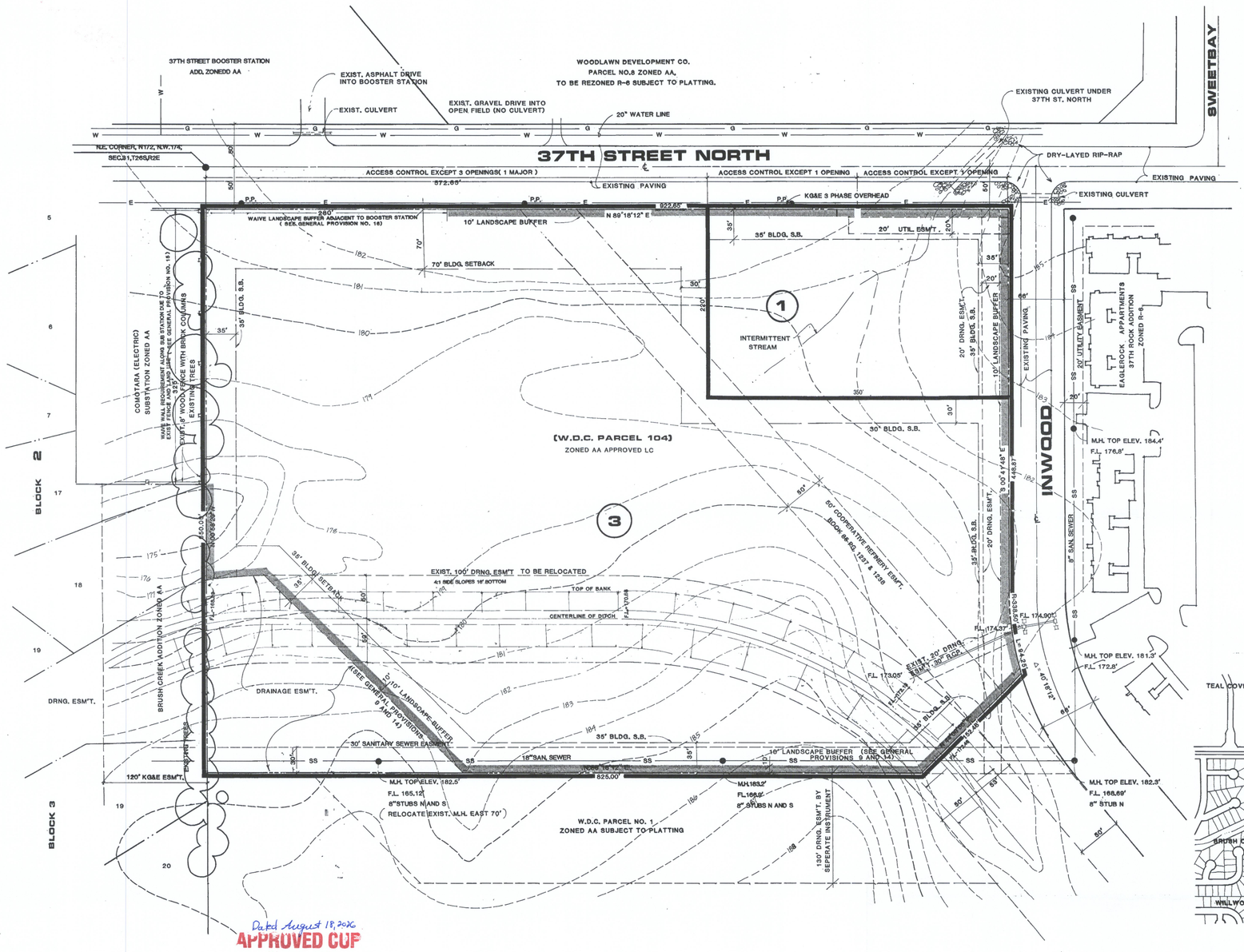
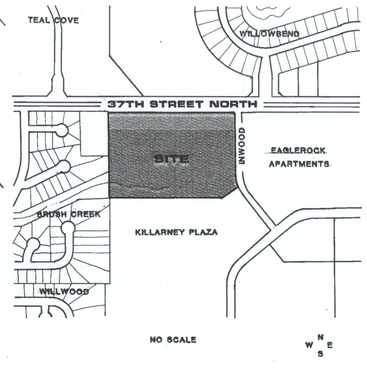




LOCATION MAP

GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 13.65 ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS THREE (3) PARCELS PERMITTING LIGHT COMMERCIAL USES.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW:

