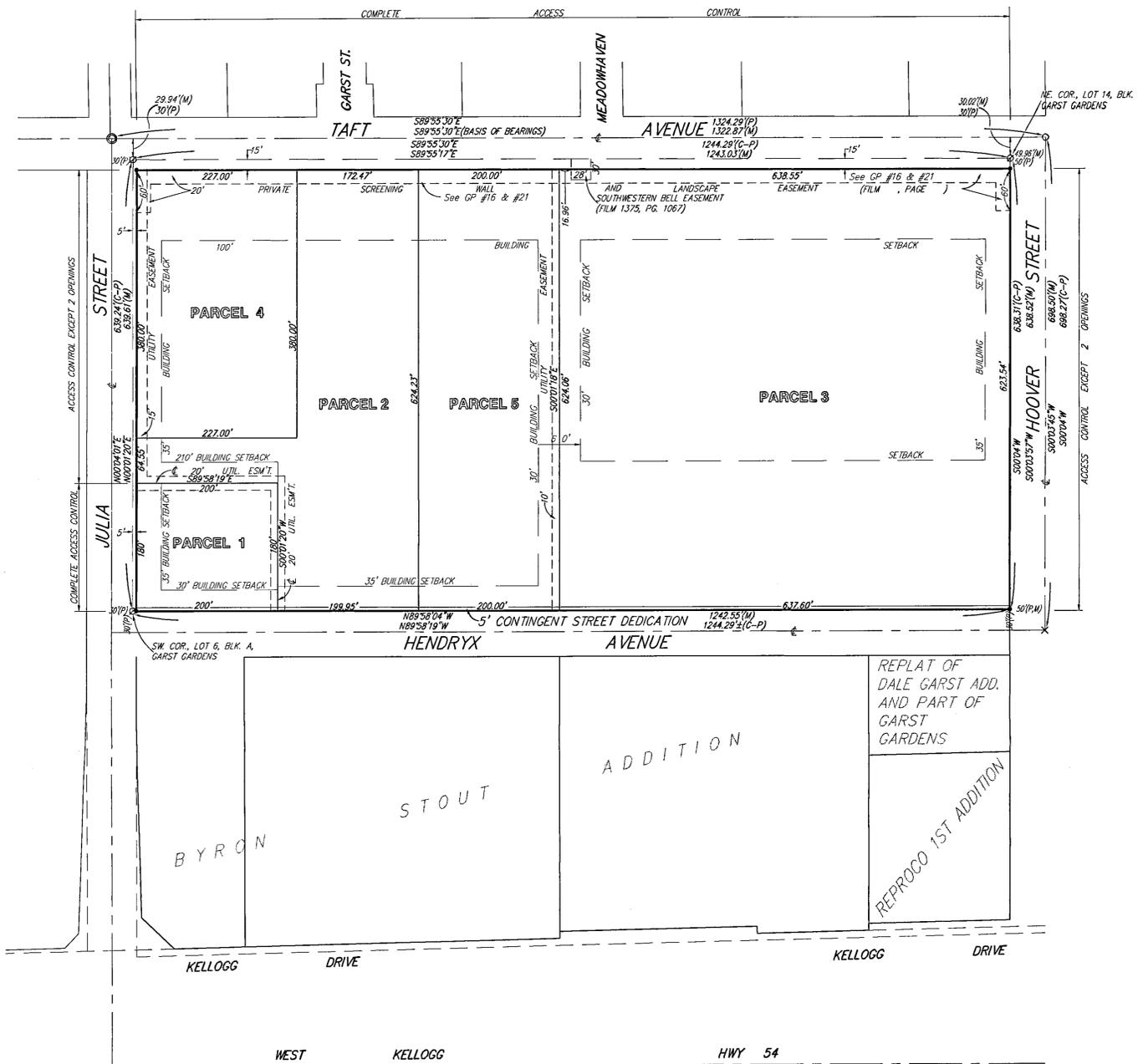


WEST KELLOGG POWER CENTER COMMUNITY UNIT PLAN

DP - 221

PERMANENT #1
APPROVED CUP

WPC 01/10/02 DM
WPC 02/05/02 DM
MAPD Copy 1 of 2



GENERAL PROVISIONS:

- Total Land Area: 772,435 sq. ft. or 17.73 acres
- Total Gross Floor Area: 270,352 sq. ft.
Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Section 28.04,140 et seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A Drainage Plan shall be submitted to City Engineering for approval and required guarantees shall be provided at the time of platting.
- Signs to City of Wichita Codes with the following stipulations:
 - As the frontage develops along the arterial roadways, ground or pole signs shall be spaced a minimum 150 feet apart, irrespective of how land is leased or sold.
 - Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - Portable and off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - No building signs shall be permitted on any building facade in Parcels 1, 2 or 5 that is oriented to the north. No signs shall be permitted along Taft Avenue.
 - Parcels 1 and 2 shall conform to signage restrictions of the "LC" Limited Commercial zoning district, and that no temporary display signs are permitted on any parcel developed with auto sales, including the use of commercial flags, banners, portable signs, pennants, streamers, pinwheels, string lights, search lights, bunting and balloons.
- Sign rights permitted for each Parcel are as calculated:

Parcel 1:	50 square feet.....	Sign rights
Parcel 2:	75 square feet.....	Sign rights
Parcel 3:	200 square feet.....	Sign rights
Parcel 4:	150 square feet.....	Sign rights
Parcel 5:	75 square feet.....	Sign rights

 - Sign placement in Parcel 2 shall be constructed along Julia or Hendryx. Sign placement in Parcel 4 shall be constructed in the south half along Julia. Sign placement in Parcel 5 shall be constructed along Hendryx. All signs on Julia and Hendryx shall be spaced a minimum of 150 feet apart regardless of how land is leased or sold.
 - Sign placement, on the east property line, in Parcel 3 shall be constructed within the first 50 feet of the south property line.
- Parcels 1, 2, 3, 4 and 5 shall meet the Parking requirements per City of Wichita Codes.
- A plan for a pedestrian walk system shall be required to link proposed buildings with the major entrance and sidewalks. This shall be assured by submitting a circulation plan to the Planning Director for each Parcel prior to issuing a building permit for that parcel.
- At the time of development, the property owner shall construct sidewalks along the adjoining roadways for that developing parcel.
- All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material.
- All building facades in Parcels 2, 3 and 5 shall be designed with the same architectural character and finished with the same building materials as the front facade.
- Access Controls shall be as shown on the plan, with the total number of access points being as follows:

Taft Avenue:	Complete Access Control
Julia Street:	2 Points of Access
Hoover Street:	2 Points of Access
- Cross-circulation is required between all Parcels in this C.U.P. This shall be assured by submitting a circulation plan to the Planning Director for each parcel prior to issuing a building permit for that parcel.
- All exterior lighting on Parcels 2, 3, 4 and 5 shall be shielded to prevent light disbursement in a northerly direction.
- Parking lot light fixtures shall have luminaries with less than 90° cutoff. The maximum height of any parking lot light fixtures in the north 100 feet of the property shall be 20 feet.
- Utilities shall be installed underground on all parcels.
- Rooftop mechanical equipment shall be screened from ground level view per Code of the City of Wichita.
- Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
- Landscaping for this site shall be required as follows:
 - Development of all parcels within the C.U.P. shall comply with the landscape and screening codes of the City of Wichita.
 - Parking lots in Parcels 1, 2, 3, 4 and 5 shall require a minimum of 1 shade tree or 2 ornamental trees for every 20 parking spaces or fraction thereof. At least one-half of the required number of parking lot trees shall be planted on private property adjacent to Julia, Hendryx, and/or Hoover. Shrubs may not be substituted for required trees, but may be planted in addition to the required parking lot trees.
 - A minimum 20 foot wide landscape area shall be provided north of the masonry wall along Taft Avenue and shall include a minimum of 60 trees. At least 25 of these trees shall be evergreen trees with a planting height of no less than 10 feet. At least 25 of these trees shall be deciduous shade trees. Shrubs may not be substituted for required trees, but may be planted in addition to the required trees.
 - A landscape plan shall be prepared by a Registered Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material and a method of providing water to the plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
 - A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
- All parcels shall share similar or consistent lighting elements (i.e., fixtures, poles, and lamps, and etc.).
- Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
- No parcel within this C.U.P. shall allow the use of adult entertainment establishments, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor as long as food is the primary service of the establishment.
- If the service area of rear of the buildings face directly towards a residential zoning district, a 5 foot high solid or semi-solid wall of brick, stone, masonry, architectural tile or similar material shall be constructed. The wall shall run south 40 feet from north the property line or the east side of Julia and the west side of Hoover. Such a wall shall be reduced to 3 feet in height within 35 feet of Julia and Hoover Streets.
- A solid landscape screen, approved by the Director of Planning, may be substituted for the screening wall requirement along Julia and/or Hoover.
- The rear of the buildings is the side designed for service rather than public access and may encompass such items as loading docks, lack of display windows, and trash receptacle areas, and the architectural facade may be dissimilar to the sides and front of the building.
- A financial guarantee for the required wall shall be made prior to the issuance of any occupancy permit if the wall has not been installed.
- The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon present owners, their successors and assigns, unless amended.
- At the time of platting, the property owner shall guarantee all necessary road improvements to Taft, Julia, and Hoover Road.
- 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 Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the City Council for their consideration.
- In addition, the total size of the C.U.P. has been adjusted to correct a discrepancy between the original C.U.P. and the West Kellogg Power Center Addition dated September 24, 1995. Parcel 3 is adjusted to reflect its dimensions on the West Kellogg Power Center plat. The correction does not affect the total size of Parcels 1 and 4 of the C.U.P.
- No elevated platforms for the display of vehicles or equipment shall be permitted on Parcels 1 and 2.
- All repair activities shall take place indoors, and any overhead doors on the north elevation shall remain closed except to permit vehicles to enter or leave the building.
- No outside storage of salvaged vehicles or parts shall be permitted in conjunction with vehicle and equipment sales or vehicle repair, general.
- Any structure exceeding 25 feet in height shall receive appropriate permits and approvals, per the Wichita Airport Hazard Zoning Code.
- Vehicle and equipment sales shall conform to the requirements of Section III-B.6.h of the Unified Zoning Code.

PARCEL 1	
A. Net Area:	36,000 sq. ft. or 0.83 acres
B. Maximum Building Coverage:	10,800 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	14,400 sq. ft.
D. Floor Area Ratio:	40 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.	
G. Setbacks:	South Line ... 35 feet West Line ... 35 feet
H. Parking ratio as per zoning ordinance.	
I. Access Points:	Complete Access Control to Julia Street
J. Purposed Uses:	All uses allowed in "LC" Zoning, Vehicle Repair (general), Vehicle and Equipment Sales, (Except General Provision #20)

PARCEL 2	
A. Net Area:	127,315 sq. ft. or 2.92 acres
B. Maximum Building Coverage:	38,194 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	50,926 sq. ft.
D. Floor Area Ratio:	40 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.	
G. Setbacks:	North Line 100 feet South Line 35 feet South Line to Parcel 1 30 feet West Line to Julia St. 35 feet
H. Parking ratio as per zoning ordinance.	
I. Access Points:	1 Access opening to Julia Street
J. Purposed Uses:	All uses allowed in "LC" Zoning, Vehicle Repair (general), Vehicle and Equipment Sales, (Except General Provision #20)

