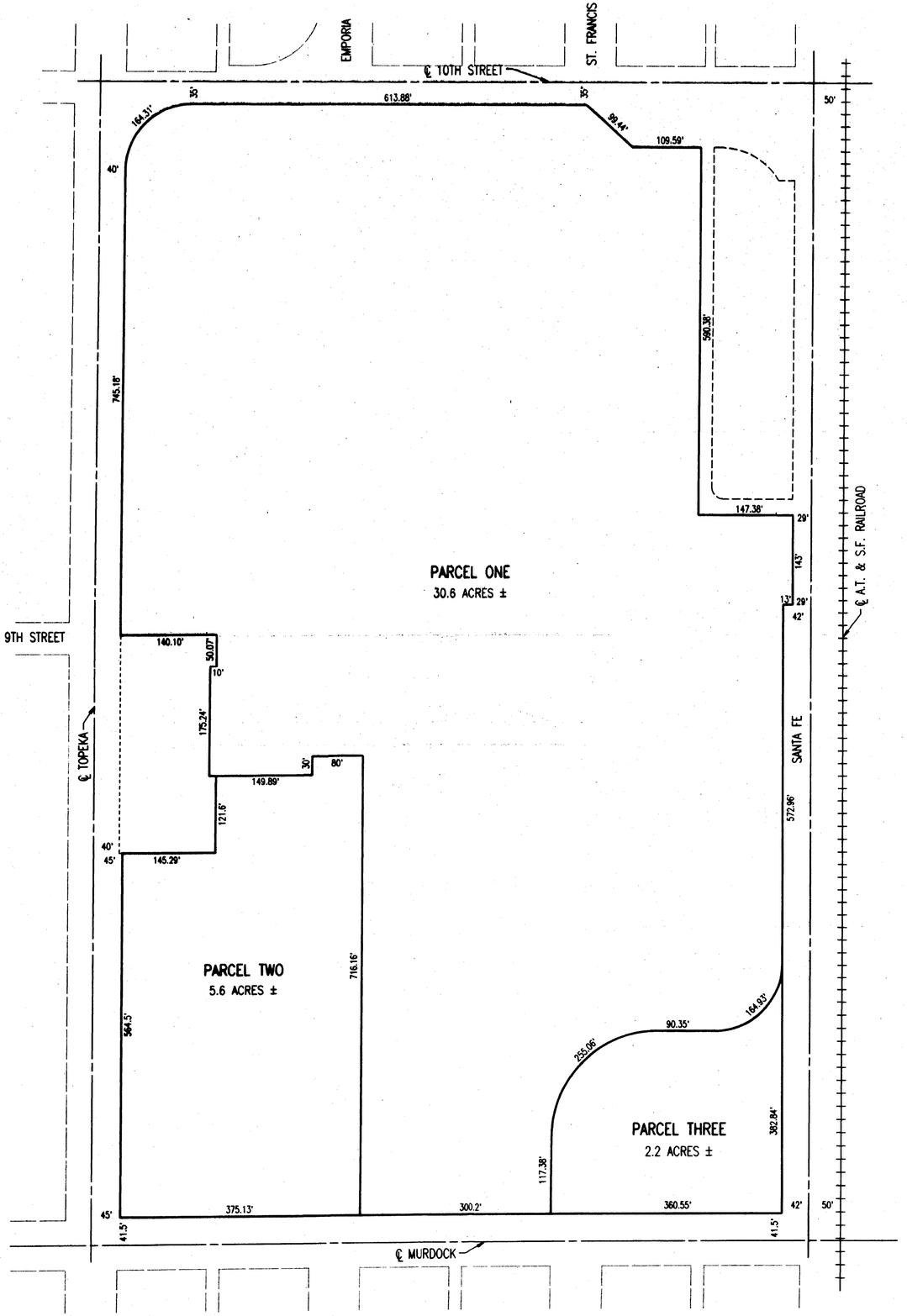


SCALE: 1" = 100'

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 CUP2018-55 1-8-2019 klm

APPROVED CUP
MAPC 9/22/23 klm
WCC 10/18/23 klm
DP-132 Amendment #1
MAPC appd 9/16/99 klm
WCC appd 12/14/99

MAPD Copy 1 of 4

GENERAL

TOTAL NET AREA = 38.4 ACRES ±

GENERAL PROVISIONS

1. 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.

