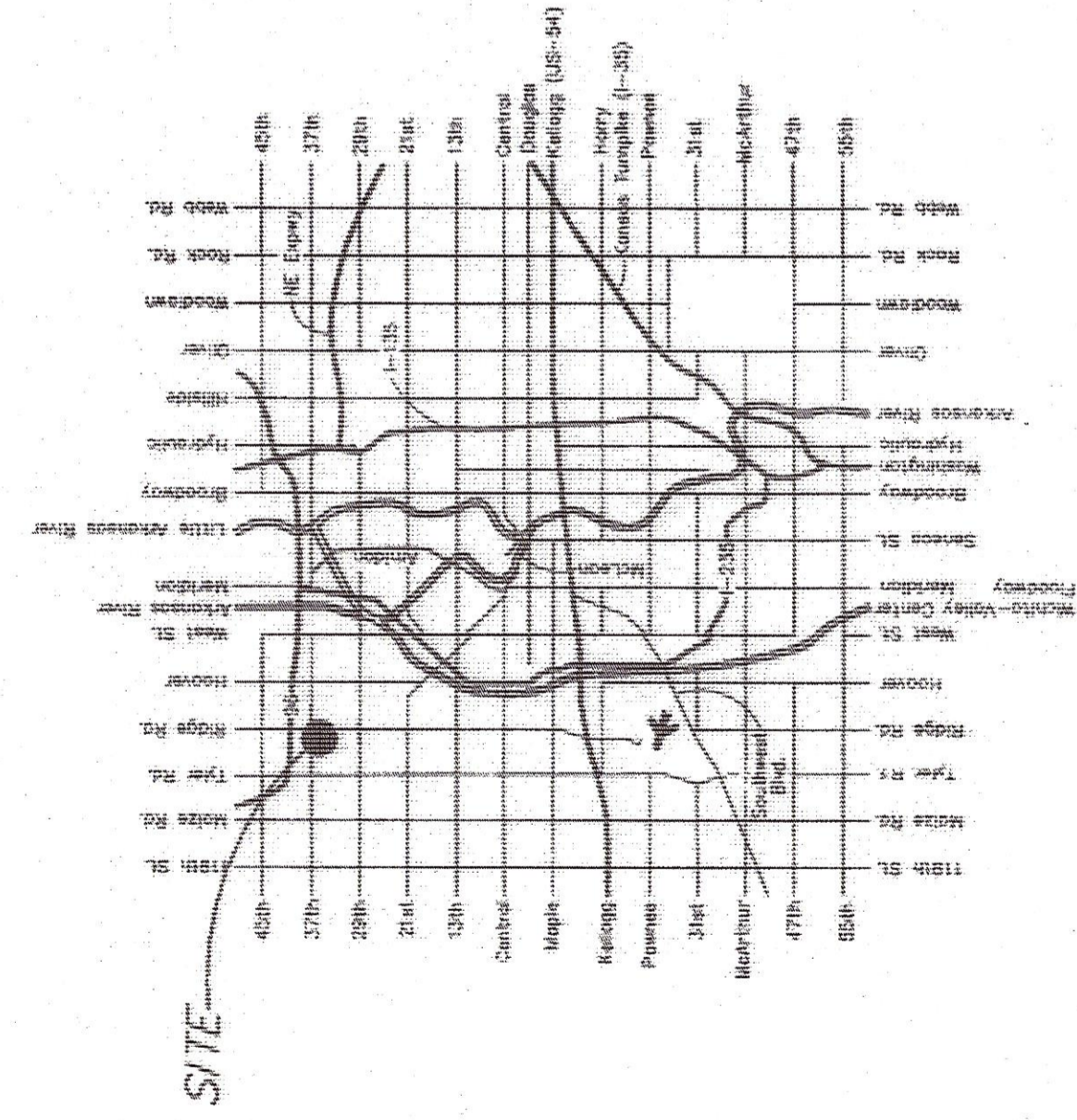
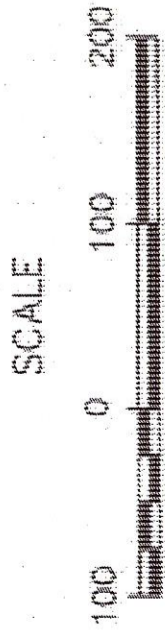


# RIDGE CENTRE COMMUNITY UNIT PLAN (D.P. 242)

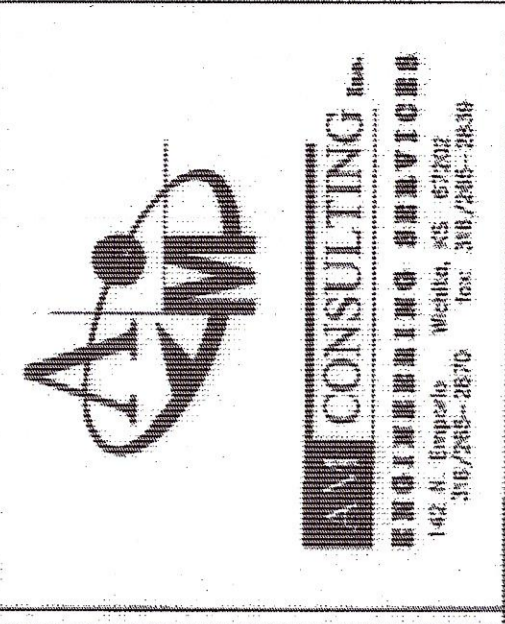
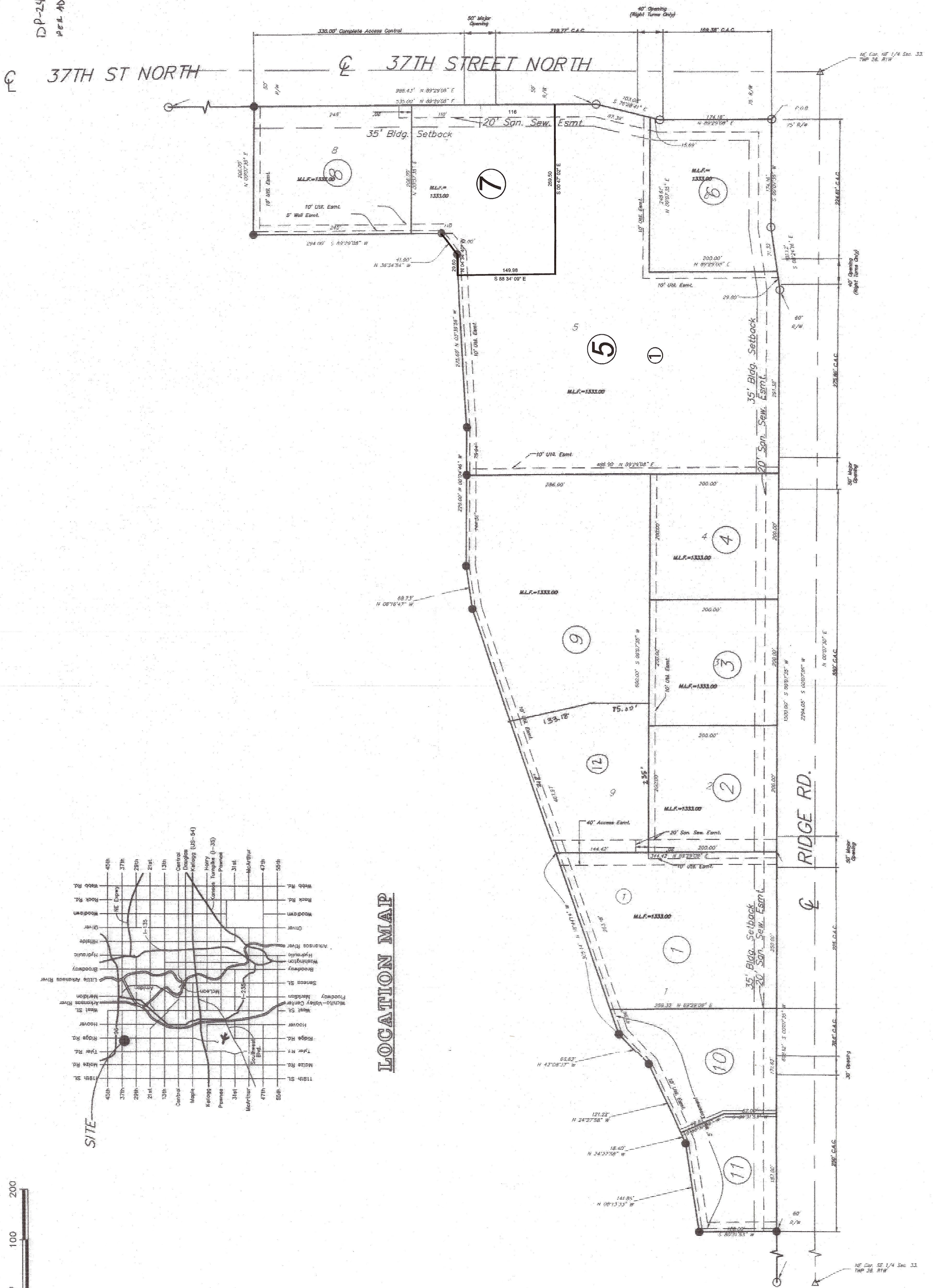


LOCATION MAP

DP-242, AMENDMENT #1

PER ADMIN ADJUSTMENTS 10/10/03, 01/10/04, 04/12/05,  
12/28/05, 05/12/05,  
07/25/05, 04/12/03

**APPROVED UP**  
 3/17/03  
 3/17/03  
 4/18/03  
**APPROVED CUP**  
 4/18/03  
 CURR-18  
 Copy 1 of 3  
 Copy 1 of 4



# RIDGE CENTRE COMMUNITY UNIT PLAN (D.P. 242) (AMENDMENT 1)

## GENERAL PROVISIONS

Revised: 10/16/2004; 5/12/10; 7/25/05; 4/20/02;  
12/22/04; 5/12/10; 7/25/05; 8/20/15;  
04/12/23.

Dated 4/10/2023  
**APPROVED CUP**  
Per Admin Adjustment  
Copy 1 of 4  
CUP2023-10

Dated 3/19/2020  
**APPROVED CUP**  
Per Admin Adjustment  
Copy 2 of 4  
CUP2020-06

- THIS DEVELOPMENT CONTAINS 16.3 ACRES, MORE OR LESS.
- THE DEVELOPMENT CONTAINS ELEVEN (11) PARCELS PERMITTING LIGHT COMMERCIAL USES. SEE PARCEL DESCRIPTION (GENERAL PROVISION NO. 23) FOR SPECIFIC USES.
- SETBACKS ARE AS FOLLOWS:  
 PARCEL NO. 1- Ridge Rd. 35'  
 PARCEL NO. 2- Ridge Rd. 35'  
 PARCEL NO. 3- Ridge Rd. 35'  
 PARCEL NO. 4- Ridge Rd. 35'  
 PARCEL NO. 5- Ridge Rd. 35' and 37th Street North: 35'  
 PARCEL NO. 6- Ridge Rd. 35'  
 PARCEL NO. 7- Ridge Rd. 35' 37th Street North 35'  
 PARCEL NO. 8- 37th Street North 35'  
 PARCEL NO. 9- 37th Street North 35'  
 PARCEL NO. 10- Ridge Rd. 35'  
 PARCEL NO. 11- Ridge Rd. 35'

- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNAGE AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 24.04 OF THE CODE OF THE CITY OF WICHITA. ADDITIONALLY THE FOLLOWING CONDITIONS APPLY:  
 A. SIGN HEIGHT VARIANCES AS MAY BE APPROVED BY THE BOARD OF ZONING APPEALS ARE PERMITTED.  
 B. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.  
 C. FLASHING SIGNS, (EXCEPT FOR SIGNS SHOWING DATE, TIME, TEMPERATURE, AND OTHER PUBLIC SERVICE MESSAGES) ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS, OR SIGNS WHICH CREATE THE ILLUSION OF MOVEMENT ARE NOT PERMITTED.  
 D. EACH PARCEL SHALL BE PERMITTED SIGNAGE AS FOLLOWS:

PARCEL NO. 1- AS PERMITTED BY THE SIGN CODE IN THE "NR" ZONING DISTRICT

PARCEL NO. 2- AS PERMITTED BY THE SIGN CODE IN THE "LC" ZONING DISTRICT  
 Signage to sign on structure shall be 138 feet from nearest sign on Parcel 1 and 138 feet from nearest sign on Parcel 2, provided that no additional freestanding signs are permitted on Parcel 2 and distance to nearest sign on Parcel 3 shall be 276 feet. No freestanding signs on Parcel 2 shall be permitted on Parcel 2.

PARCEL NO. 3- SAME AS PARCEL 2

PARCEL NO. 4- SAME AS PARCEL 2

PARCEL NO. 5- SAME AS PARCEL 2  
 Up to maximum of 200 sq. ft. on one sign (Admin Adjustment 12/20/04)

PARCEL NO. 6- SAME AS PARCEL 2 Except the permitted Menu Board and Pre-Sale Board signage are allowed within the Bldg Setback.

PARCEL NO. 7- SAME AS PARCEL 2

PARCEL NO. 8- SAME AS PARCEL 2

PARCEL NO. 9- SAME AS PARCEL 1; EXCEPT THE PERMITTED SIGNAGE MAY BE PLACED ON PARCEL 1 OR 2, IN ADDITION TO THE PERMITTED DETACHED SIGNS FOR THOSE PARCELS AND MAY BE PLACED WITHIN 150 FEET OF SAID SIGNS (See Admin. Adj. 10-6-00)

PARCEL NO. 10- SAME AS PARCEL 1

PARCEL NO. 11- SAME AS PARCEL 1

PARCEL NO. 12- SAME AS PARCEL 1

E. ALL SIGNS: 20' MAX. HEIGHT AND MONUMENT STYLE. NO POLE SIGNS SHALL BE PERMITTED, Except a 25' tall Pylon sign is permitted on Parcel 6.

- ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE CONFIRMED AT THE TIME OF PLATTING. A SPECIFIC LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ANY OPEN SPACE, SIGNS, LOGOS, DRAINAGE FACILITIES, DRIVES OR PARKING AREAS CONTAINED WITHIN THE DESCRIBED PARCELS SHALL BE PRIVATELY OWNED AND MAINTAINED. IF MULTIPLE OWNERSHIP OCCURS AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT. THE LAKE SHALL BE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION CREATED AT THE TIME THE LAND TO THE WEST IS PLATTED.
- FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING. GUARANTEES FOR STREET IMPROVEMENTS FOR 37TH STREET NORTH AND RIDGE ROAD SHALL BE DETERMINED AT TIME OF PLATTING.
- PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA. ALL PARKING AND DRIVES SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALT.
- FIRE LANES:  
 A. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.  
 B. DURING BUILDING PERMIT REVIEW THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE SITE PLAN REGARDING FIRE LANE(S) AND FIRE HYDRANT LOCATION, PRIOR TO CONSTRUCTION.

- ACCESS CONTROL:  
 AS SHOWN ON THE RECORDED PLAT, IF THE ACCESS CONTROLS OF THE RECORDED PLAT ARE ALTERED BY AN APPROVED VACATION ORDER OF THE WICHITA CITY COUNCIL THE C.U.P. SHALL BE CONSIDERED TO HAVE BEEN ADJUSTED ACCORDINGLY.
- CROSS LOT CIRCULATION AND INTERNAL ACCESS SHALL BE PROVIDED AT THE TIME OF PLATTING.  
 ACCESS EASEMENT GIVEN THE PARCEL 9 OVER PARCELS 4 & 5.
- THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION FOR ITS CONSIDERATION.
- ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
- TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW. SCREENING SHALL BE CONSTRUCTED OF MATERIALS AND/OR LANDSCAPING COMPATIBLE WITH AND COMPLEMENTARY TO THE EXTERIOR OF THE BUILDINGS TO WHICH THE TRASH RECEPTACLE PROVIDES SERVICE. LOADING DOCKS AND SERVICE AREAS SHALL ALSO BE SCREENED FROM 37TH STREET NORTH, RIDGE ROAD, AND THE RESIDENTIAL AREAS TO THE WEST WITH SCREENING WALLS AND/OR LANDSCAPING APPROVED BY THE PLANNING DIRECTOR.
- A LANDSCAPE PLAN SHALL BE PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 10.32 OF THE CODE OF THE CITY OF WICHITA.
- THIS C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE THE SUBMISSION OF A SITE PLAN AND A LANDSCAPE PLAN FOR EACH PARCEL OR PORTION THEREOF. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STAGE PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE SITE PLAN SHALL SHOW LAND USE RELATIONSHIPS, ACCESS POINTS, AND/OR CONTROL SETBACKS, INTERIOR CIRCULATION, PARKING, SCREENING AND OTHER SIMILAR DESIGN CONSIDERATIONS.
- PRIOR TO ISSUING BUILDING PERMITS FOR EACH PARCEL OR PORTION THEREOF, BE SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING. THE WALK SYSTEM A PLAN FOR VEHICULAR CIRCULATION AND A PEDESTRIAN WALK SYSTEM SHALL SHALL LINK SIDEWALKS ALONG RIDGE ROAD AND/OR 37TH STREET NORTH WITH THE MAJOR ENTRANCES TO THE DEVELOPMENT, AND SHALL LINK WITH THE PROPOSED BUILDINGS WITHIN THE DEVELOPMENT.
- ALL BUILDING EXTERIORS WITHIN PARCELS 1, 2, 9, 10, AND 11, SHALL MAINTAIN COMPATIBILITY WITH ONE ANOTHER IN TERMS OF EXTERIOR MATERIAL, COLOR AND TEXTURE. ALL BUILDING EXTERIORS WITHIN PARCELS 3, 6 AND 7 SHALL MAINTAIN COMPATIBILITY WITH ONE ANOTHER IN TERMS OF EXTERIOR MATERIAL, COLOR AND TEXTURE. PARCELS 3, 4, AND 8 MAY BE CONSISTENT WITH EITHER OF THE TWO GROUPS.
- A SIX (6) FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED ALONG PROPERTY LINES OF THE C.U.P. WITHIN A WALL EASEMENT WHERE NONRESIDENTIAL USES ARE ADJACENT TO RESIDENTIAL ZONING EXCEPT WHERE THERE IS A MINIMUM THREE HUNDRED (300) FEET OF PLATTED RESERVE AREA.
- AT THE TIME OF PLATTING THE APPLICANT WILL BE REQUIRED TO GUARANTEE OFF-SITE IMPROVEMENTS. IT IS ANTICIPATED THAT THESE IMPROVEMENTS WILL INCLUDE RIGHT TURN LANES AT THE ACCESS POINTS ON RIDGE ROAD AND 37TH STREET NORTH, A LEFT TURN LANE ON 37TH STREET TO RIDGE ROAD, LEFT TURN LANES FOR ALL MAJOR OPENINGS ON RIDGE ROAD AND 37TH STREET NORTH, AND ONE-EIGHTH OF THE SIGNALIZATION COSTS AT THE 37TH STREET NORTH AND RIDGE ROAD INTERSECTION.
- 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.

- PARCEL DESCRIPTION:  
 PARCEL NO. 1  
 PROPOSED USES: ALL PERMITTED USES IN THE "GO" GENERAL OFFICE DISTRICT EXCEPT CORRECTIONAL PLACEMENT RESIDENCES, LIMITED; CORRECTIONAL PLACEMENT RESIDENCES; GENERAL; GROUP HOME, LIMITED; GENERAL AND COMMERCIAL; RECYCLING COLLECTION STATIONS; ASPHALT OR CONCRETE, LIMITED; MANUFACTURING, LIMITED; MINING OR QUARRYING; OIL OR GAS DRILLING; ROCK CRUSHING; SOLID WASTE INCINERATOR, AND ALL INDUSTRIAL USES.  
 NET AREA - 75,463 SQ. FT. (1.73 ACRES)  
 MAXIMUM BUILDING COVERAGE - 26,412 SQ. FT. (35% MAX.)  
 TOTAL NUMBER OF BUILDINGS - 4  
 PARKING - SEE GENERAL PROVISION NUMBER 9
- PARCEL NO. 2  
 PROPOSED USES: ALL PERMITTED USES IN THE "LC" LIMITED COMMERCIAL ZONING DISTRICT EXCEPT: RESIDENTIAL USES; PUBLIC USES EXCEPT DAYCARE, AND PAWNSHOPS, SECONDHAND STORES, TAVERNS, NIGHT CLUBS, DRINKING ESTABLISHMENTS OR ADULT ENTERTAINMENT.  
 NET AREA - 40,563 SQ. FT. (0.93 ACRES)  
 MAXIMUM BUILDING COVERAGE - 14,197 SQ. FT. (35% MAX.)  
 TOTAL NUMBER OF BUILDINGS - 1  
 PARKING - SEE GENERAL PROVISION NUMBER 9
- PARCEL NO. 3  
 PROPOSED USES: ALL PERMITTED USES IN THE "LC" LIMITED COMMERCIAL ZONING DISTRICT EXCEPT: RESIDENTIAL USES; PUBLIC USES EXCEPT DAYCARE, AND PAWNSHOPS, SECONDHAND STORES, TAVERNS, NIGHT CLUBS, DRINKING ESTABLISHMENTS, OR ADULT ENTERTAINMENT.  
 NET AREA - 40,461 SQ. FT. (0.93 ACRES)  
 MAXIMUM BUILDING COVERAGE - 14,700 SQ. FT. (36.6% MAX.)  
 TOTAL NUMBER OF BUILDINGS - 1  
 PARKING - SEE GENERAL PROVISION NUMBER 9
- PARCEL NO. 4  
 PROPOSED USES: SAME AS PARCEL 3  
 NET AREA - 39,961 SQ. FT. (0.92 ACRES)  
 MAXIMUM BUILDING COVERAGE - 9,427 SQ. FT. (23.6% MAX.)  
 TOTAL NUMBER OF BUILDINGS - 1  
 PARKING - SEE GENERAL PROVISION NUMBER 9
- PARCEL NO. 5  
 PROPOSED USES: SAME AS PARCEL 3  
 NET AREA - 197,306.58 SQ.FT. (4.52 ACRES)  
 MAXIMUM BUILDING COVERAGE - 59,192 SQ. FT. (30% MAX.)  
 TOTAL NUMBER OF BUILDINGS - 3  
 PARKING - SEE GENERAL PROVISION NUMBER 9
- PARCEL NO. 6  
 PROPOSED USES: SAME AS PARCEL 3  
 NET AREA - 48,725 SQ. FT. (1.07 ACRES)  
 MAXIMUM BUILDING COVERAGE - 14,018 SQ. FT. (30% MAX.)  
 TOTAL NUMBER OF BUILDINGS - 2  
 PARKING - SEE GENERAL PROVISION NUMBER 9
- PARCEL NO. 7  
 PROPOSED USES: SAME AS PARCEL 3  
 NET AREA - 56,581.42 SQ.FT. (1.30 ACRES)  
 MAXIMUM BUILDING COVERAGE - 16,974 SQ. FT. (30% MAX.)  
 TOTAL NUMBER OF BUILDINGS - 1  
 PARKING - SEE GENERAL PROVISION NUMBER 9
- PARCEL NO. 12 (Per RA approval 07/25/05)  
 PROPOSED USES: SAME AS PARCEL 1  
 NET AREA - 91,389.4 SQ.FT. (2.05 ACRES)  
 MAXIMUM BUILDING COVERAGE - 14,486 SQ.FT. (35% MAX.)  
 TOTAL NUMBER OF BUILDINGS - 2  
 PARKING - SEE GENERAL PROVISION NUMBER 9

- PARCEL NO. 8  
 PROPOSED USES: SAME AS PARCEL 3  
 NET AREA - 30,864 SQ. FT. (1.17 ACRES)  
 MAXIMUM BUILDING COVERAGE - 17,802 SQ. FT. (35% MAX.)  
 TOTAL NUMBER OF BUILDINGS - 1  
 PARKING - SEE GENERAL PROVISION NUMBER 9
- PARCEL NO. 9  
 PROPOSED USES: SAME AS PARCEL 1  
 NET AREA - 138,726 SQ. FT. (3.14 ACRES)  
 MAXIMUM GROSS FLOOR AREA - 40,854 SQ. FT. (35% MAX.)  
 TOTAL NUMBER OF BUILDINGS - 2  
 PARKING - SEE GENERAL PROVISION NUMBER 9
- PARCEL NO. 10  
 PROPOSED USES: SAME AS PARCEL 1  
 NET AREA - 37,100.59 SQ. FT. (0.85 ACRES)  
 MAXIMUM GROSS FLOOR AREA - 72,985 SQ. FT. (35% MAX.)  
 TOTAL NUMBER OF BUILDINGS - 2  
 PARKING - SEE GENERAL PROVISION NUMBER 9
- PARCEL NO. 11  
 PROPOSED USES: SAME AS PARCEL 1  
 NET AREA - 24,094 SQ. FT. (0.55 ACRES)  
 MAXIMUM GROSS FLOOR AREA - 8,454 SQ. FT. (35% MAX.)  
 TOTAL NUMBER OF BUILDINGS - 2  
 PARKING - SEE GENERAL PROVISION NUMBER 9

**LEGAL DESCRIPTION:**  
 A TRACT OF LAND IN THE E 1/2 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE N.E. CORNER OF THE N.E. 1/4 OF SAID SECTION 33; THENCE BEARING S 89°29'08" W ALONG THE NORTH LINE OF SAID N.E. 1/4 A DISTANCE OF 75.84 FEET; THENCE BEARING S 00°30'52" E A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE BEARING S 00°07'35" W PARALLEL TO AND 75 FEET WEST OF THE EAST LINE OF SAID N.E. 1/4, A DISTANCE OF 174.16 FEET; THENCE BEARING S 08°24'16" E A DISTANCE OF 101.12 FEET; THENCE BEARING S 00°07'35" W PARALLEL TO AND 100 FEET WEST OF THE EAST LINE OF SAID N.E. 1/4 A DISTANCE OF 1500.00 FEET; THENCE BEARING N 89°52'25" W A DISTANCE OF 120.00 FEET; THENCE BEARING N 07°17'38" W A DISTANCE OF 140.37 FEET; THENCE BEARING N 24°32'44" W A DISTANCE OF 138.62 FEET; THENCE BEARING N 43°13'43" W A DISTANCE OF 68.62 FEET; THENCE N 18°49'00" W A DISTANCE OF 713.11 FEET; THENCE BEARING N 08°21'33" W A DISTANCE OF 68.73 FEET; THENCE BEARING N 00°00'00" W A DISTANCE OF 220.00 FEET; THENCE BEARING N 03°44'42" W A DISTANCE OF 275.00 FEET; THENCE BEARING N 37°08'03" W A DISTANCE OF 42.70 FEET; THENCE BEARING S 89°29'08" W A DISTANCE OF 202.00 FEET; THENCE BEARING N 00°30'52" W A DISTANCE OF 206.00 FEET; THENCE BEARING N 89°29'08" E PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID N.E. 1/4 A DISTANCE OF 535.00 FEET; THENCE BEARING S 78°28'42" E A DISTANCE OF 103.00 FEET; THENCE BEARING N 89°29'08" E PARALLEL TO AND 75.00 FEET SOUTH OF THE NORTH LINE OF SAID N.E. 1/4 A DISTANCE OF 174.16 FEET TO THE POINT OF BEGINNING.