   NOTE: IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACK BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA, EXCEPT THAT NO PORTABLE SIGNS SHALL BE PERMITTED.
6. ALL DRAINAGE WAYS AND DRAINAGE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY, PAVEMENT WIDTHS AND DECEL LANES ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.40.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.
9. SCREENING WALL
   A. IF ALL BUILDINGS ARE DESIGNED AND CONSTRUCTED SO THAT ALL FOUR EXTERIOR SURFACES ARE ALIKE WITH NO ONE SIDE APPEARING AS THE REAR OF THE BUILDING THE FOLLOWING CONDITIONS APPLY:
      1. 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.
      2. A TEN (10) FOOT LANDSCAPE BUFFER CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES SHALL BE REQUIRED AS INDICATED ON THE PLAN OR WHERE ACROSS FROM RESIDENTIALLY ZONED AREAS AND SEPARATED BY A PUBLIC STREET.
   B. 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. IF THIS WALL IS CONSTRUCTED THE TEN (10) FOOT PLANTING STRIP SHALL BE WAIVED.
   C. THE ARCHITECTURAL PLANS FOR THE BUILDINGS ON PARCEL 3 SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION IN ORDER TO DETERMINE WHETHER THE WALL OR LANDSCAPING IS REQUIRED.
10. NO WALL SHALL BE PERMITTED IN ANY UTILITY EASEMENT, AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY WALL.
11. THE WALL REQUIREMENT ALONG THE WEST PROPERTY THAT ADJOINS THE COMOTARA SUBSTATION HAS BE WAIVED DUE TO THE EXISTING FENCE THAT SURROUNDS THE PROPERTY AND RELATED LAND USE.
12. THE LANDSCAPE BUFFER REQUIREMENT ALONG 37TH STREET NORTH ADJACENT TO THE 37TH STREET BOOSTER STATION HAS BEEN WAIVED DUE TO THE RELATED NON-RESIDENTIAL LAND USE.
13. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
14. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE LANDSCAPE BUFFERS ALONG 37TH STREET NORTH, AND INWOOD, AND THE SOUTH LINE OF PARCEL 3 IF APPLICABLE INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIALS AND METHOD OF PROVIDING WATER SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) ON PARCEL INVOLVED. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
15. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
16. ACCESS CONTROL: ACCESS TO 37TH STREET NORTH SHALL BE LIMITED TO FIVE (5) OPENINGS, TWO (2) OPENINGS TO PARCEL 1 AND THREE (3) OPENINGS TO PARCEL 3 OF WHICH ONE OPENING TO PARCEL 3 SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.
17. A. THE COOPERATIVE PIPELINE EASEMENT MAY, AT THE DEVELOPER'S OPTION, BE RELOCATED TO ALTERNATE LOCATION PROVIDING THAT IT BE AT NO COST TO THE CITY OF WICHITA, AND THAT IT BE RELOCATED WITHIN THE REQUIREMENTS ESTABLISHED BY THE COOPERATIVE REFINERY COMPANY, WITH THEIR APPROVAL.
   B. BUILDING SETBACKS ALONG THE COOPERATIVE PIPELINE EASEMENT SHALL BE ESTABLISHED AT THE TIME OF PLATTING. ALL PAVING OVER THE PIPELINE SHALL BE WITH THE APPROVAL OF THE PIPELINE COMPANY.
18. A FIRE LANE, HARD SURFACED, CONSTUCTED TO PROVIDE ALL-WEATHER CAPABILITIES, TWENTY (20) FEET MINIMUM IN WIDTH SHALL BE PROVIDED TO WITHIN ONE HUNDRED FIFTY (150) FEET OF ALL BUILDINGS HEREAFTER CONSTRUCTED. SAID FIRE LANE WHEN CONSTRUCTED OF ASPHALT MATERIALS SHALL BE A MINIMUM 3 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE CAP. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVAL THE PLAN AS TO LOCATION AND DESIGN OF THE FIRE LANE.

19. ALL LIGHTS SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE RESIDENTIAL PROPERTIES ADJACENT TO THE COMMERCIAL PROPERTY.
20. IF THE ENTIRE SITE IS TO BE DEVELOPED AS A RESIDENTIAL DEVELOPMENT INSTEAD OF THE LIGHT-COMMERCIAL USES LISTED UNDER GENERAL PROVISION NO. 22, THE FOLLOWING CRITERIA SHALL BE MET:

    PROPOSED USES - GARDEN APARTMENT

    GROSS AREA - 13.65 ACRES
    MAXIMUM NUMBER OF DWELLING UNITS - 273
    MAXIMUM DENSITY - 20 DU/AC
    PARKING - 1.5 SPACES/DU
    SETBACKS - AS PER CITY CODE
    HEIGHT -- 35' MAXIMUM
21. SHOULD AN ALTERNATE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS BELOW BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING. THE APPROVAL OF THIS CONCEPTUAL PLAN SHALL BE SUBJECT TO THE CONDITIONS OF PLATTING.
22. PARCEL DESCRIPTIONS:

    PARCEL NO. 1

    PROPOSED USES: ALL USES PERMITTED IN LIGHT COMMERCIAL DISTRICT EXCEPT FOR FOOD LOCKER PLANTS, PUBLIC GARAGES, STORAGE GARAGES, MOTELS, HOTELS, AND MORTUARIES. (SEE GENERAL PROVISIONS NO. 20).

    GROSS AREA - 1.76 ACRES
    MAXIMUM BUILDING COVERAGE - 23,100 SQ. FT. (30% MAXIMUM)
    MAXIMUM GROSS FLOOR AREA - 30,800 SQ. FT.
    FLOOR AREA RATIO - 0.40
    MAXIMUM BUILDING HEIGHT - 35'
    MAXIMUM NUMBER OF BUILDINGS - 2
    PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8
    SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3

    PARCEL NO. 2

    COMBINED WITH PARCEL NO. 1

    PARCEL NO. 3

    PROPOSED USES: SAME USES AS PARCEL NO. 1

    GROSS AREA - 11.89 ACRES
    MAXIMUM BUILDING OCVERAGE - 155,379 SQ. FT. (30% MAXIMUM)
    MAXIMUM GROSS FLOOR AREA - 207,171 SQ. FT
    FLOOR AREA RATIO - 0.40
    MAXIMUM BUILDING HEIGHT - 35'
    MAXIMUM NUMBER OF BUILDINGS - 7
    PARKING - AS SET FORTH UNDER GENERAL PROVISION NO. 8
    SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NO. 3
23. THAT PORTION OF THE MAJOR ENTRANCE ON PUBLIC R.O.W. WILL BE GURANTEED 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) FOR PARCEL 3.

