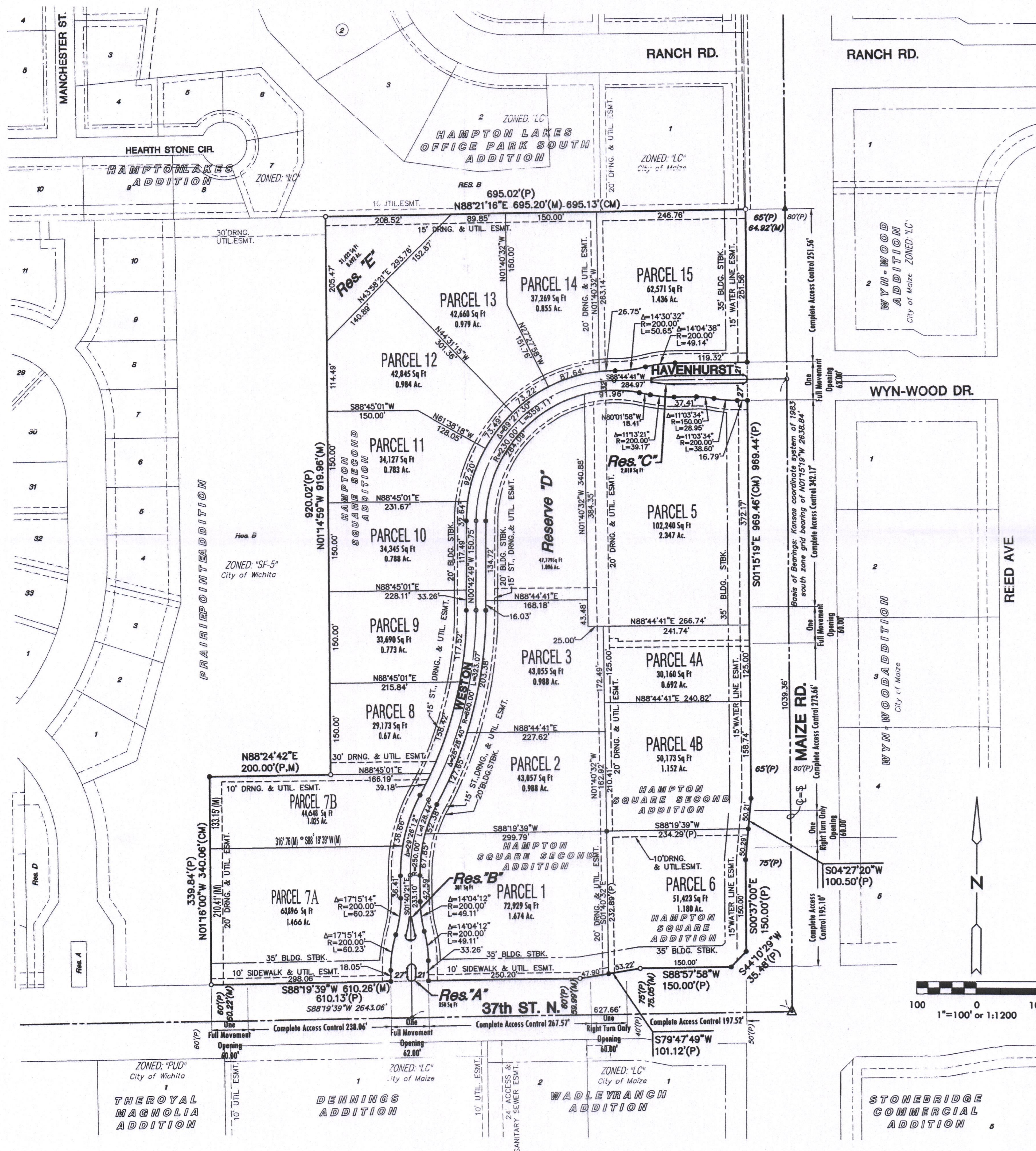


C.U.P. D.P. - 262

37TH & MAIZE COMMERCIAL C.U.P.

OWNER: HAMPTON LAKES, LLC



- This development contains 25.5 gross acres or 24.6 net acres. (Net acres are determined by subtracting street r/w)
- Parcel Descriptions:

PARCEL 1 Gross area= 1,674 ac. or 72,929 sq. ft. Maximum height= 35 feet Maximum coverage= 30% Max. Gross floor area= 30%	PARCEL 8 Gross area= 0.67 ac. or 29,173 sq. ft. Maximum height= 35 feet Maximum coverage= 30% Max. Gross floor area= 30%
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- Landscape and parking lot screening shall be in accordance with the City of Wichita code. A landscape plan indicating the location, type, and specification of plant material shall be submitted by a landscape architect to the planning department for their review and approval prior to the issuance of any building permit(s). A financial guarantee for the plant materials approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted.
- Minimum setback requirements: Shall be per Plat and CUP Plan.
- Signs shall be in accordance with appropriate codes with the following additional conditions:
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold, except however, signs may be spaced a minimum of 50' when within a development identification monument sign.
 - Electronic message signs are allowed and shall be permitted in conformance with the Wichita Sign Code. Flashing signs (except for signs showing only time, temperature, and other public service messages), rotating or moving signs, signs with moving lights of signs which create illusions of movement are not permitted.
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 - Window display signs are limited to 25 percent of the window area.
 - No signs shall be allowed on the rear of any buildings, except for Parcels 1, 2, 3, 4A, 4B, 5, and 6, that have commercial frontage on all four sides.
 - All freestanding signs must be monument type and shall have a maximum height of 20 feet, except that one 27.5-foot sign on Maize Road and one 27.5-foot sign on 37th Street North. The maximum sign face area along the arterial streets of Parcels 1, 4A, 4B, 5, 6, 7, and 15 shall not exceed 80 percent of the cumulative lot frontages. The maximum sign face area along the neighborhood collector streets of Parcels 1, 2, 3, 7, 8, 9, 10, 11, 12, 13, 14 and 15 shall not exceed 50 percent of the cumulative lot frontages. The Developer / Owners shall be responsible for allocating the sign areas for each parcel.

