COMMUNITY UNIT PLAN (DP- 276)

NORTHWEST YMCA

OWNER / DEVELOPER: Young Men's Christian Association of Wichita 3330 N. Woodlawn, Wichita, KS. 67220 (316) 219-9622 ex220

Amendment submitted: CUP 2007-16 April 9th, 2007 - added: parking uses on Parcel 2
Administrative Adjustment: May 25th, 2007 - parking in front setback on Parcel 2
Administrative Adjustment: CUP2016-0006 - March 3, 2016 - sign adjustment on Parcel 1

PAGE 1
APPROVED CUP
MAPC 5-17-07
MKEC 6-19-07
MAPD 2 of 2

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SCALE: 1" = 100'
100 0 100 200

VICINITY MAP

R 2 W
29th St.
T 27 S
W. 151st St.
W. 135th St.
21st St.
CUP LOCATION

LEGEND

- SIGN
- GAS METER
- STORM WATER MANHOLE
- SANITARY SEWER MANHOLE
- CONIFEROUS TREE & DIAMETER
- DECIDUOUS TREE & DIAMETER
- BUSH
- EDGE OF TREES
- FENCE
- GATE
- WALL
- POWER POLE AND GUY ANCHOR
- ELECTRIC BOX
- POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- TELEPHONE RISER
- STORM SEWER PIPE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND FIBER OPTIC CABLE
- BENCHMARK
- SECTION CORNER
- 5/8" REBAR/MKEC CLS #39 SET
- PROPERTY CORNER FOUND
- EXISTING DRAINAGE DIRECTION

ZONED SF-20
Alan G. Whetzel Living Trust & Roberta A. Whetzel Living Trust
2401 N. 135th W
Wichita, KS 67223

1919.42'(D)
N88°33'52"E 1894.42'(M)
1049.35'
20' UTIL.
DENSE TREES
ESMT.
FLOODWAY EASEMENT
Annexed (Wichita): 5/18/2006
PARCEL 1
1,138,936 s.f.
26.15 Ac.
1
20' UTIL. ESMT.
120.11'
N00°43'52"W
20' UTIL.
S88°37'28"W 308.47'(D&M)
N00°43'52"W 704.11'(D&M)
Virgil Simon & Adalia Simon - both deceased c/o Leslie Sthon 14833 W. 13th N Wichita, KS 67235
UNPLATTED

740.88'
S88°35'10"W
STBK.
ESMT.
609.35'(D)
N00°43'52"W 539.35'(M)
BLDG.
UTIL.
BARN
RES.
UNPLATTED
Virgil Simon & Adalia Simon - both deceased c/o Leslie Simon 14831 W. 13th N Wichita, KS 67235
740.87'
S88°37'28"W 1327.64'
S88°37'28"W 1560.82'(M)
1610.93'(D)
21st ST. N.
1-80' FULL MOVEMENT DRIVE
ASPHALT MAT S88°37'28"W 2607.76'(M)
COMPLETE ACCESS CONTROL - 560.87'
20' C.A.C.
365.1' COMPLETE ACCESS CONTROL
140' COMPLETE ACCESS CONTROL
1-60' RIGHT IN / OUT DRIVE
200' COMPLETE ACCESS CONTROL
1-80' FULL MOVEMENT DRIVE
60' RAW WATER AQUEDUCT
70'
75'
ASPHALT MAT
S88°37'28"W 150.00'
586.77'
15" RCP
FL OUT(N)=1357.38
FL IN(S)=1358.57
28"x22" CMP
FL OUT(N)=1355.70
FL IN(S)=1355.98
29"x42" CMP
FL IN(W)=1354.71
FL OUT(E)=1354.70
28"x22" CMP
FL OUT(N)=1352.20
FL IN(S)=1352.81
24"CMP
FL IN(E)=135
FL OUT(W)=1
1-36"CMP (EAST)
FL OUT(N)=1351.64
FL IN(S)=1352.02
1-24"RCP (WEST)
FL OUT(N)=1351.73
FL IN(S)=1352.15
SSMH
W/V
18"HDPE
BLOWOFF
24"CMP
INLET TOP(W)=1355.15
FL IN(W)=1352.55
FL OUT(E)=1352.10
SANITARY SEWER MAIN
ASPHALT MAT
SN=FH
PRES. SEWAGE
ZONED SF-5
Annexed (Wichita): 5/18/2006
BELIEVERS SOUTHERN BAPTIST CHURCH ADDITION
Believers Southern Baptist Church, Inc.
13909 W. 21st N
Wichita, KS 67235
1
A
UNPLATTED
Wichita United Methodist District Union, Inc.
9440 E. Boston #140
Wichita, KS 67207
Edmund H. & Donna G. Kozera
14603 W. 21st
Wichita, KS 67235
RES.
Donald W. Stearns & Donald L. Stearns
2440 N. Wheatridge
Wichita, KS 67223
UNPLATTED
Robert & Rosemary Ketzner
2121 N. 135th W
Wichita, KS 67235
John N. Kinderknecht
1642 Salina
Wichita, KS 67203
SE. Cor., SE. ¼, Sec. 2, T27S, R2W, 6th P.M.
Fnd. 1" bar
Clarence L. & Joyce A. Eglee
2107 N. 135th W
Wichita, KS 67235
ZONED SF-20
ZONED LC
P.O.-80
NW MAIN PUMP STATION ADDITION
City of Wichita
455 N. Main
Wichita, KS 67202
(ANNEXED PROPERTY)
ZONED SF-20

ZONED SF-5
Annexed (Wichita): 5/18/2006
PARCEL 2
400,618 s.f.
9.19 Ac.
2
S83°36'13"W 265.10'
N79°17'46"W 200.00'
N48°10'03"W 100.00'
N28°22'35"E 160.01'
250.28'
BLDG.
UTIL.
STBK.
ESMT.
35' BLDG. STBK.
20' UTIL. ESMT.
S43°56'48"W 33.55'
S80°05'37"W 33.71'
S00°43'52"E 150.00'
S07°47'58"W 191.12'
75'
35'
20'
ZONED SF-20

