B. Pavers are to have a minimum strength of 50,000 lbs. to yield, 70,000 lbs. to crush. Independent test results must be furnished by the manufacturer upon request.
- C. Individual pavers must not yield (flex) to a greater than 30 degree deflection.
- D. Outside perimeter shall consist of Flex Lock nesting pads on all four sides. Flex Lock upper locks on all four sides. Pavers shall lock securely from both the top and bottom of the paver units. Bottom surface shall have 50 each Ground Lock cleats per 8 square foot of surface.
- Section 3 INSTALLATION**
- A. All pavers are to be installed per the manufacturer's drawings for Heavy Vehicle/Fire Access Road (4 or Light Load/High Use Traffic). Observe manufacturer's specification regarding planting methods and follow with the appropriate maintenance.

Wal-Mart Expansion
618th St. & 1507th St. Wichita, KS 67202
A. Kenneth Schoenwald P.E.
Professional Engineering Services
12332 618th St. Wichita, KS 67202
913-261-0541
913-261-0542

12332
618th St.
Wichita, KS 67202

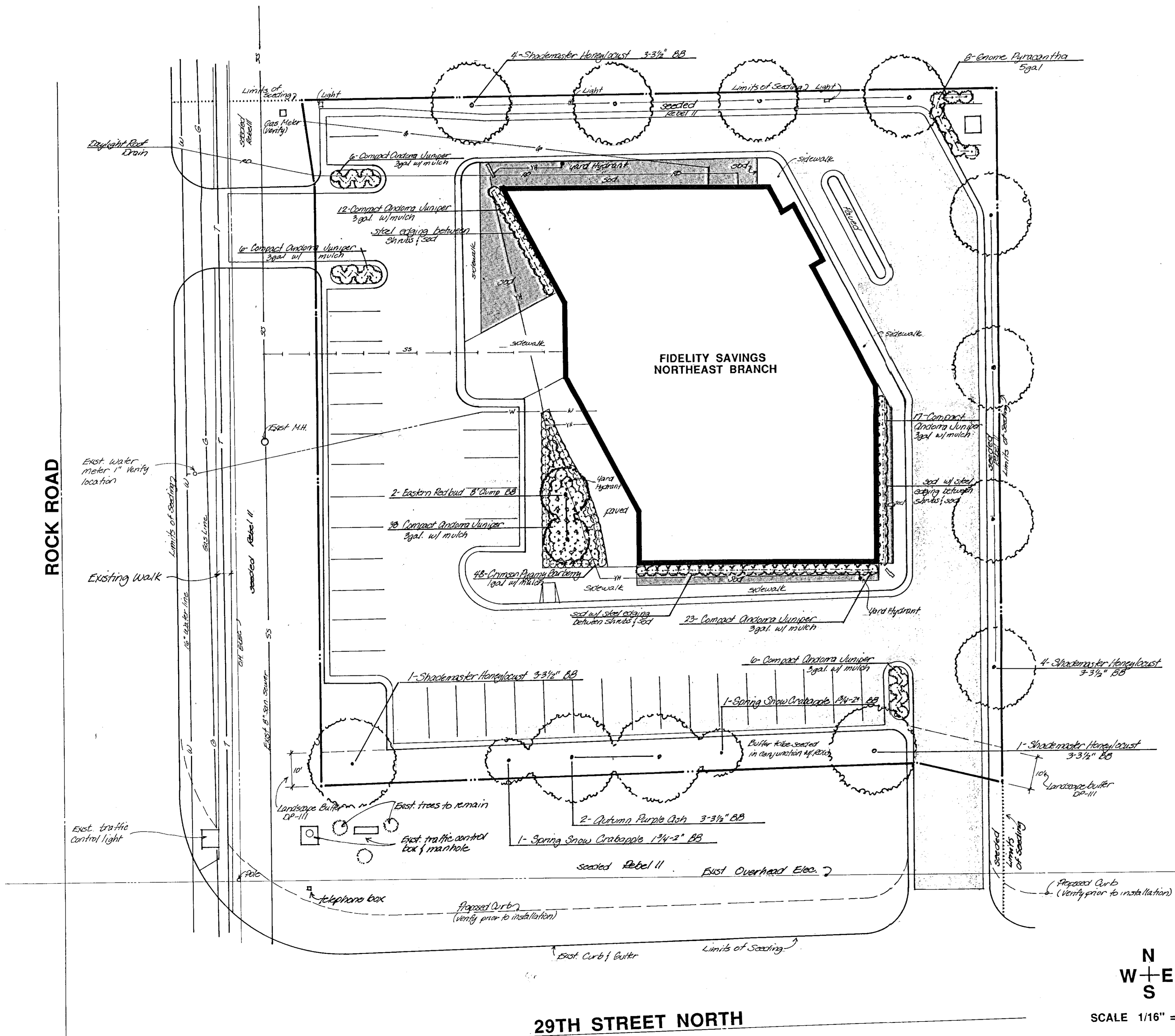
960901
6/18/96



Landscape Details
Wal-Mart No. 1507 Expansion
Wichita, Kansas
Natural Treesource Inc.
Sept. 24, 1996
Drawn by BAB
Sheet No. 10



ROCK ROAD



PLANT LIST

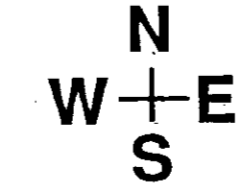
Quantity	Common Name	Botanical Name	Size	Cond
2	Ash, Autumn Purple	Fraxinus americana 'Autumn Purple'	3-3 1/2"	BB
10	Honeylocust, Shademaster	Gleditsia triacanthos inermis Shademaster	3-3 1/2"	BB
2	Eastern Redbud (Clump)	Cercis canadensis	8'	BB
2	Crab, Spring Snow	Malus sp. 'Spring Snow'	1 3/4-2'	BB
48	Barberry, Crimson Pygmy	Berberis thunbergii atropurpurea nana	1 gal.	cont.
8	Pyracantha, Gnome	Pyracantha angustifolia	5 gal.	cont.
108	Juniper, Compact Andorra	Juniperus horizontalis 'Plumosa'	3 gal.	cont.

NOTES

- Landscape contractor is to verify the location of all underground utilities prior to installation of plant material and irrigation (including sanitary sewer). Utilities can be flagged by calling 687-2470.
- Areas denoted as seeded is to be seeded with Rebel II Fescue as construction schedule and planting season permit. Areas denoted as sodded are to be sodded with Rebel II Fescue.
- The proposed landscape buffer strip (C.U.P. D.P.-111) is to be irrigated by an automatic irrigation system in conjunction with the remainder of the project.
- This plan is to satisfy landscape buffer requirements in MEDITERRANEAN PLAZA COMMERCIAL C.U.P. (REVISED) D.P.-111.
- Ryerson steel edging or equal is to be installed as per manufacturer's instruction in locations indicated on plan.
- Irrigation Contractor is responsible to install all desired sleeves under proposed paving prior to construction of parking lot and walks. Irrigation Contractor is to coordinate sleeve installation with general contractor and shall include sleeve costs in bid.
- Contractor is responsible to obtain minor street privilege permit from the City Engineer's Office prior to any construction such as irrigation systems, sculptural berms, walls, or any other permanent structure in public right-of-way.

