

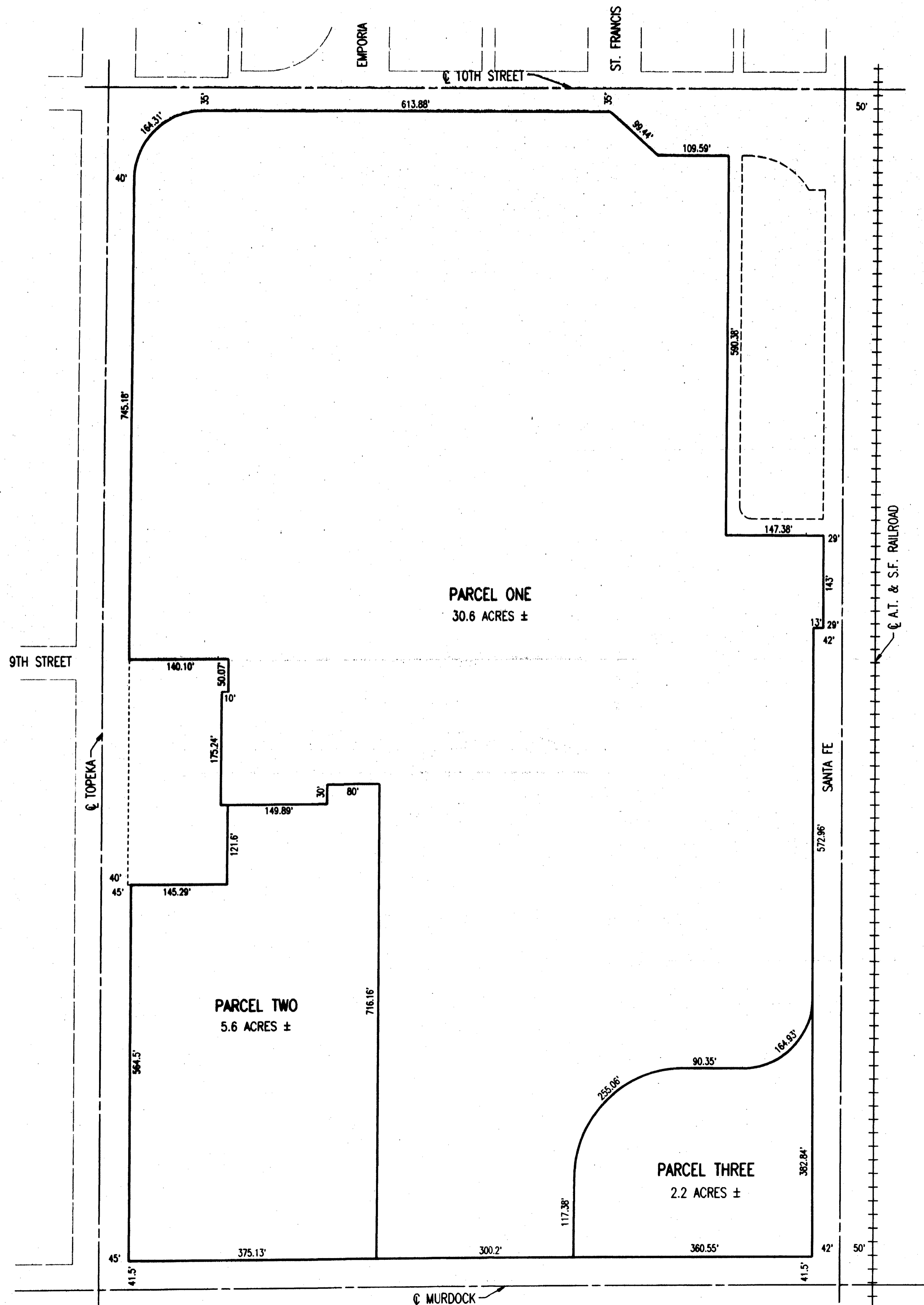
# VIA CHRISTI REGIONAL MEDICAL CENTER, INC.

## ST. FRANCIS CAMPUS

### COMMERCIAL COMMUNITY UNIT PLAN DP-132 AMENDMENT NO. 1, 12/14/99

Approved as per AA CVP 2018-55  
**APPROVED CUP**  
 MAPC 9/22/99 Rlm  
 WCC 10/18/99 Rlm  
 DP-132 Amendment #1  
 MAPC app'd 9/16/99 Rlm  
 WCC app'd 12/14/99  
 MAPD Copy 1 of 4

SCALE: 1" = 100'



#### GENERAL

TOTAL NET AREA = 38.4 ACRES ±

#### GENERAL PROVISIONS

- ACCESS CONTROL: ACCESS CONTROL SHALL BE IN ACCORDANCE WITH THE RECORDED PLAT OF ST. FRANCIS REGIONAL MEDICAL CENTER ADDITION, OR ST. FRANCIS REGIONAL MEDICAL CENTER 2ND AND 3RD ADDITIONS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- DRAINAGE: DRAINAGE SHALL BE IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN ON FILE WITH THE CITY OF WICHITA.
- BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE FINAL PLATS OF ST. FRANCIS REGIONAL MEDICAL CENTER ADDITION, ST. FRANCIS REGIONAL MEDICAL CENTER 2ND ADDITION, THE UNIFIED ZONING CODE, OR OTHERWISE AMENDED OR ADJUSTED.
- PARKING RATIO: PARKING RATIO SHALL BE IN ACCORDANCE WITH ARTICLE IV, SECTION IV-A OF THE UNIFIED ZONING CODE; PROVIDED HOWEVER, 1,000 SQUARE FEET OF LOFT AREA IN THE EXPANDED DIALYSIS FACILITY SHALL BE EXCLUDED FROM CALCULATIONS PER ADMINISTRATIVE ADJUSTMENT DATED 1/31/90.
- ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH THE SIGN CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT OR PORTABLE SIGNS SHALL BE ALLOWED. *CUP 2007-01 ADMIN ADJ. ESTABLISHES SIGN MASTERPLAN CUP 2018-55 Admin Adj. allows one additional wall sign. Rlm*
- PRIVATE STREETS AND FIRE LANES: PRIVATE STREETS WITHIN THIS DEVELOPMENT ARE FOR USE AS FIRE LANES, PRIVATE DRIVES, AND PARKING. MAINTENANCE OF THE PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE OWNER. SHOULD NEW CONSTRUCTION REQUIRE ADDITIONAL FIRE LANES, SAID FIRE LANES SHALL BE HARD SURFACED AND 24 FEET MINIMUM WIDTH, AND CONSTRUCTED WITH A MINIMUM 3-1/2 INCH ASPHALT BASE WITH 1-1/2 INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
- SCREENING AND LANDSCAPING: THE 5 FOOT TO 8 FOOT WALL REQUIRED ALONG THE NORTH LINE OF PARCEL TWO MAY BE WAIVED BY THE DIRECTOR OF PLANNING, PROVIDED THAT THIS AREA IS DEVELOPED WITH MEDICAL FACILITIES OR RESIDENTIAL USES AND APPROPRIATE SCREENING IS PROVIDED.  
  
THE LANDSCAPING SCREEN, WHERE REQUIRED, ALONG THE NORTH AND WEST LINES OF PARCEL ONE AND THE WEST LINE OF PARCEL TWO MAY BE WAIVED BY THE DIRECTOR OF PLANNING, PROVIDED THAT THESE AREAS ARE DEVELOPED WITH MEDICAL FACILITIES OR RESIDENTIAL USES.  
  
IN THE EVENT LANDSCAPED AREAS ARE REQUIRED, A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, INDICATING THE TYPE, LOCATION, SPECIFICATION OF PLANT MATERIAL, AND METHOD OF PROVIDING WATER TO THE PLANT MATERIAL, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT(S) FOR PARCEL TWO AND THE NORTHERLY PORTION OF PARCEL ONE.  
  
A FINANCIAL GUARANTEE, FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN, SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN COMPLETED.
- SHOULD THE EXISTING HELIPORT BE RELOCATED, OR ADDITIONAL HELIPORTS ADDED, A SPECIAL PERMIT AS REQUIRED BY THE ZONING ORDINANCE WILL NEED TO BE OBTAINED.
- ALL NEW BUILDING CONSTRUCTION SHALL UTILIZE MATERIALS AND COLORS SIMILAR TO THOSE BUILDING MATERIALS AND COLORS EXISTING ON THE CAMPUS.
- THE PROPERTY SHALL COMPLY WITH SITE DESIGN REQUIREMENTS FOR SCREENING AND LIGHTING IN THE UNIFIED ZONING CODE AND LANDSCAPE REQUIREMENTS IN THE LANDSCAPE ORDINANCE.

#### PARCEL DESCRIPTIONS

##### PARCEL ONE

PROPOSED USE - HOSPITAL, CLINICS (EXCLUDING ANIMAL HOSPITALS OR ANIMAL CLINICS), OFFICES, PHARMACIES, HEALTH CARE EQUIPMENT SALES AND RENTAL, EDUCATIONAL, RELIGIOUS, PHILANTHROPIC AND ELEEMOSYNARY INSTITUTIONS, HELIPORT (ASSOCIATED WITH EMERGENCY MEDICAL SERVICE) (SEE G.P. 9), HOTEL/MOTEL, ROOMING OR BOARDING HOUSES (ASSOCIATED WITH STAFF OR PATIENT CARE), FINANCIAL, RESTAURANTS (THAT DO NOT INCLUDE CARRYOUT FOOD SERVICE AS THEIR PRINCIPAL BUSINESS), HEALTH CLUBS, PARKING GARAGES, CHILD CARE CENTER, PERSONAL SERVICES AND CONVENIENCE AND SERVICE ORIENTED RETAIL. MULTI-FAMILY RESIDENTIAL MAY BE PERMITTED, PROVIDED A SITE PLAN IS FIRST APPROVED BY THE DIRECTOR OF PLANNING.  
 NET AREA - 30.6 ACRES ± OR 1,330,322 SQ. FT.  
 MAXIMUM BUILDING COVERAGE - 30% OR 399,097 SQ. FT. (PARKING GARAGES SHALL BE EXCLUDED FROM MAXIMUM BUILDING COVERAGE)  
 MAXIMUM GROSS FLOOR AREA - 1,750,000 SQ. FT.  
 MAXIMUM BUILDING HEIGHT - 130 FEET 156 FEET PER ADMINISTRATIVE ADJUSTMENT DATED 10/22/90.