2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

3. DRAINAGE: DRAINAGE SHALL BE IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN ON FILE WITH THE CITY OF WICHITA.

4. 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.

5. 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.

6. 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 CUP2018-55 Admin Adj. allows one additional wall sign klm

7. 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.

8. 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.

9. SHOULD THE EXISTING HELIPORT BE RELOCATED, OR ADDITIONAL HELIPORTS ADDED, A SPECIAL PERMIT AS REQUIRED BY THE ZONING ORDINANCE WILL NEED TO BE OBTAINED.

10. ALL NEW BUILDING CONSTRUCTION SHALL UTILIZE MATERIALS AND COLORS SIMILAR TO THOSE BUILDING MATERIALS AND COLORS EXISTING ON THE CAMPUS.

11. 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

C:\1999\99427\Via Christi\dwg\VIA CHRISTI CUP 01-24-2000 02:24:44 pm

LANDSCAPE ORDINANCE CALCULATIONS

LANDSCAPED STREET YARD REQUIRED	669	TOTAL FEET STREET FRONTAGE
	-20	GREATEST PERPENDICULAR DISTANCE
	=649	ADJUSTED STREET FRONTAGE
	x10	AREA FACTOR (AVE. DEPTH OF 239 FEET)
	=6690	SQ.FT. LANDSCAPED YARD REQUIRED
LANDSCAPED STREET YARD PROVIDED	=8,185	SQ FT
STREET YARD TREES REQUIRED	14	TREES (6690/500 (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

1. The Contractor shall locate and verify the existence of all utilities prior to starting work.
2. Fine 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.
3. Coordinate landscape work with other contractors of utility and irrigation work and irrigation sleeving. .
4. Refer to separate manual for the Landscape Specifications Sections: 02810 – Underground Irrigation, 02930 – Finish Grading, Seeding & Sodding and 02950 – Trees, Shrubs, Vines, Groundcovers & Floral.
5. 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.
6. Refer to specification Section 02930, Part 2, Materials: for seed & sod types and installation.
7. Install premixed planting mixtures as indicated in the specification Section 02950, Part 3, Execution.
8. Refer to specification Section 02950, Part 3, Execution: for Hot-weather Planting Procedures when temperatures exceed 85 degrees F.
9. Mulch 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.
10. Install 1/8" x 4" Steel edging or equivalent where indicated with a dashed line in anodized black color.
11. 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
Annuals – 30 Days
12. 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.
13. Warranty periods as indicated in the specification are:
Lawns – 90 Days
Trees, shrubs, vines, groundcovers & perennials – 1 year
Bulbs – 90 Days
Annuals – 30 Days
14. Provide BASE BID of all lawns, plants, mulches and edgings. Include separate irrigation cost for irrigation of lawns and plants. Submit UNIT COSTS for all plant materials. (Unit costs include all labor).
15. Refer to Landscape Details & Entry Details. Plant List quantities include plants from all sheets and detail plans.
16. 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.
16. 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

1. It is the responsibility of the Irrigation Contractor to familiarize themselves with all grade differences, location of walls, retaining walls, structures, and utilities. The Irrigation Contractor shall repair and/or replace all items damaged by his/her work. He/she shall coordinate work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways, and paving, etc.

2. 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.

3. All pipe and wire sleeves to be Sch 40 PVC and sized per plan.

4. 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.

5. 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.

6. 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.

7. All mainline piping, lateral piping, and control wires shall each be installed in separate sleeves.

8. 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 pips shall be removed from the site at time of said rejection.

9. 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.

10. 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, hardscape, and building surfaces. Spray heads shall be adjusted to provide head-to-head coverage in lawn areas. Spray heads shall be low-gallonpage 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.

11. 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.

