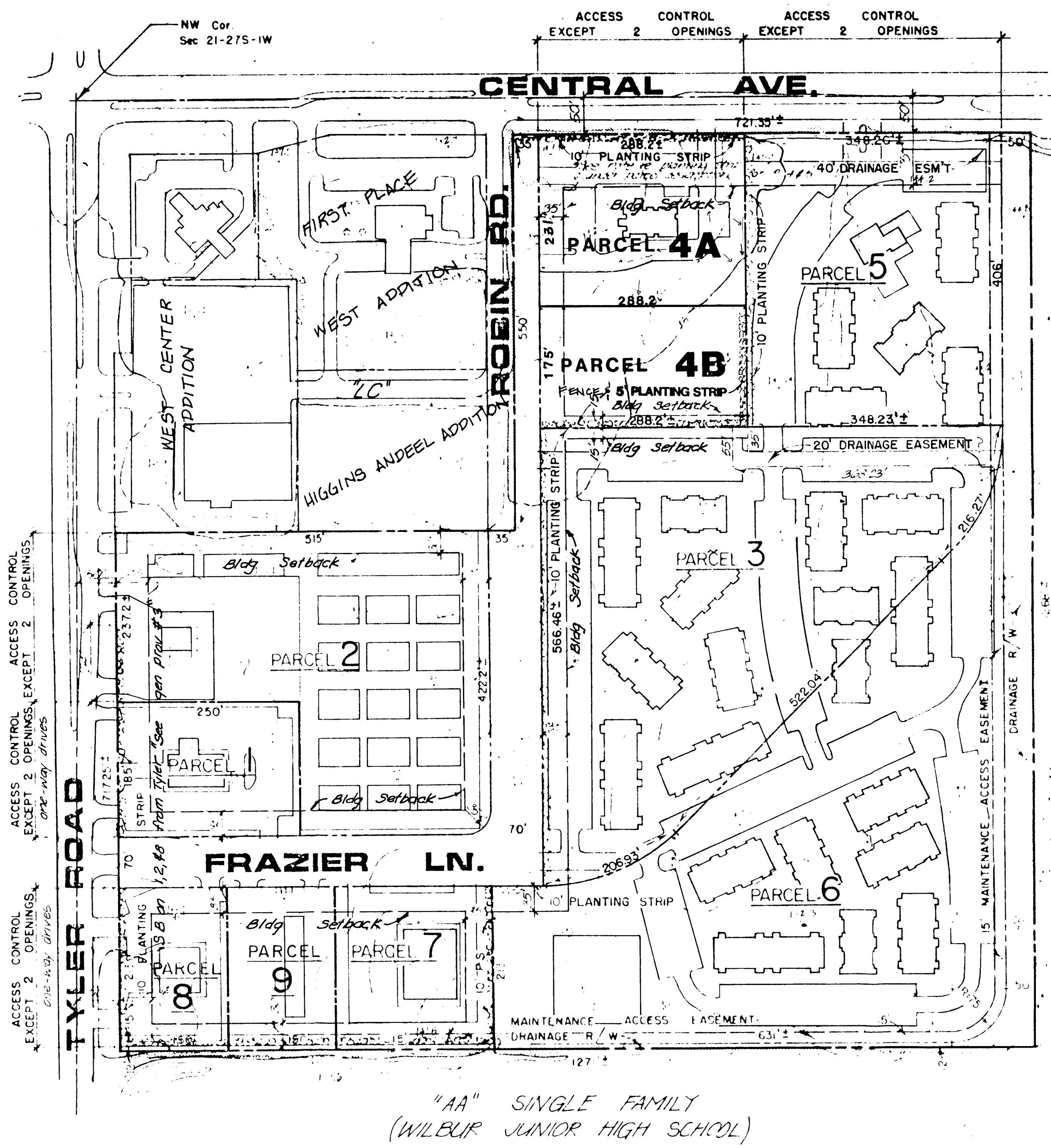


"LC" LIGHT COMMERCIAL

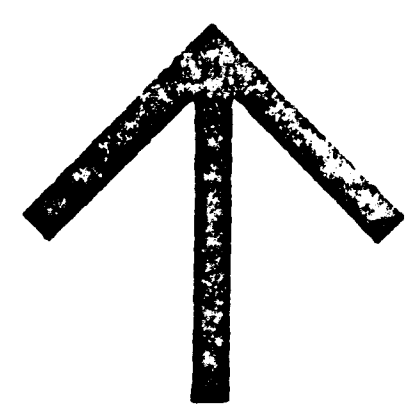
GENERAL PROVISIONS



- 1. THIS PROPOSED DEVELOPMENT CONTAINS 30.05 ± GROSS ACRES; OR, 25.91 ± NET ACRES EXCLUSIVE OF PUBLIC STREETS AND DRAINAGE RIGHT-OF-WAY.
2. ACCESS - ACCESS TO AND FROM TYLER ROAD, SHALL BE LIMITED TO TWO (2) CURB CUTS OR ACCESS OPENINGS FUNCTIONING AS ONE-WAY DRIVES TO PARCEL 8 AND TO PARCEL 1, AND TO TWO (2) CURB CUTS OR ACCESS OPENINGS TO PARCEL 2. ACCESS TO PARCELS 4 AND 5, TO AND FROM CENTRAL AVENUE, SHALL BE LIMITED TO TWO (2) CURB CUTS OR ACCESS OPENINGS PER PARCEL. ACCESS TO PARCELS SHALL ALSO BE PERMITTED FROM THE ADJACENT STREETS OF FRAZIER, AND ROBIN ROAD.
3. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN; HOWEVER, SAID SETBACKS ON PARCELS 1, 2 & 8, FROM THE EAST LINE OF TYLER ROAD, SHALL REQUIRE THE SUBMISSION OF A SPECIFIC SITE PLAN TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL. WITHOUT SUCH SUBMISSION OR APPROVAL, SAID SETBACKS SHALL BE INCREASED TO 75 FEET.
NO SETBACKS SHALL BE REQUIRED BETWEEN PARCEL ONE (1) AND TWO (2), BETWEEN PARCEL FOUR (4) AND FIVE (5), BETWEEN PARCEL SEVEN (7) AND NINE (9), OR BETWEEN PARCEL EIGHT (8) AND NINE (9) HOWEVER, IF A SIDE OR REAR YARD SETBACK FOR BUILDINGS BETWEEN THESE PARCELS IS PROVIDED, SUCH SETBACKS SHALL NOT BE LESS THAN FIFTEEN (15) FEET.
4. SCREENING AND LANDSCAPING - A PLANTING STRIP, AS INDICATED ON THE PLAN, EXCEPT FOR POINTS OF INGRESS AND EGRESS, SHALL BE PROVIDED AND MAINTAINED OF TREES AND SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, THAT IT MINIMIZES ANY NUISANCE OF THE COMMERCIAL AREA TO THE ADJACENT RESIDENTIAL AREAS. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING STRIP, INDICATING THE LOCATION, TYPE, AND SPECIFICATIONS OF PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON THE PARCELS INVOLVED. THE LANDSCAPE PLAN SHALL ALSO DEPICT PROPOSED METHODS OF PROVIDING WATER TO THE REQUIRED PLANT MATERIALS.
FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTINGS ARE NOT PROPERLY MAINTAINED.
A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
BECAUSE OF THE ATHLETIC PLAY FIELDS FOR WILBUR JR. HIGH SCHOOL; THE DRAINAGE DITCH ADJACENT TO THE NORTH SIDE THEREOF; AND, THE 15 FEET MAINTENANCE ACCESS EASEMENT ADJACENT TO THE NORTH SIDE OF THE DRAINAGE DITCH, THE SCREENING WALL ALONG THE SOUTH SIDE OF PARCELS 7, 8 AND 9 SHALL BE WAIVED. A TEN (10) FEET PLANTING STRIP SHALL BE REQUIRED ON THE SOUTH SIDE OF PARCELS 7, 8 AND 9 IN LIEU OF THE WALL WHICH IS WAIVED. THE PLANT MATERIALS SHALL BE KEPT OUT OF THE 15 FOOT EASEMENT AS MUCH AS POSSIBLE. A TEN (10) FEET PLANTING STRIP WILL BE PROVIDED ALONG THE EAST TEN (10) FEET OF PARCEL SEVEN (7) IN LIEU OF THE REQUIRED SCREENING WALL BETWEEN PARCELS SIX (6) AND SEVEN (7).
5. SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH LIMITATIONS AND REQUIREMENTS OF THE ZONING ORDINANCE. NO BILLBOARDS SHALL BE PERMITTED.
6. OFF-STREET PARKING FOR ALL PARCELS SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.
7. A FIRE LANE HARD SURFACED AND TWENTY FOUR (24) FEET MINIMUM IN WIDTH SHALL BE PROVIDED TO SERVE ALL MAIN STRUCTURES. SAID FIRE LANE SHALL BE CONSTRUCTED WITH A MINIMUM 3/4 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE(S).
8. FINAL DRAINAGE RIGHTS-OF-WAY SHALL BE DETERMINED AT TIME OF PLATTING, AND A DRAINAGE PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS AT THAT TIME. DRAINAGE COSTS SHALL BE GUARANTEED BY THE DEVELOPER AT TIME OF PLATTING.
9. SHOULD PARCEL 2 BE DEVELOPED WITH MORE THAN TWO (2) MAIN OR PRINCIPAL BUILDINGS, SPECIFIC SITE PLANS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS IN EXCESS OF TWO (2) MAIN BUILDINGS ON THESE PARCELS.

"AA" SINGLE FAMILY (WILBUR JUNIOR HIGH SCHOOL)

AMENDED (SEE GENERAL NOTES) TY-CEN ADDITION COMMUNITY UNIT PLAN WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1"=100'

DP-90 AMENDMENT #6 APPROVED CUP MAPC 4-3-86 BCC 4-29-86

Per Admin Adjust ment CUP 2017-19 G.P.#5 Remorgan 5/8/2017

PARCEL - 1 PROPOSED USES - OFFICES, RESTAURANT, RETAIL AND SERVICE COMMERCIAL, NOT INCLUDING STORAGE GARAGE, MINI-WAREHOUSES, TAVERN, HOTEL-MOTEL. NET AREA - 1.06 ± ACRES, OR 46,250 ± SQ. FT. MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 13,875 ± SQ. FT. FLOOR AREA RATIO - .30 MAXIMUM GROSS FLOOR AREA - 13,875 ± SQ. FT. MAXIMUM BUILDING HEIGHT - 25 FEET MAXIMUM NUMBER OF BUILDINGS - ONE (1) MAIN OR PRINCIPAL BUILDING AND ONE (1) ACCESSORY BUILDING THERETO.

PARCEL 4A PROPOSED USE - BANKS, SAVINGS AND LOAN ASSOCIATION, CREDIT UNIONS, OFFICES, MEDICAL AND DENTAL CLINICS, RETAIL AND SERVICE COMMERCIAL. NET AREA - 1.53 ± ACRES OR 66,571 ± SQ. FT. MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 19,971 ± SQ. FT. FLOOR AREA RATIO - .35 MAXIMUM GROSS FLOOR AREA - 23,300 ± SQ. FT. MAXIMUM BUILDING HEIGHT - 35 FEET MAXIMUM NUMBER OF BUILDINGS - ONE (1) NOTE: THE TEN (10) FOOT PLANTING STRIP ADJACENT TO CENTRAL AVENUE MAY BE ELIMINATED BY VIRTUE OF THE OVERALL LANDSCAPING OF THE NORTH SIDE OF THE DEVELOPMENT ON PARCEL 4A, BASED UPON THE SUBMISSION OF LANDSCAPE PLANS FOR SAME TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL.

PARCEL - 6 PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND ACCESSORY COMMUNITY FACILITIES RELATED THERETO. NET AREA - 6.41 ± ACRES, OR 279,316 ± SQ. FT. MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE (3) STORIES DENSITY - GARDEN APARTMENTS @ 29 D.U./ACRE, OR 186 UNITS. (SEE GEN.NOTE NO. 3) TOWNHOUSES @ 10 D.U./ACRE, OR 64 UNITS. PARKING RATIO - 1.5 SPACES/D.U.

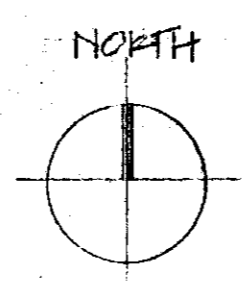
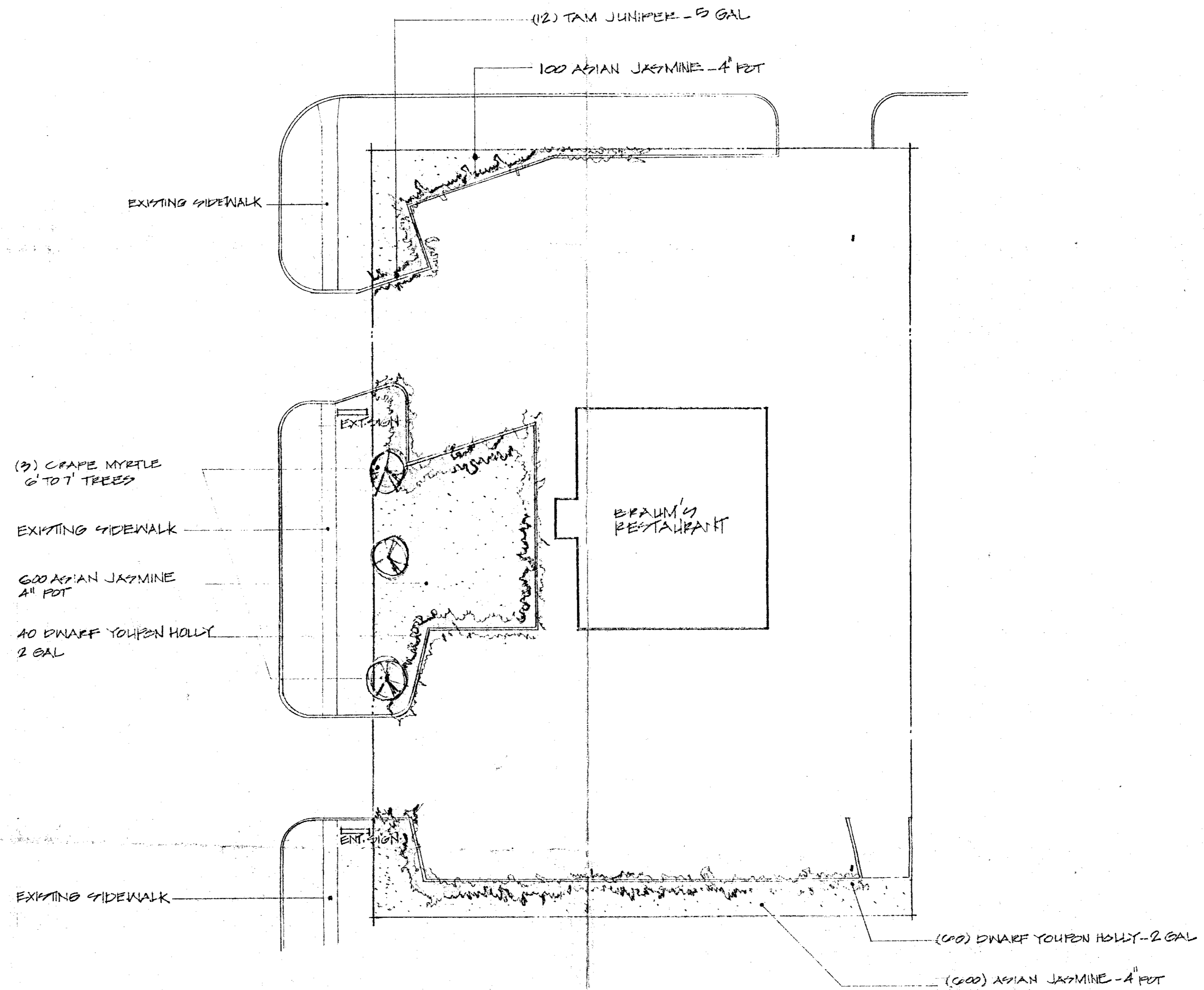
GENERAL NOTES 1. BASED UPON: A) A CONDITION OF APPROVAL OF THE AMENDED COMMUNITY UNIT PLAN; B) THE VACATION OF REAR AVENUE, MAP CASE NO. 2-0-073; AND C) PARCELS 3, 5 & 6 BEING DEVELOPED RESIDENTIALLY AS ONE OVERALL PROJECT. THIS DRAWING REFLECTS EXISTING LOT LINES, ALTERNATE PLANTING STRIPS, PARCEL BOUNDARY ADJUSTMENTS, REVISED BUILDING SETBACK LINES, AND RELATED OFF-AS-PLANNED DEVELOPMENT DATA ACCORDINGLY, AND IS SUBMITTED FOR ADMINISTRATIVE USE BY THE CITY OF WICHITA.