RESERVE "A"
PARCEL 3
603,403 s.f.
13.85 Ac.
ZONED SF-5
Annexed (Wichita): 5/18/2006
FLOODWAY EASEMENT
30" CMP w/Headwall
FL OUT(N)=1350.49
FL IN(S)=1350.52
30" CMP W/Headwall
FL OUT(N)=1350.52
FL IN(S)=1350.44
24"x36" CMP
FL OUT(N)=1350.57
FL IN(S)=1350.90
2-24"x 36" RCP
NORTH
FL IN(E)=1350.29
FL OUT(W)=1350.22
SOUTH
FL IN(E)=1350.31
FL OUT(W)=1350.31
159.92'
CULTIVATED FIELD
550.00'
810.07'
DENSE TREES
4 Strand Barbed Wire
ESMT.
745.37'
S00°43'52"E 965.57'
ESMT.
UTIL.
ASPHALT MAT S00°43'52"E 2630.93'(M)
ZONED SF-20

UNPLATTED
FOREST VIEW ADDITION
ZONED SF-20
Dana Lea Hill Revocable Living Trust
2412 N. 135th W
Wichita, KS 67223
1
Christopher D. & Holly J. Green
320 N. Angela
Wichita, KS 67235
FORCED MAIN SEWER (APPROX. LOCATION)
PRIVATE
BLD.
VENT PIPE
GRAVEL DRIVE
FOREST VIEW ST.
Dorothy M. Matthew Revcable Living Trust
4155 Cascade Falls Dr.
Sarasota, FL 34243
18"RCP w/Headwall
FL OUT(N)=1348.13
FL IN(S)=1349.44
1
16
Dorothy M. Matthew Revcable Living Trust
4155 Cascade Falls Dr.
Sarasota, FL 34243
2
Dorothy Marie Ryan Matthew Living Trust
4155 Cascade Falls Dr.
Sarasota, FL 34243
15
884.73' COMPLETE ACCESS CONTROL
3
RES.
Michael D. & Linda J. Bell
2326 N. 135th W
Wichita, KS 67223
William D. & Caroline M. Hayes
2327 N. Forestview
Wichita, KS 67223
14
William M. & Carol L. Reyer
2300 N. 135th W
Wichita, KS 67223
4
2
Richard L. & Dana Klaus
2301 Forestview
Wichita, KS 67223
13
Raymond J. Van Skiver, Jr. & Margaret E. Van Skiver
2256 N. 135th W
Wichita, KS 67223
5
William J. & Marjean J. Horsch
2255 N. Forestview
Wichita, KS 67223
12
2-19"x30" CMP (WEST)
FL OUT(N)=1350.83
FL IN(S)=1351.06
EAST
FL OUT(N)=1350.90
FL IN(S)=1351.17
Jerald & Dana Bruggeman
2240 N. 135th W
Wichita, KS 67223
6
11
2-36"x24" CMP w/HDWALL (WEST)
FL OUT(N)=1351.26
FL IN(S)=1351.42
EAST
FL OUT(N)=1351.26
FL IN(S)=1351.13
Wesley A. & Susan J. Kokes
2226 N. 135th W
Wichita, KS 67223
7
10
Terry J. & Rosemond Irwin
2231 Forestview
Wichita, KS 67223
2-36"x24" CMP (WEST)
FL OUT(N)=1351.04
FL IN(S)=1351.26
EAST
FL OUT(N)=1351.31
FL IN(S)=1351.37
8
9
Jimmy E. & Kimberly A. Kane
2201 N. Forest View
Wichita, KS 67223
Walter L. & Evelyn F. Smith
2200 N. 135th
Wichita, KS 67223
FP
ZONED SF-20
FOREST VIEW ADDITION
FOREST VIEW ST.
ZONED SF-20
UNPLATTED
Dorothy Matthew Charitable Remainder Unitrust
3108 W. 13th
Wichita, KS 67203
COUNTRYSIDE PENTECOSTAL HOLINESS CHURCH ADDITION
Eagles Nest Fellowship Pentecostal Holiness Church, Inc.
PO Box 12703
Wichita, KS 67277
1
A
C.O.B.Z.A. 1-90

DEVELOPMENT GUIDELINES

General Provisions

1. This development contains 49.19 net acres more or less (post street dedications as shown hereon).
2. PARCEL DESCRIPTIONS:

Parcel 1	Parcel 2	Parcel 3
Gross Area=26.15 Ac.	Gross Area=9.19 Ac.	Gross Area=13.85 Ac.
Maximum Height=80 feet	Maximum Height=35 feet	
Maximum Coverage=30%	Maximum Coverage=30%	
Max. Gross Floor Area=35%	Max. Gross Floor Area=35%	