PLANT LIST – OVERALL PLAN

Code	Scientific Name	Common Name	Quantity Base Bid / Alternate	Size / Bid	Root Cond.	Remarks
TREES						
Ar	Acer rubrum 'Red Sunset'	Red Sunset Maple	7	2-1/2" Cal.	BB	High branched trees
Cr	Cercis reniformis	Oklahoma Redbud	10	5'-6' Hght.	BB	Clump form
Kp	Koelreuteria paniculata	Panicled Goldenraintree	4	2" Cal.	BB	Dense treee
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
SHRUBS						
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" Height, Erect Plants
Jc	Juniperus chinensis 'Armstrong'	Armstrong Juniper	22	5 Gal.	Cont.	
Jp	Juniperus horizontalis 'Youngstown'	Youngstown Creeping Juniper	24	5 Gal.	Cont.	
JP	Juniperus chinensis 'Mfsterina Aurea'	Aurea Pfitzer Juniper	39	5 Gal.	Cont.	Flat, Wide Plants
JsP	Juniperus scopolorum 'Pathfinder'	Pathfinder 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'	Jackmans Bush Cinquefoil	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 Spirea	15	5 Gal.	Cont.	
Tm	Taxus x media 'Tauntonii'	Taunton Yew	24	5 Gal.	Cont.	Uniform Plants for Natural Screen
PERENNIALS / GROUNDCOVERS / GRASSES / VINES / ANNUAL FLOWERS / BULBS						
H	Hemerocallis hybrids	Day-lily	376	1 Gal.	Cont.	White, Yellow, Pink Varieties Plant 12" On Center

GENERAL NOTES

1. Parking lot dimensions are from face of curb to face of curb unless noted othewise
2. 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.
3. 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

Construction fence — X — X — X —
Irrigation Area Zone line — ~ — ~ — ~ —
Landscape Edging line
Mowing line — + — + — + —
Planting code symbol (Base Bid Plant) — 6 Plant Qty. / 00 Plant Code
Planting code symbol (Add Alternate Plant) — 6 Plant Qty. / 00 Plant Code

IRRIGATION SLEEVING

Mainline — M3" — 3" PVC Sch. 40
Lateral — L2" — 2" PVC Sch. 40
Control Wire — W-1/2" — 1-1/2" PVC Sch. 40

EXISTING | PROPOSED

- Precast Flaired end section
- Concrete Headwall
- Storm Catchbasins
- C.O. — Storm gooseneck / Sanitary & Storm Manhole
- C.O. — Cleanout
- Storm inlet protection
- Fire Hydrant
- W.V. — Siamese Connection
- W.V. — Water Valve
- Water Meter
- Gas Meter
- Power pole
- Handicap signs
- Flag pole
- Light Bollard
- Flood light

SITE LEGEND

EXISTING

Contours — 100
Spot elevations — + 100.0
Trees to be saved
Trees to be removed
Storm sewer main / lateral — 12" ST
Sanitary sewer main / lateral — 12" S
Water main / lateral — 4" W
Gas main / lateral — G
Overhead Electrical service — OH/ E
Underground electric service — UG/ E
Overhead Telephone service — OH/ T
Underground Telephone service — UG/ T

PROPOSED:

Contours — 100
Spot elevations — + 100.0
Trees
Shrubs
Storm sewer main / lateral — 12 ST
Sanitary sewer main / lateral — 12 SA
Water main / lateral — 4 W
Gas main / lateral — G
Overhead Electrical service — OH/ E
Underground electric service — UG/ E
Overhead Telephone service — OH/ T
Underground Telephone service — UG/ T

MISCELLANEOUS:

Property line — N 90° 0' 0" E 11.32'
Setback line
Silt fence — x
Site Phasing line
Water line
100 Yr. Flood line
Contract Limit line