MAPD COPY 2 OF 2

Sheet 1 of 1

INITIAL OWNER / DEVELOPER B.F.P. INC. PORTION OF NW 1/4, NW 1/4, SEC. 21, T27S, R1W

DP-90 BAUGHMAN COMPANY, P.A. SURVEYING & ENGINEERING POS INCORPORATED PLANNING DEVELOPMENT SERVICES, INC.



LANDSCAPING PLAN
SCALE 1" = 20'-0"

Approved Landscape Plan
for ~~west side of Parcel 8 - DP10~~
the west side of Parcel 8 - DP10

SEE MEMO DATED 12/4/93

Jan H. Schwarz

(Supersedes Landscape Plan
DATED 10/24/93)

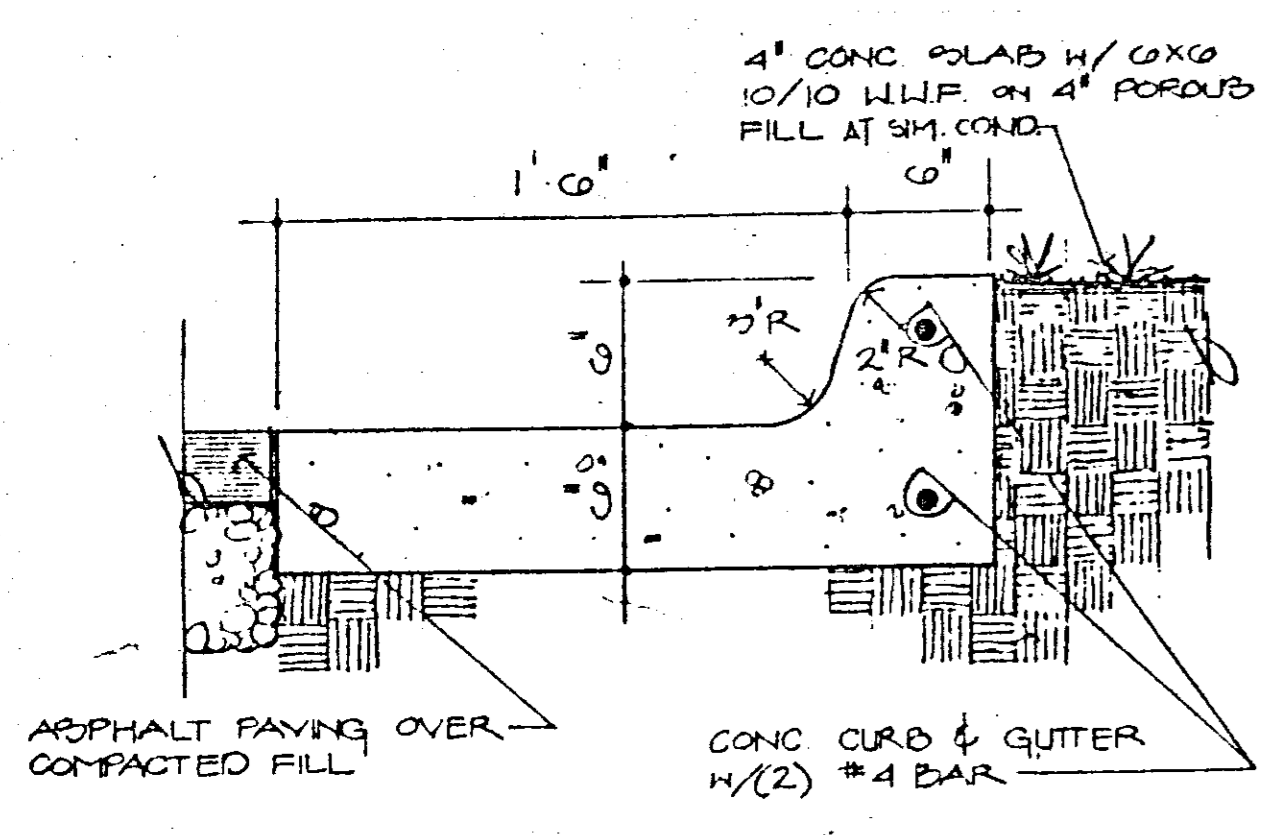
NOTE:
SEE AMENDMENT
PLAN 6-25-95: 5" PINNACLE HEAVY 10-3 MAX.

MODEL "D" BUILDING
BRAUM'S ICE CREAM STORES, INC.
WICHITA, KANSAS

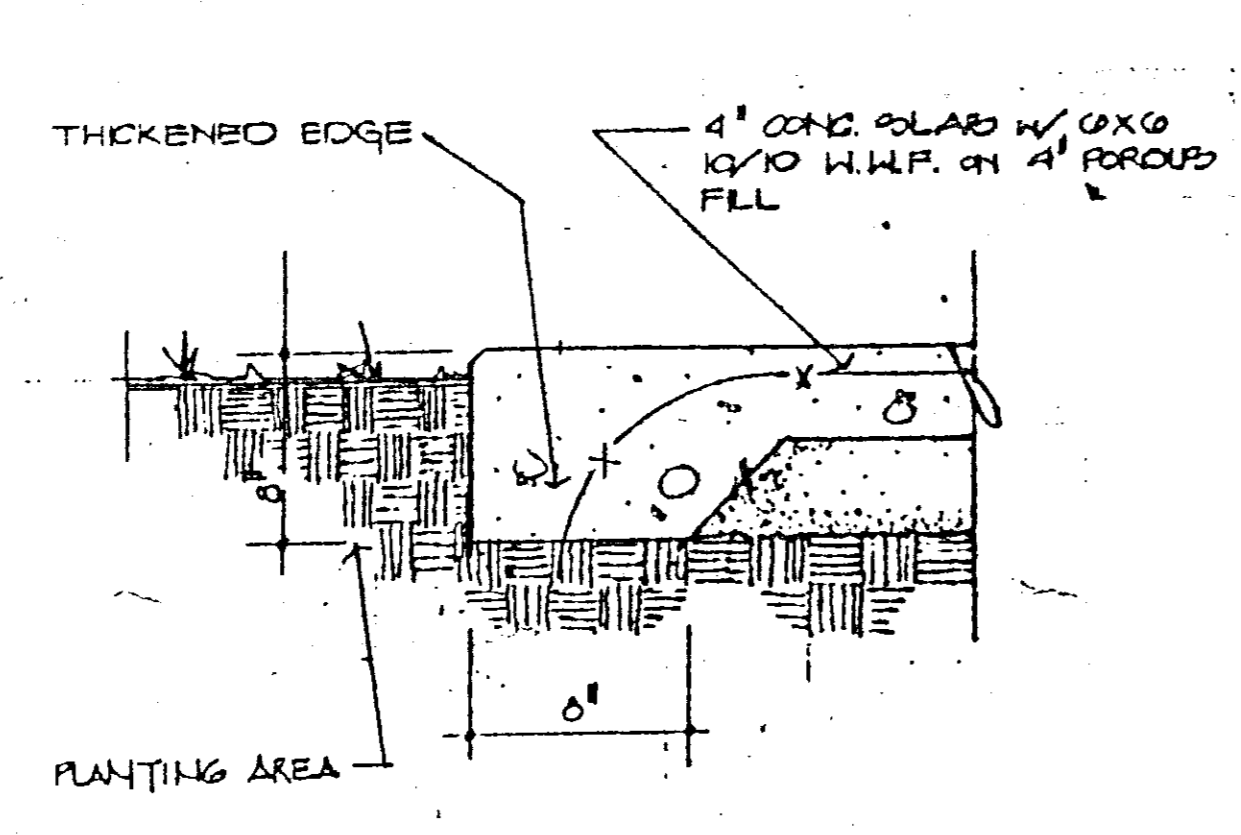
JOB NO. 8325-B/21
DRAWN BY: J.M.
CHECKED BY:
APPROVED BY:
REV
REV
REV

REV
REV
REV

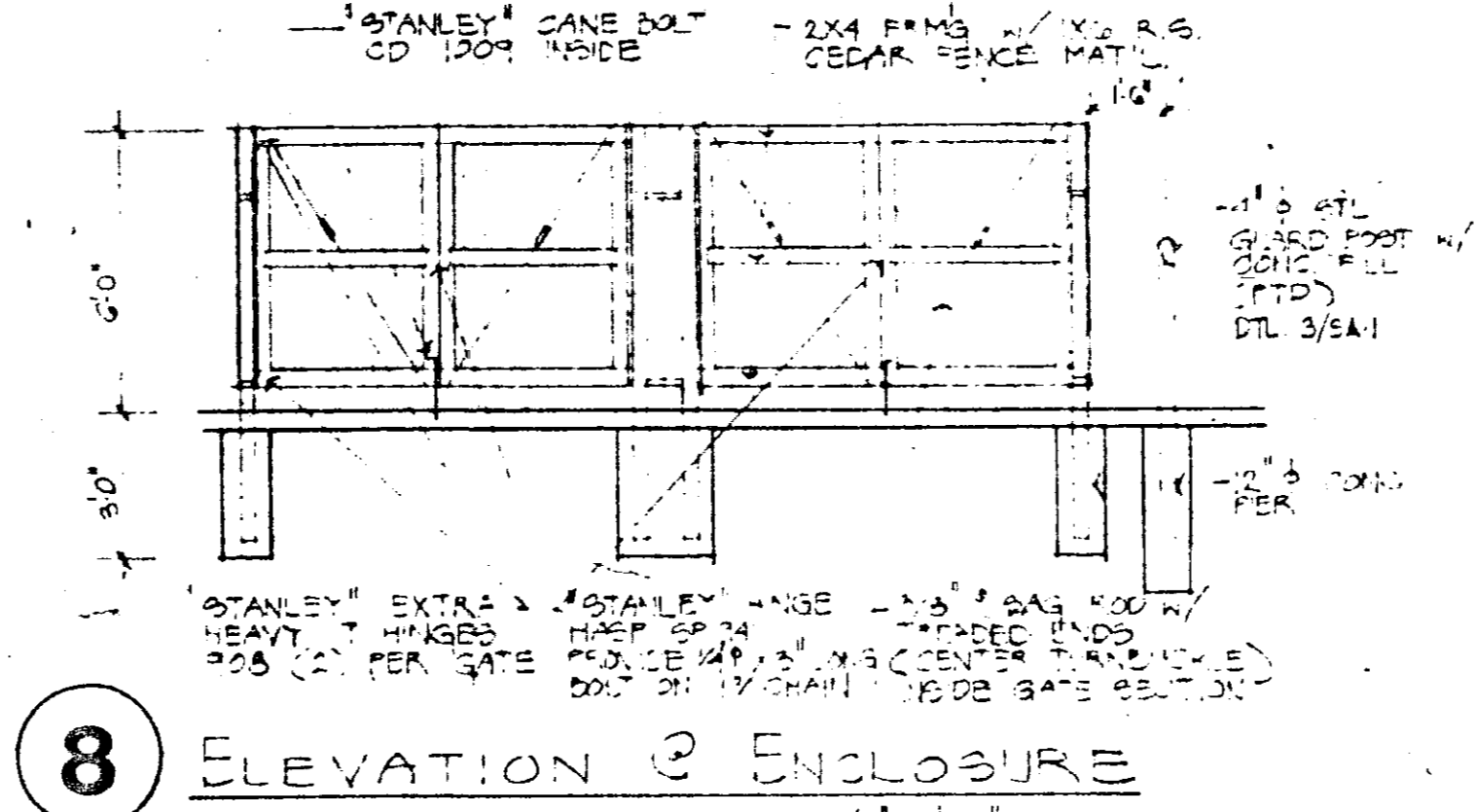
4-1
DATE 11-11-93



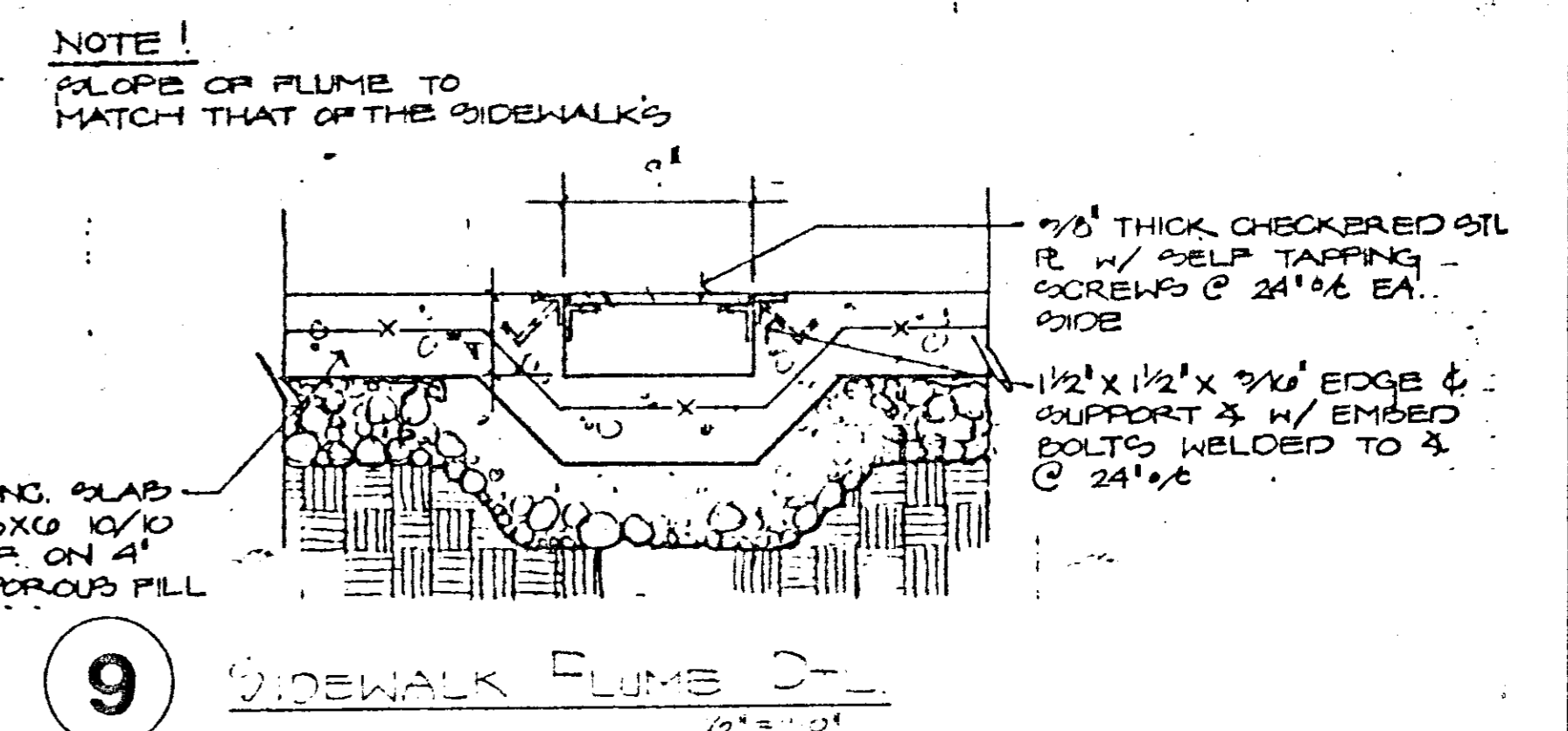
1 CURB & GUTTER DETAIL
1/2" = 1'-0"