##### PARCEL TWO

PROPOSED USE - CLINICS (EXCLUDING ANIMAL HOSPITALS OR ANIMAL CLINICS), OFFICES, PHARMACIES, HEALTH CARE EQUIPMENT SALES AND RENTAL, EDUCATIONAL, RELIGIOUS, PHILANTHROPIC AND ELEEMOSYNARY INSTITUTIONS, HOTEL/MOTEL, ROOMING OR BOARDING HOUSES (ASSOCIATED WITH STAFF OR PATIENT CARE), FINANCIAL, RESTAURANTS (THAT DO NOT INCLUDE CARRYOUT FOOD SERVICE AS THEIR PRINCIPAL BUSINESS), HEALTH CLUBS, CHILD CARE CENTER, PERSONAL SERVICES AND CONVENIENCE AND SERVICE ORIENTED RETAIL. MULTI-FAMILY RESIDENTIAL MAY BE PERMITTED, PROVIDED A SITE PLAN IS FIRST APPROVED BY THE DIRECTOR OF PLANNING.  
 NET AREA - 5.6 ACRES ± OR 243,936 SQ. FT.  
 MAXIMUM BUILDING COVERAGE - 30% OR 73,181 SQ. FT.  
 FLOOR AREA RATIO - 100%  
 MAXIMUM GROSS FLOOR AREA - 243,936 SQ. FT.  
 MAXIMUM BUILDING HEIGHT - 55 FEET  
 MAXIMUM NUMBER OF BUILDINGS - FOUR

##### PARCEL THREE

PROPOSED USE - CLINICS (EXCLUDING ANIMAL HOSPITALS OR ANIMAL CLINICS), OFFICES, PHARMACIES, HEALTH CARE EQUIPMENT SALES AND RENTAL, EDUCATIONAL, RELIGIOUS, PHILANTHROPIC AND ELEEMOSYNARY INSTITUTIONS, HOTEL/MOTEL, ROOMING OR BOARDING HOUSES (ASSOCIATED WITH STAFF OR PATIENT CARE), FINANCIAL, RESTAURANTS (THAT DO NOT INCLUDE CARRYOUT FOOD SERVICE AS THEIR PRINCIPAL BUSINESS), HEALTH CLUBS, CHILD CARE CENTER, PERSONAL SERVICES AND CONVENIENCE AND SERVICE ORIENTED RETAIL. MULTI-FAMILY RESIDENTIAL MAY BE PERMITTED, PROVIDED A SITE PLAN IS FIRST APPROVED BY THE DIRECTOR OF PLANNING.  
 NET AREA - 2.2 ACRES ± OR 95,832 SQ. FT.  
 MAXIMUM BUILDING COVERAGE - 30% OR 28,750 SQ. FT.  
 FLOOR AREA RATIO - 100%  
 MAXIMUM GROSS FLOOR AREA - 95,832 SQ. FT.  
 MAXIMUM BUILDING HEIGHT - 55 FEET  
 MAXIMUM NUMBER OF BUILDINGS - THREE

DP-132 Amendment #1  
 MAPC Approved 9/16/99  
 WCC Approved 12/14/99

**LANDSCAPE ORDINANCE CALCULATIONS**

LANDSCAPED STREET YARD REQUIRED	649 TOTAL FEET STREET FRONTAGE
	-20 GREATEST PERPENDICULAR DISTANCE
	=649 ADJUSTED STREET FRONTAGE
	X10 AREA FACTOR (AVE. DEPTH OF 234 FEET)
	=6490 SQ. FT. LANDSCAPED YARD REQUIRED
LANDSCAPED STREET YARD PROVIDED	65,165 SQ. FT.
STREET YARD TREES REQUIRED	14 TREES (6490/500 (1 TREE PER 500 SQ. FT.))
STREET YARD TREES PROVIDED	15 TREES (SHADE, ORNAMENTAL & SHRUB EQUIVALENT)
PARKING LOT TREES REQUIRED	4 TREES (72 STALLS/20 = 4 TREES)
PARKING LOT TREES PROVIDED	7 TREES (SHADE AND ORNAMENTAL)
PARKING LOT SCREENING IS PROVIDED WITH SHRUBS AND TREES	
72 PARKING STALLS PROVIDED	
NOTE: ENTIRE SITE TO BE WATERED BY MEANS OF AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL BE CONTROLLED WITH AN AUTOMATIC MOISTURE SENSITIVE CONTROLLER.	

**LANDSCAPE NOTES**

- The Contractor shall locate and verify the existence of all utilities prior to starting work.
- Final grade areas as indicated in the Grading Plan. Mound all islands in parking lots 6" higher in center from curb elevation. Preserve existing trees and plants as indicated.
- Coordinate landscape work with other contractors of utility and irrigation work and irrigation sleeving.
- Refer to separate manual for the Landscape Specifications Sections: 02810 - Underground Irrigation, 02930 - Finish Grading, Seeding & Sodding and 02950 - Trees, Shrubs, Vines, Groundcovers & Florals.
- Prepare soil test as called for in the specifications and submit soil test and recommendations to the Project Landscape Architect or Marshall Erdman & Associates' representative. Apply soil amendments for lawn areas to correct acid or alkaline soils that adjust pH between 6.0 to 6.8. Evenly distribute ground limestone or sulfur and incorporate thoroughly into soil.
- Refer to specification Section 02930, Part 2, Materials for seed & sod types and installation.
- Install premium planting mixtures as indicated in the specification Section 02950, Part 3, Execution.
- Refer to specification Section 02950, Part 3, Execution for Hot-weather Planting Procedures when temperatures exceed 85 degrees F.
- Match all areas of trees, shrubs vines and groundcovers with type indicated on plans to a 3" depth. Refer to specification Section 02950, Part 2, Products: for mulch types. Stippled areas indicate stone mulch, provide SAMPLE with bid.
- Install 1/2" x 4" steel edging or equivalent where indicated with a dashed line in annotated black color.
- The Contractor shall provide maintenance for the plantings and lawn areas as indicated in the specifications: Lawns - 30 Days  
Trees, shrubs, vines, groundcovers & perennials - 60 Days  
Bulbs - 30 Days  
Annua's - 30 Days
- Upon completion of the maintenance and approval for final acceptance, the Contractor shall supply the Owner and the Project Landscape Architect or Marshall Erdman and Associates' representative written maintenance instructions, for maintenance during and after the guarantee period.
- Warranty periods as indicated in the specification are: Lawns - 90 Days  
Trees, shrubs, vines, groundcovers & perennials - 1 year  
Bulbs - 90 Days  
Annua's - 30 Days
- Provide BACE (B) of all lawn, plants, mulches and edgings. Include separate irrigation cost for irrigation of lawn and plants. Submit UNIT COSTS for all plant materials. (Unit costs include all labor).
- Refer to Landscape Details & Entry Details: Plant List quantities include plants from all sheets and detail plans.
- Provide Add Alternate Bid for deleting lawn areas and installing plant beds, trees and mulches as indicated on the plan for plant labels in a dashed boxes.
- Entire site to be irrigated by means of an automatic underground irrigation system.

**LEGAL DESCRIPTION**

LOT 1, BLOCK ONE  
VIA CHRISTI REGIONAL MEDICAL CENTER, INC. ADDITION  
TO WICHITA, SEDGWICK COUNTY, KANSAS

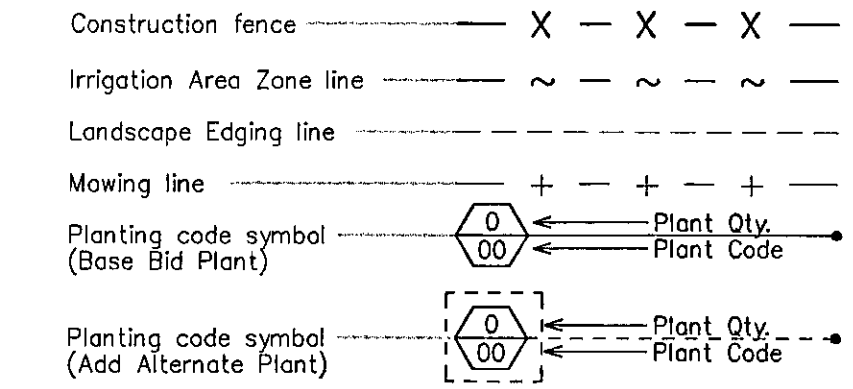
**IRRIGATION GENERAL NOTES**

- It is the responsibility of the Irrigation Contractor to familiarize themselves with all grade differences, location of walls, structures, and utilities. The Irrigation Contractor shall repair and/or replace all items damaged by his/her work. His/She shall coordinate work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways, and paving, etc.
  - All mainline pipe shall be located within landscape areas (unless sleeved under paving). Locate a min. of 12" from back of curb, sidewalks, or any hardscape edge.
  - All pipe and wire sleeves to be Sch 40 PVC and sized per plan.
  - All non-pressure lateral line shall be installed in sleeve in trench. Sleeve shall be installed at time of trench placement. All non-pressure lateral line shall extend a min. of 6" beyond edge of sleeve and 12" beyond edge of hardscape and shall be capped in place, each end.
  - All pressure supply line shall be installed in a sleeve in trench. Sleeve shall be installed at time of trench placement. All pressure supply lines shall extend a min. of 6" beyond edge of sleeve and 12" beyond edge of hardscape and shall be capped in place, at each end.
  - All control wire sleeve shall be sized as required for number of wires at sleeve location. Sleeve shall extend 6" beyond edge of all hardscape surfaces into planter area at each end and shall be capped in place, at each end.
  - All mainline piping, lateral piping, and control wires shall each be installed in separate sleeves.
  - Pipe sizes shall conform to min. pipe sizing chart requirements based on system GPM. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at time of said rejection.
  - Irrigation Contractor shall pressure test mainline prior to installation of valves, lateral, heads, or emitters. Pressure test line at 150 p.s.i. for a min. of two (2) hours to check for leaks or any cause of pressure drop. Repair as necessary until pressure is maintained.
  - Irrigation Contractor shall make final adjustments to all spray heads and emitter tubing. No spray heads shall be used in any plant beds around building foundation. Drip systems shall be used and shall be Techline or approved equal. Adjust drip tubing systems to provide plant watering requirements. Spray heads shall be adjusted to eliminate any overspray onto surrounding walks, hardscapes, and building surfaces. Spray heads shall be adjusted to provide head-to-head coverage in lawn areas. Spray heads shall be low-gallopogo heads. All shrub beds in mulch shall be drip irrigated. Adjust drip tubing systems to provide plant watering requirements. Drip systems shall be Techline or approved equal.
  - Supplemental watering hose bibs shall be installed a min. of 150' on center along mainline.
- NOTE: IRRIGATION CONTROLLER SHALL BE SET TO RUN THE IRRIGATION SYSTEM AT NON-PEAK BUSINESS HOURS.

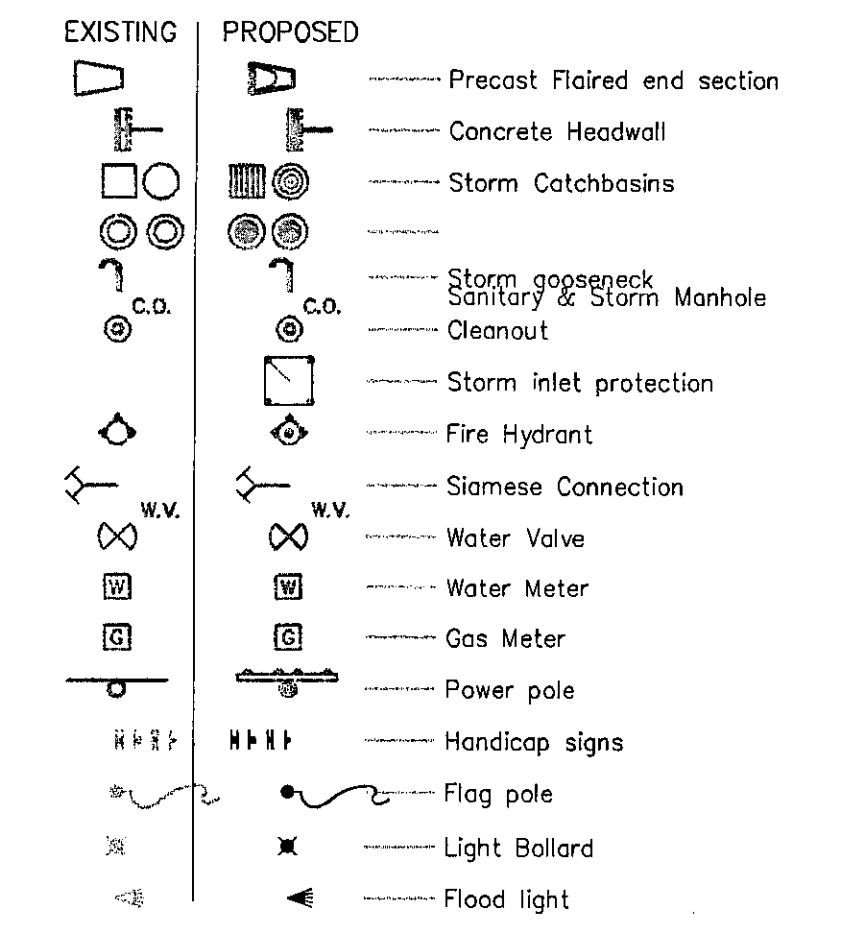
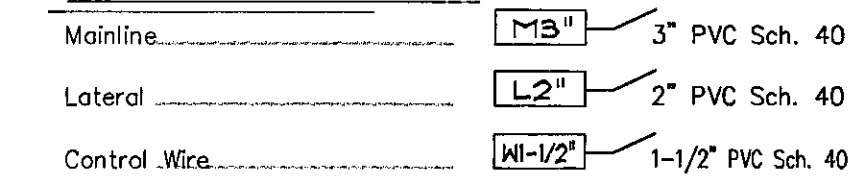
**GENERAL NOTES**

- Parking lot dimensions are from face of curb to face of curb unless noted otherwise.
- It shall be the responsibility of the subcontractors to notify all applicable utility companies who may be affected by the proposed work. The subcontractor shall make every effort to protect existing utility lines and shall repair any damages at their own expense. The subcontractors shall also coordinate their activities with other subcontractors to ensure compliance with the project schedule.
- All site concrete shall have a minimum 28 day compressive strength of 4000 psi, a slump of 4", an air content of 6% and a maximum water to cement ratio of 0.48.

