

FIREPOINT PUD #23 PLANNED UNIT DEVELOPMENT WICHITA, KANSAS

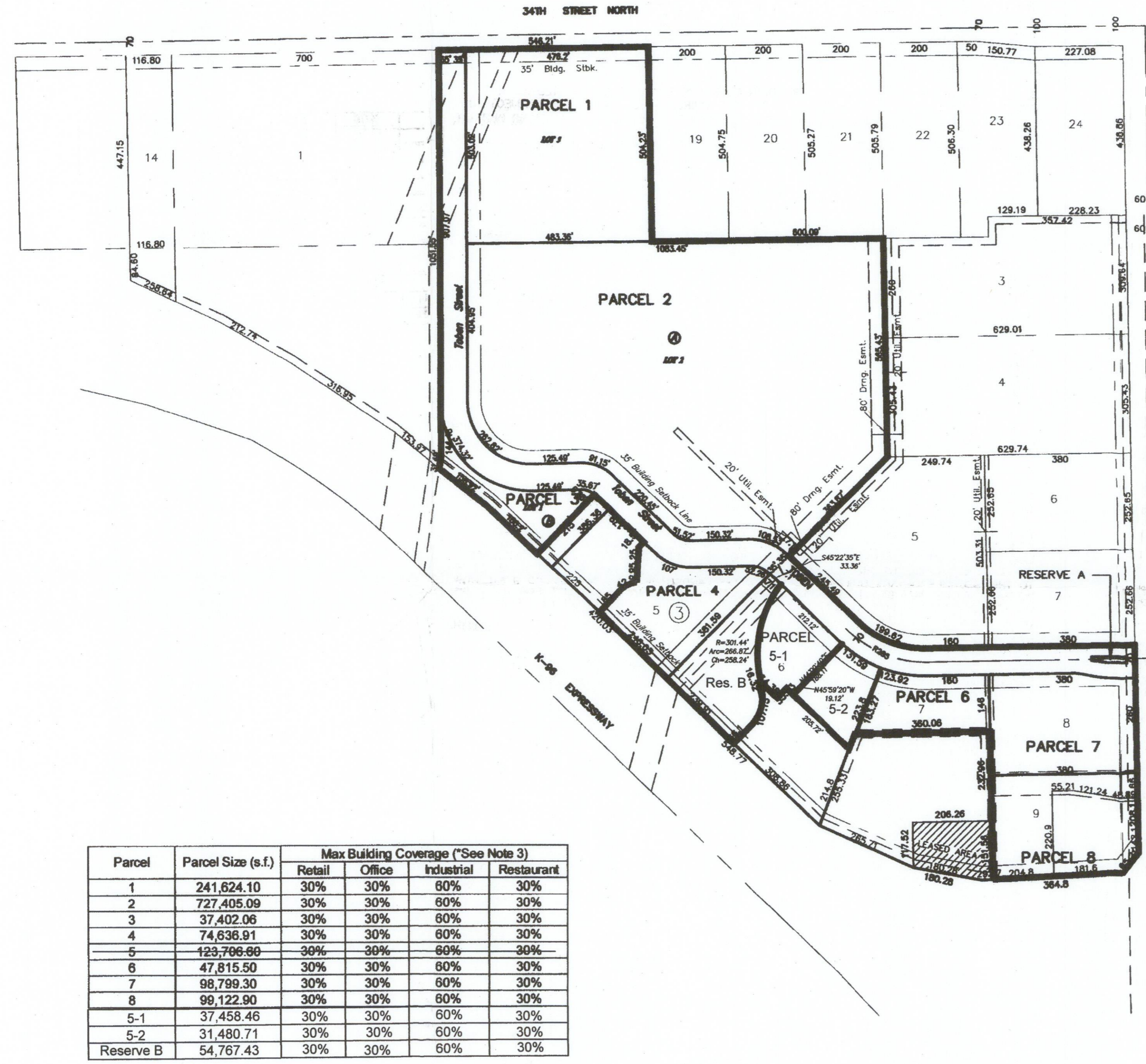
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16. THE PARKING LOT LIGHTING WITHIN THE PUD SHALL HAVE CONSISTENT LIGHTING ELEMENTS.
17. RESERVE B SHALL BE FOR DRAINAGE, SIGNAGE AND LANDSCAPING.

Dated 1/17/25
APPROVED PUD
MAP Per Admin Adjustment
PUD 24-26 2 of 4

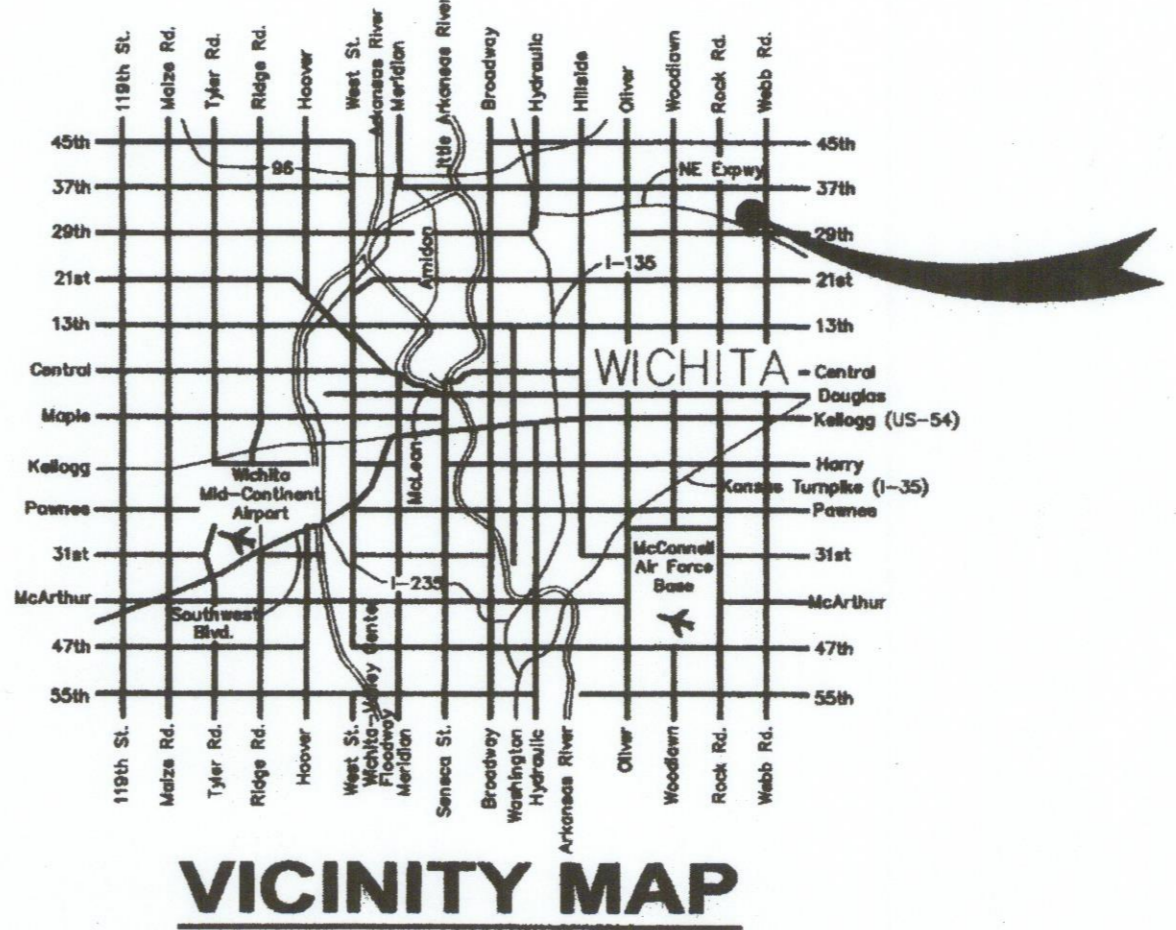
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4	74,636.91	30%	30%	60%	30%
5	123,706.80	30%	30%	60%	30%
6	47,815.50	30%	30%	60%	30%
7	98,789.30	30%	30%	60%	30%
8	98,122.90	30%	30%	60%	30%
5-1	37,458.46	30%	30%	60%	30%
5-2	31,480.71	30%	30%	60%	30%
Reserve B	54,767.43	30%	30%	60%	30%

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5. PUD Adjustment - 1/23/2019 to revise sign sizes and locations for Parcel 7. PUD 2019-02
6. PUD Adjustment - 02/03/2025 to revise general note 5. - PUD 2024-00026



KAW VALLEY ENGINEERING

APPROVED PUD

DATE 03-16-07 Blm
DATE 03-16-07 Blm
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1-29-2019 Blm
2-5-2019

POE & ASSOCIATES, INC.
CONSULTING ENGINEERS
5940 E. Central, Suite 200 • Wichita, KS 67208-4242
Phone 316/685-4114 • FAX 316/685-4444



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

Menard, Inc.
Attn: Nick Brenner
5101 Menard Drive
Eau Claire, WI 54703

January 17, 2025

RE: PUD2024-00026 – Administrative Adjustment in the City to the Firepoint PUD #23 to reduce the parking requirement from 427 spaces to 377 space (11.7 percent), on property located on the east side of North Toben Street and within one-block south of East 34th Street North (3250 North Toben St.).

Legal Description: Lot 2, Block A, Firepoint Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for an Administrative Adjustment to PUD #23 to reduce the required parking from 427 spaces to 377 spaces (11.7 percent). The stated purpose for the request is due to the relocation of the gated access point to the lumber yard. The gate access is along the north side of the property. Its current location is recessed behind the front of the building. The proposed location would be farther west into an area that is currently used for parking.

The following reflects the proposed modifications identified in red letters:

GENERAL PROVISIONS

5. Parking shall be provided as per code. However, Parcel 2 shall be allowed a reduction of stalls to **427** **377** stalls when used as a retail home improvement store.


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

Our signatures below indicate that the PUD shall be adjusted as stated in this letter. This PUD adjustment shall not be deemed to alter any other provisions of the PUD 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 PUD drawing within 60 days in order for this adjustment to be considered final.



