APPROVED CUP
MAPC 5-8-80
BCC 6-3-80

MAPD Copy 1 of 2

JAMESBURG PARK

COMMUNITY UNIT PLAN

MOEHRING & ASSOCIATES
CONSULTING ENGINEERS
WICHITA

N

1"=100'

JAMESBURG PARK - C.U.P.

GENERAL

TOTAL NET AREA — 6.46 AC.± (EXCLUSIVE OF PUBLIC STREET R/W)

PARCELS ONE (1) AND TWO (2) ARE PROPOSED TO BE ~~LIGHT~~ LIMITED COMMERCIAL.

GENERAL PROVISIONS

1. ACCESS CONTROL: ACCESS TO 21ST ST. SHALL BE LIMITED TO THREE OPENINGS. ONE (1) FROM PARCEL ONE (1). TWO (2) FROM PARCEL TWO (2). ACCESS TO TYLER ROAD SHALL BE LIMITED TO THREE (3) OPENINGS. TWO (2) FROM PARCEL TWO (2). AND ONE (1) FROM PARCEL ONE (1). THAT ONE OPENING ON 21ST ST. AND ONE OPENING ON TYLER ROAD SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS WITH DECEL LANES. GUARANTEES FOR MAJOR ENTRANCES AND DECEL LANES SHALL BE MADE AT THE TIME OF PLATTING.

2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

3. DRAINAGE: AT THE TIME OF PLATTING, THE APPLICANT SHALL SUBMIT A DRAINAGE PLAN FOR THE ENTIRE DEVELOPMENT AND GUARANTEE DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED.

4. MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN. IN THE EVENT THAT PARCELS ONE (1) AND TWO (2) ARE DEVELOPED UNDER THE SAME OWNERSHIP, THE SETBACK BETWEEN PARCELS WILL NOT BE REQUIRED.

5. PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED.

6. APPROPRIATE FIRE LANE EASEMENTS FOR PARCEL TWO (2) WILL BE CONSIDERED AT THE TIME OF PLATTING AND MORE SPECIFICALLY DEFINED PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S). SAID FIRE LANES SHALL BE HARD SURFACED, AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, AND CONSTRUCTED WITH A $3\frac{1}{2}$ INCH ASPHALT BASE WITH $1-1\frac{1}{2}$ INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

7. SCREENING AND LANDSCAPING: A PLANTING SCREEN, AS INDICATED IN PARCEL TWO (2), SHALL BE PROVIDED WITH TREES, GRASS AND LOW SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING SCREEN SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION. PLANTING SCREEN TO BE NINETY (90) FEET LONG, EXTENDING EAST FROM THE NORTHWEST CORNER OF PARCEL TWO (2).

   A SOLID OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SHALL BE INSTALLED ALONG THE SOUTH AND WEST LINES OF PARCEL TWO (2). PEDESTRIAN ACCESSES MAY BE PROVIDED.

8. A LANDSCAPE PLAN FOR THE PLANTING STRIP SHOWING THE TYPE AND LOCATION OF THE PLANTING MATERIALS AND THE METHOD OF SUPPLYING WATER TO THE PLANTING MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCEL TWO (2).

   A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT, IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

PARCEL DESCRIPTIONS (SEE ADMIN ADJUSTMENT DATED 03/23/04

PARCEL ONE

PROPOSED USE - AUTOMOTIVE (EXCLUDING THE SALE OF NEW OR USED CARS), FINANCIAL (INCLUDING A DETACHED BRANCH BANK BUT EXCLUDING A MAIN BANK), OFFICE, AND CONVENIENCE AND SERVICE ORIENTED RETAIL.

NET AREA - 0.92 AC. ±
MAXIMUM BUILDING COVERAGE - 30% OR 12,000 SQ. FT.
FLOOR AREA RATIO - .40
MAXIMUM GROSS FLOOR AREA - 16,000 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDING - ONE (1)

PARCEL TWO

PROPOSED USE - SHOPPING CENTER AND/OR FINANCIAL, OFFICES, PERSONAL SERVICES, AND RESTAURANT/SUPPER CLUBS AND SPECIFICALLY EXCLUDING FAST FOOD/CARRY-OUT ESTABLISHMENTS AND AUTOMOTIVE USES.

NET AREA - ~~5.54~~ 4.7 AC. ± or 204,572 SF
MAXIMUM BUILDING COVERAGE - 30% OR ~~72,430~~ 61,372 SQ. FT.
FLOOR AREA RATIO - .40
MAXIMUM GROSS FLOOR AREA - ~~96,574~~ 81,829 SQ. FT.
MAXIMUM BUILDING HEIGHT - 55 FEET
MAXIMUM NUMBER OF BUILDING ~~TWO (2)~~ one (1)

PARCEL 3 (03/23/04)

PARCEL 3

Proposed Use – Shopping center and/or financial, offices, personal services, and restaurant/supper clubs. Outdoor speakers and sound amplification systems shall not be permitted except for a drive-thru window for businesses with a drive-thru aisle, and the amplified sound shall not be audible on residentially zoned property.