PARCEL 3	
A. Net Area:	398,031 sq. ft. or 9.14 acres
B. Maximum Building Coverage:	119,409 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	159,212 sq. ft.
D. Floor Area Ratio:	40 percent
E. Maximum Number of Buildings:	Three (3)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.	
G. Setbacks:	North Line 100 feet East Line to Hoover St. 35 feet South Line 210 feet West Line to Parcel 2 30 feet
H. Parking ratio as per zoning ordinance.	
I. Access Points:	2 Access openings to Hoover Street
J. Purposed Uses:	All uses allowed in "LC" Zoning (Except General Provisions #20)

PARCEL 4	
A. Net Area:	86,260 sq. ft. or 1.98 acres
B. Maximum Building Coverage:	25,878 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	41,400
D. Floor Area Ratio:	48 percent
E. Maximum Number of Buildings:	One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.	
G. Setbacks:	North Line 100 feet West Line to Julia 35 feet
H. Parking ratio as per zoning ordinance.	
I. Access Points:	1 Access opening to Julia Street.
J. Purposed Uses:	Same as Parcel 2

PARCEL 5	
A. Net Area:	124,829 sq. ft. or 2.87 acres
B. Maximum Building Coverage:	37,449 sq. ft. or 30 percent
C. Maximum Gross Floor Area:	49,932 sq. ft.
D. Floor Area Ratio:	40 percent
E. Maximum Number of Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be no greater than 35 feet.	
G. Setbacks:	North Line 100 feet East Line to Parcel 3 30 feet South Line 35 feet
H. Parking ratio as per zoning ordinance.	
I. Access Points:	Parcel 5 shall have access to Hendryx Street
J. Purposed Uses:	All uses allowed in "LC" Zoning (Except General Provisions #20)

BENCH MARK:	
BM #1:	T.C. east end of return, S.E. corner of Dugan and Taft City Elevation: 118.61
BM #2:	centerline of both Hoover and Hendryx Street. City Elevation: 115.77
BM #3:	Property corner at S.W. corner of Taft and Julia. City Elevation: 117.61
LEGAL DESCRIPTION:	
A replat of Lots 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, and 14, Block A, and Lots 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, and 14, Block B, and Lots 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, and 14, Block C, Garst Gardens, Sedgwick County, Kansas, and that part of Garst Street and Meadowhaven Street lying between said Lots.	

Scale: 1" = 100'