Scott Wadle, Director
Metropolitan Area Planning Department



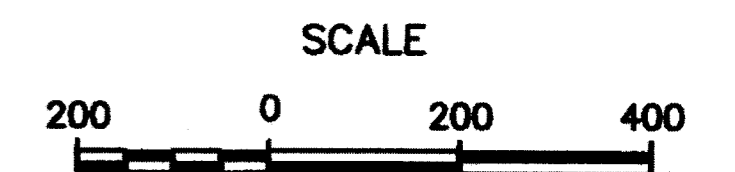
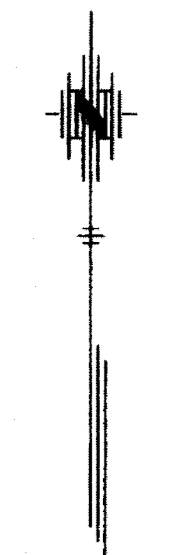
John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD, Becky Tuttle, CM District II, Teresa Veazey, CSR District II

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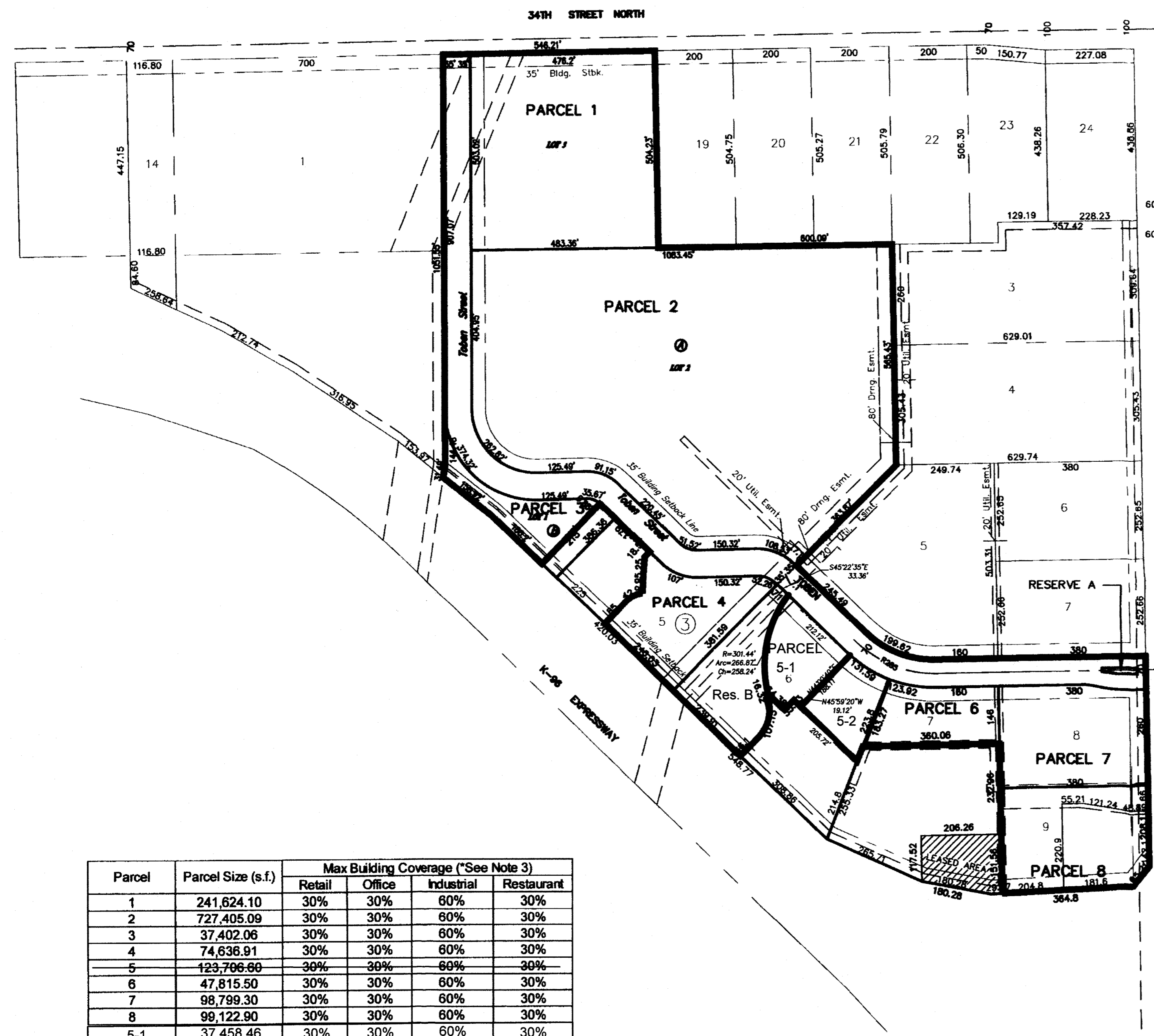
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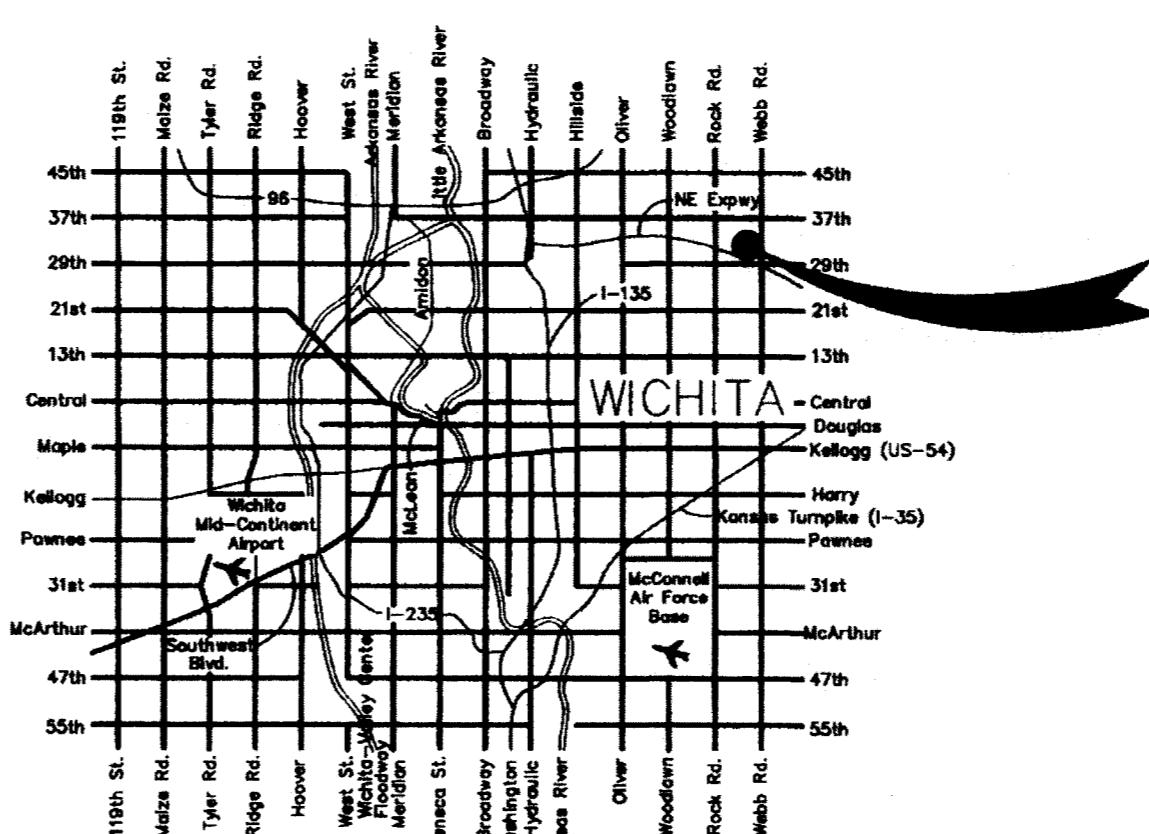
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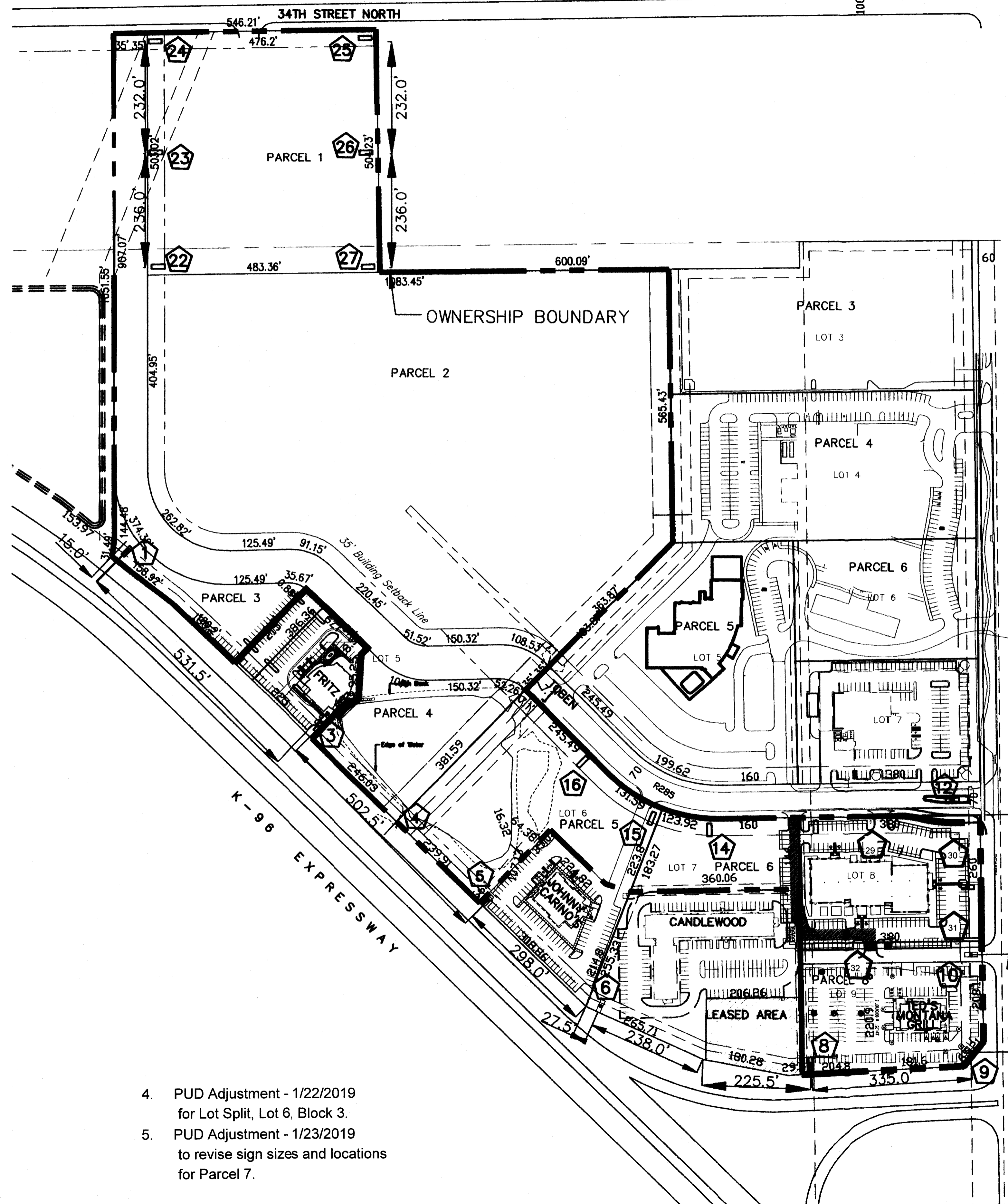