Maize Road - total allowed sign area	990 square feet
37th Street - total allowed sign area	703 square feet
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Havenhurst Street - total allowed sign area	401 square feet

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 - If a hotel is developed on Parcels 11 - 15, requests for taller building signage may be looked upon with favor, but will be required to be approved as either an adjustment or amendment to the C.U.P. depending on the significance of the requested increase.
- Parking - shall be in accordance with the wichita-sedgewick county Unified zoning code.
- Architectural control - All buildings within the C.U.P. shall have the same predominate exterior building materials with consistent architectural character, color and texture, and consistent lighting design (fixtures, poles, lamps, etc.) as approved by director of planning. No facades that are predominantly metal shall be allowed. This requirement shall also apply to any retail development (e.g. restaurants, banks, convenience store/service stations, grocery store, personal care or improvement services) located on property zoned "L.C.".
- An owners association agreement providing for the maintenance of reserves, open space, internal devices, parking areas, drainage improvements, etc., shall be filed by the time the plat is filed of record.
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- Loading areas, trash receptacles, outside storage, and docks in the C.U.P. shall be screened from ground level view along 37th Street North and Maize Road. Screening of all trash dumpsters, outside storage, and mechanical equipment will be constructed of material to match and preferably be connected to the buildings they support.
- Masonry walls:
 - A six (6) foot tall masonry wall shall be constructed along west property line of the C.U.P. in conformance with the provisions of Article III, Section III-C.2.b.(2)(d) of the unified zoning code, except as provided below. The wall shall be constructed with a pattern and color that is consistent with the abutting Parcels building walls.
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As per Admin Adjustment W/P 2022-0040
APPROVED CUP
 9/12/2022
 [Signature]
 Copy 2024



Wichita-Sedgwick County Metropolitan Area Planning Department

September 2, 2022

Hampton Square, LLC
2243 N. Ridge Road, Ste 105
Wichita, KS 67205

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

RE: CUP2022-00040 – Administrative Adjustment in the City to the 37th and Maize Commercial Cup DP-262 to align parcel to recent lot split on property zoned LC Limited Commercial; located on the northwest corner of North Maize Road and West 37th Street North.

LEGAL DESCRIPTION: Lot 1, Block 2, Hampton Square 2nd Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to DP-262 to alter the parcel boundary and area calculations of Parcel 7A and 7B associated with Lot Split LSP2022-00023, which split Parcel 7 into Parcels 7A and 7B. The following reflects the proposed modifications identified in red letters:

PARCEL 7A

Gross Area = 1.466 ac. or 63,896 sq. ft.
Maximum Height = 35 feet
Maximum Building Coverage = 30%
Max. Gross floor area = 30%

PARCEL 7B

Gross Area = 1.025 ac. or 44,648 sq. ft.
Maximum Height = 35 feet
Maximum Building Coverage = 30%
Max. Gross floor area = 30%