Administrative interpretation to permit car washes subject to B2A regulations per memo 9/9/88.

DP-122, Amdt. No. 1
APPROVED CUP
MAPC 8-6-87 approved
BCC 9-1-87 "
SUPERSEDED

Dated August 18, 2016
APPROVED CUP
MAPC Per Admin Adjustment
CUP16-33 1 of 4

COMMERCIAL C.U.P. AMENDMENT FORMERLY WOODLAWN DEVELOPMENT CO. NO. 6 - D.P. 122

PARCEL NO. 104

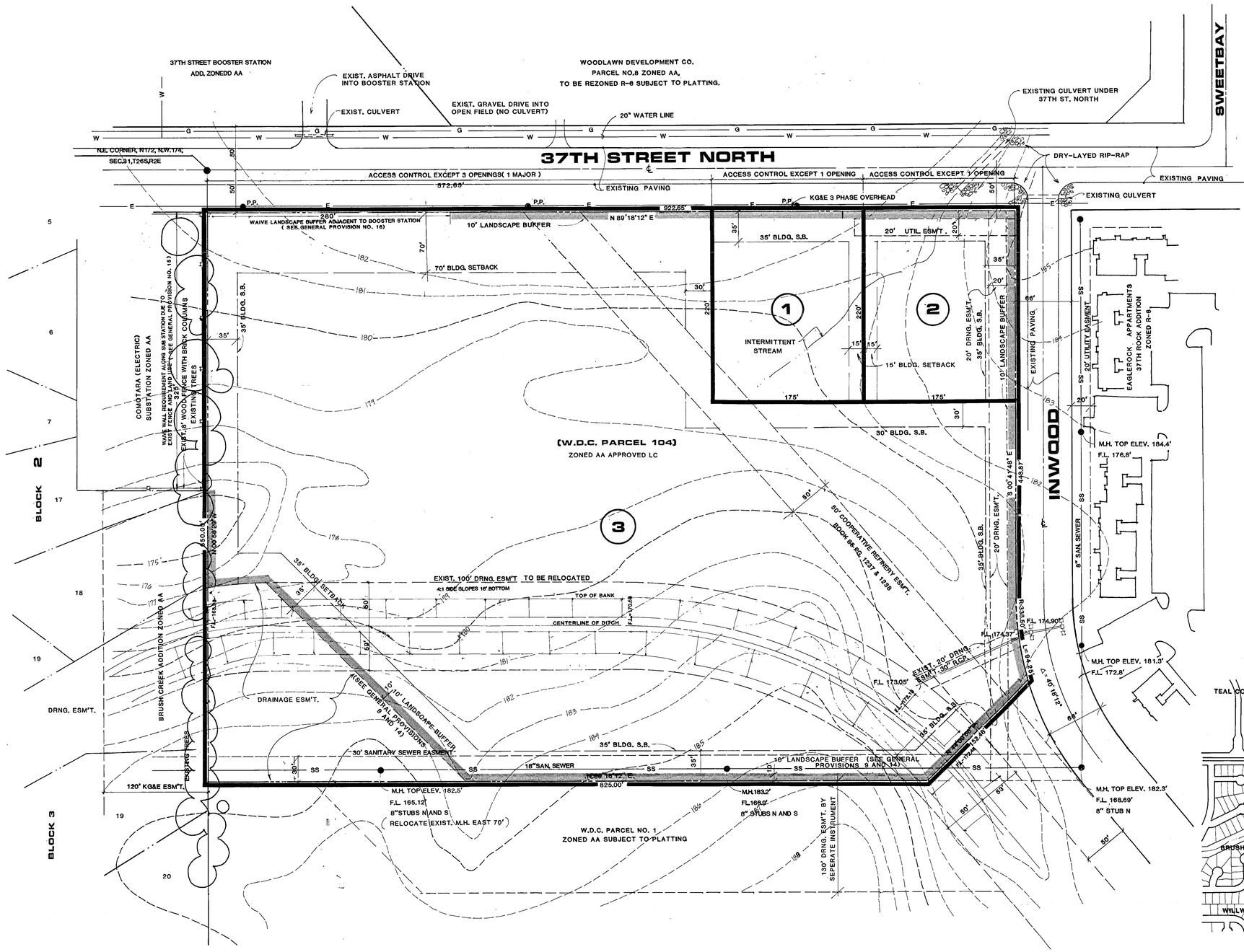
SCALE: 1" = 50'
CONTOUR INTERVAL = 1'

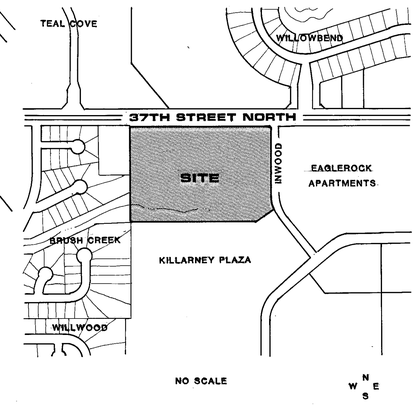
150 100 50 25 0 25 50 100 150

DATE: OWNER: KILLARNEY INVESTMENTS, 5400 KILLARNEY, WICHITA, KS. 67206

DATE: MAY 22, 1987 JUNE 29, 1987 JULY 30, 1987 AUG. 10, 1987

BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH WICHITA, KS. 67220 316-683-5567





LOCATION MAP

GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 13.65 ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS THREE (3) PARCELS PERMITTING LIGHT COMMERCIAL USES.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW;