REVISED 10/18/2004  
 FILENAME: 02-242-102-1004  
 REVISED PER ADM. ADJ.: 8/20/2013  
 Revised per Adm. Adj. 05/02/2019  
 File Name: 18024/CUP Adjustment  
 Revised per Adm. Adj. 02/05/2020  
 Revised per Adm. Adj. 04/12/2023

**CONSULTING**  
 ENGINEERING SERVICES, INC.  
 142 N. Emporia Wichita, KS 67202  
 316/265-2870 fax 316/265-2830



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

April 12, 2023

AIM Holdings, LLC  
10333 East 21<sup>st</sup> Street North  
Wichita, KS 67226

Baughman Company, P.A.  
Attn: Phil Meyer  
315 Ellis St.  
Wichita, KS 67211

**RE: CUP2023-00012 – Administrative Adjustment in the City to the Ridge Centre Community Unit Plan DP-242 to alter parcel boundaries and area calculations to reflect a boundary shift between Parcels 5 and 7; generally located on the southwest corner of North Ridge Road and West 37<sup>th</sup> Street North.**

**LEGAL DESCRIPTION: A Portion of Lot 5, and all of Lot 7, Block 1, Hoskinson 2<sup>nd</sup> Addition, Wichita, Sedgwick County, Kansas. (See attached full legal description)**

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to DP-242 to alter the parcel boundary and area calculations of Parcels 5 and 7 associated with a boundary shift, which moved the shared parcel boundary between Parcels 5 and 7 to the south and west, giving Parcel 7 more area and reducing the area of Parcel 5. The following reflects the proposed modifications identified in red letters:

**PARCEL 5**

Net Area: ~~231,457 sq. ft. (5.31 ae)~~ 197,306.58 sq. ft. (4.52 acres)  
Maximum Building Coverage: ~~69,437 sq. ft.~~ 59,192 sq. ft. or 30%  
Total Number of Buildings: 3  
Parking: See General Provision 9

**PARCEL 7**

Net Area: ~~22,431 sq. ft. (0.51 acres)~~ 56,581.42 (1.30 acres)  
Maximum Building Coverage: ~~6,729 sq. ft.~~ 16,974 sq. ft. or 30%  
Maximum Number of Buildings: 1  
Parking: See General Provision 9

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan. Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein. The “Development Application” sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Scott Wadle, Director  
Metropolitan Area Planning Department

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

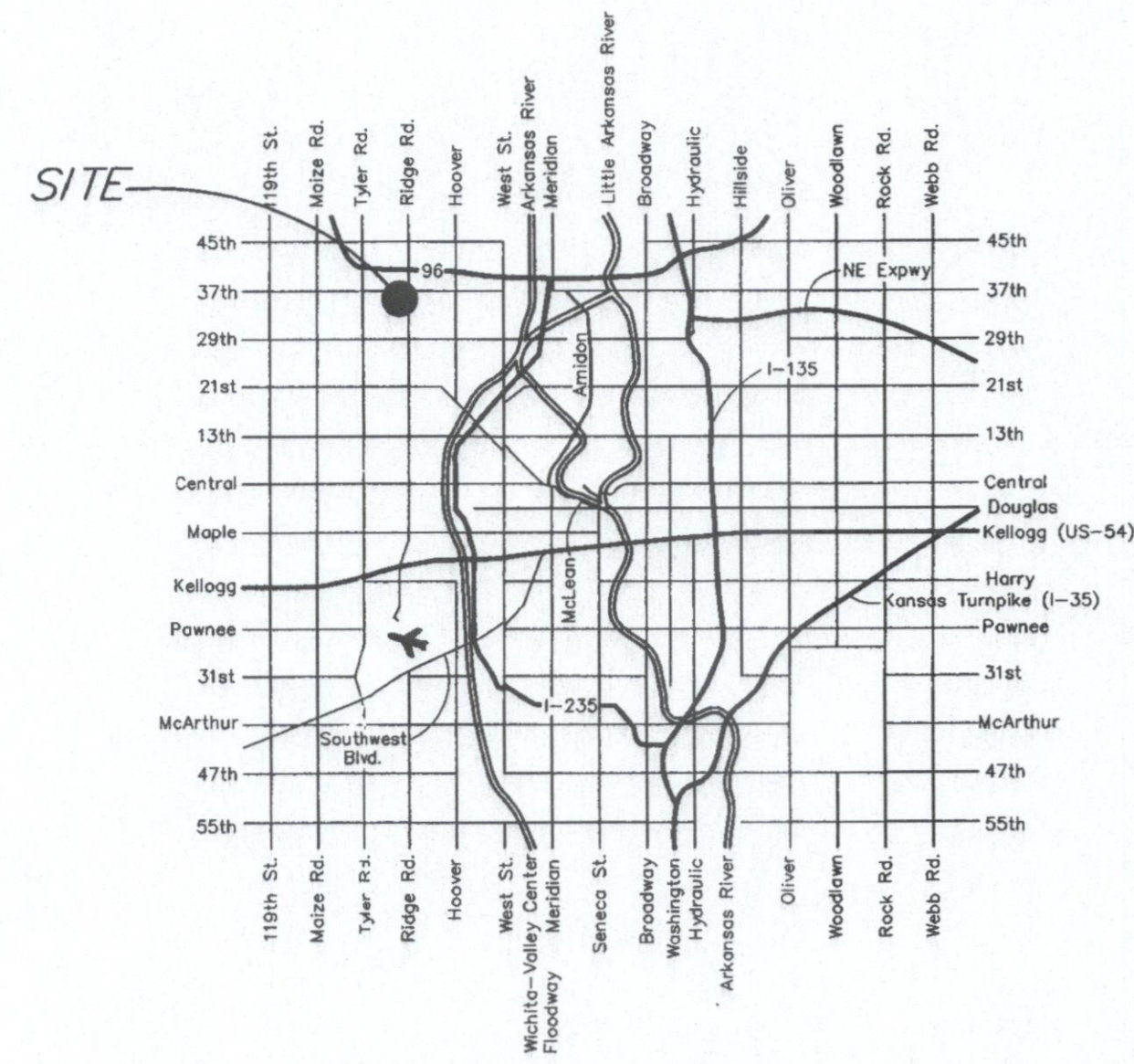
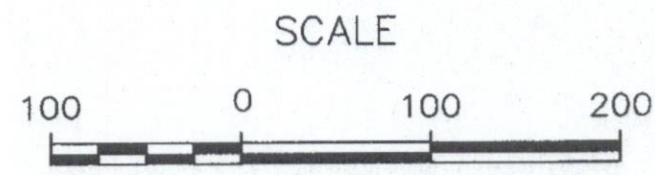
cc: MABCD, Bryan Frye, CM District V, Cory Buchta, CSR District V

**ADMINISTRATIVE ADJUSTMENT TO CUP DP-242**

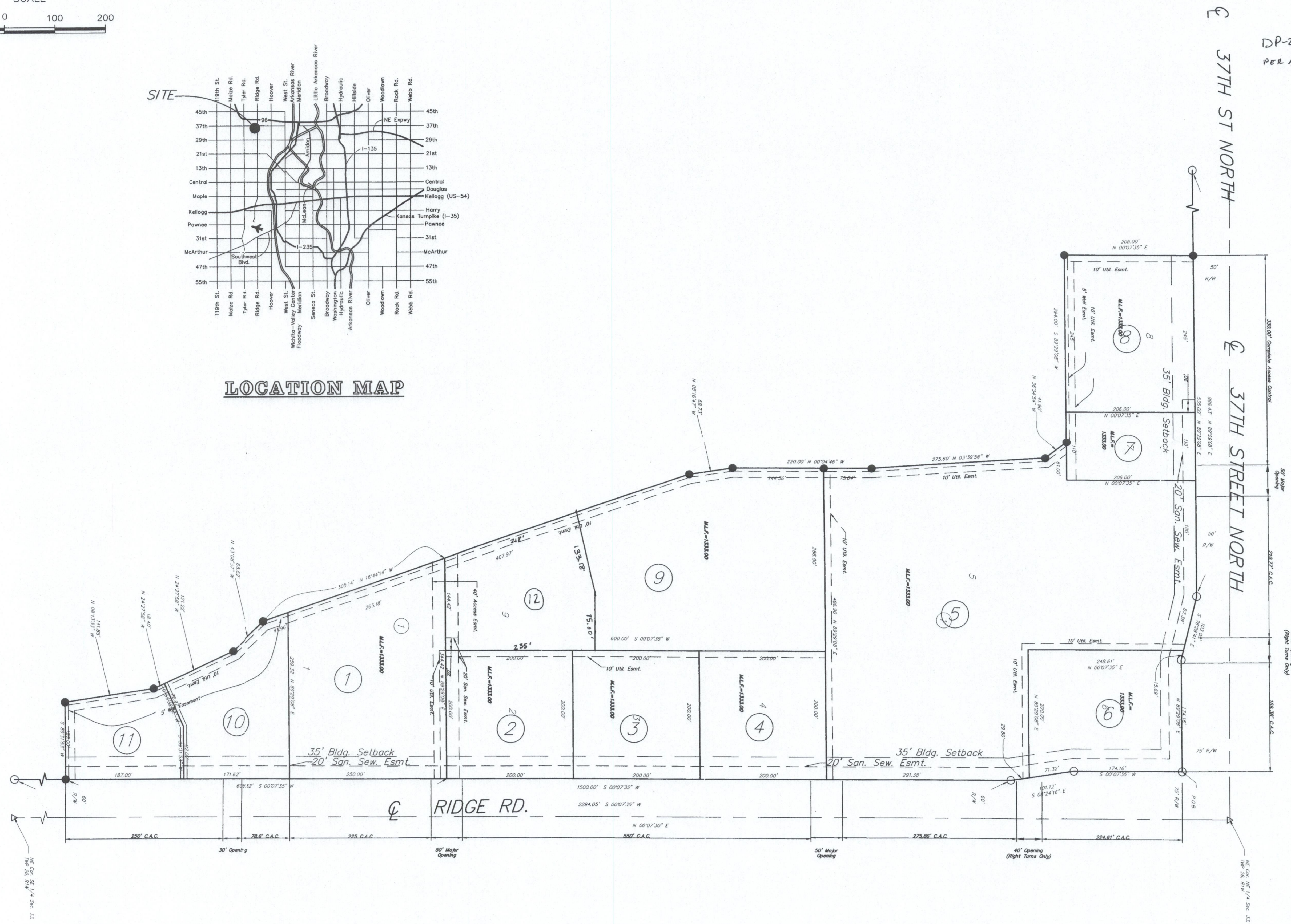
**Legal Description of Application Area**

All of Lot 7, Block 1, Hoskinson 2<sup>nd</sup> Addition, Sedgwick County, Kansas, TOGETHER WITH, that part of Lot 5, Block 1, Hoskinson 2<sup>nd</sup> Addition, Sedgwick County, Kansas, described as follows: Beginning at the Northwest Corner of said Lot 5, Block 1, as platted in Hoskinson 2<sup>nd</sup> Addition, thence N 88°34'24" E along the North line of said Lot 5, Block 1, for a distance of 116.00 feet, thence S 00°47'02" E parallel with the West line of said Lot 5, Block 1, for a distance of 269.50 feet; thence S 88°34'09" W for a distance of 149.98 feet to a point on the West line of said Lot 5, Block 1; thence N 4°34'40" W along the West line of said Lot 5, Block 1, for a distance of 29.80 feet to a corner of said Lot, Block 1; thence N 37°29'38" W along the West line of said Lot 5, Block 1, for a distance of 41.90 feet to a corner of said Lot 5, Block 1, lying on the South line of said Lot 7, Block 1; thence N 88°56'13" E along the South line of said Lot 7, Block 1, for a distance of 61.00 feet to the Southeast corner of said Lot 7, Block 1; thence N 00°47'02" W along the East line of said Lot 7, Block 1, for a distance of 205.81 feet, to the Point of Beginning.

# RIDGE CENTRE COMMUNITY UNIT PLAN (D.P. 242)



LOCATION MAP



DP-242 AMENDMENT #1  
 PER ADMIN ADJUSTMENTS 10/04/00, 07/23/01, 04/29/02,  
 12-20-04, 05-12-05,  
 07-25-05

*Dated 3/19/2020*  
**APPROVED CUP**  
 Per Admin Adjustment  
*Philip Zep*  
 Copy set  
 Page 2 of 2  
 CUP 2020-06





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

March 19, ~~2010~~ 2020

Cotti Foods Midwest  
Attn: Ryan Zacche  
29889 Santa Margarita Pkwy  
Rancho Santa Margarita, CA 92688

K.E. Miller Engineering  
Attn: Kirk Miller  
117 E. Lewis  
Wichita, KS 67202

**RE: CUP2020-06 – City Administrative Adjustment to Ridge Centre CUP DP-242 to modify sign provisions #5-D and #5-E Parcel 6, zoned LC Limited Commercial, generally located at the southwest corner of West 37<sup>th</sup> Street North and North Ridge Road (3751 N. Ridge Road).**

**LEGAL: LOT 6 BLOCK 1 HOSKINSON 2ND ADDITION, Wichita, Sedgwick County, KS**

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to DP-242 Provisions #5-D to allow menu board and pre-sale board in the building setback, and Provision #5-E to allow a pylon (pole) sign not to exceed 25 feet in height on Parcel 6.

General Provision #5-D Parcel 6: Same as Parcel 2: *Except the permitted Menu Board and Pre-Sale Board signage are allowed within the building setback.*

General Provision #5-E: All Signs: 20' maximum height and monument style. No pole signs shall be permitted; *Except a 25 feet in height monument sign is permitted on Parcel 6.*

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

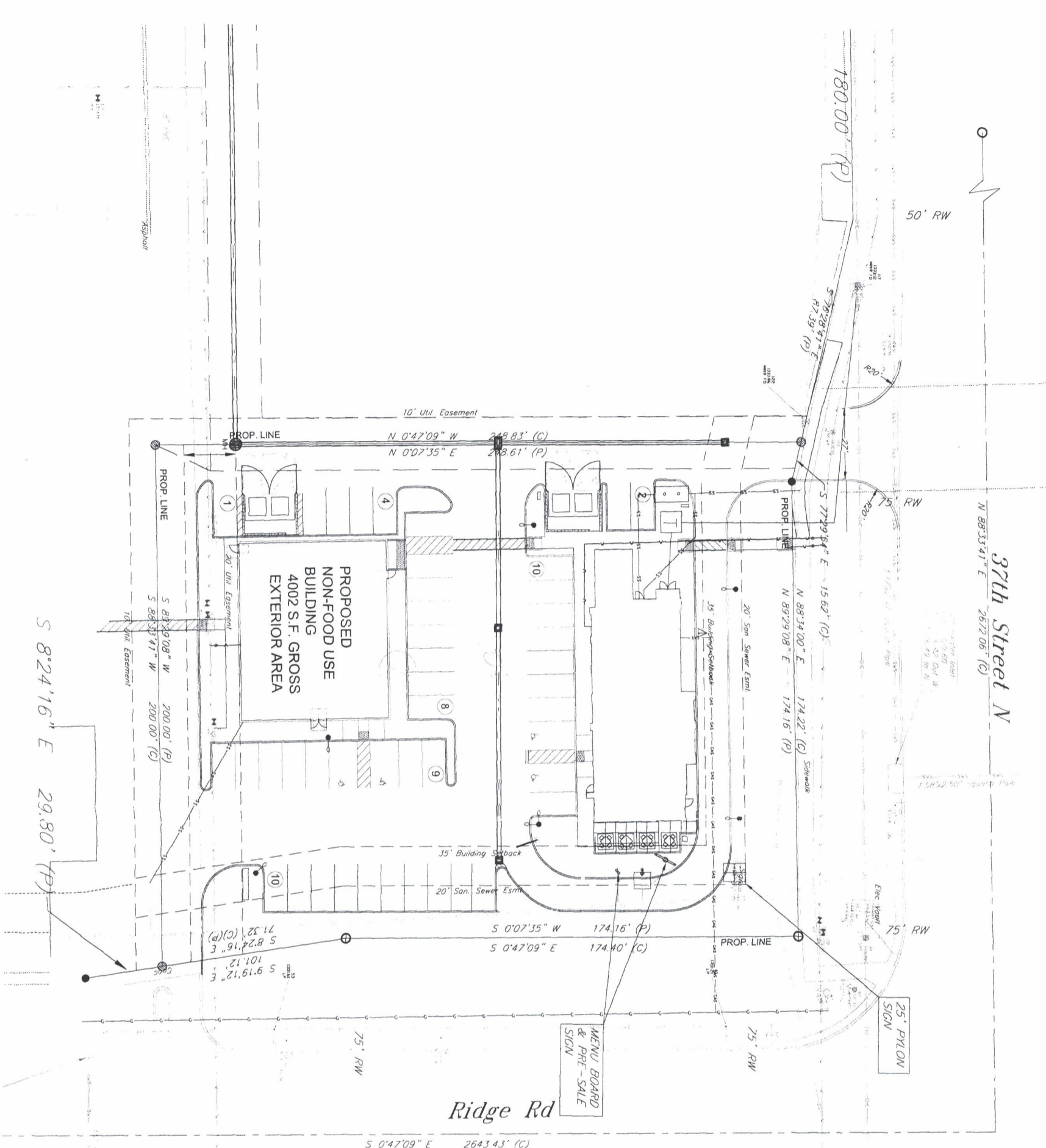
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Scott Knebel, Interim Director  
Metropolitan Area Planning Department

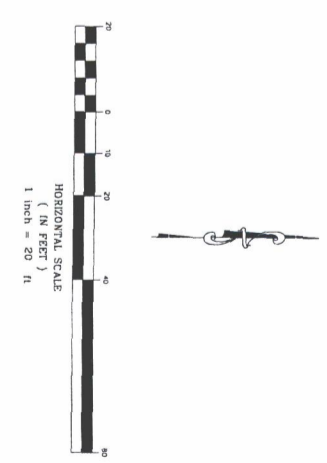
John R. Cox, Jr., Interim Zoning Administrator  
Metropolitan Area Planning Department

cc: MABCD  
Bryan Frye, CM District V  
Cory Buchta, CSR, District V



# SITE PLAN

APPROVED 3-19-2019 *BL*



**KEMILLER**  
ENGINEERING P.A.  
117 E. Levee, Wichita, KS 67202 (316)284-0242

SITE NUMBER	1282
BASE MODEL	NRE-2000
ASSET TYPE	FRANCHISEE
CLASSIFICATION	NEW
OWNER	COTTI FOODS MIDWEST
BASE VERSION	2017
UPGRADE CLASSIFICATION	NEW BUILD
PROJECT YEAR	2019
FURNITURE PACKAGE	2019
DRAWING RELEASE	FEB 2019

PROJECT TYPE  
NEW  
NRE-2000

**Wendy's**  
3751 N. RIDGE RD.  
WICHITA, KANSAS 67205

REV DATE REVISION  
A 08/29/19 HEALTH SUBMITTAL  
B 09/05/19 PERMIT SET  
1 10/21/19 BLDG. DEPT. REV. 1



SIGNAGE PLAN  
SHEET NUMBER  
**C1.1**

# RIDGE CENTRE COMMUNITY UNIT PLAN (D.P. 242) (AMENDMENT 1)

ADMIN. ADJUST. DP: 10/6/00; 7/23/01; 4/28/02;  
12/20/04; 5/12/05; 7/25/05; 6/20/13.

Dated 3/19/2020  
**APPROVED CUP**  
Per Admin Adjustment  
Philip S. [Signature]  
Page 1 of 2  
Copy of [Signature] CUP 2020-06

## GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 16.3 ACRES, MORE OR LESS.
2. THE DEVELOPMENT CONTAINS ELEVEN (11) PARCELS PERMITTING LIGHT COMMERCIAL USES. SEE PARCEL DESCRIPTION (GENERAL PROVISION NO. 23) FOR SPECIFIC USES.
3. SETBACKS ARE AS FOLLOWS:

- PARCEL NO. 1- Ridge Rd. 35'
- PARCEL NO. 2- Ridge Rd. 35'
- PARCEL NO. 3- Ridge Rd. 35'
- PARCEL NO. 4- Ridge Rd. 35'
- PARCEL NO. 5- Ridge Rd. 35' and 37th Street North: 35'
- PARCEL NO. 6- Ridge Rd. 35'
- PARCEL NO. 7- Ridge Rd. 35'
- PARCEL NO. 8- 37th Street North 35'
- PARCEL NO. 9- 37th Street North 35'
- PARCEL NO. 10- Ridge Rd. 35'
- PARCEL NO. 11- Ridge Rd. 35'

4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. SIGNAGE AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 24.04 OF THE CODE OF THE CITY OF WICHITA. ADDITIONALLY THE FOLLOWING CONDITIONS APPLY.
  - A. SIGN HEIGHT VARIANCES AS MAY BE APPROVED BY THE BOARD OF ZONING APPEALS ARE PERMITTED.
  - B. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
  - C. FLASHING SIGNS, (EXCEPT FOR SIGNS SHOWING DATE, TIME, TEMPERATURE, AND OTHER PUBLIC SERVICE MESSAGES) ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS, OR SIGNS WHICH CREATE THE ILLUSION OF MOVEMENT ARE NOT PERMITTED.
  - D. EACH PARCEL SHALL BE PERMITTED SIGNAGE AS FOLLOWS:

- PARCEL NO. 1- AS PERMITTED BY THE SIGN CODE IN THE "NR" ZONING DISTRICT
- PARCEL NO. 2- AS PERMITTED BY THE SIGN CODE IN THE "LC" ZONING DISTRICT  
*Spacing for sign on southern edge of Parcel 2 decreased to 138 feet from nearest sign on Parcel 1 and increased for any additional signs on Parcel 2; provided that no additional freestanding signs permitted on Parcel 2 and distance to nearest sign on Parcel 3 shall be 242 feet to prevent increasing the # of freestanding signs on DP 242. (AA approved 02/20/04)*
- PARCEL NO. 3- SAME AS PARCEL 2
- PARCEL NO. 4- SAME AS PARCEL 2
- PARCEL NO. 5- SAME AS PARCEL 2  
*Up to maximum of 200 sq. ft. on one sign (Admin Adjustment 12/20/04)*
- PARCEL NO. 6- SAME AS PARCEL 2 Except the permitted Menu Board and Pre-Sale Board signage are allowed within the Bldg Setback.
- PARCEL NO. 7- SAME AS PARCEL 2
- PARCEL NO. 8- SAME AS PARCEL 2
- PARCEL NO. 9- SAME AS PARCEL 1; EXCEPT THE PERMITTED SIGNAGE MAY BE PLACED ON PARCEL 1 OR 2, IN ADDITION TO THE PERMITTED DETACHED SIGNS FOR THOSE PARCELS AND MAY BE WITHIN 150 FEET OF SAID SIGNS  
*(SEE ADMIN ADJ. 10-6-00)*
- PARCEL NO. 10- SAME AS PARCEL 1
- PARCEL NO. 11- SAME AS PARCEL 1

6. ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE CONFIRMED AT THE TIME OF PLATTING. A SPECIFIC LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. ANY OPEN SPACE, SIGNS, LOGOS, DRAINAGE FACILITIES, DRIVES OR PARKING AREAS CONTAINED WITHIN THE DESCRIBED PARCELS SHALL BE PRIVATELY OWNED AND MAINTAINED. IF MULTIPLE OWNERSHIP OCCURS AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT. THE LAKE SHALL BE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION CREATED AT THE TIME THE LAND TO THE WEST IS PLATTED.
8. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING. GUARANTEES FOR STREET IMPROVEMENTS FOR 37TH STREET NORTH AND RIDGE ROAD SHALL BE DETERMINED AT TIME OF PLATTING.
9. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA. ALL PARKING AND DRIVES SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALT.
10. FIRE LANES:
  - A. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
  - B. DURING BUILDING PERMIT REVIEW THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE SITE PLAN REGARDING FIRE LANE(S) AND FIRE HYDRANT LOCATION, PRIOR TO CONSTRUCTION.