VICINITY MAP

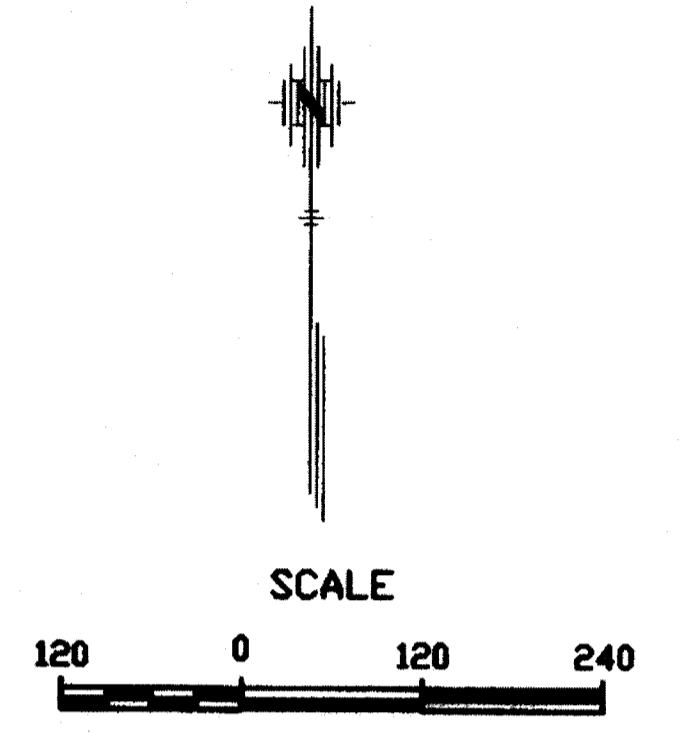

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GROSS SIGN CALCULATIONS

PARCEL NO.	SIGN LOCATION	SIZE (Sq. Ft.)	HEIGHT (Ft.)	NOTES	50% FRONTAGE			80% FRONTAGE			TOTAL
					TOWNSHIP FRONTAGE (Linear Feet)	ALLOWED SIGNAGE (Sq. Ft.)	OVER UNDER	WEBB/80% 34th FRONTAGE (Linear Feet)	ALLOWED SIGNAGE (Sq. Ft.)	OVER UNDER	
1	22	126	25	Proposed Sign Location	503.02	251.51	(46.51)	478.2	380.88	(155.98)	(202.47)
	23	80	10	Proposed Sign Location							
	24	100	20	Proposed Sign Location							
	25	126	25	Proposed Sign Location							
	26	80	10	Proposed Sign Location							
3	1	450	45	Proposed Sign Location	398.06	198.33	(251.51)	338.92	271.136	(18.47)	(270.98)
	3	215	25	Existing Sign Location	420	210	(210.00)	248.03	186.824	18.18	(191.82)
6	4	200	25	Proposed Sign Location	377.08	188.54	(58.54)	238.91	191.828	108.07	49.53
	5	100	35	Existing Sign (Johnny Carino's)*							
	16	80	10	Existing Sign (Johnny Carino's)*							
	19	80	10	Proposed Sign Location							
8	14	80	10	Proposed Sign Location	283.92	141.96	(61.98)	475	380	(380.00)	(441.96)
Reserve A	12	300	25	Proposed Sign Location	92	48	254.00	15	12	(12.00)	242.00
7	29	80	10	Proposed Sign Location	380	190	6.00	260	208	(12.00)	(6.00)
	30	116	14	Proposed Sign Location							
	31	116	14	Proposed Sign Location							
	32	80	10	Proposed Sign Location							
8	8	400	45	Existing Sign (Ted's Montana Grill)*				659.71	527.768	32.23	32.23
	9	100	33	Existing Sign (Candlewood)*							
	10	60	8	Existing Sign (Candlewood)*							
	Other	6	100	30							
TOTAL GROSS SIGNAGE OVER (UNDER) ALLOWED GROSS SIGN RIGHTS											(789.47)

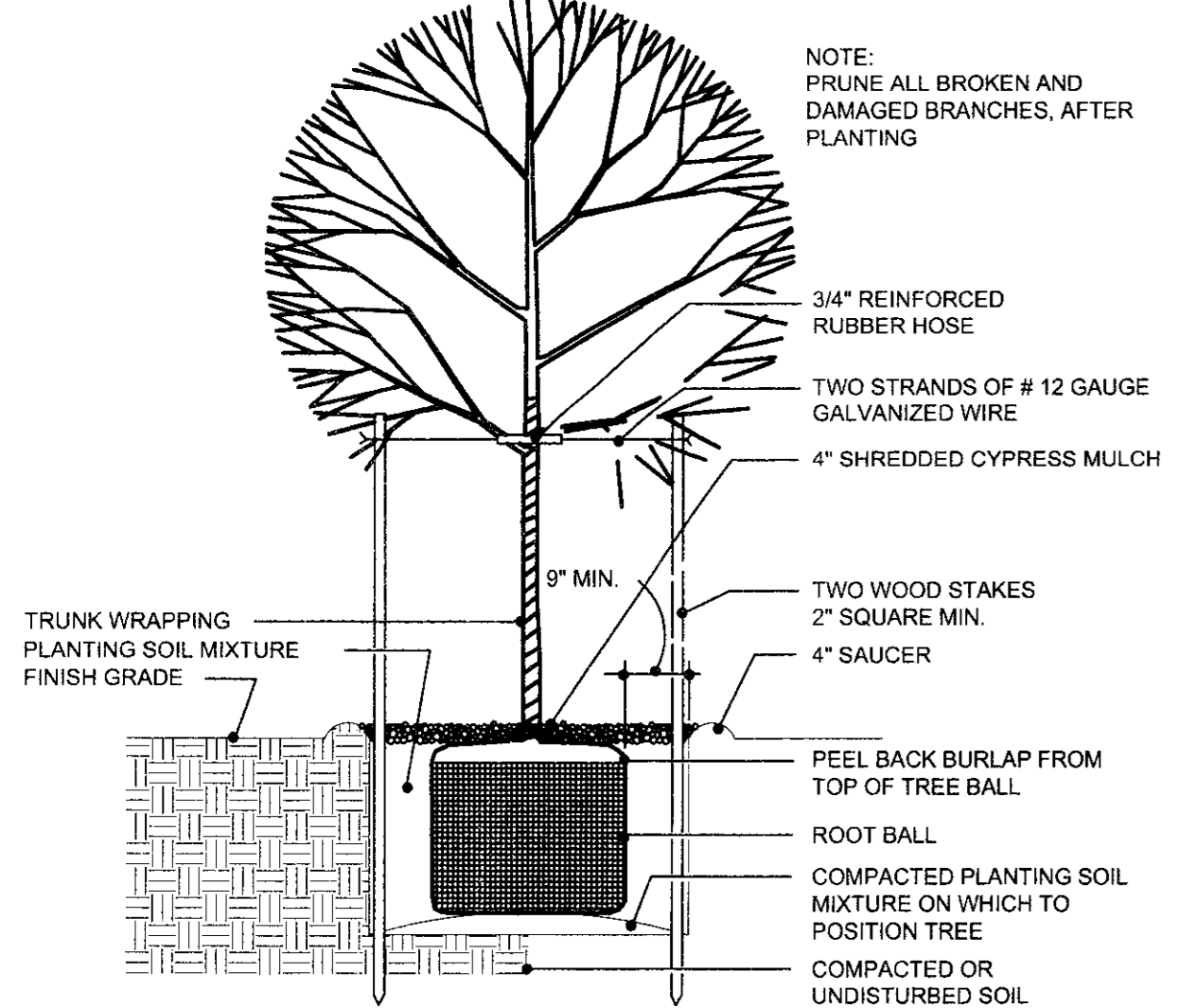
1-29-2019
2-5-2019
As per AA PUD 2019-01 3 PUD 2019-02
APPROVED PUD
MAY 03-15-2007
WCC 04-17-2007
MAPD COPY 1/24