   NOTE: IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACK BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA, EXCEPT THAT NO PORTABLE SIGNS SHALL BE PERMITTED.
6. ALL DRAINAGE WAYS AND DRAINAGE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY, PAVEMENT WIDTHS AND DECEL LANES ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.40.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.
9. SCREENING WALL
   - A. IF ALL BUILDINGS ARE DESIGNED AND CONSTRUCTED SO THAT ALL FOUR EXTERIOR SURFACES ARE ALIKE WITH NO ONE SIDE APPEARING AS THE REAR OF THE BUILDING THE FOLLOWING CONDITIONS APPLY;
     1. 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.
     2. A TEN (10) FOOT LANDSCAPE BUFFER CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES SHALL BE REQUIRED AS INDICATED ON THE PLAN OR WHERE ACROSS FROM RESIDENTIALLY ZONED AREAS AND SEPARATED BY A PUBLIC STREET.
   - B. 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. IF THIS WALL IS CONSTRUCTED THE TEN (10) FOOT PLANTING STRIP SHALL BE WAIVED.
   - C. THE ARCHITECTURAL PLANS FOR THE BUILDINGS ON PARCEL 3 SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION IN ORDER TO DETERMINE WHETHER THE WALL OR LANDSCAPING IS REQUIRED.
10. NO WALL SHALL BE PERMITTED IN ANY UTILITY EASEMENT, AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY WALL.
11. THE WALL REQUIREMENT ALONG THE WEST PROPERTY THAT ADJOINS THE COMOTARA SUBSTATION HAS BE WAIVED DUE TO THE EXISTING FENCE THAT SURROUNDS THE PROPERTY AND RELATED LAND USE.
12. THE LANDSCAPE BUFFER REQUIREMENT ALONG 37TH STREET NORTH ADJACENT TO THE 37TH STREET BOOSTER STATION HAS BEEN WAIVED DUE TO THE RELATED NON-RESIDENTIAL LAND USE.
13. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
14. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE LANDSCAPE BUFFERS ALONG 37TH STREET NORTH, AND INWOOD AND THE SOUTH LINE OF PARCEL 3 IF APPLICABLE INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIALS AND METHOD OF PROVIDING WATER SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) ON PARCEL INVOLVED. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
15. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
16. ACCESS CONTROL: ACCESS TO 37TH STREET NORTH SHALL BE LIMITED TO FIVE (5) OPENINGS, ONE OPENING TO PARCELS 1 AND 2, AND THREE (3) OPENINGS TO PARCEL 3 OF WHICH ONE OPENING TO PARCEL 3 SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.
17. A. THE COOPERATIVE PIPELINE EASEMENT MAY, AT THE DEVELOPER'S OPTION, BE RELOCATED TO ALTERNATE LOCATION PROVIDING THAT IT BE AT NO COST TO THE CITY OF WICHITA, AND THAT IT BE RELOCATED WITHIN THE REQUIREMENTS ESTABLISHED BY THE COOPERATIVE REFINERY COMPANY, WITH THEIR APPROVAL.

    B. BUILDING SETBACKS ALONG THE COOPERATIVE PIPELINE EASEMENT SHALL BE ESTABLISHED AT THE TIME OF PLATTING. ALL PAVING OVER THE PIPELINE SHALL BE WITH THE APPROVAL OF THE PIPELINE COMPANY.
18. A FIRE LANE, HARD SURFACED, CONSTUCTED TO PROVIDE ALL-WEATHER CAPABILITIES, TWENTY (20) FEET MINIMUM IN WIDTH SHALL BE PROVIDED TO WITHIN ONE HUNDRED FIFTY (150) FEET OF ALL BUILDINGS HEREAFTER CONSTRUCTED. SAID FIRE LANE WHEN CONSTRUCTED OF ASPHALT MATERIALS SHALL BE A MINIMUM 3 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE CAP. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

   PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVAL THE PLAN AS TO LOCATION AND DESIGN OF THE FIRE LANE.
19. ALL LIGHTS SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE RESIDENTIAL PROPERTIES ADJACENT TO THE COMMERCIAL PROPERTY.
20. IF THE ENTIRE SITE IS TO BE DEVELOPED AS A RESIDENTIAL DEVELOPMENT INSTEAD OF THE LIGHT COMMERCIAL USES LISTED UNDER GENERAL PROVISION NO. 22, THE FOLLOWING CRITERIA SHALL BE MET.

    PROPOSED USES - GARDEN APARTMENT

    GROSS AREA - 13.65 ACRES
    MAXIMUM NUMBER OF DWELLING UNITS - 273
    MAXIMUN DENSITY - 20 DU/AC
    PARKING - 1.5 SPACES/DU
    SETBACKS - AS PER CITY CODE
    HEIGHT - 35' MAXIMUM
21. SHOULD AN ALTERNATE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS BELOW BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING. THE APPROVAL OF THIS CONCEPTUAL PLAN SHALL BE SUBJECT TO THE CONDITIONS OF PLATTING.
22. PARCEL DESCRIPTIONS:

    PARCEL NO. 1

    PROPOSED USES: ALL USES PERMITTED IN LIGHT COMMERCIAL DISTRICT EXCEPT FOR FOOD LOCKER PLANTS, PUBLIC GARAGES, STORAGE GARAGES, MOTELS, HOTELS, AND MORTUARIES. (SEE GENERAL PROVISIONS NO. 20).