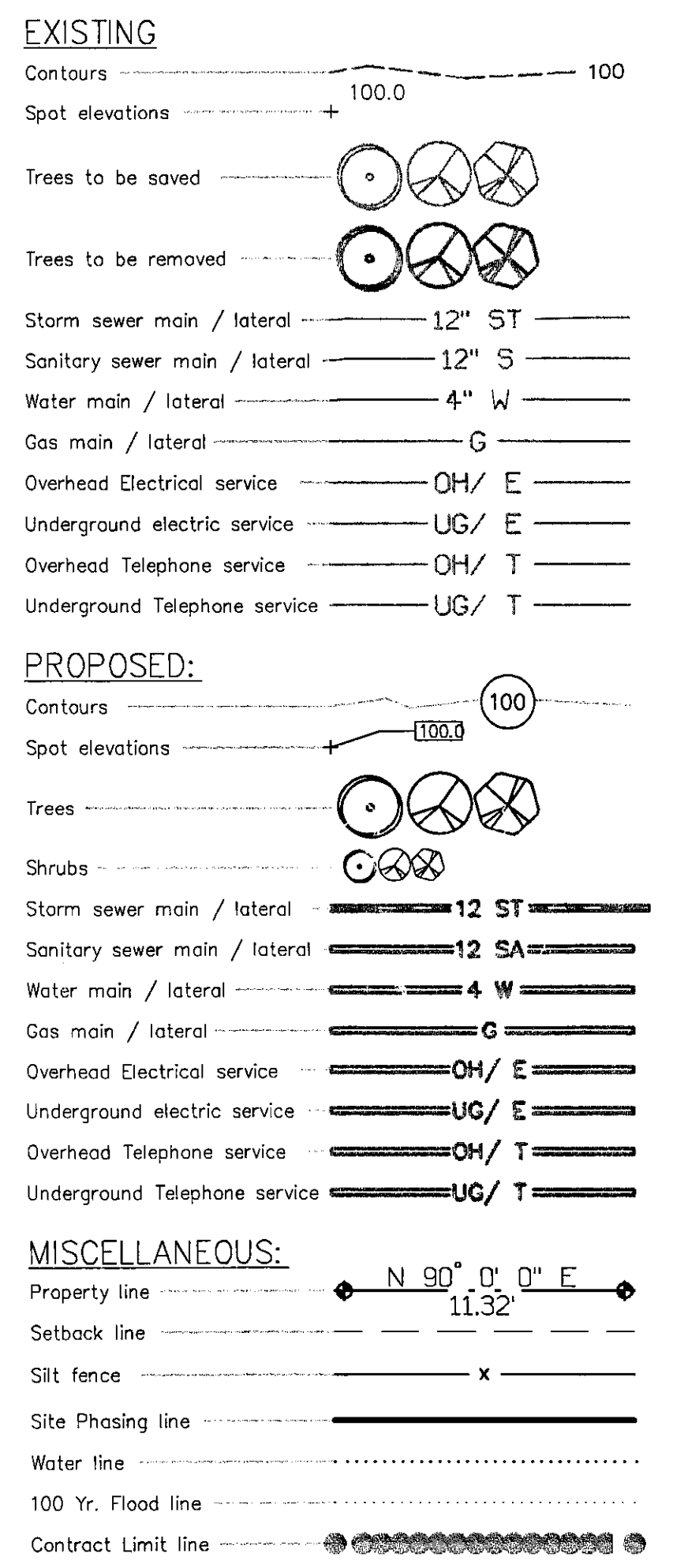
**LANDSCAPING**



**IRRIGATION SLEEVING**

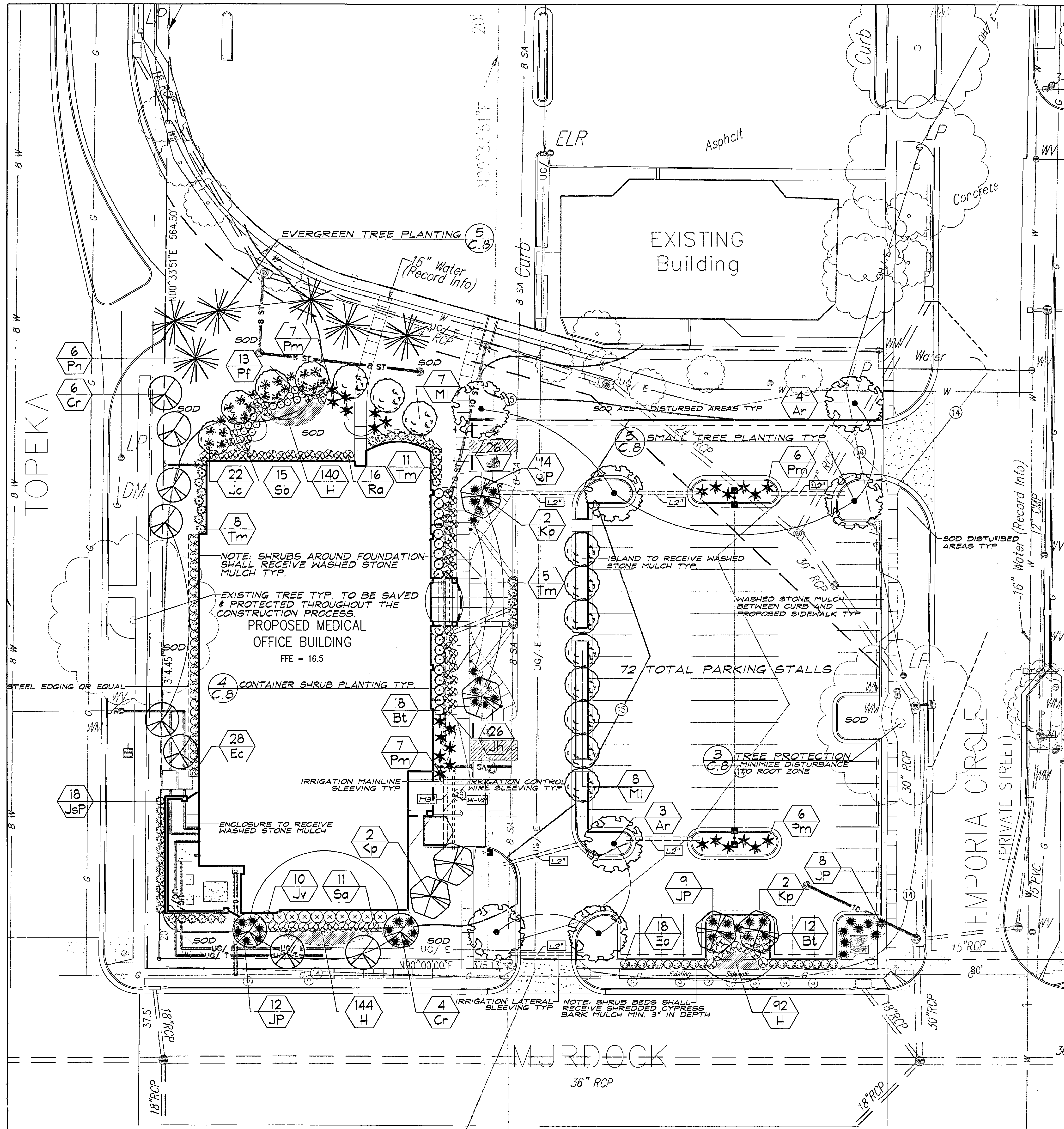


**SITE LEGEND**



**PLANT LIST - OVERALL PLAN**

Code	Scientific Name	Common Name	Quantity	Size	Root	Remarks
<b>TREES</b>						
Ar	Acer rubrum 'Red Sunset'	Red Sunset Maple	7	2-1/2' Cal	BB	High branched trees
Cr	Cercis canadensis	Flowering Dogwood	10	5'-6' Hght	BB	Clump form
Kp	Koelerutaria paniculata	Panicled Goldenrain-tree	4	2' Cal.	BB	Dense trees
Ml	Malus 'Indian Summer'	Indian Summer Crabapple	15	5'-6' Hght	BB	Dense globe shaped trees
Pn	Pinus nigra	Austrian Pine	6	6'-7' Hght	BB	Branches to ground
<b>SHRUBS</b>						
Bt	Berberis thunbergii var. 'Erecta'	Erect Japanese Barberry	18	5 Gal.	Cont.	Uniform Plants for Hedge
Ea	Euonymus alata 'Compacta'	Compact Winged Euonymus	46	3 Gal.	Cont.	Min. 18' Hght, Erect Plants
Jc	Juniperus chinensis 'Armstrong'	Armstrong Juniper	22	5 Gal.	Cont.	
Jh	Juniperus horizontalis 'Youngstown'	Youngstown Creeping Juniper	26	5 Gal.	Cont.	
Jp	Juniperus chinensis 'Pfitzeriana Aurea'	Aurea Pfitzer Juniper	35	5 Gal.	Cont.	Flat, Wide Plants
JpP	Juniperus scopulorum 'Pfalzfinder'	Pfalzfinder Juniper	18	4'-5' Hght	BB	Uniform Plants for Natural Screen
Jv	Juniperus virginiana 'Glauca'	Glauca Redcedar	10	5'-6' Hght	BB	Columnar, Branches to ground
Pf	Potentilla fruticosa 'Jackmanii'	Jackman's Bush Crayweed	13	5 Gal.	Cont.	
Pm	Pinus mugo var. 'mugo'	Mugo Pine	26	5 Gal.	Cont.	Upright
Ra	Rhus aromatica	Fragrant Sumac	16	5 Gal.	Cont.	Uniform Plants for Natural Screen
Sb	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	15	5 Gal.	Cont.	
Tm	Taxus x media 'Tautanilii'	Tautanil Yew	24	5 Gal.	Cont.	Uniform Plants for Natural Screen
<b>PERENNIALS / GROUNDCOVERS / GRASSES / VINES / ANNUAL FLOWERS / BULBS</b>						
H	Hemerocallis hybridis	Day-lily	376	1 Gal.	Cont.	White, Yellow, Pink Varieties Plant 12\"/>