- * Existing Sign
- ** Sign Established as Part of Lease Rights

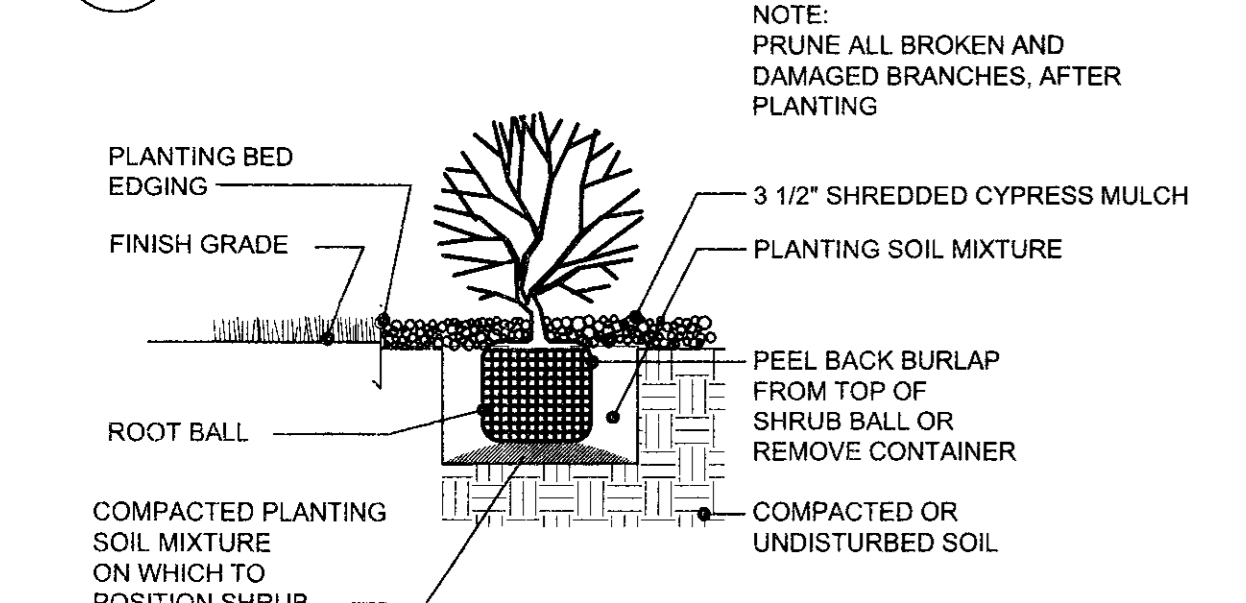
LEGEND

- 1. PUD Adjustment 02/01/2010 to revise sign sizes and locations
 - 2. PUD Adjustment 02/25/2010 to revise Lot configurations relative to proposed Firepoint Addition plat.
 - 3. PUD Adjustment - 08/09/2010 to reduce the parking requirement for Parcel 2 from 450 to 427 spaces and revise total parcels from 11 to 8.
- = Proposed/Existing Sign
 - = Proposed Monument Sign
 - = Sign rights to the leased area acquired by the owner of Parcel 8 as recorded at Doc.#/FLM-PG: 28593712 with Sedgwick County Register of Deeds.

PE
POE & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 3940 E. Central, Suite 200 - Wichita, KS 67208-0202
 Phone 316/605-0114 • FAX 316/605-4444



1 DECID. TREE PLANTING DETAIL
 NOT TO SCALE



2 SHRUB PLANTING DETAIL AT EDGING/BED AREAS
 NOT TO SCALE

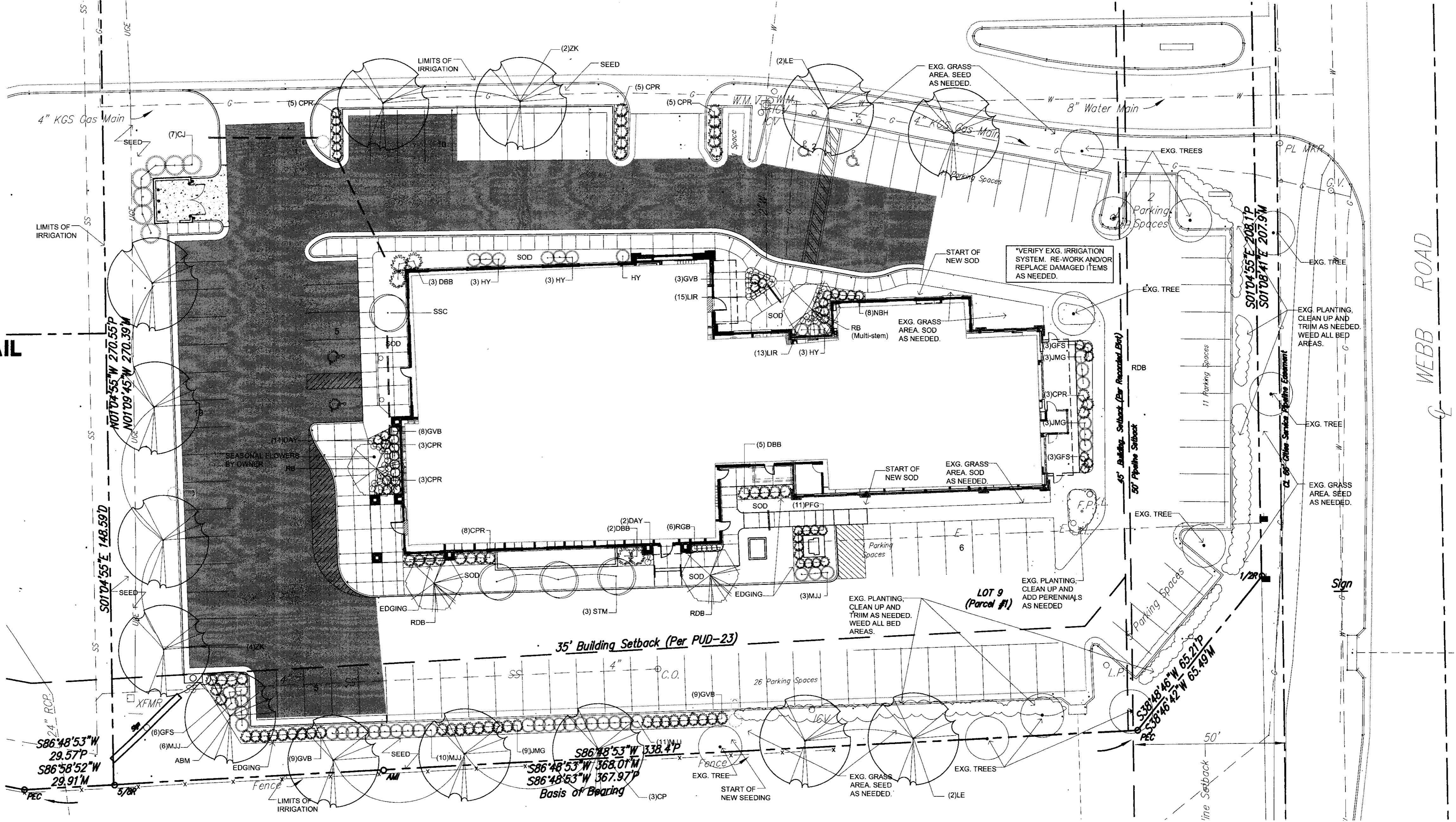
IRRIGATION SYSTEM

- Irrigation - Water for establishment and maintenance of plant materials on this project will be provided by an irrigation system. It is intended that the Irrigation Contractor provide the design, all labor, materials and equipment required to construct a complete and operational automatic irrigation system.
- The irrigation bid is to be included in the base bid of the landscape bid.
- The automatic irrigation system shall be designed to irrigate all new grass and planted areas. Care should be taken in the irrigation design to ensure that no water is sprayed on the building, fences, walls, walkways or paved areas.
- Water for irrigation to come from main water supply to building with new meter.
- Prior to installation, the General Contractor shall submit for approval to the Architect an irrigation layout plan, irrigation equipment details, and a booklet containing catalog cuts, performance charts and technical information in sufficient detail to determine system suitability for this project.
- The irrigation system shall be equipped with moisture-sensing devices or automatic rain shut-off devices as well as a freeze detector.

GENERAL LANDSCAPE NOTES

- All work shall be done in accordance with these Landscape Specifications and Local Industry Standards.
- Landscape Contractor shall submit bid with unit prices for all plants which include mulch, installation, guarantee, etc...
- Prior to any excavation for landscaping purposes, the location of underground utilities shall be determined by calling the local utility companies. Contractor shall be responsible for any damage done to existing utilities.
- 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.
- Report any discrepancies in the planting plan to the Owner's representative prior to starting construction.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic representing local soils which produce heavy growth of crops, grass or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, 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 Owner's representative.
- Steel edging shall be used to separate all turf areas from planting beds.
- All planting beds shall be prepared by killing off existing vegetation with Round-UP (or-equal) according to label directions. A pre-emergent herbicide shall be applied per label directions.
- Mulch 4" deep around trees and 3 1/2" deep in all shrub planting beds with shredded cypress mulch.

- All grass areas called out as "Seed/Sod" are to be planted and fertilized as follows:
 SEEDING: Local Fescue Variety (Plant Same Variety as existing)
 FERTILIZER: 16-20-6 ratio - 1#/1000 sq. ft. or approved equals.
- Rough grading shall be by the general contractor. This includes rough grading for berms. The Landscape Contractor shall be responsible for finished grading prior to grass installation and planting operations
- 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.
- Materials shall be approved by the Owner's Representative before start of work. Materials and seeding may be rejected at any time during the installation.
- Prior to acceptance, the plantings and grass areas shall be maintained watered and kept clean and weed free by the Landscape Contractor.
- Guarantee for spring planted plants shall be thru mid August. Guarantee for fall planted plants shall be thru mid May.
- At the end of the guarantee period the Owner's Representative and Landscape Contractor shall meet to review for replacements. Dead plants and those not in a vigorous, thriving condition shall be replaced as originally specified in the following planting season. There shall be no additional cost to the Owner for replacements except due to vandalism. Grass areas not acceptable shall be reseeded or resodded immediately in the same planting season or if weather conditions require the following season



PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
ZK	6	ZELKOVA	Fraxinus pennsylvanica	3" to 3 1/2" cal.	Balled-in-Burlap
LE	4	LACEBARK ELM	Ulmus parvifolia	3" to 3 1/2" cal.	Balled-in-Burlap
ABM	1	AUTUMN BLAZE MAPLE	Acer rubrum 'Autumn Blaze'	3" to 3 1/2" cal.	Balled-in-Burlap
CP	3	CHINESE PISTACHE	Pistacia chinensis	3" to 3 1/2" cal.	Balled-in-Burlap
SSC	1	SPRING SNOW CRAB	Malus species (fruitless)	1" to 1 1/2" cal.	Balled-in-Burlap
RDB	2	REDBUD	Cercis canadensis	1 1/2" - 2" cal.	Balled-in-Burlap
STM	3	SHANTUNG MAPLE	Acer truncatum (Mult-Stem)	1 1/2" - 2" cal.	Balled-in-Burlap
RB	1	RIVER BIRCH	Betula nigra	1 1/2" - 2" cal.	Balled-in-Burlap
CJ	7	CANAERT JUNIPER	Juniperus chinensis	6'-8' ht.	Balled-in-Burlap
SHRUBS					
NBH	8	NIKKO BLUE HYDRANGEA	Hydrangea macrophylla	5 gal.	Container
HY	10	HICKS YEWE	Taxus x media 'Hicksii'	5 gal.	Container
GVB	29	GREEN VELVET BOXWOOD	Buxus microphylla cv.	2 gal.	Container
MJM	30	MINT JULEP JUNIPER	Juniperus chinensis sp.	2 gal.	Container
JMG	15	JAPANESE MAIDEN GRASS	Miscanthus sinensis gracillimus	5 gal.	Container
GFS	12	GOLDFLAME SPIREA	Spiraea bumalda 'Goldflame'	2 gal.	Container
DBB	10	DWARF BURNING BUSH	Euonymus alatus 'compactus'	5 gal.	Container
CPR	32	CARPET ROSE	Rosa 'Pink Carpet'	2 gal.	Container
RGB	6	ROSE GLOW BARBERRY	Berberis thunbergii var. Atropurpurea	2 gal.	Container
PFG	11	PURPLE FOUNTAIN GRASS	Pennisetum setaceum	5 gal.	Container
SHRUBS					
LIR	28	LIRIOPE	Liriope muscari	1 gal.	Container
DAY	16	DAYLILLY	Hemerocallis Sp.	1 gal.	Container

***IF THERE ARE ANY DISCREPANCIES IN PLANT QUANTITIES, THE PLANTING PLAN WILL DICTATE.

LANDSCAPE PLAN PUD-23
 1"=20'
LANDSCAPE PLAN

APPROVED [Signature] BY [Signature]
 MAPD copy 1 of 2

LANDSCAPE CALC'S

EAST PROPERTY LINE:	
LANDSCAPE YARD REQUIRED:	@ 185' X 20' = 3700 S.F.
LANDSCAPE YARD SHOWN:	3885 S.F.
STREET YARD TREES REQUIRED:	3700/500 = 8 SHADE TREES
STREET YARD TREES PROVIDED:	8 EXISTING SHADE TREES (within property line)
SOUTH PROPERTY LINE:	
LANDSCAPE YARD REQUIRED:	@ 368' X 10' = 3680 S.F.
LANDSCAPE YARD SHOWN:	7167 S.F.
STREET YARD TREES REQUIRED:	7167/500 = 15 SHADE TREES
STREET YARD TREES PROVIDED:	5 EXISTING SHADE TREES (within property line) 8 SHADE TREES 4 ORNAMENTAL TREES
PARKING LOT TREE REQUIRED	98/20 = 5 TREES
PARKING LOT TREES SHOWN:	5 SHADE TREES 2 ORNAMENTAL TREES
PARKING LOT SCREENING:	AS SHOWN

INTERIOR BUILD-OUT
 13 DEC 11
 SITE/SHELL PERMIT
 19 OCT 11
 SITE DETAILS



Wichita-Sedgwick County Metropolitan Area Planning Department

June 2, 2017

Menard, Inc.
Attn: Tyler Edwards
5101 Menard Drive
Eau Claire, WI 54703

RE: PUD2017-00003 – City PUD Administrative Adjustment to Firepoint Planned Unit Development – PUD #23, Parcel 2. The property is generally located west of North Webb Road and south of East 34th Street North (3250 N. Toben Street)

Legal Description: Lot 2 Block A, Firepoint Addition, Wichita, Sedgwick County, Kansas

Dear Applicant:

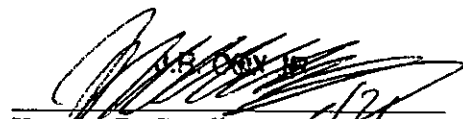
We received and reviewed your request for an Administrative Adjustment to PUD #23, to increase the Building Coverage Area on Parcel 2 from 30 percent to 35 percent. The Unified Zoning Code (UZC) Sec. V-C.14.b allows an increase of building coverage area by up to 10 percent by Administrative Adjustment.

On the basis of our review, we find that adjusting PUD #23 in the manner stated in the above paragraph is consistent with the approved PUD and will not have an adverse effect on the PUD or adjacent properties, nor will it be a substantial deviation of the original plan.

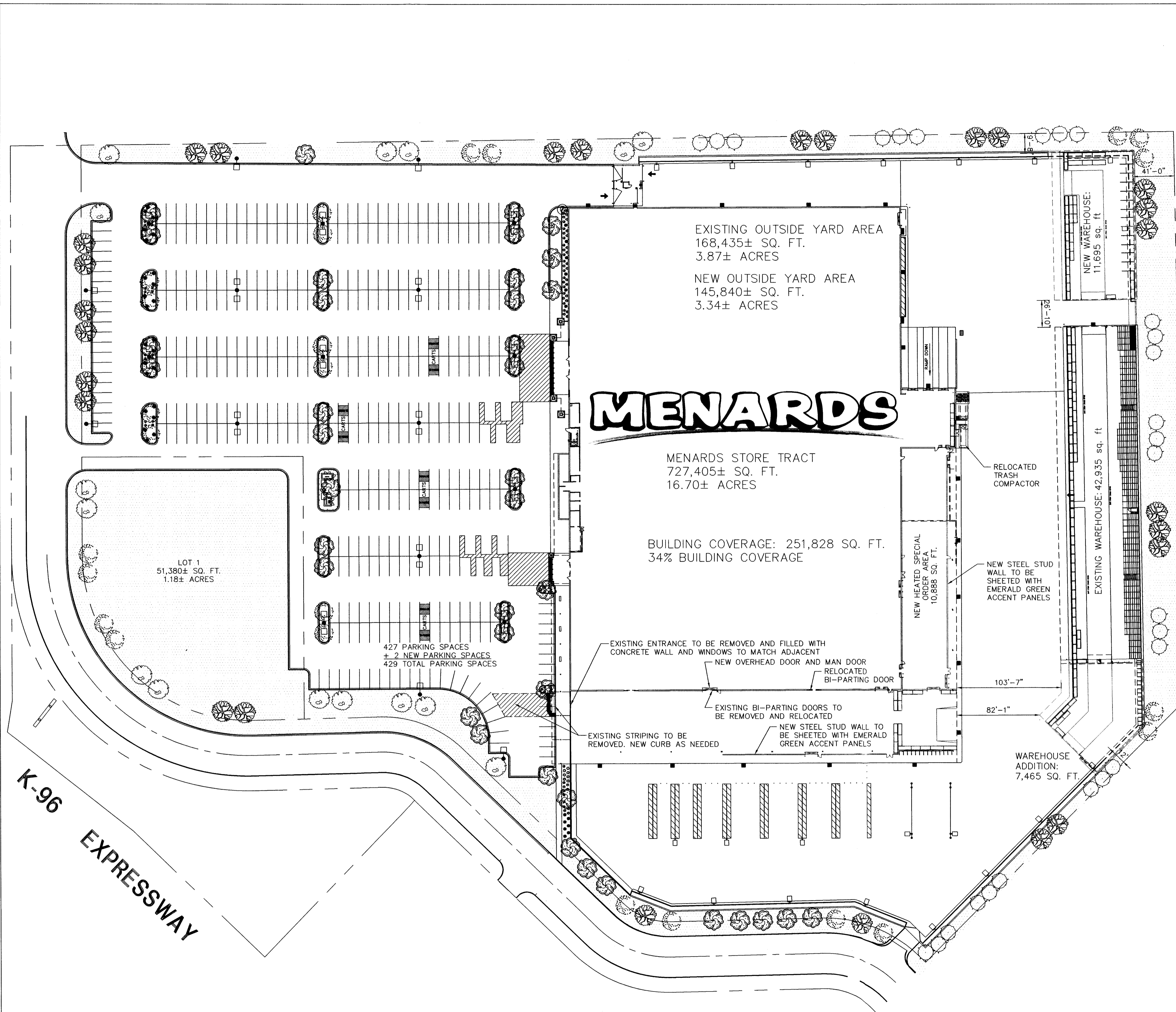
Our signatures below indicate that the PUD shall be adjusted as stated in this letter and on the approved site plan. This PUD adjustment shall not be deemed to alter any other provisions of the PUD except as expressly stated herein.

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


Dale Miller, Director
Metropolitan Area Planning Department


Kortney D. Capello, Assistant Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Pete Meitzner, CM District II
Laura Rainwater, Community Liaison District II



LEGEND			
□	6	400 WATT 277 VOLT M.H. PARKING LOT LIGHTING, (ON) WITH PHOTOCELL, (OFF) WITH CENTRAL CONTROL	(6) 30 FT. HIGH POLES (0) 27 FT. HIGH POLES
□	15	(2) 400 WATT 277 VOLT M.H. PARKING LOT LIGHTING, (ON) WITH PHOTOCELL, (OFF) WITH CENTRAL CONTROL	(10) 30 FT. HIGH POLES (5) 27 FT. HIGH POLES
□	21	400 WATT 277 VOLT M.H. CUTOFF LUMINAIRE YARD LIGHTS MOUNTED TO SCREENING STRUCTURE OR POLES (ON) WITH PHOTOCELL, (OFF) WITH CENTRAL CONTROL	
■	21	400 WATT 277 VOLT M.H. CUTOFF LUMINAIRE LIGHTING MOUNTED ON SIDES AND REAR OF BUILDING AT 23'-9" A.F.F. AND FACE OF REAR OVERHANG (ON) WITH PHOTOCELL, (OFF) WITH CENTRAL CONTROL. RUN CONDUIT IN PRECAST WALL.	
●	6	277 VOLT M.H. DECORATIVE LAMP	

* SPECIAL ORDER PER CITY CODE

PARKING LOT LANDSCAPE LEGEND		
SYMBOL	BOTANICAL, COMMON NAME	QTY.
⊗	MALUS X HYBRID 'CENTURION', 'CENTURION' FLOWERING CRAB	26
⊗	GLEDTISIA TRIACANTHOS var. 'INERMIS' 'SKYLINE', 'SKYLINE' THORNLESS COMMON HONEYLOCUST	10
⊗	BERBERIS THUNBERGI var. 'ATROPURPUREA' 'CRIMSON PYGMY', 'CRIMSON PYGMY' JAPANESE BARBERRY	36
⊗	POTENTILLA FRUTICOSA 'JACKMANII', 'JACKMANII' POTENTILLA	15
⊗	JUNIPERUS HORIZONTALIS 'TURQUOISE SPREADER', TURQUOISE SPREADER' CREEPING JUNIPER	24