SYMBOLS

Existing Parking lights
Proposed Parking lights

DP 132

LANDSCAPE PLAN
APPROVED 4/7/20 BY DK

0 10 20 40 60

VIA CHRISTI CANCER CENTER
KANSAS
WICHITA,

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

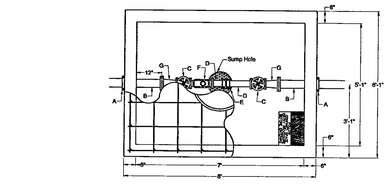
LANDSCAPE PLAN

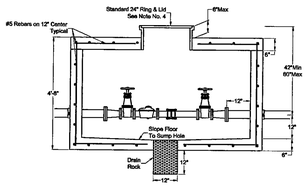
Project Number D4862
Scale: 1" = 20'
Drawn: ECE
Checked:
Document Release 3-24-20 Permit Set

Sheet Number **C.6**

PLOTDATE: 00-00-00

C_L1.4_GT1.dwg 03/27/2020 18:14:33





A - 4" Vault Clamp*
B - Min. 1' Piece of 4" FL x PE DICL Pipe*
C - 3" Flange Gate Valve, Wheel Operated**
D - 3" FL x PE Pipe**
E - 3" Flex Coupling**
F - 3" Meter**
G - 3" x 4" FL Reducer**

* = Contractor Installed
** = Installed By Wichita Water & Sewer

1 3" METER VAULT

Notes For All Services - 2" thru 12":

1. 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.

2. 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).

3. 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.

4. 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).

5. 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.

6. 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.

7. 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.

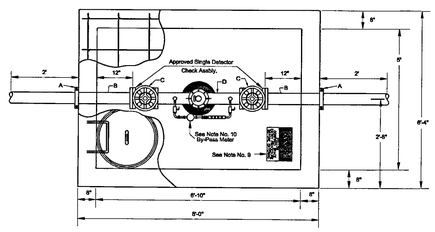
8. For all services larger than 6" the contractor shall install access steps at 1'-4" centers and 6" from the inside wall. Approved material shall be Clay & Bailey No. 2102, aluminum steps or Copolymer Polypropylene Plastic PS2-PF. Optional contact is Wichita Concrete Pipe Co.

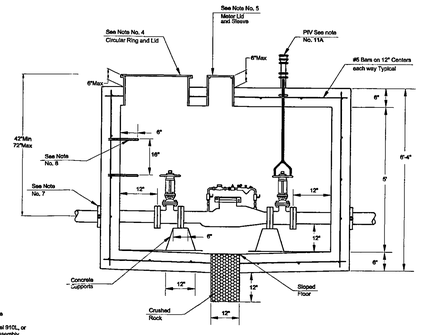
9. The "Confined Space Warning" sign shall be fastened to the top of all vaults. If necessary for lanscaping or site considerations, the sign may be fastened to the vault lid if it does not impede access to the handle. Acceptable materials: Aluminum 73415HH, Plastic 73439HH, or S.A. Vinyl 73463HH.

10. 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. 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.
    - B. 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.
    - C. The backflow preventer device shall not be installed in the vault and must be located in the building.
    - D. The property owner is responsible for completing an "Application for Private Fire Protection" prior to final acceptance of the project.

WATER VAULT NOTES





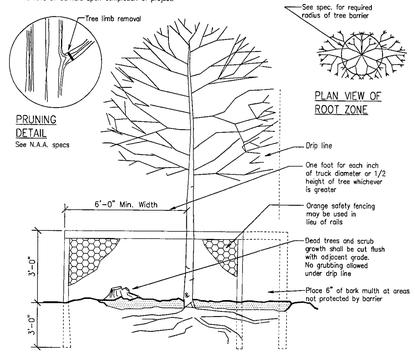
A - Mega Lug (See Note 7)
B - Min. 5'-0" Piece of FL x PE DICL Pipe
C - Flange Gate Valve, Wheel Operated
D - Ames Model 1000DCDV, Wilkins Model 910SL, or approved equal with tinstead by-pass assembly

4" thru 8" fire service

2 VALULT FOR 6" FIRE SERVICE

GENERAL NOTES:

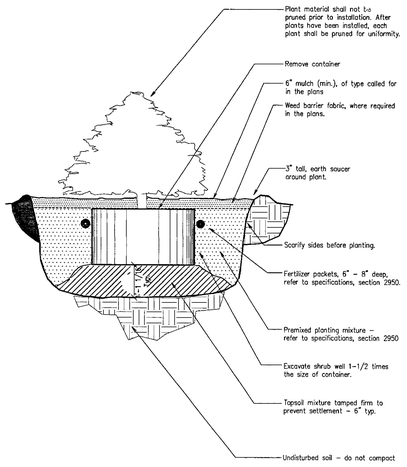
1. See plans for location of all trees to be protected.
2. No soil disturbance or compaction, construction materials, traffic, trenching, burial pits or other land disturbing activity are allowed in the tree protection zone.
3. Tree barricades must be installed before any demolition, grading or construction and not removed until after final inspection by urban forester
4. 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
5. 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 2"x4" standards with 1"x4" rails, or 3' high silt fence with flagging
6. Before demolition, grading or construction begins, call 336-3599 or 2291 for inspection of tree protection barricades by urban forester.
7. See specifications for other planting requirements.
8. Remove all barriers upon completion of project.



3 TREE PROTECTION

Scale : none

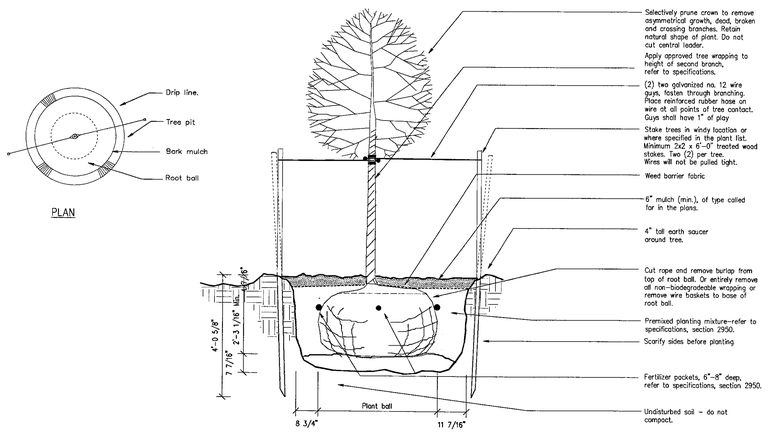
01530.010



4 CONTAINER SHRUB PLANTING

Scale : 1/2" = 1'-0"

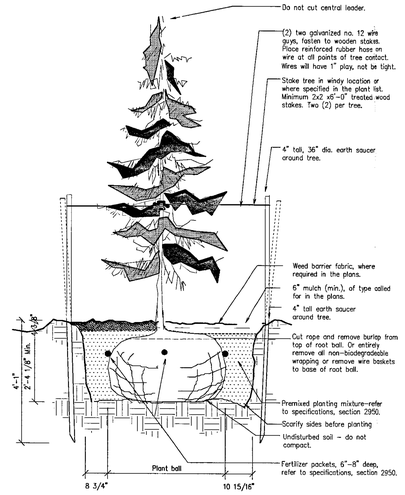
02950.200



5 SMALL TREE PLANTING (UP TO 2-1/2" CAL.)

Scale : 1/2" = 1'-0"

02950.310



6 EVERGREEN TREE PLANTING

Scale : 1/2" = 1'-0"