3. Permitted Uses -
   A. Parcel 1 shall be permitted Indoor and outdoor recreation to include health and fitness clubs, swimming pool facilities, racquetball/handball/tennis courts, basketball courts or similar facilities; personal improvement services such as instructional services and handicraft or hobby classes and day care; additionally with outdoor recreation to includes uses such as swimming pools and related amenities sports and athletic fields, skateboard parks and/or roller blading facilities, racquetball/handball/tennis courts or similar recreation facilities, and support structures for ball fields; but shall prohibit such outdoor entertainment uses as golf driving ranges, pitch and putt facilities, outdoor theaters or amusement rides.
   B. Parcel 2 shall be permitted those uses allowed by right in the SF-5 zoning district; in addition, ancillary parking for uses in Parcel 1 shall be permitted within an area bounded on the east by the transmission easement, on the north by the floodway easement, on the west by Parcel 1, and on the south eight feet north of the south property line as platted.
   C. Parcel 3 shall be for open space and outdoor recreational uses associated with Parcel 1. Parcel 3 shall be for drainage and for open space use as defined in the Unified Zoning Code.
   D. The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use unless specifically identified.
4. Title - The transfer of the title on all or any portion of the land included in the Community Unit Plan does not constitute a termination of the plan or any portion thereof; but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns and amended. However, the Planning Director, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.
5. Landscaping for this site shall be required as follows:
   A. Parcel 1 shall have a minimum of one shade tree or two ornamental trees per 500 square feet of landscaped street yard requirement; continuous parking lot screening for parking lots within 150 feet of arterial streets or residential zoning, with shrubbery a minimum height of three feet at maturity, except in sight clearance zones, or equivalent; trees within parking lots at a rate of one tree per 20 spaces (up to ½ of shade trees in landscaped street yard may be counted toward requirement); and buffer of one tree per 40 lineal feet of interior property line abutting residential zoning. Parcel 1 may maintain existing tree cover on North or West property line in lieu of buffer. For any building permit submitted for new construction and/or expansion of building(s) or site improvement(s) including parking facilities subsequent to Amendment #1, the landscaped street yard and the parking lot landscaping and screening shall be developed in compliance with these requirements or the Landscape Ordinance of the City of Wichita, whichever requirement is greater.
   B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
   C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
6. Screening for this site shall be required as follows:
   A. Rooftop mechanical equipment shall be screened from ground level view per Wichita-Sedgwick County Unified Zoning Code.
   B. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view.
   C. Unless otherwise noted Screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
7. Setbacks:
   Are as indicated on the C.U.P. drawing or as specified in Wichita-Sedgwick County Unified Zoning Code. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
8. Signs shall be permitted on Parcel 1 as per LC sign code provided the following:
   A. Signs shall be spaced a minimum of 150 feet apart, regardless of how land is leased or sold.
   B. Flashing signs (except for signs showing time, temperature and other public service messages including YMCA related messages), rotating signs, and signs with chasing lights are not permitted. Electronic video message signs are allowed for on-site YMCA related advertising.
   C. Portable, off-site, and billboard signs are not permitted.
   D. Window display signs are limited to 25% of the window area.
   E. No signs shall be allowed on the rear of any buildings
   F. Areas of freestanding signs may be 0.8x the lineal foot of frontage with a maximum size of 200 sq. ft.
   H. All freestanding signs along 21st Street North shall not exceed a height of 24 feet and may be a pole or monument type.
   I. Signs shall be limited to on-site signs which advertise only services, articles and products offered within buildings located on the premises whereon the sign is located. Building Signage shall be permitted within the C.U.P. It shall be limited to 20% of the wall area with a maximum size of 400 sq. ft. per elevation. This area may be divided into a maximum of 3 signs per tenant or business per elevation.
9. Parcel 2 signs shall conform to the SF-5 Zoning District.
10. No signs shall be permitted on Parcel 3.
11. Lighting:
    A. There shall be no outdoor activity lighting for games fields. All lighting shall be directed away from residential areas, inluding security and parking lighting.
    B. Light poles shall be limited to 14 feet within 150 feet of residential zoning along 135th Street West. Height includes base and fixture.
    C. Outdoor lighting sources shall employ cut-off luminaries to minimize light trespass and glare, and shall be mounted at a height not exceeding one-half the distance from the neighboring lot, unless evidence is provided to the satisfaction of the Zoning Administrator that the light source will be aimed or shielded such that the light source is not visible from the neighboring lot.
    D. Unless otherwise noted lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
12. Parking:
    A. Parcels 1 and 2, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A.6.a(1)-(8). Section V-I.2.1 allows for parking in residential districts to be located within a front yard setback, but no closer than eight (8') feet to the property line. Ancillary parking in Parcel 2 shall be restricted to the area defined in General Provision 3. B.
    B. The maximum number of parking stalls shall not exceed 500 on Parcel 1.
    C. No parking shall be permited on Parcel 3.
13. No occupancy permits shall be issued for any development without services by municipal water and sewer services.
14. Access controls shall be as shown on the Final Plat.
15. A Conceptual Drainage Plan will be submitted as part of the C.U.P. for review and the Final Drainage Plan shall be submitted at the time of platting. All drainage-ways and easements shall be determined at the time of platting.
16. A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.
17. All proposed new utilities shall be installed underground.
18. Final determination of minimum pad elevations, street right-of-way, easements, and pavement widths on public private streets shall be resolved at the time of platting.
19. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
20. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. It should connect to the arterial sidewalks that may be installed with future improvements to 21st Street North and 135th Street West by the public.
21. Any major changes within this Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration.

COMMUNITY UNIT PLAN (DP- 276)

NORTHWEST YMCA

OWNER / DEVELOPER: Young Men's Christian Association of Wichita 3330 N. Woodlawn, Wichita, KS. 67220 (316) 219-9622 ex220

Amendment submitted: CUP 2007-16 April 9th, 2007 - added: parking uses on Parcel 2
Administrative Adjustment: May 25th, 2007 - parking in front setback on Parcel 2
Administrative Adjustment: CUP2016-0006, March 3, 2016 - sign adjustment on Parcel 1

PAGE 2
APPROVED CUP
MAPC 5-17-07
WCC 6-19-07
MAPD 2 of 2

MKEC
Wichita, KS • 316.684.9600

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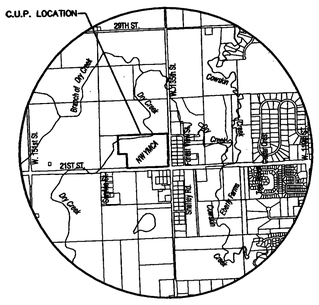
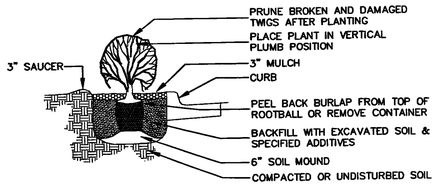