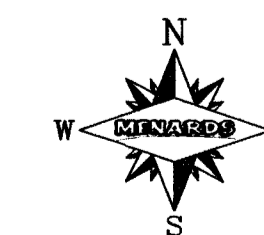
PARKING LOT LANDSCAPING REQUIRED:
1 SHADE TREE OR TWO ORNAMENTAL TREES FOR EACH 20 PARKING SPACES
427 PARKING SPACES IN PARKING LOT = 22 SHADE TREES
PARKING LOT LANDSCAPING PROVIDED:
21 SHADE TREES, 21 ORNAMENTAL TREES AND 237 SHRUBS

TOTAL SITE LANDSCAPE LEGEND		
SYMBOL	BOTANICAL, COMMON NAME	QTY.
⊗	ACER SACCHARUM 'LEGACY', 'LEGACY' SUGAR MAPLE	15
⊗	MALUS X HYBRID 'CENTURION', 'CENTURION' FLOWERING CRAB	39
⊗	GLEDTISIA TRIACANTHOS var. 'INERMIS' 'SKYLINE', 'SKYLINE' THORNLESS COMMON HONEYLOCUST	25
⊗	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE', 'PRAIRIE PRIDE' COMMON HACKBERRY	26
⊗	PINUS STROBIFORMIS, SOUTHWESTERN WHITE PINE	27
⊗	SPIRAEA x BUMALDA "ANTHONY WATERER", "ANTHONY WATERER" SPIRAEA	31
⊗	BERBERIS THUNBERGI var. 'ATROPURPUREA' 'CRIMSON PYGMY', 'CRIMSON PYGMY' JAPANESE BARBERRY	42
⊗	POTENTILLA FRUTICOSA 'JACKMANII', 'JACKMANII' POTENTILLA	22
⊗	RHUS AROMATICA, FRAGRANT SUMAC	13
⊗	JUNIPERUS HORIZONTALIS 'TURQUOISE SPREADER', TURQUOISE SPREADER' CREEPING JUNIPER	24

SITE PLAN

Approved: *Tyler Edwards*
 Tyler Edwards
 Real Estate Representative
 Menard, Inc.
 5101 Menard Drive
 Eau Claire, Wisconsin 54703

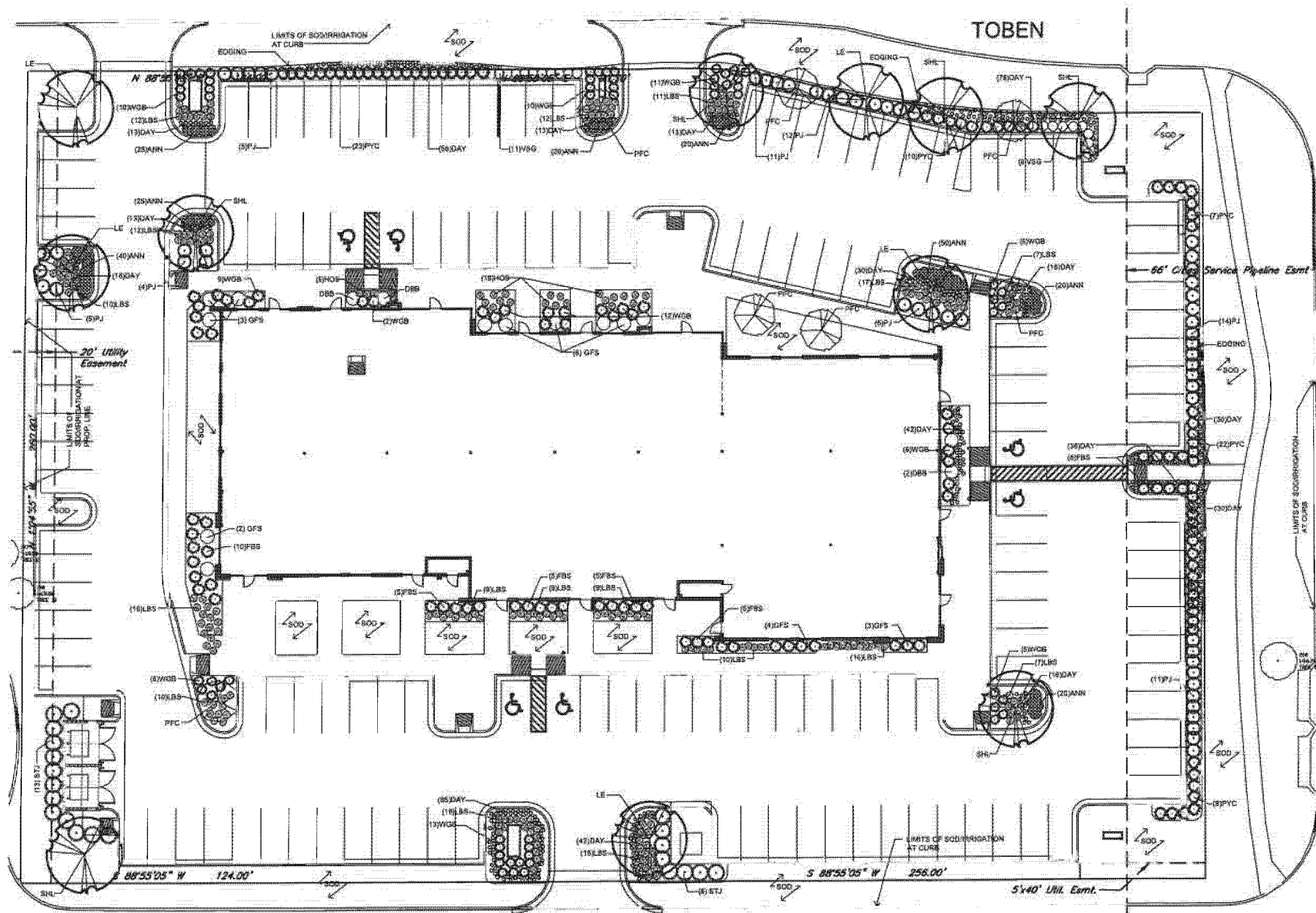
MENARDS



Wichita, Kansas (east)
 Menards Site Plan
 May 10, 2017
 Scale: 1" = 50'-0" CT1
 PWD 2017-0003

GENERAL LANDSCAPE SPECIFICATIONS

- 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 Owner/Architect's approval. Alternate materials of similar size and character may be considered if specified plant materials cannot be obtained. Owner/Architect reserves the right to adjust plant list as deemed necessary.
- Total quantities of materials shown on drawings shall take precedence over quantities shown on the plant schedule. Landscape contractor shall be responsible for verifying all quantities on the planting plans.
- 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.).
- Re-establish turf in all the areas disturbed by grading or utility trenching in the R.O.W.
- 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. Cut of one inch (1") or more to be planted with tree paint. Central leaders shall not be removed.
- Use triangular spacing in all ground cover and annual beds unless stated otherwise on plans.
- Plant ground cover within one foot (1') of trunk of trees or shrubs planted within area. Planting arrangement shall be triangular, with proper on-center spacing between plants.
- Heavy duty steel edging shall be used to separate all turf areas from planting beds. Place edging flush with grade (see planting details).
- Use shredded cypress mulch in all planting beds. Landscape contractor shall supply Owner/Architect with a sample of mulch for approval prior to starting construction.
- Place mulch in beds and tree saucers per planting details.
- Planting beds receiving mulch are to be free of weeds and grass. Treat beds with a pre-emergent herbicide prior to planting and mulch placement. Apply in accordance with standard trade practice. Do not apply herbicide in annual/perennial beds.
- Seasonal annual/perennial beds are to be planted with local materials that will offer the longest lasting, boldest color display beginning at the time of installation.
- Landscape contractor to remove tree stakes, tree wrap, and remove all dead wood on trees and shrubs one year after provisional acceptance.
- Report any discrepancies in the planting plan to the architect prior to starting construction.
- Prior to any excavation for landscaping purposes, the location of underground utilities shall be determined by calling the local utility companies. Landscape contractor shall be responsible for any damage done to existing utilities.
- 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.
- Topsoil hauled onto the site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic representing local soils which produce heavy growth of crops, grass or other vegetation. It shall be free of subsalt, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
- All grass areas called out on the plans are to be seeded/sodded with local industry standard type variety. Submit seed type to Architect prior to installation. Starter fertilizer is also to be applied using local industry standards.



1 LANDSCAPE PLAN
1"=20'
0 20'

IRRIGATION NOTES:

WATER FOR IRRIGATION TO COME FROM NEW WELL OR WATER SUPPLY TO BLDG. VERIFY WITH OWNER

CONTRACTOR WILL VERIFY STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY AND DESIGN ENTIRE IRRIGATION SYSTEM ACCORDINGLY. EACH ZONE OF THE SYSTEM IS TO BE DESIGNED WITH A MAXIMUM OF 35 GALLONS PER MINUTE.

ALL IRRIGATION EQUIPMENT SHALL BE SCREENED FROM VIEW OF PUBLIC AREAS

POP-UP ROTATORS AND POP-UP SPRAY HEADS SHALL BE USED TO IRRIGATE ALL TURF AREAS. IRRIGATION HEADS SHALL HAVE A MINIMUM 4" RISER.

ALL PLANTING BEDS SHALL BE IRRIGATED BY A DRIP IRRIGATION SYSTEM

A RAIN SENSOR SHALL BE LOCATED ON TOP OF BUILDING NEAR CONTROLLER. RAIN SENSOR SHALL BE WIRED TO INTERRUPT VALVE COMMON WIRE BUT LEAVE CLOCK ACTIVATED.

BACKFLOW PREVENTION DEVICE SHALL BE A REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY, INSTALLED AS PER CITY, COUNTY AND STATE REGULATIONS.