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

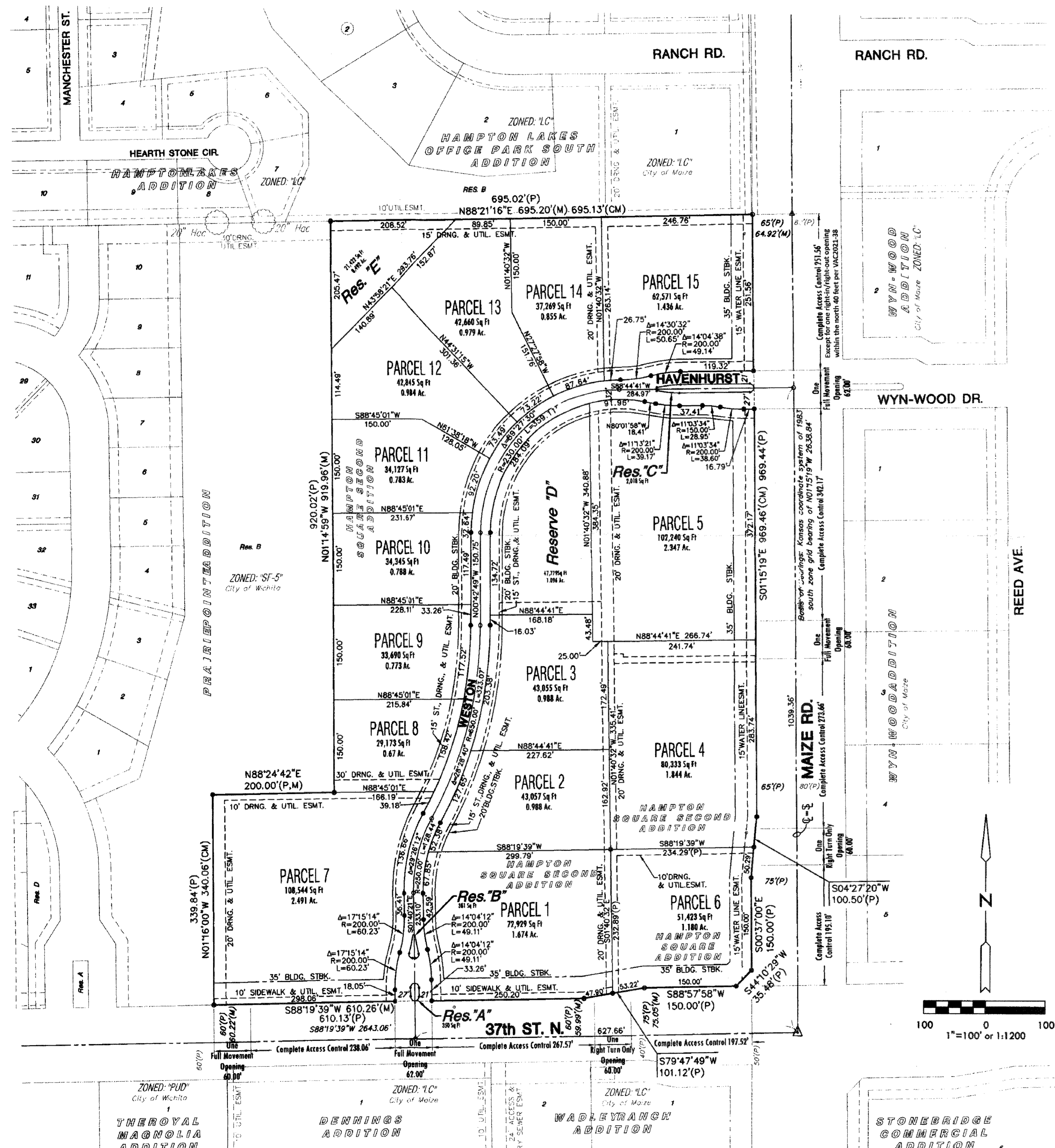
John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

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

C.U.P. D.P.-262

37TH & MAIZE COMMERCIAL C.U.P.

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APPROVED CUP
 MAPC 10-10-02
 WCC 11-13-02
 MAPD copy 1 of 4

As per AA CUP2021-0006
 11-9-2021

DP-262
 37th & MAIZE COMMERCIAL
 COMMUNITY UNIT PLAN

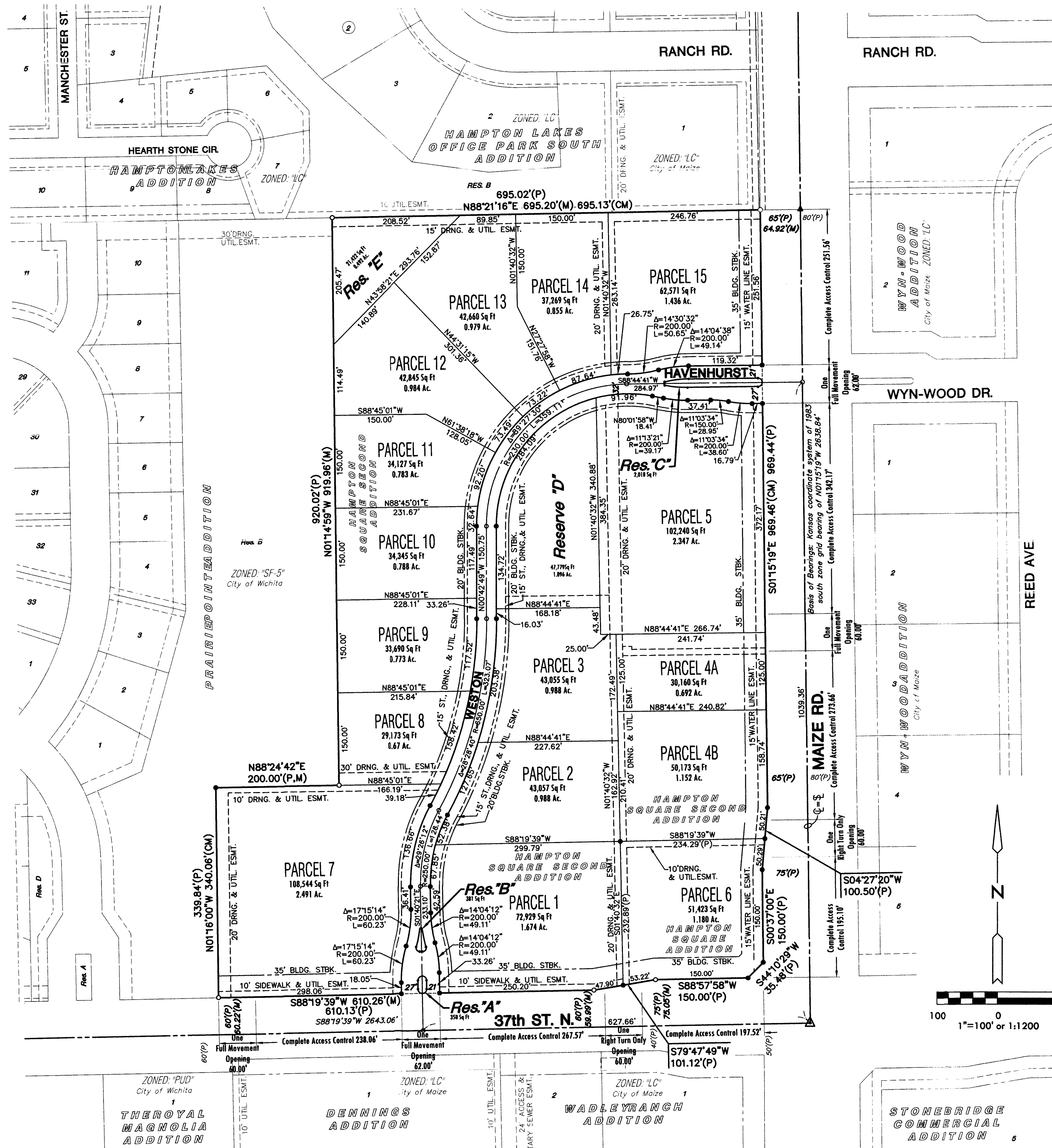
BAUGHMAN
 REVISOR PER ADJUSTMENT CUP2021-61 DATED NOVEMBER 9, 2021