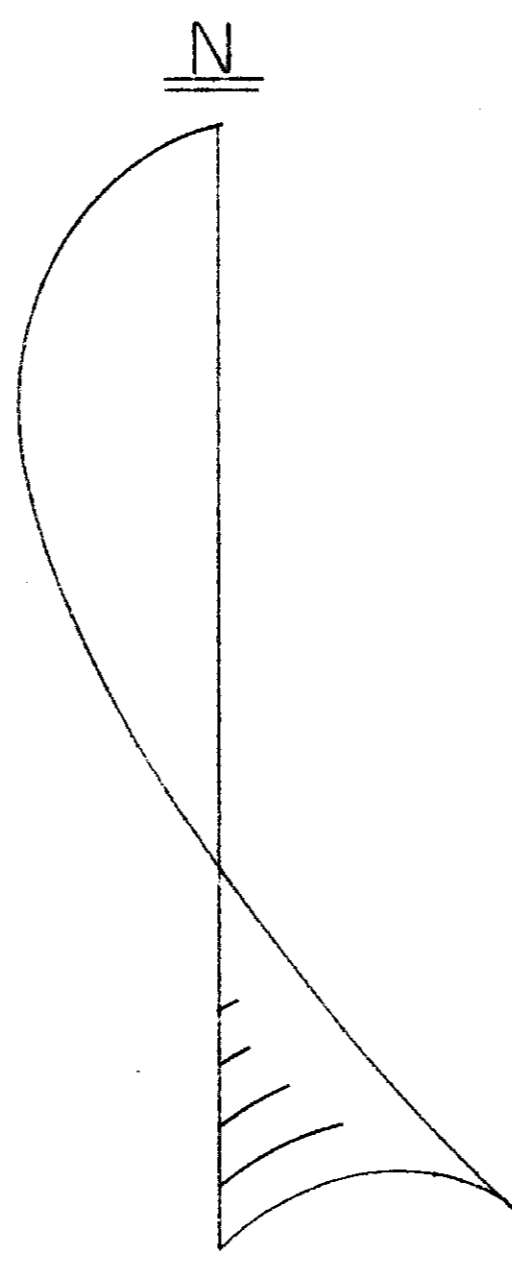
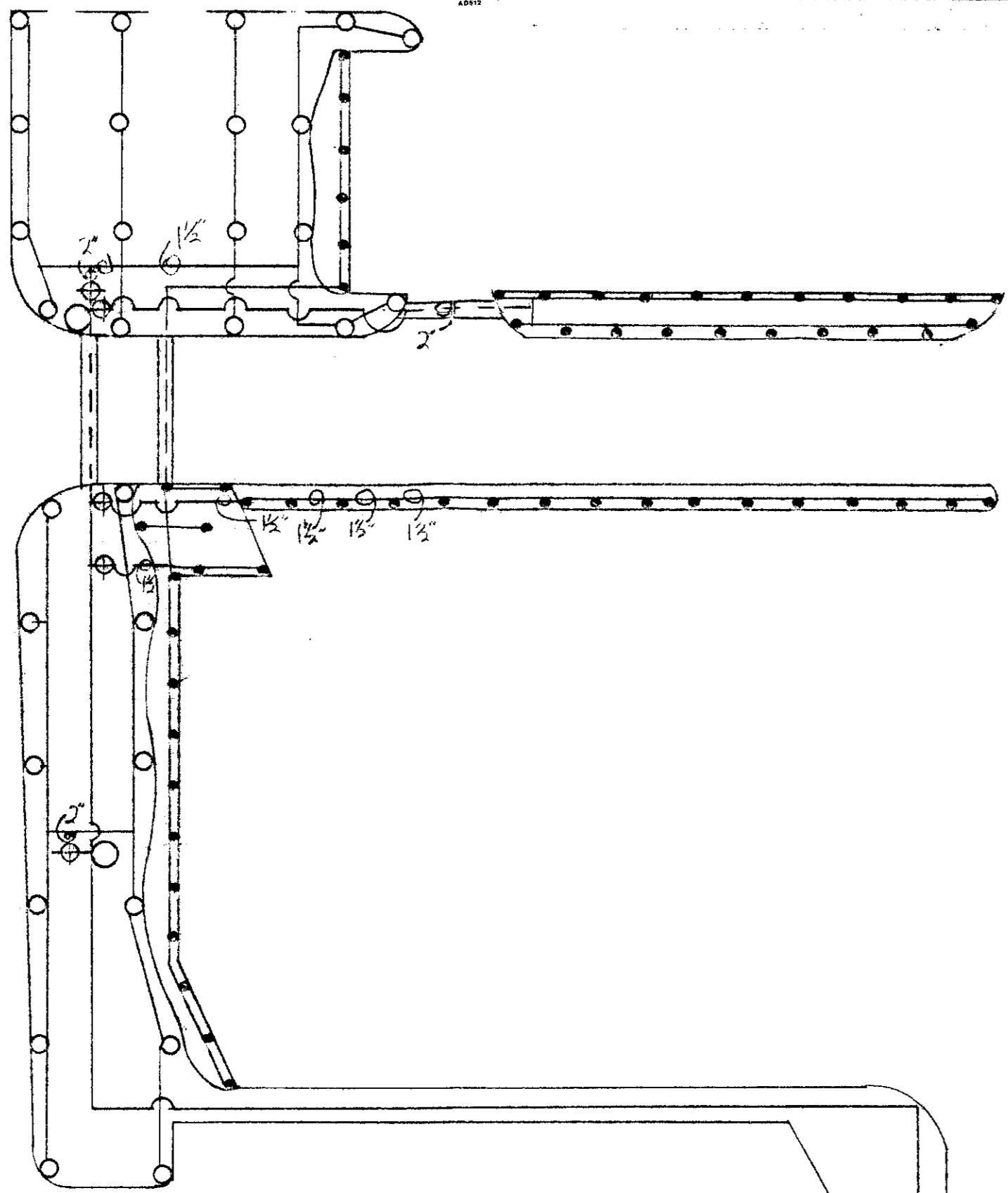
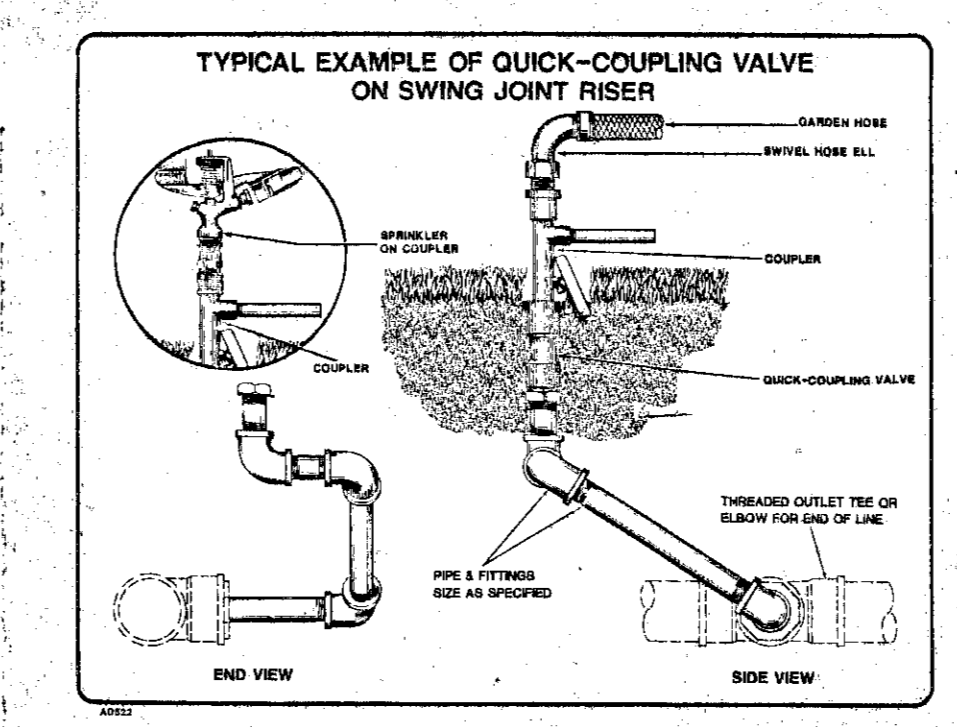
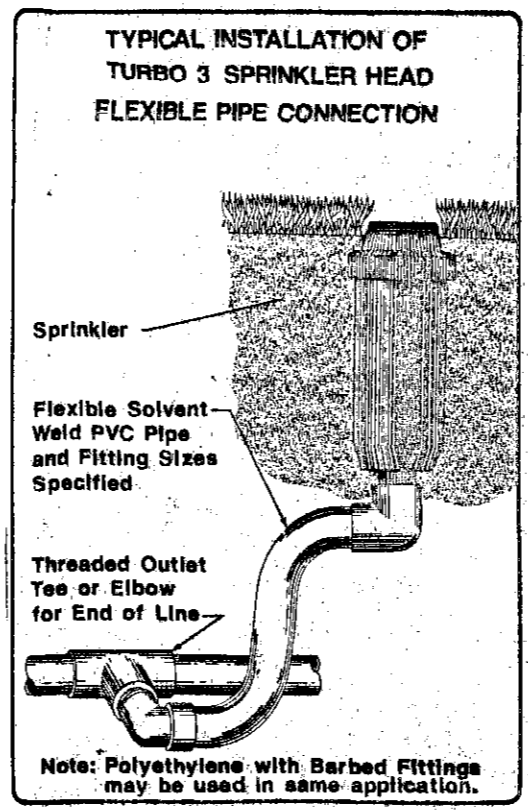
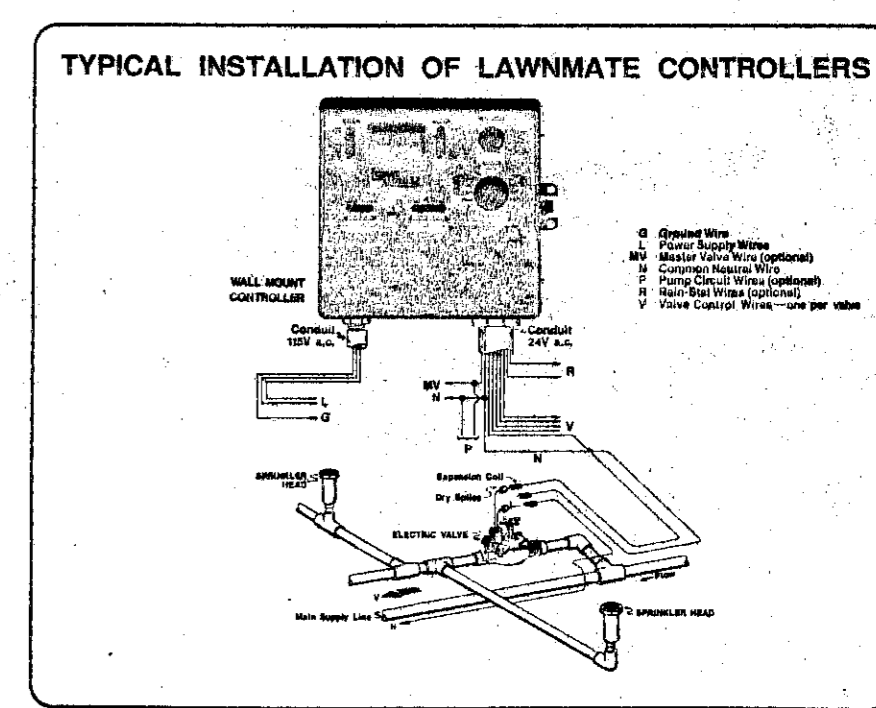
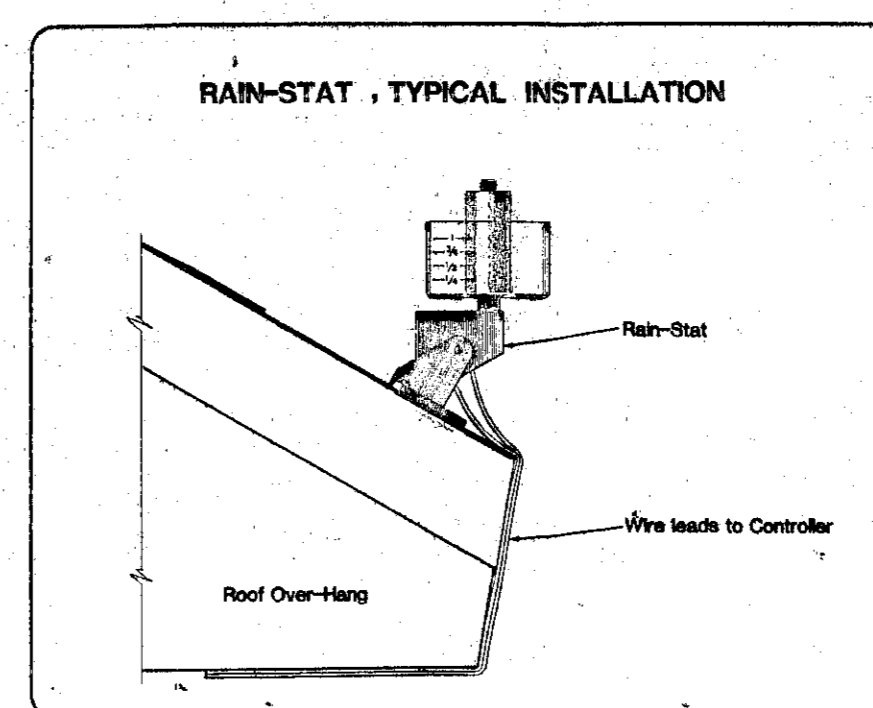
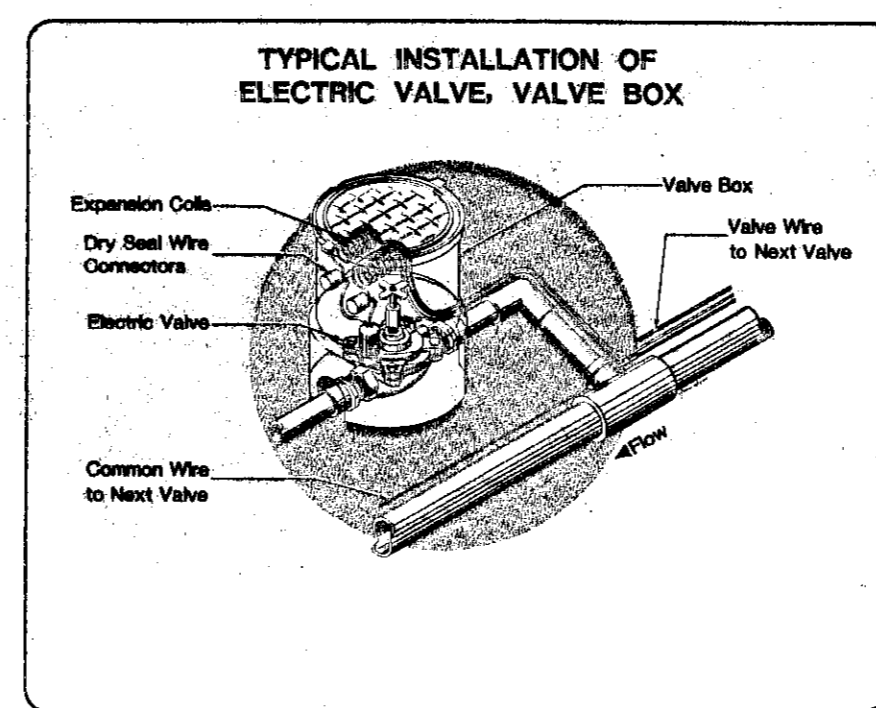
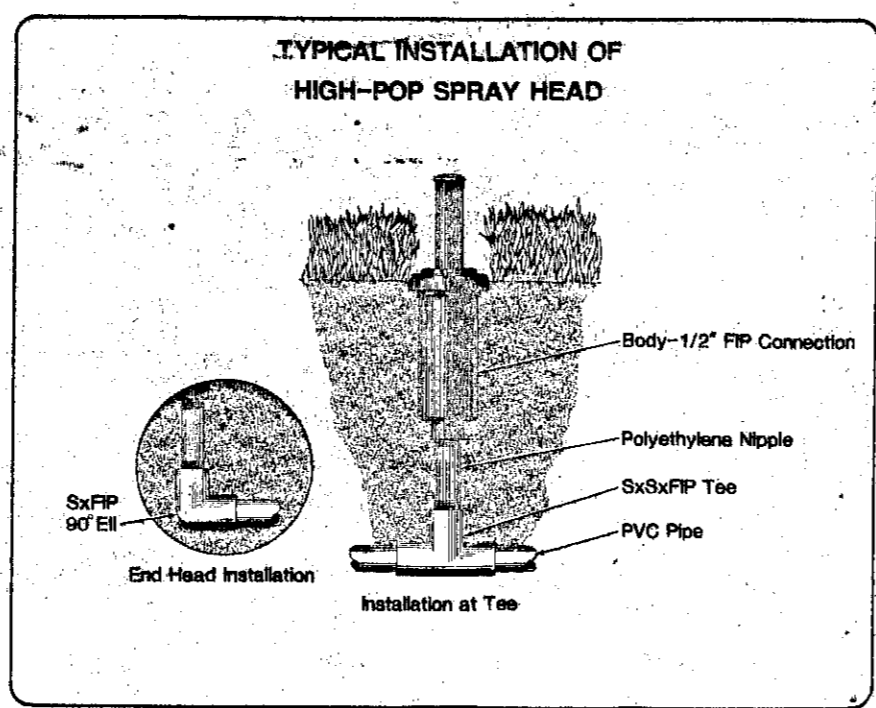
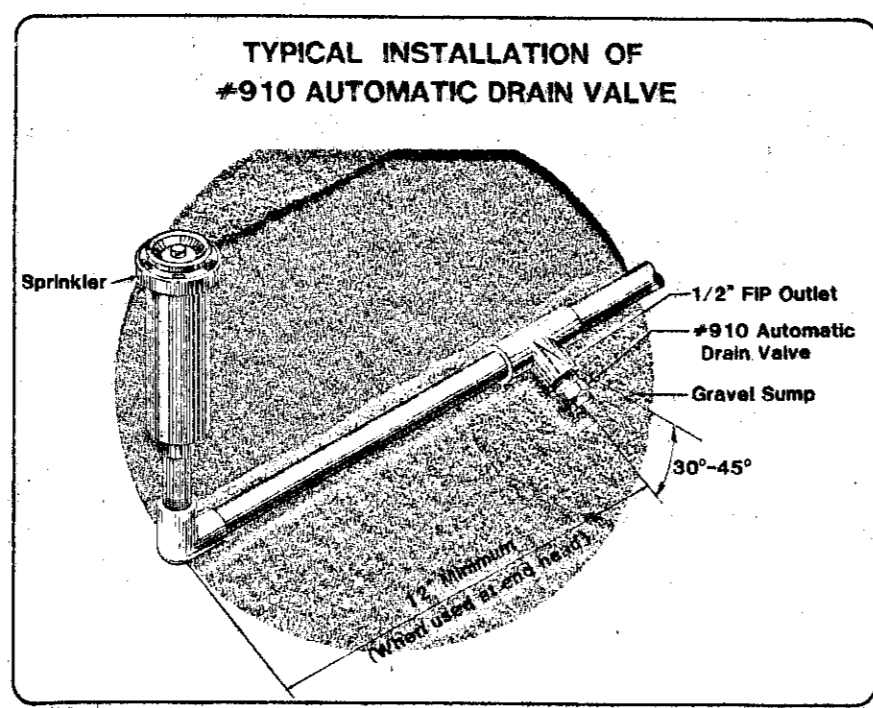
APPROVED LANDSCAPE PLAN FOR A PORTION OF LOT 2, BLOCK 1, MEDITERRANEAN PLAZA COMMERCIAL ADDITION IN PARCEL #1 OF DP-III

4-23-90
LOUISE OLIVAREZ, ACTING CHIEF PLANNER
M.A.P.D. Copy 106Z

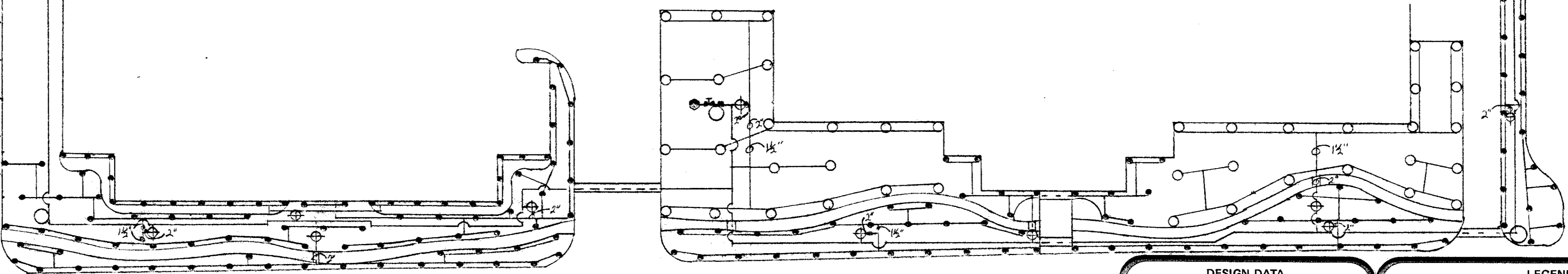


SCALE 1/16" = 1'-0"

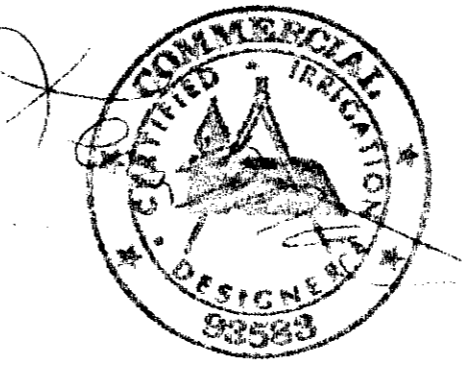
29TH STREET NORTH



Unless otherwise noted all pipe shall be 1" PVC
 All manholes shall be 18" PVC
 Backflow shall be 2" Pressure Vacuum Breaker
 All fixed sprays, lawn and shrub shall have 15' radius
 Rotar 90° / 1.5 gpm
 180° / 3.0 gpm
 270° / 4.5 gpm
 360° / 6.0 gpm



NOTE:
 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE IRRIGATION PLANS AND SPECIFICATIONS AS SHOWN ON THESE PLANS BY NATURAL TREESOURCE, INC.