VIA CHRISTI CANCER CENTER WICHITA, KANSAS

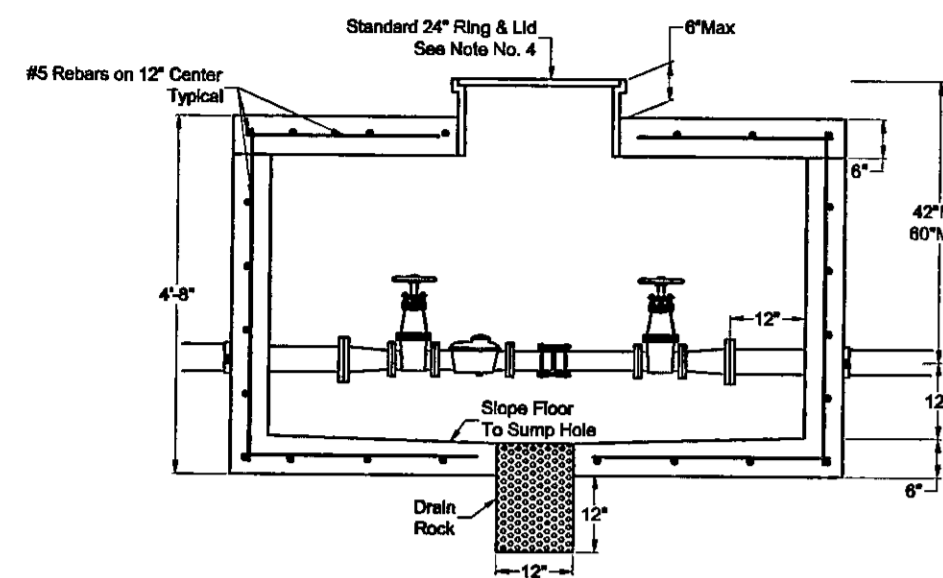
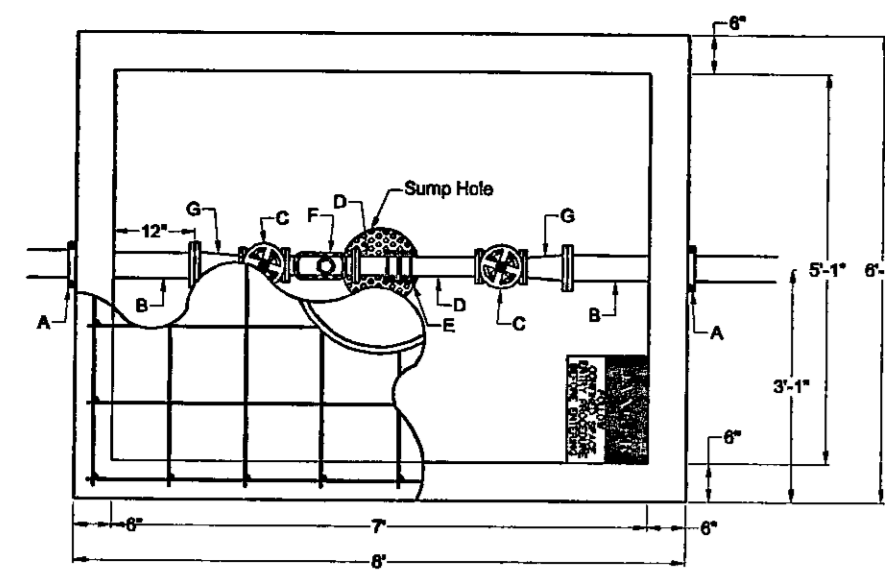
**Marshall Erdman & Associates, Inc.**  
Architecture • Engineering • Manufacturing • Construction  
Madison • Hartford • Washington, DC • Atlanta • Dallas • Denver • San Jose

Project Number: D4862  
Scale: 1" = 20'  
Drawn: ECE  
Checked: C.6

Sheet Number: LANDSCAPE PLAN

APPROVED 4/7/02 BY JTB

Plot Date: 00-00-00



- A - 4" Vault Clamp
- B - 4x6" Flange of 4" FL, PE DCLL Pipe
- C - 3" Flange Gate Valve, Wheel Operated
- D - 2" Flange Gate Valve, Wheel Operated
- E - 2" Flange Gate Valve, Wheel Operated
- F - 2" Meter
- G - 2" x 4" FL Reducer

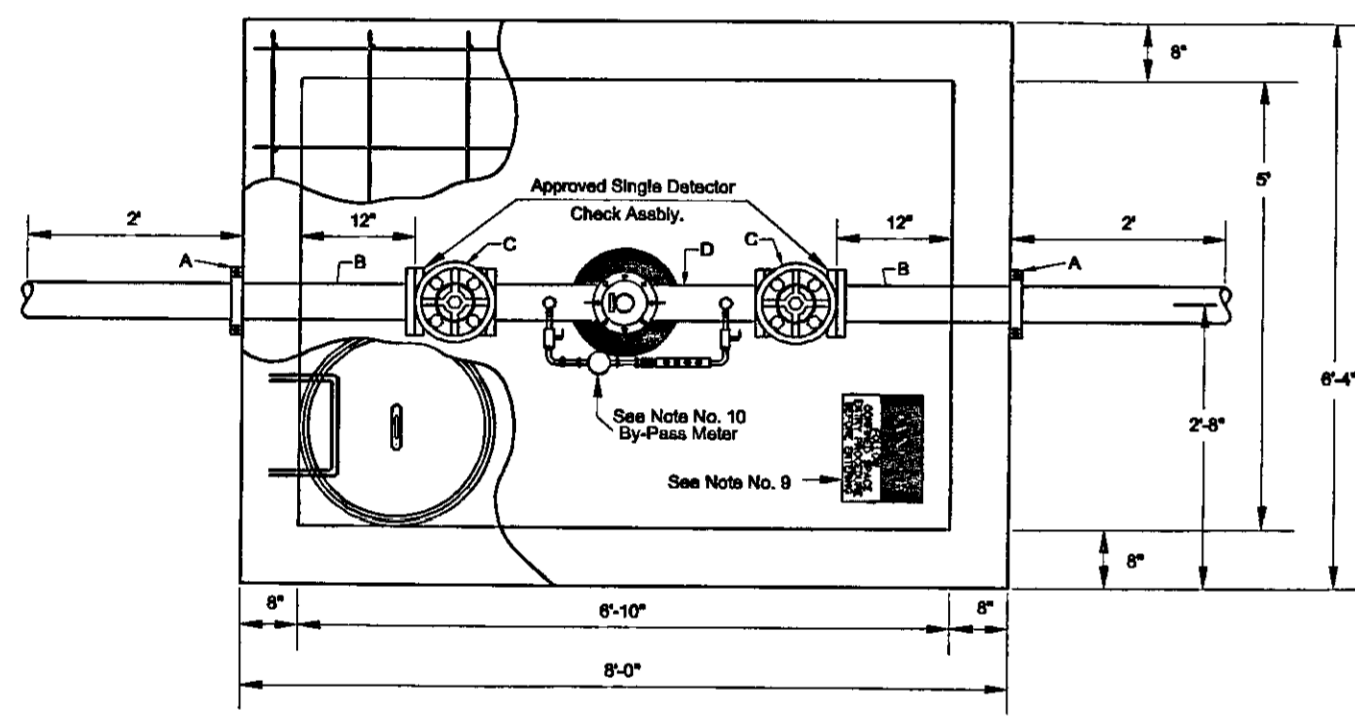
1 3" METER VAULT

WATER VAULT NOTES

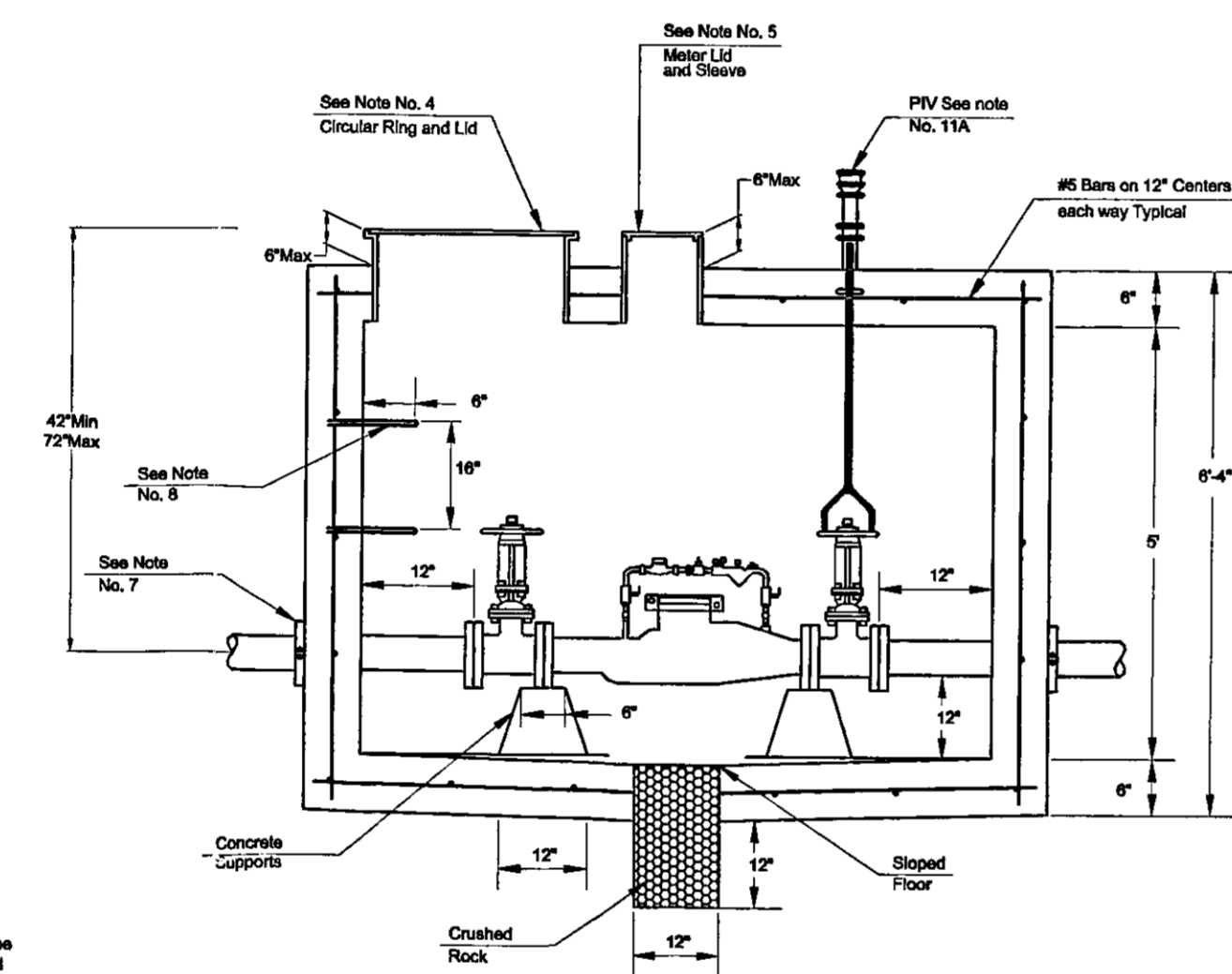
- Notes For All Services - 2" thru 12":
- When the standard vault dimensions are not applicable, such as when additional space is required for special pipe, fittings, additional meters, etc. Wichita Water & Sewer shall design a vault with the required dimensions.
  - The vault shall be poured concrete, cement blocks (voids to be completely filled with 2500 P.S.I. concrete), or approved precast structure (such as Clutter Standard vaults).
  - Vault location to be determined by Wichita Water & Sewer prior to construction and approved by Department's field supervisor prior to installation. A final inspection will be required for acceptance. Vault location standards include: not to be located where subjected to vehicular loads, not to be located in any right-of-way or utility easement, and must be located on the property being served.
  - The manhole ring and lid shall be Neenah R-6034 Frame with Type "C" Solid Lid and Drop Down Handle or US Foundry APS-30x30 (Aluminum).
  - The meter reading lid and ring (where applicable) shall be the current standard 10" Wichita Water & Sewer pattern. The lid and opening shall be located directly above water meter register.
  - For all services larger than 2" the contractor shall provide an outlet flange connection as shown 12-inches from the inside wall. Inlet and outlet wall sleeves shall be provided and installed by the contractor and shall be in alignment with one another. The inlet and outlet pipe shall be ductile iron pipe, cement lined, Class 150 per Wichita Water & Sewer Department Spec. #14533 and shall be continuous through vault wall and joint no less than two(2) feet from the exterior wall of vault. Flanges of inlet and outlet pipes shall be in proper alignment and bolt pattern shall be rotated in such a way that valves and other fittings shall be in their proper vertical alignment when installed.
  - For all services larger than 4" the contractor shall install a mega lug, restrained joint, or approved equal on the exterior walls of the vault, which shall be manufactured of ductile iron conforming to ASTM A 536-80, heat treated to a minimum hardness of 370 BHN and have a working pressure of at least 250 P.S.I. For all 3" and 4" services the contractor shall install a vault clamp on the exterior walls of the vault.