VICINITY MAP

NOTES:

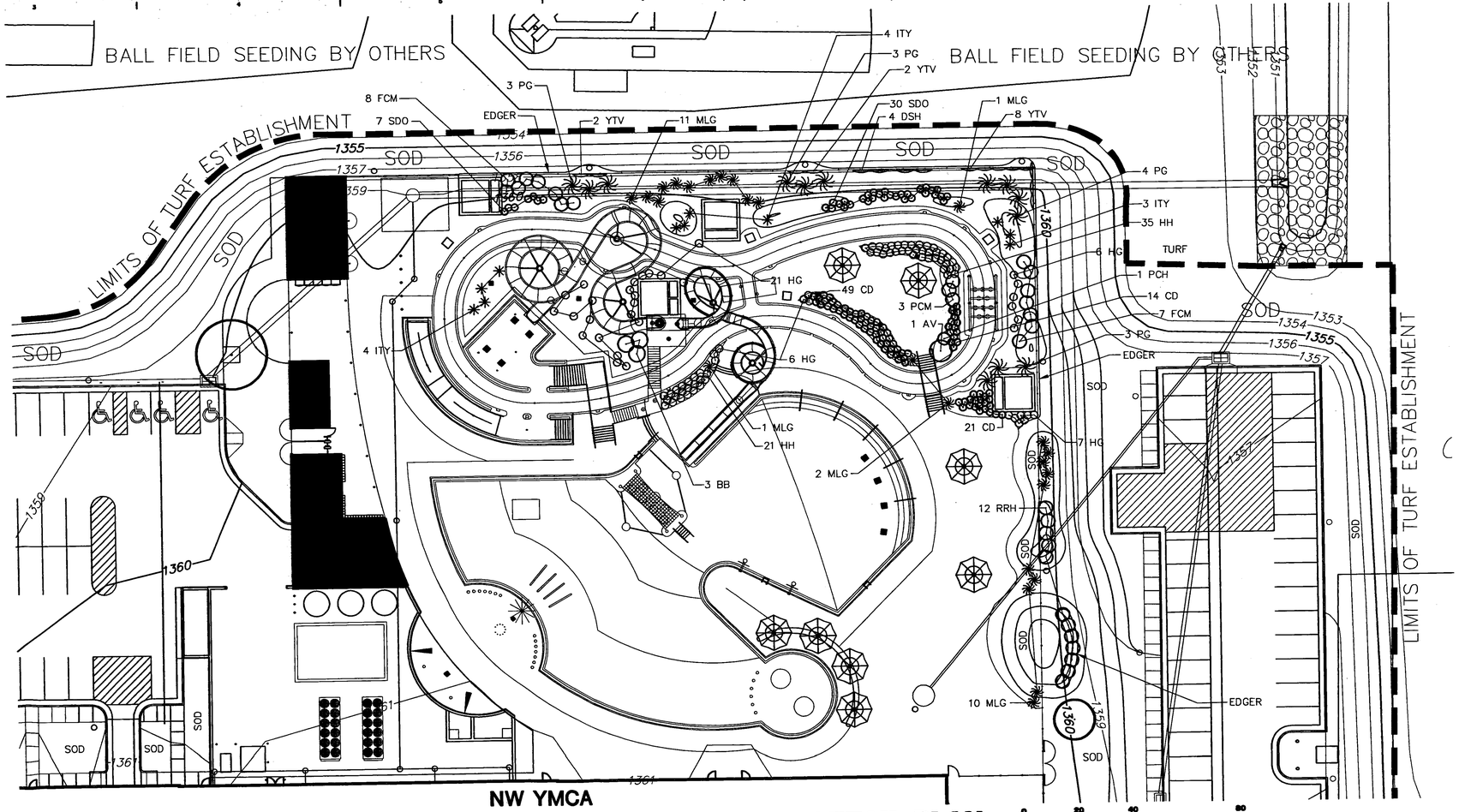
SEE SHEET L26.1 FOR LANDSCAPE AND IRRIGATION NOTES.

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.