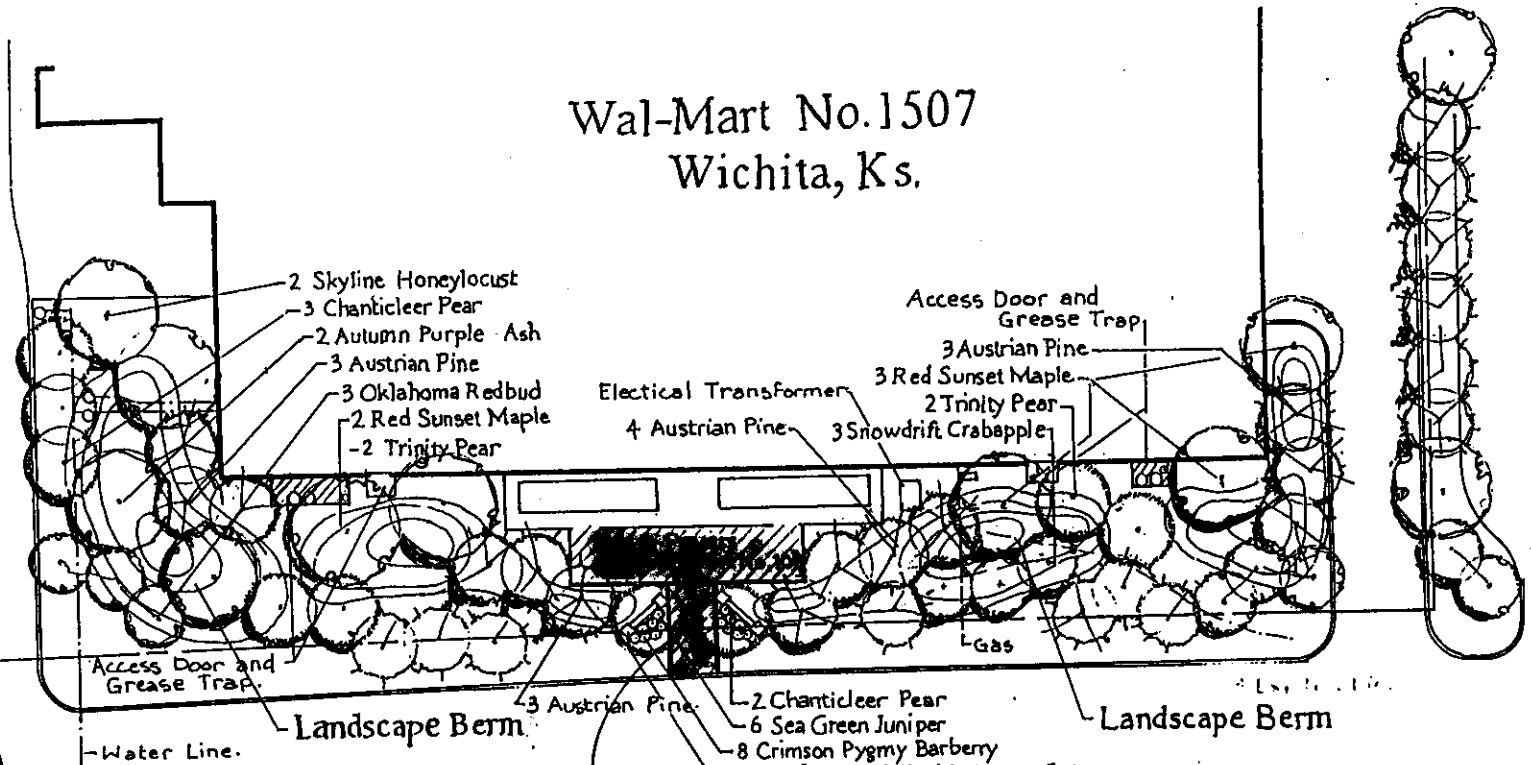


DESIGN DATA	
Static Pressure	60 PSI
Design Pressure	40 PSI
Meter Required	3"
Flow Required	67.5 GPM
No. Sprinkler Heads	331
Number Sections	18
Design By	K.M.
Approved By:	
Date:	10-4-96
SCALE:	1"=40'
PLAN NUMBER:	2176-96

LEGEND	
● SPRAY HEAD	■ CONTROLLER
○ POP-UP ROTARY SPRINKLER	□ HOSE BIBB
○ QUICK-COUPLING VALVE	■ FLUSH LAWN HYDRANT
⊕ ELECTRIC VALVE 2"	■ EXISTING METER
⊕ ANGLE GLOBE VALVE	■ BACKFLOW
⊕ GLOBE VALVE	
⊕ GATE VALVE 2"	

WAL-MART EXPANSION		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
IRRIGATION PLAN & DETAILS		
DRAWING NUMBER		

Wal-Mart No.1507
Wichita, Ks.



- 2 Skyline Honeylocust
- 3 Chanticleer Pear
- 2 Autumn Purple Ash
- 3 Austrian Pine
- 3 Oklahoma Redbud
- 2 Red Sunset Maple
- 2 Trinity Pear
- Electrical Transformer
- 4 Austrian Pine
- 3 Austrian Pine
- 3 Red Sunset Maple
- 2 Trinity Pear
- 3 Snowdrift Crabapple
- Access Door and Grease Trap
- Gas
- Access Door and Grease Trap
- 3 Austrian Pine
- 2 Chanticleer Pear
- 6 Sea Green Juniper
- 8 Crimson Pygmy Barberry
- 5 Foot Screen Wall with Access Gate
- Landscape Berm
- Landscape Berm
- Water Line.

CONCRETE

10/20/98/DA

Plan Rev. 7-14-97.

Wal-Mart Expansion

No Scale

LANDSCAPE PLAN

APPROVED 7/29/97 BY DAJ
DP-111



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- No material substitutions shall be made without Owner/Architect's approval. Alternate materials of similar size and character may be considered if specified plant materials cannot be obtained. Owner/Architect reserves the right to adjust plant list as deemed necessary.
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- Re-establish turf in all the areas disturbed by grading or utility trenching in the R.O.W..
- After planting is completed, repair injuries to all plants as required. Limit amount of pruning to a minimum necessary to remove dead or injured twigs and branches. Prune in such a manner as not to change natural habit or shape of plant. Make cuts flush, leaving no stubs. Cut of one inch(1") or more to be planted with tree paint. Central leaders shall not be removed.
- Use triangular spacing in all ground cover and annual beds unless stated otherwise on plans.
- Plant ground cover within one foot(1") of trunk of trees or shrubs planted within area. Planting arrangement shall be triangular, with proper on-center spacing between plants.
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- Prior to any excavation for landscaping purposed, the location of underground utilities shall be determined by calling the local utility companies. Landscape contractor shall be responsible for any damage done to existing utilities.
- The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
- Topsoil hauled onto the site shall be fertile, friable, natural loam topsoil, of unifor quality characteristic representing local soils which produce heavy groth of crops, grass or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
- All grass areas called out on the plans are to be seeded/sodded with local industry standard type variety. Submit seed type to Architect prior to installation. Starter fertilizer is also to be applied using local industry standards.

IRRIGATION NOTES:

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

ALL IRRIGATION EQUIPMENT SHALL BE SCREENED FROM VIEW OF PUBLIC AREAS

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

ALL PLANTING BEDS SHALL BE IRRIGATED BY A DRIP IRRIGATION SYSTEM.

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

ALL ANNUAL BEDS ARE TO BE IRRIGATED BY POP-UP SPRAY HEAD - 4" MINIMUM RISER.

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

IRRIGATION MAINLINE - CLASS 200 PVC - 18" BURIAL DEPTH MINIMUM

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

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

ELECTRICAL CONDUIT - 1120/SCHEDULE 40 PVC PIPE

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

THE FOLLOWING GUIDELINES SHALL BE USED FOR DRIP EMITTER INSTALLATION:
ONE GALLON PER HOUR DRIP EMITTER ARE TO BE DISTRIBUTED AS FOLLOWS:

- 1 DRIP EMITTER PER 2"-4" GROUND COVER
- 2 DRIP EMITTERS PER 1-5 GALLON SHRUB OR GROUND COVER
- 4 DRIP EMITTERS PER TREE

WATER FOR IRRIGATION TO COME FROM MAIN WATER SUPPLY TO BLDG. (SEE PLAN)

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

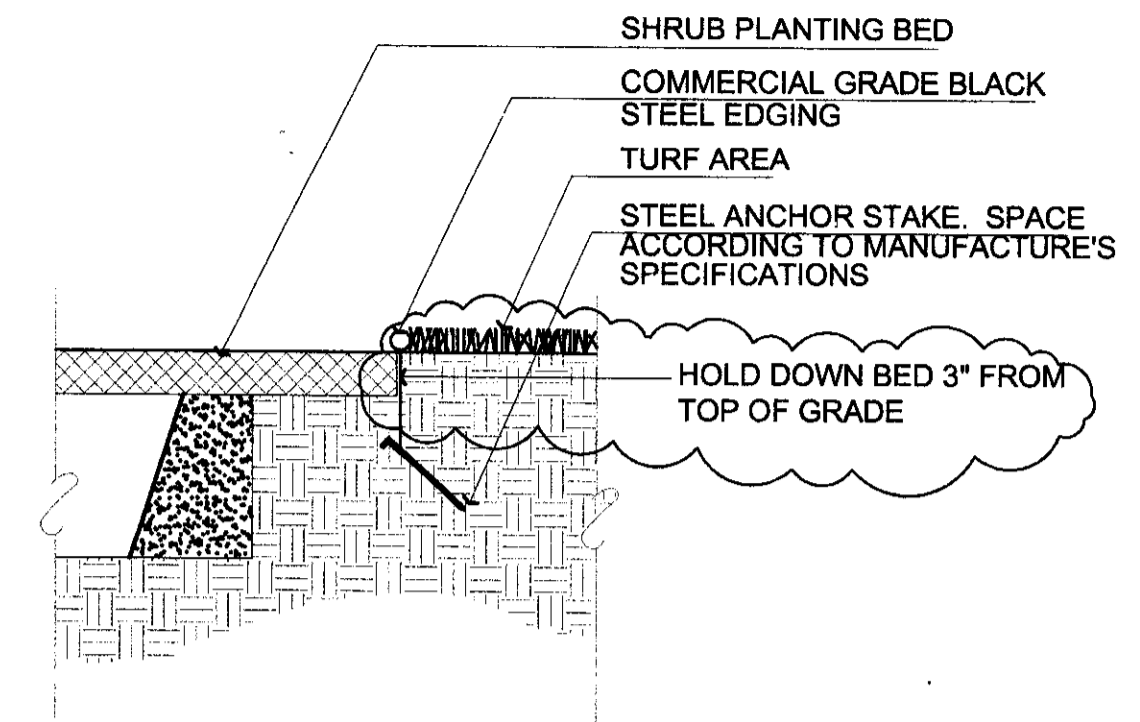
THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A MOISTURE-SENSING DEVICE OR AUTOMATIC RAIN SHUT-OFF DEVICE AS A FREEZE DETECTOR.

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

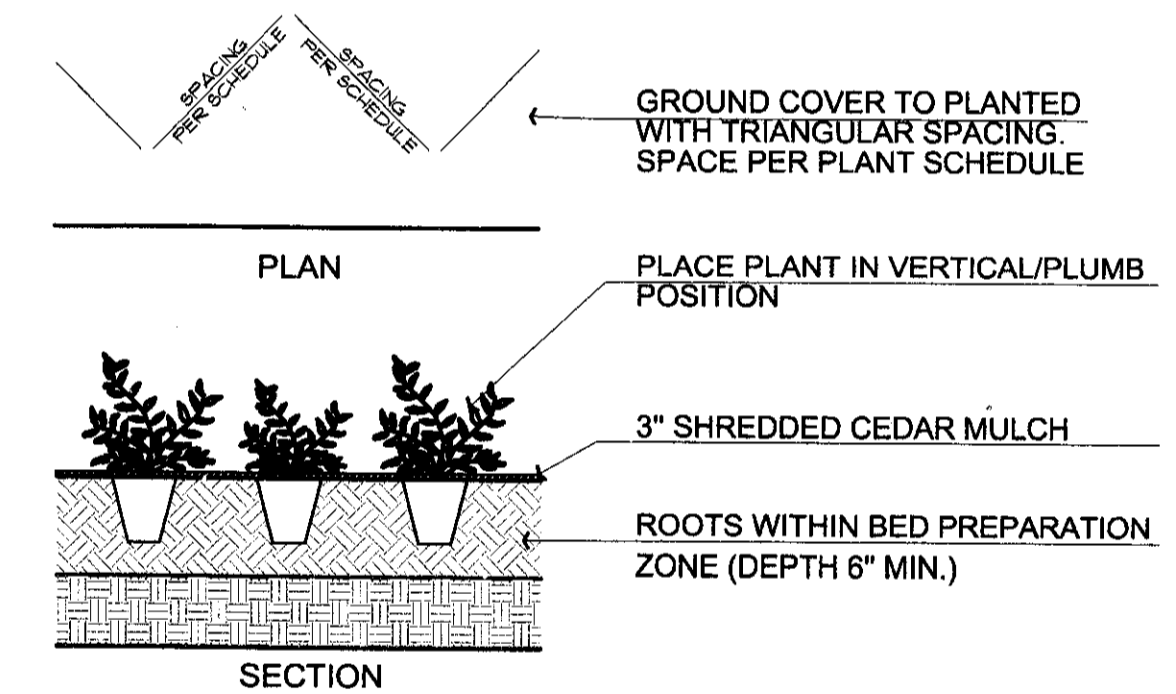
SYSTEM IS TO CONSIST OF SEPERATE DRIP EMITTER ZONES, SPRAY HEAD ZONES, AND TURF ROTOR ZONES. EACH WITH SEPERATE VALVES AND STATIONS ON THE CONTROLLER