MKEC
 Professional Engineering Consultants, P.A.
 303 S. TOPEKA • WICHITA, KANSAS 67202
 316-262-2691 • FAX 316-262-3003

C.U.P. D.P.-262

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- Masonry walls:
 - A six (6) foot tall masonry wall shall be constructed along west property line of the C.U.P in conformance with the provisions of Article III, Section III-C.2.b.(2)(d) of the unified zoning code, except as provided below. The wall shall be constructed with a pattern and color that is consistent with the abutting Parcels building walls.
 - The construction of a wall along the west lines of the Parcels 8, 9, 10, 11, and 12 will be required if the following provisions are not met:
 - Landscaped evergreens or low wall screening shall be utilized to shield the view of parking lots from the residential lots west of the adjoining pond/reserve. Such screening shall be installed prior to the issuance of occupancy permit, and shall be approved by the Planning Director. The parking lots shall be predominantly on the east portions of the above specified Parcels.
 - No service drives are allowed along the west property line.
 - Utilities visible from the west residential lots shall be screened from ground view with fencing, landscaping, masonry or stucco wall, and/or any combination thereof.
- 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.
- Prior to issuing building permits, a plan for a pedestrian walk system shall be submitted and approved by the director of planning. This walk system shall link sidewalks along 37th Street North and Maize Road with the proposed buildings within the subject property and with pedestrian connectivity being provided for residential development to the west as determined by the Planning Director.
- All exterior lighting shall be shielded to direct light disbursement downward and away from residential zoning.
- All parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps, and etc.)
 - Light poles shall be limited in height to 24 feet, except within 200 feet of residentially zoned Lots where light poles shall not exceed 14 feet in height (Reserves not counted as Lots).
 - Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Traffic improvements to Maize Road and 37th Street North shall be determined at the time of platting.
- Prior to issuance of any building permit, a site circulation plan shall be approved for the overall circulation of the C.U.P. that provides for smooth flow of traffic among all parcels, and providing connectivity with the properties to the north / northwest.

As per Admin. Adj. CUP 2018-47 RLM
 11-16-18 RLM
APPROVED CUP
 MAPC 10-10-18 RLM
 WCC 11-13-18 RLM
 MAPD copy 2/8/4

13/10/2018 10:00:00 AM 0344538 14 57

GENERAL PLANTING NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND/OR THE ARCH./LANDSCAPE ARCH. FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF THE 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 LANDSCAPE ARCH. OR OWNER'S REPRESENTATIVE'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCH. RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- UTILITIES HAVE BEEN SHOWN ON THE PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- SEED TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TALL FESCUE. SOW AT RATE SPECIFIED BY SEED PRODUCER.
- SOD TYPE SHALL BE LOCALLY AVAILABLE TALL FESCUE BLEND OR OTHER TURF GRASS RECOMMENDED FOR THE SPECIFIC AREA.
- RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
- REESTABLISH 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.
- 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.
- CULTIVATE GROUND COVER PLANTING BEDS TO DEPTH OF 8". TILL COMPOST AND WELL-ROTTED MANURE INTO THE PLANTING BED AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/MANURE TO THREE (3) PARTS SOIL.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- PLANT GROUND COVER/ANNUALS 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.
- EDGING MATERIAL TO BE DETERMINED BY OWNER. CONTRACTOR TO PRICE BOTH CUT LIMESTONE EDGING AND SPADED EDGE.
- BOULDERS ARE TO BE CHOSEN BY OWNERS
- USE MULTI-COLORED COLORADO COBBLESTONE WHERE INDICATED ON PLAN. LANDSCAPE CONTRACTOR SHALL SUPPLY OWNER'S REPRESENTATIVE WITH A SAMPLE OF COBBLES FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF ROCK COBBLES TO RANGE FROM 4" TO 8".
- POROUS WOVEN WEED BARRIER SHALL BE INSTALLED ONLY IN PLANTING BEDS WHERE ROCK MULCH IS INDICATED (SEE PLAN). PLACE FULL LAYER OF COBBLESTONES ON TOP OF WEED BARRIER UNTIL THE FABRIC IS NO LONGER VISIBLE.
- USE SHREDDED WOOD MULCH (NO DYE) IN ALL PLANTING BEDS, UNLESS NOTED OTHERWISE. LANDSCAPE CONTRACTOR TO PROVIDE SAMPLE TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL.
- PLACE 4" OF MULCH IN ALL TREE SAUCERS. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS.
- TREAT PLANTING BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- 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.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/FINAL ACCEPTANCE.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. SEE SHEET LS-2.0.