DP-221

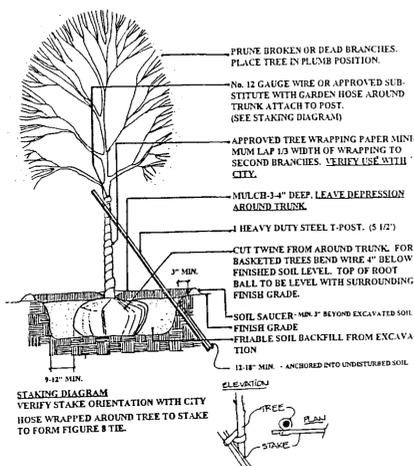
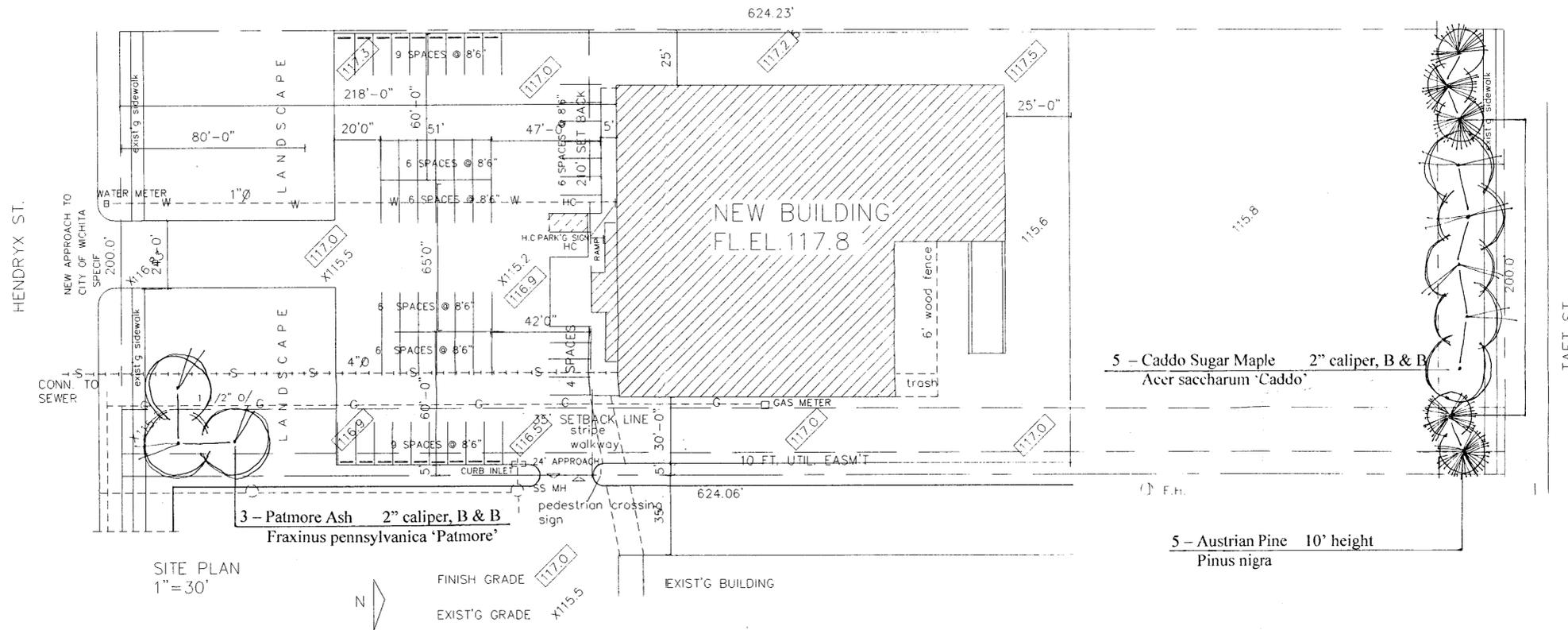
WEST KELLOGG POWER CENTER C.U.P.

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67221

Approved: April 23, 1996
Adjustment #1: February 13, 1997
Adjustment #2: July 14, 1998
Adjustment #3: June 13, 2001
Adjustment #4: October 26, 2001
Amendment #1 approved by City Council: February 5, 2002

RECEIVED
 FEB 2 2002
 METROPOLITAN PLANNING
 ROUTE 9

NEW FACILITY for EBERSOLE LAPIDARY SUPPLY INC.



DECIDUOUS TREES: 2" CALIPER AND SMALLER
EVERGREEN TREES: 6' HEIGHT AND SMALLER

NOTES --

- All trees to be planted, fertilized, staked, mulched, pruned and wrapped in accordance with standard industry practices. (See tree planting detail.) 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. Trees provided shall be balled and burlapped - shade tree size - minimum 2" caliper, conifers - minimum 10' high. All shrubs are to be planted, fertilized, and pruned in accordance with standard industry practices. Shrubs provided shall be delivered in containers or balled and burlapped (B & B) - minimum shrub size - 18" high.
- All plant materials provided for this project shall be in accordance with - American National Standards Institute, Inc. ANSIZ60.1 - 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 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" deep in all shrub planting beds. Mulch material to be medium size, dry, shredded wood fiber of a quality, which meet industry standards.
- Planting times:
Spring: February 15 to May 31 - inclusive
Fall: September 15 to December 31 - inclusive
- Irrigation - Water for establishment and maintenance of plant material shall be provided, per the Owner, by the use of a hose. A hose bibb will be provided off the side of the building.
- 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 damage 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.
- All turf areas disturbed by construction will be replanted.