    GROSS AREA - 0.88 ACRES
    MAXIMUM BUILDING COVERAGE - 11,550 SQ. FT. (30% MAXIMUM)
    MAXIMUM GROSS FLOOR AREA - 15,400 SQ. FT.
    FLOOR AREA RATIO - 0.40
    MAXIMUM BUILDING HEIGHT - 35'
    MAXIMUM NUMBER OF BUILDING - 1
    PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8
    SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3

    PARCEL NO. 2

    PROPOSED USES: SAME USES AS PARCEL NUMBER 1

    GROSS AREA - 0.88 ACRES
    MAXIMUM BUILDING COVERAGE - 11,550 SQ. FT. (30% MAXIMUM)
    MAXIMUM GROSS FLOOR AREA - 15,400 SQ. FT.
    FLOOR AREA RATIO - 0.40
    MAXIMUM BUILDING HEIGHT - 35'
    MAXIMUM NUMBER OF BUILDING - 1
    PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 8
    SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NUMBER 3
    PARCEL NO. 3

    PROPOSED USES: SAME USES AS PARCEL NO. 1

    GROSS AREA - 11.89 ACRES
    MAXIMUM BUILDING COVERAGE - 155,379 SQ. FT. (30% MAXIMUM)
    MAXIMUM GROSS FLOOR AREA - 237,171 SQ. FT
    FLOOR AREA RATIO - 0.40
    MAXIMUM BUILDING HEIGHT - 35'
    MAXIMUM NUMBER OF BUILDINGS - 5
    PARKING - AS SET FORTH UNDER GENERAL PROVISION NO. 8
    SETBACKS - AS SET FORTH UNDER GENERAL PROVISION NO. 3
23. THAT PORTION OF THE MAJOR ENTRANCE ON PUBLIC R.O.W. WILL BE GURANTEED 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) FOR PARCEL 3.

Administrative interpretation to permit car washes subject to B2B or all parcels with use permit. See memo 10/1/87.

DP-122, Amdt. #1

APPROVED CUP
MAPC 8-6-87 approved
BCC 9-1-87 "

COMMERCIAL C.U.P. AMENDMENT FORMERLY WOODLAWN DEVELOPMENT CO. NO. 6 - D.P. 122

PARCEL NO. 104

MAPD COPY 1 OF 2

N W E S

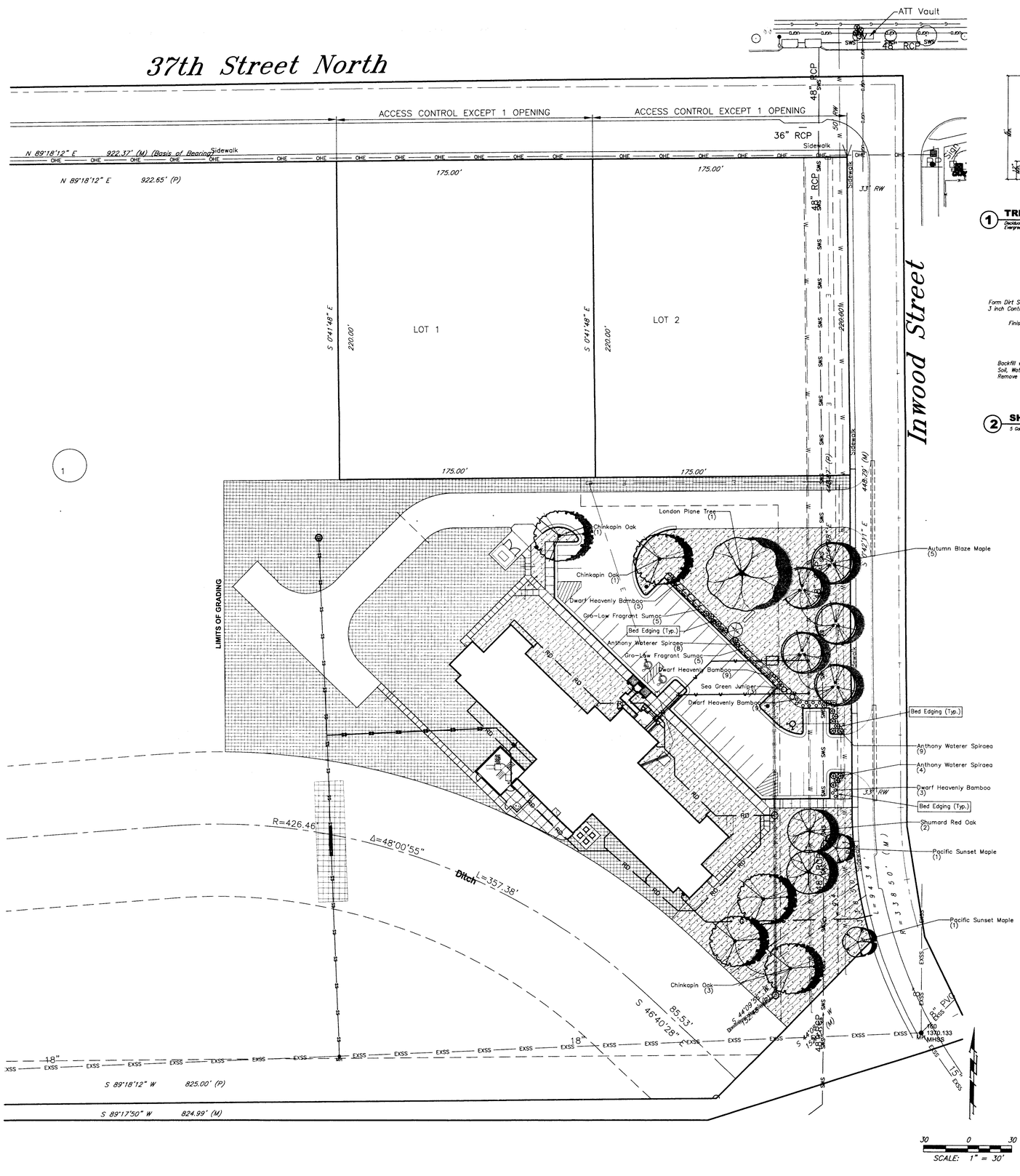
SCALE: 1" = 50'
CONTOUR INTERVAL = 1'