Net area – 0.79 acres ± or 34,610 sq. ft.
Maximum building coverage – 30% or 10,383 sq. ft.
Floor area ratio – 0.40
Maximum gross floor area – 13,844 sq. ft.
Maximum building height – 55 feet
Maximum number of buildings – one (1)

PLACE SHRUB IN VERTICAL AND PLUMB POSITION

PLACE A LAYER OF WEED BARRIER FABRIC IN ALL SHRUB PLANTING BEDS

(B) SHRUB PLANTING DETAIL

N.T.S.

(C) TREE PLANTING DETAIL

N.T.S.

PARCEL 2 (PORTION)

DP-105

LANDSCAPE PLAN

APPROVED 4/18/96 BY LO

(A) LANDSCAPE PLAN

1"=20'-0"

LANDSCAPE CALCULATIONS:

1. AREA OF LANDSCAPING REQUIRED
   PROPERTY WIDTH 165.00 FT.
   PROPERTY DEPTH 210.00 FT.
   SQUARE FOOT REQUIRED 10 FT. x 165 FT. = 1,650 SF.
2. PARKING SCREENING REQUIRED
   LENGTH OF PARKING ADJACENT TO 21ST
   140 L.F. (INCLUDING DRIVES)
   PHASE 1 26 SPACES
   ALTERNATE 10 SPACES
   TOTAL SPACES 36 SPACES
3. TREES REQUIRED
   1650 SF. ÷ 1,500 SF.= 5 (REQD. LANDSCAPE)
   36 SPACES ÷ 1/20 SPCS. 2 (REQD. PARKING)
   TREES REQD. 7 TOTAL
4. SEE PLANT SCHEDULE FOR LISTING OFTREES AND SHRUBS REQUIRED AND/OR SCHEDULED.

LANDSCAPE NOTES:

1. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL.
2. QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
3. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
4. EDGING SHALL BE VINYL "VALLEYVIEW" OR OWNER APPROVED EQUAL. INSTALL STAKES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
5. THE PLANTING BEDS RECEIVING MULCH SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
6. WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED IN ALL SHRUB PLANTING BEDS.
7. RE-ESTABLISH ALL THE AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
8. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL, SOIL SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE. i.e. ADDITION OF LIME, GYPSUM, ETC.
9. IRRIGATION FOR LANDSCAPING WILL BE FROM AN UNDERGROUND SYSTEM DESIGNED AND INSTALLED BY OTHERS. (SYSTEM IS NOT UNDER THE CONTRACT OF THE GENERAL CONTRACTOR OR THE ARCHITECT.)

PLANT SCHEDULE:

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
1.	64	GOLDFLAME SPIREA	SPIRAEA BUMALDA 'GOLDFLAME'	2 GAL	CONT.
2.	63	ANDORRA CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'ANDORRA'	2 GAL.	CONT.
3.	3	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2-2 1/2" CAL	CONT.
4.	5	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	2-2 1/2" CAL	CONT.

LANDSCAPE CALCULATIONS:

LOT SPLIT
PARCEL "A"
THAT PART OF LOT 12, BLOCK A, JAMESBURG PARK ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT THE NORTHERLY MOST CORNER COMMON TO LOTS 12 AND 13, IN SAID BLOCK A; THENCE S01°21'12"W, ALONG THE LINE COMMON TO LOTS 12 AND 13, 206.81 FEET TO THE S.W. CORNER OF SAID LOT 12; THENCE S89°36' 36"W, 165 FEET; THENCE N89°36'36"E, ALONG THE NORTH LINE OF SAID LINE LOT 12, 152.13 FEET TO A POINT OF INTERSECTION; THENCE S76°21'14"E ALONG THE NORTHERLY LINE OF SAID LOT 12, 13.16 FEET TO THE PLACE OF BEGINNING.

PROPOSED BUILDING FOR:
A.T.C. CENTER
BY: CHERRYWOOD CONSTRUCTION, INC.
21ST STREET NORTH AND TYLER ROAD WICHITA, KANSAS

FELT/KINGDOM ASSOCIATES

Architecture
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Code Consulting
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REGISTERED ARCHITECT
ROBERT E. FUNK
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STATE OF KANSAS

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Project No: 95003

Editions & Revisions
29 FEBRUARY 1996 OWNER REVIEW
18 MARCH 1996 REVIEW & CONSTRUCTION
21 MARCH 1996 ADDED AIA & A1.2A

Sheet

A1.2A

M.A.P.D. COPY 1 OF 1

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1/8" = 1'-0"