11. ACCESS CONTROL:  
AS SHOWN ON THE RECORDED PLAT, IF THE ACCESS CONTROLS OF THE RECORDED PLAT ARE ALTERED BY AN APPROVED VACATION ORDER OF THE WICHITA CITY COUNCIL THE C.U.P. SHALL BE CONSIDERED TO HAVE BEEN ADJUSTED ACCORDINGLY.
12. CROSS LOT CIRCULATION AND INTERNAL ACCESS SHALL BE PROVIDED AT THE TIME OF PLATTING.  
*ACCESS EASEMENT GIVEN FOR PARCEL 9 OVER PARCELS 4 & 5. SEE AA APPROVED 07/25/05*
13. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION FOR ITS CONSIDERATION.
14. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
15. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW. SCREENING SHALL BE CONSTRUCTED OF MATERIALS AND/OR LANDSCAPING COMPATIBLE WITH AND COMPLEMENTARY TO THE EXTERIOR OF THE BUILDINGS TO WHICH THE TRASH RECEPTACLE PROVIDES SERVICE. LOADING DOCKS AND SERVICE AREAS SHALL ALSO BE SCREENED FROM 37TH STREET NORTH, RIDGE ROAD, AND THE RESIDENTIAL AREAS TO THE WEST WITH SCREENING WALLS AND/OR LANDSCAPING APPROVED BY THE PLANNING DIRECTOR.
16. A LANDSCAPE PLAN SHALL BE PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 10.32 OF THE CODE OF THE CITY OF WICHITA.
17. THIS C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE THE SUBMISSION OF A SITE PLAN AND A LANDSCAPE PLAN FOR EACH PARCEL OR PORTION THEREOF. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STAGE PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE SITE PLAN SHALL SHOW LAND USE RELATIONSHIPS, ACCESS POINTS, AND/OR CONTROL SETBACKS, INTERIOR CIRCULATION, PARKING, SCREENING AND OTHER SIMILAR DESIGN CONSIDERATIONS.
18. PRIOR TO ISSUING BUILDING PERMITS FOR EACH PARCEL OR PORTION THEREOF, BE SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING. THE WALK SYSTEM A PLAN FOR VEHICULAR CIRCULATION AND A PEDESTRIAN WALK SYSTEM SHALL SHALL LINK SIDEWALKS ALONG RIDGE ROAD AND/OR 37TH STREET NORTH WITH THE MAJOR ENTRANCES TO THE DEVELOPMENT, AND SHALL LINK WITH THE PROPOSED BUILDINGS WITHIN THE DEVELOPMENT.
19. ALL BUILDING EXTERIORS WITHIN PARCELS 1, 2, 9, 10, AND 11, SHALL MAINTAIN COMPATIBILITY WITH ONE ANOTHER IN TERMS OF EXTERIOR MATERIAL, COLOR AND TEXTURE. ALL BUILDING EXTERIORS WITHIN PARCELS 3, 6 AND 7 SHALL MAINTAIN COMPATIBILITY WITH ONE ANOTHER IN TERMS OF EXTERIOR MATERIAL, COLOR AND TEXTURE. PARCELS 3, 4, AND 8 MAY BE CONSISTENT WITH EITHER OF THE TWO GROUPS.  
*And 12*
20. A SIX (6) FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED ALONG PROPERTY LINES OF THE C.U.P. WITHIN A WALL EASEMENT WHERE NONRESIDENTIAL USES ARE ADJACENT TO RESIDENTIAL ZONING EXCEPT WHERE THERE IS A MINIMUM THREE HUNDRED (300) FEET OF PLATTED RESERVE AREA.
21. AT THE TIME OF PLATTING THE APPLICANT WILL BE REQUIRED TO GUARANTEE OFF-SITE IMPROVEMENTS. IT IS ANTICIPATED THAT THESE IMPROVEMENTS WILL INCLUDE RIGHT TURN LANES AT THE ACCESS POINTS ON RIDGE ROAD AND 37TH STREET NORTH, A LEFT TURN LANE ON 37TH STREET TO RIDGE ROAD, LEFT TURN LANES FOR ALL MAJOR OPENINGS ON RIDGE ROAD AND 37TH STREET NORTH, AND ONE-EIGHTH OF THE SIGNALIZATION COSTS AT THE 37TH STREET NORTH AND RIDGE ROAD INTERSECTION.
22. 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.

23. PARCEL DESCRIPTION:
  - PARCEL NO. 1**  
PROPOSED USES: ALL PERMITTED USES IN THE "GO" GENERAL OFFICE DISTRICT EXCEPT CORRECTIONAL PLACEMENT RESIDENCES, LIMITED; CORRECTIONAL PLACEMENT RESIDENCES, GENERAL; GROUP HOME, LIMITED, GENERAL AND COMMERCIAL; RECYCLING COLLECTION STATIONS; ASPHALT OR CONCRETE, LIMITED; MANUFACTURING, LIMITED; MINING OR QUARRYING; OIL OR GAS DRILLING; ROCK CRUSHING; SOLID WASTE INCINERATOR, AND ALL INDUSTRIAL USES.  
NET AREA - 75,463 SQ. FT. (1.73 ACRES)  
MAXIMUM BUILDING COVERAGE - 26,412 SQ. FT. (35% MAX.)  
TOTAL NUMBER OF BUILDINGS - 4  
PARKING - SEE GENERAL PROVISION NUMBER 9
  - PARCEL NO. 2**  
PROPOSED USES: ALL PERMITTED USES IN THE "LC" LIMITED COMMERCIAL ZONING DISTRICT EXCEPT: RESIDENTIAL USES; PUBLIC USES EXCEPT DAYCARE, AND PAWNSHOPS, SECONDHAND STORES, TAVERNS, NIGHT CLUBS, DRINKING ESTABLISHMENTS OR ADULT ENTERTAINMENT  
NET AREA - 40,563 SQ. FT. (0.93 ACRES)  
MAXIMUM BUILDING COVERAGE - 14,197 SQ. FT. (35% MAX.)  
TOTAL NUMBER OF BUILDINGS - 1  
PARKING - SEE GENERAL PROVISION NUMBER 9
  - PARCEL NO. 3**  
PROPOSED USES: ALL PERMITTED USES IN THE "LC" LIMITED COMMERCIAL ZONING DISTRICT EXCEPT: RESIDENTIAL USES; PUBLIC USES EXCEPT DAYCARE, AND PAWNSHOPS, SECONDHAND STORES, TAVERNS, NIGHT CLUBS, DRINKING ESTABLISHMENTS, OR ADULT ENTERTAINMENT.  
NET AREA - 40,461 SQ. FT. (0.93 ACRES)  
MAXIMUM BUILDING COVERAGE - 14,700 SQ. FT. (36.6% MAX.)  
TOTAL NUMBER OF BUILDINGS - 1  
PARKING - SEE GENERAL PROVISION NUMBER 9
  - PARCEL NO. 4**  
PROPOSED USES: SAME AS PARCEL 3  
NET AREA - 39,961 SQ. FT. (0.92 ACRES)  
MAXIMUM BUILDING COVERAGE - 9,427 SQ. FT. (23.6% MAX.)  
TOTAL NUMBER OF BUILDINGS - 1  
PARKING - SEE GENERAL PROVISION NUMBER 9
  - PARCEL NO. 5**  
PROPOSED USES: SAME AS PARCEL 3  
NET AREA - 231,457 SQ. FT. (5.31 ACRES)  
MAXIMUM BUILDING COVERAGE - 69,437 SQ. FT. (30% MAX.)  
TOTAL NUMBER OF BUILDINGS - 3  
PARKING - SEE GENERAL PROVISION NUMBER 9
  - PARCEL NO. 6**  
PROPOSED USES: SAME AS PARCEL 3  
NET AREA - 46,725 SQ. FT. (1.07 ACRES)  
MAXIMUM BUILDING COVERAGE - 14,018 SQ. FT. (30% MAX.)  
TOTAL NUMBER OF BUILDINGS - 1  
PARKING - SEE GENERAL PROVISION NUMBER 9
  - PARCEL NO. 7**  
PROPOSED USES: SAME AS PARCEL 3  
NET AREA - 22,431 SQ. FT. (0.51 ACRES)  
MAXIMUM BUILDING COVERAGE - 6,729 SQ. FT. (30% MAX.)  
TOTAL NUMBER OF BUILDINGS - 1  
PARKING - SEE GENERAL PROVISION NUMBER 9
  - PARCEL NO. 12** (Per AA approved 07/25/05)  
PROPOSED USES: SAME AS PARCEL 1  
NET AREA - 41,389.4 SQ. FT. (0.95 ACRES)  
MAXIMUM BUILDING COVERAGE - 14,486 SQ. FT. (35% MAX.)  
TOTAL NUMBER OF BUILDINGS - 2  
PARKING - SEE GENERAL PROVISION NUMBER 9

- PARCEL NO. 8**  
PROPOSED USES: SAME AS PARCEL 3  
NET AREA - 50,864 SQ. FT. (1.17 ACRES)  
MAXIMUM BUILDING COVERAGE - 17,802 SQ. FT. (35% Max.)  
TOTAL NUMBER OF BUILDINGS - 1  
PARKING - SEE GENERAL PROVISION NUMBER 9
- PARCEL NO. 9**  
PROPOSED USES: SAME AS PARCEL 1  
NET AREA - 130,672.06 SQ. FT. (3.0 ACRES)  
MAXIMUM GROSS FLOOR AREA - 48,554 SQ. FT. (35% Max.)  
TOTAL NUMBER OF BUILDINGS - 2  
PARKING - SEE GENERAL PROVISION NUMBER 9
- PARCEL NO. 10**  
PROPOSED USES: SAME AS PARCEL 1  
NET AREA - 37,100.59 SQ. FT. (0.85 ACRES)  
MAXIMUM GROSS FLOOR AREA - 12,985 SQ. FT. (35% Max.)  
TOTAL NUMBER OF BUILDINGS - 2  
PARKING - SEE GENERAL PROVISION NUMBER 9
- PARCEL NO. 11**  
PROPOSED USES: SAME AS PARCEL 1  
NET AREA - 24,094 SQ. FT. (0.55 ACRES)  
MAXIMUM GROSS FLOOR AREA - 8,454 SQ. FT. (35% Max.)  
TOTAL NUMBER OF BUILDINGS - 2  
PARKING - SEE GENERAL PROVISION NUMBER 9

**LEGAL DESCRIPTION:**  
A TRACT OF LAND IN THE E 1/2 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS:  
COMMENCING AT THE N.E. CORNER OF THE N.E. 1/4 OF SAID SECTION 33; THENCE BEARING S 89°29'08" W ALONG THE NORTH LINE OF SAID N.E. 1/4 A DISTANCE OF 75.84 FEET; THENCE BEARING S 00°30'52" E A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE BEARING S 00°07'35" W PARALLEL TO AND 75 FEET WEST OF THE EAST LINE OF SAID N.E. 1/4, A DISTANCE OF 174.16 FEET; THENCE BEARING S 08°24'16" E A DISTANCE OF 101.12 FEET; THENCE BEARING S 00°07'35" W PARALLEL TO AND 60 FEET WEST OF THE EAST LINE OF SAID N.E. 1/4 A DISTANCE OF 1500.00 FEET; THENCE BEARING N 89°52'25" W A DISTANCE OF 120.00 FEET; THENCE BEARING N 07°17'38" W A DISTANCE OF 140.37 FEET; THENCE BEARING N 24°32'44" W A DISTANCE OF 139.62 FEET; THENCE BEARING N 43°13'43" W A DISTANCE OF 68.62 FEET; THENCE N 18°49'00" W A DISTANCE OF 713.11 FEET; THENCE BEARING N 08°21'33" W A DISTANCE OF 68.73 FEET; THENCE BEARING N 00°00'00" W A DISTANCE OF 220.00 FEET; THENCE BEARING N 03°44'42" W A DISTANCE OF 275.60 FEET; THENCE BEARING N 37°08'03" W A DISTANCE OF 42.70 FEET; THENCE BEARING S 89°29'08" W A DISTANCE OF 292.00'; THENCE BEARING N 00°30'52" W A DISTANCE OF 206.00 FEET; THENCE BEARING N 89°29'08" E PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID N.E. 1/4 A DISTANCE OF 535.00 FEET; THENCE BEARING S 76°28'42" E A DISTANCE OF 103.08 FEET; THENCE BEARING N 89°29'08" E PARALLEL TO AND 75.00 FEET SOUTH OF THE NORTH LINE OF SAID N.E. 1/4 A DISTANCE OF 174.16 FEET TO THE POINT OF BEGINNING.

REVISED 10/18/2004  
FILENAME: DP-242-1a12-1.mxd  
REVISED PER ADM. ADJ.: 8/20/2013  
Revised per Adm. Adj. 05/02/2019  
File Name: 18024/CUP Adjustment  
Revised per Adm. Adj. 02/05/2020



# RIDGE CENTRE COMMUNITY UNIT PLAN (D.P. 242)

## (AMENDMENT 1)

ADMIN. ADJUST. DP: 10/6/00; 7/23/01; 4/20/02;  
12/20/04; 5/12/05; 7/25/05; 8/20/13;

As per AA CUP 2019-18  
**APPROVED CUP**  
MAP: 6-15-00  
WCC

### GENERAL PROVISIONS

- THIS DEVELOPMENT CONTAINS 16.3 ACRES, MORE OR LESS.
- THE DEVELOPMENT CONTAINS ELEVEN (11) PARCELS PERMITTING LIGHT COMMERCIAL USES. SEE PARCEL DESCRIPTION (GENERAL PROVISION NO. 23) FOR SPECIFIC USES.
- SETBACKS ARE AS FOLLOWS:
  - PARCEL NO. 1- Ridge Rd. 35'
  - PARCEL NO. 2- Ridge Rd. 35'
  - PARCEL NO. 3- Ridge Rd. 35'
  - PARCEL NO. 4- Ridge Rd. 35'
  - PARCEL NO. 5- Ridge Rd. 35' and 37th Street North: 35'
  - PARCEL NO. 6- Ridge Rd. 35'
  - 37th Street North 35'
  - PARCEL NO. 7- Ridge Rd. 35'
  - 37th Street North 35'
  - PARCEL NO. 8- 37th Street North 35'
  - PARCEL NO. 9- 37th Street North 35'
  - PARCEL NO. 10- Ridge Rd. 35'
  - PARCEL NO. 11- Ridge Rd. 35'
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNAGE AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 24.04 OF THE CODE OF THE CITY OF WICHITA. ADDITIONALLY THE FOLLOWING CONDITIONS APPLY.
  - SIGN HEIGHT VARIANCES AS MAY BE APPROVED BY THE BOARD OF ZONING APPEALS ARE PERMITTED.
  - NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
  - FLASHING SIGNS, (EXCEPT FOR SIGNS SHOWING DATE, TIME, TEMPERATURE, AND OTHER PUBLIC SERVICE MESSAGES) ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS, OR SIGNS WHICH CREATE THE ILLUSION OF MOVEMENT ARE NOT PERMITTED.
  - EACH PARCEL SHALL BE PERMITTED SIGNAGE AS FOLLOWS:
    - PARCEL NO. 1- AS PERMITTED BY THE SIGN CODE IN THE "NR" ZONING DISTRICT
    - PARCEL NO. 2- AS PERMITTED BY THE SIGN CODE IN THE "LC" ZONING DISTRICT  
*Sampling for sign on southern edge of Parcel 2 decreased to 138 feet from nearest sign on Parcel 1 and replaced by only additional sign on Parcel 2; provided that no additional freestanding signs permitted on Parcel 2 and distance to nearest sign on Parcel 3 shall be 242 feet to prevent increasing the # of freestanding signs on DP-242. (AA approved 07/25/05)*
    - PARCEL NO. 3- SAME AS PARCEL 2
    - PARCEL NO. 4- SAME AS PARCEL 2
    - PARCEL NO. 5- SAME AS PARCEL 2  
*Up to maximum of 200 sq. ft. on one sign (Admin. Adjustment 12/20/04)*
    - PARCEL NO. 6- SAME AS PARCEL 2
    - PARCEL NO. 7- SAME AS PARCEL 2
    - PARCEL NO. 8- SAME AS PARCEL 2
    - PARCEL NO. 9- SAME AS PARCEL 1; EXCEPT THE PERMITTED SIGNAGE MAY BE PLACED ON PARCEL 1 OR 2, IN ADDITION TO THE PERMITTED DETACHED SIGNS FOR THOSE PARCELS AND MAY BE WITHIN 150 FEET OF SAID SIGNS  
*And 12- (SEE ADM. ADJ. 10-6-00)*
    - PARCEL NO. 10- SAME AS PARCEL 1
    - PARCEL NO. 11- SAME AS PARCEL 1
    - PARCEL NO. 12- SAME AS PARCEL 9
- ALL SIGNS: 20' MAX. HEIGHT AND MONUMENT STYLE. NO POLE SIGNS SHALL BE PERMITTED.
- ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE CONFIRMED AT THE TIME OF PLATTING. A SPECIFIC LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ANY OPEN SPACE, SIGNS, LOGOS, DRAINAGE FACILITIES, DRIVES OR PARKING AREAS CONTAINED WITHIN THE DESCRIBED PARCELS SHALL BE PRIVATELY OWNED AND MAINTAINED. IF MULTIPLE OWNERSHIP OCCURS AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT. THE LAKE SHALL BE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION CREATED AT THE TIME THE LAND TO THE WEST IS PLATTED.
- FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING. GUARANTEES FOR STREET IMPROVEMENTS FOR 37TH STREET NORTH AND RIDGE ROAD SHALL BE DETERMINED AT TIME OF PLATTING.
- PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA. ALL PARKING AND DRIVES SHALL BE HARD SURFACED WITH CONCRETE OR ASPHALT.
- FIRE LANES:
  - FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
  - DURING BUILDING PERMIT REVIEW THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL REVIEW AND APPROVE THE SITE PLAN REGARDING FIRE LANE(S) AND FIRE HYDRANT LOCATION, PRIOR TO CONSTRUCTION.

- ACCESS CONTROL:
 

AS SHOWN ON THE RECORDED PLAT, IF THE ACCESS CONTROLS OF THE RECORDED PLAT ARE ALTERED BY AN APPROVED VACATION ORDER OF THE WICHITA CITY COUNCIL THE C.U.P. SHALL BE CONSIDERED TO HAVE BEEN ADJUSTED ACCORDINGLY.
- CROSS LOT CIRCULATION AND INTERNAL ACCESS SHALL BE PROVIDED AT THE TIME OF PLATTING.  
*ACCESS EASEMENT GIVEN FOR PARCEL 9 OVER PARCELS 4 & 5.*
- THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION FOR ITS CONSIDERATION.
- ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
- TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW. SCREENING SHALL BE CONSTRUCTED OF MATERIALS AND/OR LANDSCAPING COMPATIBLE WITH AND COMPLEMENTARY TO THE EXTERIOR OF THE BUILDINGS TO WHICH THE TRASH RECEPTACLE PROVIDES SERVICE. LOADING DOCKS AND SERVICE AREAS SHALL ALSO BE SCREENED FROM 37TH STREET NORTH, RIDGE ROAD, AND THE RESIDENTIAL AREAS TO THE WEST WITH SCREENING WALLS AND/OR LANDSCAPING APPROVED BY THE PLANNING DIRECTOR.
- A LANDSCAPE PLAN SHALL BE PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 10.32 OF THE CODE OF THE CITY OF WICHITA.
- THIS C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE THE SUBMISSION OF A SITE PLAN AND A LANDSCAPE PLAN FOR EACH PARCEL OR PORTION THEREOF. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STAGE PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE SITE PLAN SHALL SHOW LAND USE RELATIONSHIPS, ACCESS POINTS, AND/OR CONTROL SETBACKS, INTERIOR CIRCULATION, PARKING, SCREENING AND OTHER SIMILAR DESIGN CONSIDERATIONS.
- PRIOR TO ISSUING BUILDING PERMITS FOR EACH PARCEL OR PORTION THEREOF, BE SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING. THE WALK SYSTEM A PLAN FOR VEHICULAR CIRCULATION AND A PEDESTRIAN WALK SYSTEM SHALL SHALL LINK SIDEWALKS ALONG RIDGE ROAD AND/OR 37TH STREET NORTH WITH THE MAJOR ENTRANCES TO THE DEVELOPMENT, AND SHALL LINK WITH THE PROPOSED BUILDINGS WITHIN THE DEVELOPMENT.
- ALL BUILDING EXTERIORS WITHIN PARCELS 1,2,9,10, AND 11, SHALL MAINTAIN COMPATIBILITY WITH ONE ANOTHER IN TERMS OF EXTERIOR MATERIAL, COLOR AND TEXTURE. ALL BUILDING EXTERIORS WITHIN PARCELS 5, 6 AND 7 SHALL MAINTAIN COMPATIBILITY WITH ONE ANOTHER IN TERMS OF EXTERIOR MATERIAL, COLOR AND TEXTURE. PARCELS 3, 4, AND 8 MAY BE CONSISTENT WITH EITHER OF THE TWO GROUPS.
- A SIX (6) FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED ALONG PROPERTY LINES OF THE C.U.P. WITHIN A WALL EASEMENT WHERE NONRESIDENTIAL USES ARE ADJACENT TO RESIDENTIAL ZONING EXCEPT WHERE THERE IS A MINIMUM THREE HUNDRED (300) FEET OF PLATTED RESERVE AREA.
- AT THE TIME OF PLATTING THE APPLICANT WILL BE REQUIRED TO GUARANTEE OFF-SITE IMPROVEMENTS. IT IS ANTICIPATED THAT THESE IMPROVEMENTS WILL INCLUDE RIGHT TURN LANES AT THE ACCESS POINTS ON RIDGE ROAD AND 37TH STREET NORTH, A LEFT TURN LANE ON 37TH STREET TO RIDGE ROAD, LEFT TURN LANES FOR ALL MAJOR OPENINGS ON RIDGE ROAD AND 37TH STREET NORTH, AND ONE-EIGHTH OF THE SIGNALIZATION COSTS AT THE 37TH STREET NORTH AND RIDGE ROAD INTERSECTION.
- 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.