Address:
5830 West Hendryx

Legal Description:
East 200', Lot 2, West Kellogg

LANDSCAPE CALCULATIONS:

Landscape Street Yard: N/A

Buffer Area:

Per C. U. P. requirement: Shown 5 deciduous shade trees and 5 evergreen trees

Parking Lot Area:

Parking Spaces Total - 54
Per C.U.P. requirement: 54 / 20 spaces per tree = 2.7 = 3
Shown 3 shade trees or equivalent

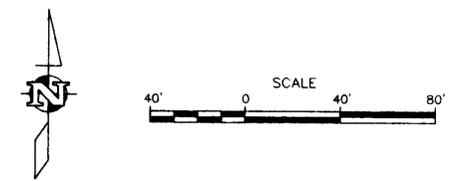
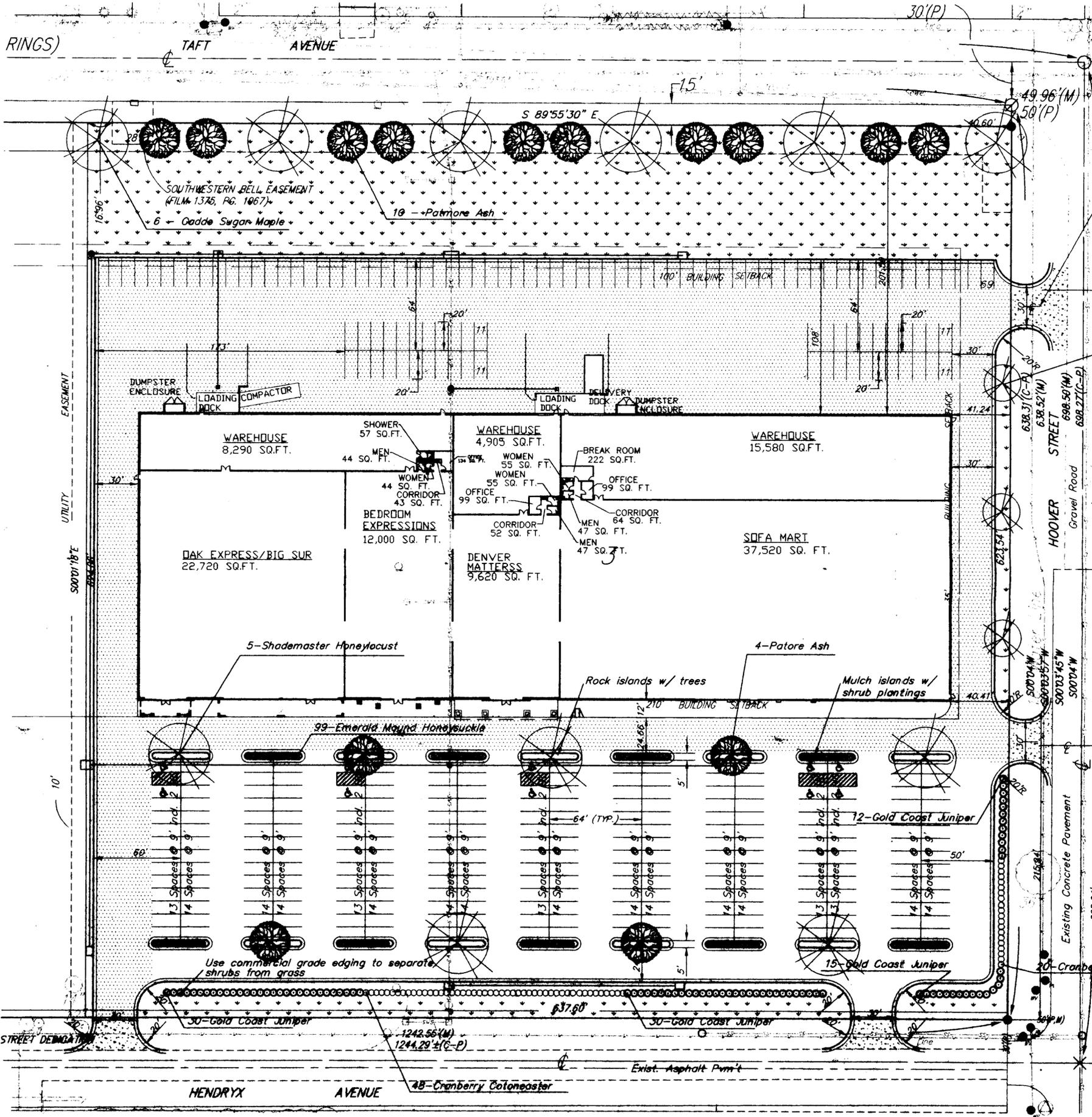
Susan L. Moeder
Landscape Architect
1047 W. River Blvd.
Wichita, Kansas 67203
(316) 267-4830