- For all services larger than 6" the contractor shall install access steps at 1'-4" centers and 6" from the inside wall. Approved material shall be Clay & Bailey No. 2102, aluminum steps or Copolymer Polypropylene Plastic PS2-PF. Optional contact is Wichita Concrete Pipe Co.
- The "Confined Space Warning" sign shall be fastened to the top of all vaults. If necessary for landscaping or site considerations, the sign may be fastened to the vault lid if it does not impede access to the handle. Acceptable materials: Aluminum 73415HH, Plastic 73439HH, or S.A. Vinyl 73463HH.
- All meters, primary meters, by-pass meters, etc. shall be a cubic foot meter (i.e. Sensus, Badger, or current Department model). Gallon meters shall not be accepted.

11. Additional Notes For Fire Services:
- A post indicator valve (PIV) is an option for the outlet valve and may be requested by the architect or owner. The PIV is not required by City of Wichita ordinance.
  - When Siamese connections are required by the Wichita Fire Department, refer to City Code Section 15.01.090, Section 103.1.1 amended 1994 Uniform Fire Code. Contact Wichita Fire Department, Fire Prevention at 316.268.4441 for additional information.
  - The backflow preventer device shall not be installed in the vault and must be located in the building.
  - The property owner is responsible for completing an "Application for Private Fire Protection" prior to final acceptance of the project.



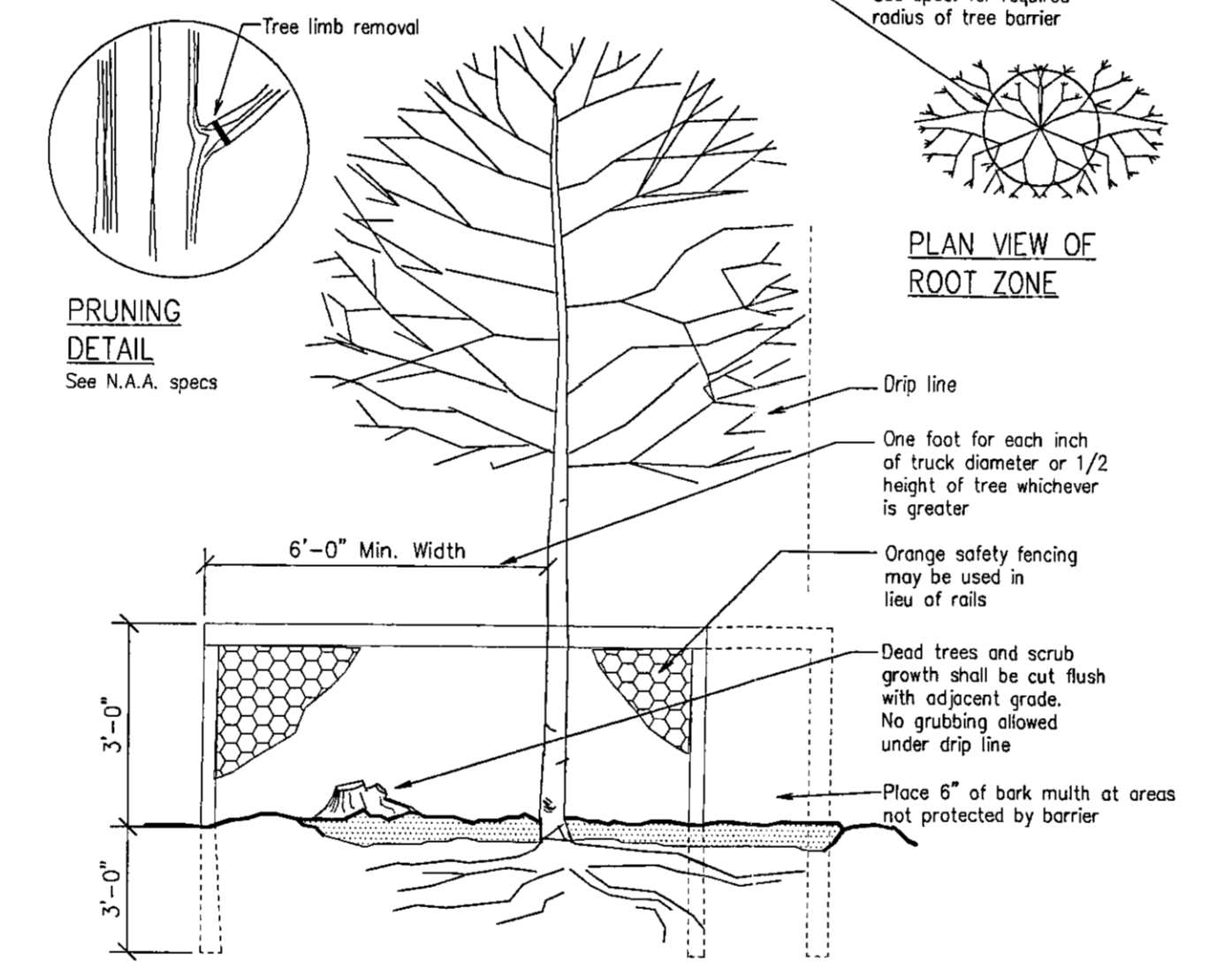
4" thru 8" fire service



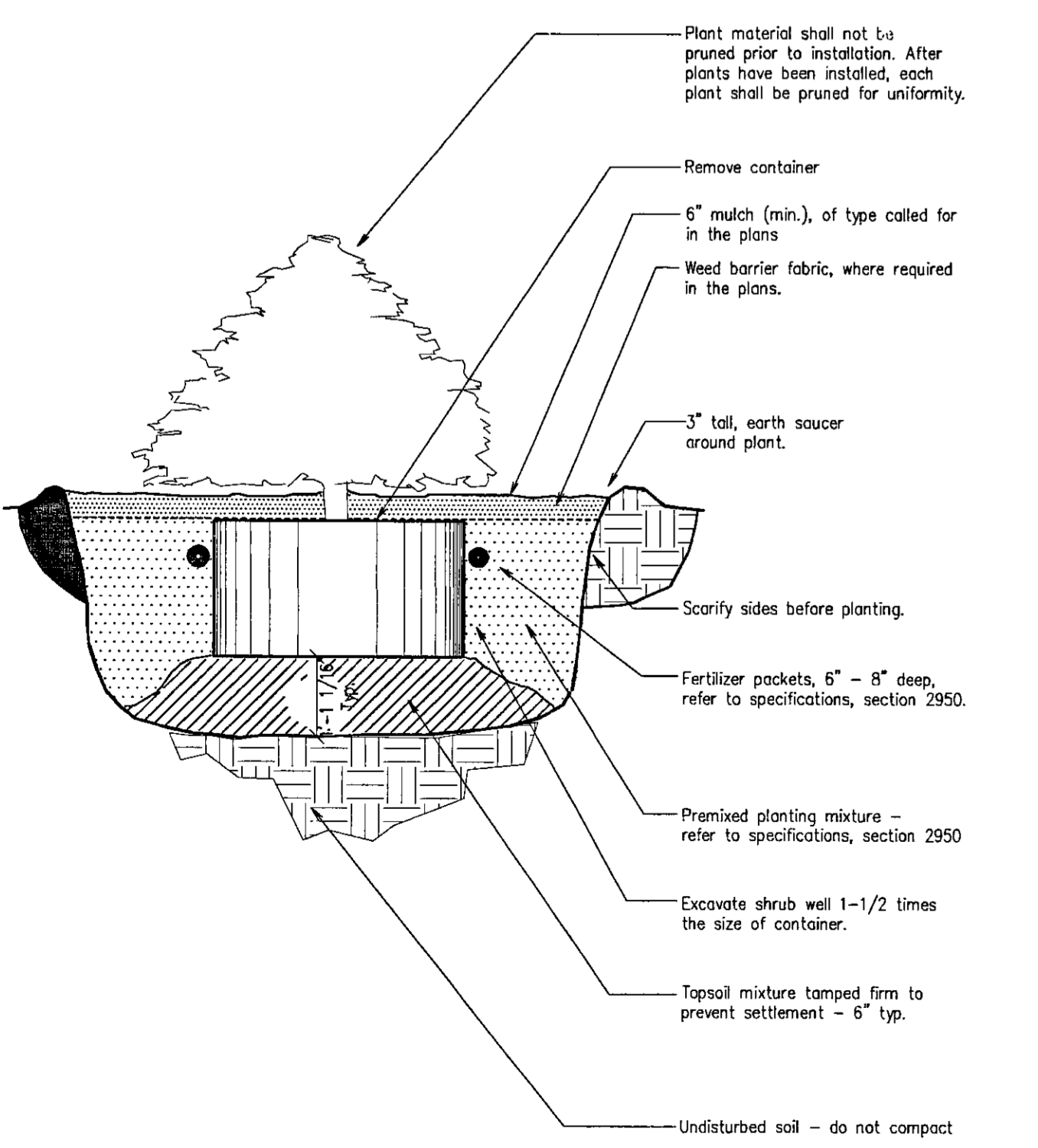
- A - Mega Lug (See Note 7)
- B - 4x6" Flange of 4" FL, PE DCLL Pipe
- C - Flange Gate Valve, Wheel Operated
- D - Arma Model 19000CV, Wilson Model 810L, or approved equal with restrained by-pass assembly

2 VALVT FOR 6" FIRE SERVICE

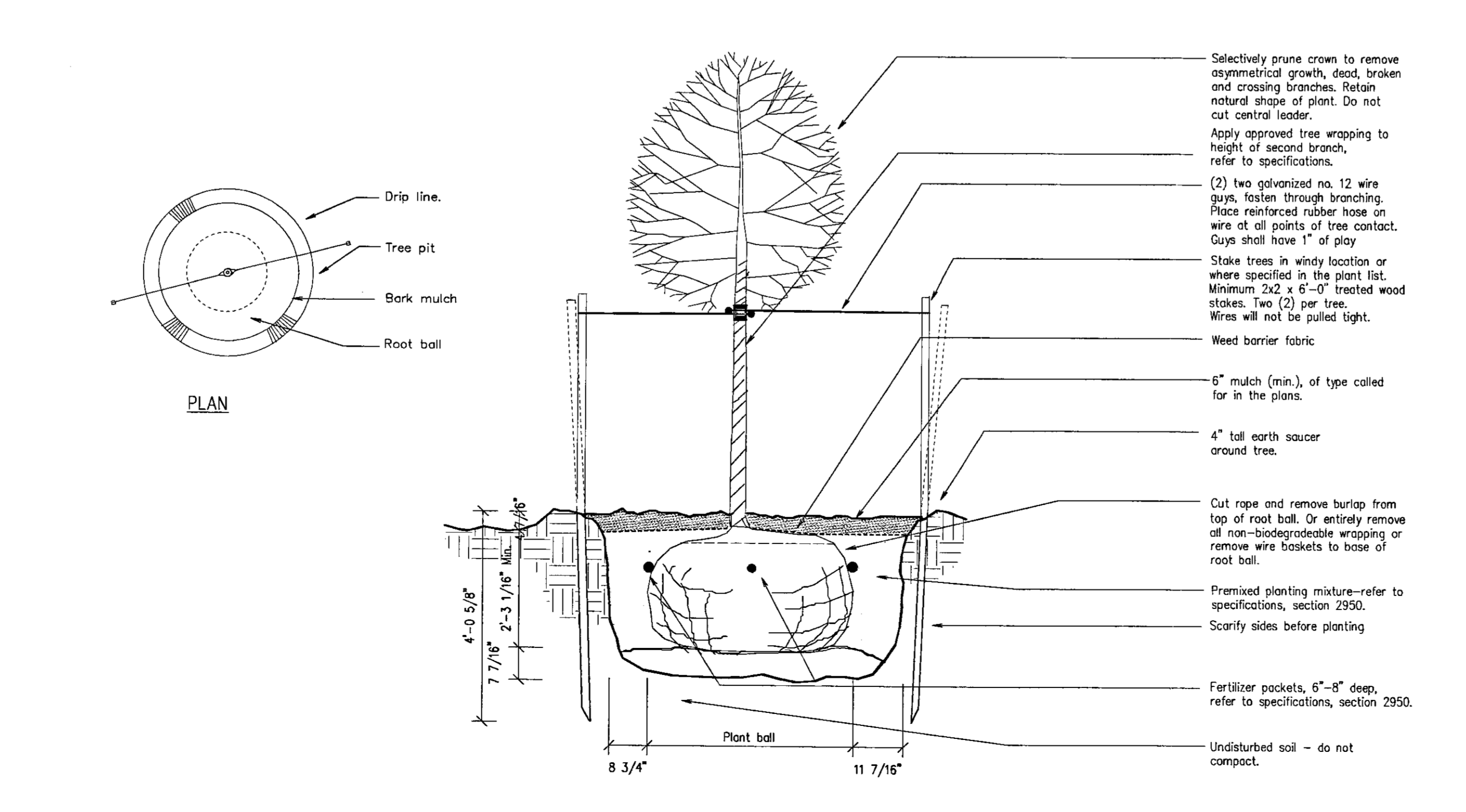
- GENERAL NOTES:
- See plans for location of all trees to be protected.
  - No soil disturbance or compaction, construction materials, traffic, trenching, burial pits or other land disturbing activity are allowed in the tree protection zone.
  - Tree barricades must be installed before any demolition, grading or construction and not removed until after final inspection by urban forester.
  - Tree protection barriers shall extend around the trees with a radius of no less than one foot for every one inch of trunk dia. or 1/2 the height of the tree, whichever is greater unless otherwise approved on an individual basis.
  - All tree protection barriers shall be installed prior to any grading, construction or other land-disturbing activity. They shall be constructed from any material substantial enough to protect the roots, trunk and crown of the tree, such as orange safety fencing on metal posts, wooden 2x4" standards with 1"x4" rolls, or 3" high salt fence with flagging.
  - Before demolition, grading or construction begins, call 338-3599 or 2291 for inspection of tree protection barricades by urban forester.
  - See specifications for other planting requirements.
  - Remove all barriers upon completion of project.