- PARCEL DESCRIPTION:
  - PARCEL NO. 1  
PROPOSED USES: ALL PERMITTED USES IN THE "GO" GENERAL OFFICE DISTRICT EXCEPT CORRECTIONAL PLACEMENT RESIDENCES, LIMITED; CORRECTIONAL PLACEMENT RESIDENCES, GENERAL; GROUP HOME, LIMITED, GENERAL AND COMMERCIAL; RECYCLING COLLECTION STATIONS; ASPHALT OR CONCRETE, LIMITED; MANUFACTURING, LIMITED; MINING OR QUARRYING; OIL OR GAS DRILLING; ROCK CRUSHING; SOLID WASTE INCINERATOR, AND ALL INDUSTRIAL USES.  
NET AREA - 75,463 SQ. FT. (1.73 ACRES)  
MAXIMUM BUILDING COVERAGE - 26,412 SQ. FT. (35% MAX.)  
TOTAL NUMBER OF BUILDINGS - 4  
PARKING - SEE GENERAL PROVISION NUMBER 9
  - PARCEL NO. 2  
PROPOSED USES: ALL PERMITTED USES IN THE "LC" LIMITED COMMERCIAL ZONING DISTRICT EXCEPT: RESIDENTIAL USES; PUBLIC USES EXCEPT DAYCARE, AND PAWNSHOPS, SECONDHAND STORES, TAVERNS, NIGHT CLUBS, DRINKING ESTABLISHMENTS OR ADULT ENTERTAINMENT.  
NET AREA - 40,563 SQ. FT. (0.93 ACRES)  
MAXIMUM BUILDING COVERAGE - 14,197 SQ. FT. (35% MAX.)  
TOTAL NUMBER OF BUILDINGS - 1  
PARKING - SEE GENERAL PROVISION NUMBER 9
  - PARCEL NO. 3  
PROPOSED USES: ALL PERMITTED USES IN THE "LC" LIMITED COMMERCIAL DISTRICT EXCEPT: RESIDENTIAL USES; PUBLIC USES EXCEPT DAYCARE; AND PAWNSHOPS, SECONDHAND STORES, TAVERNS, NIGHT CLUBS, DRINKING ESTABLISHMENTS, OR ADULT ENTERTAINMENT.  
NET AREA - 40,461 SQ. FT. (0.93 ACRES)  
MAXIMUM BUILDING COVERAGE - 14,700 SQ. FT. (36.6% MAX.)  
TOTAL NUMBER OF BUILDINGS - 1  
PARKING - SEE GENERAL PROVISION NUMBER 9
  - PARCEL NO. 4  
PROPOSED USES: SAME AS PARCEL 3  
NET AREA - 39,961 SQ. FT. (0.92 ACRES)  
MAXIMUM BUILDING COVERAGE - 9,427 SQ. FT. (23.6% MAX.)  
TOTAL NUMBER OF BUILDINGS - 1  
PARKING - SEE GENERAL PROVISION NUMBER 9
  - PARCEL NO. 5  
PROPOSED USES: SAME AS PARCEL 3  
NET AREA - 231,457 SQ. FT. (5.31 ACRES)  
MAXIMUM BUILDING COVERAGE - 69,437 SQ. FT. (30% MAX.)  
TOTAL NUMBER OF BUILDINGS - 3  
PARKING - SEE GENERAL PROVISION NUMBER 9
  - PARCEL NO. 6  
PROPOSED USES: SAME AS PARCEL 3  
NET AREA - 46,725 SQ. FT. (1.07 ACRES)  
MAXIMUM BUILDING COVERAGE - 14,018 SQ. FT. (30% MAX.)  
TOTAL NUMBER OF BUILDINGS - 4  
PARKING - SEE GENERAL PROVISION NUMBER 9
  - PARCEL NO. 7  
PROPOSED USES: SAME AS PARCEL 3  
NET AREA - 22,431 SQ. FT. (0.51 ACRES)  
MAXIMUM BUILDING COVERAGE - 6,729 SQ. FT. (30% MAX.)  
TOTAL NUMBER OF BUILDINGS - 1  
PARKING - SEE GENERAL PROVISION NUMBER 9
  - PARCEL NO. 12 (Per AA approved 07/25/05)  
PROPOSED USES: SAME AS PARCEL 1  
NET AREA - 41,389.4 SQ. FT. (0.95 ACRE)  
MAXIMUM BUILDING COVERAGE - 14,436 SQ. FT. (35% MAX.)  
TOTAL NUMBER OF BUILDINGS - 2  
PARKING - SEE GENERAL PROVISION NUMBER 9

Sheet 1 of 2  
MAPD Copy 1 of 4

- PARCEL NO. 8  
PROPOSED USES: SAME AS PARCEL 3  
NET AREA - 50,864 SQ. FT. (1.17 ACRES)  
MAXIMUM BUILDING COVERAGE - 17,802 SQ. FT. (35% Max.)  
TOTAL NUMBER OF BUILDINGS - 1  
PARKING - SEE GENERAL PROVISION NUMBER 9
- PARCEL NO. 9  
PROPOSED USES: SAME AS PARCEL 1  
NET AREA - 120,672.06 SQ. FT. (2.78 ACRES)  
MAXIMUM GROSS FLOOR AREA - 40,559 SQ. FT. (35% Max.)  
TOTAL NUMBER OF BUILDINGS - 8-2  
PARKING - SEE GENERAL PROVISION NUMBER 9
- PARCEL NO. 10  
PROPOSED USES: SAME AS PARCEL 1  
NET AREA - 37,100.59 SQ. FT. (0.85 ACRES)  
MAXIMUM GROSS FLOOR AREA - 12,985 SQ. FT. (35% Max.)  
TOTAL NUMBER OF BUILDINGS - 2  
PARKING - SEE GENERAL PROVISION NUMBER 9
- PARCEL NO. 11  
PROPOSED USES: SAME AS PARCEL 1  
NET AREA - 24,094 SQ. FT. (0.55 ACRES)  
MAXIMUM GROSS FLOOR AREA - 8,454 SQ. FT. (35% Max.)  
TOTAL NUMBER OF BUILDINGS - 2  
PARKING - SEE GENERAL PROVISION NUMBER 9

**LEGAL DESCRIPTION:**  
A TRACT OF LAND IN THE E 1/2 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS:  
COMMENCING AT THE N.E. CORNER OF THE N.E. 1/4 OF SAID SECTION 33; THENCE BEARING S 89°29'08" W ALONG THE NORTH LINE OF SAID N.E. 1/4 A DISTANCE OF 75.84 FEET; THENCE BEARING S 00°30'52" E A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE BEARING S 00°07'35" W PARALLEL TO AND 75 FEET WEST OF THE EAST LINE OF SAID N.E. 1/4, A DISTANCE OF 174.16 FEET; THENCE BEARING S 08°24'18" E A DISTANCE OF 101.12 FEET; THENCE BEARING S 00°07'35" W PARALLEL TO AND 60 FEET WEST OF THE EAST LINE OF SAID N.E. 1/4 A DISTANCE OF 1500.00 FEET; THENCE BEARING N 89°52'25" W A DISTANCE OF 120.00 FEET; THENCE BEARING N 07°17'38" W A DISTANCE OF 140.37 FEET; THENCE BEARING N 24°32'44" W A DISTANCE OF 139.62 FEET; THENCE BEARING N 43°13'43" W A DISTANCE OF 68.62 FEET; THENCE N 18°40'00" W A DISTANCE OF 713.11 FEET; THENCE BEARING N 08°21'33" W A DISTANCE OF 68.73 FEET; THENCE BEARING N 00°00'00" W A DISTANCE OF 220.00 FEET; THENCE BEARING N 03°44'42" W A DISTANCE OF 275.60 FEET; THENCE BEARING N 37°08'03" W A DISTANCE OF 42.70 FEET; THENCE BEARING S 89°29'08" W A DISTANCE OF 292.00; THENCE BEARING N 00°30'52" W A DISTANCE OF 206.00 FEET; THENCE BEARING N 89°29'08" E PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID N.E. 1/4 A DISTANCE OF 535.00 FEET; THENCE BEARING S 78°28'42" E A DISTANCE OF 103.08 FEET; THENCE BEARING N 89°29'08" E PARALLEL TO AND 75.00 FEET SOUTH OF THE NORTH LINE OF SAID N.E. 1/4 A DISTANCE OF 174.16 FEET TO THE POINT OF BEGINNING.

REVISED 10/18/2004  
FILENAME: DP-242-102-1mod  
REVISED PER ADM. ADJ.: 8/20/2013  
Revised per Adm. Adj. 05/02/2019  
File Name: 18024/CUP Adjustment

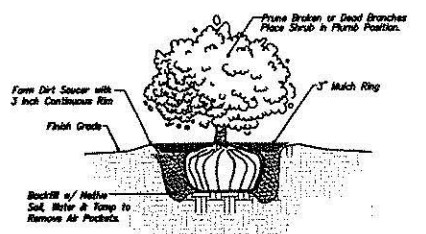
AM Consulting, Inc.

**CONSULTING**  
ENGINEERING SERVICES

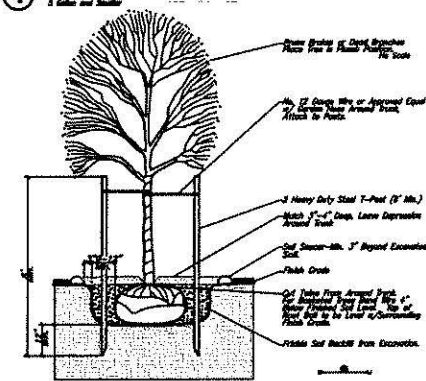
142 N. Emporia Wichita, KS 67202  
316/285-2870 fax 316/285-2836

**LEGEND**

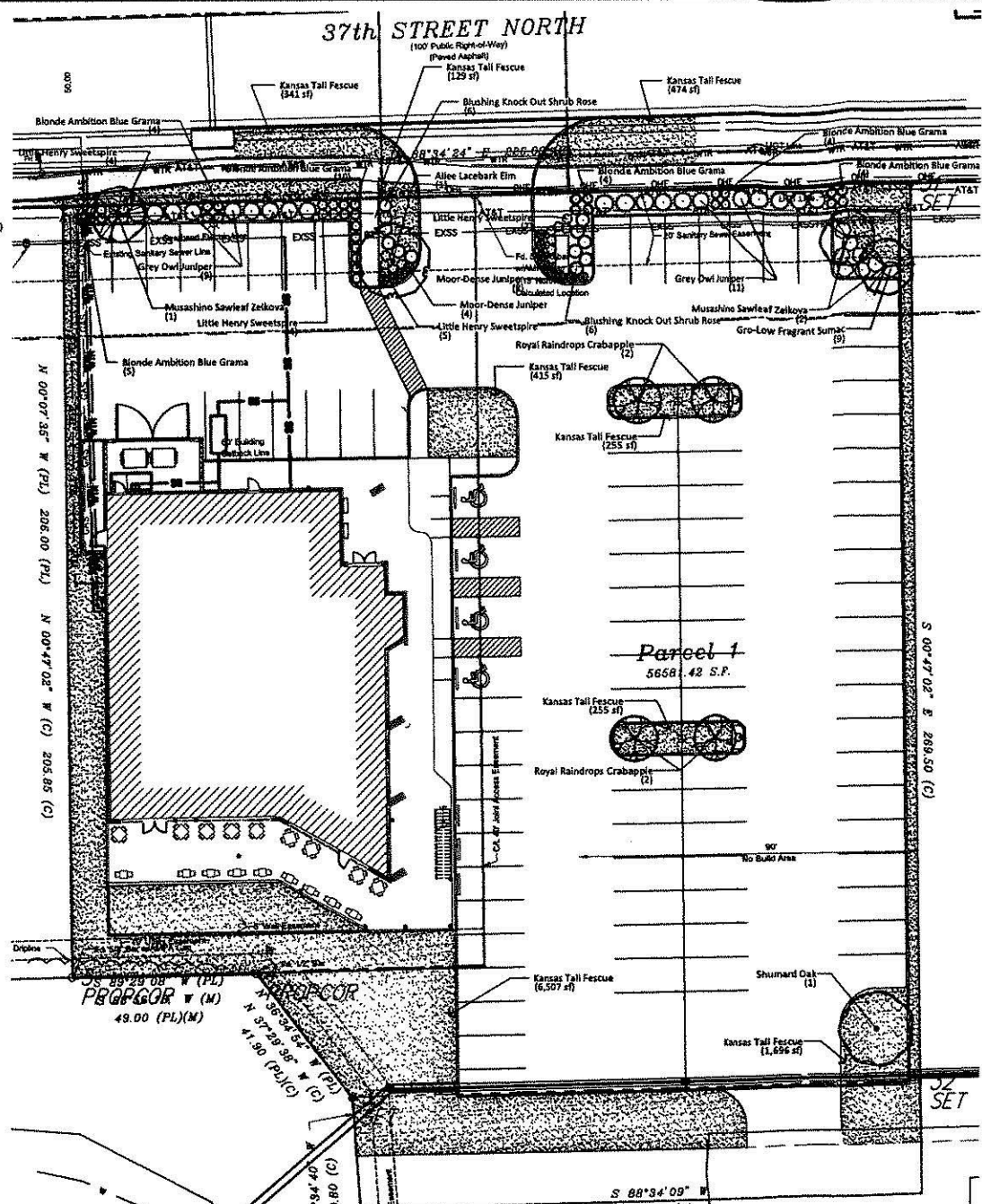
Existing Utilities		Proposed Utilities	
— UGE	— UGE	— UGE	— UGE
— OHE	— OHE	— WTR	— WTR
— WTR	— WTR	— GAS	— GAS
— GAS	— GAS	— PIPELINE	— PIPELINE
— SWS	— SWS	— EXSS	— EXSS
— EXSS	— EXSS	— AT&T	— AT&T
— AT&T	— AT&T	— CoTV	— CoTV
— CoTV	— CoTV	— UGE	— UGE
— UGE	— UGE	— WTR	— WTR
— WTR	— WTR	— GAS	— GAS
— GAS	— GAS	— RD	— RD
— RD	— RD	— Fire	— Fire
— Fire	— Fire	— TELE	— TELE
— TELE	— TELE		



**1 SHRUB PLANTING DETAIL**  
1/2 Scale and Detail



**2 TREE PLANTING & STAKING DETAIL**  
1/2 Scale and Detail



**LANDSCAPE PLAN**  
SCALE 1" = 20'

**LANDSCAPE PLAN**

APPROVED 10/28/22 BY *NOS*  
DP-242

**LANDSCAPE NOTES**

- All landscape work shall be done in accordance with industry standards.
- All areas called out as seeded shall be seeded at 2.5 to 3 lbs per 1,000 sq ft and fertilized at 40 lbs per acre.
- Trees with broken leaders or no central leader will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be retortified in to a depth of 10-12".
- Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be premium cedar mulch of uniform consistency.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 18 gauge thickness, commercial grade, or approved equal.
- General Contractor to supply and place at a depth of 4", all topsoil on site within the limits of construction.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
- The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
- Landscape to be watered by automatic irrigation system.

**LANDSCAPE ORDINANCE**

**STREET YARD**  
Greenwich:  
Average Lot Depth: 269'  
Street Yard Factor: 10 SF/LF  
Street Frontage: 226 LF

**STREET YARD CALCULATIONS**  
Required Street Yard: 226 x 10 = 2,260 SF  
Street Yard Provided: 2,659.4 SF

**STREET TREES**  
Trees Required (1 Tree/500SF) = 5  
Trees Provided: 4 Shade Trees, 2 Ornamental trees

**PARKING LOT TREES**  
Renovated Area Parking Stalls: 65  
Trees Required 65/20 = 3.25 trees (2 trees counted towards street yard)  
Trees Provided: 2 Shade trees and 4 Ornamental provided.

**PARKING LOT SCREENING**  
Parking lot screening is required and provided along 37th Street.

**BUFFERS**  
None required or provided.

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	MAL R50	4	MALUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	1.5" CAL. MIN.
	QUE SHU	1	QUERCUS SHUMARDII B&B	SHUMARD OAK	2" CALIPER MIN.
	ULM ALL	1	ULMUS PARVIFOLIA 'ALLEE' TM B&B	ALLEE LACEBARK ELM	2" CALIPER MIN.
	ZEL MUS	3	ZELKOYA SERRATA 'MUSASHINO'	MUSASHINO SAWLEAF ZELKOYA	2" CALIPER MIN.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	ITE SPR	20	ITEA VIRGINICA 'SPRICH' TM	LITTLE HENRY SWEETSPHIRE	2 GAL
	JUN MOO	12	JUNIPERUS SABINA 'MOHARD' TM	MOOR-DENSE JUNIPER	3 GAL
	JUN XOG	20	JUNIPERUS X 'GREY ONE' 3" H X 5" W	GREY OIL JUNIPER	5 GAL
	RHU GRO	9	RHUS AROMATICA 'GRO-LOW' 2-3" H X 5-8" W	GRO-LOW FRAGRANT SUMAC	3 GAL
	RDS BLN	12	ROSA X 'RADYOD' TM 3'-4" H X 3'-4" W	BLUSHING KNOCK OUT SHRUB ROSE	3 GAL
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	BOU BLO	31	BOUTELDOIA GRACILIS 'BLONDE AMBITION' 3" H X 3" W	BLONDE AMBITION BLUE GRAMA	1 GAL
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	FES S05	10,072 SF	FESTUCA ARUNDINACEA S00	KANSAS TALL FESCUE	500

**LEGAL DESCRIPTION**

Parcel 1, Hoskinson 2nd Addition, Wichita, Sedgwick County, Kansas

**SITE INFORMATION**

Total Area:	±52,090.0 sq. ft. (1.19 acres)
Disturbed Area:	±51,305.0 sq. ft. (1.17 acres)
Impervious Area, pre-const:	±0 sq. ft. (0.00 acres)
Impervious Area, post-const:	±45,773.5 sq. ft. (1.05 acres)

**BENCHMARKS**

- Site Benchmark - 1**  
Site Benchmark - 1  
1/2" Bar, 49.00' N 88° 54' 13" W of the Southwest property corner, lot 7, block 1, Hoskinson 2nd Addition.  
Elevation = 1931.595' (NAVD 88)
- Site Benchmark - 2**  
Site Benchmark - 2  
5/8" Bar with AMPA Cap, the Southwest property corner, lot 7, block 1, Hoskinson 2nd Addition.  
Elevation = 1931.109' (NAVD 88)
- Site Benchmark - 3**  
Site Benchmark - 3  
5/8" Bar with AMPA Cap, 0.13' North of the Northeast property corner, lot 7, block 1, Hoskinson 2nd Addition.  
Elevation = 1933.987' (NAVD 88)

**KANSAS ONE CALL**

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.  
Kansas One Call 1-800-DIG-SAFE

**UTILITY CONTACTS**

The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas)	1-888-482-4950
Black Hills Energy (Gas)	1-800-303-0357
Evergy (Electric)	383-8650
Cox Communications (Telecommunication)	262-4270
AT&T (Telecommunication)	268-3759
City of Wichita Water Dept. (Water)	268-4563
or 268-4908	
City of Wichita Sewer Maint. (San. Sewer)	268-4024
or 262-6000	
City of Wichita Storm Sewer Maint. (Storm Sewer)	268-4090
City of Wichita Traffic Maint. (Traffic Control)	268-4034
or 268-4203	
Conoco Pipeline Co. (Petroleum)	1-800-231-2551
Williams Pipeline Co. (Petroleum)	529-6600
or 1-800-324-9696	
Phillips Pipeline Co. (Petroleum)	1-800-766-8230

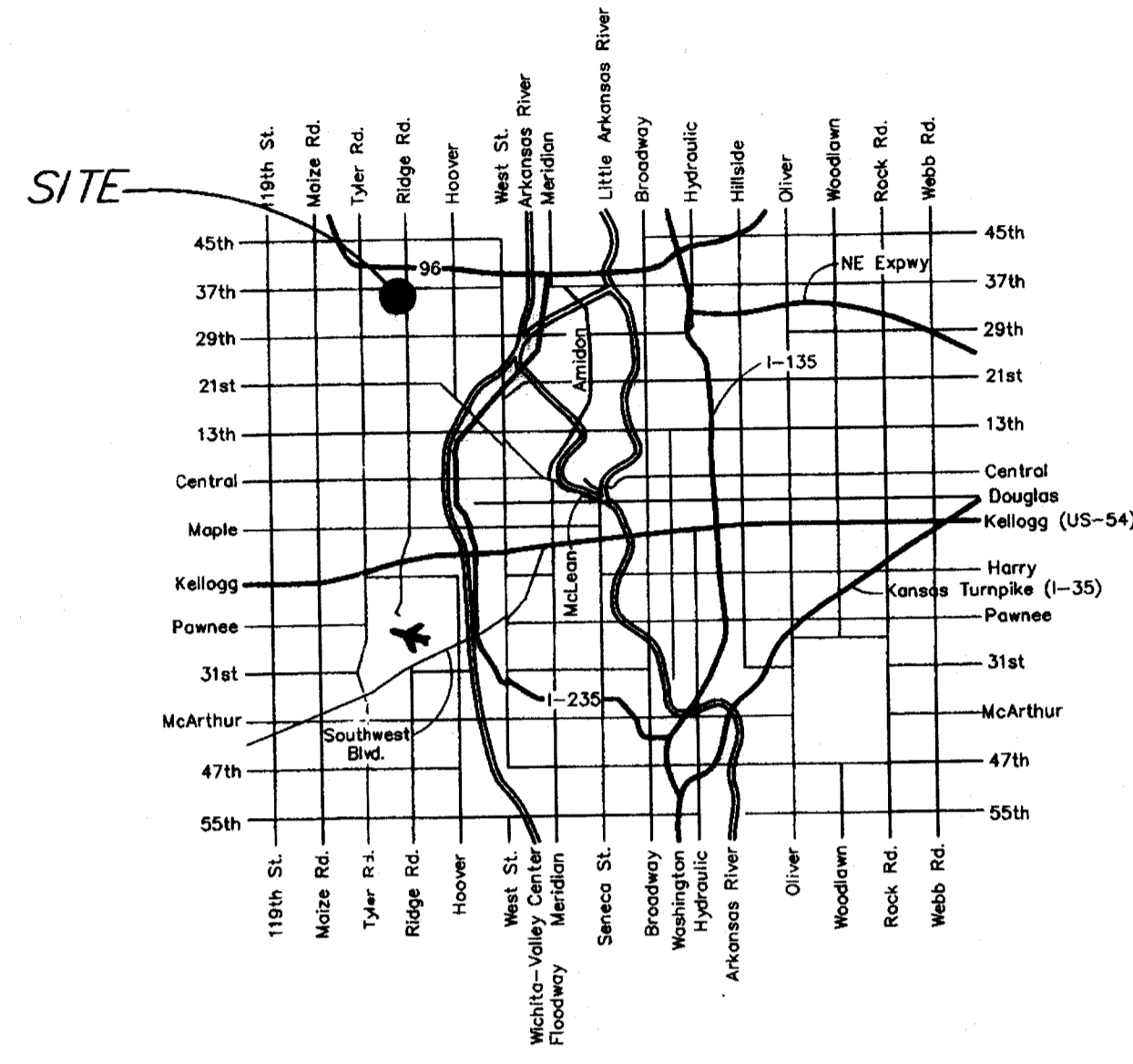
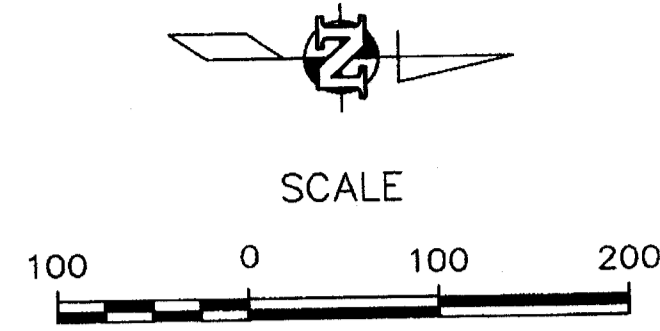
**BAUGHMAN COMPANY**  
315 Ellis St.  
Wichita, KS 67211  
316-262-7271  
BaughmanCo.com