02950.330

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

VIA CHRISTI CANCER CENTER
WICHITA, KANSAS

DETAIL SHEET

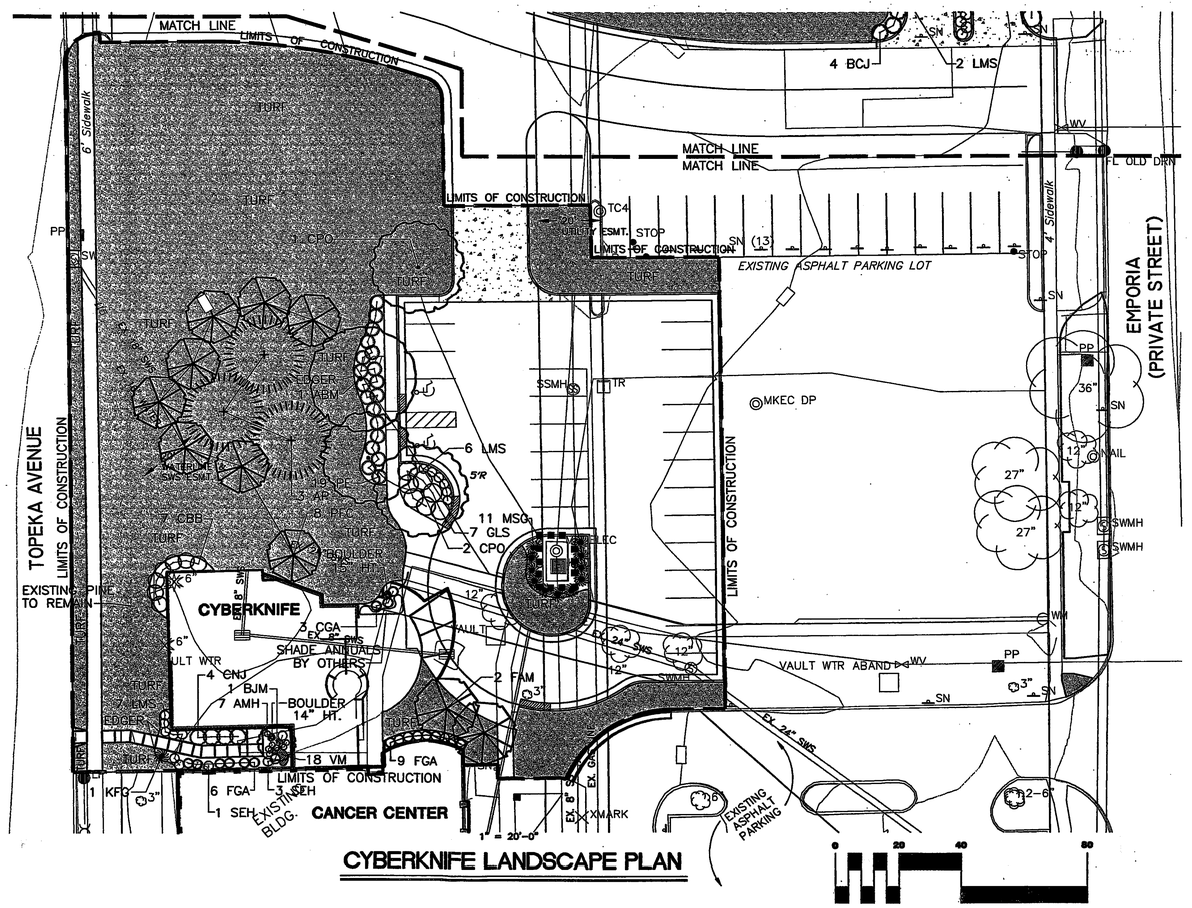
Document Release
3/24/00 Permit Set

Project Number D4862
Scale: As Noted
Drawn: Mich
Checked: tolch

Sheet Number C.8

PLOTDATE: 3/24/00

6_DET_02.dwg 03/22/2000 13:09:24



CYBERKNIFE LANDSCAPE PLAN

SCALE: 1" = 20'

PLANT LIST - CYBERKNIFE

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION/REMARKS
TREES					
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
SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS					
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) = 180 LF. AVERAGE LOT DEPTH = 230'. SQUARE FOOTAGE FACTOR = 10. REQUIRED LANDSCAPED STREET YARD = 180 x 10 = 1,800 SF.

LANDSCAPED STREET YARD PROVIDED: 3,750 SF.

STREET YARD TREES REQUIRED: 1,800 SF. / 500 = 3.6, ROUNDS UP TO 4.

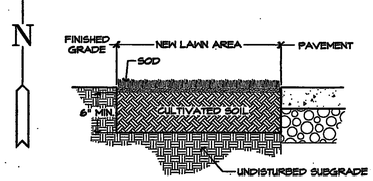
STREET YARD TREES PROVIDED: 4

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.