SHRUB PLANTING DETAIL

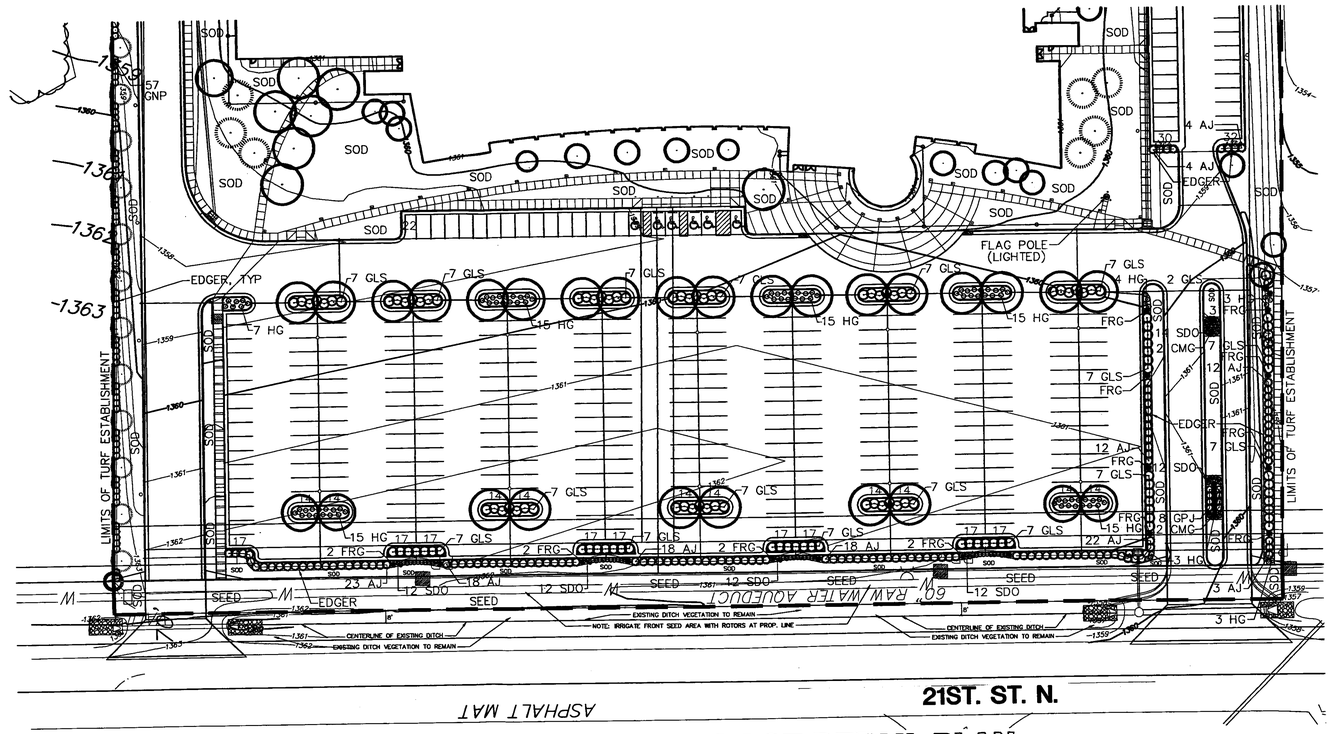
NOT TO SCALE



WATER PARK DETAIL PLAN

0 20 40 80

SCALE: 1" = 20'

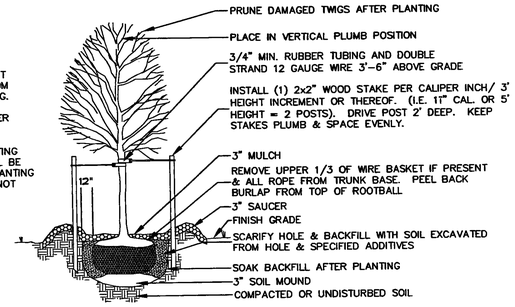


SOUTH PARKING LOT DETAIL PLAN

0 40 80 160

SCALE: 1" = 40'

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.



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

DP-276 Parcel 1

SHEET 2 of 2
MAPD Copy 10-92

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411 N. WEBB ROAD
WICHITA, KS. 67206
316 - 684 - 9600

RANDAL JAY DAVIS
365
STATE OF KANSAS
3-10-06

GREATER WICHITA YMCA
NORTHWEST BRANCH YMCA

NORTHWEST BRANCH YMCA
13838 W 21st Street N
Wichita, KS 67235

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Revisions

1	1
2	2
3	3
4	4
5	5

Sheet Issue Dates

LANDSCAPE PLAN	30 MARCH 2005
LANDSCAPE PLAN-FINAL	10 MARCH '06

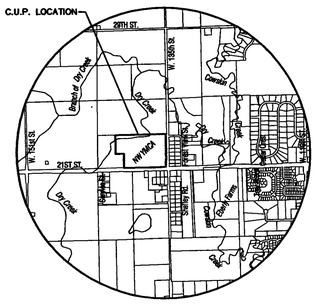
Project Number
SJCF 2848.00

Date
10 MARCH 2006

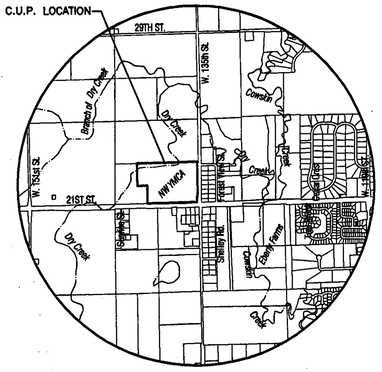
LANDSCAPE PLAN SHEET 2

SCALE VARIES

Package Issued
LANDSCAPE


C.U.P. LOCATION
29TH ST.
W. 13ST.N.
W. 17ST.N.
21ST.ST.
NWYMCA
Branch of Dry Creek
Dry Creek
Creek
Dry Creek
Tributary
Tributary
Tributary

C.U.P. LOCATION



VICINITY MAP

ADDRESS

13838 W. 21st STREET N.

NOTES:

1. CONTRACTORS SHOULD MAKE THEMSELVES FAMILIAR WITH THE PLANS, SPECIFICATIONS AND SITE CONDITIONS BEFORE BIDDING THIS PROJECT.

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

3. THOROUGHLY TILL ALL SEEDBED SOIL TO A DEPTH OF 6" (MINIMUM). RAKE OR HARROW SOIL UNTIL FINAL GRADE LEVEL IS ACHIEVED, AND REMOVE ALL ROCKS AND DEBRIS OVER 1" DIA. IN SIZE. LANDSCAPE ARCHITECT SHALL APPROVE ALL SEEDBEDS PRIOR TO SEEDING.

4. AREAS DENOTED AS TURF ARE TO HAVE SEED VARIETIES AS FOLLOWS:
   SEED:
   KANSAS PREMIUM BLEND TURF TYPE TALL FESCUE AVAILABLE FROM GARD'N WISE PH# (316)838-1474, 96% PURE LIVE SEED, RATE: 9 LBS/1000 S.F. DRILLED WITH BRILLION SEED DRILL OR APPROVED EQUAL IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. SEED DATES MARCH 15-MAY 15 OR AUGUST 25-OCTOBER 10, TYPICAL.
   SOD:
   KANSAS PREMIUM BLEND TURF TYPE TALL FESCUE SOD (WITH 10% BLUEGRASS SEED IN GROWING MIX) AVAILABLE FROM CRANMER GRASS FARM, WICHITA, KANSAS.