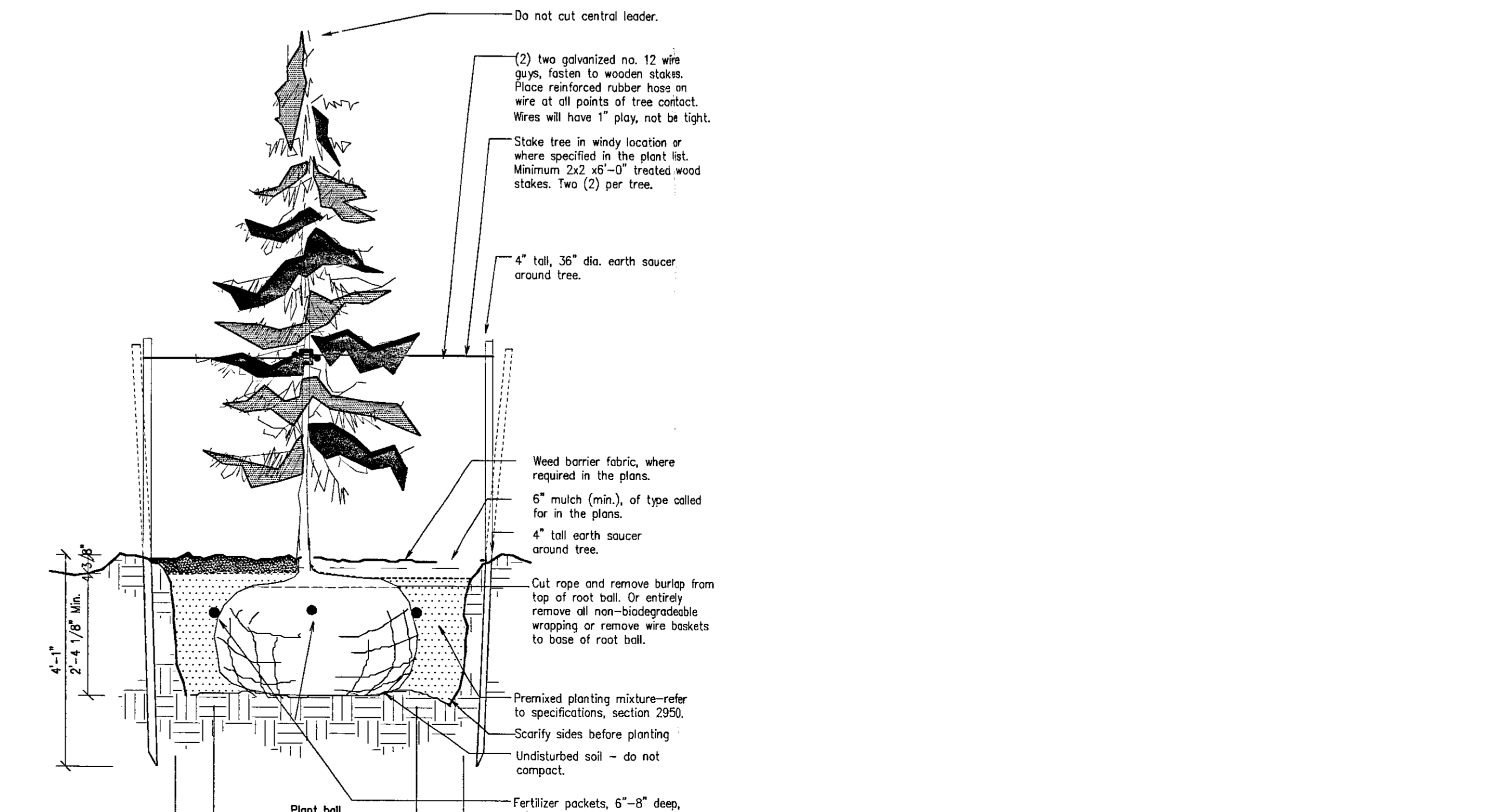
3 TREE PROTECTION Scale : none 01530.010



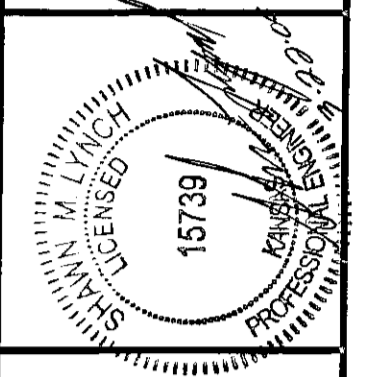
4 CONTAINER SHRUB PLANTING Scale : 1/2" = 1'-0" 02950.200



5 SMALL TREE PLANTING (UP TO 2-1/2" CAL.) Scale : 1/2" = 1'-0" 02950.510



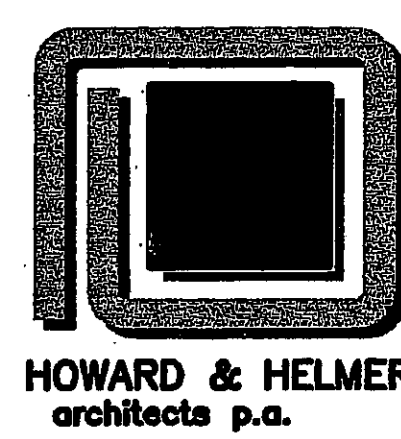
6 EVERGREEN TREE PLANTING Scale : 1/2" = 1'-0" 02950.330



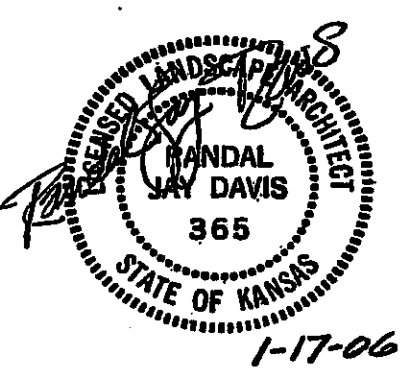
VIA CHRISTI CANCER CENTER  
WICHITA, KANSAS

**Marshall Erdman & Associates, Inc.**  
Architecture • Engineering • Manufacturing • Construction  
Madison Hartford Washington, DC Atlanta Dallas Denver San Jose

Project Number	D4862
Scale - As Noted	3/27/00 Permit Set
Drawn	blw
Checked	toch
Sheet Number	C-8
DETAIL SHEET	



3800 north rock road  
Building 2000 Wichita, KS 67220  
(316) 634-1111 fax (316) 634-1919  
7400 west 110th  
Suite 200 Overland Park, KS 66210  
(913) 451-0210 fax (913) 451-0215



project no.  
05155.00  
The drawing and all information hereon is the property of Howard & Helmer architects p.a. and is not to be used or reproduced in any way without the written consent of Howard & Helmer architects p.a. All work shown on this drawing was prepared by Howard & Helmer architects p.a. and is not to be used or reproduced without the written consent of Howard & Helmer architects p.a.  
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Howard & Helmer  
architects p.a.



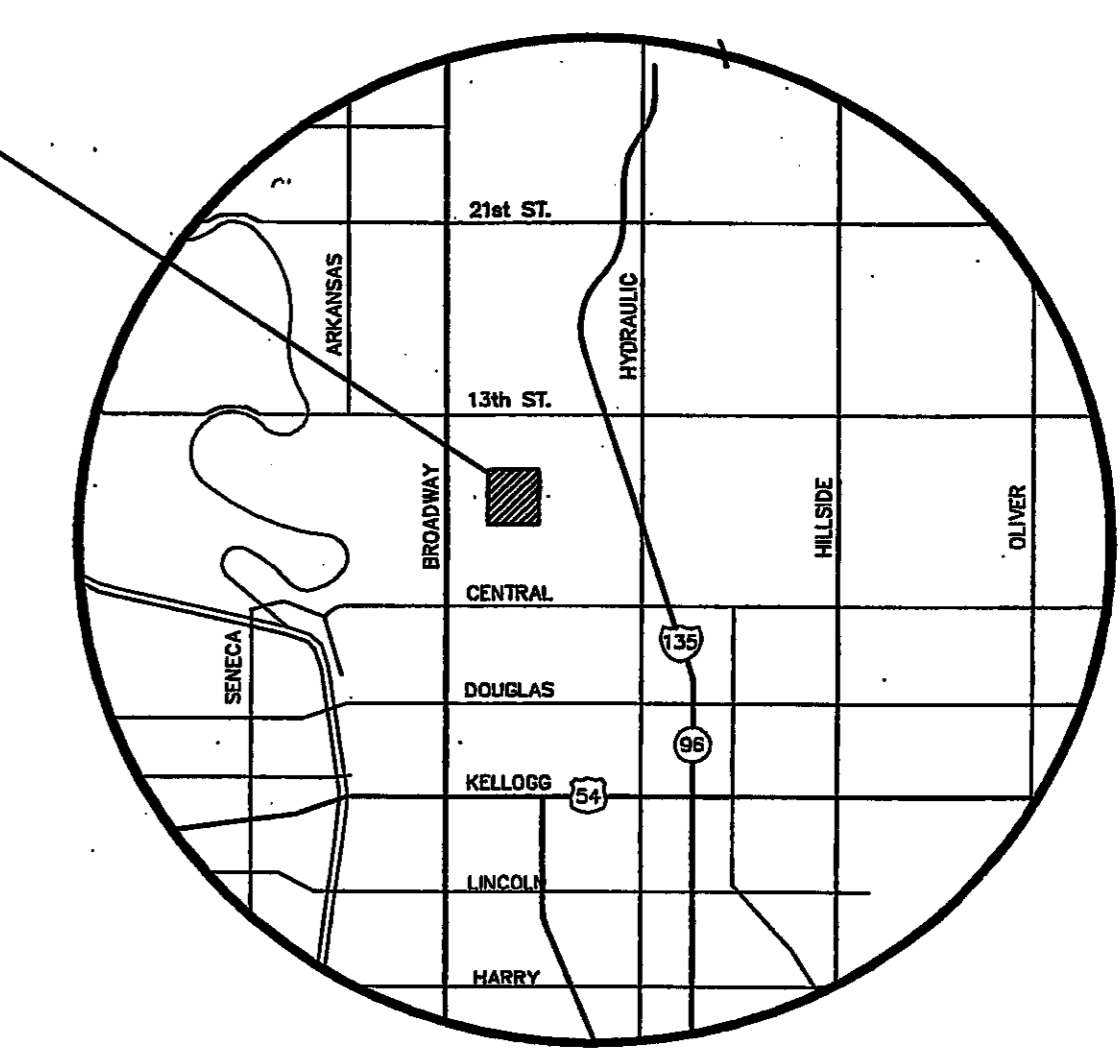
MKEC  
ENGINEERING  
CONSULTANTS  
411 N. WEBB ROAD  
WICHITA, KS. 67206  
316-264-8488