LANDSCAPE CODE CALCULATIONS

LANDSCAPED STREET YARD REQUIRED	PARKING LOT SCREENING AND LANDSCAPING
Landscaped Street Yard Required (Method 1): 373 LF of Maize Road x 15 (sq. ft. factor) 5,595 (total landscaped street yard req'd)	Parking lot is screened w/shrubs Parking Lot Trees Required 112 Total stalls + 20 (one tree per 20 spaces) = 56 or say 6 trees req'd.
254 LF of N. Weston Street x 10 (sq. ft. factor) 2,540 (total landscaped street yard req'd)	(One-half of the req'd. street yard trees may be used to fulfill parking lot tree requirement) One-half of 17 street yard trees = 8.5
Landscaped Street Yard Provided: 11,451 Total sq. ft. provided	6 total parking lot trees req'd. 6 (street yard trees) 0 shade tree req'd as parking lot trees.
Street Yard Trees Required: 8135 + 500 = 16,27 or say 17 trees req'd	Parking lot trees provided: 12 parking lot trees provided
Shade Trees Shown - 17.5 total: 11 shade trees 50 shrubs = 5 shade trees 3 ornamental trees = 1.5 shade trees	

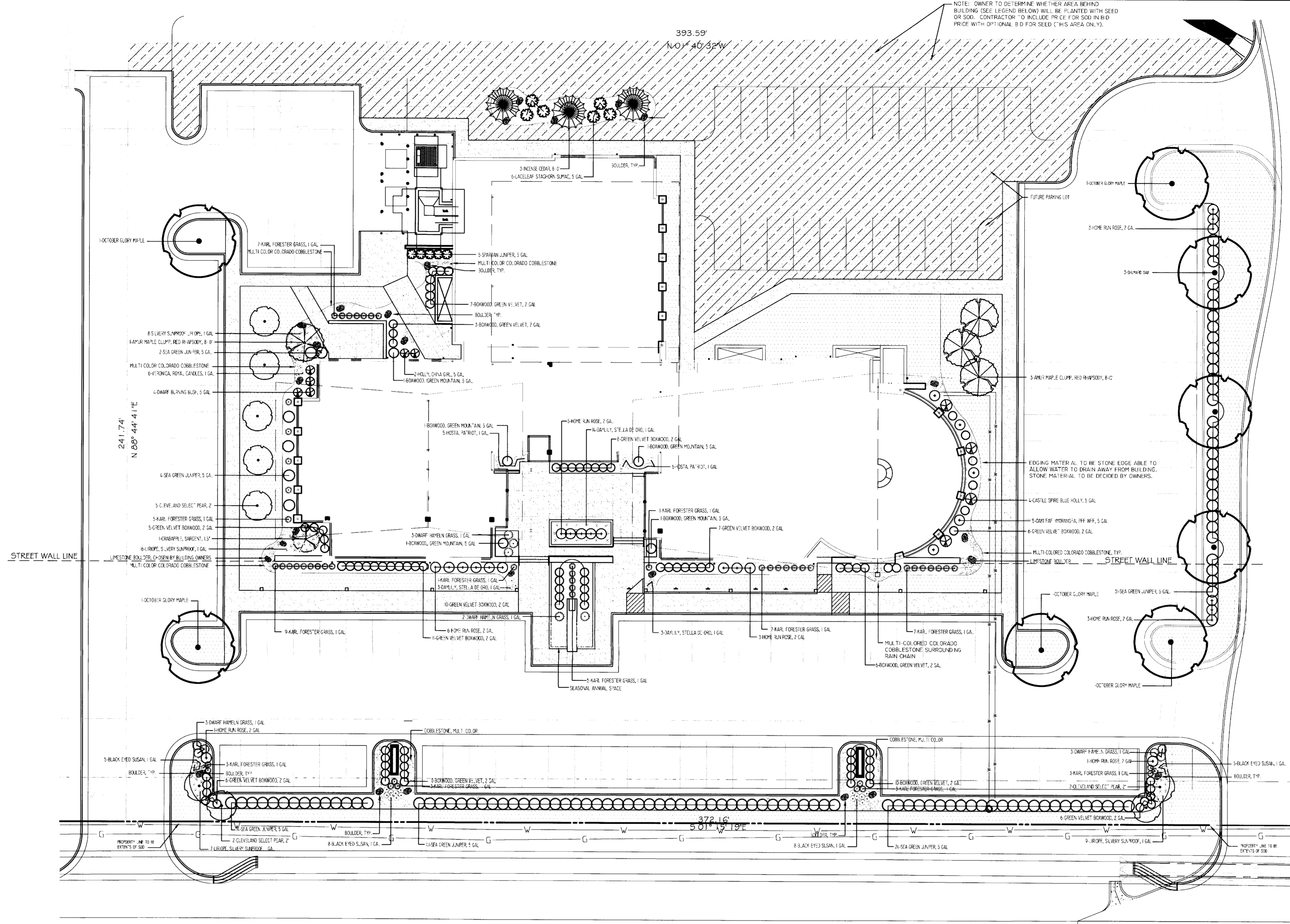
LEGAL DESCRIPTION

Lot 5, Block 1, Hampton Square 2nd Addition, an Addition to Wichita, Sedgwick County, Kansas

LEGEND

- SOD
- SOD/SEED OPTION
- CONCRETE

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.



MAIZE ROAD

PLANT SCHEDULE

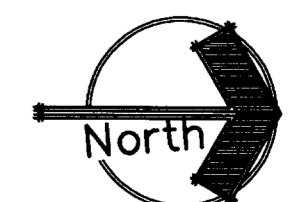
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
	LARGE DECIDUOUS TREE				
9	Cleveland Pear	<i>Pyrus calleryana</i> 'Cleveland Select'	2' CAL.	B & B	
3	Shumard Oak	<i>Quercus shumardii</i>	2' CAL.	B & B	
5	October Glory Maple	<i>Acer rubrum</i> 'October Glory'	2' CAL.	B & B	
	MEDIUM DECIDUOUS TREE				