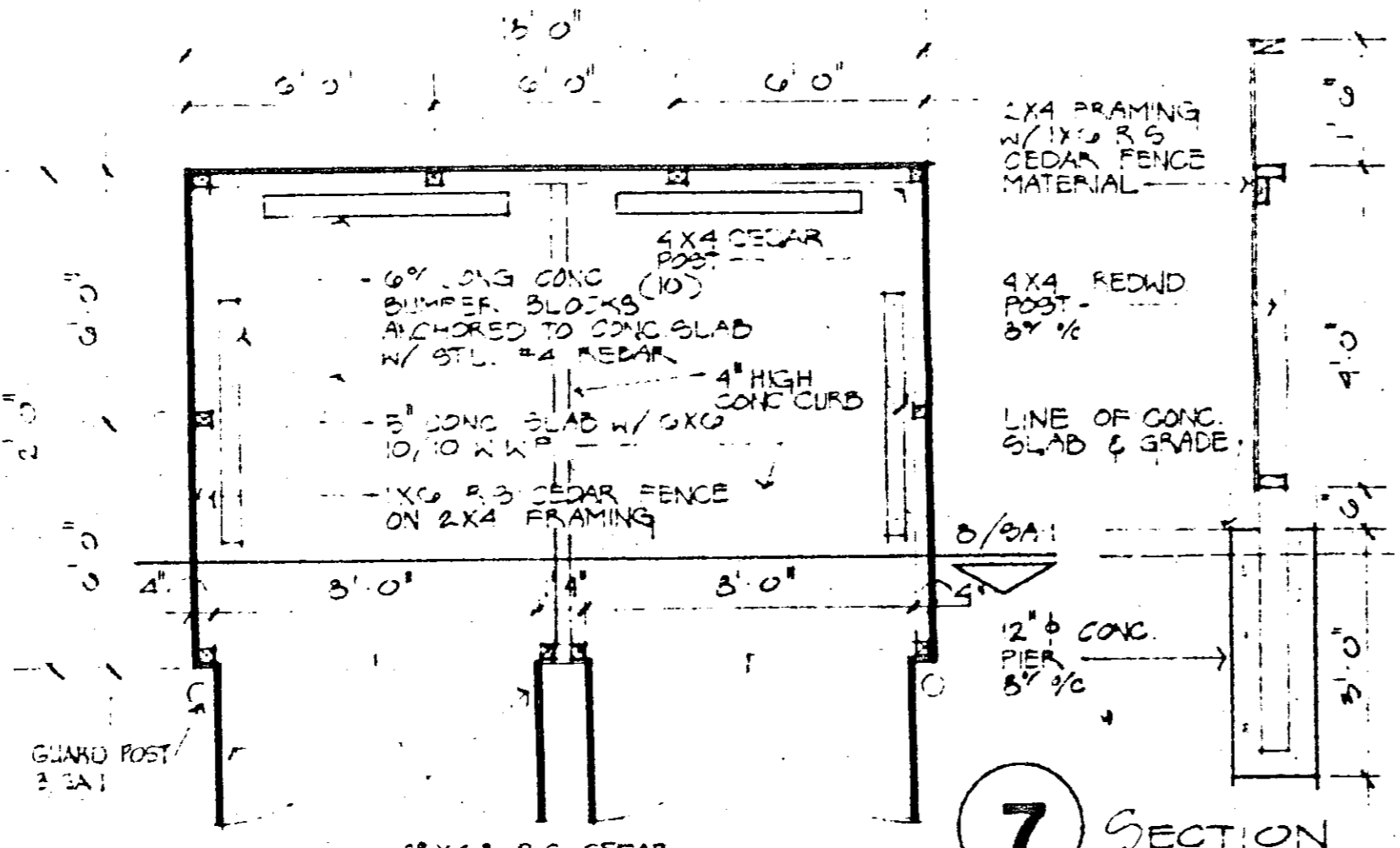
5 SIDEWALK EDGE DETAIL
1/2" = 1'-0"



8 ELEVATION OF ENCLOSURE
1/4" = 1'-0"



9 SIDEWALK FLUME DETAIL
1/2" = 1'-0"

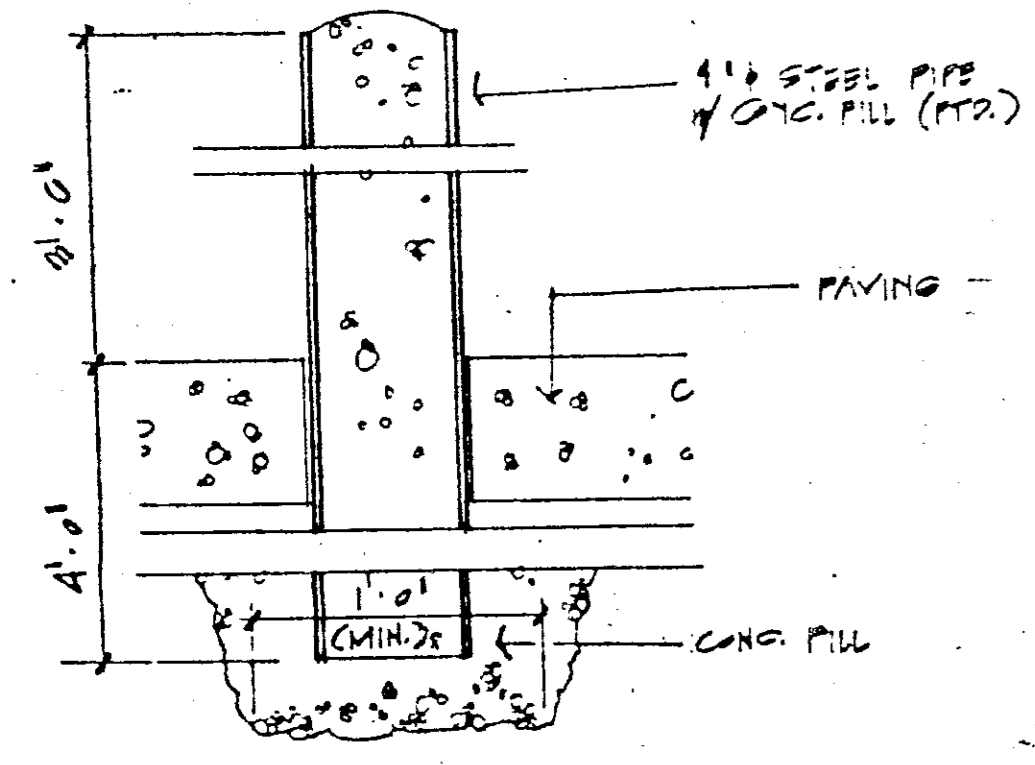


7 SECTION OF FENCE
1/2" = 1'-0"

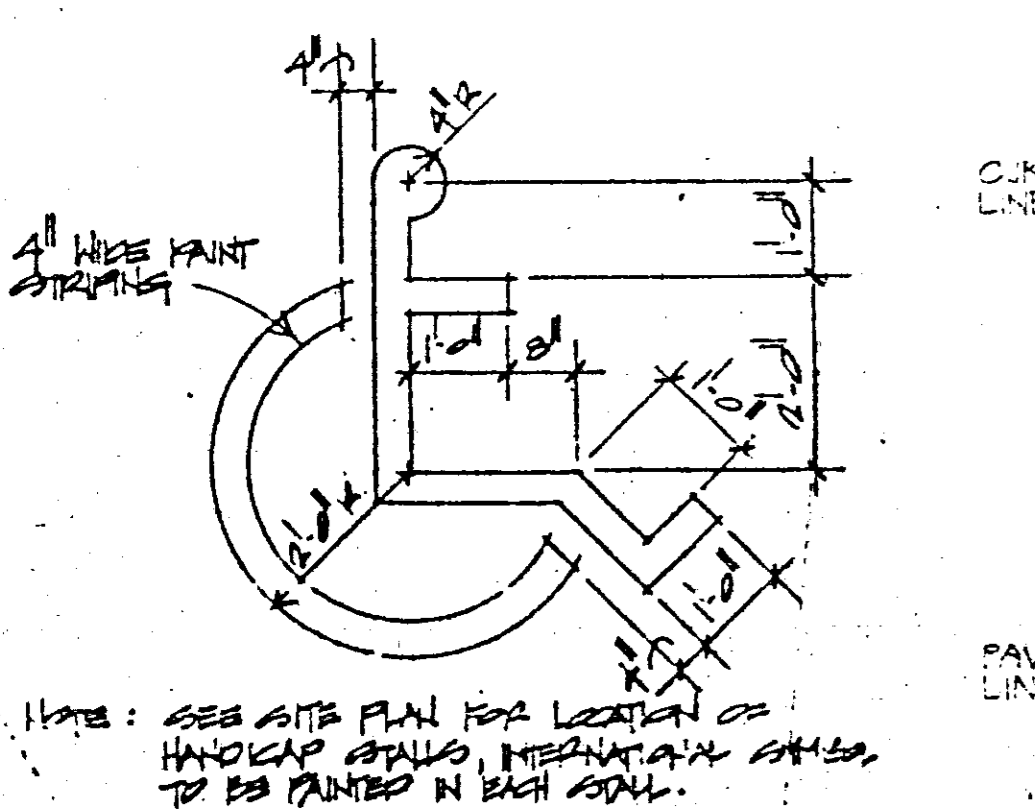
6 PLAN OF TRASH ENCLOSURE
1/2" = 1'-0"

NOTE: TRASH ENCLOSURE FENCE 2'-0" HIGH.

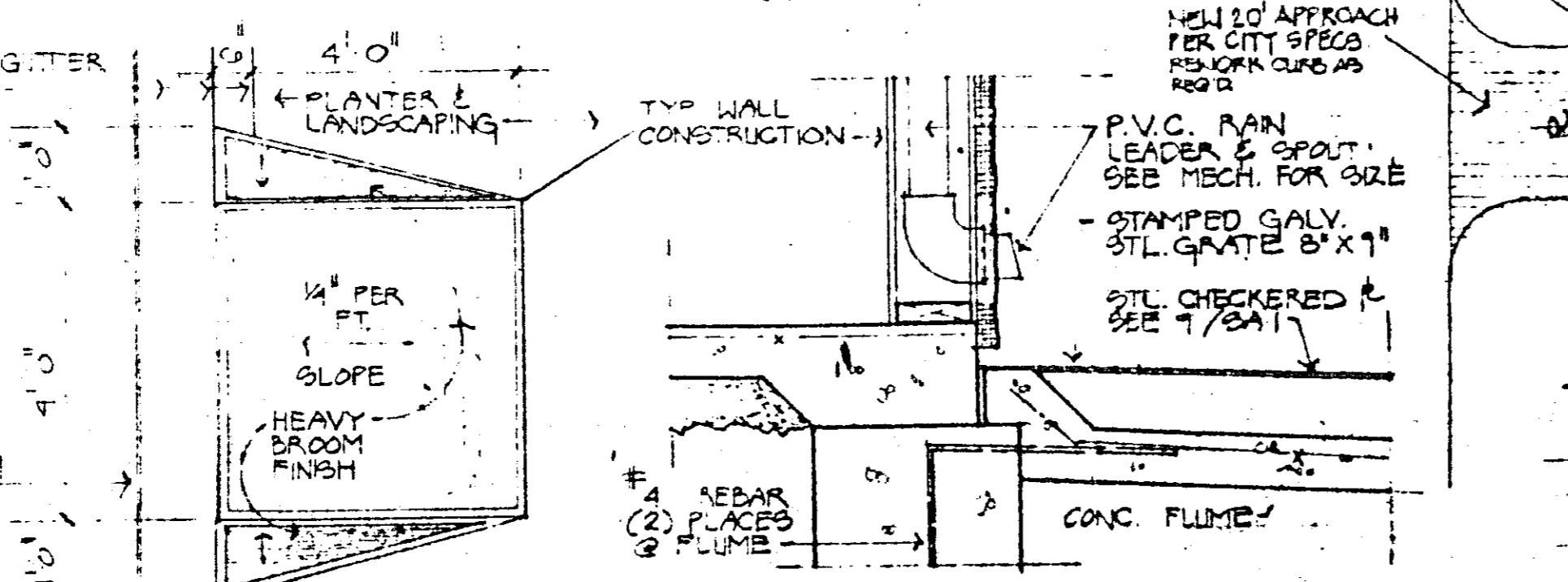
- GENERAL NOTES:**
- General Contractor shall field verify that no building encroaches upon the building setbacks prior to the start of construction. Commencement of construction constitutes verification and responsibility of same.
 - Approaches to be per City of Wichita, Kansas Specifications.
 - All drives and parking areas to be paved with asphalt. Reference Specifications.
 - All sidewalks to be 6" thick, with 6 x 6 #10/10 W.F.
 - Paint striping typical at all parking spaces, per City of Wichita, Kansas standards.
 - Contractor shall notify Architect immediately of any material discrepancies found in the drawings or any material discrepancies found on site which conflicts with conditions as shown in the Contract Documents.
 - Where discrepancies exist between Architectural Site Plan and details with the Site Grading, Site Dimensions and/or the Site Utilities, notify Architect immediately for clarification and instructions prior to commencing the Work. Do not proceed with construction until receiving written clarification or instructions.
 - General Contractor and all sub-contractors shall field verify all existing conditions, utility lines, elevations and locations of existing utilities indicated on the survey prior to submitting proposal and/or commencing any Work. All adjustments in grade and elevations of existing utility lines, manholes, valves and any other existing condition on the site shall be made to comply with City of Wichita building codes and ordinances as required to complete this project. All such adjustments and relocation shall be included in the bid for completion of this work.
 - General Contractor to provide for installation and electrical service to all site signage provided by Owner.