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

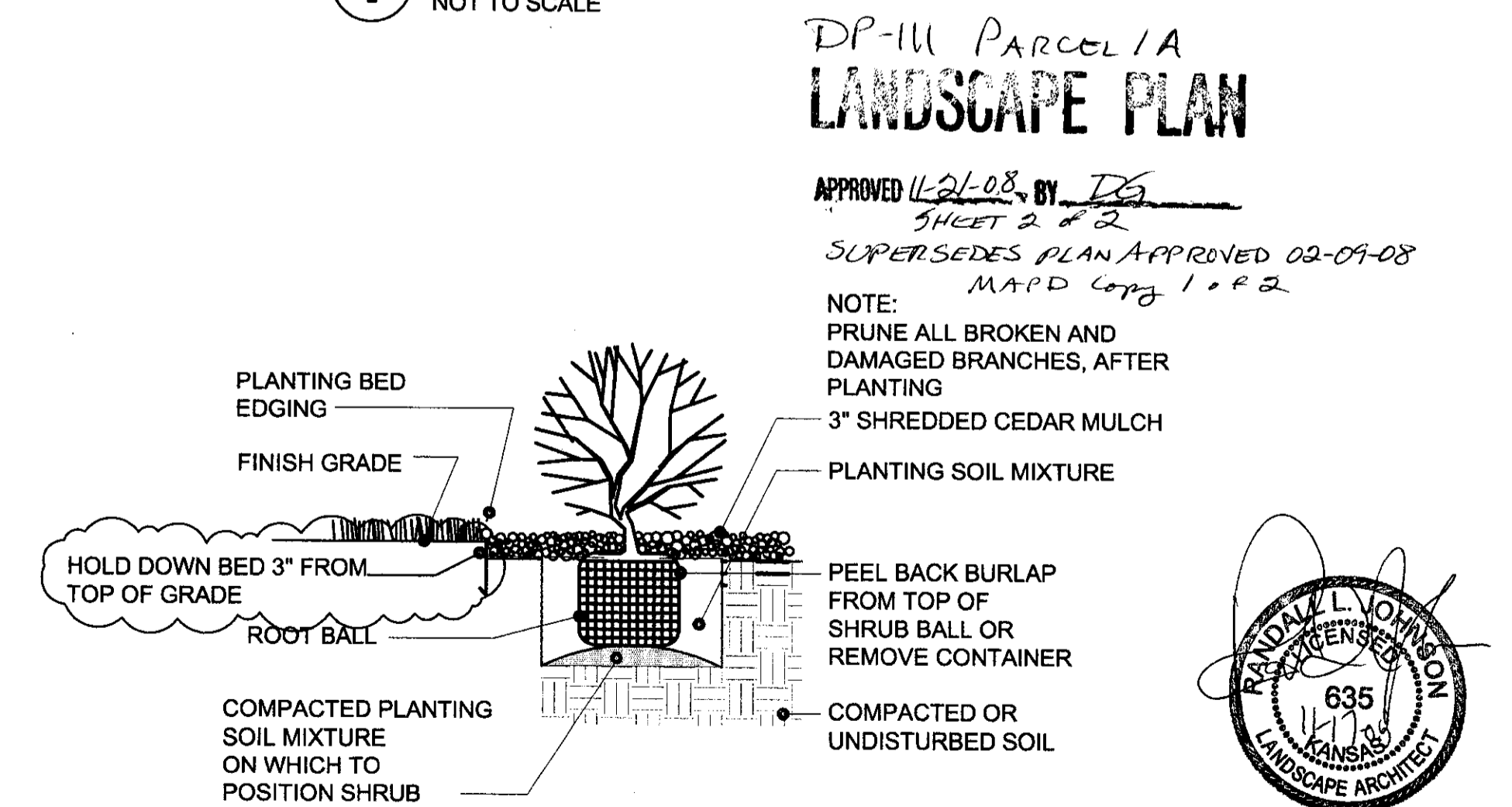
MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE ENDS AND LOW POINTS OF THE IRRIGATION MAINLINE. PLACE MANUAL VALVES IN LATCHABLE VALVE BOXEX FOR EASY ACCESS. PLACE ON CUBIC FOOT OF GRAVEL BELOW VALVE.



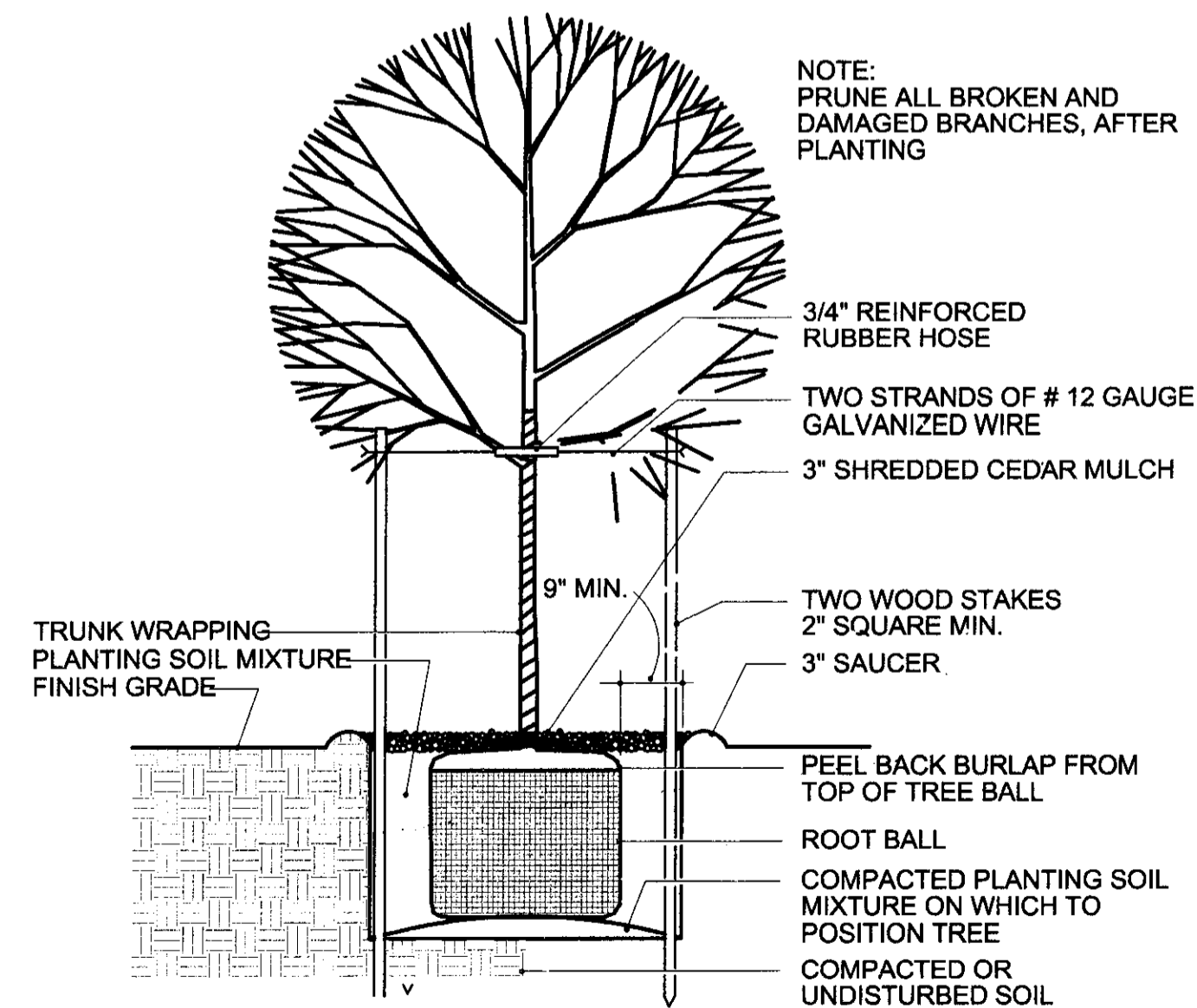
5 EDGING DETAIL
NOT TO SCALE



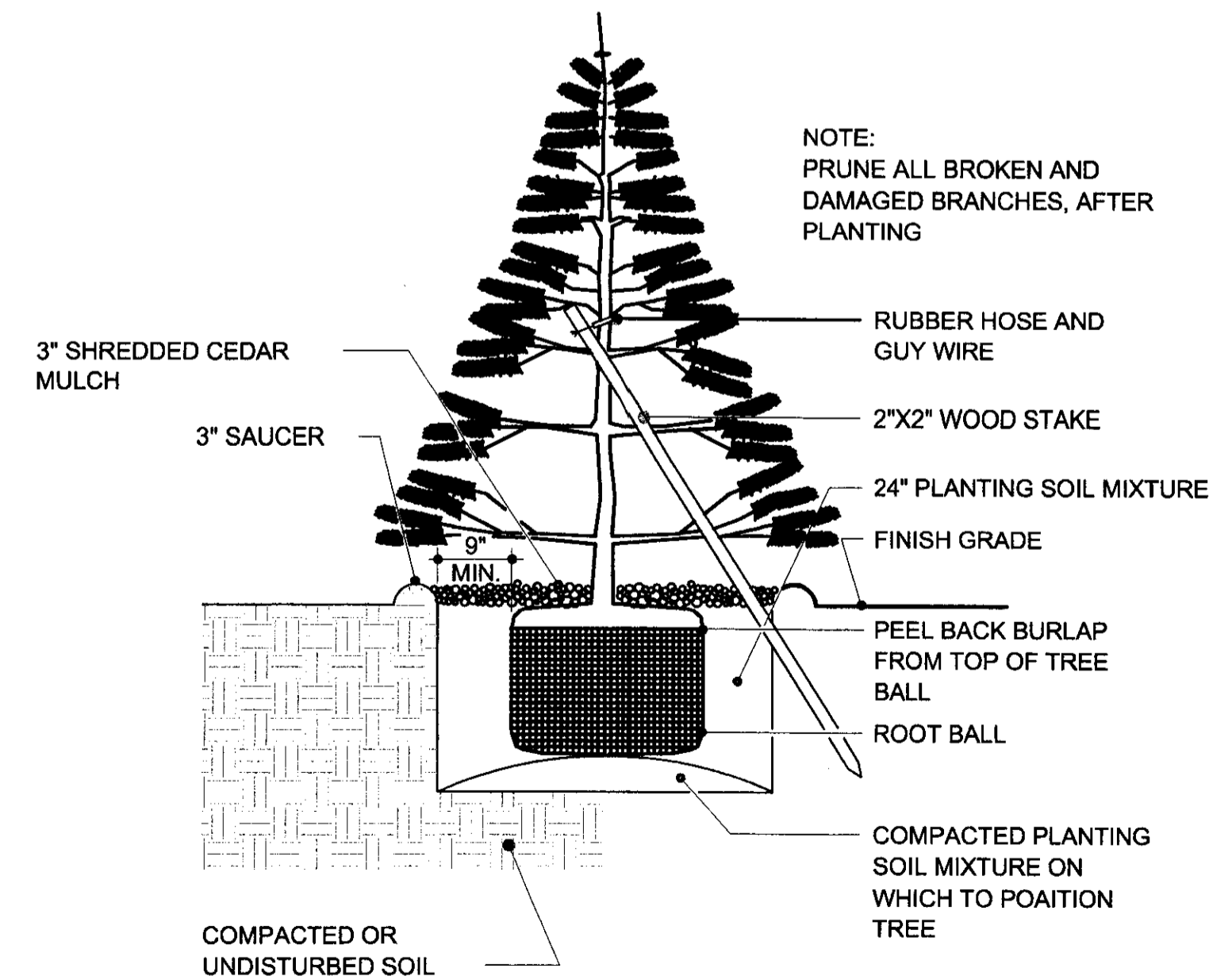
4 GROUND COVER PLANTING
NOT TO SCALE



3 SHRUB PLANTING DETAIL AT EDGING/BED AREAS
NOT TO SCALE



1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



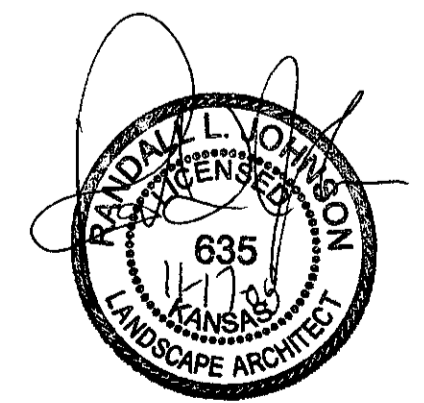
2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