5. FERTILIZER FOR TURF AREAS:
HAVE SOIL TESTED BY COUNTY EXTENSION SERVICE TO OBTAIN RECOMMENDED SOIL AMENDMENTS FOR THE GRASSES LISTED. REPORT RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT BEFORE ANY APPLICATION IS MADE. NOTE: IF TURF SEEDING IS DONE DURING THE SPRING SEEDING SEASON, "TUPERSAN" SELECTIVE PRE-EMERGENT HERBICIDE SHALL BE APPLIED AT LABEL RATES WITH THE RECOMMENDED FERTILIZER, AND THE SEEDING RATE SHALL BE INCREASED TO 10 LBS/1000 S.F. (TUPERSAN & ADDL. SEED SUBSIDIARY TO PROJECT.)

6. PLANTING DATES FOR PLANT MATERIAL SHALL BE DURING THE MONTHS BETWEEN OCTOBER 1st AND MAY 15th. PLANTING SHALL ONLY BE CONDUCTED WHEN THE GROUND IS NOT FROZEN, SNOW COVERED, OR IN AN OTHERWISE UNSUITABLE CONDITION FOR PLANTING. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL IN WRITING BY THE LANDSCAPE ARCHITECT.

7. THE PLANTING SOIL MIXTURE FOR ALL TREE, SHRUB AND PERENNIAL PLANTINGS SHALL INCLUDE SOIL EXCAVATED FROM THE HOLE. BACK TO EARTH BRAND COTTON BUR COMPOST PLANTING SOIL AMENDMENT MIXED THOROUGHLY INTO EXCAVATED SOIL AT A RATIO OF 1:8 SHALL CONSTITUTE BACKFILL MIX.

8. ROOT STIMULATOR SHALL BE APPLIED TO ALL PLANT MATERIALS WITH THE EXCEPTION OF LAWN AREAS. APPLY AS PER THE MANUFACTURERS RECOMMENDATIONS.

9. ALL TREE SAUCERS AND PLANTING BEDS OUTSIDE THE WATER PARK AREA ARE TO BE MULCHED WITH A MINIMUM OF 3" SHREDDED CYPRESS MULCH. WHERE PLANTING BEDS ARE ADJACENT TO WALKS AND CURBS THE SOIL LEVEL SHALL BE 3" LOWER TO ALLOW FOR MULCH LAYER.

10. ALL SHRUB/PERENNIAL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS TREFLAN OR EQUAL. APPLY AS PER MANUFACTURER'S RECOMMENDATION. THE PRE-EMERGENT SHALL NOT BE APPLIED UNTIL AFTER ALL PLANTING WITHIN THESE AREAS IS COMPLETE, BUT BEFORE THESE AREAS ARE MULCHED. DO NOT DISTURB AREAS AFTER APPLICATION. WATER IN AS DIRECTED AFTER MULCHING HAS BEEN COMPLETED.

11. MULCH, STAKES, GUY WIRE, PRE EMERGENT HERBICIDES, ETC. SHALL BE SUBSIDIARY TO INDIVIDUAL PLANTS.

12. ALL PLANTING BEDS ABUTTING LAWN AREAS SHALL BE EDGED WITH PRO-STEEL OR RYERSON STEEL EDGING (BLACK OR GREEN RUST INHIBITIVE PAINT FINISH 1/8x4") OR APPROVED EQUAL. EDGING SHALL BE PLACED IN SMOOTH CURVING SHAPES WHERE INDICATED WITHOUT KINKS OR TWISTS. INSTALL AS PER THE MANUFACTURERS RECOMMENDATIONS.

13. LABEL EACH TREE, SHRUB, ORNAMENTAL GRASS, GROUNDCOVER MASS AND PERENNIAL MASS WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. DO NOT REMOVE UNTIL AFTER PROVISIONAL ACCEPTANCE. A LABEL PROVIDED BY THE ORIGINAL GROWER OF THE PLANT (FOR EACH VARIETY AND GROUPING) IS PREFERRED.

14. STAKES AND GUYING SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.

15. ALL PLANTING ISLANDS SHALL CONTAIN A MINIMUM OF 18" DEPTH TOPSOIL. ALL SHRUB/PERENNIAL BEDS SHALL HAVE A 6" MINIMUM TOPSOIL LAYER. ALL AREAS DENOTED AS SEED OR SOD SHALL HAVE A 6" MINIMUM TOPSOIL LAYER. TOPSOIL SHALL BE LAID IN 6" LIFTS. IN AREAS WHERE CONSTRUCTION GRADING HAS NOT OCCURRED AND THE VIRGIN GRADES YET EXIST, THE TOPSOIL LAYER MAY NOT BE REQUIRED BASED ON THE DECISION OF THE LANDSCAPE ARCHITECT. BERM GRADING AND PROVISION OF TOPSOIL AND SPREADING OF TOPSOIL IS RESPONSIBILITY OF THE GENERAL CONTRACTOR, N.I.C.

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

17. SUBSTITUTION OF PLANT SPECIES TYPES FOR THOSE LISTED IN THE PLANT LIST IS NOT PERMISSIBLE UNLESS APPROVED BY MKEC LANDSCAPE ARCHITECT (684-9600). ANY SUBSTITUTION WHICH HAS NOT BEEN APPROVED SHALL BE REMOVED IMMEDIATELY AND REPLACED WITH THE CORRECT PLANT.

18. ALL TURF AREAS AND LANDSCAPE PLANTING BED AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A "RAIN-CLICK" OR APPROVED EQUAL RAINFALL ACTIVATED AUTOMATIC SHUT-OFF DEVICE. ALL AREAS SHOWN ON THIS PLAN SHALL BE IRRIGATED BY WATER FROM CURRENTLY EXISTING WELL(S) AND PUMP(S). CONNECTING INTO EXISTING IRRIGATION SYSTEM TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM (FOR NEW AND EXISTING LANDSCAPE AREAS) SHALL BE SUBSIDIARY TO THIS PROJECT COST.