**Deano's 37 - Hoskinson 2nd**  
Parcel 1, Hoskinson 2nd Addition  
Wichita, Sedgwick County, Kansas

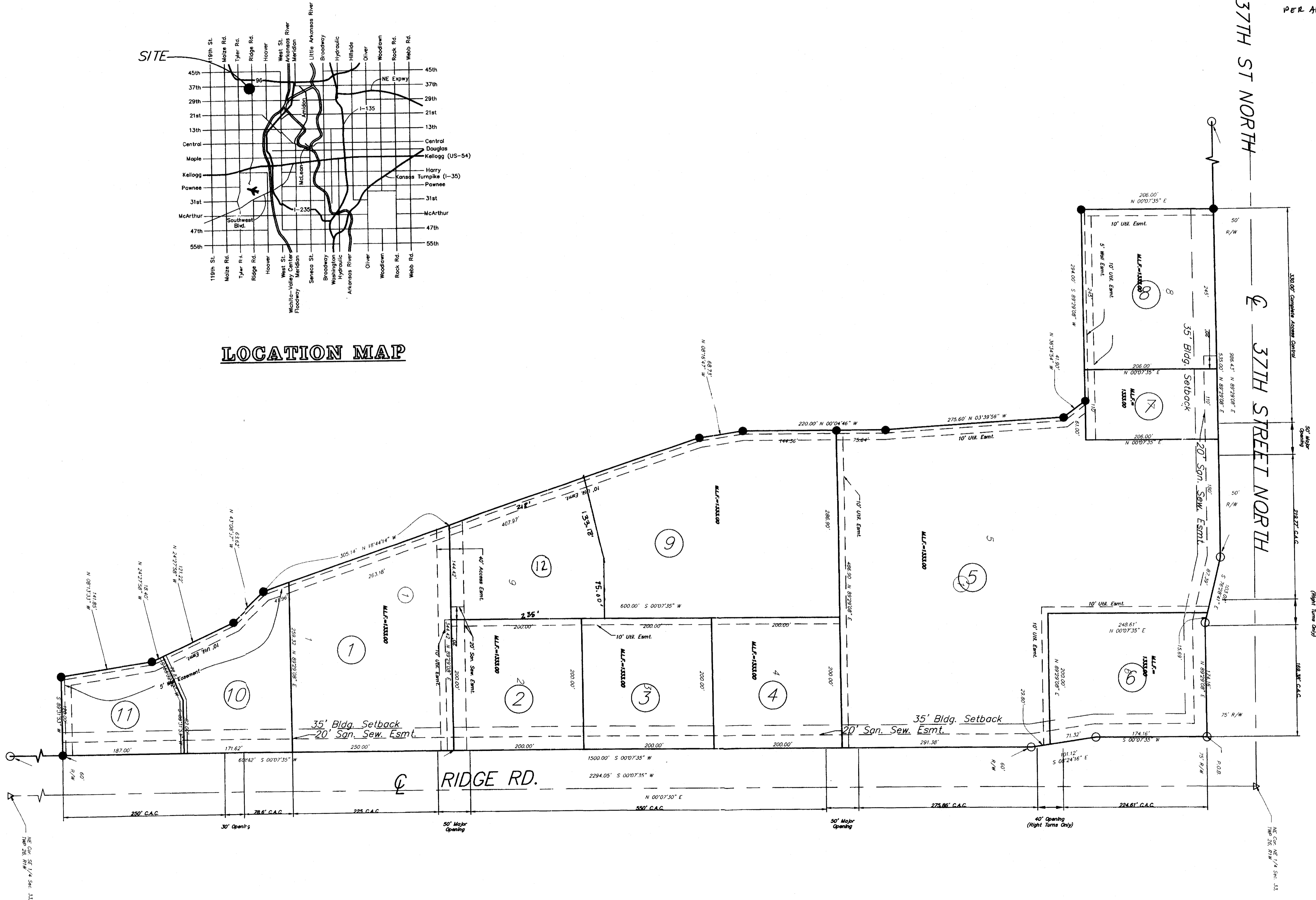
REVISION:	DATE:
PROJECT NUMBER:	22-03-E161
DESIGN:	KMH DRAWN: KMH
DATE:	4/26/2022
<b>Concept Landscape Plan</b>	
<b>L1.0</b>	

# RIDGE CENTRE COMMUNITY UNIT PLAN (D.P. 242)



**LOCATION MAP**

DP-242 AMENDMENT #1  
 PER ADMIN ADJUSTMENTS 10/04/00, 07/23/01, 04/29/02;  
 12-20-04; 05-12-05;  
 07-25-05



*As per AA CDP 019-18 Bk  
 6-15-00 Bk  
 WCC 8-22-00 Bk  
 Sheet 2 of 2*

**AM CONSULTING INC.**  
**ENGINEERING SERVICES**  
 142 N. Emporia Wichita, KS 67202  
 316/265-2870 fax: 316/265-2839

### BENCHMARKS

County Benchmark, Chiseled Square on the South Hubguard RCBC, 73' West of Ridge Road on 37th Street North. Elevation=1331.52 M.S.L.

### LEGAL DESCRIPTION

That part of Lot 9, Block 1, Hoskinson 2nd Addition, Sedwick County, Kansas described as beginning at the S.E. Corner thereof; thence N00°07'35"E, along the east line of said Lot 9, 235 feet; thence S89°29'08"W, parallel with the south line of said Lot 9, 85.00 feet; thence S77°23'06"W, 133.18 feet to the west line of said Lot 9; thence S18°44'14"E, along the west line of said Lot 9 218 feet to the S.W. Corner of said Lot 9; thence N89°29'08"E, along the south line of said Lot 9, 144.42 feet to the place of beginning.

### LANDSCAPE NOTES:

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "Sod" shall be installed and fertilized as follows:  
SOD--Kansas Premium Fescue Sod  
FERTILIZER--16-20-6 ratio 4#/1000 sq. ft.
3. Trees with broken leaders or no central leader will not be accepted.
4. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
5. Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
6. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
7. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
8. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
9. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
10. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
11. The Landscape Contractor is to be responsible for all permits required and is to see that all work is performed in accordance with State and Local codes.
12. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
13. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
14. The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
15. General Contractor to supply all topsoil to site. Landscape contractor to supply necessary topsoil for seeding disturbed areas and 4" depth for finish grade in all planting beds.
16. General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
17. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.

FRING BOUND

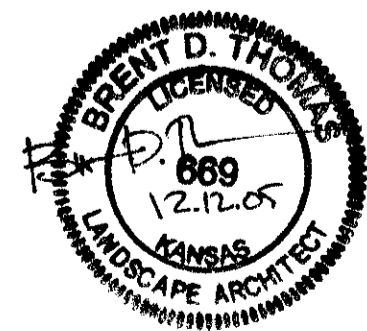
**JEFFREHIEL ASSOCIATES**  
ARCHITECTURE  
1800 E. LEWIS WICHITA, KS 67211  
316-267-8888 FAX 316-267-8888  
http://www.jeffrehiel.com  
jeffrehiel@jeffrehiel.com

DATE  
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Jeff Rehuel Associates

**RIDGE OFFICE CENTER**  
3527 North Ridge Road  
Wichita, Kansas 67205

PROJECT NUMBER  
05076  
SHEET TITLE  
SITE LANDSCAPE PLAN

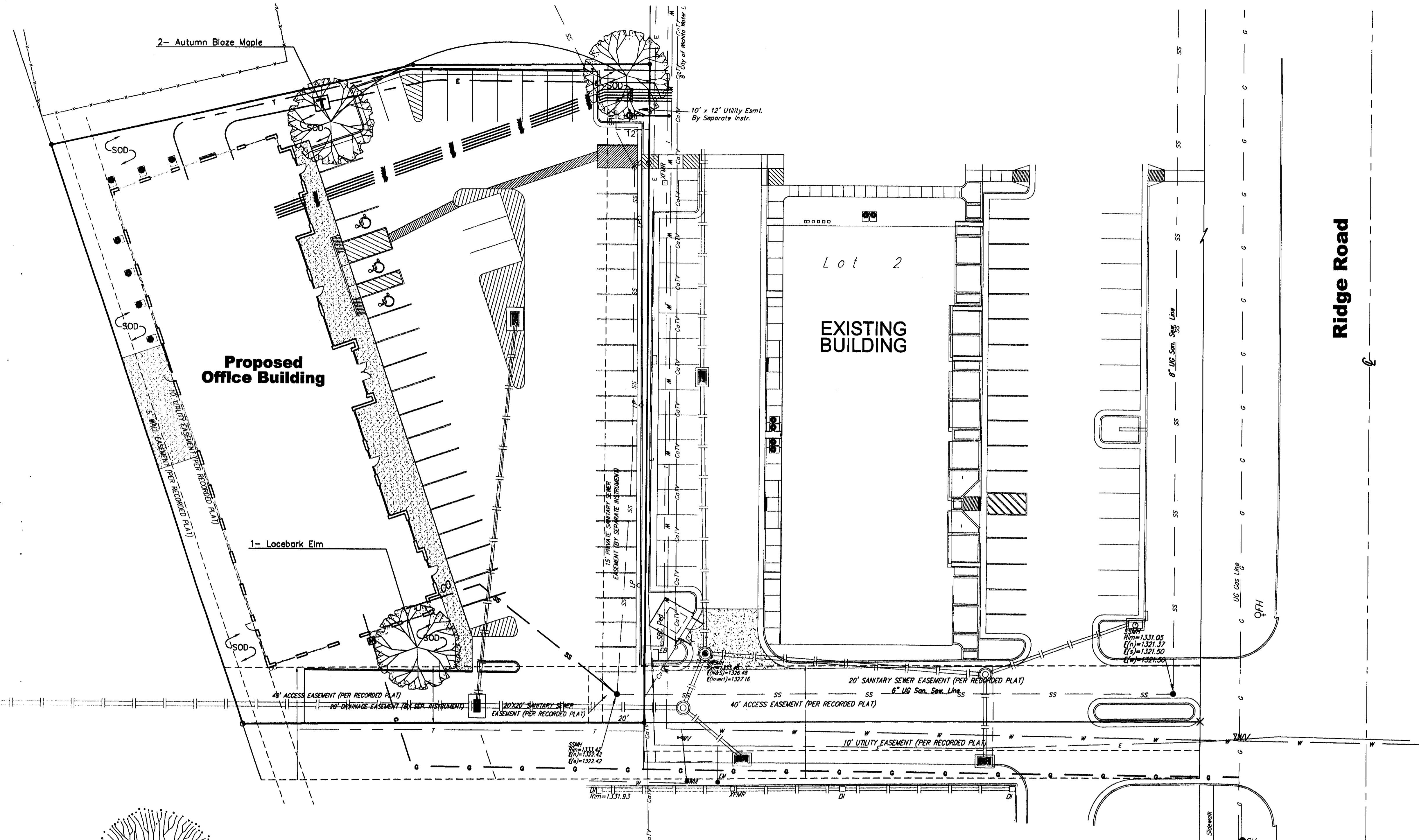
SHEET NUMBER  
**SL1.1**



DP-242 PARCEL 12  
**LANDSCAPE PLAN**  
APPROVED 12/20/05 BY [Signature]  
MAPP Copy 1 of 2



Baughman Company, P.A.  
315 Ellis Wichita, KS 67211  
316-262-7271 F316-262-0149



### LANDSCAPE ORDINANCE CALCULATIONS

Streetyard Requirement: N/A. Subject Parcel is located 200' off of Ridge Road and Located Behind an Existing Retail Center.

Parking Lot Tree Requirement: 1 Tree Per 20 Spaces  
Parking Provided: 53 Spaces  
Parking Lot Tree Requirement: 53 / 20 = 2.65 = 3 Trees  
Parking Lot Trees Shown: 3 Shade Trees

### PLANT SCHEDULE

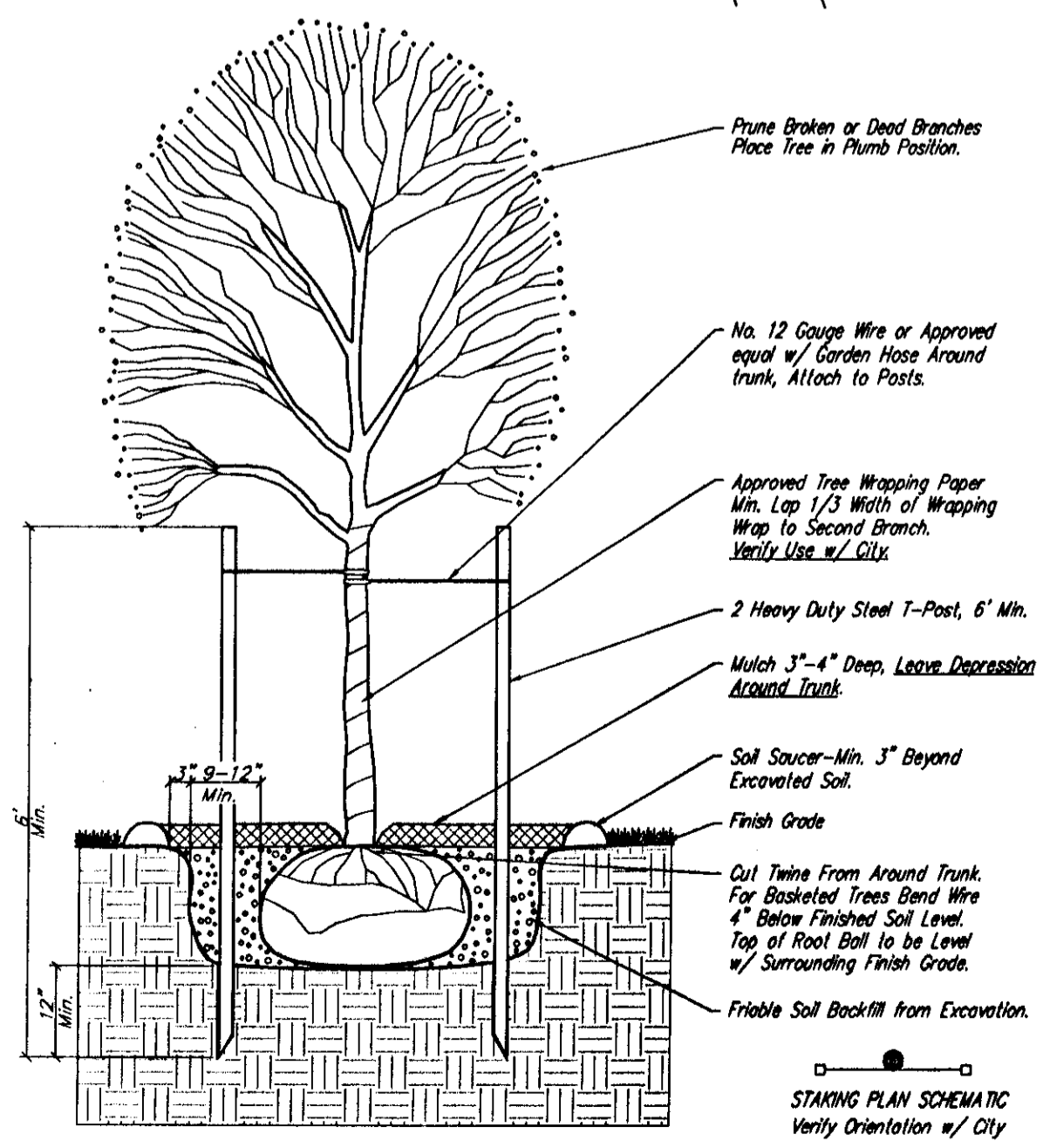
QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
2	<i>Acer rubrum 'October Glory'</i>	Autumn Blaze Maple	2" Cal.	B&B	Single Stem Only
1	<i>Ulmus parvifolia</i>	Lacebark Elm	2" Cal.	B&B	Single Stem Only

### SITE LANDSCAPE PLAN

Scale 1" = 20'-0"

### IRRIGATION NOTES:

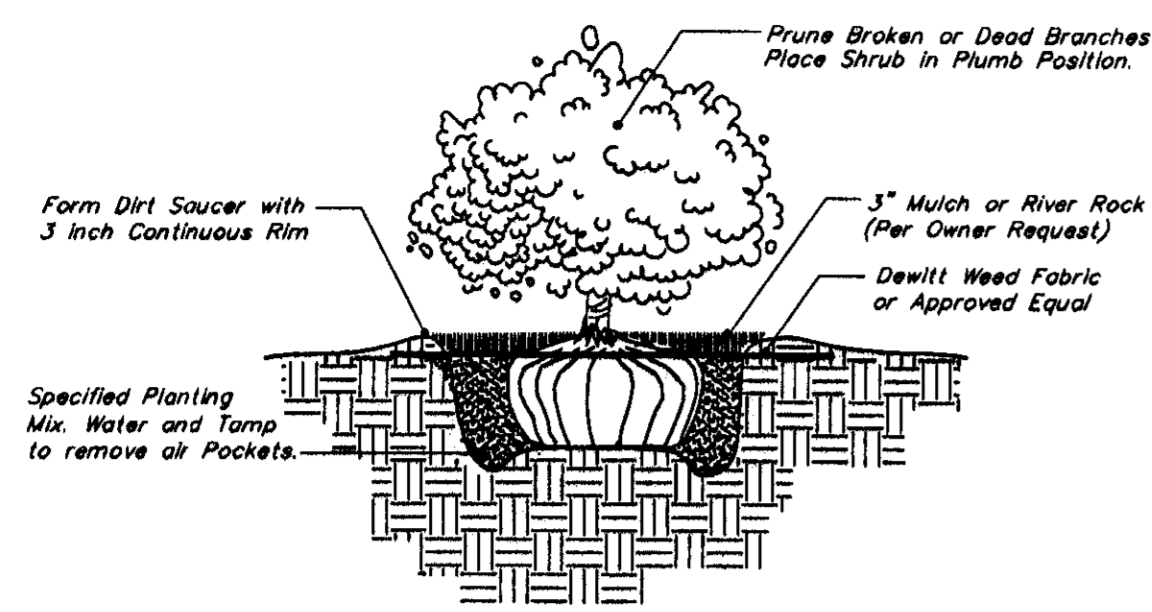
1. All irrigation work is to be installed in compliance with all local codes and regulations.
2. Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
3. The Irrigation Contractor DOES NOT START irrigation construction until final shop drawings are submitted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