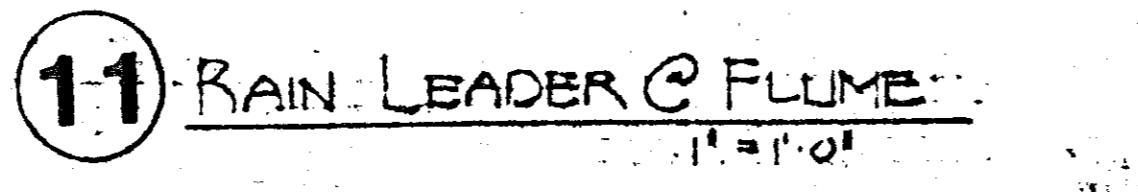
3 GUARD POST DETAIL
1/2" = 1'-0"



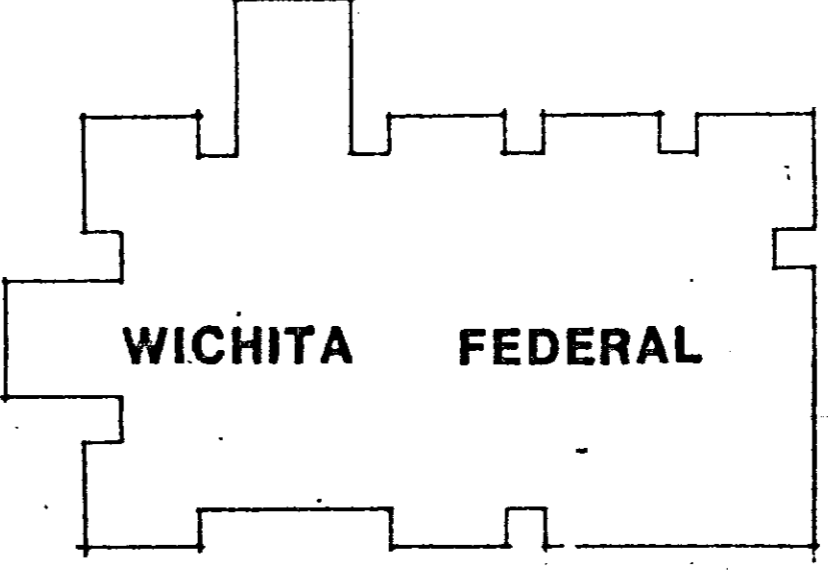
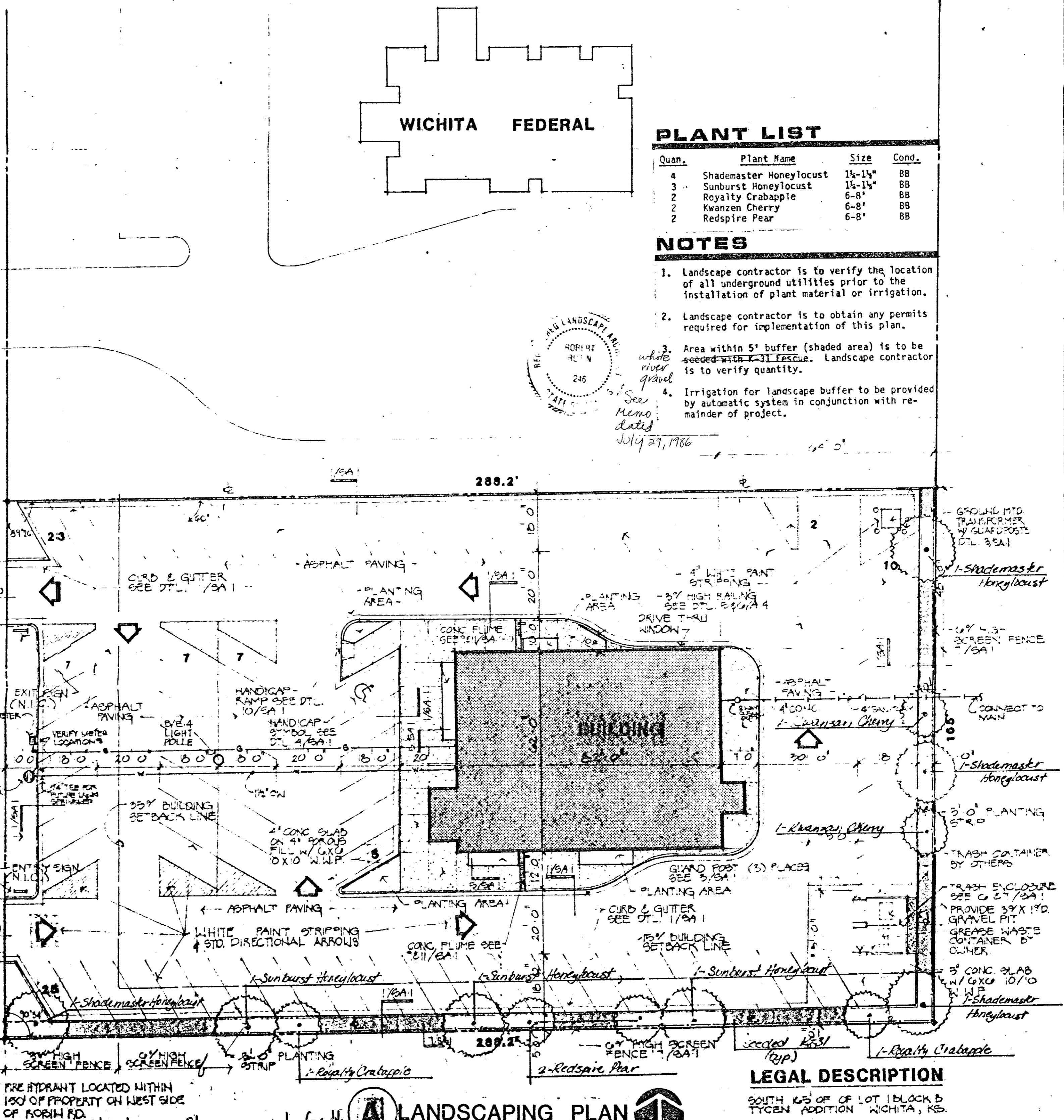
4 HANDICAP LOGO DETAIL
1/2" = 1'-0"



10 HANDICAP RAMP
1/2" = 1'-0"



11 RAIN LEADER @ FLUME
1" = 1'-0"



PLANT LIST

Quan.	Plant Name	Size	Cond.
4	Shademaster Honeylocust	1 1/2-1 1/2"	BB
3	Sunburst Honeylocust	1 1/2-1 1/2"	BB
2	Royalty Crabapple	6-8'	BB
2	Kwanzen Cherry	6-8'	BB
2	Redspire Pear	6-8'	BB

NOTES

- Landscape contractor is to verify the location of all underground utilities prior to the installation of plant material or irrigation.
- Landscape contractor is to obtain any permits required for implementation of this plan.
- Area within 5' buffer (shaded area) is to be seeded with 1-31 fescue. Landscape contractor is to verify quantity.
- Irrigation for landscape buffer to be provided by automatic system in conjunction with remainder of project.

LANDSCAPE PLAN
NO. 245
JULY 27, 1986

prints issued FOR CITY REVIEW 2/80

revisions

date drawn 4/80

JEFF KREHBIEL ASSOCIATES, aia architecture · planning

1300 EAST 16TH WICHITA, KANSAS 67211 (316) 267-8233

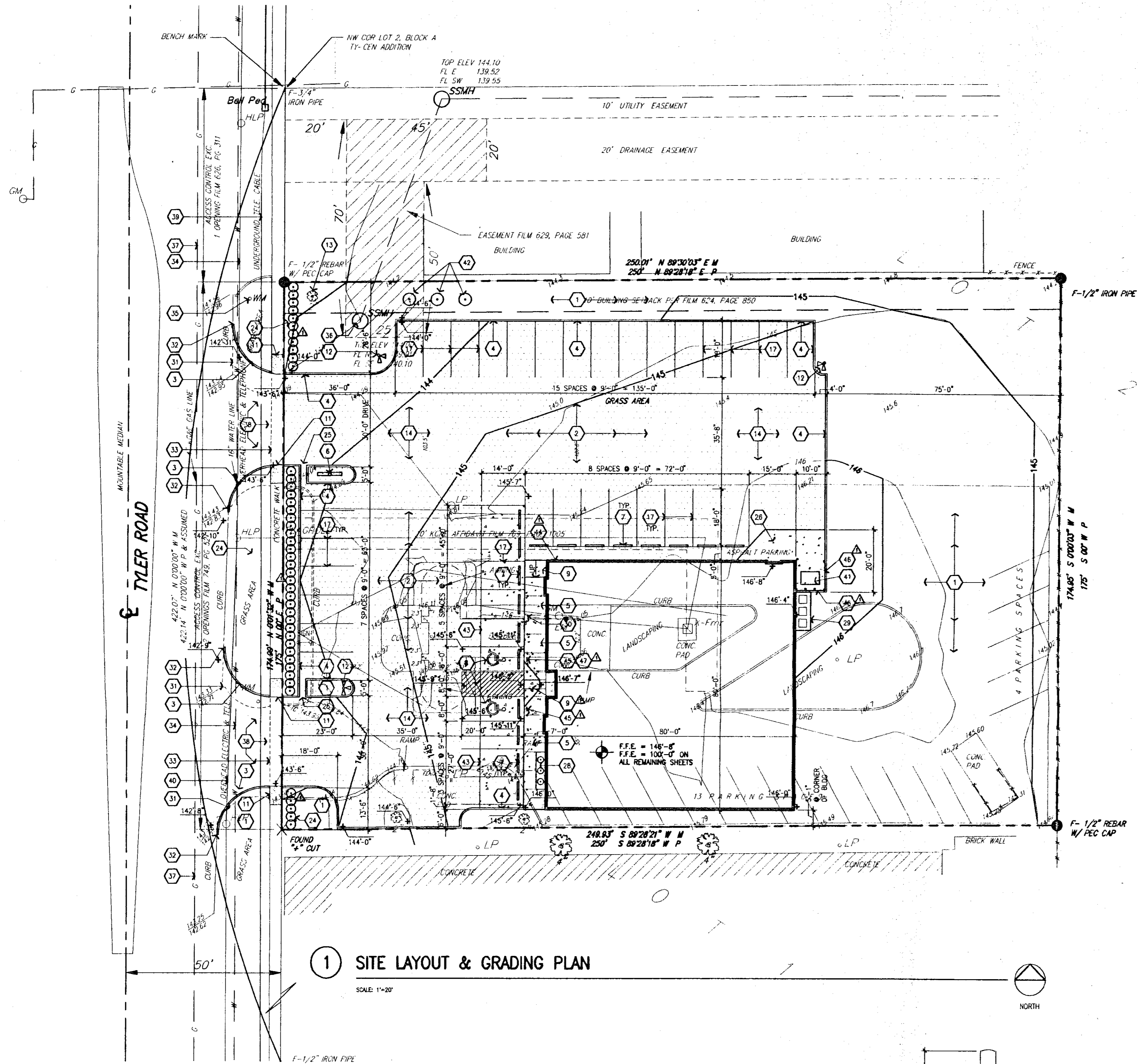
LONGNECKERS "THE HAMBURGER" WICHITA, KS.

ROBIN RD. AT CENTRAL AVE. WICHITA, KS.

sheet title
SITE PLAN
LANDSCAPE BUFFER PLAN
16 May 86

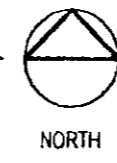
sheet
SL-1
of 1 sheets

Landscape Plan approved for the LANDSCAPING PLAN
South portion of Parcel #4, Tyson
Addn. C.U.P. (PP-90) July 27, 1986 6-25-86
HAFD COPY 2 OF 2



1 SITE LAYOUT & GRADING PLAN

SCALE: 1"=20'



NOTE: WATER FOR PLANTS SHALL BE PROVIDED FROM HOSE BIB @ N.W. CORNER OF BLDG.

PLANTING SCHEDULE			
NO	BOTANICAL NAME	COMMON	SIZE
ORNAMENTAL	3 CRATAEGUS CRUGALLI	COCKSPUR HAWTHORN	1" CALIPER MIN.
ORNAMENTAL	3 CANAERT RED CEDAR	CANAERTII	1" CALIPER MIN.
SHRUBS	45± (VERIFY) *BERBERIS THUNDERGII ATROPURPUREA*	JAPANESE REDLEAF BARBERRY	SEE LANDSCAPING REQ'S

LANDSCAPE PLAN

APPROVED 1/25/96 BY *RO*

DP-90 PARCEL 2 (PORTION)

Supersedes Church's Fried Chicken revised landscape plan approved 10-29-85

MAPD COPY 1 of 1

5 BOLLARD DETAIL

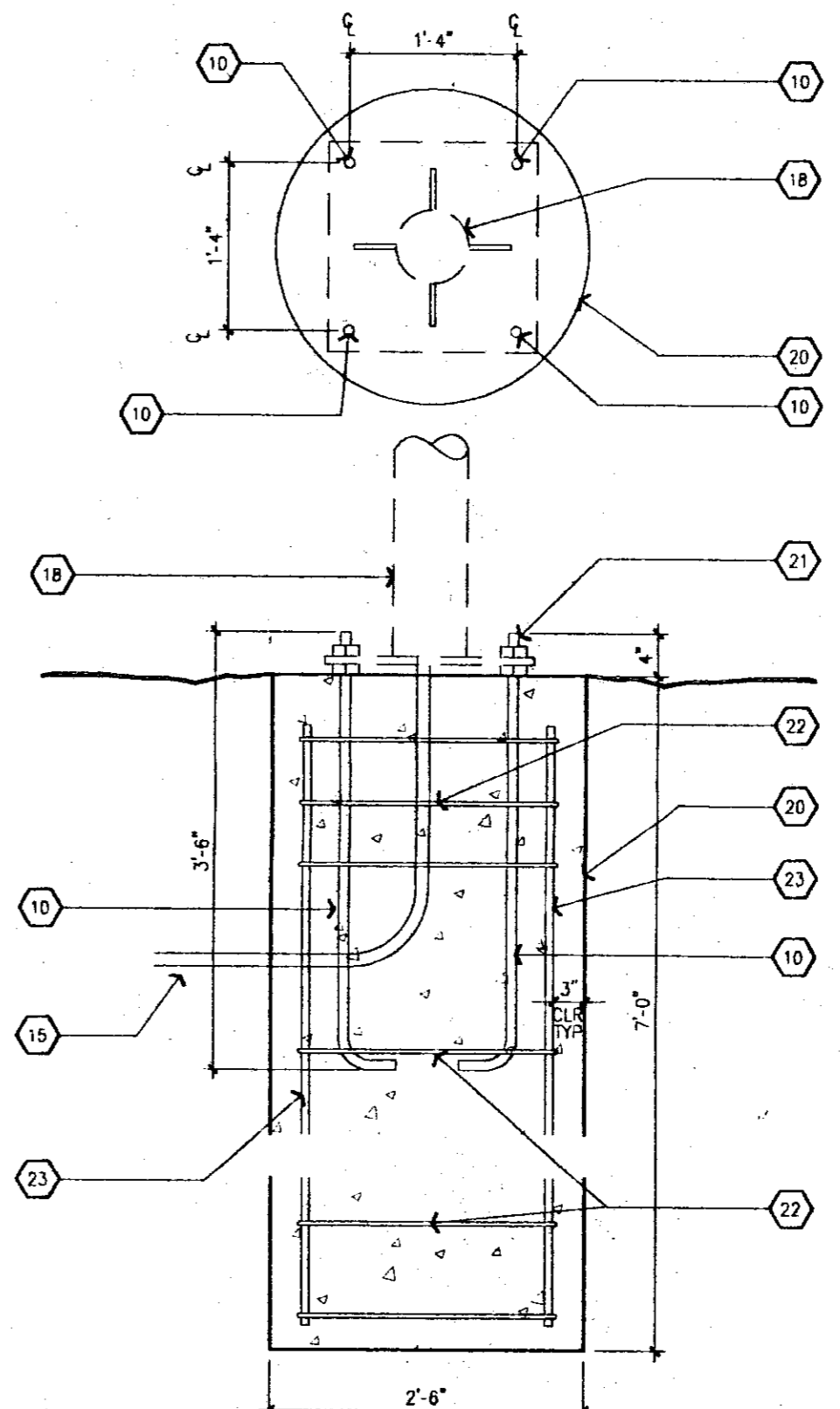
SCALE: 3/4" = 1'-0"

SITE NOTES:

1. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
2. VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION OF SITE.
3. INFORMATION ON THIS DRAWING TAKEN FROM SURVEY PREPARED BY MARK A. SAVOY, P.L.S. #788, DATED JULY 22, 1995 FOR O'REILLY AUTOMOTIVE.
4. PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN ON THE PLANS. USE HIGHWAY MARKING PAINT - YELLOW.
5. PROVIDE TEMPORARY EROSION CONTROL TO CONTAIN ALL SOILS ON SITE. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
6. ALL EXISTING SITE IMPROVEMENTS AND TREES SHALL BE DEMOLISHED & CLEARED FROM SITE IN AREAS OF NEW CONSTRUCTION UNLESS NOTED OTHERWISE.