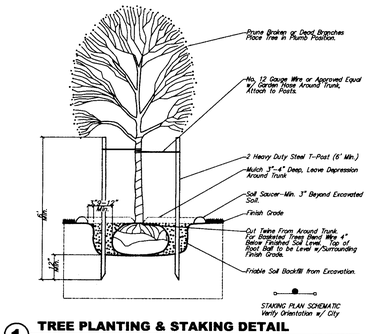
150 100 50 25 0 25 50 100 150

DATE: OWNER: KILLARNEY INVESTMENTS, 8400 KILLARNEY, WICHITA, KS. 67206

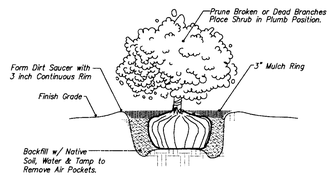
DATE: MAY 22, 1987 JUNE 29, 1987 JULY 30, 1987 AUG. 19, 1987

BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH WICHITA, KS 67220 316-683-5567





1 TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 3" Cal
Evergreen Trees Larger than 6' Height
No Scale



2 SHRUB PLANTING DETAIL
5 Gallon and Smaller
No Scale

IRRIGATION NOTES:

1. All irrigation work is to be installed in compliance with all local codes and regulations.
2. Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
3. The Irrigation Contractor DOES NOT START irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which: Use Rainbird, Toro, Hunter products, or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City Codes.
4. Prior to construction, Irrigation Contractor to locate all exist and proposed utilities and electrical wiring.
5. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
6. All turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system and/or spray heads.
7. Heads to be adjusted to not spray on buildings, walks, or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so not to be susceptible to damage by automobile overhangs.
8. Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeving prior to any paving. Combine piping when possible to save on sleeving material. Sleeves to be min. 20' below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
9. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
10. Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.
11. Locate Irrigation Controller per Owner's direction.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	5	*Acer freemanii 'Autumn Blaze' Full & Healthy*	*Autumn Blaze Maple*	B & B	3"Cal
	2	*Acer platanoides 'Warrenred' TM*	*Pacific Sunset Maple*	B & B	3"Cal
	1	*Platanus x acerifolia*	*London Plane Tree*	B & B	3"Cal
	5	*Quercus muehlenbergii Full & Healthy*	*Chinkapin Oak*	B & B	3"Cal
	2	*Quercus shumardii*	*Shumard Red Oak*	B & B	3"Cal
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	3	*Juniperus chinensis 'Sea Green' Full & Healthy*	*Sea Green Juniper*	3 gal	
	26	*Nandina domestica 'Harbour Dwarf'*	*Dwarf Heavenly Bamboo*	1 gal	
	10	*Rhus aromatica 'Gro-Low' Full & Healthy*	*Gro-Low Fragrant Sumac*	5 gal	
	21	*Spiraea x bumalda 'Anthony Waterer' Full & Healthy*	*Anthony Waterer Spiraea*	3 gal	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
	33,492 sf	*Bouteloua dactyloides 'Cody II' Turf Quality*	*Buffalo Grass*	seed	
	32,186 sf	*Festuca arundinacea*	*Kansas Premium Tall Fescue*	seed	

BENCHMARK

Benchmark – City of Wichita disc 36th Street North and Inwood, Northwest corner of hubguard on RCBC, south of 37th St.
Elevation = 1371.17 (NAVD 88)

LEGAL DESCRIPTION

Part of Lot 3, Block 1, Parcel No. 104, an addition to Wichita Sedgwick County, Kansas.

LANDSCAPE NOTES:

1. All landscape work shall be done in accordance with Industry standards.
2. All areas called out as seeded shall be seeded and fertilized per City of Wichita specifications.
3. Trees with broken leaders or no central leader will not be accepted.
4. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
5. Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be premium cedar mulch of uniform consistency.
6. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
7. General Contractor to supply and place at a depth of 4", all topsoil on site within the Limits of Construction.
8. 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 trash, or other matter toxic to plant growth.
9. Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 587-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
12. The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
13. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
14. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
15. The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
16. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
17. Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.

LANDSCAPE PLAN
APPROVED 3/27/14 BY
DP-122

LANDSCAPE CALCULATIONS:

Street Yard Requirement:	320'x2u= 6,440 sf
Street Yard Shown:	20,574 sf
Shade Trees Required:	6,440/500= 12.88=> 13
Shade Trees Shown:	13 Shade Trees
Parking Stalls Required:	40 Stalls= 2 Shade Trees
Parking Stalls Shown:	2 Shade Trees

PHILIP J. MEYER 478 3/10/14 KANSAS LANDSCAPE ARCHITECT

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE
Baughman Company, P.A.
315 Ellis Wichita, KS 67211
P 316.262.7271 F 316.262.0149

SITE LANDSCAPE PLAN
Scale 1"= 30'-0"

SCHAEFER JOHNSON COX FREY ARCHITECTURE
Empress Center
207 N. Broadway
Suite 400
Wichita, Kansas
67202-2237
Ph. 316.684.0171
Fax 316.684.0828
architecture@sjcf.com

Baughman
Baughman Company, P.A.
315 Ellis Street Wichita, Kansas 67211
P 316.262.7271 F 316.262.0149

WICHITA CHILDREN'S HOME
BRIDGES APARTMENTS
37TH AND INWOOD

©2013
Schaefer Johnson Cox Frey Architecture, Inc.
All Rights Reserved

These drawings and their contents, including, but not limited to, all concepts, designs, & ideas are the exclusive property of Schaefer Johnson Cox Frey (SJCF), and may not be used or reproduced in any way without the express consent of SJCF.