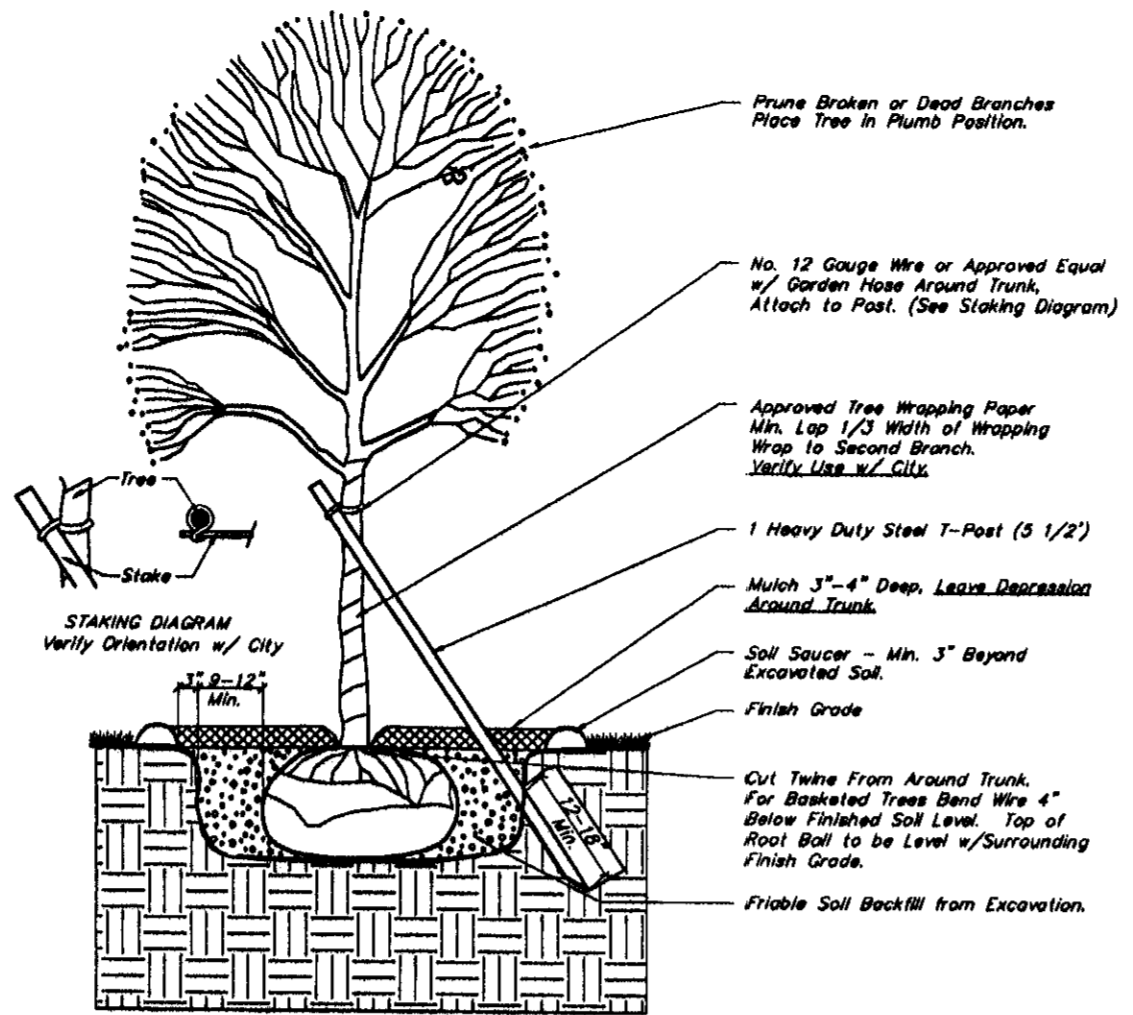
### TREE PLANTING & STAKING

Deciduous Trees Larger than 2" Cal.  
Evergreen Trees Larger than 6' Height

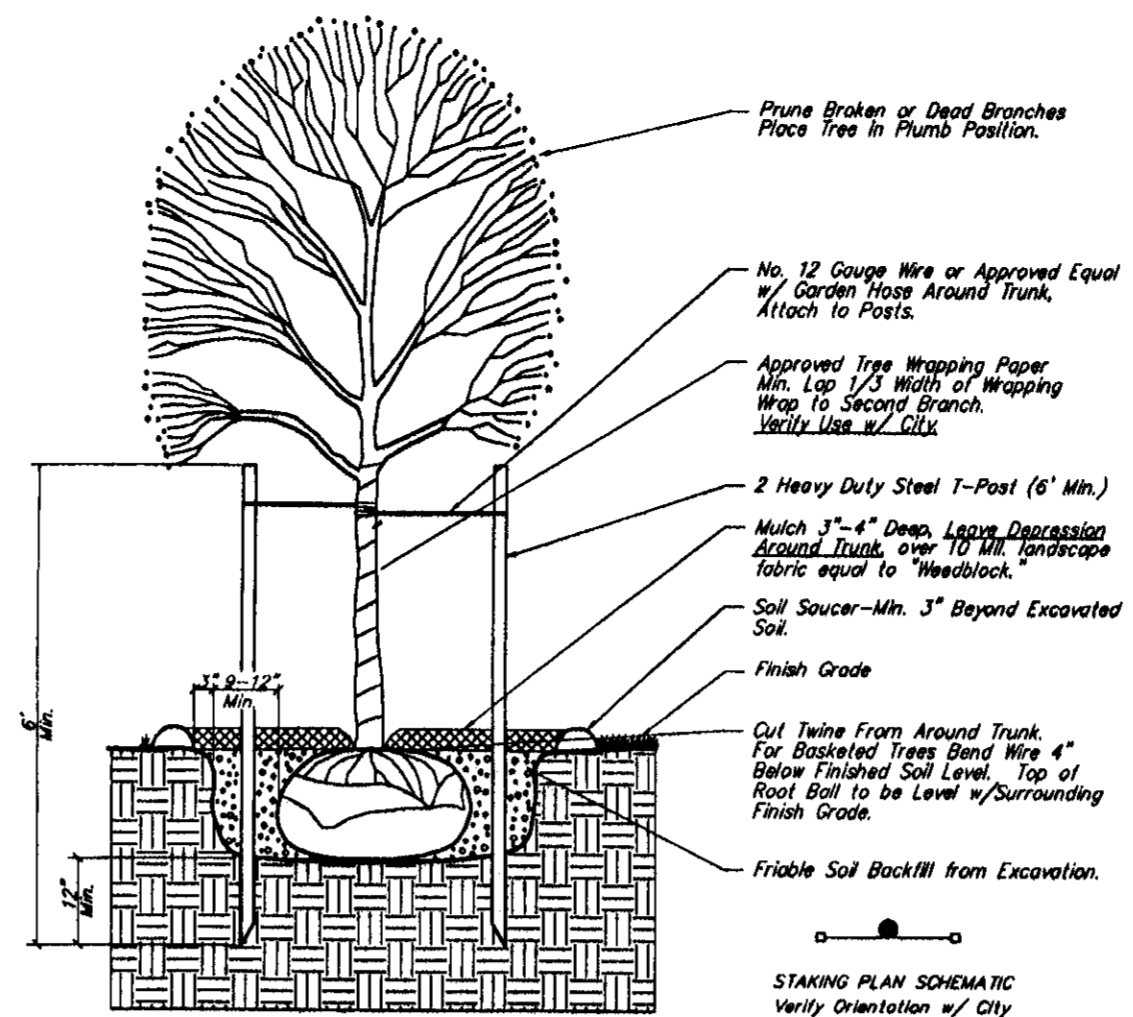
Not to Scale



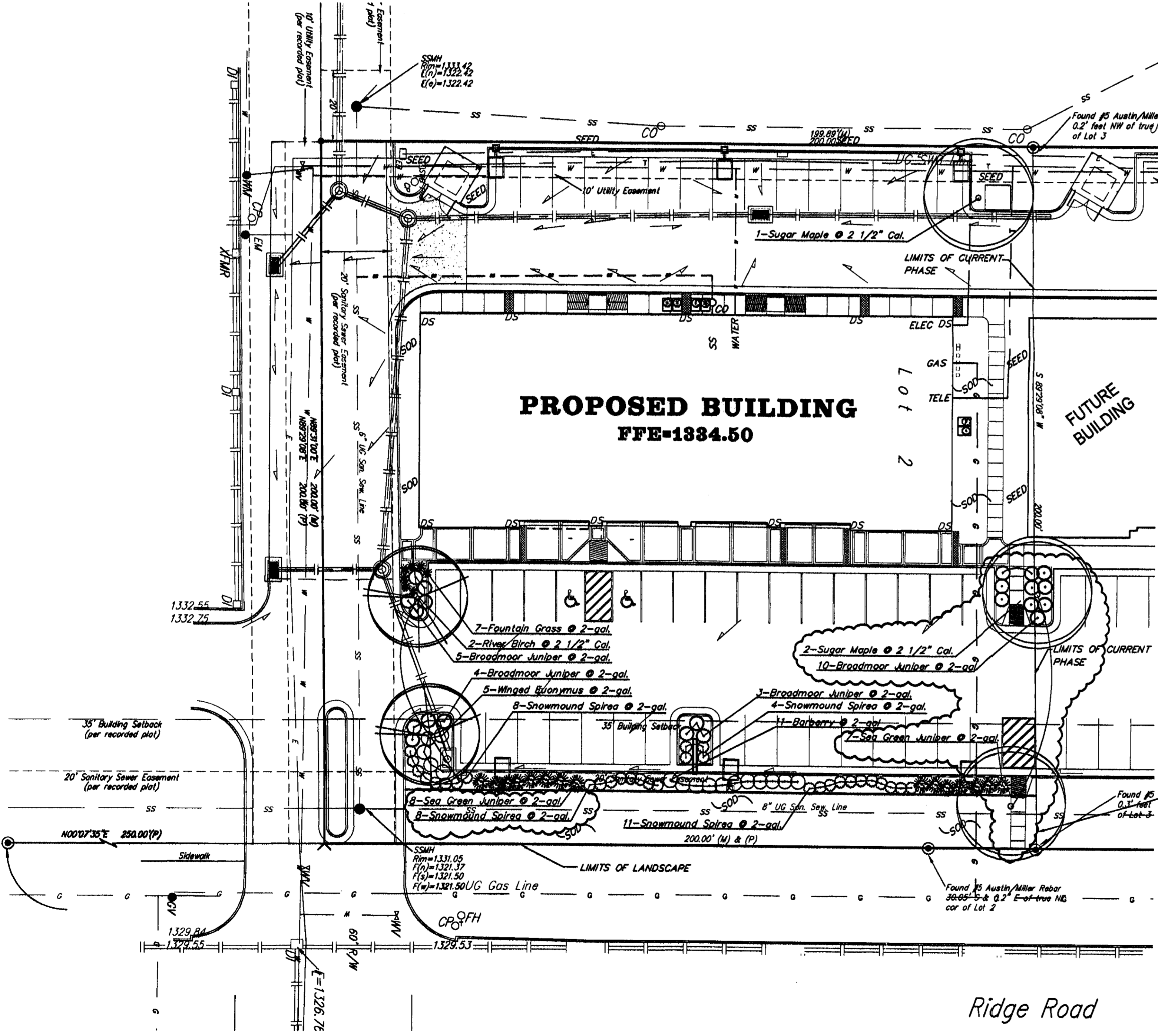
**TYPICAL SHRUB PLANTING DETAIL**  
5 Gallon and Smaller  
No Scale



**TREE PLANTING AND STAKING DETAIL**  
Deciduous Trees 2" Cal. and Smaller  
Evergreen Trees 6" Height and Smaller  
No Scale



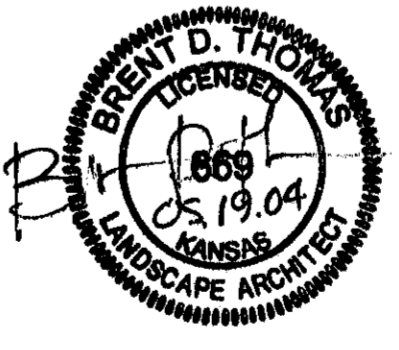
**TREE PLANTING AND STAKING DETAIL**  
Deciduous Trees Larger than 2" Cal.  
No Scale



**SITE LANDSCAPE PLAN**  
0' 10' 20' 1"=20'-0"  
NORTH

**IRRIGATION NOTES:**

- All irrigation work is to be installed in compliance with all local codes and regulations.
- Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
- The Irrigation Contractor DOES NOT START irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which: Use Rainbird products or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City Codes.
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- Irrigation Contractor to verify location of city water with GC prior to installation of system. Irrigation Contractor shall verify static pressure and volume of well water supply prior to installation of system.
- Locate Irrigation Controller per Owner/GC request.
- Irrigation water is to be supplied as shown.



**PLANT SCHEDULE**

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
3	<i>Acer saccharum</i>	Sugar Maple	2 1/2" Cal.	B&B	Single Stem Only
2	<i>Betula nigra</i>	River Birch	2 1/2" Cal.	B&B	Single Stem Only
11	<i>Berberis thunbergii</i> 'Atropurpurea Nano'	Crimson Pyramy Barberry	2-Gal.	Container	Full & Healthy
5	<i>Euonymus alatus</i> 'Compacta'	Winged Euonymus	2-Gal.	Container	Full & Healthy
15	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	2-Gal.	Container	Full & Healthy
22	<i>Juniperus sabina</i> 'Broadmoor'	Broadmoor Juniper	2-Gal.	Container	Full & Healthy
7	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Hameln Fountain Grass	2-Gal.	Container	Full & Healthy
31	<i>Sarcococca tibetica</i> 'Snowmound'	Snowmound Spirea	2-Gal.	Container	Full & Healthy

**BENCHMARK**

County Benchmark, Chisled Square on the South Hubguard RCBC, 73' West of Ridge Road on 37th Street North. Elevation=1331.52 M.S.L.

**LEGAL DESCRIPTION**

Lots 2, Haskinson 2nd Addition, Sedgwick County, Kansas

**SITE INFORMATION**

PARKING PROVIDED: 49 STALLS TOTAL, INCLUDING 2 ACCESSIBLE  
TOTAL SITE AREA: 39,986.86 SQ.FT.  
0.92 ACRES  
IMPERVIOUS AREA: 33,214.81 SQ.FT.  
0.76 ACRES  
82.6% OF TOTAL SITE

**LANDSCAPE NOTES:**

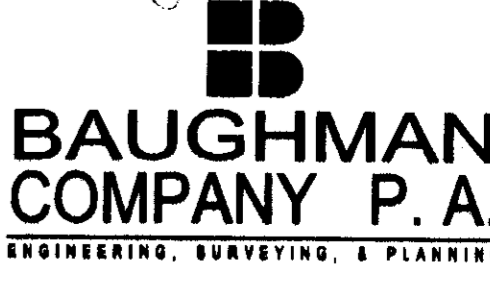
- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "SOD" shall be sodded and fertilized as follows:  
SOD--  
Kansas Premium Fescue Sod  
SEED Shall Be Same Variety  
FERTILIZER--  
16-20-6 ratio 4#/1000 sq. ft.
- Trees with broken leaders or no central leader will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Triflora (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
- Mulch all planting beds with min. 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be from Pro-Steel Company, using 10 gauge thickness, commercial grade, or approved equal.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
- The landscape contractor is responsible to coordinate with the G.C. to install the plants and maintain the grounds, until final acceptance from the owner.
- The landscape contractor shall submit bid with unit prices for all plants, which include mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The landscape contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- General Contractor to supply all topsoil to site. Landscape contractor to supply necessary topsoil for planting areas. A 4" depth of topsoil to finish grade in all planting beds.
- Fall planting season shall be September 1 thru end of October. Spring planting season shall be April 1 thru end of June. For grass seeding, fall season shall be September 1 thru mid of October. Spring season for seeding shall be from March 15 thru mid May.

**LANDSCAPE ORDINANCE CALCULATIONS**

Streetyard requirement:	200 lf. (total str. Front.) x 10 (Sq. Footage Factor)
Streetyard Required:	= 2,000 Sq. Ft.
Streetyard shown:	= 4,314.8 sq.ft.
Streetyard Trees Required:	500 / 2,000 = 4 Shade Trees
Streetyard Trees shown:	4 Shade Trees
Parking Lot Trees Required:	3 Shade
Parking Lot Trees Shown:	1 (2 Covered By Street Yard Tree Req.)

**LANDSCAPE PLAN**

DP-242 Parcel 2  
APPROVED 05/24/04 BY DS  
MAINTENANCE COPY FOR 2

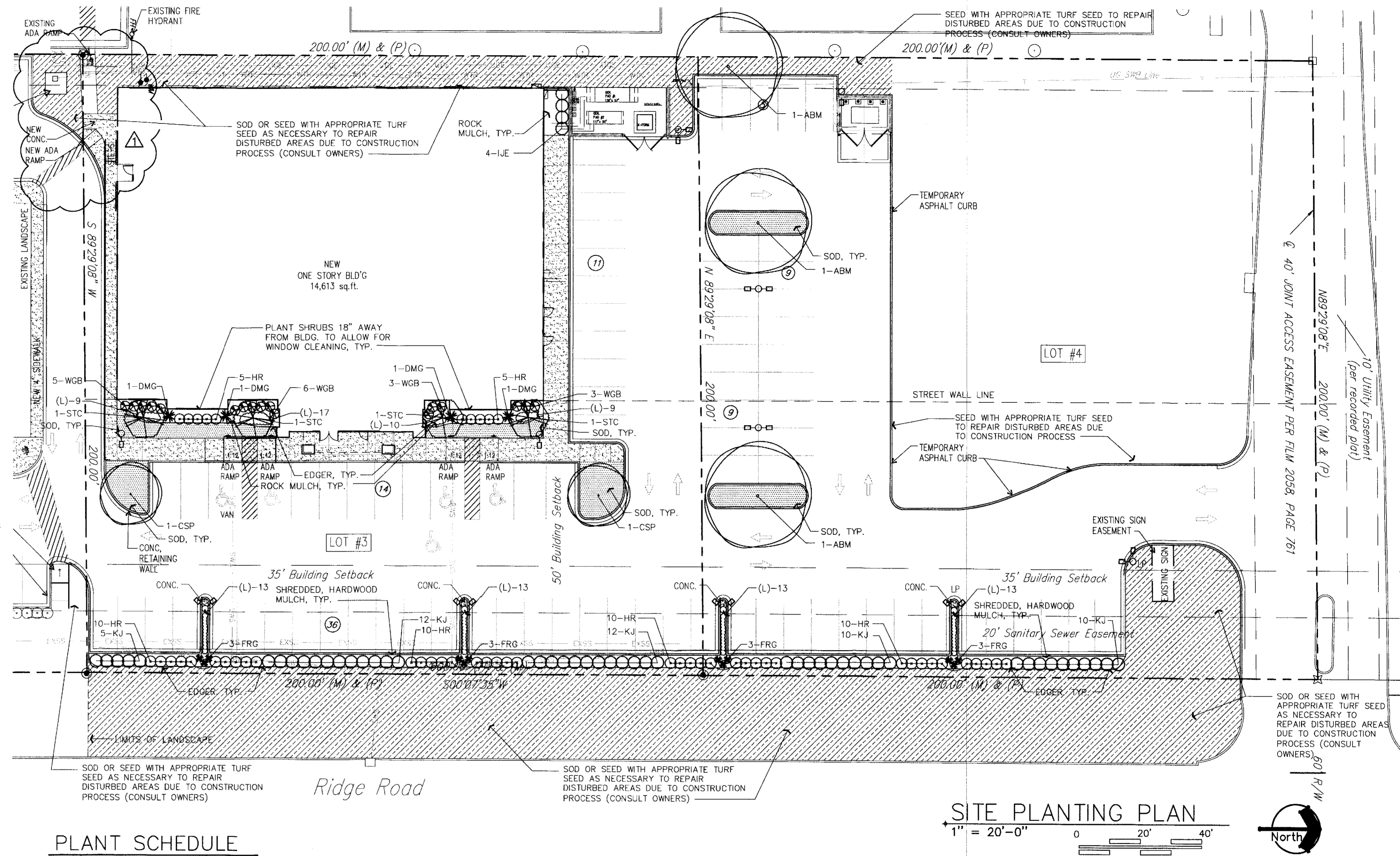


# GENERAL PLANTING NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL UTILITY LOCATOR SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
- BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
- FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS.
- POROUS WOVEN WEED BARRIER SHALL BE INSTALLED IN ALL PLANTING BEDS. ALL PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASSES. TERMINATE EXISTING UNWANTED PLANT MATERIALS BY USE OF A NON-SELECT HERBICIDE LIKE "ROUND-UP". USE HERBICIDE ONLY AS DIRECTED BY MANUFACTURER.
- USE RIVER ROCK COBBLES IN PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUPPLY OWNER'S REPRESENTATIVE WITH A SAMPLE OF COBBLES FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF RIVER ROCK COBBLES TO RANGE FROM 3" TO 6".
- PLACE FULL LAYER OF RIVER ROCK COBBLES ON TOP OF WEED BARRIER UNTIL THE FABRIC IS NO LONGER VISIBLE.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- INSTALL 3" - 4" OF SHREDDED HARDWOOD MULCH IN ALL TREE SAUCERS LOCATED IN TURF AREAS.
- COMMERCIAL GRADE BLACK POLYVINYL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.
- TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. SEE SHEET L-2.
- FOR PLANTING DETAILS SEE SHEET L-3.

# PLANTING SPECIFICATIONS

- WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL, IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE, I.E. ADDITION OF LIME, GYPSUM, ETC.
- REESTABLISH TURF IN ALL THE AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD OF NURSERY STOCK". OWNER RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH IN THEIR OPINION FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
- PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE ROOT-PRUNED THROUGH THE USE OF A VERTICAL SLICING METHOD PRIOR TO PLANTING.
- WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURELY TIE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON TREE PLANTING DETAIL.
- GUARANTEE ALL SOD/SEED AREAS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- GUARANTEE TREES AND SHRUBS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN TWO DAYS OF REQUEST PENDING FAVORABLE SEASONAL PLANTING TIMES.
- GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
- AT THE COMPLETION OF PLANTING OPERATIONS, ALL PLANTS SHALL BE INSPECTED BY THE OWNER. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND REMOVE ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER FINAL ACCEPTANCE.
- ANY PLANTING BED ADJACENT TO WALKS OR CURBING SHALL HAVE THE GRADE TO A SUFFICIENT DEPTH TO ALLOW TOP OF THE MULCH TO MATCH THE TOP OF WALK OR CURBING.
- FERTILIZE WITH MILORGANITE, DISTRIBUTED UNIFORMLY AT THE RATE OF 1000 POUNDS PER ACRE.
- PRIOR TO SEEDING, MOW, GRUB RAKE ALL VEGETATION WHICH MIGHT INTERFERE AND REMOVE ALL DEBRIS FROM THE SITE. THOROUGHLY TILL AREA AFTER PREPARATION, TO A DEPTH OF AT LEAST 6 INCHES.
- SUBMIT TYPEWRITTEN INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF LANDSCAPE WORK.
- LABEL AT LEAST 1 TREE, 1 SHRUB, AND 1 GROUND COVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.
- PLANT TREES, SHRUBS AND GROUND COVERS DURING NORMAL SEASON FOR SUCH WORK. DO NOT PLANT IN FROZEN GROUND.
- MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE BY OWNER. MAINTENANCE CONSISTS OF SPRAYING PRUNING, WATERING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. REMOVE AND REPLACE PLANT MATERIAL FOUND TO BE DEAD OR IN AN UNHEALTHY CONDITION.



# PLANT SCHEDULE

QTY.	TAG	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
<b>SHADE TREES</b>						
3	ABM	AUTUMN BLAZE MAPLE	ACER RUBRUM	2-1/2" CAL.	B & B	
2	CSP	CLEVELAND SELECT PEAR	PYRUS CALLERYANA 'CLEVELAND SELECT'	2-1/2" CAL.	B & B	
<b>ORNAMENTAL TREES</b>						
4	STC	SUGAR TYME CRABAPPLE	MALUS 'SUTYZAM' SUGAR TYME	1-1/2" CAL.	B & B	
<b>DECIDUOUS SHRUBS</b>						
50	HR	HOME RUN ROSE	ROSA 'HOME RUN'	3 GAL.	CONT.	COLOR RED
<b>EVERGREEN SHRUBS</b>						
4	LJE	IVORY JADE EUONYMUS	EUONYMUS FORTUNEI 'IVORY JADE'	3 GAL.	CONT.	
49	KJ	KALLAY JUNIPER	JUNIPERUS CHINENSIS PFITZERIANA	3 GAL.	CONT.	
17	WGB	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	3 GAL.	CONT.	
<b>ORNAMENTAL GRASSES</b>						
4	DMG	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'YAKU JIMA'	3 GAL.	CONT.	
12	KFG	FEATHER REED GRASS	CALAMAGROSITS X ACUTIFLORA 'KARL FOERSTER'	3 GAL.	CONT.	
<b>PERENNIALS</b>						
97	BBL	BIG BLUE LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	4" POT	CONT.	SPACE 15" O.C.

# LEGAL DESCRIPTION

Lots 3, and 4, Hoskinson 2nd Addition, Sedgwick County, Kansas

# PLANTING LEGEND



UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.

# LANDSCAPE CODE CALCULATIONS

LANDSCAPED STREET YARD REQUIRED	PARKING LOT SCREENING AND LANDSCAPING
Landscaped Street Yard Required: 400 LF x 10 = 4,000 SF	Parking lot is screened w/shrubs
Landscaped Street Yard Provided: 7,076 Total SF street yard	Parking Lot Trees Required: 84 Total stalls +20 (one tree per 20 spaces) 4.2 or say 5 trees req'd.
Street Yard Trees Required: 4,000 ÷ 500 = 8 trees required	Up to one-half of req'd street yard trees may be used to satisfy pkg. lot trees: One-half of 8 = 4 trees
Street Yard Trees Provided: 3 Shade Trees + 4 ornamentals + 30 shrubs = 8 Street Trees	Parking Lot Trees Provided: 3 Street Yard Trees + 2 Shade Tree = 5 Parking Lot Trees Provided
BUFFERS REQUIRED: None required	

# LANDSCAPE PLAN

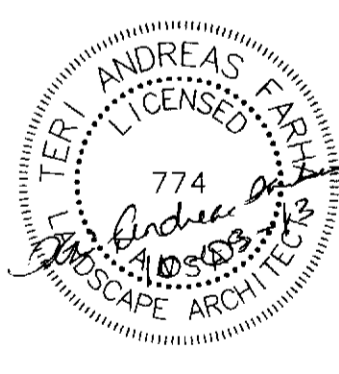
APPROVED 10/13 BY NAG  
DP 242  
MAPD copy 2 of 2



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DAN WINTER, ARCHITECT

**TIGER MGMT. BUILDING**  
**3615 N. RIDGE ROAD**  
**WICHITA, KS. 67205**



**WINTER ARCHITECTS**

1024 EAST FIRST STREET  
WICHITA, KS. 67214  
PH. 316-267-7142

# PLANTING PLAN

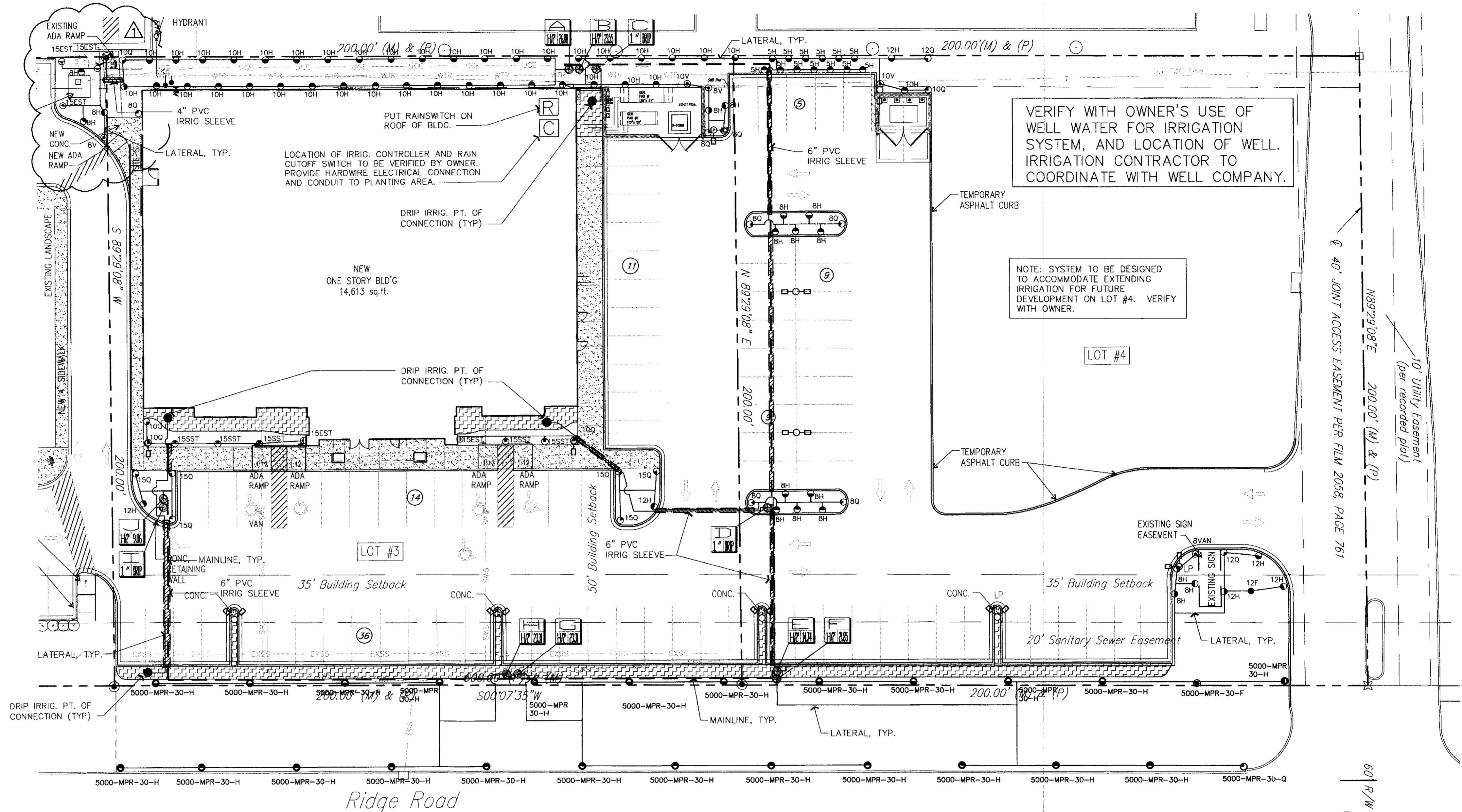
DATE  
09/13/2013  
10/03/2013

DRAWN BY:  
TAF  
CHECKED BY:  
DW

SHEET NO.  
L-1

# GENERAL IRRIGATION NOTES

1. THE DESIRED WATER COVERAGE OF THE IRRIGATION SYSTEM IS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO INSTALL EQUIPMENT NECESSARY TO PROVIDE A COMPLETE, FUNCTIONAL SYSTEM THAT IS IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.
2. THE IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL, PRIOR TO CONSTRUCTION WHICH WILL ILLUSTRATE TYPE OF HEADS, VALVES, CONTROLLER, PIPING AND ACCESSORIES. IRRIGATION HEADS, VALVES AND CONTROLLER ARE TO BE FROM A SINGLE MANUFACTURER. ALL EQUIPMENT MUST HAVE A MANUFACTURERS FIVE YEAR WARRANTY.
3. CONTRACTOR WILL VERIFY STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY AND ADJUST ENTIRE IRRIGATION SYSTEM ACCORDINGLY. EACH ZONE OF IRRIGATION SYSTEM IS TO BE DESIGNED WITH A MAXIMUM OF 35 GALLONS PER MINUTE. AS PART OF THE SHOP DRAWINGS, THE IRRIGATION CONTRACTOR WILL PROVIDE CALCULATIONS SHOWING PRESSURE LOSS FROM THE POINT OF CONNECTION TO THE FURTHEST HEAD AND FOR THE FURTHEST HEAD ON THE LARGEST ZONE. ADJUST DESIGN TO MEET AVAILABLE PRESSURES AND VOLUMES.
4. IRRIGATION PLAN IS A SCHEMATIC DRAWING TO REPRESENT DESIRED WATER COVERAGE. FIELD ADJUSTMENTS MAY BE NECESSARY TO AVOID UNFORESEEN OBSTACLES AND SIMPLIFY INSTALLATION. IRRIGATION TAP, IRRIGATION BLOW-OUT VALVE, ISOLATION GLOBE VALVE, BACKFLOW PREVENTION DEVICE (PVB OR RPZ MINIMUM), ENCLOSURE AND MANUAL DRAIN VALVE ARE TO BE LOCATED IN AREA SHOWN ON PLAN. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE ABOVE ITEMS.
5. THE SYSTEM IS TO CONSIST OF SEPARATE DRIP IRRIGATION ZONES AND TURF SPRAY HEAD ZONES EACH WITH SEPARATE VALVES AND STATIONS ON THE CONTROLLER.
6. IRRIGATION CONTROLLER IS TO BE A HYBRID SOLID STATE TYPE WITH PLASTIC LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMMING FOR TURF SPRAY ZONES AND DRIP IRRIGATION ZONES AND BE CAPABLE OF OPERATING MULTIPLE VALVES PER STATION. VERIFY LOCATION OF IRRIGATION CONTROLLER WITH OWNER.
7. MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE ENDS AND LOW POINTS OF THE IRRIGATION MAINLINE. PLACE MANUAL VALVES IN LATCHABLE VALVE BOX FOR EASY ACCESS. PLACE ONE CUBIC FOOT OF GRAVEL BELOW EACH VALVE.
8. AUTOMATIC DRAIN VALVES (VERIFY WITH OWNER IF AUTOMATIC DRAIN VALVES ARE DESIRED) ARE TO BE LOCATED AT ALL LOW POINTS OF THE IRRIGATION LATERAL LINES, WHERE THE LOW POINT IS AT THE END OF A LINE. LOCATE THE VALVE A MINIMUM OF 12" FROM THE LAST SPRINKLER HEAD. PLACE VALVES ON TOP OF ONE CUBIC FOOT OF FILL GRAVEL.
9. PROVIDE PVC SLEEVES FOR IRRIGATION PIPES AND WIRING THAT CROSSES UNDER WALKS, STREETS AND CONCRETE PADS. COMBINE PIPING WHENEVER POSSIBLE TO REDUCE QUANTITY OF SLEEVING MATERIALS. WHEN INSTALLING IRRIGATION PIPE ALONG CURBS OR IN ISLANDS, PLACE PIPE AS CLOSE TO CURB AS POSSIBLE TO ALLOW FOR PLANTING OF TREES AND SHRUBS.
10. ADJUST ALL IRRIGATION EQUIPMENT SO SIDEWALKS, PAVING AND BUILDING REMAIN DRY OF DIRECT SPRAY OR EXCESS WATER RUN-OFF.
11. SEE L-3 FOR DETAILS.