KEYNOTES

- 1 FINE GRADE, HYDRO MULCH OR SEED & STRAW OVER MIN. 4" TOPSOIL STOCKPILED FROM SITE OR HAULED IN AS REQUIRED.
- 2 3" ASPHALTIC PAVING OVER 6" COMPACTED BASE ROCK.
- 3 15'-0" RADII.
- 4 CONCRETE CURB W/ RADIUS EDGES & 1 #4 CONT. @ TOP & BOTTOM.
- 5 NEW 4" THICK CONCRETE SIDEWALK W/ THICKENED EDGE OVER 4" GRAVEL BASE. REINFORCE W/ 6x6 W1.4 x W1.4 W.W.F.
- 6 APPROXIMATE LOCATION OF NEW POLE SIGN BY OWNER. PROVIDE UNDERGROUND ELECTRIC & POLE BASE. VERIFY LOCATION W/ OWNER. SEE DETAIL 2/S/D2 FOR POLE BASE.
- 7 NEW 6" CONCRETE BUMPER BLOCK. ANCHOR TO PAVING W/ 3 1"-0" LONG #4 DOWELS.
- 8 H.C. PARKING SPACE AND ACCESS AISLE. SLOPE 2% MAX. IN ALL DIRECTIONS. PROVIDE INTERNATIONAL HANDICAP SYMBOL PER ANSI STANDARDS.
- 9 HANDICAP ACCESS RAMP. SLOPE RAMP 1:12 MAX.
- 10 1" x 3'-0" LONG ANCHOR BOLT W/ 6" THREAD & BENT END.
- 11 EXISTING SIDEWALK - REWORK EXISTING SIDEWALK @ NEW DRIVE TO CONFORM W/ A.D.A. WHEELCHAIR REQUIREMENTS.
- 12 APPROXIMATE LOCATION OF PARKING LOT LIGHT. PROVIDE UNDERGROUND ELECTRIC. VERIFY LOCATION WITH OWNER REPRESENTATIVE. SEE FIXTURE SCHEDULE SHEET. E1.
- 13 EXISTING 2" CALIPER MAPLE SHADE TREE TO REMAIN.
- 14 CLEAN & CLEAR SITE OF ALL EXISTING BUILDINGS, TREES, FOUNDATIONS, SIDEWALKS, CONCRETE SLABS, SIGNS & POSTS, RETAINING WALLS, ASPHALT, GRAVEL, UTILITIES, ETC. UNLESS NOTED OTHERWISE.
- 15 ELECTRICAL CONDUIT.
- 16 1/2" EXPANSION JOINT AND FILLER MATERIAL.
- 17 PROVIDE PARKING LOT STRIPING AS SHOWN ON PLANS. USE HIGHWAY MARKING PAINT - YELLOW.
- 18 POLE SIGN & BASE PLATE PROVIDED BY OWNER.
- 19 FINISHED GRADE WHERE OCCURS.
- 20 2'-6" x 7'-0" CONCRETE FOOTING.
- 21 4" ANCHOR BOLT THREAD EXTENSION ABOVE GRADE.
- 22 #3 TIES, 2 SPACES @ 6" O.C., REMAINDER @ 18" O.C.
- 23 6 - #6 BARS.
- 24 SHRUBS PER LANDSCAPING REQUIREMENTS. SEE LANDSCAPING REQUIREMENTS SHEET SD2.
- 25 2'-0" CURB CUT.
- 26 SLOPE PAVING UP AT THIS LOCATION FOR FREIGHT DOOR ACCESS.
- 27 1/2" ROUND x 3'-0" DEEP CONCRETE BASE.
- 28 3'-0" WIDE x 12'-0" LONG PLANTER AREA PER FOUNDATION PLAN. PROVIDE THREE 6'-0" TALL CONCRETE JUMPERS EQUALLY SPACED IN PLANTER AREA AND MULCH WITH BARK.
- 29 CONCRETE PAD FOR HVAC CONDENSING UNITS PER FOUNDATION PLAN.
- 30 4" x STEEL BOLLARD PER DETAIL 5/S/D2 - SEVEN (7) REQUIRED AT STOREFRONT. PAINT GREEN AS SELECTED BY OWNER REP.
- 31 DASHED LINE INDICATES EXISTING CURB & GUTTER TO BE REMOVED AS REQUIRED ONLY FOR NEW CONSTRUCTION.
- 32 TERMINATE NEW CURB HERE.
- 33 DASHED LINE INDICATES EXISTING SIDEWALK TO BE REMOVED AS REQUIRED ONLY FOR NEW CONSTRUCTION.
- 34 EXISTING WATER LINE.
- 35 EXISTING WATER METER.
- 36 EXISTING SANITARY SEWER MANHOLE.
- 37 EXISTING GAS LINE.
- 38 NEW DRIVE PER CITY OF WICHITA PUBLIC WORKS STANDARDS.
- 39 EXISTING UNDERGROUND TELE. CABLE.
- 40 EXISTING OVERHEAD ELECTRIC AND TELE.
- 41 DUMPSTER LOCATION. PROVIDE TWO (3) BOLLARDS SIM. TO DETAIL 5/S/D2 AS SHOWN.
- 42 ORNAMENTAL PER PLANTING SCHEDULE.
- 43 14'-0" WIDE x 5" THICK CONCRETE APRON REINFORCED W/ 6x6 W1.4 x W1.4 W.W.F. OVER 6" COMPACTED BASE ROCK W/ CONTROL JOINTS @ 12'-0" O.C.
- 44 FREEZE PROOF HOSE BIB PER PLUMBING PLAN - SHEET M1.
- 45 H.C. PARKING SIGN (INTERNATIONAL SYMBOL OF ACCESSIBILITY) MOUNTED ON STEEL POST SET IN CONCRETE @ 60" MIN ABOVE SIDEWALK TO BOTTOM OF SIGN.
- 46 6" TALL BOARD ON BOARD WOOD SCREEN FENCE FOR DUMPSTER ENCLOSURE. SET 6x8 POSTS IN 18" x 36" DEEP CONCRETE FOOTINGS.
- 47 "VAN ACCESSIBLE" HANDICAP PARKING SIGN.



2 POLE SIGN BASE

SCALE: 3/4" = 1'-0"

3 CURB DETAIL

SCALE: 3/4" = 1'-0"

4 SIDEWALK CURB DETAIL

SCALE: 3/4" = 1'-0"

LANDSCAPING REQUIREMENTS:

- AVERAGE LOT DEPTH:
= 250'
- LANDSCAPE STREET YARD REQUIREMENTS:
- 175' FRONTAGE x 10 = 1750 s.f. (REQUIRED)
- 2555 s.f. (PROVIDED)
- TREES REQUIREMENTS:
- 1750 s.f./500 = 4 SHADE TREES OR 8 ORNAMENTALS (REQUIRED)
- 1 SHADE TREES AND 8 ORNAMENTALS (PROVIDED)
- PARKING LOT LANDSCAPING REQUIREMENTS:
ONE (1) SHADE TREE OR TWO (2) ORNAMENTALS FOR EACH 20 PARKING SPACES OR FRACTION THEREOF.
- (08) PARKING SPACES / 20 = 2 (REQUIRED)
- 50% OF REQUIRED STREET YARD TREES (2) SATISFIES PARKING LOT TREE REQUIREMENTS.
- PARKING LOT SCREENING REQUIREMENTS:
SHRUBS TO BE 18" MIN. HT. AND SHALL OBTAIN 36" HT. WITHIN THREE YEAR AFTER PLANTING. SPACE @ 30" O.C. TO ACHIEVE A SOLID VISUAL SCREEN WHEN PLANTS REACH MATURITY.

O'REILLY AUTO. - WICHITA, KANSAS (#4)

BUTLER, ROSENBERY & PARTNERS

DRAWN BY: JDL

CHECKED BY: CHB

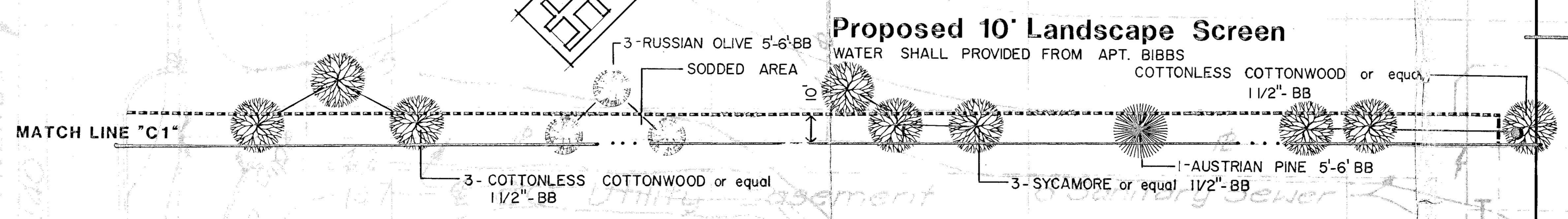
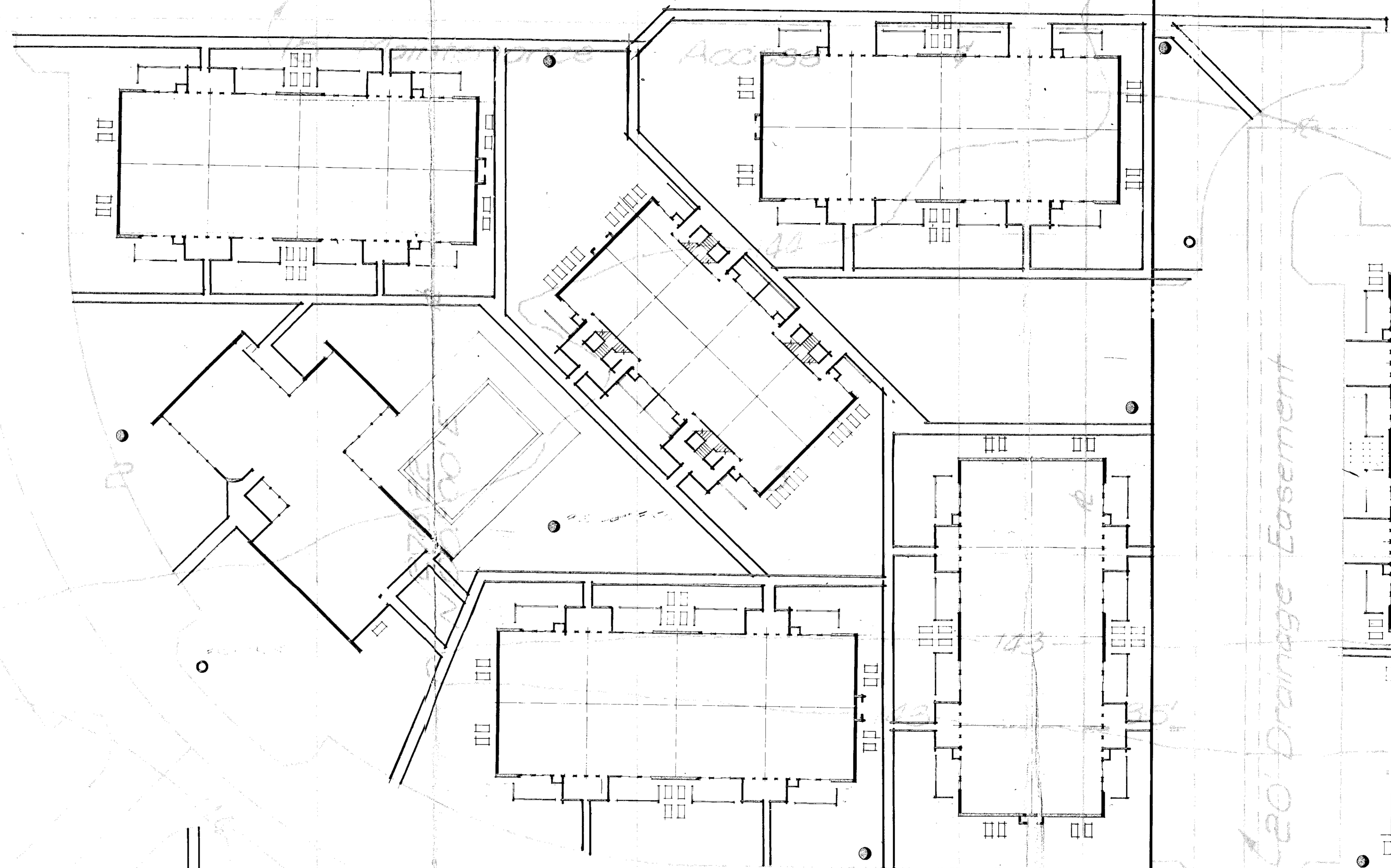
DATE: NOVEMBER 27, 1995

REVISED: JANUARY 9, 1996



SD2

2-30x22" CMP
Medians
278.20'
Iron
1/2" Inlets
100' Drainage Easement



LANDSCAPE PLAN APPROVED
 IN ACCORDANCE WITH GENERAL PROVISION
 No. 4 AND PARCEL DESCRIPTION NO'S. 3, 4, & 5
 OF THE TY-CEN ADDITION C.U.P. (DP-90)
 1-21-80
 DATE



Van Fossen & Brase
 ARCHITECTS AND ENGINEERS

GARY R. VAN FOSSEN, AIA / ROBERT L. BRASE, AIA / TULSA, OKLAHOMA
 JOB: 1-21-80
 REVISIONS: 1-22-80
 DATE: 1-21-80

sc-1

northwest territory

MATCH LINE "C"