1	Sargent Crabapple	<i>Malus sargentii</i>	1-1/2' CAL.	B & B	
	ORNAMENTAL TREE				
4	Amur Maple, Red Rhapsody	<i>Acer ginnala</i> 'Mondy'	8-10' Min. Ht.	B & B	Clump
	EVERGREEN TREE				
3	Incense Cedar	<i>Calocedrus decurrens</i>	8-10' Min. Ht.	B & B	
5	Spartan Juniper	<i>Juniperus chinensis</i> 'Spartan'	5 Gal.	Cont.	
	EVERGREEN SHRUB				
95	Boxwood, Green Velvet	<i>Buxus x</i> 'Green Velvet'	2 Gal.	Cont.	
5	Boxwood, Green Mountain	<i>Buxus x</i> 'Green Mountain'	2 Gal.	Cont.	
4	Blue Holly, Castle Spire	<i>Ilex meserveae</i> 'Heckfee'	5 Gal.	Cont.	
2	China Girl Holly	<i>Ilex x meserveae</i> 'Mesog'	5 Gal.	Cont.	
116	Sea Green Juniper	<i>Juniperus chinensis</i> 'Sea Green'	5 Gal.	Cont.	

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
	DECIDUOUS SHRUB				
4	Dwarf Burning Bush	<i>Euonymus alatus</i> 'Compactus'	5 Gal.	Cont.	
22	Homerun Rose	Rosa 'Home Run'	2 Gal.	Cont.	
6	Laceleaf Staghorn Sumac	<i>Rhus typhina</i> 'Lacinata'	5 Gal.	Cont.	
5	Dakleaf Hydrangea	<i>Hydrangea quercifolia</i> 'Pee Wee'	5 Gal.	Cont.	
	ORNAMENTAL GRASSES				
11	Dwarf Hameln Grass	<i>Pennisetum alopecuroides</i> 'Hameln'	1 Gal.	Cont.	
54	Karl Foerster Grass	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	1 Gal.	Cont.	
	PERENNIALS/GROUNDCOVERS				
26	Black-eyed Susan	<i>Rudbeckia</i>	1 Gal.	Cont.	As shown on plan
20	Daylily, Stella de Oro	<i>Hemerocallis</i> 'Stella de Oro'	1 Gal.	Cont.	As shown on plan
11	Hosta, Patriot	<i>Hosta s.</i> 'Patriot'	1 Gal.	Cont.	As shown on plan
32	Liriope, Silvery Sunproof	<i>Liriope muscari s.</i> 'Silvery Sunproof'	1 Gal.	Cont.	Space 2'-0" O.C.
6	Veronica, Royal Candles	<i>Veronica s.</i> 'Royal Candles'	1 Gal.	Cont.	Space 2'-0" O.C.