Revisions

1		6	
2		7	
3		8	
4		9	
5		10	

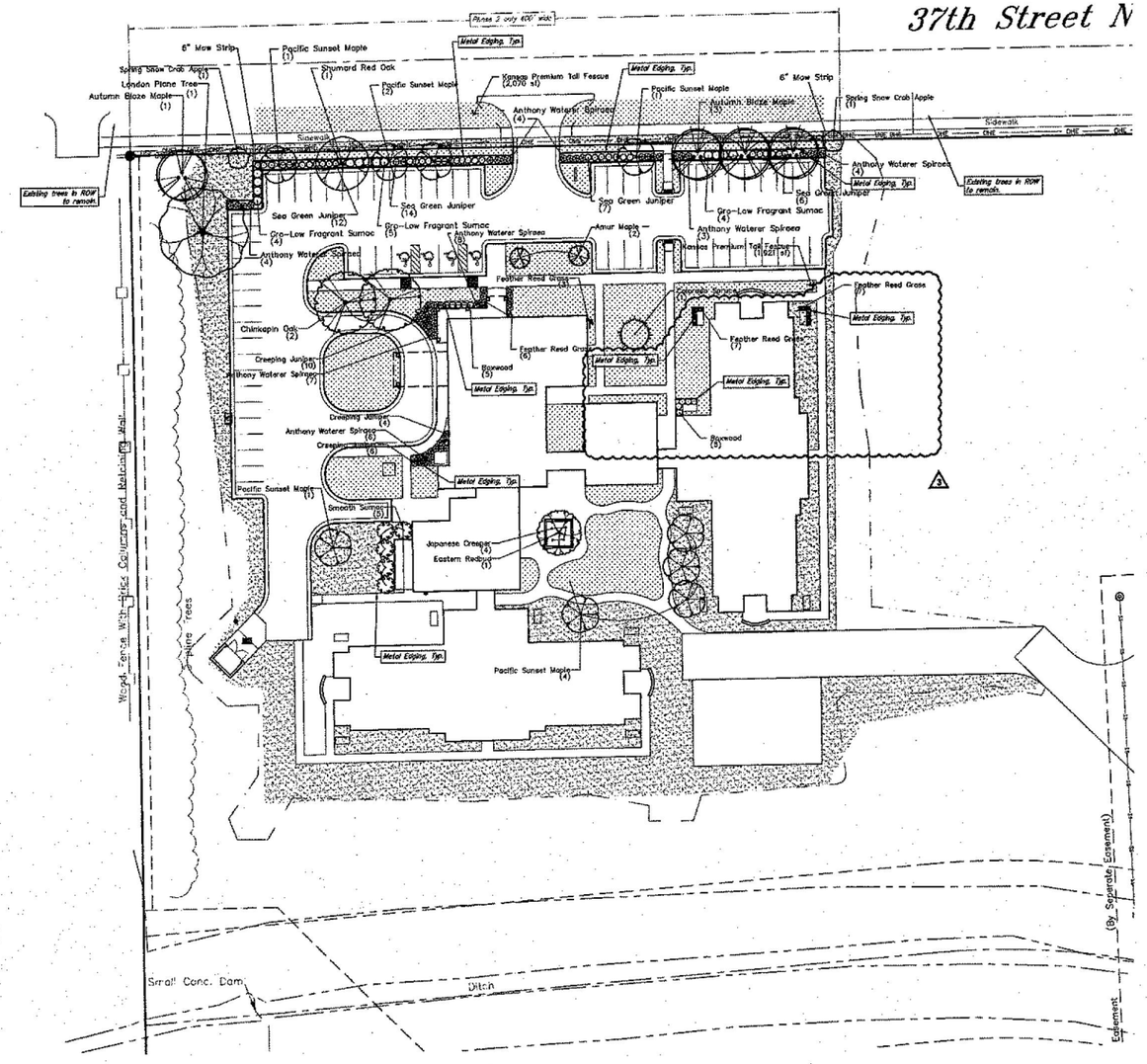
Project Number
SJCF 5149.10

Date
17 JAN 2014

LANDSCAPE

1" = 30'-0"

C26.1



LANDSCAPE CALCULATIONS: (THIS PHASE)

Street Yard Requirement:	400'x20'= 8,000 sf
Street Yard Shown:	9,055 sf
Shade Trees Required:	8,000/500=16 Shade Trees
Shade Trees Shown:	16 Shade Trees
Parking Stalls Required:	62/25=3.25= 4 Shade Trees
Parking Stalls Shown:	4 Shade Trees from Streetyard Req.
Screening Buffer Required:	West Property Line = Existing Tree Row with shrubs.