DP-III PARCELA
LANDSCAPE PLAN

APPROVED 11-21-08 BY *DS*
SHEET 2 OF 2
SUPERSEDES PLAN APPROVED 02-09-08
MAPD Copy 1 of 2

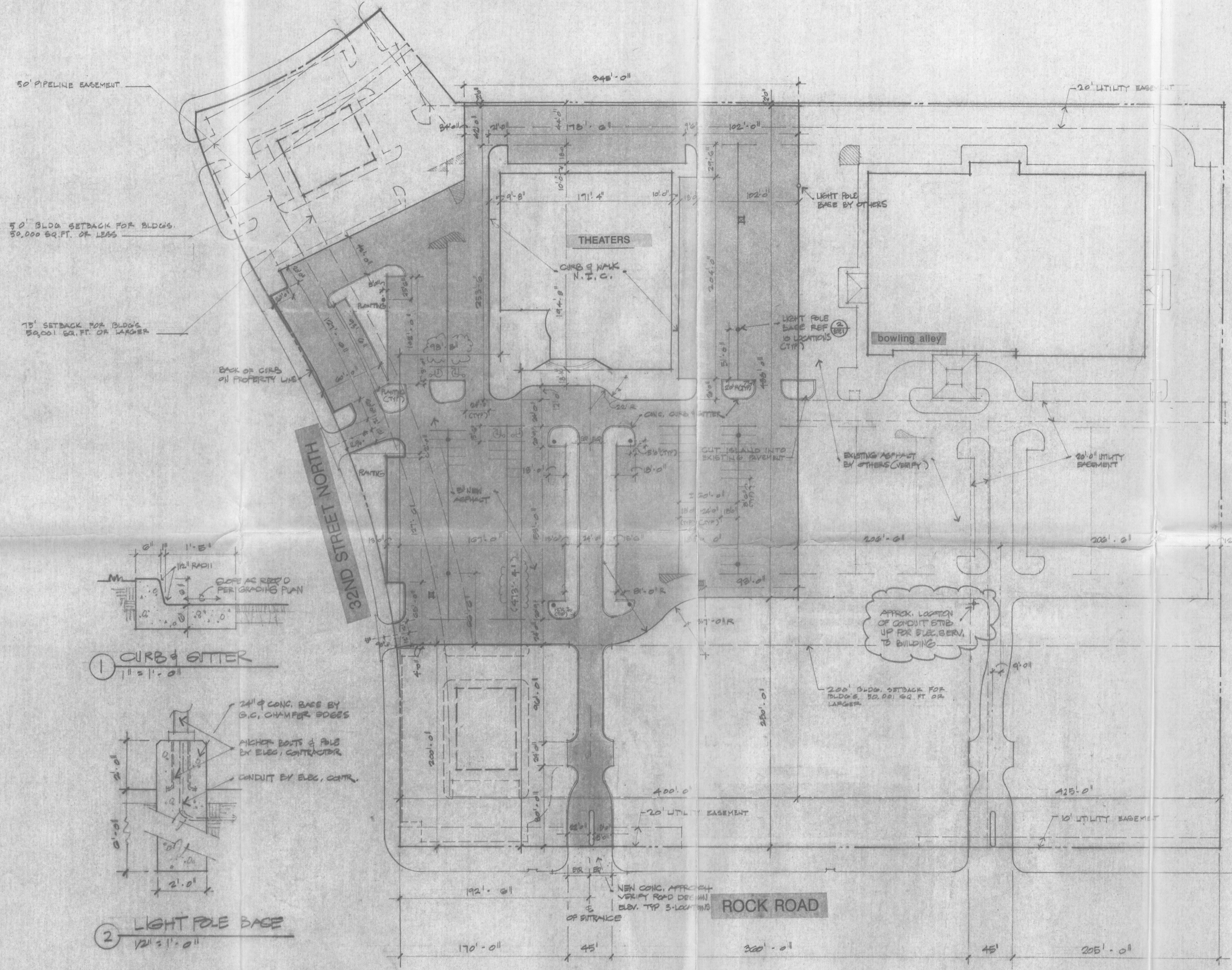
NOTE:
PRUNE ALL BROKEN AND
DAMAGED BRANCHES, AFTER
PLANTING



REVISED PLAN
17 NOV 08
REVISED PLAN
04 AUGUST 08
REV. PER CITY REVIEW
03 JULY 08
PERMIT SET
30 MAY 08

LANDSCAPE
DETAILS &
SPECIFICATION:

SL2



50' PIPELINE EASEMENT

5' BLDG SETBACK FOR BLDGS.
50,000 SQ. FT. OR LESS

15' SETBACK FOR BLDGS.
50,001 SQ. FT. OR LARGER

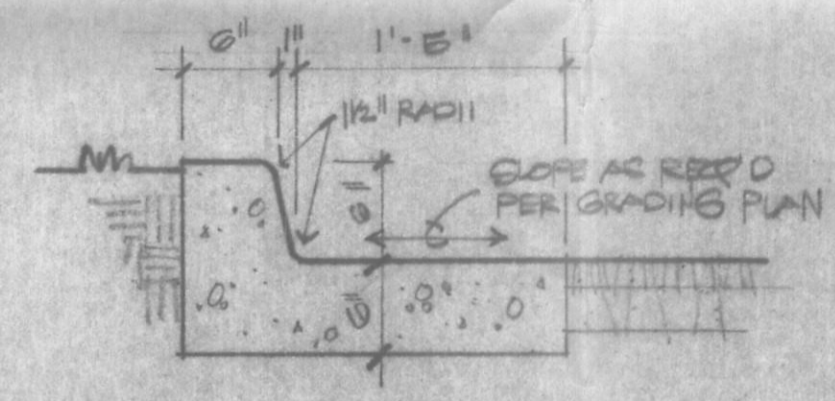
BACK OF CURB
ON PROPERTY LINE

32ND STREET NORTH

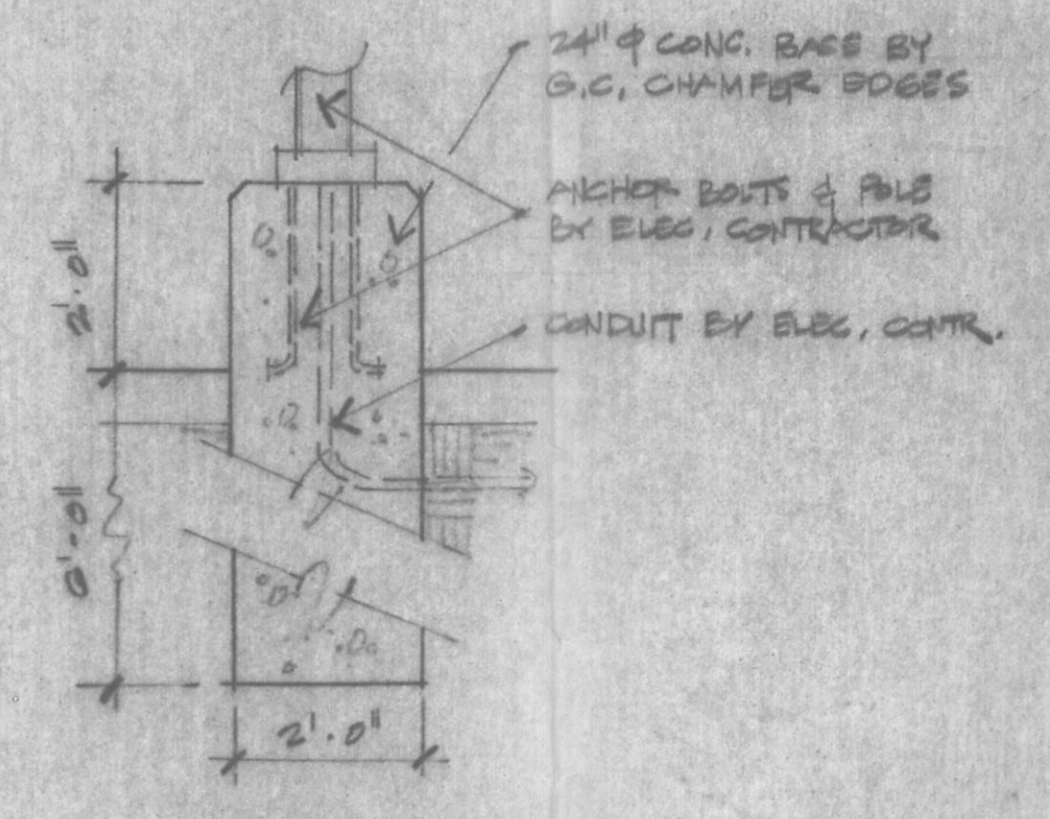
ROCK ROAD

NOTES

- ALL ASPHALT EDGES W/O CURBS TO BE CUT STRAIGHT & CLEAN AND DOUBLE THICKNESS.
- G.C. RESPONSIBLE FOR ESTABLISHING & PROTECTING A BENCHMARK, PROPERTY CORNERS AND ANY NECESSARY CONTROLS.
- COORDINATE FINISH W/ALL TRADES RUNNING UNDERGROUND SERVICE, INCL. LANDSCAPE SPRINKLER CONTRACTOR.
- ALL UTILITIES TO BE RUN UNDERGROUND
- G.C. RESPONSIBLE FOR COMPACTION OF ALL BACKFILL IN UTILITY TRENCHES.
- COVER NO UTILITIES UNTIL NOTIFICATION AND APPROVAL OF APPROPRIATE AUTHORITIES.
- NOTIFY ALL UTILITIES AND SITE STORM DRAINAGE CONTRACTOR PRIOR TO EXCAVATION.
- COMPACTION & STABILIZATION SHALL COMPLY W/PAV. ENGINEER'S RECOMMENDATIONS IN REPORT INCLUDED W/SITWORK SPECIFICATIONS
- THIS SITE DRAWING IS BASED ON A PLAT BY MKEC, P.C., 3500 N. ROCK ROAD, BLDG #200.
- PROVIDE FINISH CONC. PARKING BUMPERS @ ALL OUTSIDE PERIMETER STALLS W/O CURBS.
- PAINT ALL PARKING STALLS



1 CURB & GUTTER
11' 3" 1" 0"



2 LIGHT POLE BASE
12" 3" 1" 0"

LEGAL DESCRIPTION

A PORTION OF LOT 1, BLOCK 1 OF THE MEDITERRANEAN PLAZA ADDITION TO WIGHTA, SEDGWICK COUNTY, KANSAS

DP- III, Amdt. #1
Parcel 1
Approved Site Development Plan #2
(Theaters)

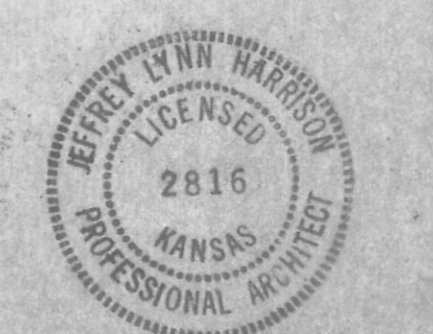
Marylin Skrad 7-6-87
Director of Planning
MAP D COPY 2 OF 2