FEB 15 2006  
VICTORIAN PLANNING  
1010 E. 10th St.  
Wichita, KS 67202  
MAPO Copy 1 of 2

Via Christi  
Regional Medical Center  
CYBERKNIFE ADDITION  
TO CANCER CENTER  
825 N. EMPORIA AVE.  
WICHITA, KANSAS



sheet  
LS1.0  
of



LOCATION MAP

GENERAL NOTES

CONTRACTOR WILL BE REQUIRED TO PROVIDE A MINIMUM ADVANCE NOTICE OF SEVENTY-TWO (72) HOURS TO UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION AS FOLLOWS:  
KANSAS ONE-CALL 1-800-344-7233  
OR 687-3470 (LOCAL WICHITA)  
THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:  
SBC (TELEPHONE) 800-870-8390  
COX COMMUNICATIONS (CABLE) 283-0661  
WESTAR (ELECTRIC) 383-8600  
KANSAS GAS SERVICE (GAS) 832-3101  
CITY OF WICHITA WATER & SEWER MAINT. 282-6000  
AQUILA (GAS) 800-303-0357

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.  
EXISTING UTILITIES AND THEIR LOCATIONS, AS SHOWN ON THE PLANS REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS UTILITY COMPANIES AND IS EITHER FROM COMPANY RECORD DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.

EDGER SHALL BE CURV-RITE ALUMINUM, (SEE SPECS).  
ALL PLANTING BED AREAS WITHIN LIMITS OF CONSTRUCTION SHALL BE MUGHED WITH 3" MIN. DEPTH SHREDDED CYPRESS BARK MULCH.  
PEAT MOSS SHALL BE MIXED IN TO PLANT PIT BACKFILL SOIL: 1 HEAPING SHOVEL FULL PER SHRUB AND 6 HEAPING SHOVEL FULL PER TREE.  
AREAS LABELLED TURF SHALL BE SODDED WITH FINE-BLADED FESCUE SEED. SEE "LAWN" SPECIFICATION.

ALL LANDSCAPE AND TURF AREAS WITHIN LIMITS OF CONSTRUCTION, EXCEPT WHERE NOTED OTHERWISE, SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM EQUIPPED WITH A "RAIN-CLICK" OR APPROVED EQUAL RAIN-SENSING AUTOMATIC SHUTOFF DEVICE. SEE "UNDERGROUND SPRINKLER SYSTEM" SPECIFICATION. ALL WATER METER COSTS, INCLUDING PLANT EQUIPMENT FEES AND REQUIRED PERMIT COSTS, SHALL BE SUBSIDIARY TO LANDSCAPE/IRRIGATION PORTION OF PROJECT.

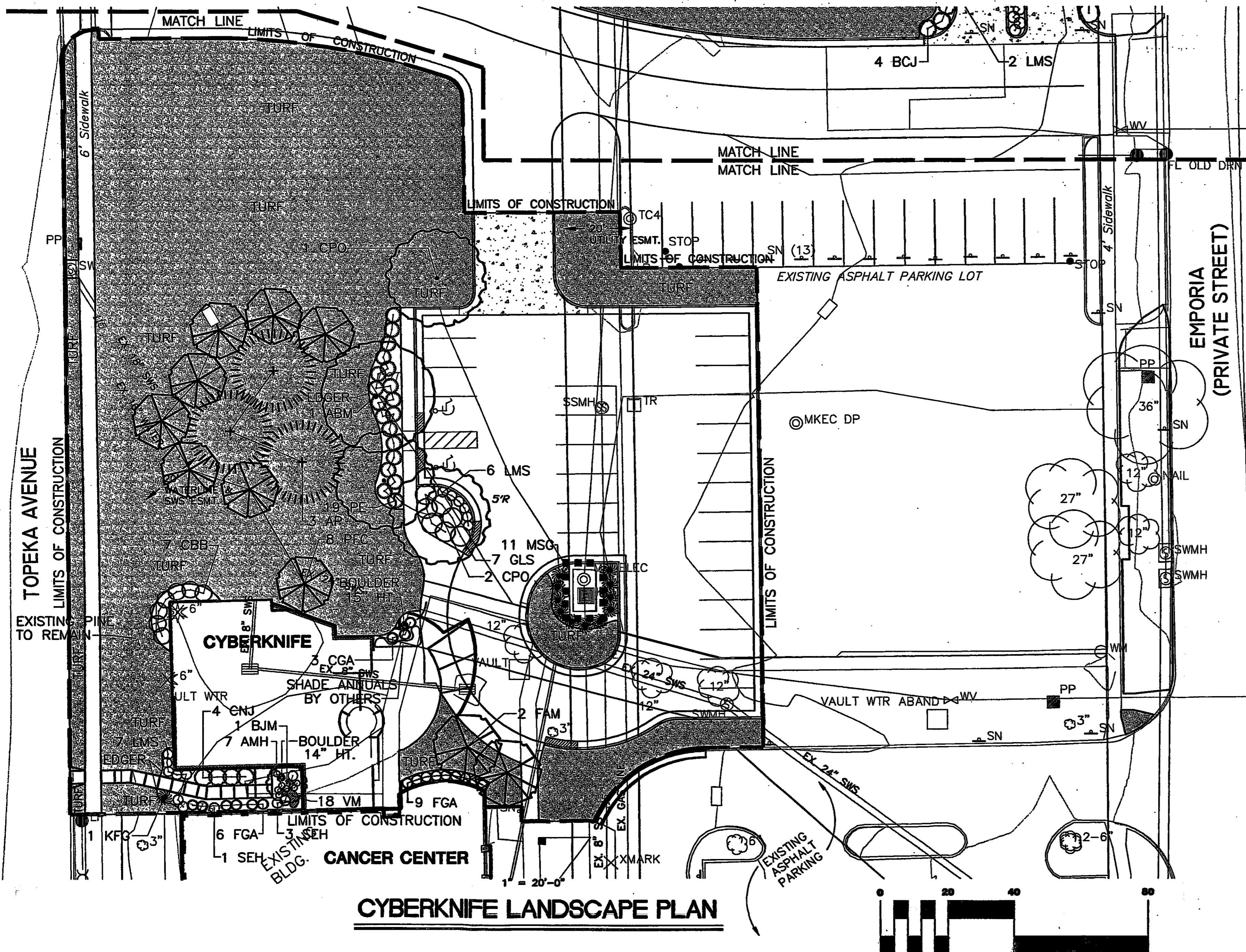
CONTRACTOR SHALL SOD OR REPAIR ALL LAWN AREAS DISTURBED BY CONSTRUCTION, (SEE SPECS). COST SHALL BE CONSIDERED SUBSIDIARY TO SITE RESTORATION.  
IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL GOVERN.

BENCHMARKS

BM #1 \*\* CUT ON EAST SIDE OF TRAFFIC SIGNAL POLE BASE @ SE COR. OF MURDOCK AND TOPEKA.  
ELEV. = 113.86 CITY DATUM

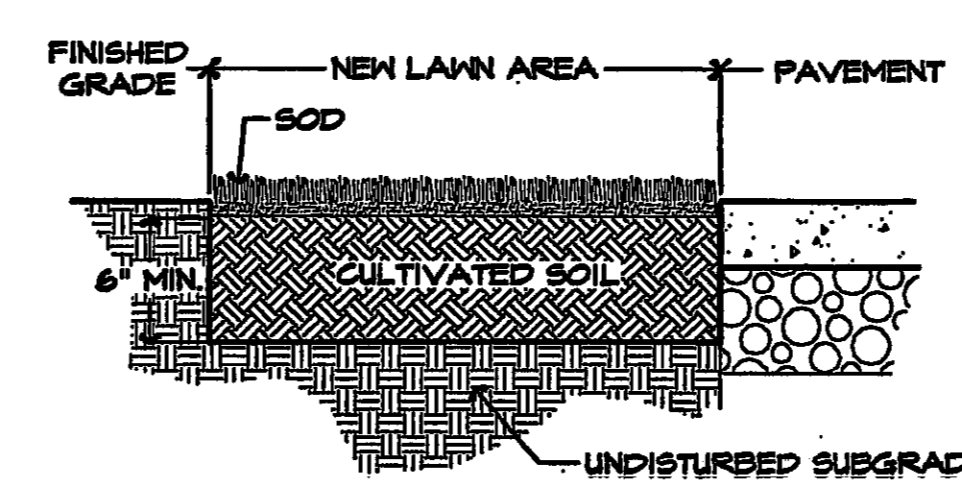
LEGEND

- PAVEMENT REMOVAL
- PROP. REINFORCED CONC.
- PROP. TRUCK ROUTE
- 6" SLEEVE (Depth=30")
- TREE REMOVAL
- CLEANOUT
- LINER SEDIMENT BARRIER
- CONSTRUCTION ENTRY
- SODDED TURF LAWN



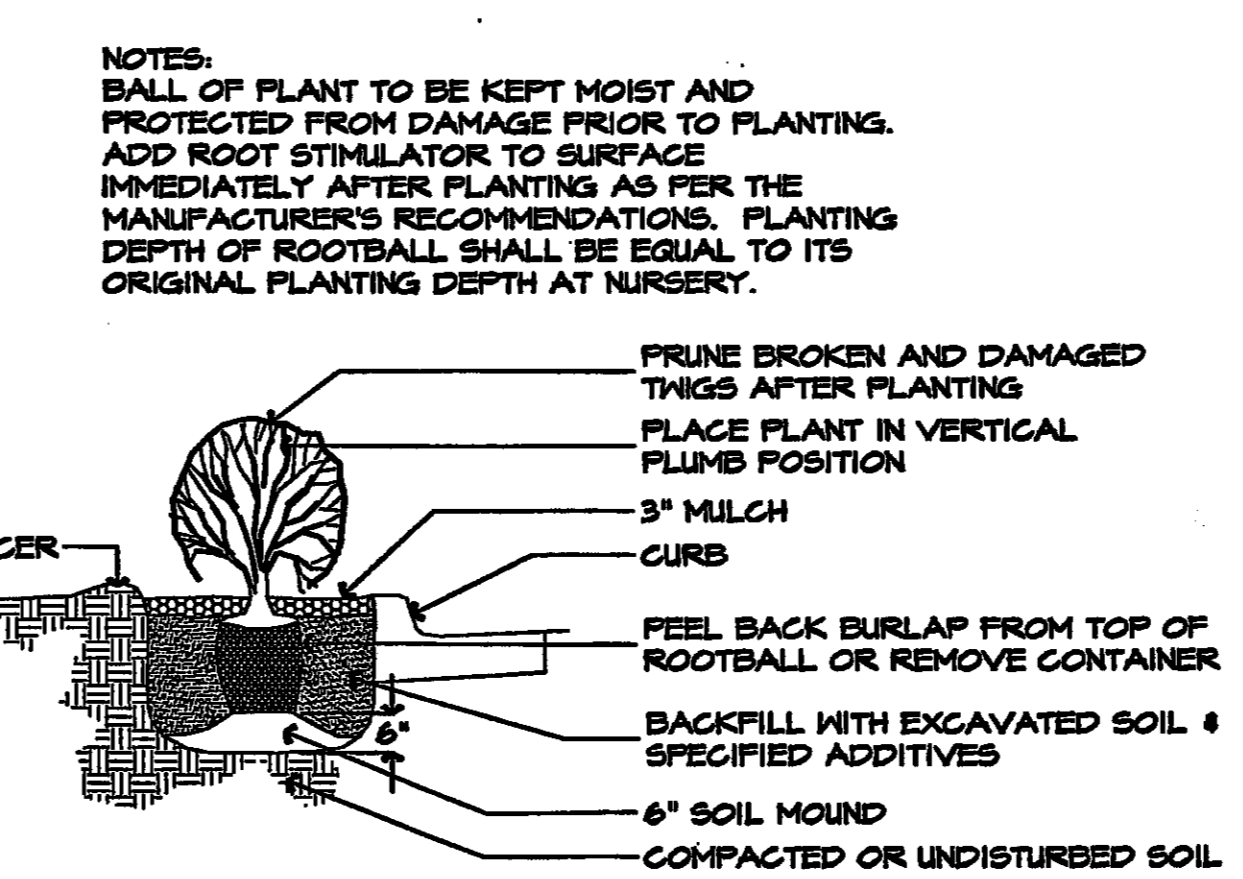
CYBERKNIFE LANDSCAPE PLAN

SCALE: 1" = 20'