REVISIONS

1. Added shrub screening around condensing units.

IRRIGATION NOTES:

1. All irrigation work is to be installed in compliance with all local codes and regulations.
2. Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
3. The Irrigation Contractor DOES NOT START irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which: Use Rainbird, Toro, Hunter products, or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City Codes.
4. Prior to construction, Irrigation Contractor to locate all exist and proposed utilities and electrical wiring.
5. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
6. All irrigated turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system and/or spray heads. Per Owner's request, the Buffalo Grass will not irrigation installed.
7. Heads to be adjusted to not spray on buildings, walks, or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so not to be susceptible to damage by automobile overhangs.
8. Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeving prior to any paving. Combine piping when possible to save on sleeving material. Sleeves to be min. 20' beloow finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
9. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
10. Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.
11. Locate Irrigation Controller per Owner's direction.

LANDSCAPE PLAN

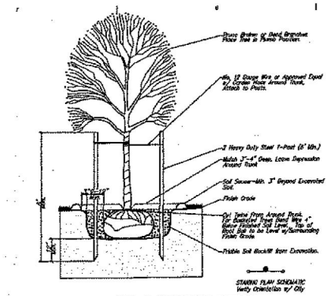
30 0 30 Scale 1"= 30'-0"

*Alternate bid with Kansas Premium Fescue Sod

LANDSCAPE PLAN

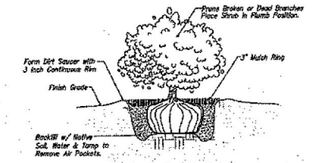
APPROVED 6/24/15 BY NES

DP-122



1 TREE PLANTING & STAKING DETAIL

Deciduous Trees Larger than 2" Cal. Evergreen Trees Larger than 6' Height — No Scale



2 SHRUB PLANTING DETAIL

5 Gallon and Smaller — No Scale



3 MOW STRIP

NOT TO SCALE

LEGAL DESCRIPTION

Lot 3, Block 1, Parcel No. 104, an addition to Wichita Sedgwick County, Kansas.

BENCHMARK

Benchmark — City of Wichita disc 36th Street North and Inwood, Northeast corner of hubguard on RCBC, south of 37th St.
Elevation = 1371.17 (NAVD 88)

SITE INFORMATION

Total Area:	994,584 sq. ft. (13.65 acres)
Phase II Site Area:	±363,560 sq. ft. (8.35 acres)
Proposed Impervious Area: (Incl. Building)	±184,525 sq. ft. (4.24 acres)
Perious Area:	±179,032 sq. ft. (4.11 acres)

LANDSCAPE NOTES:

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out as seeded shall be seeded and fertilized per City of Wichita specifications.
3. Trees with broken leaders or no central leader will not be accepted.
4. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rotatilled in to a depth of 10-12".
5. Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be premium cedar mulch of uniform consistency.
6. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
7. General Contractor to supply and place at a depth of 4", all topsoil on site within the Limits of Construction.
8. 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 trash, or other matter toxic to plant growth.
9. Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
12. The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
13. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
14. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
15. The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
16. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
17. Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.

PLANT_SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE		REMARKS
	9	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	B & B	3"Cal			Full & Healthy
	2	Acer ginnala	Amur Maple	B & B	Clump	8'-9" H		Full & Healthy
	9	Acer platanoides 'Warrenred' TM	Pacific Sunset Maple	B & B	3"Cal			
	1	Cercis canadensis	Eastern Redbud	B & B	2"Cal			
	2	Malus x 'Spring Snow'	Spring Snow Crab Apple	B & B	2"Cal			Full & Healthy
	1	Platanus x acerifolia	London Plane Tree	B & B	3"Cal			
	2	Quercus muehlenbergii	Chinkapin Oak	B & B	3"Cal			Full & Healthy
	1	Quercus shumardii	Shumard Red Oak	B & B	3"Cal			
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE		REMARKS
	1	Picea pungens 'Maiden Blue'	Colorado Spruce	B & B		8'-10' H		
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT				REMARKS
	10	Buxus x 'Green Mountain'	Boxwood	3 gal				
	23	Calamagrostis x acutiflora 'Avalanche'	Feather Reed Grass	3 gal				
	39	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal				Full & Healthy
	20	Juniperus horizontalis	Creeping Juniper	3 gal				
	4	Parthenocissus tricuspidata	Japanese Creeper	4"pot				Full & Healthy
	13	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal				Full & Healthy
	5	Rhus glabra	Smooth Sumac	3 gal				
	44	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	3 gal				Full & Healthy
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT			REMARKS	
	26,922 sf	Bouteloua dactyloides 'Cody II'	Buffalo Grass	seed			Turf Quality	
	6,730 sf	Festuca arundinacea	Kansas Premium Tall Fescue	seed				Alternate bid with Kansas Premium Fescue Sod

BOHARFER JOHNSON COX FREY ARCHITECTURE
Architect
217 N. Broadway
Wichita, Kansas
67202-2111
Ph. 316.262.2171
Fax 316.264.4888
mail@bjcf.com

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE

Baughman Company, P.A.
125 Ellis Wichita, KS 67211
P316-262-2271 F316-267-0349
S:\Projects\Wichita Children's Home Inc_13-014\PHASE II\Landscape-Bathroom 1.dwg

WICHITA CHILDREN'S HOME
SHELTER & ADMINISTRATION BUILDING
7271 E. 37TH ST. NORTH, WICHITA, KS 67226

These drawings and their contents, including, but not limited to, all concepts, designs, & ideas are the exclusive property of Schaefer Johnson Cox Frey Architecture, Inc. All rights reserved. Any use or reproduction in any way without the express consent of SJCF.

Revisions

3 2-24-15
3 3-4-15
3 6-16-15

Project Number
SJCF 8148.20

Date
8-17-2014

LANDSCAPE PLAN

1" = 30'-0"

L1.0