IRRIGATION MAINLINE - CLASS 200 PVC - 18" BURIAL DEPTH MINIMUM

IRRIGATION LATERAL LINE - CLASS 160 PVC - 12" BURIAL DEPTH MINIMUM

IRRIGATION DRIP LINE - POLYETHYLENE PIPE - 3" BURIAL DEPTH MINIMUM

ELECTRICAL CONDUIT - 1 1/2" SCHEDULE 40 PVC PIPE

IRRIGATION SLEEVES - SCHEDULE 40 PVC - 18" BURIAL DEPTH MINIMUM

THE FOLLOWING GUIDELINES SHALL BE USED FOR DRIP EMITTER INSTALLATION: ONE GALLON PER HOUR DRIP EMITTER ARE TO BE DISTRIBUTED AS FOLLOWS:

- DRIP EMITTER PER 2'-4" GROUND COVER
- DRIP EMITTERS PER 1-4 GALLON SHRUB OR GROUND COVER
- DRIP EMITTERS PER TREE

PRIOR TO INSTALLATION THE LANDSCAPE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE ARCHITECT, AN IRRIGATION LAYOUT PLAN, IRRIGATION EQUIPMENT DETAILS, AND A BOOKLET CONTAINING CATALOG CUTS, PERFORMANCE CHARTS AND TECHNICAL INFORMATION IN SUFFICIENT DETAIL TO DETERMINE SYSTEM SUITABILITY FOR THIS PROJECT.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A MOISTURE-SENSING DEVICE OR AUTOMATIC RAIN SHUT-OFF DEVICE AS A FREEZE DETECTOR.

ADJUST ALL IRRIGATION EQUIPMENT SO THAT SIDEWALKS, PAVING, FENCES, BLDG. FACADES REMAIN DRY OR DIRECT SPRAY OF EXCESS WATER RUN-OFF AND SPRAY.

SYSTEM IS TO CONSIST OF SEPARATE DRIP EMITTER ZONES, SPRAY HEAD ZONES, AND TURF ROTOR ZONES. EACH WITH SEPARATE VALVES AND STATIONS ON THE CONTROLLER.

CONTROLLERS ARE TO BE A SOLID STATE TYPE WITH LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMMING, DRIP STATIONS AND BE CAPABLE OF MULTIPLE VALVES PER STATION.

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 ON CUBIC FOOT OF GRAVEL BELOW VALVE.

LANDSCAPE ORDINANCE CALC'S:

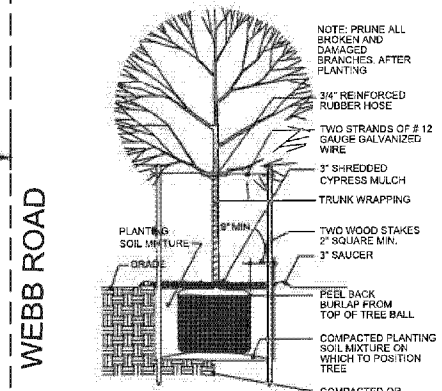
AVERAGE LOT DEPTH:	WEBB ROAD LOT DEPTH:	380 F
	TOBEN LOT DEPTH:	280 F
	TOTAL LOT DEPTH:	540 F
	AVERAGE LOT DEPTH:	320 F
LANDSCAPE STREETYARD FRONTAGE:	TOTAL STREET FRONTAGE:	640 F
	PERPENDICULAR STREET WALL DIST.:	92 F
	ADJUSTED STREET FRONTAGE:	548 F
	LANDSCAPE STREETYARD REQUIRED:	548 F (15 SF) = 8,220 SF
	LANDSCAPE STREETYARD SHOWN:	8,874 SF
STREETYARD TREES:	STREETYARD TREES REQUIRED:	8,220 / 500 SF = 17 SHADE TREES
	STREETYARD TREES SHOWN:	9 SHADE TREES
	SHRUB SUBSTITUTION SHOWN:	53 SHRUBS = 9 SHADE TREES
PARKING LOT TREES:	PARKING LOT TREES REQUIRED:	147 STALLS PROVIDED / 20 SF = 8 SHADE TREES
	STREETYARD TREE SUBSTITUTION:	(17) 17 = 8.6 = 8 SHADE TREES

SUGGESTED PLANT LIST

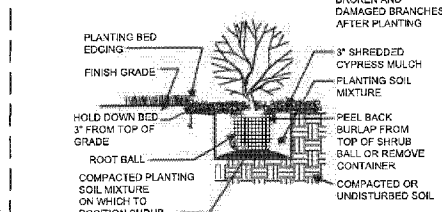
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
SHL	6	SHADEMASTER HONEYLOCUST	Gleditsia triacanthos 'Shademaster'	2" - 2 1/2" cal	Balled-in-Burlap
LE	6	LACEBARK ELM	Ulmus parvifolia	2" - 2 1/2" cal	Balled-in-Burlap
PFC	7	PRARIEFIRE CRABAPPLE	Malus speciosa	1 1/2" - 2" cal	Balled-in-Burlap
STJ	21	SPARTAN JUNIPER	Juniperus chinensis 'Spartan'	6'-8" HT.	Balled-in-Burlap
SHRUBS					
WCB	89	WINTERGEM BOXWOOD	Microphylla laxa	5 gal.	Container
PJ	56	PFITZER JUNIPER	Juniperus chinensis 'Pfitzeriana'	5 gal.	Container
FBS	38	FROEBEL SPIREA	Spiraea x bumalda 'Froebel'	2 gal.	Container
GFS	18	GOLDFLAME SPIREA	Spiraea x bumalda 'Goldflame'	2 gal.	Container
DBR	4	DWARF BURNING BUSH	Eurocyathus alatus 'Compactus'	5 gal.	Container
PVC	70	PYRACANTHA	Pyracantha coccinea	5 gal.	Container
LSB	200	LITTLE BLUESTEM	Schizachyrium scoparium	2 gal.	Container
VSG	19	VARRIEGATED JAP. SILVER GRASS	Miscanthus sinensis 'variegatus'	5 gal.	Container
OTHERS					
DAY	511	DAYLILY	Hemerocallis sp.	6" pot.	Container
ANN	220	ANNUALS	Assorted colors and sizes (per Owner)	4" pot-triangular spacing	Container
HCS	24	HOSTA	Summer Wonders	2 gal.	Container

LANDSCAPE PLAN

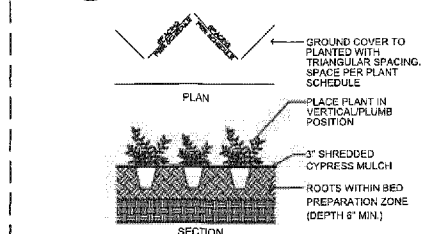
APPROVED 6/12/18 BY NKS PUD# 23



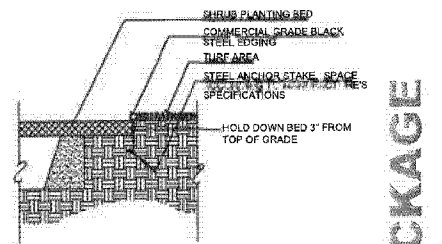
1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL AT EDGING/BED AREAS
NOT TO SCALE



3 GROUND COVER PLANTING
NOT TO SCALE



4 EDGING DETAIL
NOT TO SCALE

ADDED ENTIRE SHEET

SPANGENBERG PHILLIPS TICE ARCHITECTURE
121 N Mead Ste 201 Wichita KS 67202
T 316.267.4002 F 316.267.1509
www.sparchitecture.com

TOBEN MEDICAL OFFICE BUILDING
N. WEBB ROAD & 31ST STREET, WICHITA, KS



REV. COM. 07 JUN 18
PERMIT 04 MAY 18
ARCHITECTURAL LANDSCAPE PLAN

LS1

SITE PACKAGE



Wichita-Sedgwick County Metropolitan Area Planning Department

January 29, 2019

Restaurant Webb LLC
8110 E. 32nd Street North
Wichita, KS 67226

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

RE: PUD2019-01 – City PUD Administrative Adjustment PUD #23 to reflect a lot split (LSP2019-04) of Parcel 5 on a portion of Lot 6, Block 3, Mediterranean Plaza Addition to Wichita, Sedgwick County

Legal Description:

Parcel 1

A portion of Lot 6, Block 3, Mediterranean Plaza Addition to Wichita, Sedgwick County, Kansas, described as follows:

Commencing at the Western most corner of said Lot 6; thence N 44°40'05" E (platted), N 44°40'19" E (measured and assumed), along the Northwesterly line of said Lot 6, a distance of 381.59 feet (platted), 381.63 feet (measured) to the Northern most corner of said Lot 6; thence S 45°19'55" E (platted), S 45°22'35" E (measured) along the Northeasterly line of said Lot 6, a distance of 33.36 feet to the Point of Beginning; thence continuing S 45°19'55" E (platted), S 45°22'35" E (measured) along said Northeasterly line, a distance of 212.12 feet; thence on a curve to the right, having a radius of 320.00 feet, an arc distance of 9.65 feet, and a chord bearing a distance of S 46°11'33" E, 9.65 feet; thence S 44°00'40" W, a distance of 188.11 feet; thence N 45°58'58" W (described), N 45°59'20" W (measured), a distance of 19.12 feet; thence S 44°40'05" W (described), S 44°32'13" W (measured), a distance of 35.03 feet (described), 35.01 feet (measured); thence N 45°58'58" W (described), N 45°55'07" W (measured), a distance of 64.38 feet (described), 64.32 feet (measured); thence on a curve to the right, having a radius of 301.44 feet, an arc distance of 266.87 feet, and a chord bearing and distance of N 11°42'25" E, 258.24 feet to the Point of Beginning. Containing 37,458.46 square feet, or .86 acres.

Parcel 2

A portion of Lot 6, Block 3, Mediterranean Plaza Addition to Wichita, Sedgwick County, Kansas, described as follows:

Commencing at the Western most corner of said Lot 6; thence N 44°40'05" E (platted), N 44°40'19" E (measured and assumed), along the Northwesterly line of said Lot 6, a distance of 381.59 feet (platted), 381.63 feet (measured) to the Northern most corner of said Lot 6; thence S

45°19'55" E (platted), S 45°22'35" E (measured) along the Northeasterly line of said Lot 6, a distance of 245.48 feet; thence a curve to the left, having a radius of 320.00 feet, an arc distance of 9.65 feet (measured), and a chord bearing a distance of S 46°11'33" E (measured), 9.65 feet (measured) to the Point of Beginning; thence continuing along said curve, an arc distance of 121.16 feet (measured) and a chord bearing and distance of S 57°58'09" E (measured), 120.97 feet (measured) to the Northeastern most corner of said Lot 6; thence S 21°06'23" W (platted), S 21°05'38" W (measured) along the Southeasterly line of said Lot 6, a distance of 223.80 feet (calculated per described), 223.93 feet (measured); thence N 45°58'58" W (described), N 45°59'20" W (measured), a distance of 205.72 feet; thence N 44°00'40" E, a distance of 188.11 feet to the Point of Beginning. Containing 31,480.71 square feet or 0.72 acres.