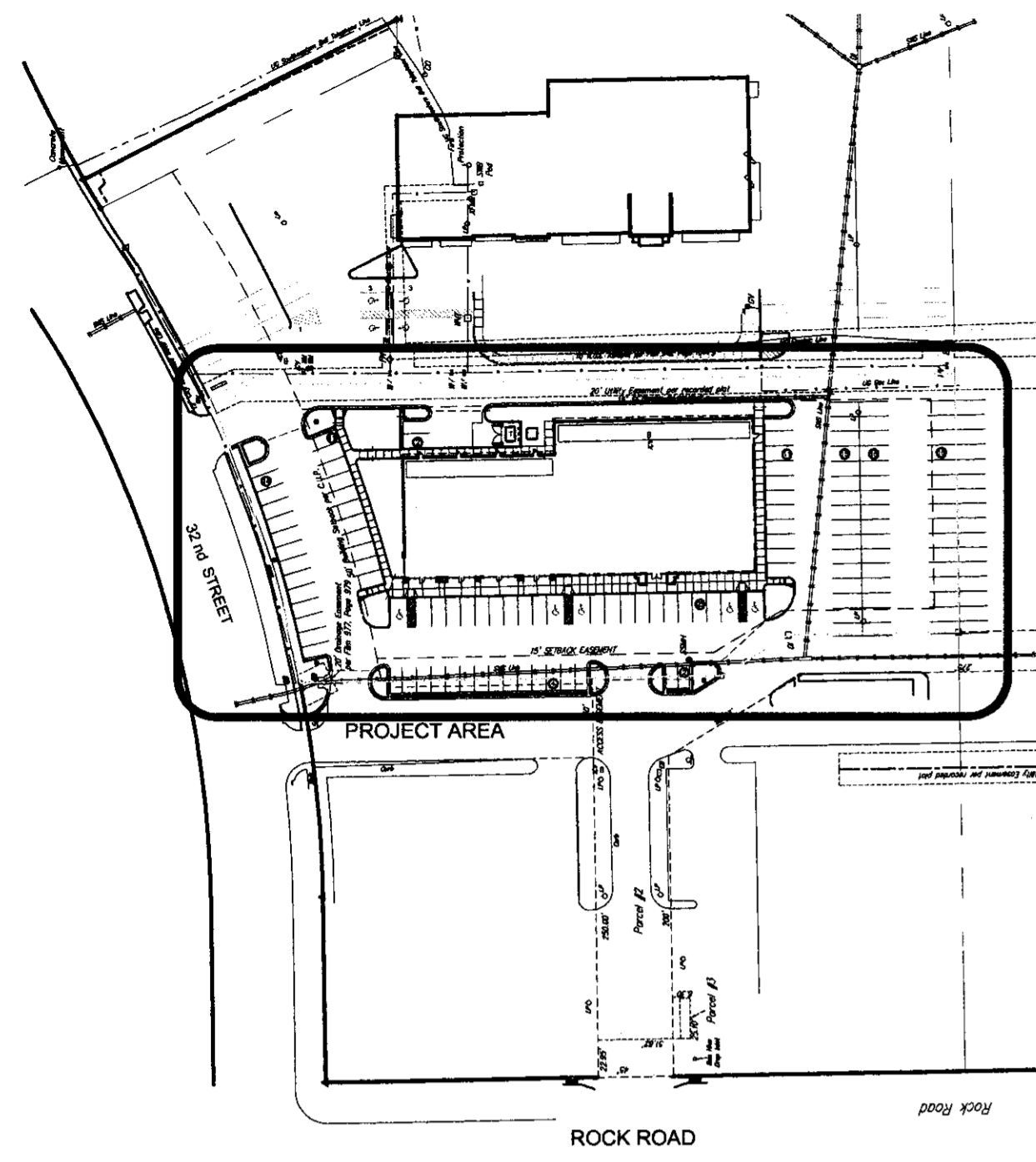
NORTHROCK THEATER

SPANGENBERG PHILLIPS SHERMAN HARRISON INC
151 NORTH MAIN SUITE 333 WICHITA KS 67202 316-267-4002

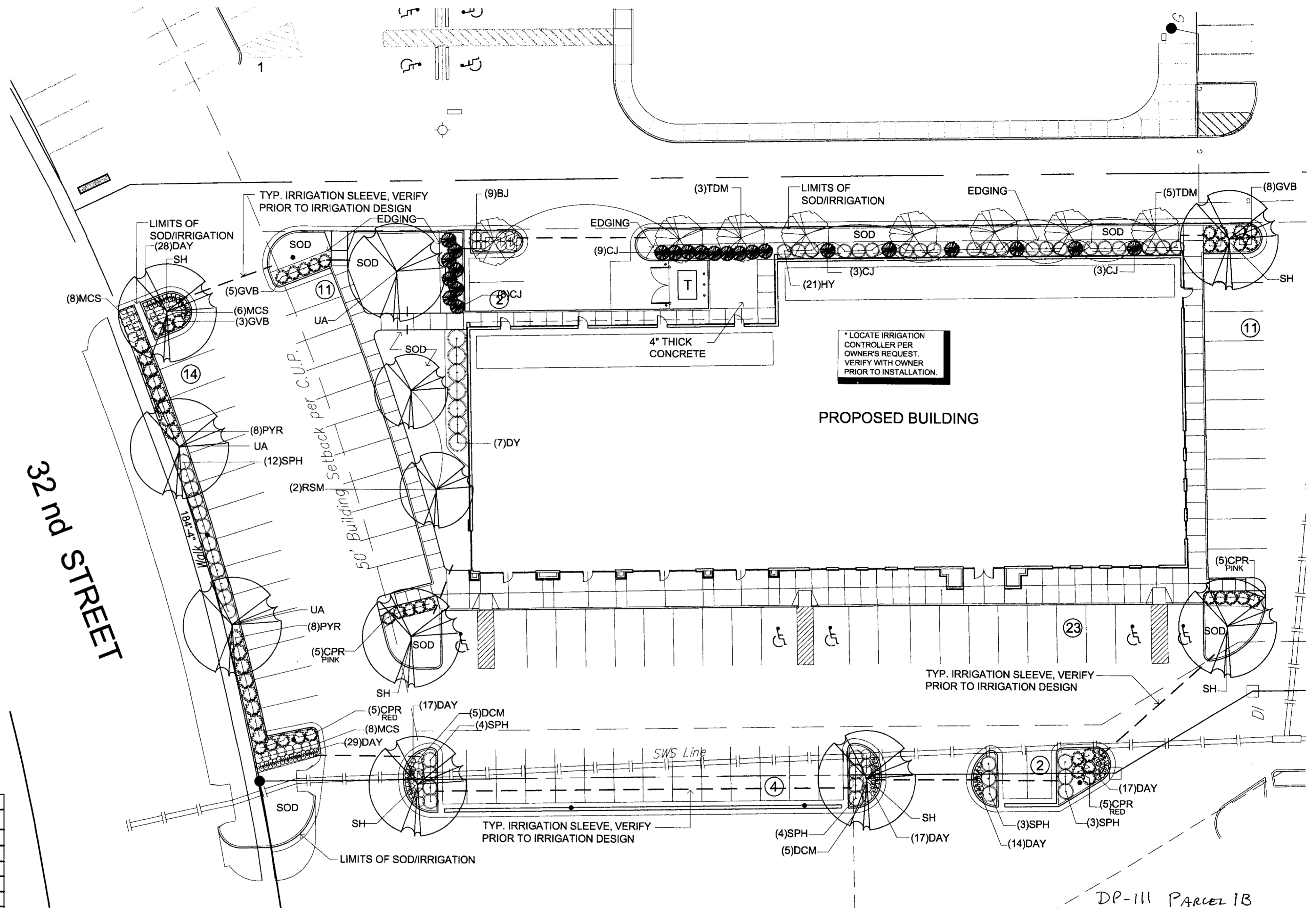
21 APR 87
13 MAY 87
27 MAY 87
9 JUNE 87



SITE 1



OVERALL AREA SITE PLAN
0 100'



* LOCATE IRRIGATION CONTROLLER PER OWNER'S REQUEST. VERIFY WITH OWNER PRIOR TO INSTALLATION.

PROPOSED BUILDING

32nd STREET

TYP. IRRIGATION SLEEVE, VERIFY PRIOR TO IRRIGATION DESIGN

TYP. IRRIGATION SLEEVE, VERIFY PRIOR TO IRRIGATION DESIGN

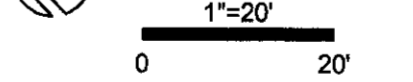
TYP. IRRIGATION SLEEVE, VERIFY PRIOR TO IRRIGATION DESIGN

LIMITS OF SOD/IRRIGATION

LANDSCAPE ORDINANCE CALC.'S

LANDSCAPE YARD REQUIRED: 20' x 185' = 3,680 SF
 LANDSCAPE YARD SHOWN: 4,073 S.F.
 STREET YARD TREES REQUIRED: 8 SHADE TREES
 STREET YARD TREES PROVIDED: 8 SHADE TREES
 8 UPRIGHT EVERGREENS
 PARKING LOT TREE REQUIRED: 75 NEW/20 = 4 SHADE TREES
 PARKING LOT TREES SHOWN: 4 SHADE TREES
 PARKING LOT SCREENING: AS SHOWN
 LANDSCAPE BUFFER REQUIRED: NONE

LANDSCAPE PLAN

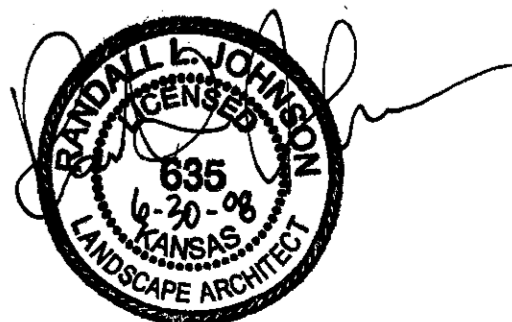


PROJECT DATA

SITE DATA
 LEGAL DESCRIPTION: Northrock 6 - 3240 N. Rock Road
 Wichita, Kansas

DP-111 Parcel 1B
LANDSCAPE PLAN

APPROVED 02-23-08 BY JDS
 SHEET 1 OF 2
 MAPD Copy 1 of 2



SUGGESTED PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
SH	6	SHADEMASTER HONEYLOCUST	Gleditsia Triacanthos 'Shademaster'	2 1/12" - 3" cal.	Balled-in-Burlap
RSM	2	RED SUNSET MAPLE	Acer rubrum 'Red Sunset'	2 1/12" - 3" cal.	Balled-in-Burlap
TDM	8	TRIDENT MAPLE	Acer buergerianum	1 1/2" - 2" cal.	Balled-in-Burlap
CJ	23	CANAERT JUNIPER	Juniperus virginiana	6'-8'-0" HT.	Balled-in-Burlap
UA	3	URBANITE ASH	Fraxinus pennsylvanica 'Urbanite'	2 1/12" - 3" cal.	Balled-in-Burlap
SHRUBS					
PYR	16	LOW BOY PYRACANTHA	Pyracantha coccinea 'Low Boy'	5 gal.	Container
MCS	22	MAGIC CARPET SPIREA	Spirea japonica 'Magic Carpet'	2 gal.	Container
DCM	10	DWARF CRAPEMYRTLE	Lagerstroemia indica 'Monred'	2 gal.	Container
GVB	16	GREEN VELVET BOXWOOD	Buxus microphylla cv.	2 gal.	Container
HY	21	HICKS YEW	Taxus x media 'Hicks'	5 gal.	Container
CPR	20	CARPET ROSE	Rosa 'Carpet' (See plan for Flower Color)	2 gal.	Container
SPH	26	PHITZER JUNIPER	Juniperus chinensis 'pfitzeriana'	2 gal.	Container
WY	7	DENSIFORMIS YEW	Taxus x media	5 gal.	Container
BJ	9	BROADMOOR JUNIPER	Juniperus sabina	2 gal.	Container
GROUNDCOVERS					
DAY	122	DAYLILLY	Hemerocallis sp. (variety in flower type and color)	1 gal.	Container

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

ALL IRRIGATION EQUIPMENT SHALL BE SCREENED FROM VIEW OF PUBLIC AREAS

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

ALL PLANTING BEDS SHALL BE IRRIGATED BY A DRIP IRRIGATION SYSTEM.

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

ALL ANNUAL BEDS ARE TO BE IRRIGATED BY POP-UP SPRAY HEAD - 4" MINIMUM RISER.

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

IRRIGATION MAINLINE - CLASS 200 PVC - 18" BURIAL DEPTH MINIMUM

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

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

ELECTRICAL CONDUIT - 1120/SCHEDULE 40 PVC PIPE

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

THE FOLLOWING GUIDELINES SHALL BE USED FOR DRIP EMITTER INSTALLATION:

- ONE GALLON PER HOUR DRIP EMITTER ARE TO BE DISTRIBUTED AS FOLLOWS:
 - 1 DRIP EMITTER PER 2"-4" GROUND COVER
 - 2 DRIP EMITTERS PER 1-5 GALLON SHRUB OR GROUND COVER
 - 4 DRIP EMITTERS PER TREE

WATER FOR IRRIGATION TO COME FROM MAIN WATER SUPPLY TO BLDG. (SEE PLAN)

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

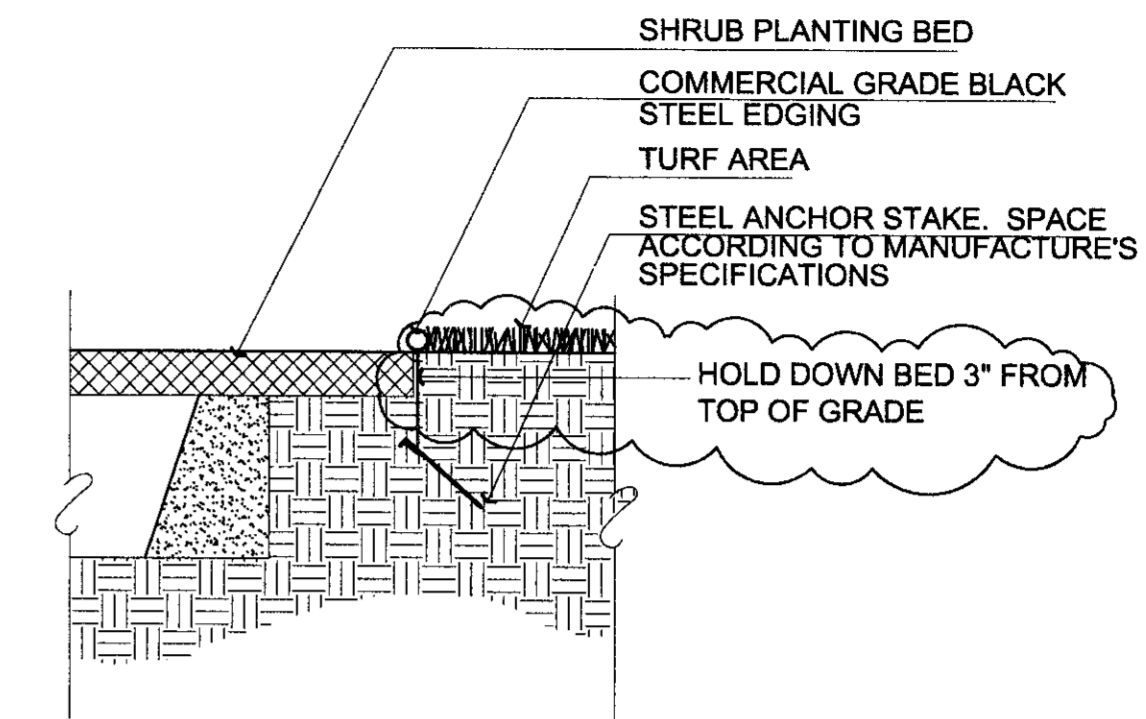
THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A MOISTURE-SENSING DEVICE OR AUTOMATIC RAIN SHUT-OFF DEVICE AS A FREEZE DETECTOR.

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

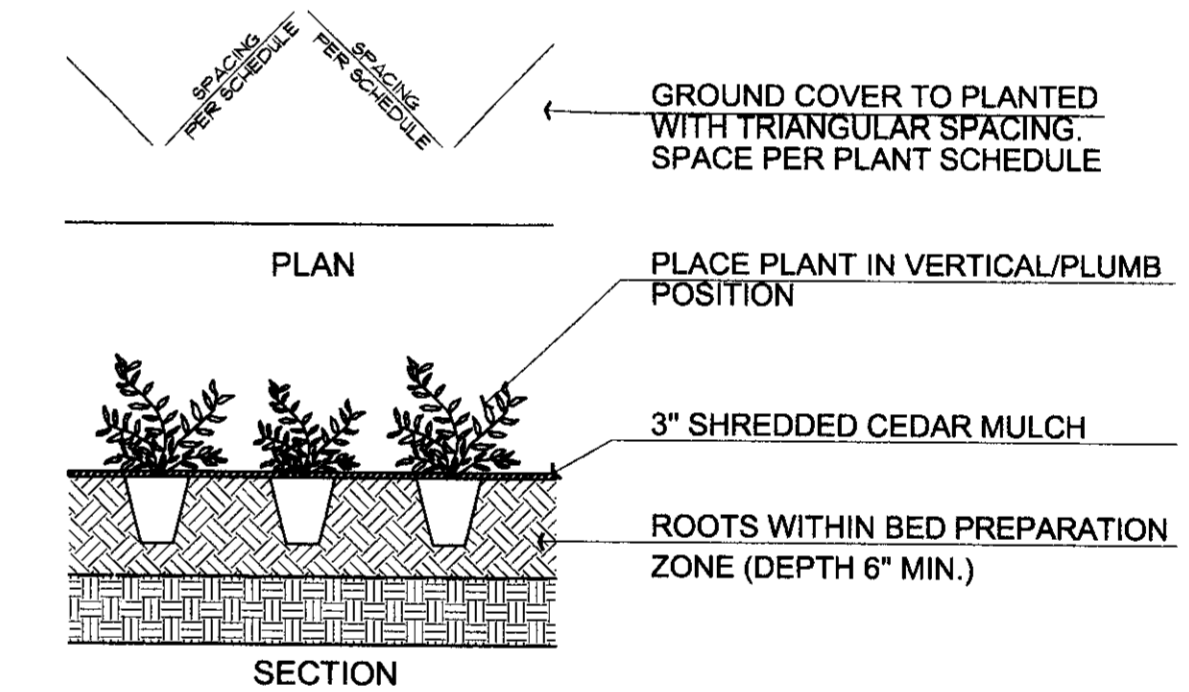
SYSTEM IS TO CONSIST OF SEPERATE DRIP EMITTER ZONES, SPRAY HEAD ZONES, AND TURF ROTOR ZONES. EACH WITH SEPERATE VALVES AND STATIONS ON THE CONTROLLER