3 - SYCAMORE or equal
1 1/2" - BB

3 - RUSSIAN OLIVE
5' - 6" - BB

3 - COTTONLESS COTTONWOOD
or equal 1 1/2" - BB

SODDED AREA

Proposed 10' Landscape Screen

WATER SHALL BE PROVIDED FROM APT. BIBBS

SODDED AREA

4 - COTTONLESS COTTONWOOD or equal
1 1/2" - BB

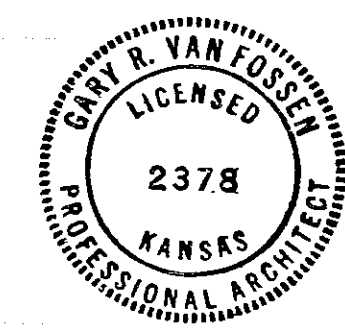
2 - SYCAMORE or equal 1 1/2" - BB

3 - PURPLELEAF PLUM 5' - 6" - BB

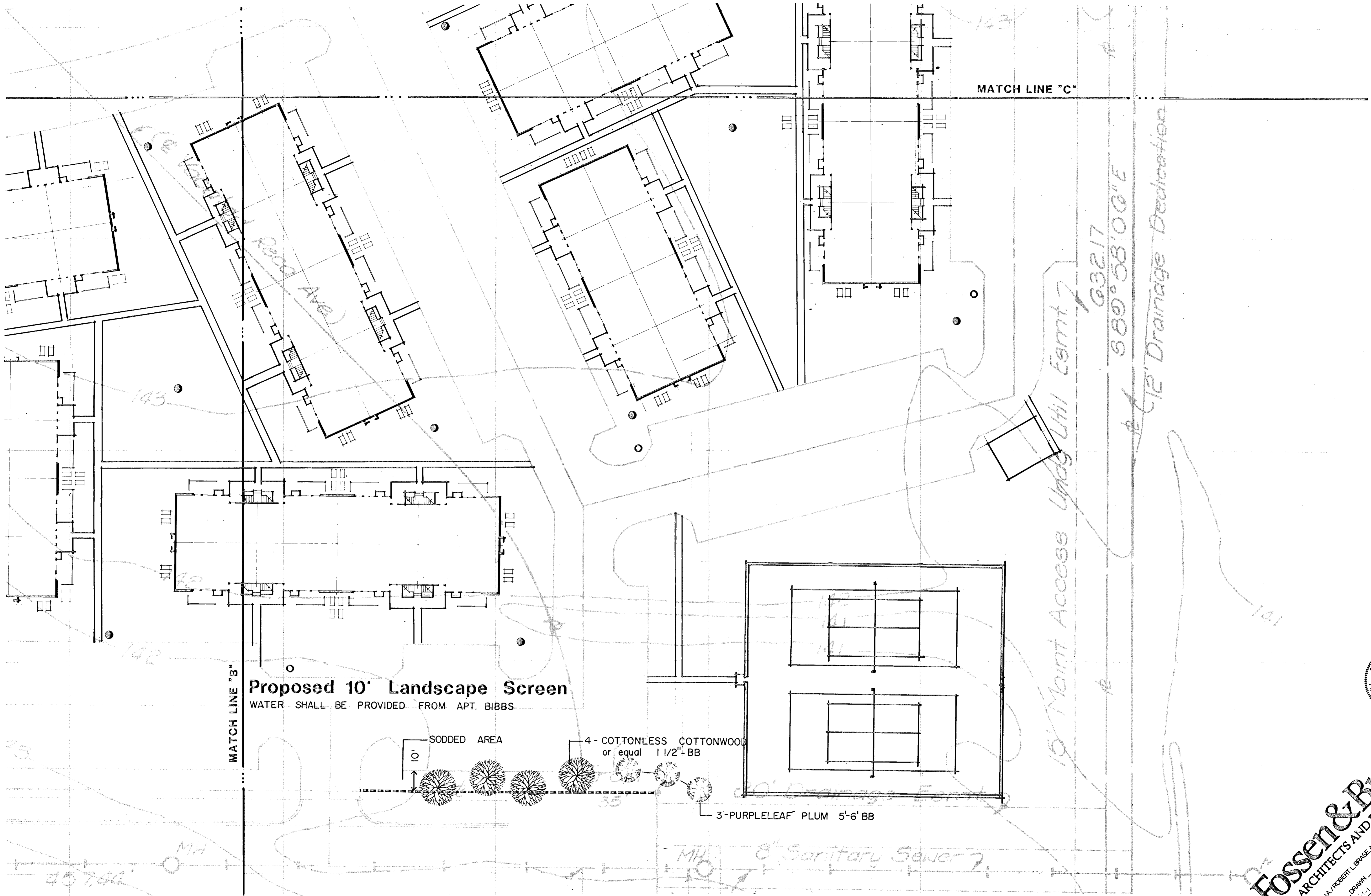
2 - SYCAMORE or equal 1 1/2" - BB

MATCH LINE "A"

MATCH LINE "B"



Van Fossen & Brase
ARCHITECTS AND ENGINEERS
GARY VAN FOSSEN, AIA / ROBERT BRASE, AIA / TULSA, OKLAHOMA
JOB: 12/11
REVISIONS: 12/11
DATE: 12/11
SC-4



Proposed 10' Landscape Screen
 WATER SHALL BE PROVIDED FROM APT. BIBBS

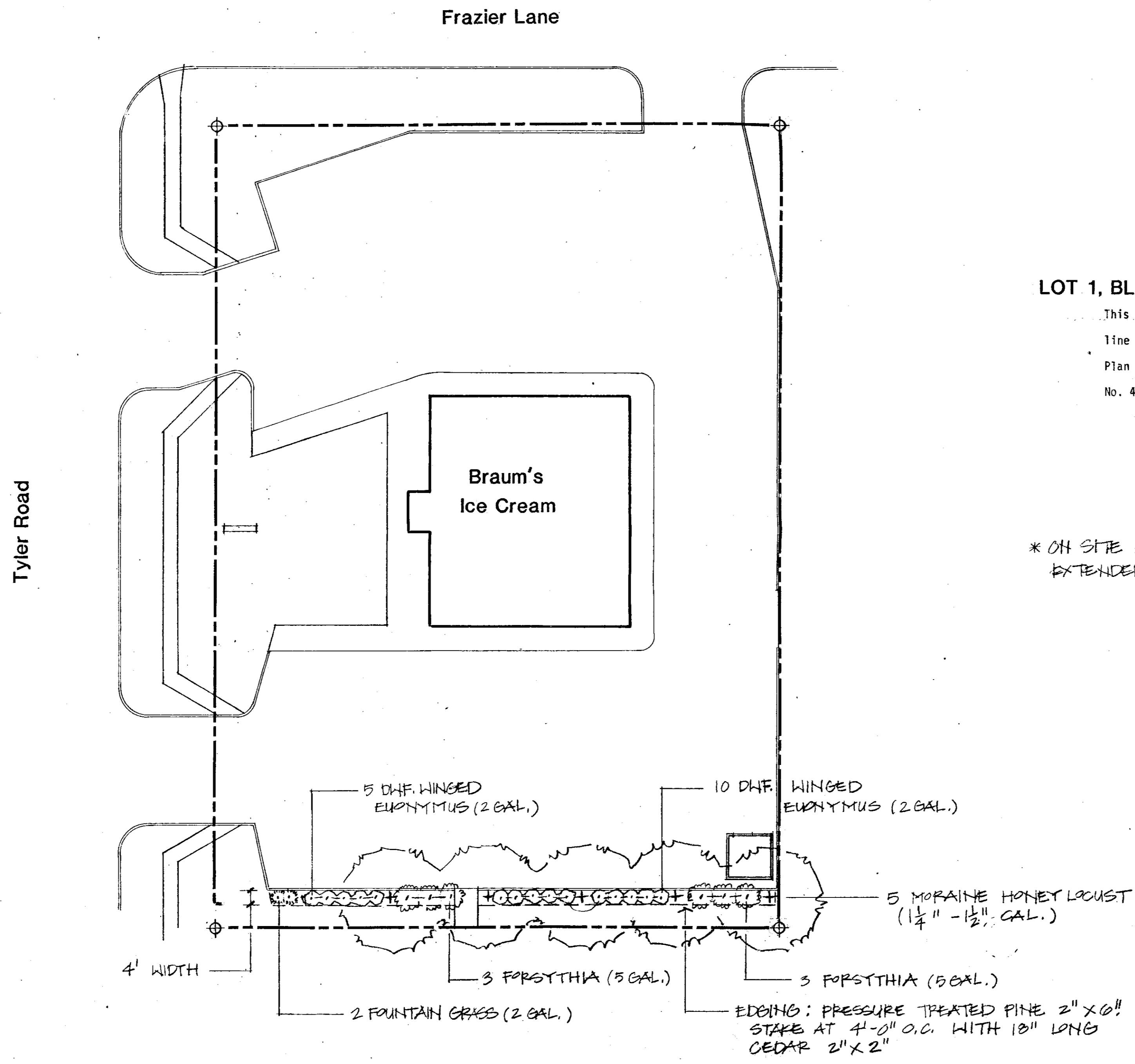
- SODDED AREA
- 4 - COTTONLESS COTTONWOOD
or equal 1 1/2" BB
- 3 - PURPLELEAF PLUM 5'-6" BB



Van Fossen & Brase
 ARCHITECTS AND ENGINEERS
 GARY R. VAN FOSSEN, AIA / ROBERT L. BRASE, AIA / TULSA, OKLAHOMA
 JOB: 22-01
 REVISIONS: 12/27/21
 DRAWN: [Signature]
 DATE: 12/27/21

SC-5

northwest territory



LOT 1, BLOCK C, TY-CEN ADDITION, WICHITA, KANSAS
 This is a revised landscape plan for the west 150 feet of the south line of Parcel No. 8 of the Amended TY-CEN ADDITION Community Unit Plan (DP-90), and is submitted in accordance with General Provision No. 4

* ON SITE AUTOMATIC IRRIGATION SYSTEM SHALL BE EXTENDED TO WATER NEW 4' WIDE PLANTING STRIP. *

approved landscape plan for south 4 feet of Parcel 8
 DP-90
 6-25-85



REVISED LANDSCAPE PLAN
 Scale: 1" = 20'-0"

- NOTES:**
1. PRIOR TO PLANTING ALL GRASS AND WEEDS SHALL BE REMOVED FROM THE PLANTING BED. AFTER INSTALLATION OF THE EDGING AND THE PLANT MATERIAL THE PLANTING BED SHALL BE COVERED WITH A 2" LAYER OF SHREDDED BARK MULCH.
 2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND REPAIRING THEM IF THEY SHOULD BE DAMAGED AS A RESULT OF HIS ACTIONS.

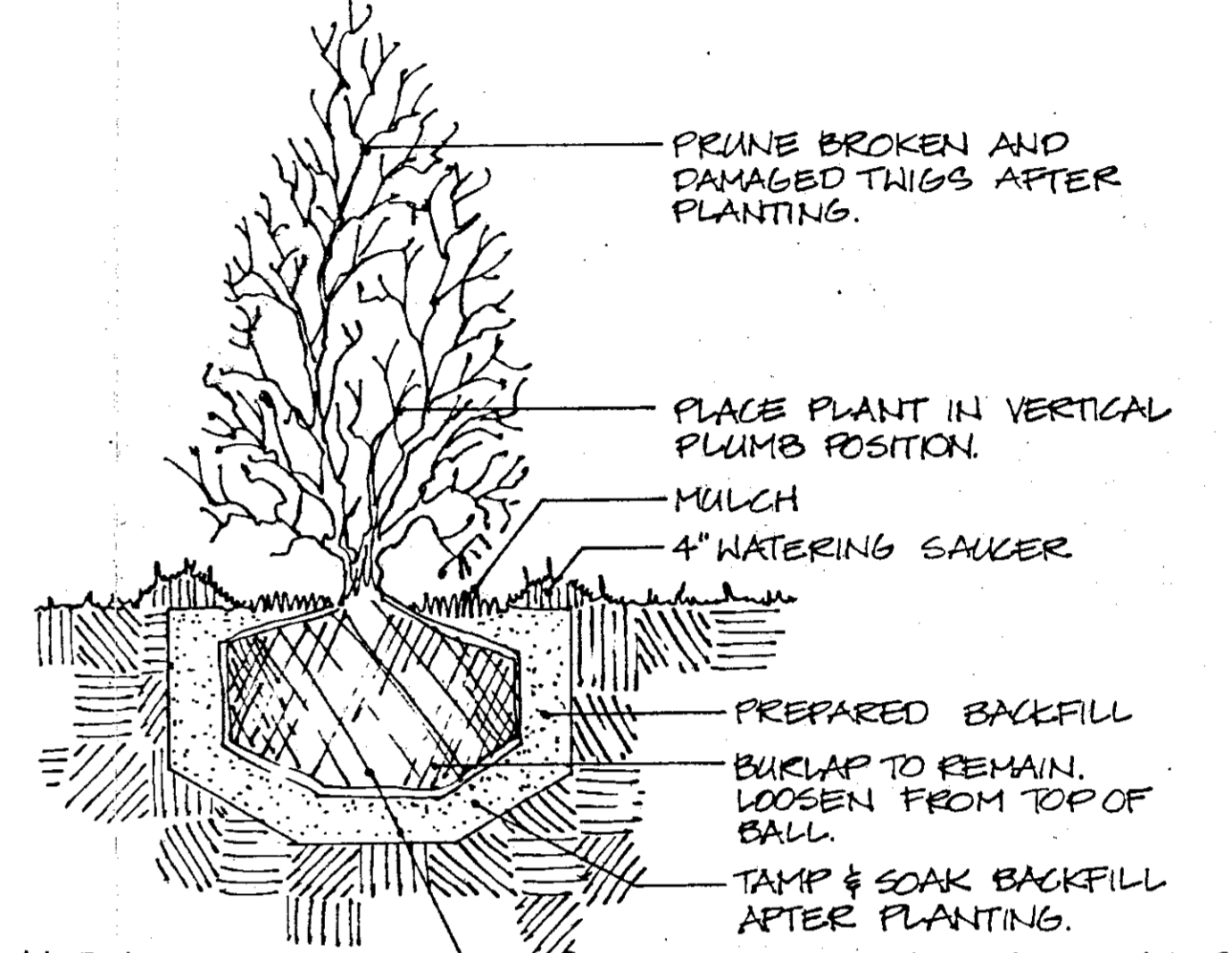
Approved landscape plan for Parcel 7
of the TY-CEN C.U.P. DP-90 see letter dated 12/14/81
Jill Albrecht

FRAZIER LANE

PLANT MATERIAL LIST

QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
5	HONEYLOCUST	GLBOITZIA TRIACANTHOS H.V.	1 1/2'-2"	B+B	SIZE IN GAL.
14	AUSTRIAN PINE	PINUS NIGRA	4'-5'	B+B	SIZE IN HT.
8	CANAERT REDCEDAR	JUNIPERUS VIRGINIANA	4'-5'	B+B	" " "
9	REDBUD	CERCIS CANADENSIS	5'-6'	B+B	" " "
3	WINGS ED ELONYMUS	ELONYMUS ALATUS	---	3 GAL.	" " "