LANDSCAPE PLAN
 APPROVED 7/9/12 BY [Signature]
 DP-262 (MAD copy 242)

PLANTING PLAN

1" = 20'-0"



EPO
at HAMPTON LAKES
 Dr. Turner, Dr. Brown, Dr. Healy, Dr. Trimmell, Dr. Anders
 37TH STREET NORTH AND MAIZE ROAD
 WICHITA, KANSAS

TERI ANDREAS FARHA, RLA
 64 Stratford Rd.
 Wichita, KS 67207
 PH. 316-612-9868

PLANTING PLAN

DATE
 March 15, 2012

LS1.0



Wichita-Sedgwick County Metropolitan Area Planning Department

September 26, 2012

Hampton Square, LLC attn. Marv Schellenberg
7926 W. 21st Street North
Wichita, KS 67206

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

RE: CUP2012-23 - City request for an Administrative Adjustment to CUP DP-262, to adjust parcel lines and create new parcels due to replat, to adjust signage, and to adjust wall requirements, generally located on the northwest corner of 37th Street North and Maize Road

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-262 37th and Maize Commercial Community Unit Plan ("CUP"). We understand you wish to create Parcels 10 through 15 and adjust parcel lines consistent with a replat. We understand that you wish to reduce sign spacing to 50' on the internal collector drive (not the arterial streets), reduce sign spacing to 100' on arterials only adjacent to major center signs placed in access medians, increase the maximum height of two signs from 25 to 27.5 feet, and allow LED signs that do not permit flashing or movement. And, we understand that you wish to clarify screening wall requirements, allowing a screening wall to be waived along Parcels 8 through 12 provided that parking lot screening is achieved, and that service drives do not exist on the west side of those parcels. Maximum building coverage and floor area will be the distributed proportionately to the new parcel as indicated on the revised CUP. Uses permitted on the newly created parcels do not change.

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 on adjacent properties, nor will it be a substantial deviation of the original plan.

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

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390


www.wichita.gov

herein.

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



John L. Schlegel
Director of Planning



Rick Stubbs
Co-Interim Superintendent of Central Inspection

cc: Paul Hays, Office of Central Inspection
Jeff Longwell, CM District V
Megan Buckmaster, NA District V



Wichita-Sedgwick County Metropolitan Area Planning Department

November 16, 2018

Hampton Square, LLC
Attn: Marv Schellenberg
2243 N. Ridge Road, Ste. 100
Wichita, KS 67205

MKEC engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Road
Wichita, KS 67206-2521

RE: CUP2018-00047 – City Administrative Adjustment to 37th & Maize Commercial CUP DP-262 as a result of a lot split LSP2018-24 creating Parcels 4A and 4B and adjusting General Provision #7 Signage; generally located north of 37th Street North, west of North Maize Road.

Legal Description: Lot 4, Block 1, Hampton Square 2nd Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-262 to General Provision #2 Parcel Descriptions and General Provision #7 Signs. CUP DP-262 shall be adjusted as follows:

General Provision #2 Parcel Descriptions:

1. Delete Parcel 4
2. Create Parcel 4A
Gross Area: 0.692 acre or 30,130 sq. ft.
Maximum height: 35 feet
Maximum coverage: 30%
Maximum Gross Floor Area: 30%
3. Create Parcel 4 B
Gross Area: 1.152 acres or 53,173 sq. ft.
Maximum height: 35 feet
Maximum coverage: 30%
Maximum Gross Floor Area: 30%

General Provision #7 Signs:

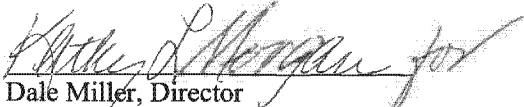
Signs shall be in accordance with appropriate codes with the following additional conditions:

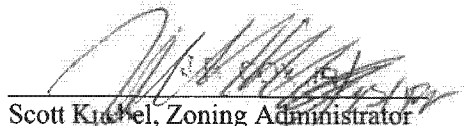
- e. No signs shall be allowed on the rear of any buildings, except for Parcels 1, 2, 3, 4A, 4B, 5, and 6, that have commercial frontage on all four sides.
- f. All freestanding signs must be monument type and shall have a maximum height of 20 feet, except that one 27.5-foot sign on Maize Road and one 27.5-foot sign on 37th Street North. The maximum sign face area along the arterial streets of Parcels 1, 4A, 4B, 5, 6, 7, and 15 shall not exceed 80 percent of the cumulative lot frontages.....

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.

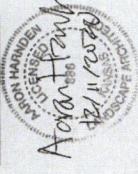
The "Development Application" sign should now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.


Dale Miller, Director
Metropolitan Area Planning Department


Scott Kuchel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Pete Meitzner, CM District II
Laura Rainwater, CSR, District II





PROJECT NO.	PG-013
DATE	7/20/10
REVISION	01/12/10
DATE	01/12/10

C1.0

APPROVAL
 12-11-2020 *Elmorga*

LEGAL DESCRIPTION
 Lot 6, Block 1, Hampton Square, an Addition to Wichita, Sedgewick County, Kansas.

SITE INFORMATION
 Total Area: 53,197 sq. ft. (1.18 acres)
 Disturbed Area: 53,197 sq. ft. (1.18 acres)
 Impervious Area, pre-const: 50 sq. ft. (0.00 acres)
 Impervious Area, post-const: 544,507 sq. ft. (1.02 acres)

BENCHMARKS
 Site Benchmark - 1
 "I" chiseled on concrete at south entrance to orthodontics building to the north.
 Elevation = 1355.62 (NAVD 88)
 Site Benchmark - 2
 "I" NW corner traffic MJ pad
 Elevation = 1354.49 (NAVD 88)
 Site Benchmark - 3
 Crows foot cut on south rim of drain inlet
 Elevation = 1356.47 (NAVD 88)