19. SEEDED AREA SOUTH OF PROPERTY LINE SHALL BE WATERED BY A SINGLE ROW OF LARGE-DIAMETER ROTARY HEADS LOCATED APPROXIMATELY ON THE PROPERTY LINE AND THROWING SOUTH TOWARD THE 21ST STREET DITCH. HEADS SHOULD BE SPACED CLOSELY ENOUGH TO PROVIDE GOOD COVERAGE FOR BRINGING UP SEED AND GROWING A QUALITY LAWN.

20. IRRIGATION SLEEVES SHOWN WILL BE INSTALLED BY GENERAL CONTRACTOR PRIOR TO PAVEMENT INSTALLATION.

21. COORDINATE LANDSCAPE PLANTING W/ IRRIGATION CONTRACTOR. IF POSSIBLE, THE TREE PLANTINGS SHOULD BE IN PLACE BEFORE IRRIGATION LINE ROUTING BEGINS. WATER TREES BY HAND UNTIL IRRIGATION SYSTEM IS FULLY FUNCTIONAL. SHRUBS AND PERENNIALS SHALL NOT BE INSTALLED UNTIL THE IRRIGATION SYSTEM IS FUNCTIONAL. THE IRRIGATION SYSTEM SHALL BE COMPLETE AND FULLY FUNCTIONAL IN ALL LAWN AREAS BEFORE TURF GRASS SEED IS DRILLED (PLANTED) OR SOD IS LAID.

22. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF LANDSCAPE PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK".

23. AN ACCEPTABLE STAND OF GRASS SHALL BE A VIGOROUS STAND OF ESSENTIALLY WEED FREE LAWN WITH NO BARE SPOTS EXCEEDING 6" SQUARE IN SIZE. CONTRACTOR SHALL BE RESPONSIBLE FOR MOWING AND INSURING PROPER AMOUNT OF WATER FOR LAWN UNTIL AFTER THE THIRD MOWING, AT WHICH TIME FINAL CONTRACT ACCEPTANCE SHOULD BE REQUESTED.

24. IN THE EVENT OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN.

LANDSCAPE ORDINANCE CALCULATIONS:

(ADDRESSED AS AN ADDITION TO PREVIOUS NW YMCA TOTALS)

FRONTAGE = 948' AVERAGE DEPTH = 1245' S.F. FACTOR = 20

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REQUIRED LANDSCAPE STREET YARD = 18,960 S.F. (948' x 20')

LANDSCAPED STREET YARD PROVIDED = 54,658 S.F.

STREET YARD SHADE TREES (EQUIVALENT) REQUIRED = 38 (18,960 / 500 = 37.92)

TOTAL PARKING SPACES PROVIDED = 604

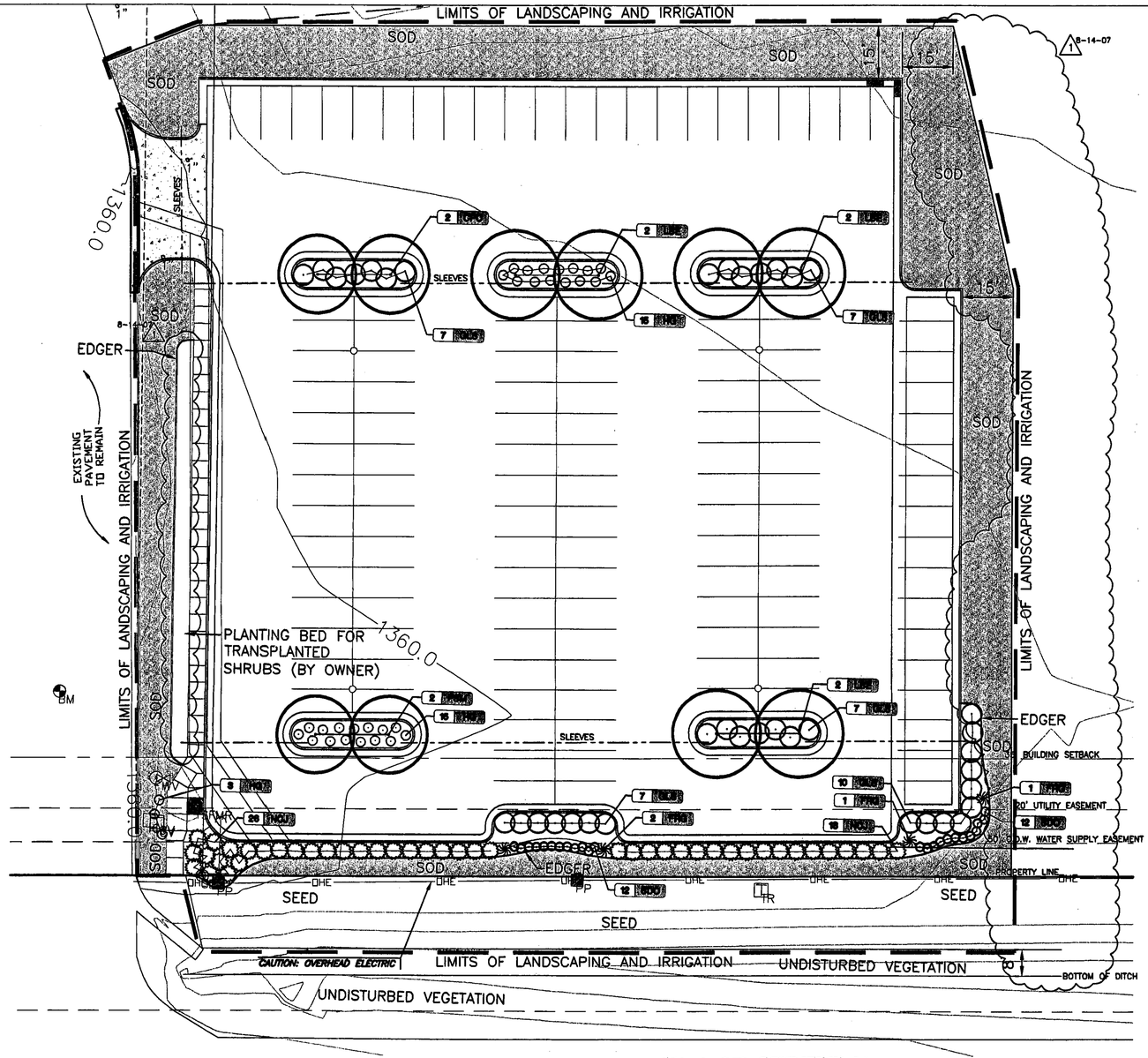
PARKING LOT TREES REQUIRED = 604 / 20 = 31 TREES. UP TO ½ OF REQUIRED STREET YARD TREES (19) MAY COUNT TOWARD PARKING LOT TREE REQUIREMENT. 12 ADDITIONAL PARKING LOT TREES REQUIRED, BRINGING TOTAL REQUIRED NUMBER OF TREES TO 50.