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

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



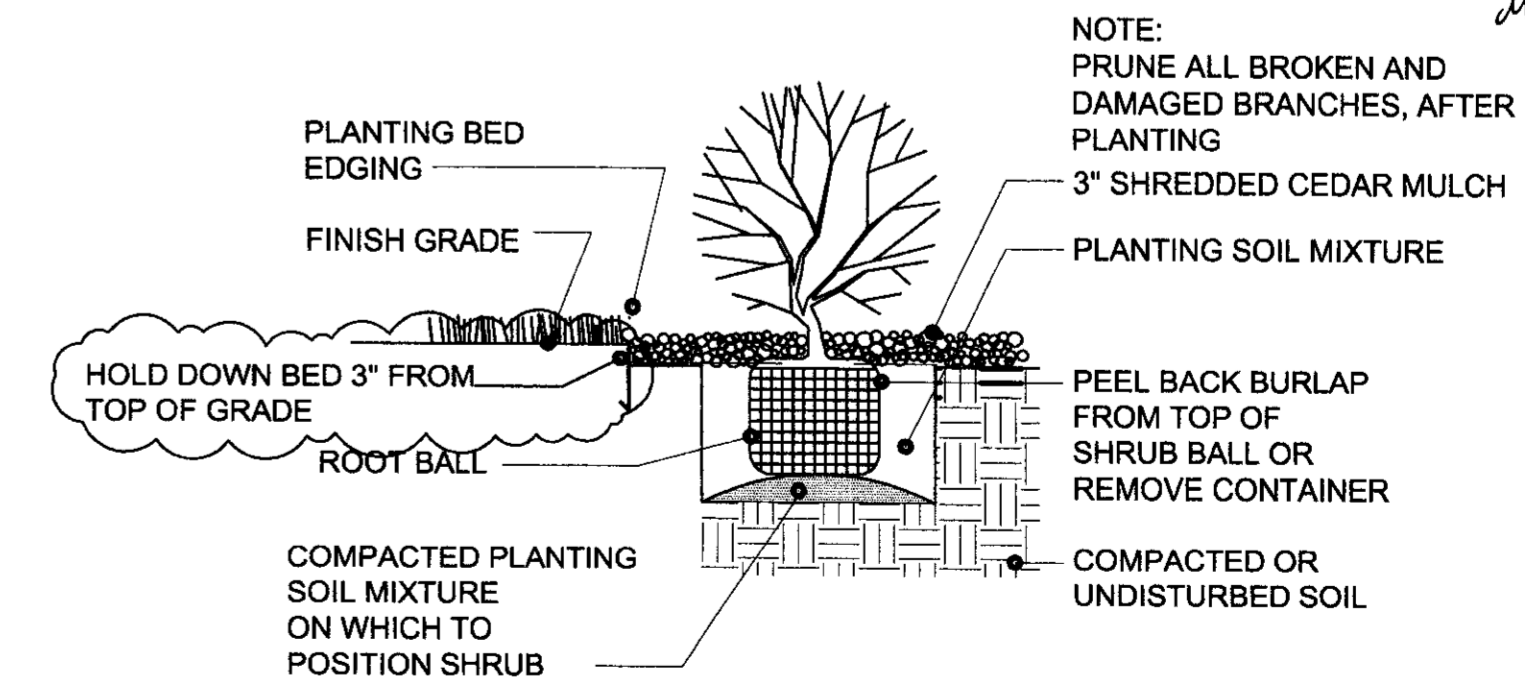
5 EDGING DETAIL
NOT TO SCALE



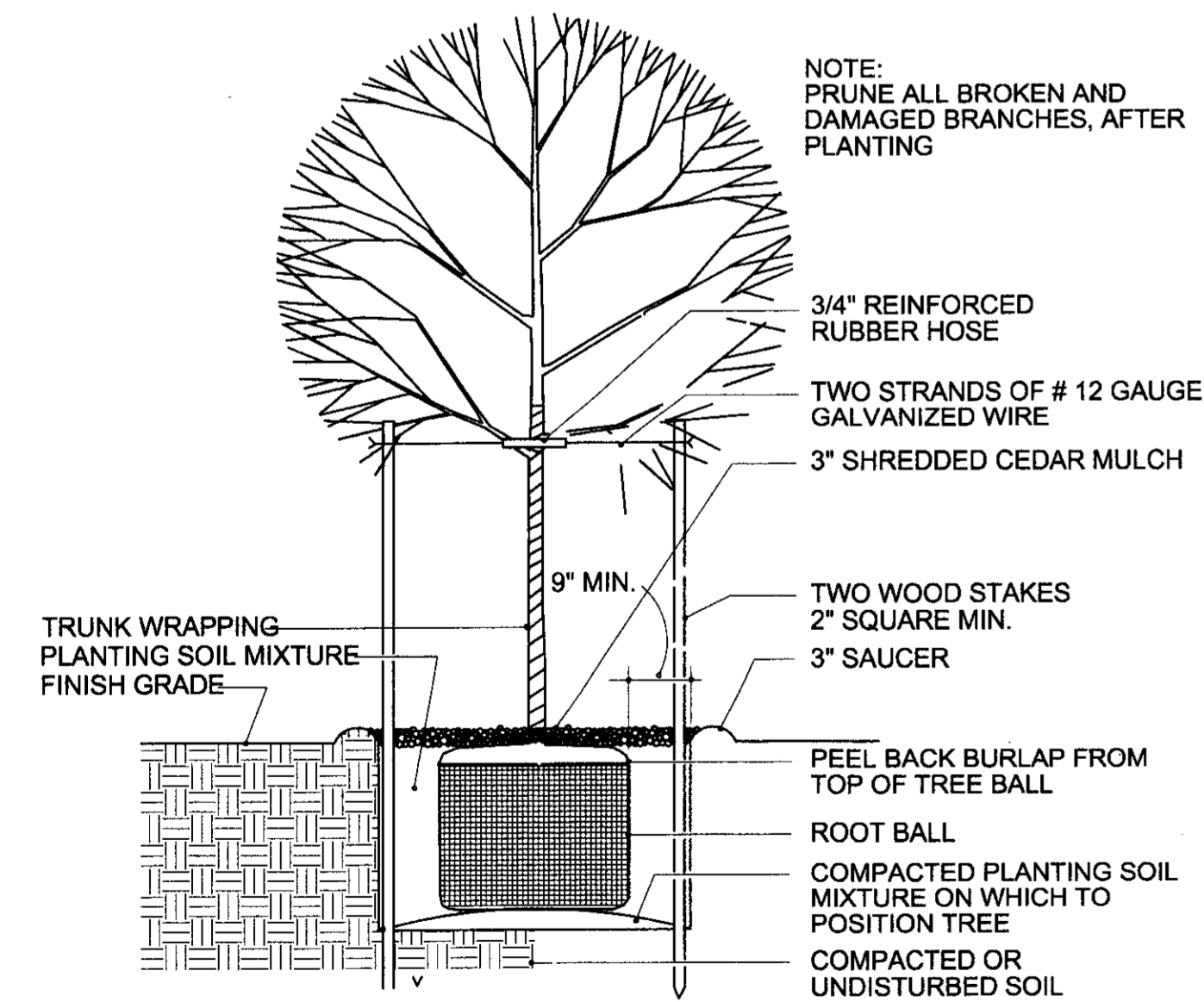
4 GROUND COVER PLANTING
NOT TO SCALE

DP-111 PARCEL 1B
LANDSCAPE PLAN

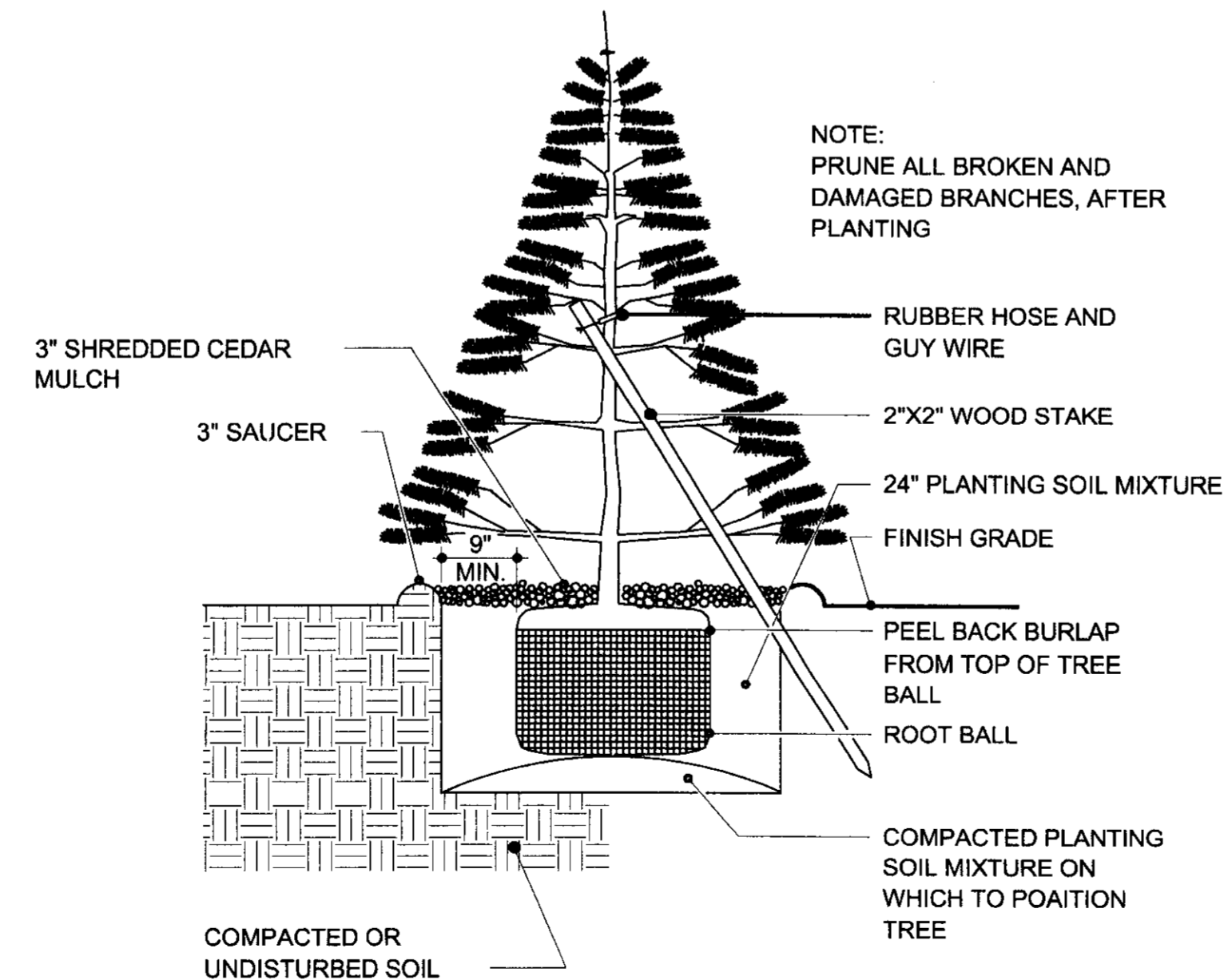
APPROVED 07-03-08 BY DG
Sheet 2 of 2
MAPD Copy 1 of 2



3 SHRUB PLANTING DETAIL AT EDGING/BED AREAS
NOT TO SCALE



1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



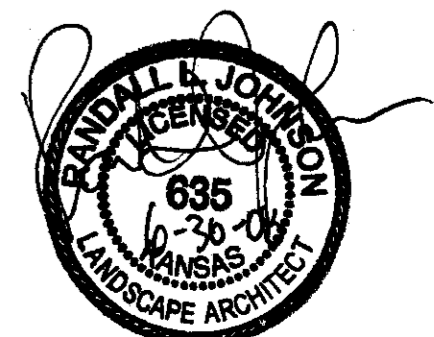
SPANGENBERG PHILLIPS
ARCHITECTURE
121 N. Mead, Suite 201, Wichita, KS 67202
TEL: 316.267.4002 FAX: 316.267.1509
www.spangenbergphillips.com

RETAIL CENTER AT NORTHROCK

3240 N. ROCK ROAD, WICHITA, KANSAS

PERMIT SET
30 MAY 08
LANDSCAPE
DETAILS &
SPECIFICATIONS

SL2





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

Sam's Club Real Estate Trust
P.O. Box 8050 – MS 0555
Bentonville, AR 72712-8050

WD Partners
Attn: Ben Dariano
7007 Discovery Blvd.
Dublin, OH 43017

RE: CUP2017-20 – City CUP Administrative Adjustment General Provision #5 to Mediterranean Commercial Community Unit Plan DP-111 to allow five wall signs on the west elevation of the existing Walmart Store

LEGAL: Lot 7, Block 1, Mediterranean Plaza Commercial 2nd Addition, Wichita, Sedgwick County, KS

Dear Applicant:

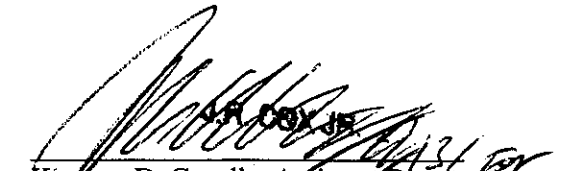
We received and reviewed your request for an Administrative Adjustment to DP-111, to allow five wall signs on the west elevation of the existing Walmart store, per Section 24.04.251(2.d). The combined square footage of the signs do not exceed 20 percent of the west wall elevation square footage.