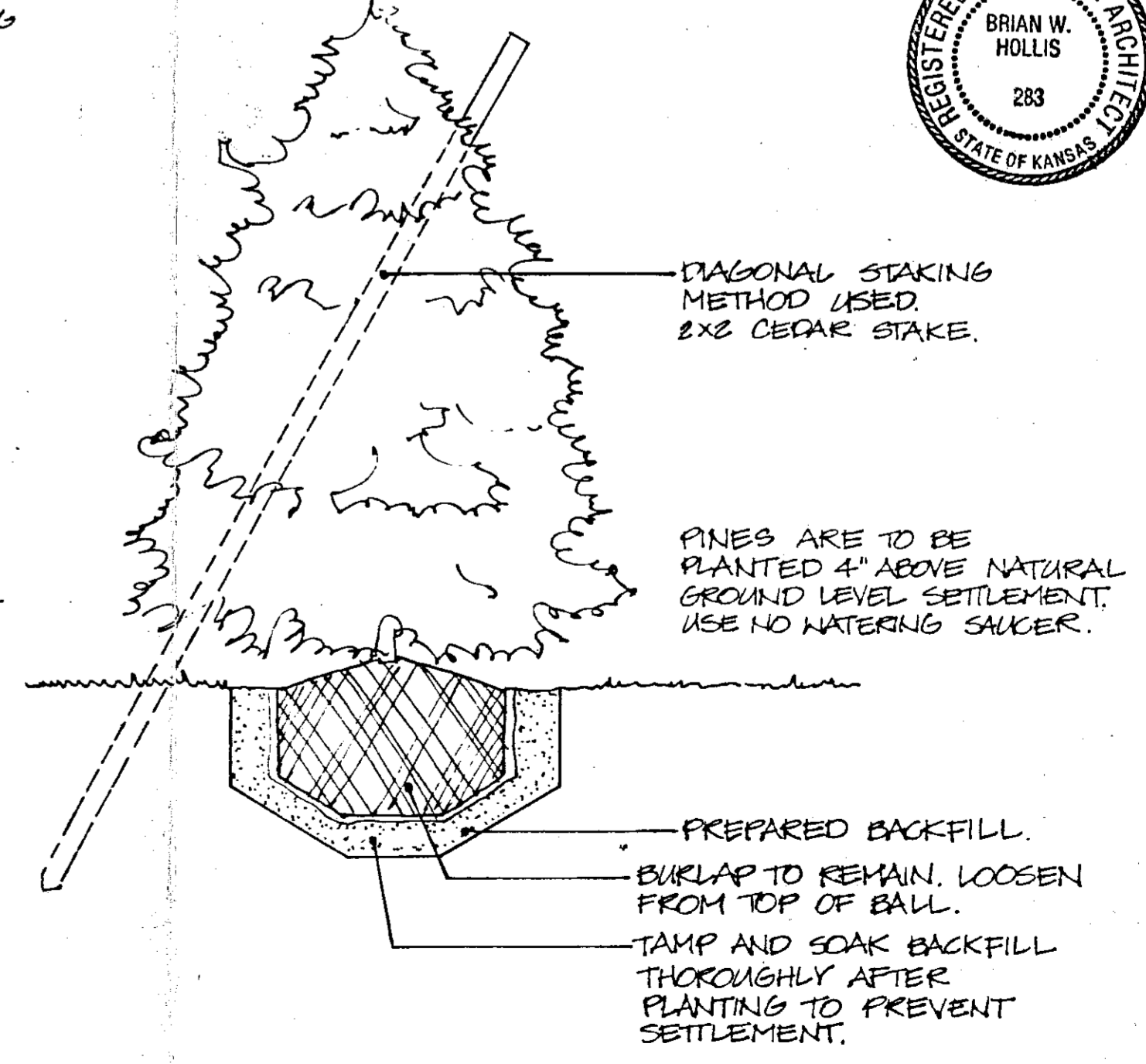
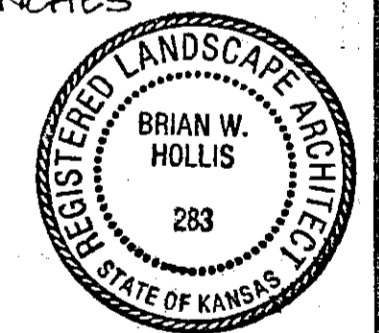
- NOTES:**
1. VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO INSTALLATION OF PLANT MATERIALS.
 2. ALL PLANT SAUCERS SHALL BE MULCHED WITH COTTONSEED HULLS AT A DEPTH NO LESS THAN 2 INCHES.
 3. LEGAL DESCRIPTION: LOT 3 OF BLOCK C OF TY-CEN ADDITION OF WICHITA, KANSAS.



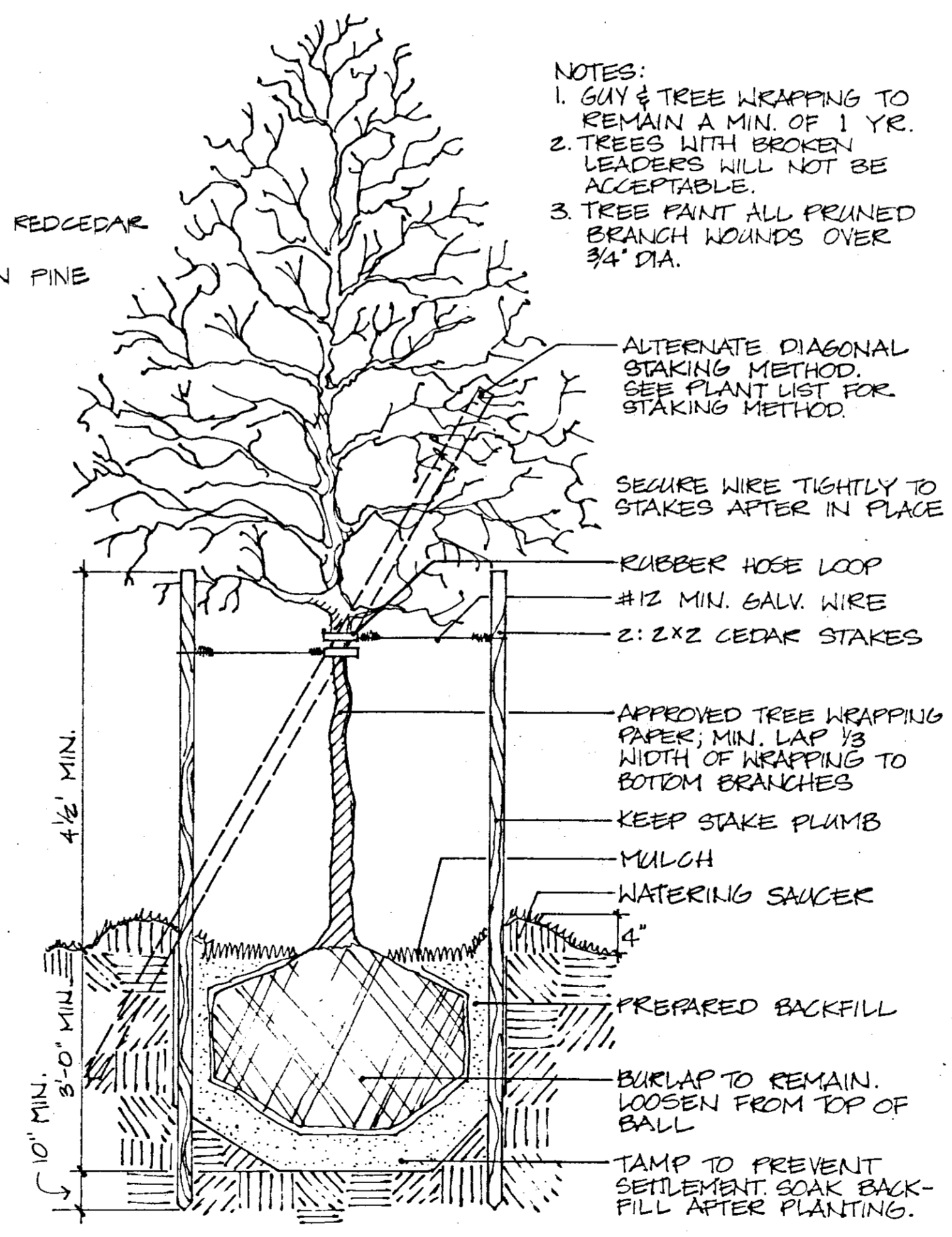
NOTE: TREES AND SHRUBS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY DID TO EXISTING GRADES IN THE NURSERY.

SHRUB PLANTING DETAIL
NO SCALE

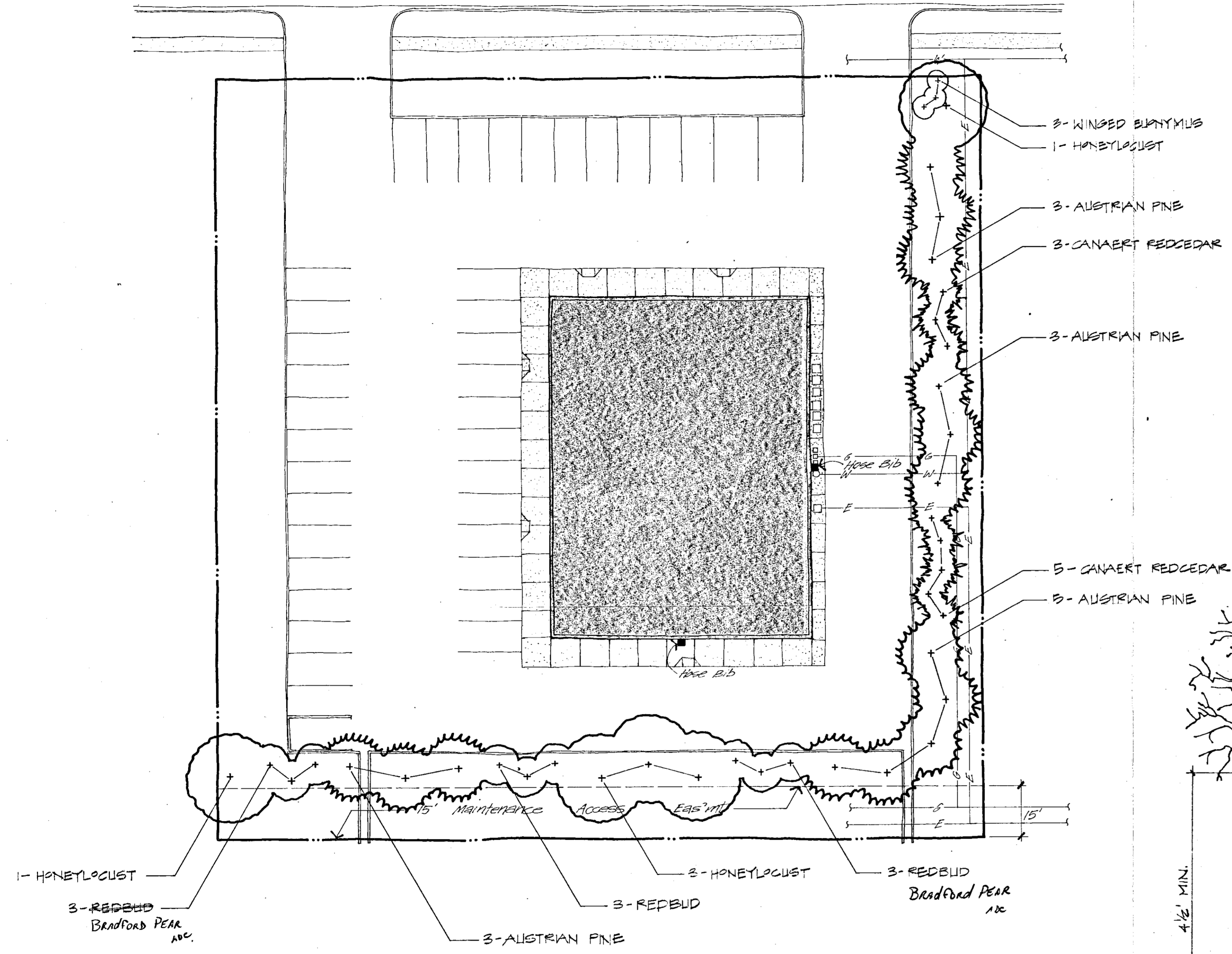
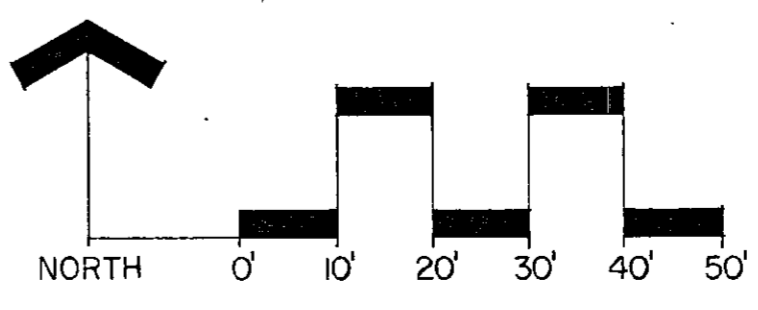
- NOTES:**
1. PLACE PLANT IN VERTICAL PLUMB POSITION.
 2. WHEN CONTAINER PLANTS, REMOVE ALL FIBRE PAPER, METAL ETC. IMMEDIATELY BEFORE PLANTING.
 3. GUYS & TREE WRAP TO REMAIN A MIN. 1 YR.
 4. PRUNE BROKEN & DAMAGED TWIGS & BRANCHES AFTER PLANTING.



EVERGREEN STAKING & PLANTING DETAIL
NO SCALE

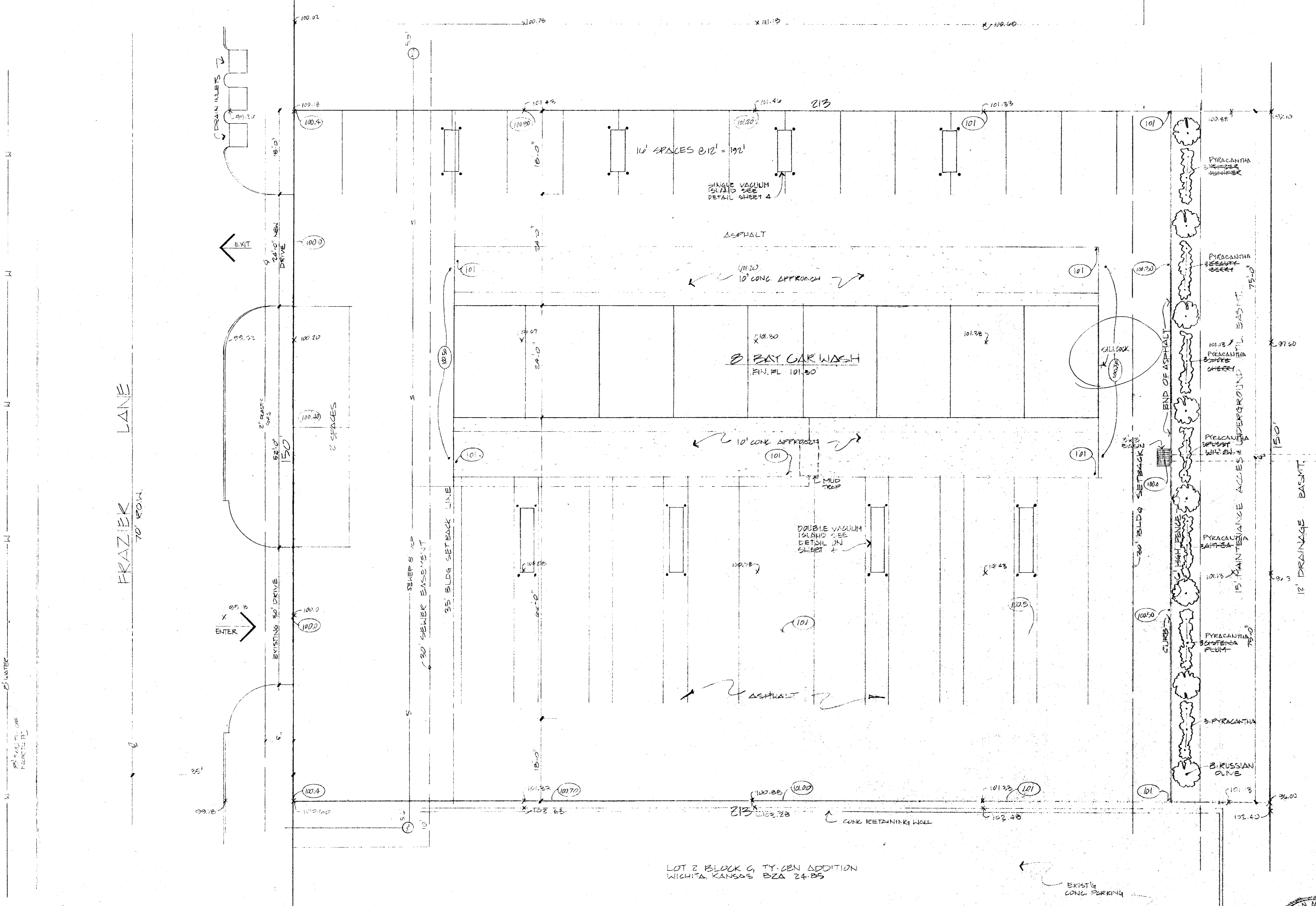


TREE STAKING & PLANTING DETAIL
NO SCALE



**PLANTING STRIP REQUIREMENT FOR:
MINOR EMERGENCY CENTER**

DP-90
 APPROVED LANDSCAPE PLAN (AS AMENDED)
 S. LINE PARCEL 9
 7-15-85

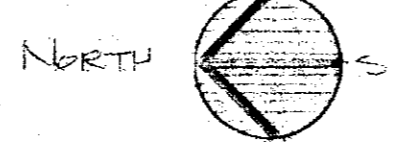


PLANT MATERIAL LIST		
QTY	DESCRIPTION	SIZE
21	WTATTI PYRACANTHA	2 1/2" 5 GAL CONT.
3	PRINER HUNTER	5 GAL CONT.
3	ALTHEA	5 GAL CONT.
3	FUSSY WILLOW	5 GAL CONT.
3	CHERRY PLUM	5 GAL CONT.
3	SHAKE CHERRY	5 GAL CONT.
3	BEAUTY BERRY	5 GAL CONT.
8	RUSSIAN OLIVE 2 1/2" D.C.	4.5 5 GAL CONT.