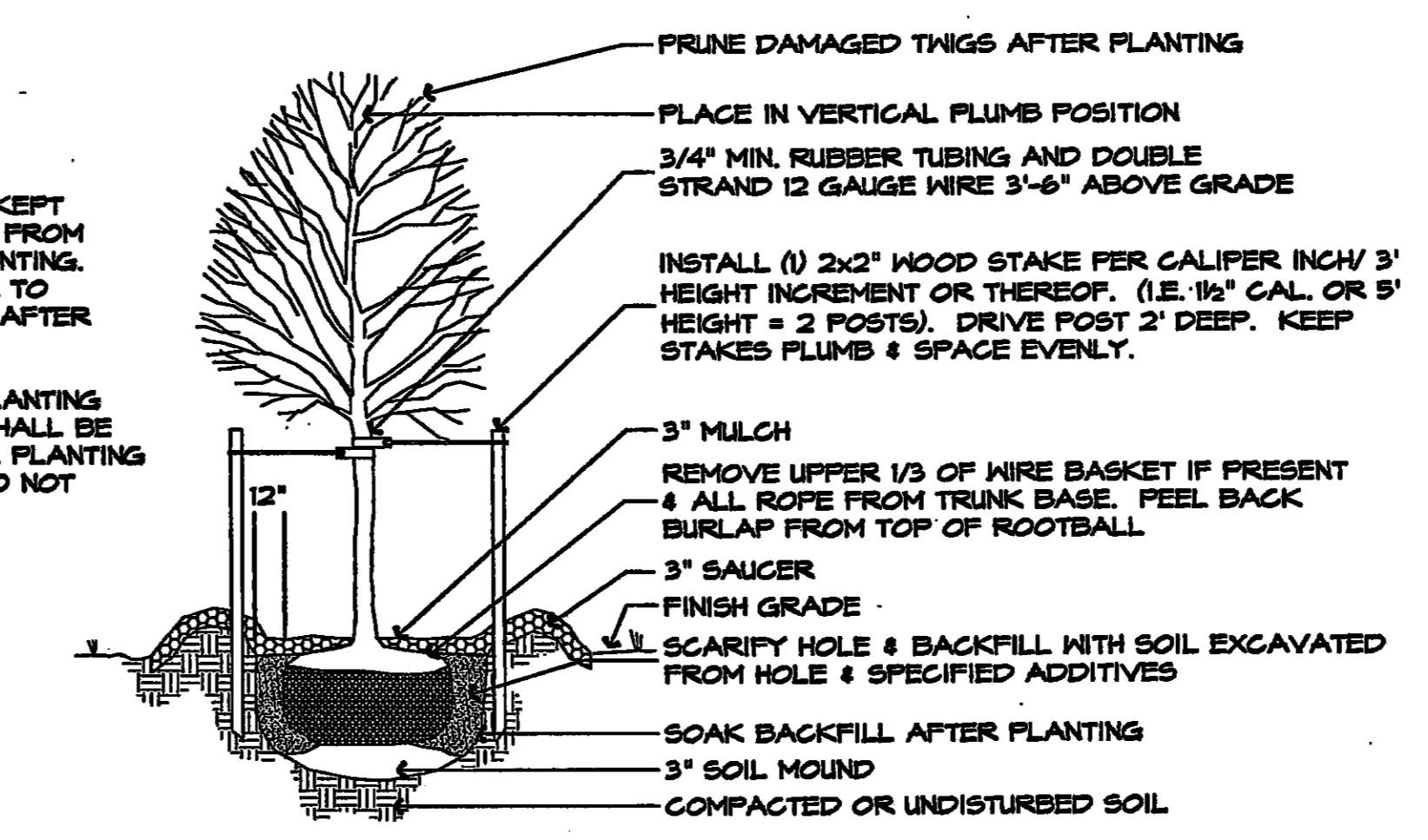
SOD DETAIL  
NOT TO SCALE

SOD INSTALLATION NOTES:  
1. FINISHED GRADES SHALL BE ACCURATE.  
2. CULTIVATE ENTIRE AREA TO A MINIMUM 6" DEPTH. EXCEPTIONS TO AREAS MAY BE MADE IF TREE ROOTS ARE ENCOUNTERED WITHIN THE DRIFLINE OF EXISTING TREES. HAND RAKE SMOOTH.  
3. ADD ADDITIVES (AS PER SOIL TEST RECOMMENDATIONS) AND TILL INTO SOIL.  
4. SOD AREAS PER SPECIFICATION. WATER TO ESTABLISH SOD.



SHRUB PLANTING DETAIL  
NOT TO SCALE

NOTES:  
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY.



DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE

NOTES:  
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY. DO NOT OVERTIGHTEN GUYS.

PLANT LIST - CYBERKNIFE

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION/REMARKS
<b>TREES</b>					
ABM	1	'AUTUMN BLAZE' MAPLE	Acer x freemanii 'Autumn Blaze'	2" cal.	Balled and Burlapped
AP	3	AUSTRIAN PINE	Pinus nigra	6-8' Ht.	Balled and Burlapped
BJM	1	'BLOODGOOD' JAPANESE MAPLE	Acer palmatum 'Bloodgood'	5-6' Ht.	Balled and Burlapped
CJ	4	'CANAERTI' JUNIPER	Juniperus virginiana 'Canaertii'	6' Ht.	Balled and Burlapped
CPO	3	CHINESE PISTACHIO (PISTACHE)	Pistacia chinensis 'Keith Davey'	2" cal.	Balled and Burlapped
FAM	2	'FLAME' AMUR MAPLE	Acer ginnala 'Flame' (Clump Form)	6-8' Ht.	Balled and Burlapped
PFC	8	'PRAIRIEFIRE' CRAB	Malus 'Prairiefire'	1" cal.	Balled and Burlapped
<b>SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS</b>					
AMH	7	'ALBOMARGINATA' HOSTA	Hosta 'Albomarginata'	1 gal	Container
CBB	7	COMPACT BURNING BUSH	Euonymus alatus 'Compactus'	5 gal	Container
CGA	3	'CRIMSON GIRARD' AZALEA	Rhododendron 'Crimson Girard'	5 gal	Container
FGA	15	'FUCHSIA GIRARD' AZALEA	Rhododendron 'Fuchsia Girard'	5 gal	Container
GLS	7	'GRO-LOW' FRAGRANT SUMAC	Rhus aromatica 'Gro-low'	2 gal	Container
KFG	1	'KARL FOERSTER' FEATHER REED GRASS	Calamagrostis x acutiflora 'Karl Foerster'	3 gal	Container
LMS	13	'LIMEMOUND' SPIREA	Spiraea x bumalda 'Limemound'	2 gal	Container
MSG	11	PLUME (FOUNTAIN) GRASS	Miscanthus sinensis 'Gracillimus'	2 gal	Container
PE	19	'PAULI' EUONYMUS	Euonymus kiautschovicus 'Pauli'	2 gal	Container
SEH	4	SIEBOLDIANA 'ELEGANS' HOSTA	Hosta sieboldiana 'Elegans'	1 gal	Container
VM	18	PERIWINKLE	Vinca minor	1 gal	Container
2 NATURAL LIMESTONE BOULDERS, 1 @ 14" HT. & 1 @ 15" HT.					

LANDSCAPE ORDINANCE CALCULATIONS:

LANDSCAPED STREET YARD REQUIRED: FRONTAGE (TOPEKA AVENUE) = 150 LF. AVERAGE LOT DEPTH = 230'. SQUARE FOOTAGE FACTOR = 10. REQUIRED LANDSCAPED STREET YARD = 150 x 10 = 1,500 SF.  
LANDSCAPED STREET YARD PROVIDED: 3,750 SF.  
STREET YARD TREES REQUIRED: 1500 SF. / 500 = 3.6, ROUNDS UP TO 4.  
STREET YARD TREES PROVIDED: 4  
PARKING LOT SCREENING AND LANDSCAPING: A CONTINUOUS PLANTING OF SHRUBS IS PROVIDED BETWEEN TOPEKA AVENUE AND PARKING LOT.  
NUMBER OF PARKING LOT STALLS PROVIDED = 25.  
PARKING LOT TREES REQUIRED: 25 / 20 = 1.25, ROUNDS UP TO 2.  
PARKING LOT TREES PROVIDED: 1 SHADE TREE PLUS 4 ORNAMENTAL TREES = 3 SHADE TREE EQUIVALENT.



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

January 8, 2019

Ascension Via Christi  
929 N. St. Francis Street  
Wichita, KS 67214

Infinity Sign Systems  
4900 Lister Avenue  
Kansas City, MO 64130

**RE: CUP2018-00055 – City CUP Administrative Adjustment DP-132 to allow one additional wall sign in GO General Office zoning district**

**Legal Description: PART LOT 1, BEG NE COR S 590.38 FT E 147.38 FT S 143 FT W 14.5 F S 340 FT W 142 FT S 50 FT W 165 FT S 50 FT E 165 FT S TO N LI ST W 50 FT M-L SWLY ALG CUR 225.06 FT N 183.62 FT M-L W 150.1 FT TO W LI N 25 FT W 150 FT N 390.16 FT W 40 FT N TO N LI E 379.15 FT SE 99.44 FT E 106.34 FT TO BEG EXC BEG 175 FT S INTSEC OF S LI 9<sup>TH</sup> ST EXT W & E LI ST. FRANCIS AVE EXT N TH E 150 FT S 125 FT W 150 FT N TO BEG & EXC TH PT LOT 1 COMM MOST NLY NW COR LOT 1 TH E ALG N LI SAID LOT 434.31 FT TH S 290.15 FT TO BEG TH E 25.49 FT N 69.98 FT E 113.78 FT S 256.23 FT W 90.86 FT N 132.04 FT W 49.41 FT N 55.84 FT TO BEG BLOCK 1 & ½ VAC ST FRANCIS ST & ½ VAC SANTA FE AVE ADJ ON S ST.FRANCIS REGIONAL MED CTR 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KS**

Dear Applicants:

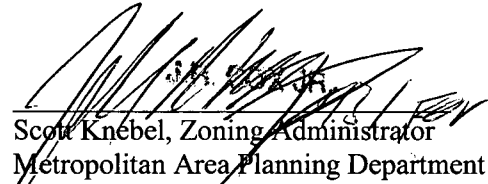
We received and reviewed your request for an Administrative Adjustment to DP-132 to allow one addition wall sign on the south elevation of the primary building as depicted on the attached elevations in GO zoning district.

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. The sign shall be installed per the approved design and site plan attached hereto.

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 Knébel, Zoning Administrator  
Metropolitan Area Planning Department

cc: MABCD  
Cindy Claycomb, CM District VI  
Brandon Findley, CSR, District VI