PROJ. NO: 00-11
DATE: 10/31/01
REVISED: 11/14/01
SHEET
1
OF

DP-221 PARCEL 5
LANDSCAPE PLAN

APPROVED 12/13/01 BY JDS
MAP COPY 1 of 2

NEW FACILITY for EBERSOLE LAPIDARY SUPPLY



PLANTING NOTES:

1. All work shall be done in accordance with City of Wichita Landscape Specifications.
2. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
3. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
4. Contractor will completely guarantee all work for a period of one year beginning at the date of acceptance. Contractor will make all replacements promptly with direction of owner.
5. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
6. All landscape areas shall be covered with multi-colored river rock.
7. Chemical weed control must be applied to all rock areas prior to any plant installation.
8. All areas where rock is to be placed must be covered with weed barrier.
9. The contractor is responsible for soil sampling to determine exact fertilizer requirements.
10. Contractor is responsible for locating all underground utilities and shall avoid damage to utilities during the course of the work. Contractor is responsible for repairing any damage to utilities, site structure, etc., resulting from landscape construction.
11. Designated areas to be seeded with Buffalograss at a rate of 2 lbs./1,000 s.f. Contractor is responsible for establishing sufficient ground cover.
12. This plan must be approved and sealed by the City of Wichita Planning Department prior to installation. A copy must be kept on the job site at all times.

Install standard C.O.W. concrete drive approach

3-Western Soapberry

PLANT SCHEDULE:

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
6	<i>Acer saccharum</i> 'Caddo'	Caddo Sugar Maple	2" cal.	B&B	
14	<i>Fraxinus pennsylvanica</i> 'Patmore'	Patmore Ash	2" cal.	B&B	
5	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'	Shademaster Honeylocust	2" cal.	B&B	
87	<i>Juniperus chinensis</i> 'Gold Coast'	Gold Coast Juniper	5 gal.	Container	Space 4.5' o.c.
68	<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	5 gal.	Container	Space 3.75' o.c.
99	<i>Lonicera xylosteum</i> 'Compacta'	Emerald Mound Honeysuckle	5 gal.	Container	
3	<i>Sapindus drummondii</i>	Western Soapberry	1.5" cal.	B&B	

CALCULATIONS:

Street Yard Requirements = 20,796 S.F.
 Street Yard Shown = 71,450 S.F.
 Street Tree Requirements = 42 Shade Trees
 Street Yard Trees Shown = 45
 Buffer Required = 16 Shade Trees
 Buffer Shown = 16 Shade Trees
 Parking Lot Trees = 19 - 21 = 0
 Parking Lot Trees Shown = 9 + 99 shrubs = 108 trees

DP-221
 Parcel 3
LANDSCAPE PLAN

APPROVED 12/22/98 BY *[Signature]*