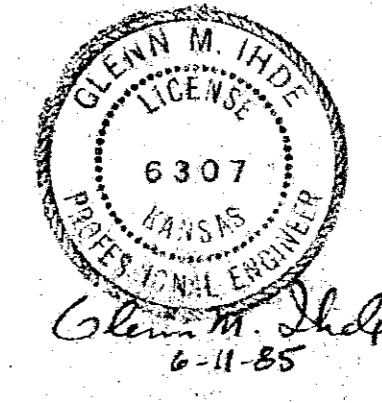
NOTE: IF PYRACANTHA IN 5-GAL CONTAINERS ARE USED, 2 RATHER THAN 3 MAY BE PLANTED BETWEEN EACH 2 RUSSIAN OLIVES

LOT 2 BLOCK C, TY-CEN ADDITION
 WICHITA, KANSAS BZA 24-85

SITE PLAN



SCALE 1"=100'

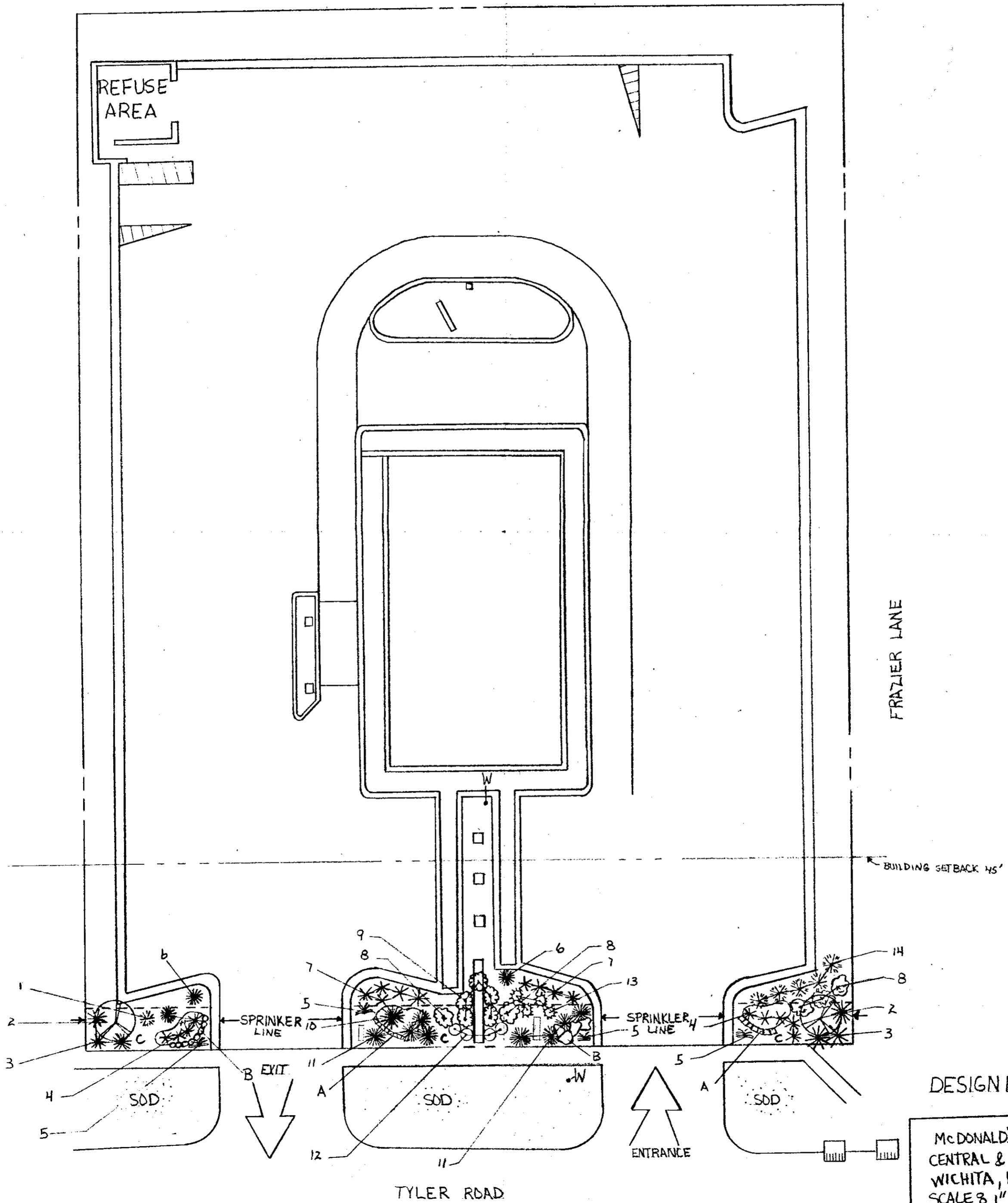


SEE SHEET #5 FOR GENERAL NOTES.

SHEET INDEX	
1	SITE PLAN
2	FLOOR PLAN & ELEVATIONS
3	CROSS SECTIONS
4	MECHANICAL & ELECTRICAL PLAN
5	FOUNDATION PLAN

ROD STEVENS FRAZIER WICHITA, KANSAS	
SCALE 1"=10.0'	REVISION
DATE MAY 2, 1985	BY
DRAWN BY C.A.D.	DATE
CHECKED BY	
NO. 101	
SMITH CONSTRUCTION CO. INC. 3020 ESTHER WICHITA, KANSAS	

McDONALD'S
 LOT #1 OF TY-CEN ADDITION
 PARCEL 1 OF TY-CEN C.U.P.



DESIGN BY: SUNNYSIDE
 NURSERY

McDONALD'S
 CENTRAL & TYLER RD.
 WICHITA, KANSAS
 SCALE 3/16" = 20'-0"
 DATE: 4-6-79





Wichita-Sedgwick County Metropolitan Area Planning Department
May 8, 2017

Braum's Ice Cream & Dairy Stores
3000 NE 63rd Street
Oklahoma City, OK 73121

Coffelt Sign Company
Attn: Rick Hamman
P.O. Box 985, 18 S. Commercial Street
Emporia, KS 66801

RE: CUP2017-19 – City CUP Administrative Adjustment General Provision #5 to Ty-Cen Commercial Community Unit Plan DP-90 for one additional sign on west elevation

LEGAL: Lot 1, Block C, Ty-Cen Addition, Wichita, Sedgwick County, KS


Dear Applicant:

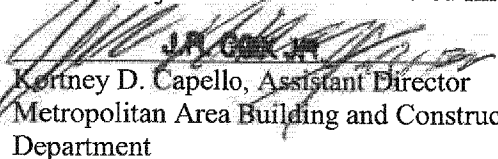
We received and reviewed your request for an Administrative Adjustment to DP-90, to allow one additional sign on the west elevation of the existing Braum's store, per Section 24.04.251(2.d). The combined square footage of the signs do not exceed 20 percent of the west wall elevation square footage.

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.


Dale Miller, Director
Metropolitan Area Planning Department

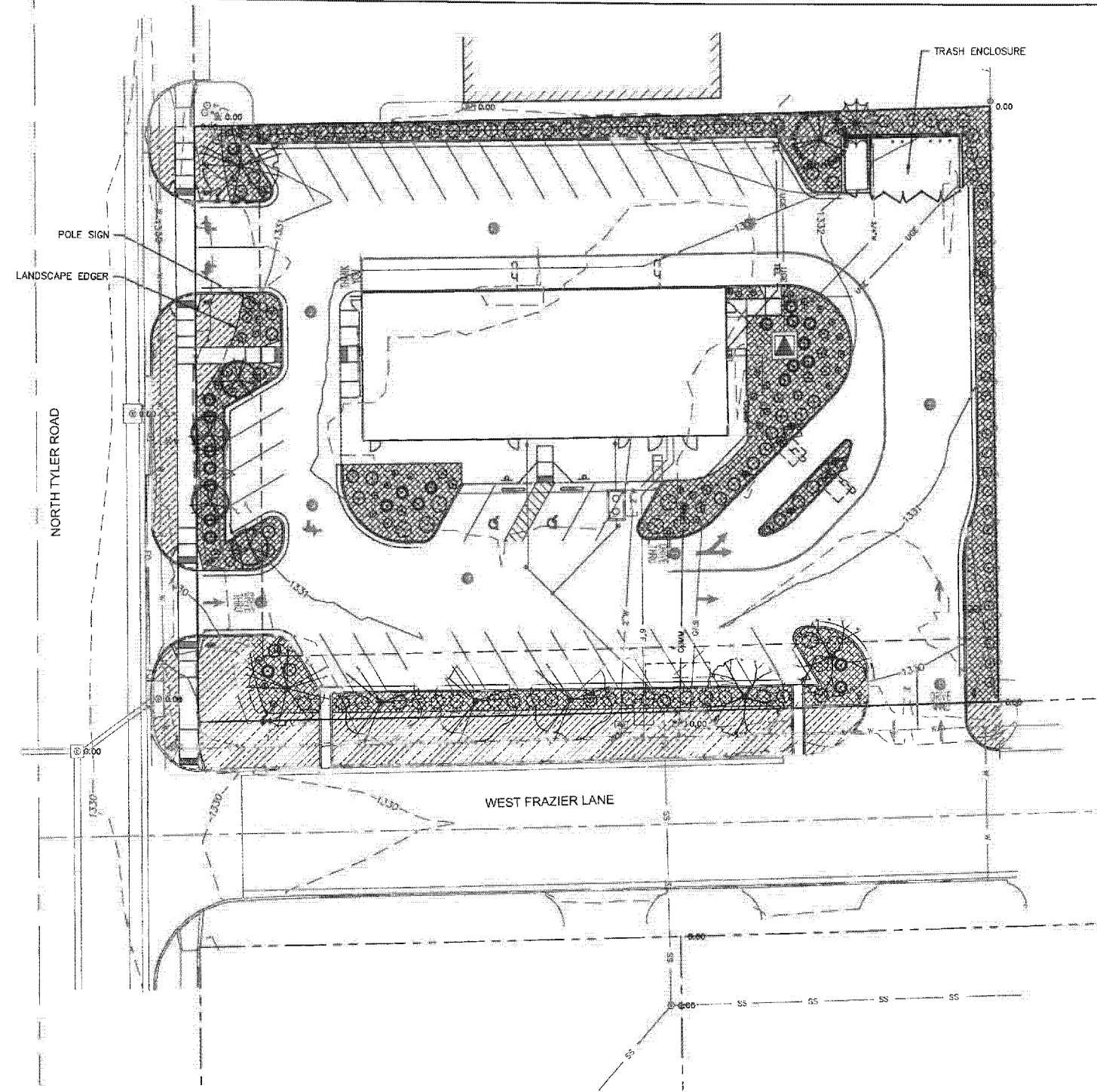

Kortney D. Capello, Assistant Director
Metropolitan Area Building and Construction
Department

cc: MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Liaison District V

LANDSCAPE PLAN

APPROVED 9/6/18 BY NES

DP-90



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	2	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY GINKGO	B & B	2.5"	CAL
	3	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	2.5"	CAL
	2	QUERCUS MACROCARPA / BURR OAK	B & B	2.5"	CAL
EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	1	PINUS EDULIS / PINON PINE	B & B		6-8' HT.
	1	PINUS STROBIFORMIS / SOUTHWESTERN WHITE PINE	B & B		6-8' HT.
FLOWERING TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	4	ACER GINNALA / AMUR MAPLE	B & B	1.5"	CAL
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	WIDTH
	33	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SHRUB	2 GAL		
	6	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	2 GAL		
	55	JUNIPERUS CHINENSIS 'GOLD COAST' TM / GOLD COAST JUNIPER	2 GAL		
	23	JUNIPERUS CHINENSIS 'MINT JULEP' / MINT JULEP JUNIPER	2 GAL		
	27	JUNIPERUS HORIZONTALIS 'TURQUOISE SPREADER' / TURQUOISE SPREADER JUNIPER	2 GAL		
	27	LIGUSTRUM VULGARE 'LODENSE' / LODENSE PRIVET	2 GAL		
	21	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN'S POTENTILLA	2 GAL		
	10	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	2 GAL		
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3
	5,018 SF	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD		
	8,554 SF	SHREDDED HARDWOOD / WOOD MULCH	SF		

LANDSCAPE CALCULATIONS

REQUIRED LANDSCAPED STREET YARD

NORTH TYLER ROAD
185 LF STREET FRONTAGE (X) 10 SQ FT = 1,850 SF LANDSCAPED STREET YARD REQUIRED
1,850 SF / 500 = 4 SHADE TREES REQUIRED
1,875 SF PROVIDED

WEST FRAZIER LANE
250 LF STREET FRONTAGE (X) 10 SQ FT = 2,500 SF LANDSCAPED STREET YARD REQUIRED
2,500 SF / 500 = 5 SHADE TREES REQUIRED
2,621 SF PROVIDED

SCREENING LOT SCREENING

PARKING LOTS ARE TO BE CONTINUOUSLY SCREENED FROM VIEW OF THE STREET EXCEPT AT DRIVEWAYS. VEHICLE QUEUING AND HOLDING AREAS SUCH AS IN CAR WASHES, DRIVE UP WINDOWS, AND GASOLINE PUMPING STATIONS ARE ALSO TO BE SCREENED.

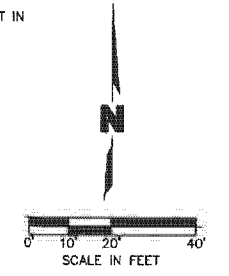
THE REQUIRED SCREENING MUST BE 18 INCHES IN HEIGHT AT THE TIME OF PLANTING AND REACH A MINIMUM OF 3 FEET IN HEIGHT ABOVE THE PARKING SURFACE AFTER 3 YEARS OF GROWTH.

PARKING LOT TREES

ONE SHADE TREE OR TWO ORNAMENTAL TREES ARE REQUIRED FOR EACH 20 SPACES.
40 PARKING SPACES / 20 = 2 SHADE TREES REQUIRED

NO BUFFER IS REQUIRED

40 PARKING SPACES PROVIDED



CONSTRUCTION DOCUMENTS	REV	DATE	DESCRIPTION
	A	08/27/18	
<p>PREPARED FOR: McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the contract documents for such another project is not authorized.</p>			
TITLE	DESCRIPTION	SITE ADDRESS	
15-0060	2018 45x114 PROTOTYPE BUILDING	505 TYLER ROAD, WICHITA, KS	
SHEET NO.	L1.1	LANDSCAPE PLAN	

DWG: F:\2017\2001-2500\017-2012\40-Design\AutoCAD\Find Plans\Sheets\GNCV\C_LSC_72012.dwg
 DATE: Aug 31, 2018 10:06am
 USER: Ryan
 C:\BASE_172012
 XREFS: C:\TBLK_72012