STREET YARD/FRONT PARKING LOT TREES PROVIDED = 54 SHADE TREE EQUIVALENT (35 SHADE TREES PLUS 28 ORNAMENTAL TREES AND 51 SHRUBS). BUFFER TREES ALONG WEST PROPERTY LINE IN FRONT OF STREET WALL LINE ARE NOT INCLUDED IN THIS TOTAL.

PARKING LOT IS CONTINUOUSLY SCREENED FROM STREET (EXCEPT AT DRIVE OPENINGS) WITH PREDOMINANTLY EVERGREEN PLANT MATERIALS WHICH WILL REACH AT LEAST 3' IN HEIGHT

LANDSCAPE BUFFER PROVIDED: 1 (EVERGREEN) TREE AND 5 SHRUBS PER 30 L.F. OF INTERIOR PROPERTY LINE ABUTTING RESIDENTIAL ZONING. EXISTING TREE COVER ON NORTH AND WEST PROPERTY LINES ARE BEING PRESERVED AS A BUFFER IN LIEU OF NEWLY PLANTED BUFFER.

ALL LANDSCAPED AREAS SHOWN WILL BE IRRIGATED BY AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WITH "RAIN-CLICK" OR OTHER SIMILAR AUTOMATIC RAIN SHUT-OFF DEVICE.



SCALE: 1"=20'

20 10 0 20

N

LEGEND

2" PVC SLEEVE

(2)-4" PVC SLEEVES

MASTER PLANT LIST

W. 21ST STREET N.

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION/REMARKS
TREES					
CPO	2	CHINESE PISTACHE	Pistacia chinensis	2" cal.	Balled and Burlapped
LBE	6	LACEBARK ELM	Ulmus parvifolia 'Allee'	2" cal.	Balled and Burlapped
PSM	2	'PACIFIC SUNSET' MAPLE	Acer truncatum x A. platanoides 'Warrenred'	2" cal.	Balled and Burlapped
SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS					
FRG	4	'KARL FOERSTERS' FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Foerster'	3 gal	Container
GLS	38	'GRO-LOW' FRAGRANT SUMAC	Rhus aromatica 'Gro-low'	3 gal	Container
HG	33	'HAMELN' DW. CHINESE FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln'	2 gal	Container
NCJ	44	'NICK'S COMPACT' PFITZER JUNIPER	Juniperus chinensis 'Pfitzeriana Nick's Compact'	2 gal	Container
SDO	24	'STELLA DE ORO' DAYLILY	Hemerocallis 'Stella de Oro'	1 gal	Container

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KANSAS LANDSCAPE ARCHITECT RANDAL JAY DAVIS 365 STATE OF KANSAS

8-14-07

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

EAST PARKING LOT EXPANSION
NORTHWEST YMCA
LOT 2, BLOCK 1 NORTHWEST YMCA ADDITION

DP276-Parcel 2

LANDSCAPE PLAN

05-2007 DP MAPD Grid 1 of 2

LANDSCAPE PLAN
SHEET TITLE

07216
PROJECT NUMBER

RJD
DESIGN BY

RJD
DRAWN BY

JAG
CHECKED BY

ISSUED
June 2007

REVISED
1 August 2007

SHEET NO.
1 of 1

PLOTTED: Tuesday, August 14, 2007 @ 03:23PM

J:\CIVIL\07216\DWG\NW\LANDSCAPE\07216L1.DWG

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 26, 2016

YMCA of Wichita, attn. Adam Elliott
402 N. Market St.
Wichita, KS 67202

MKEC Engineering, Inc. attn. Brian Lindebak
411 N. Webb Rd.
Wichita, KS 67206

RE: CUP2016-06 - City CUP Administrative Adjustment to DP-276 Parcel 1 to increase the maximum sign area from 100 to 200 sq. ft. and increase the maximum height from 20 to 24 feet, generally located north of 21st Street N. and west of 135th Street W. (13838 W. 21st Street).

Dear Applicants:

We received and reviewed your request for an administrative adjustment to Parcel 1 of the above-referenced community unit plan, DP-276, the Northwest YMCA Addition Community Unit Plan (CUP). We understand that you wish to replace a monument sign along 21st Street N. which is increasing in size from 100 to 200 square feet (with no individual sign exceeding 200 square feet), and increasing in height from 20 to 24 feet, and therefore change General Provisions 8F and 8H to reflect. We also understand that you wish to remove the word "Addition" from the CUP title, make General Provision 8 subject to the Sign Code per LC zoning, and eliminate the prohibition of "moving" or "video" signs.

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

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

The "Development Application" signs may 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 of Planning

Thomas J. Stolz
MABCD Director

cc: JR Cox, MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Service Representative District V