Reserve B

A portion of Lot 6, Block 3, Mediterranean Plaza Addition to Wichita, Sedgwick County, Kansas, described as follows:

Beginning at the Western most corner of said Lot 6; thence N 44°40'05" E (platted), N 44°40'19" E (measured), along the Northwesterly line of said Lot 6, a distance of 381.59 feet (platted), 381.63 feet (measured) to the Northern most corner of said Lot 6; thence S 45°19'55" E (platted), S 45°22'35" E (measured) along the Northeasterly line of said Lot 6, a distance of 33.36 feet; thence a curve to the left, having a radius of 301.44 feet, an arc distance of 266.87 feet, and a chord bearing and distance of S 11°42'25" W, 258.24 feet; thence a curve to the left, having a radius of 301.44 feet, an arc distance of 16.32 feet, and a chord bearing and distance of S 35°16'42" W, 16.32 feet; thence on a curve to the right, having a radius of 100.00 feet, an arc distance of 107.13 feet and a chord bearing and distance of S 06°14'21" W, 102.08 feet (described), 102.17 feet (measured); thence S 44°40'05" W (described), S 44°43'10" W (measured), a distance of 66.10 feet (described), 66.16 feet (measured) to a point on the Southwesterly line of said Lot 6; thence N 45°58'58" W (platted), N 45°58'40" W (measured), along said Southwesterly line, a distance of 239.91 feet (calculated per described), 239.99 feet (measured) to the Point of Beginning. Containing 54,057.73 square feet or 1.24 acres.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to PUD #23 to include the language as follows:

General Provision #2. The proposed development contains 9 parcels and 2 reserves ...
Reserve A shall be for signage only ...

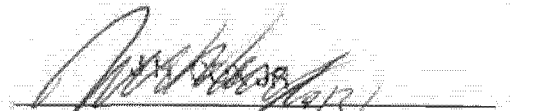
General Provision #18. Reserve B shall be for drainage, signage and landscaping.

On the basis of our review, we find that adjusting PUD #23 in the manner stated in the above paragraph is consistent with the approved PUD and will not have an adverse effect on the PUD or adjacent properties, nor will it be a substantial deviation of the original plan.

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

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


Dale Miller, Director
Metropolitan Area Planning Department


Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Becky Tuttle, Council Member District II
Cory Buchta, CSR, District II



SPACE LEFT INTENTIONALLY BLANK

NOTES --

- All trees to be planted are to be fertilized, staked, mulched, pruned and wrapped in accordance with standard industry practices. All trees to be Northern grown - Plants grown in nurseries one (1) year or more, located in hardiness zones 3 - 6, per the USDA map. Trees furnished shall be well branched, particularly with respect to the height-width relationship. Trees with broken leaders will not be accepted. The branching height for shade trees is to be +/- 6 feet above finish grade. Trees provided shall be balled and burlap - shade tree size - minimum 2" caliper, conifers - minimum 5' high. All shrubs are to be planted, fertilized, and pruned in accordance with standard industry practices. Shrubs provided shall be in containers or balled and burlap.
- All plant materials provided for this project shall be in accordance with - American National Standards Institute, Inc.: ANSI Z60 1 - 1973, American Standard for Nursery Stock.
- Soil in planting areas to be tested and modified as required.
- Top soil provided for this project shall be a fertile, friable, natural loam soil, of uniform quality, characteristic of representative local soils to produce a heavy growth of vegetation. It should be free of subsoil, clay, trash, stones, etc. that would impede plant growth.
- Mulch 4" deep around trees and 2-4" deep in all shrub planting beds. Mulch material is to be medium size, dry, shredded wood fiber of a quality, which meet industry standards or material as specified by the Owner.
- Planting times:
Spring: February 15 to May 31 - inclusive
Fall: September 15 to December 31 - inclusive
- 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 for the location of all utilities in the project area and their protection. Any damages to utility lines during construction will be repaired at the Landscape Contractor's expense. Location of underground utilities shall be determined by calling KS One - call system at (316) 687-2470
- Irrigation on the project will be provided by an automatic system with a moisture sensing device included.

LANDSCAPE CALCULATIONS:

Landscape Street Yard:
 Square footage required:
 222' total feet of frontage
 .10 required sq. ft. factor
 2220 sq. ft. required
 Shown +/- 4058sq. ft.

Trees required:
 2220 sq. ft. / 500 = 4.44 trees
 shown 5 trees or equivalent

Parking Lot: 17 parking spaces

Trees required:
 17/20 = .85 = 1 trees required

Up to 1/2 of required street yard trees can be used for parking lot trees - 5/2 = 2 1/2
 Required parking lot trees = 0 shade trees or equivalent

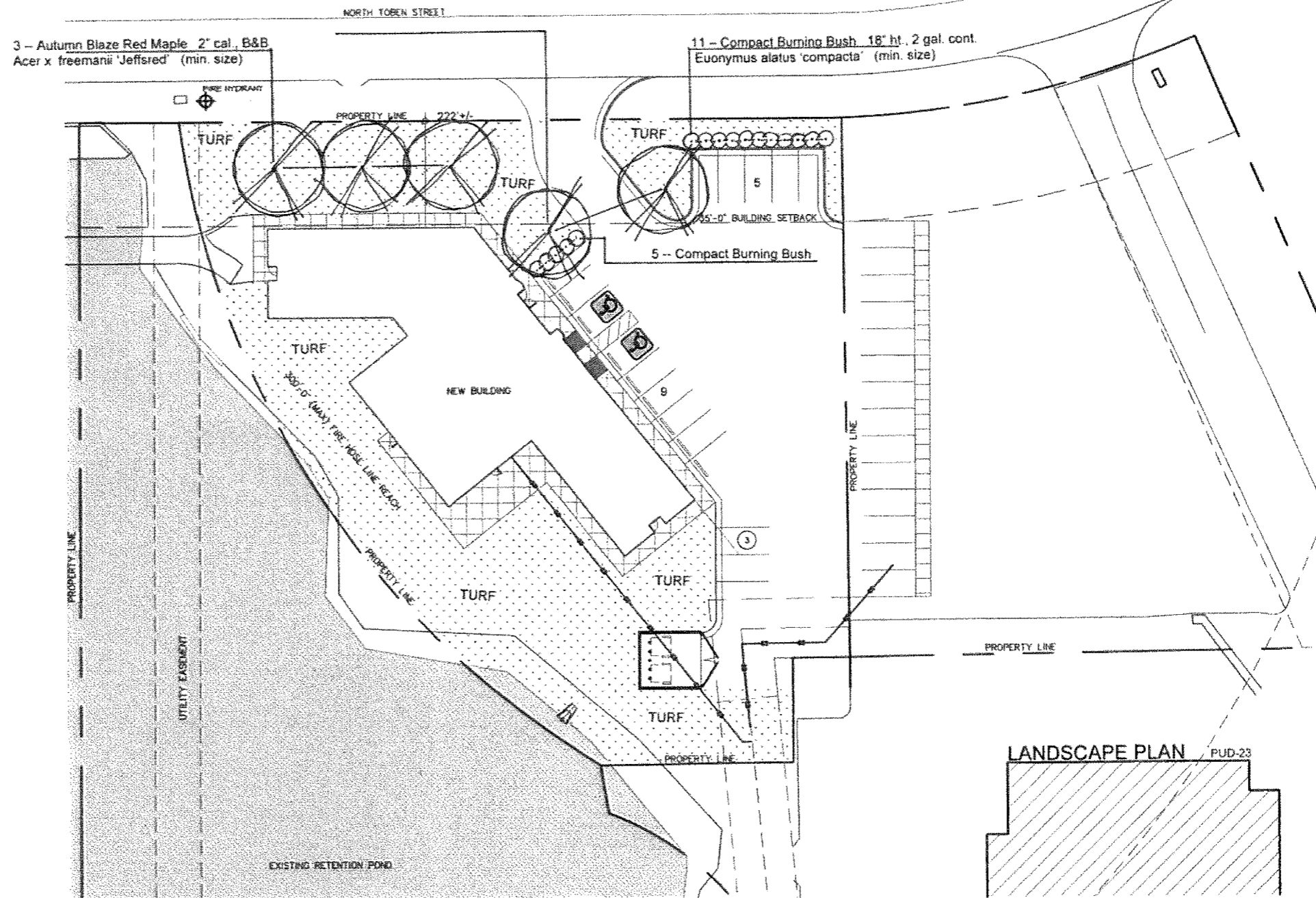
Buffer Area: NA

Lot 6 Block 3
 Parcel 1:
 A portion of Lot 6, Block 3, Mediterranean Plaza Addition to
 Wichita, Sedgwick County, Kansas

LANDSCAPE PLAN

APPROVED 4/30/19 BY NES

Susan Lohrey Moeder
 Landscape Architect
 316-516-1149
 susanlmoeder@gmail.com
HANNEY & ASSOCIATES, ARCHITECTS
 1728 South 10th Ave, Wichita, Kansas, 67211
 Phone (316) 683-8999
 Fax (316) 684-1441



2019
SERENITY
HOME HEALTH & HOSPICE CARE
 3221 NORTH TOBEN WICHITA, KANSAS

DRAWINGS ISSUED	
NO.	DATE
1	3/22/19
2	3/25/19
3	2/1/19
4	2/1/19
5	11/24/18
6	11/21/18
7	11/6/18

COMPUTER DRAWING

DATE: NOVEMBER 2018
 DRAWN BY: JL, BS, TH, EE, CH
 CHECKED BY: MRH

SHEET
L1
 OF SHEETS

A CODE FLOOR PLAN
 SCALE: 1" = 20'-0"