VERIFY WITH OWNER'S USE OF WELL WATER FOR IRRIGATION SYSTEM, AND LOCATION OF WELL. IRRIGATION CONTRACTOR TO COORDINATE WITH WELL COMPANY.

NOTE: SYSTEM TO BE DESIGNED TO ACCOMMODATE EXTENDING IRRIGATION FOR FUTURE DEVELOPMENT ON LOT #4. VERIFY WITH OWNER.

SITE IRRIGATION PLAN  
1" = 20'-0"

## IRRIGATION ZONE SCHEDULE

I.D. LETTER	CONTROL STATION	GPM	VALVE SIZE	ZONE TYPE
ZONE A	1	26.88	1-1/2"	TURF SPRAY
ZONE B	2	23.41	1-1/2"	TURF SPRAY
ZONE C	3	DRIP	1"	TURF SPRAY
ZONE D	4	DRIP	1"	TURF SPRAY
ZONE E	5	18.90	1-1/2"	TURF SPRAY
ZONE F	6	21.85	1-1/2"	TURF SPRAY
ZONE G	7	23.31	1-1/2"	ROTORS
ZONE H	8	23.31	1-1/2"	ROTORS
ZONE I	9	DRIP	1"	DRIP
ZONE J	10	9.08	1-1/2"	TURF SPRAY
TOTAL-10				

## IRRIGATION LEGEND

- 180 DEG. RAIN BIRD 1800 SERIES 6" POP-UP SPRAY HEAD
  - 90 DEG. RAIN BIRD 1800 SERIES 6" POP-UP SPRAY HEAD
  - 360 DEG. RAIN BIRD 1800 SERIES 6" POP-UP SPRAY HEAD
  - VARIABLE ARC RAIN BIRD 1800 SERIES 6" POP-UP SPRAY HEAD
  - EST, RCS, & LCS RAIN BIRD 1800 SERIES 6" POP-UP STRIP SPRAY HEAD
  - SST RAIN BIRD 1800 SERIES 6" POP-UP STRIP SPRAY HEAD
  - 360 DEG. MPR RAIN BIRD 5000 SERIES ROTOR HEAD
  - 180 DEG. MPR RAIN BIRD 5000 SERIES ROTOR HEAD
  - 135 DEG. MPR RAIN BIRD 5000 SERIES ROTOR HEAD
  - 90 DEG. MPR RAIN BIRD 5000 SERIES ROTOR HEAD
- R RAIN SENSOR  
C IRRIGATION CONTROLLER  
N IRRIGATION REDUCED PRESSURE ZONE BACKFLOW PREVENTION ASSEMBLY WITHIN FIBERGLASS ENCLOSURE
- DRIP IRRIGATION POINT OF CONNECTION  
 IRRIGATION SLEEVE - 80 SCHEDULE  
 IRRIGATION MAINLINE - CLASS 200  
 IRRIGATION LATERAL LINE - CLASS 160
- ELECTRIC REMOTE CONTROL VALVE DESIGNATOR  
 VALVE I.D. LETTER  
 VALVE SIZE  
 GALLONS PER MINUTE OR DRIP
- ELECTRIC REMOTE CONTROL VALVE  
 ISOLATION VALVE
- DRIP IRRIGATION AREA TO BE COVERED BY DRIP IRRIGATION ZONE

UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.



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DAN WINTER, ARCHITECT

**TIGER MGMT. BUILDING**  
**3615 N. RIDGE ROAD**  
 WICHITA, KS. 67205



**WINTER ARCHITECTS**

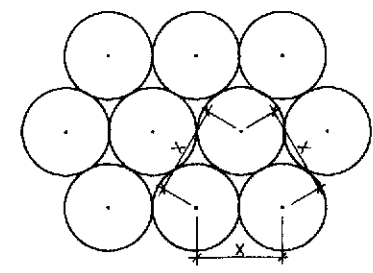
1024 EAST FIRST STREET  
 WICHITA, KS. 67214  
 PH. 316-267-7142

DATE  
 09/13/2013  
 10/03/2013

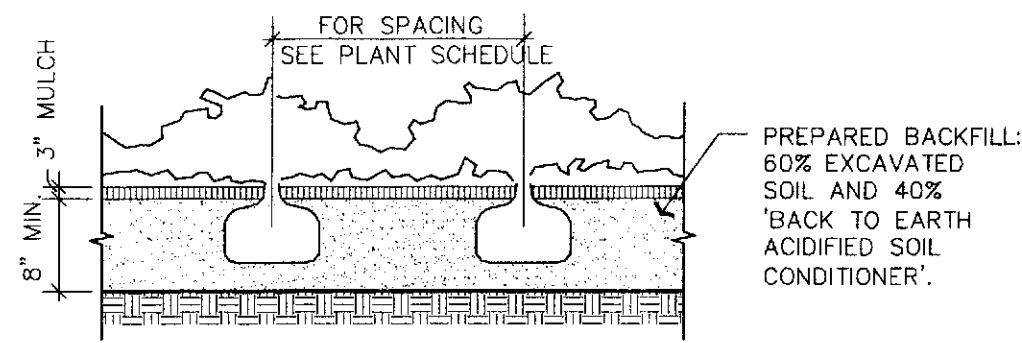
DRAWN BY:  
 TAF  
 CHECKED BY:  
 DW

SHEET NO.  
**L-2**

# PLANTING DETAILS

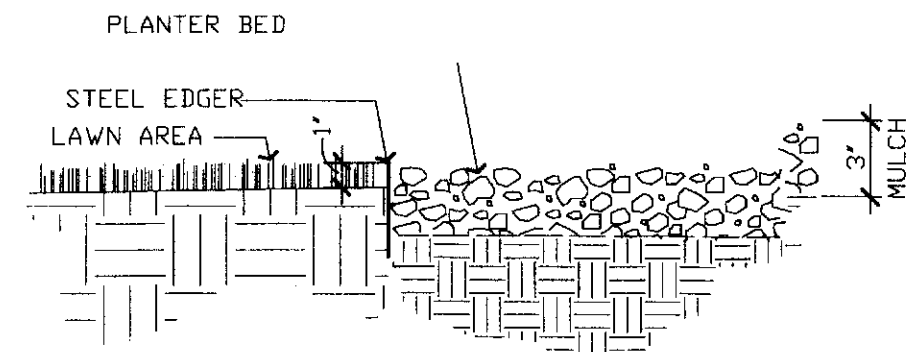


NOTE: SEE PLANT LIST FOR PROPER SPACING 'X'



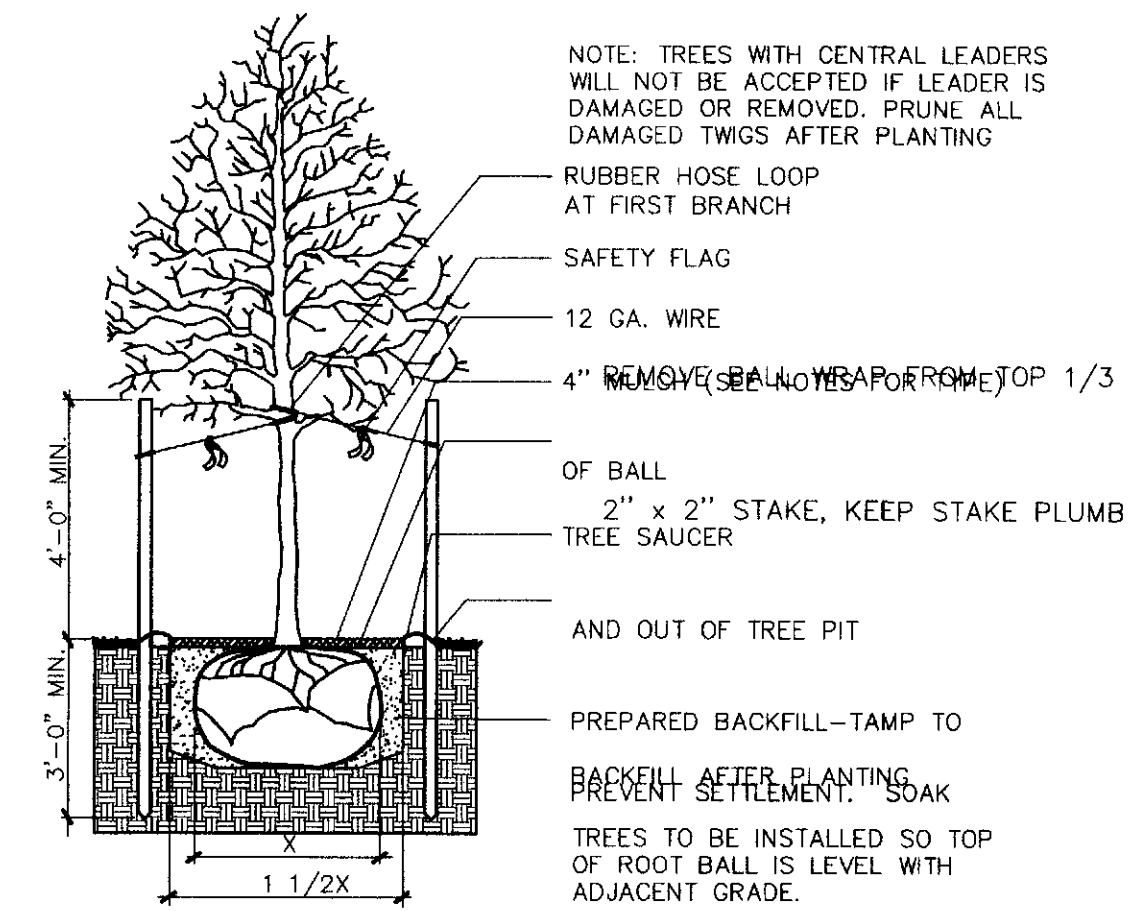
1 GROUND COVER DETAIL

NO SCALE



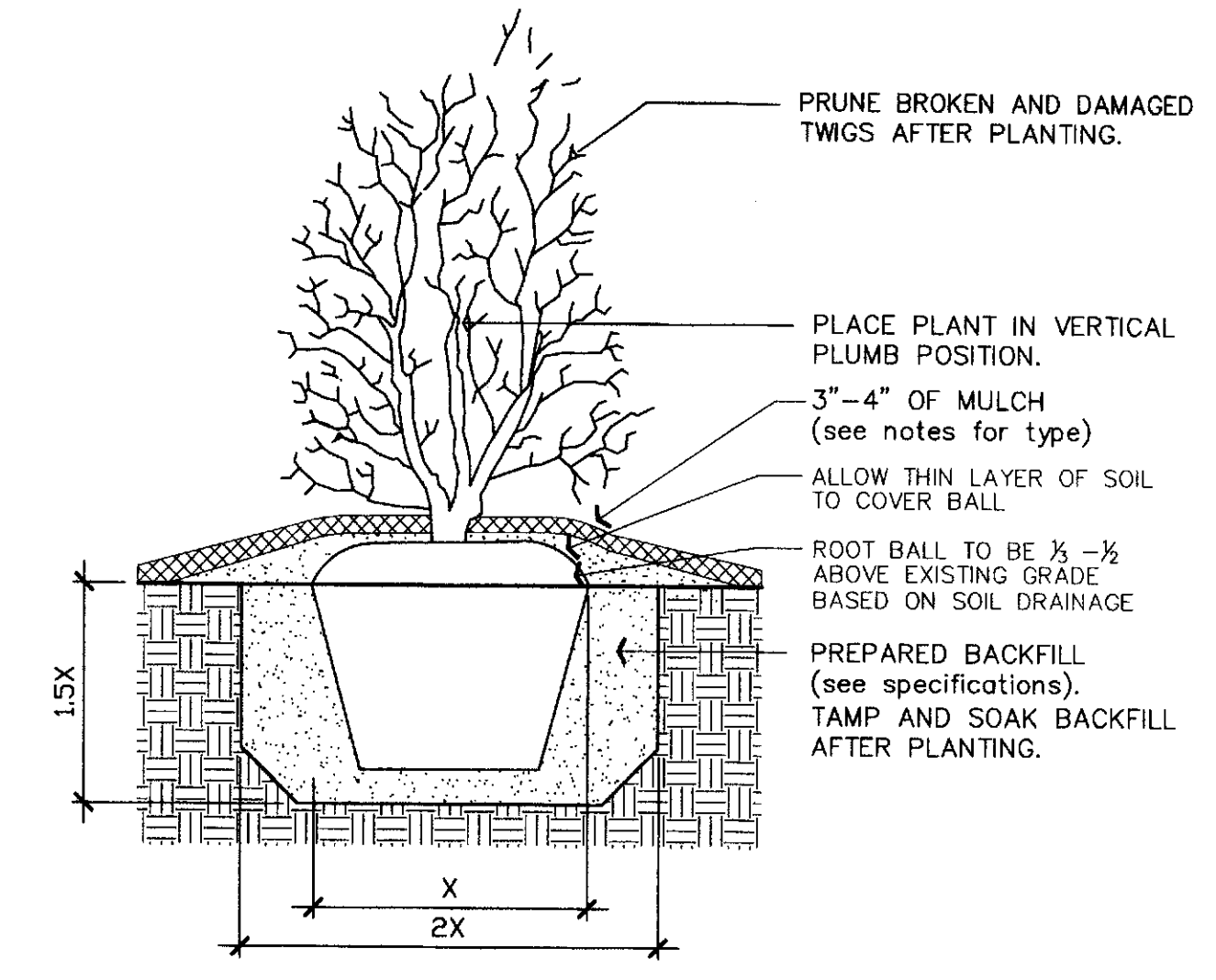
2 EDGER DETAIL

NO SCALE



3 TREE PLANTING DETAIL

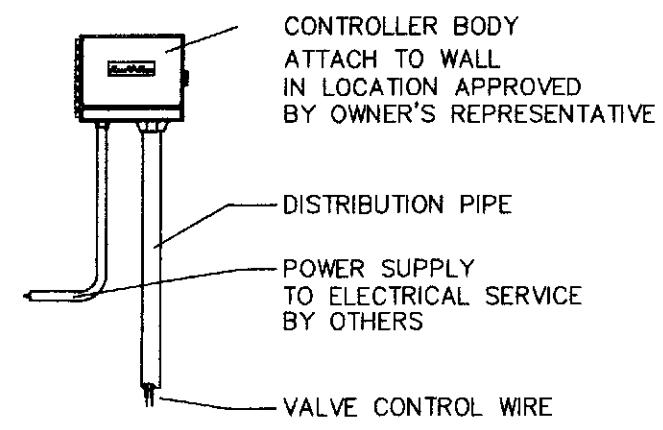
IN TURF AREAS NO SCALE



4 SHRUB PLANTING DETAIL

NO SCALE

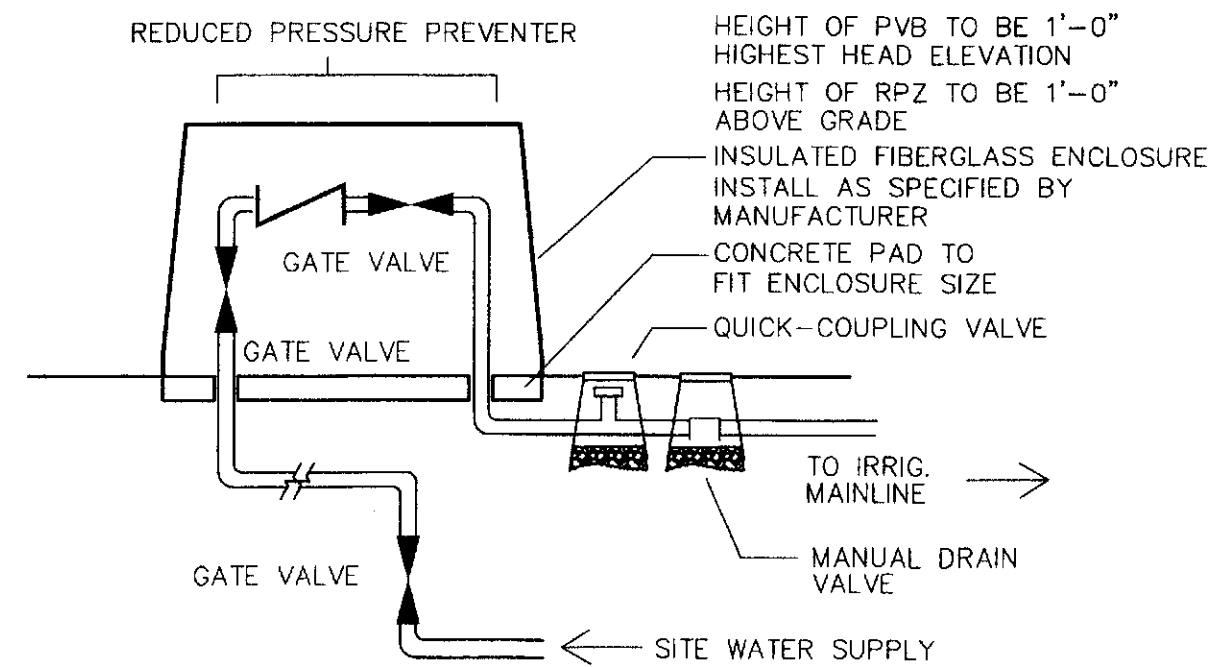
# IRRIGATION DETAILS



COORDINATE LOCATION OF CONDUIT FOR CONTROL WIRE TO EXTERIOR OF BUILDING

1 IRRIGATION CONTROLLER

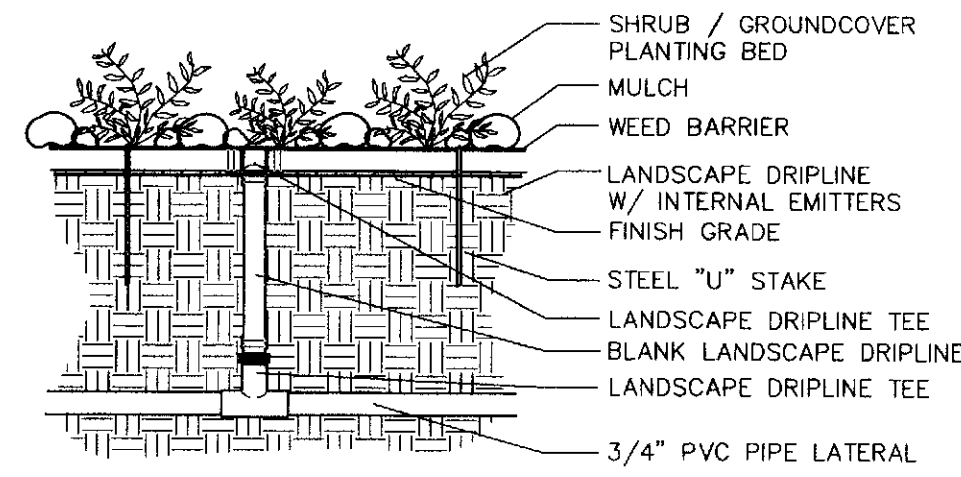
INTERIOR/EXTERIOR WALL MOUNTED



2 BACKFLOW PREVENTER AND ENCLOSURE

LOCATION AS SHOWN ON IRRIGATION PLAN PVB OR RPZ AS DETERMINED BY LOCAL CODES AND SITE CONDITIONS

NO SCALE

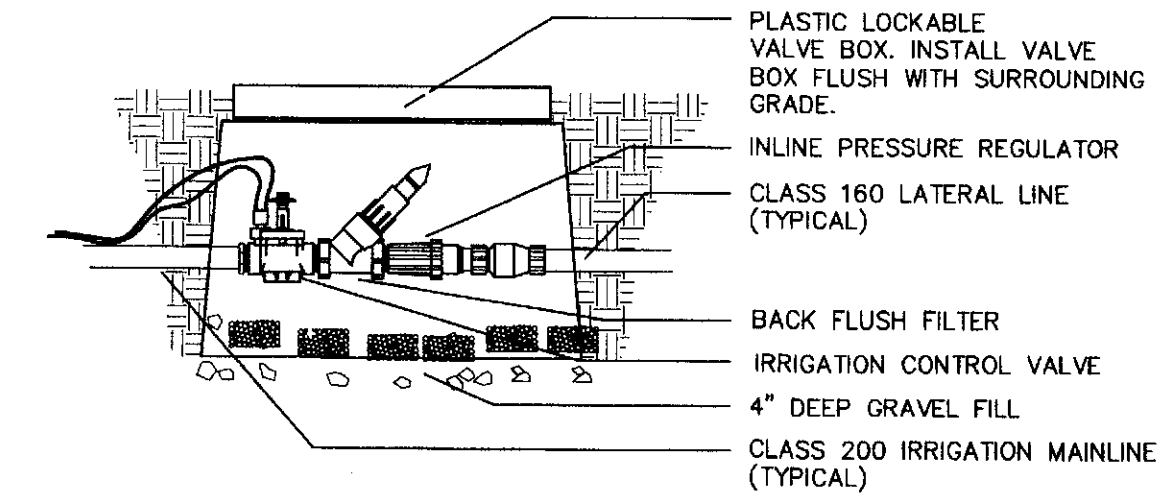


WHERE REQUIRED ADD PRESSURE COMPENSATING EMITTERS TO LANDSCAPE DRIPLINE TUBING TO IRRIGATE PLANT MATERIALS. DIRECT WATER THROUGH MICRO-TUBING TO BASE OF PLANT.