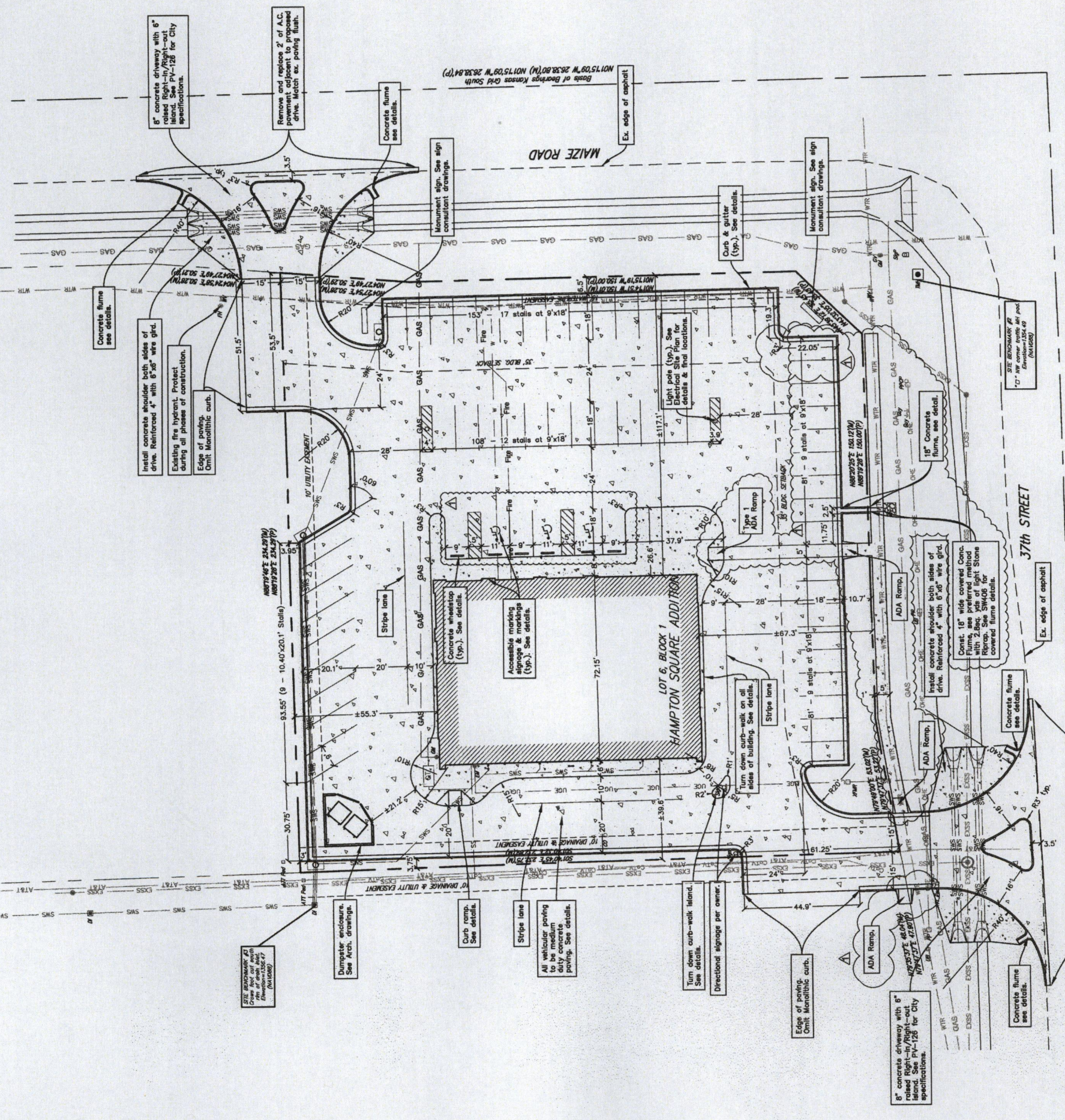
KANSAS ONE CALL
 Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.
 Kansas One Call 1-800-DIG-SAFE

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

Kansas Gas Service (Gas)	1-888-482-4850
Black Hills Energy (Gas)	1-800-393-6357
Energy (Electric)	383-8650
Com Communications (Telecommunication)	262-4270
AT&T (Telecommunication)	268-2759
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. (Trnf. Control)	268-4034 or 268-4203
Conoco Pipeline Co. (Petroleum)	1-800-331-3551
Williams Pipeline Co. (Petroleum)	829-6600 or 1-800-324-9596
Phillips Pipeline Co. (Petroleum)	1-800-766-8230

- SITE NOTES**
- Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from utility records, field surveys, and other sources. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
 - Traffic affected by construction on this project shall be handled in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
 - The Contractor shall provide appropriate signage throughout the sequence of construction clearly stating where construction entrances are.
 - The Contractor shall take all necessary precautions to protect the general public during the construction and demolition process. This may include the use of fences and signage.
 - The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
 - Striping and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be painted markings in conformance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
 - Dimensions shown are to face of curb or edge of pavement unless otherwise noted.

May 10, 2020
BAUGHMAN COMPANY
 316 Elm St. Wichita, KS 67211 316-262-7271
 baughmanco.com
 planner@baughmanco.com



SITE DIMENSION PLAN
 SCALE 1" = 20'
 0 20 40