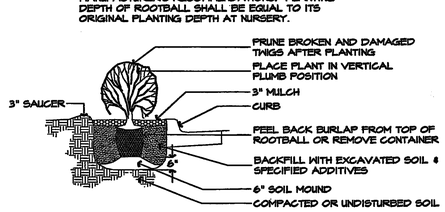
PARKING LOT TREES PROVIDED: 1 SHADE TREE PLUS 4 ORNAMENTAL TREES = 3 SHADE TREE EQUIVALENT.



SOD DETAIL

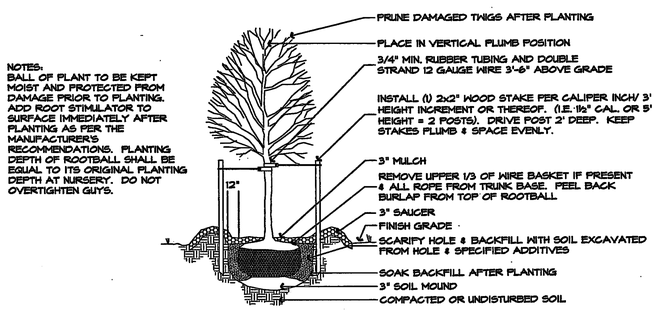
NOT TO SCALE

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 DRIPLINE 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.



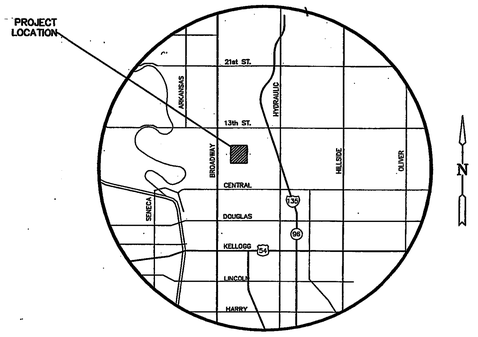
SHRUB PLANTING DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



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 687–2470 (LOCAL WICHITA)
THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

SBC (TELEPHONE)	800–870–8390
COX COMMUNICATIONS (CABLE)	262–0661
WESTAR (ELECTRIC)	383–8600
KANSAS GAS SERVICE (GAS)	832–3101
CITY OF WICHITA WATER & SEWER MAINT.	262–6000
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 MULCHED 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 EQUITY 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
- CO CLEANOUT
- SB LINER SEDIMENT BARRIER
- CONSTRUCTION ENTRY
- SODDED TURF LAWN

DP-132 PARCEL 2
LANDSCAPE PLAN
APPROVED with conditions BY PC
MAPD Cert 1 of 2

DATE
JANUARY 19, 2006
PRICING ISSUE

HOWARD & HELMER architects p.a.

3000 north rock road building 2000 wichita, ks 67226 (316) 634-1112fax (316) 634-1010
7400 west 110th suite 600 overland park, ks. 66210 (913) 451-0010fax (913) 451-0013

KANSAS LANDSCAPE ARCHITECTED
RANDAL JAY DAVIS
365
STATE OF KANSAS
1-17-06

project no.
05155.00

The drawing and all information herein is the exclusive property of Howard & Helmer Architects, P.A. and is not to be copied or used in any way without the written permission of Howard & Helmer Architects, P.A. All common law rights of copyright and other property rights are reserved by Howard & Helmer Architects P.A. All unpublished work of Howard & Helmer Architects.
Copyright © 2005 Howard & Helmer Architects P.A.

MKEC ENGINEERING CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67206
316-686-9600

FEB 16 2006
METROPOLITAN PLANNING

ViaChristi Regional Medical Center
CYBERKNIFE ADDITION TO CANCER CENTER
625 N. EMPORIA AVE.
WICHITA, KANSAS

sheet
LS1.0
of SHEETS

J:\CIVIL\05398\DWG\LANDSCAPE\05398_LS1.0Cyberknife.DWG

CITY OF WICHITA

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 W165 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 9TH 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 Knebel, Zoning Administrator
Metropolitan Area Planning Department

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

NOTES:
1.) SIGN TO SHIP IN CARDBOARD
-NEVER SHIP IN A WOOD CRATE!