3 LANDSCAPE BED DRIP IRRIGATION

DRIPLINE TO BE INSTALLED BELOW THE MULCH/WEED BARRIER EMITTER SPACING TO BE 18" O.C. INSTALL DRIP LINE ON EACH SIDE OF THE PLANT ROOT BALL

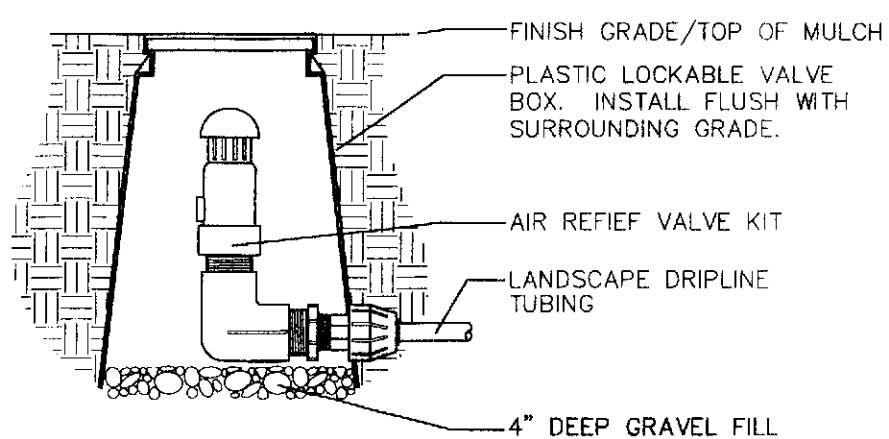
NO SCALE



4 DRIP IRRIGATION CONTROL ZONE KIT

INCLUDES BALL VALVE, REMOTE CONTROL VALVE, INLINE FILTER AND PRESSURE REGULATOR

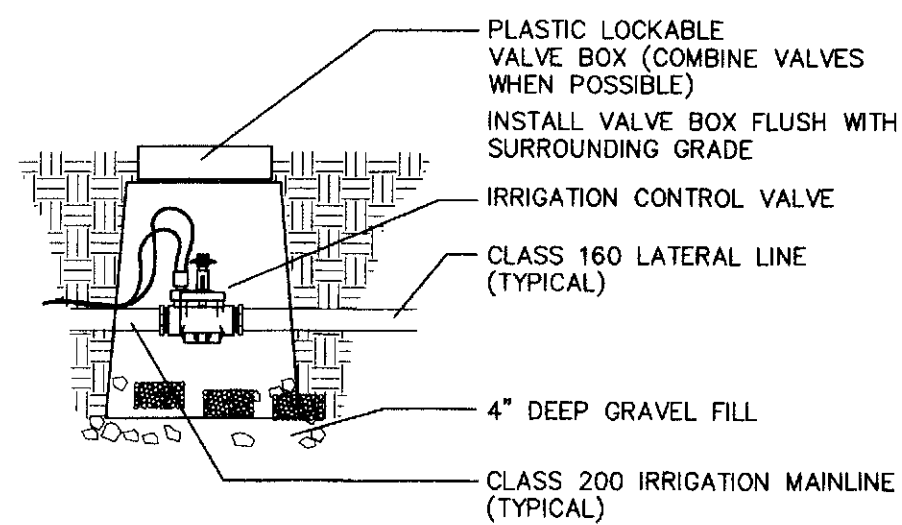
NO SCALE



5 AIR RELIEF VALVE

LOCATED ON ALL LANDSCAPE DRIP TUBING ZONES

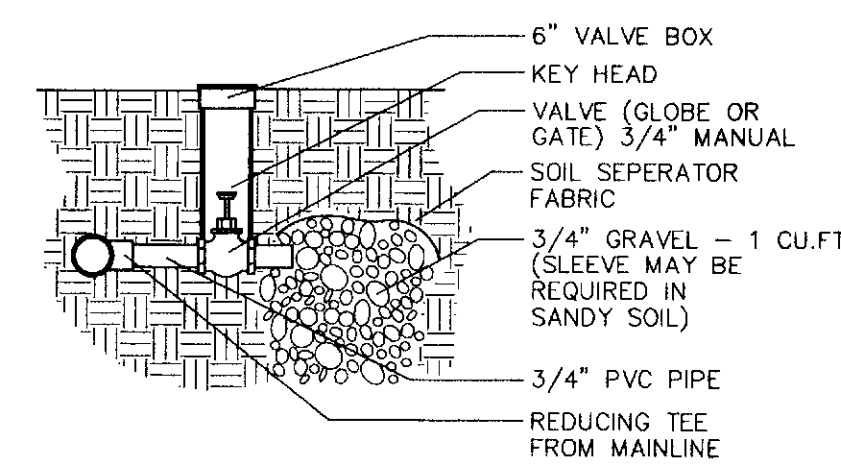
NO SCALE



6 ELECTRIC REMOTE VALVE

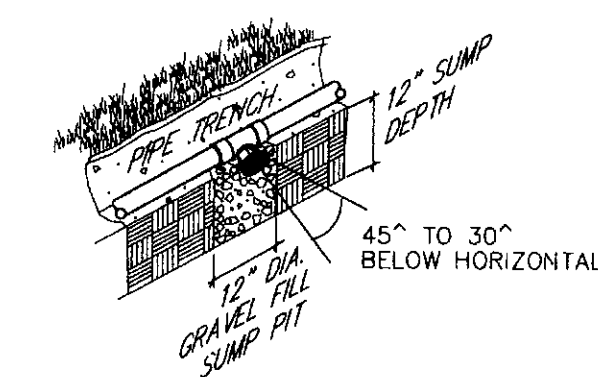
SPRAY, ROTOR SPRINKLERS AND SHRUB BUBBLER ZONES AS OCCURS

NO SCALE



7 MANUAL DRAIN VALVE

NO SCALE



AUTOMATIC VALVES ARE TO BE LOCATED AT LOW POINTS AND ENDS OF LATERAL LINES. LOCATE END AUTO. DRAIN VALVE 12" UP STREAM FROM LAST HEAD

8 AUTOMATIC DRAIN VALVE

NO SCALE



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DAN WINTER, ARCHITECT

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WICHITA, KS. 67205

WINTER ARCHITECTS

1024 EAST FIRST STREET  
WICHITA, KS. 67214  
PH. 316-267-7142

DATE  
09/13/2013

DRAWN BY:  
TAF  
CHECKED BY:  
DW






SHEET NO.  
L-3

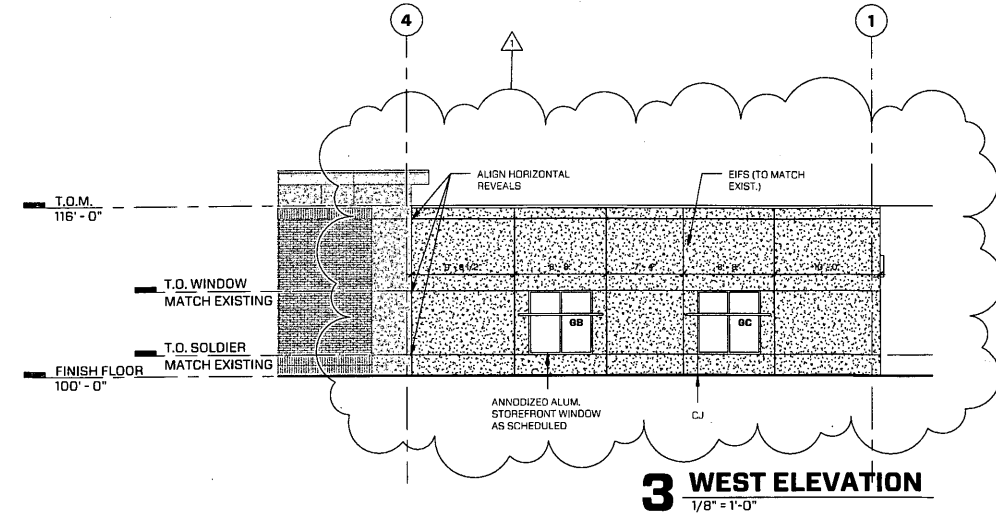
# APPROVED

DP-242 Arch Rev per GP #19

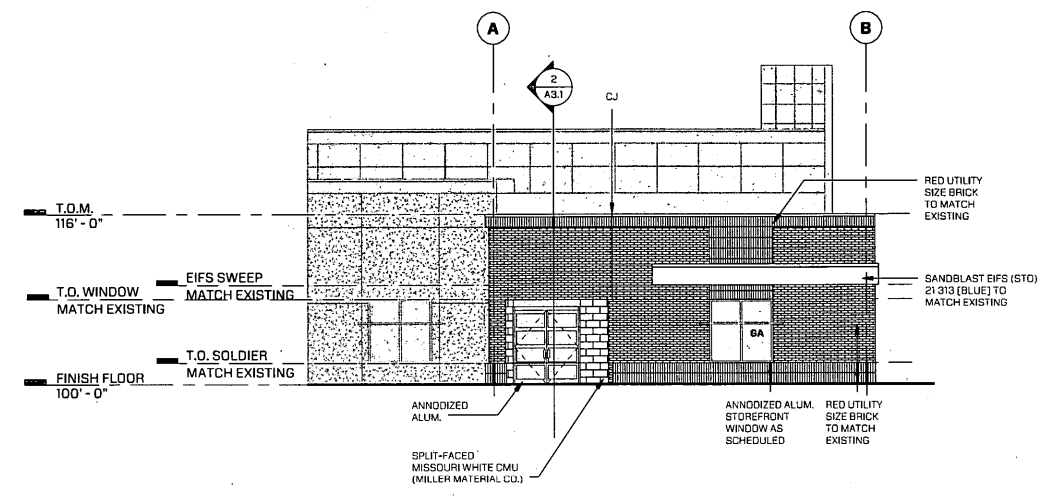
Date: *SK* 2-15-17

### MATERIALS LEGEND

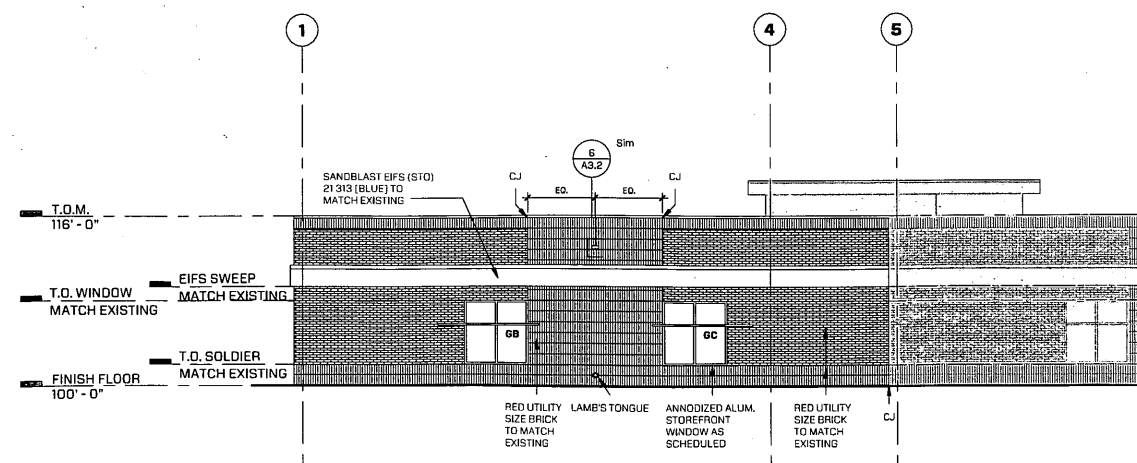
-  EXISTING BUILDING
-  UTILITY BRICK
-  SOLDIER COURSE UTILITY BRICK
-  EIFS
-  CMU VENEER



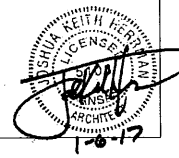
**3 WEST ELEVATION**  
1/8" = 1'-0"



**2 SOUTH ELEVATION**  
1/8" = 1'-0"



**1 EAST ELEVATION**  
1/8" = 1'-0"



**HUTTON CONSTRUCTION**  
CONCRETEVISION



ALL WORK SUBJECT TO THE ORDINANCES, REGULATIONS, AND ORDERS OF THE CITY OF WICHITA, KANSAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WICHITA, KANSAS.

Project Number: **PC16093**  
NorthRidge Academy  
CLASSROOM Addition  
3631 N Ridge Road, Wichita, Kansas 67205

Date: **1/8/17**  
06.05.2014

Issue: **1**

**A2.1**  
BUILDING ELEVATIONS

TEL: 316 942 8855 | FAX: 316 942 8881 | 2229 S. West St., Wichita, KS 67213 | huttonconstruction.com





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

August 20, 2013

CDM Development LLC  
3527 N. Ridge Road  
Wichita, KS 67205-1212

Baughman Company, P. A.  
Attn: Russ Ewy  
315 Ellis  
Wichita, KS 67211

**RE: Administrative Adjustment (CUP2013-00028) to Parcels 3 and 4 of the Ridge Centre Commercial Community Unit Plan ("CUP") DP-242, to redistribute building coverage between the two parcels located at the southwest corner of Ridge Road and 37<sup>th</sup> Street North.**

Currently, Parcel 3 is allowed a maximum building coverage of 12,138 square feet or 30 percent. Parcel 4 currently is allowed a maximum building coverage of 11,988 square feet or 30 percent maximum. Administrative Adjustment CUP2013-00028 requests the maximum building coverage for Parcel 3 to increase to 14,700 square feet or 36.6 percent, and for Parcel 4 to decrease to 9,427 square feet or 23.6 percent.

We have reviewed your request and have approved the requested changes in maximum building coverage for Parcels 3 and 4 as stated above.

All other applicable development standards shall apply unless specifically adjustment or amended.

Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of the CUP.

The zoning notification signs may now be removed from the property.

This adjustment shall not be effective until four revised copies of the CUP have been submitted to the Metropolitan Area Planning Department.

*John L. Schlegel*

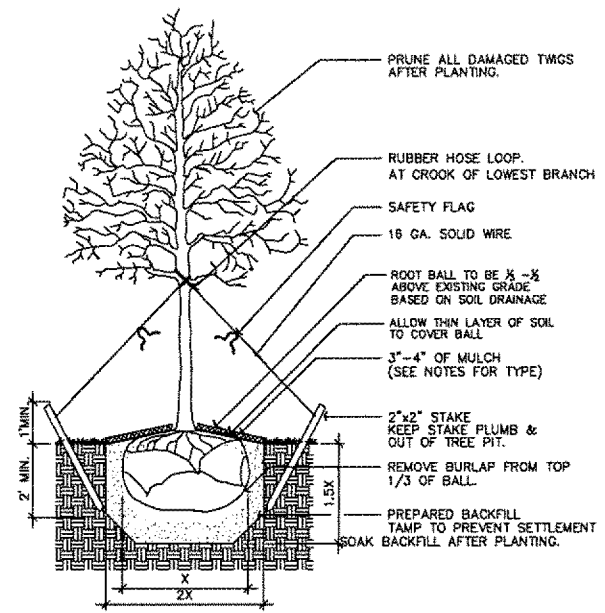
John L. Schlegel  
Director of Planning

*Tom Stolz*

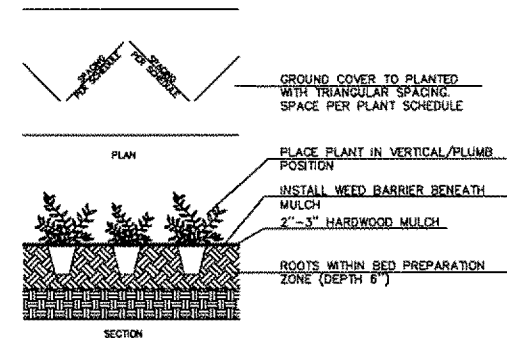
Tom Stolz  
Director of the Metropolitan Area Building and  
Construction Department

# GENERAL PLANTING NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL UTILITY LOCATOR SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
- SOD TYPE SHALL BE LOCALLY AVAILABLE TALL FESCUE BLEND OR OTHER TURF GRASS RECOMMENDED FOR THE SPECIFIC AREA.
- BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
- FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS.
- ALL LANDSCAPE EDGING IS TO BE A 4" X 3/8" PAINTED STEEL EDGING. PLACE EDGING FLUSH WITH GRADE.
- INSTALL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS AND TREE SAUCERS. PLACE 3"-4" OF MULCH IN ALL PLANT BEDS AND TREE SAUCERS.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
- RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
- RE-ESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SEED, SOD OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.
- TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM.



1 TREE PLANTING DETAIL  
IN TURF AREAS NO SCALE



2 GROUND COVER DETAIL  
NO SCALE

## LANDSCAPE CODE CALCULATIONS

<b>LANDSCAPED STREET YARD REQUIRED</b> Landscaped Street Yard Required: 436 LF (total of Andover Rd. & Central) - 90 LF (greatest perpendicular distance) 346 LF $\times 10$ (sq. ft. factor) 3,460 SF (total landscaped street yard req'd) Landscaped Street Yard Provided: 8,004 Total sq. ft. provided Street Yard Trees Required: $3,460 \div 500 = 6.9$ or say 7 trees req'd Street Trees Shown: 3 shade trees + 4 ornamental trees + 20+ shrubs = 7 trees provided	<b>PARKING LOT SCREENING AND LANDSCAPING</b> Parking lot is screened w/shrubs Parking Lot Trees Required: 45 Total stalls/20 (one tree per 20 spaces) = 2.25 or say 3 trees required (One-half of required street trees may be used) Parking lot trees provided: 3 parking lot trees provided
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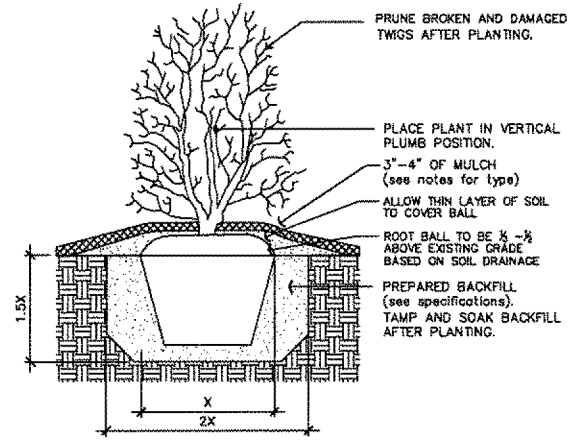
## PLANTING LEGEND

SOD/SEED	[Pattern]
PAVEMENT	[Pattern]

UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.

## PLANT MATERIAL SCHEDULE

TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
		SHADE TREES		
GP	3	Chinese Pistache	<i>Pistacia chinensis</i>	2-1/2" CAL
		ORNAMENTAL TREES		
ORB	2	Oklahoma Redbud	<i>Cercis canadensis</i>	2-1/2" CAL
RRC	2	Royal Raindrops Crobapple	<i>Malus 'Royal Raindrops'</i>	2-1/2" CAL
		EVERGREEN SHRUBS		
GCJ	17	Gold Coast Juniper	<i>Juniperus pfitzeriana 'Gold coast'</i>	3 Gal.
GLJ	28	Gold Lace Juniper	<i>Juniperus chinensis 'Gold Lace'</i>	3 Gal.
KPJ	14	Kelley Pfitzer Juniper	<i>Juniperus pfitzeriana 'Kelley's Compact'</i>	3 Gal.
		DECIDUOUS SHRUBS		
GMS	14	Goldmund Spirea	<i>Spirea japonica 'Goldmund'</i>	5 GAL
TFS	6	Tiger Eye Sumac	<i>Rhus typhina 'Baltiger'</i>	3 GAL
		ORNAMENTAL GRASSES & PERENNIALS		
BAG	23	Blonde Ambition Grama Grass	<i>Bouteloua gracilis 'Blonde Ambition'</i>	2 GAL
FRG	3	Karl Foerster Feather Reed Grass	<i>Kalamagrostis aquiflora 'Karl Foerster'</i>	2 GAL
VL	74	Variiegated Liriope	<i>Liriope variegata</i>	4" POT



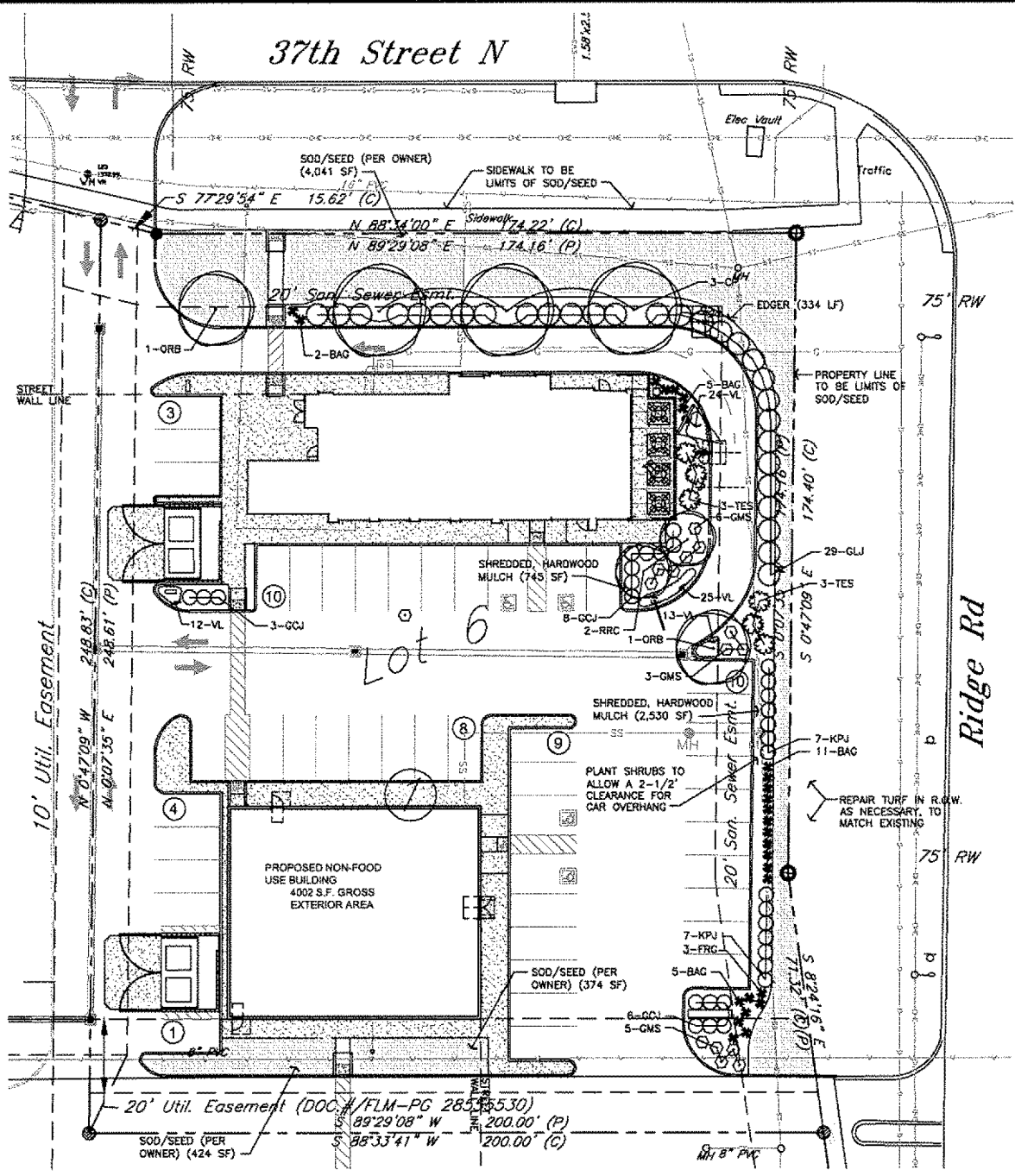
3 SHRUB PLANTING DETAIL  
NO SCALE

## LANDSCAPE PLANTING PLAN

1" = 20'-0"  
**LANDSCAPE PLAN**

APPROVED 10/23/19 BY NCS  
 DP 242

4 EDGER DETAIL  
NO SCALE



SITE NUMBER:	12262
BASE MODEL:	NRE-2000
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	GOTTI FOODS MIDWEST
BASE VERSION:	2017
UPGRADE CLASSIFICATION:	
	NEW BUILD
PROJECT YEAR:	2019
FURNITURE PACKAGE:	2019
DRAWING RELEASE:	FEB 2019

PROJECT TYPE:	NEW
	NRE-2000

**Wendy's**  
 3938-3998 N. RIDGE RD.  
 WICHITA, KANSAS 67205

REV.	DATE	DESCRIPTION

DATE: 01-16-2019  
 PROJECT NUMBER: 2518024  
 DRAWN BY: TAF  
 CHECKED BY:

SHEET NAME  
**LANDSCAPE PLAN**

SHEET NUMBER

**LS1.0**