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


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

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

Walmart

2017 PICKUP LOW CAP

WICHITA, KANSAS
STORE NO.: 1507

EXISTING SQ FT: 201,091
DATE: 04/06/17
PROTO: PICKUP LOW CAP

DRAWING INDEX

GENERAL

C1 COVER SHEET

ARCHITECTURAL

SP1 MS-MH LOW CAP SITE PLAN AND DEMOLITION SITE PLAN
SP1.1 PICKUP SITE DETAILS AND ENLARGED PLAN
SP1.2 PICKUP SITE DETAILS
A1.0 FLOOR PLANS AND DETAILS
A2.0 MS-MH LOW CAP BUILDING ELEVATIONS AND SECTIONS

MECHANICAL

P1 PLUMBING PLAN AND SCHEDULE

ELECTRICAL

E1 ELECTRICAL PLANS, DETAILS, AND SCHEDULES

GENERAL ABBREVIATIONS		ABBREVIATIONS		GENERAL REQUIREMENTS		SITE VERIFICATION REQUIREMENTS	
ASBR	ANCHOR BOLT	ASBR	ANCHOR BOLT	1.	ALL WORK SHALL BE DONE IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH THE LOCAL AND/OR STATE (IF APPLICABLE) BUILDING CODES, NATIONAL ELECTRIC CODE (NEC), ADA-ADAAGS (ADOPTED HANDICAP ACCESSIBILITY REQUIREMENTS), OSHA AND ALL APPLICABLE CODES, REGULATIONS, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION.	1.	THE ARCHITECT HAS MADE THESE DRAWINGS BASED ON THE EXISTING BUILDING AND CONDITIONS. THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE SUBMISSION OF HIS BID AND TO THE COMMENCEMENT OF ANY WORK, NO ADDITIONAL COMPENSATION WILL BE PAID DUE TO THE CONTRACTOR'S FAILURE TO ACCQUANT HIMSELF WITH EXISTING SITE CONDITIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO EXISTING WALL, CEILINGS, OR UTILITIES.
ACI	AMERICAN CONCRETE INSTITUTE	CC	GENERAL CONTRACTOR	2.	EACH CONTRACTOR AND THEIR SUB-CONTRACTORS ARE RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACCQUANT HIMSELF WITH THIS KNOWLEDGE DOES NOT BELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.	2.	ANY DISCREPANCY WITH THE EXISTING SITE CONDITIONS AND/OR THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION AND INSTRUCTION. THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED AND DRAWN ASSUMING EXISTING BUILDING CONDITIONS MATCH THE ORIGINAL DRAWINGS. THE GENERAL CONTRACTOR, IMMEDIATELY UPON ARRIVAL AT THIS SITE, SHALL VERIFY ALL EXISTING STRUCTURAL COLUMN DIMENSIONS, STRUCTURAL BEARING HEIGHTS, EXISTING DIMENSION, AND ROOFING CONDITIONS (INCLUDING PARAPETS). IF DISCREPANCIES ARE FOUND BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND EXISTING FIELD CONDITIONS, CONTACT THE WALMART CONSTRUCTION MANAGER AND THE ARCHITECT IMMEDIATELY TO DETERMINE WHAT ACTION SHOULD BE TAKEN TO MATCH EXISTING CONDITIONS.
AF	ABOUT FINISHED FLOOR	CM	GENERAL CONTRACTOR	3.	ANY DAMAGE TO WALMART PROPERTY, WHICH OCCURS DURING THE PROCESS OF CONSTRUCTION, SHALL BE REPAIRED/REPLACED AT NO ADDITIONAL COST TO WALMART, THIS INCLUDES ALL MERCHANDISE. THE CONTRACTOR SHALL PAY WALMART THE RETAIL COST FOR ALL DAMAGED MERCHANDISE.	3.	ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO THE SUBMISSION OF HIS BID OR THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE WALMART CONSTRUCTION MANAGER AND THE ARCHITECT OF THE DISCOVERY OF EXISTING UTILITIES NOT SHOWN OR NOTED ON THE DRAWINGS.
AHU	AIR HANDLING UNIT	CR	CROCKERY	4.	REPAIR, RE-REQUIRE, AND EXTEND ALL SERVICES, PIPING, CONDENSAT OF EXISTING ITEMS AND EQUIPMENT AS REQUIRED DURING THE CONSTRUCTION PROCESS FOR THE COMPLETE INSTALLATION AND OPERATIONS OF NEW EQUIPMENT. THIS INCLUDES ALL ITEMS SHOWN OR NOT SHOWN ON THE DRAWINGS. RESET EXISTING EQUIPMENT OR RELATED ITEMS AS REQUIRED FOR PROPER OPERATION.	4.	THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF UNDERGROUND UTILITY SERVICES PRIOR TO ANY EXCAVATION.
AIAC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	DM	DIVISION BOARD	5.	WHERE EXISTING FINISHES ARE TO REMAIN, CLEAN, REPAIR, PATCH, AND/OR REPAIR AS NECESSARY TO BLEND WITH ADJACENT SURFACES. COORDINATE WITH WALMART CONSTRUCTION MANAGER.	5.	REPORT ANY DISCREPANCIES FOUND IN THE FIELD IMMEDIATELY TO WALMART AND THE ARCHITECT PRIOR TO MAKING ANY MODIFICATIONS OR ORDERING OF ANY MATERIALS.
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS	FR	FRIDGE REPLACEMENT	6.	REMOVE ANY EXISTING ITEMS, SERVICES, FINISHES OR SURFACES AS REQUIRED FOR THE INSTALLATION OF NEW CONSTRUCTION. PROVIDE FURRING FOR CONDENS AND PIPING, SHOWN OR NOT, AND FINISH OUT FURRING TO MATCH ADJACENT FINISHES.	6.	COORDINATE LOCATION OF DUMPSTER ON SITE WITH WALMART CM.
AWA	AMERICAN WELDING SOCIETY	HR	HORIZONTAL	7.	ALL ADJACENT TENANT SPACES SHALL REMAIN IN SERVICE DURING DEMOLITION AND CONSTRUCTION. SCHEDULE ALL WORK TO KEEP DISRUPTIONS TO THE STORE OPERATIONS AT A MINIMUM. COORDINATE UTILITY DISRUPTIONS WITH THE WALMART STORE MANAGER.		
BFF	BELOW FINISHED FLOOR	HSS	HOLLOW STRUCTURAL SECTION	8.	DURING ENTIRE CONSTRUCTION PERIOD, PROVIDE ONE 1/2 GAL. LISTED 2A-20BC DRY CHEMICAL FIRE EXTINGUISHER, OR ONE STANDARD U.L. LISTED 2-1/2 GALLON WATER (E-10) AND ONE U.L. LISTED 10BC CARBON DIOXIDE FIRE EXTINGUISHER MOUNTED TOGETHER IN EACH 3000 SQUARE FOOT OF WORK AREA OR FRACTION THEREOF (MINIMUM OF TWO AVAILABLE IN ALL CONSTRUCTION AREAS AT ALL TIMES).		
BR	BRICK	ISA	HEAVY STUD ANCHOR	9.	IF MODIFICATION TO SPRINKLER SYSTEM IS REQUIRED, THE GENERAL CONTRACTOR SHALL HIRE A LICENSED SPRINKLER CONTRACTOR. THE CONTRACTOR IS TO SUBMIT SHOWN AND SEALED SPRINKLER DRAWINGS FOR APPROVAL TO THE A/JM PRIOR TO ANY ALTERATION OF THE AUTOMATIC SPRINKLER SYSTEM. WORK TO BE DONE UNDER SEPARATE PERMIT.		
BS	BRICK SYSTEM	IS	ISOLATION	10.	THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF THE EXISTING BUILDING SECURITY AT ALL TIMES. THIS INCLUDES KEEPING THE BUILDING SECURE FROM PERSONS, ENVIRONMENTAL ELEMENTS OR HAZARDS. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE INTEGRITY OF ALL EXISTING SECURITY SYSTEM. THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE STORE MANAGER PRIOR TO THE MODIFICATION OF ANY EXISTING SECURITY SYSTEM FOR THE OPENING (DEMOLITION) OF ANY EXTERIOR WALL.		
BSG	BRICK SYSTEM	ISB	ISOLATION	11.	FIRE ALARM DRAWINGS TO BE PROVIDED BY WALMART ALARM SERVICES.		
BSI	BOTTOM OF STEEL OR BOTTOM OF STUD	ISL	ISOLATION	12.	CONTRACTOR TO MAINTAIN ACCESS TO ALL EMERGENCY EGRESS EXITS DURING CONSTRUCTION OPERATIONS.		
BTM	BOTTOM	ISL	ISOLATION				
BSR	BRICK SYSTEM	ISL	ISOLATION				
BSU	BOTTOM OF STUD	ISL	ISOLATION				
BSV	BOTTOM OF STUD	ISL	ISOLATION				
BSW	BOTTOM OF STUD	ISL	ISOLATION				
BSX	BOTTOM OF STUD	ISL	ISOLATION				
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Wichita-Sedgwick County Metropolitan Area Planning Department

May 8, 2017

Sam's Club Real Estate Trust
P.O. Box 8050 – MS 0555
Bentonville, AR 72712-8050

WD Partners
Attn: Ben Dariano
7007 Discovery Blvd.
Dublin, OH 43017

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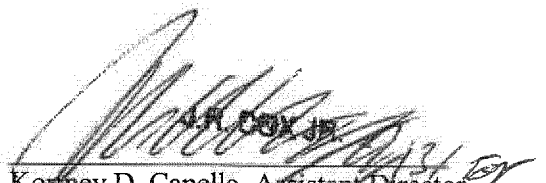
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Metropolitan Area Planning Department


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

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

March 18, 2016

Stutzman Greenhouse Inc.
6709 W. Highway 61
Hutchinson, KS 67501

Tipperary Group, LLC
3232 N. Rock Rd.
Wichita, KS 67226

RE: CUP2016-00002 - City CUP Amendment to DP-111 Parcel 1 to permit Nursery and Garden center in LC Limited Commercial zoning, generally located east of North Rock Road and north of East 29th Street North (3232 N. Rock Road.)

Dear Applicant

At its regular meeting on **March 3, 2016**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request, subject to the following conditions:

1. A seasonal nursery and garden center shall be permitted by this amendment in Parcel 1. The CUP document shall be revised to add the Unified Zoning Code (UZC) requirements for the nursery and garden center.
2. The applicant shall submit a revised site plan for the seasonal nursery and garden center that complies with these conditions of approval. The site plan and any attachments shall be reviewed and approved by the Planning Department prior to issuance of any temporary building permit for this use. The site plan shall be oriented to direct traffic and parking patterns away from interference with the main circulation aisles within Parcel 1.
3. The seasonal nursery and garden center shall be located in temporary structures accompanied by outdoor display space as shown on the approved site plan and attachments compliant with these conditions.

4. Operation of the seasonal nursery and garden center shall be April through October, 8AM – 7PM/dusk, Monday – Sunday. There will be a week allowed before and after this period of operation for erecting and removing the temporary structures.
5. All outdoor work and storage areas, such as areas storing empty carts or containers, shall be screened from ground level view by approved screening materials, in conformance to Article IV, Section IV-B of the UZC.
6. No outdoor lighting shall be added. No generators shall be used to provide power to the site. No outdoor speakers or amplifiers shall be allowed. Water shall be supplied from an approved water supply.
7. Restroom facilities for employees must be provided and may be provided by agreement with a permanent use in the center upon approval of the Director of the MABCD. No portable-potties are allowed.
8. No temporary buildings shall be located within any setbacks or easements.
9. Permitted merchandise for sale shall be plants, plant materials, gardening supplies (including sacked fertilizer and sacked mulch), pottery for plants and gardening tools, limited to non-motorized hand tools.
10. The use shall be operated in conformance with all requirements of Article III, Section III-D.6.z of the UZC for a nursery and garden center on property zoned LC and with all requirements of Article III, Section III-B.14.e of the UZC pertaining to outdoor display and outdoor storage in LC unless specifically modified herein.
11. Signage shall be per the Wichita Sign Code.
12. A change in the location, within Parcel 1, in subsequent years may be considered as an Administrative Adjustment.
13. Prior to utilization of the nursery and garden center use, the operator (owner or lessee who seeks the temporary building permit) shall annually submit a report to the Zoning Enforcement Division of MABCD that demonstrates compliance with the approved site plan (See Exhibits) and conditions specified herein.
14. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
15. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
16. The applicant shall submit four revised copies of the CUP and the site plan for the seasonal nursery and garden center to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.
17. The applicant shall submit four revised copies of the approved CUP to the Metropolitan Area Planning Department within 60 days of final approval of the case, or the case shall be denied.

This case received no protests during the two-week period, therefore the MAPC decision is final. If you have any questions concerning this application, please contact out office at 268-4421.

Sincerely,

Derrick Slocum
Division Supervisor

Copies to: Tom Stolz, MABCD
J. R. Cox, MABCD



Wichita-Sedgwick County Metropolitan Area Planning Department

October 29, 2018

NCB Goolou, LLC
Attn: Linda Goodson and Michelle Louis
3015 N. Penstemon St.
Wichita, KS 67226

Garver, LLC
Attn: Will Clevenger
8535 E. 21st Street North, Ste. 130
Wichita, KS 67206

RE: CUP2018-00042 – City Administrative Adjustment to Mediterranean Plaza Commercial CUP DP-111 as a result of modifications of a lot split LSP2018-21 creating Parcels 1C and 1D

Legal Description: LOT 6, BLOCK 1, MEDITERRANEAN PLAZA COMMERCIAL 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KS

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment CUP2018-42 to reflect a lot split LSP2018-21 to Parcel 1 to Mediterranean Plaza Commercial Community Unit Plan DP-111.

You are requesting this adjustment to alter the parcel boundaries and area calculations to reflect a lot split approved on portions of Lot 6, Block 1, Mediterranean Plaza, Wichita, Kansas, Sedgwick County, Kansas.

The following parcel descriptions reflect our proposed modifications:

Parcel 1C:

Gross Area:	28,832 Sq. Ft.
Maximum Building Height	45 Ft.
Maximum Building Coverage:	23%
Maximum Gross Floor Area:	6,631 Sq. Ft.
Setbacks: Interior side and rear = 15 feet; Penstemon = 75 feet	

Parcel 1D:

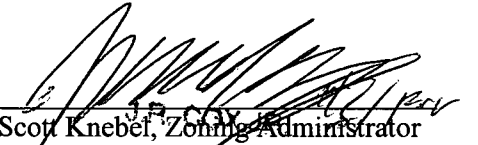
Gross Area:	27,404 Sq. Ft.
Maximum Building Height	45 feet
Maximum Building Coverage:	23%
Maximum Gross Floor Area:	6,303 Sq. Ft.
Setbacks: Interior side and rear = 15 feet; Penstemon = 75 feet	

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 four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.


Dale Miller, Director
Metropolitan Area Planning Department


Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Pete Meitzner, CM District II
Laura Rainwater, CSR, District II