35' - 9 1/4"

5' - 4"

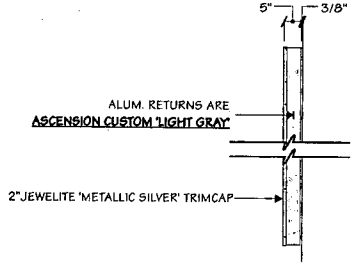
Ascension

SITE PLAN
1/8/2019 BLM

FABRICATED CHANNEL LETTERS W/ CLEAR ACRYLIC FACES:
- SURFACE APPLIED 3M #3636-286C OPAQUE DUAL COLOR VINYL CUSTOM COLOR TO MATCH 'ASCENSION BLUE'
- SECOND SURFACE APPLIED 3M #36-36-70 'WHITE' DIFFUSER VINYL (80% LIGHT TRANSMISSION)

1/1 FRONT ELEVATION
1/8" = 1' - 0"

SIGN TYPE	OAH	OAL	OA FT²	DEPTH	LED TYPE	TRIM CAP
CL.H.ASC.C.64-C	5' - 4"	35' - 9 1/4"	190.78	5"	SLOAN PRISM 6000K WHITE	2"



2/1 SIDE VIEW
3/8" = 1' - 0"

AGI

Project Title
ASCENSION

Date 11.17.18

AGI EoR D. SELBY
Lead Draftsman MPK
Drawn By JRA
Project Mgr. J. MENEFEE

General Sign Specifications
☐ Interior ■ Exter
■ Single Faced ☐ Doub
☐ Non-Illuminated
■ Illuminated
120 Volts _____ Amps(+/-)
Location WICHITA, KS
Windload

Drawing Revisions
Drawn By | Date | Change

This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

Code 33361
Type C
Sign Type CL-H-AVC-64-C (TRIM)
PG #: 1

2655 International Parkway
Virginia Beach, VA 23452

NOTES:
1.) SIGN TO SHIP IN CARDBOARD
-NEVER SHIP IN A WOOD CRATE!

37' - 6 1/16"

5' - 4"

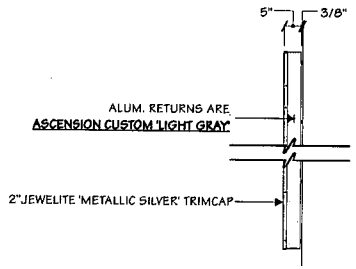
Via Christi

FABRICATED CHANNEL LETTERS W/ CLEAR ACRYLIC FACES:
- SURFACE APPLIED 3M #3635-286C ORACAL DUAL COLOR VINYL CUSTOM COLOR TO MATCH 'ASCENSION BLUE'
- SECOND SURFACE APPLIED 3M #38-36-70 'WHITE' DIFFUSER VINYL (60% LIGHT TRANSMISSION)

1/2 FRONT ELEVATION
1/8" = 1' - 0"

SITE PLAN
APPROVED 1/8/2019

SIGN TYPE	OAH	OAL	OA FT²	DEPTH	LED TYPE	TRIM CAP
CL.H.VC.C.64-C	5' - 4"	37' - 6 1/16"	200.03	5"	SLOAN FEISM 6500K WHITE	2"



2/1 SIDE VIEW
3/8" = 1' - 0"

AGI

Project Title
ASCENSION

Date 11.17.18

AGI EoR D. SELBY
Lead Draftsman MPK
Drawn By JRA
Project Mgr. J. MENEFEE

General Sign Specifications
☐ Interior ■ Exte
■ Single Faced ☐ Doub
☐ Non-Illuminated
■ Illuminated
120 Volts _____ Amps(+/-)
Location WICHITA, KS
Windload _____

Drawing Revisions

Drawn By	Date	Change

This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

Code 33361
Type C

2655 International Parkway
Virginia Beach, VA 23452

Sign Type CL-H-AVC-64-C (TRIM)
PG #: 2