



Wichita-Sedgwick County Metropolitan Area Planning Department

August 18, 2023

PNJ Properties, LLC
Attn: DeNita Freeman and Pat Do
8300 Steeplechase
Wichita, KS 67206

MKEC Engineering
Attn: Brian Lindebak
411 North Webb Road
Wichita, KS 67206

RE: CUP2023-00025 – Administrative Adjustment request in the City to the Wilson Estates Medical Park CUP DP-260 to increase the size of permitted building signs on the south façade of a new building on Parcels 9a and 9b on property zoned LC Limited Commercial District; located on the west side of North Webb Road, within one-quarter mile south of East 21st Street North (1821 North Webb Rd.).

LEGAL DESCRIPTION: Lot 1, Block 1, Wilson Estates Medical Park Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-260 in order to modify the number and size of permitted building signage on Parcels 9a and 9b and described below.

The following reflects the proposed modifications identified in red letters:

GENERAL PROVISIONS

6.h.) Building signs—All wall signs are to be individual letters, black matte in color, in cast aluminum, or fabricated aluminum reverse channel type with either indirect (ground lighted) or halo-lighted illumination and limited in size to 32 square feet per building elevation. Buildings having a minimum of 15,000 square feet or exceeding a 150-foot setback from either Webb Road or Wilson Estates Parkway may be allowed 64 square feet of wall sign, per elevation, with a maximum of 24” tall letters; *except for Parcels 9a and 9b are collectively permitted two wall signs with individual letters, white and/or black matte in color, in cast aluminum or fabricated aluminum reverse channel type with halo lighted illumination and limited in size to each sign not exceeding 70 square feet on the south building elevation and one-non-illuminated sign black matte in color and not exceeding 16 square feet AND one wall sign with individual letters, black matte in color, in cast aluminum or fabricated aluminum reverse channel type with halo-lighted illumination and limited in size not exceeding 70 square feet on the east building elevation and one non-illuminated sign black matte in color and not exceeding 16 square feet;*...Secondary tenants for buildings under *these* criteria shall be limited to 16 square feet of building signage per tenant.

6.k.) The size of directional signs along the private internal drive (Reserve A) shall be from 6 to 12 square feet. The signs will include only the name and directional information and will be located near the driveway entrances. *Parcels 9a and 9b are collectively permitted three directional signs provided they do not exceed 6 square feet each.*

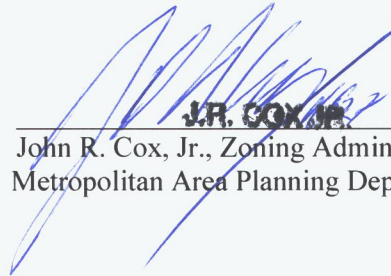
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan. This is based on the size of functionality of the proposed use within the building on Parcels 9a and 9b needing additional signage to orient patients and also brand the building. Additionally, the plans have been reviewed and approved as to form by the lot owner's association/developer.

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



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

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



Wichita-Sedgwick County Metropolitan Area Planning Department

REVISION #2

June 23, 2021

Webb Road Partners, LLC
Attn: Dr. Do
8300 Steeplechase
Wichita, KS 67206

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Road
Wichita, KS 67206

RE: CUP2021-00011 – City Administrative Adjustment to Wilson Estates Medical Park CUP DP-260 to modify Parcels 2, 9a and 9b maximum building coverage, maximum gross floor area, floor area ratio and maximum building height; generally located one-half mile south of East 21st Street North on the west side of North Webb Road (1821 N. Webb Road).

LEGAL DESCRIPTION: Lot 1, Block 1, Wilson Estates Medical Park Addition, Wichita, Sedgwick County.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-260, to reflect a modification of General Provision #20 to Parcels 2, 9a and 9b. Modification to the text of G.P. #20 – parcels 2, 9a and 9b is listed by red, bold and italicized text.

Parcel 2:

Maximum Building Coverage: ***4,500 sq. ft.***

Parcel 9a:

Proposed uses: Limited Commercial, restricted to Neighborhood Retail uses, except that drive thru's are permitted and retail and restaurant space is not limited.

Gross Area: 1.25 acres (54,613 sq. ft.)

Maximum Building Coverage: ***14,300 sq. ft.***

Maximum Gross Floor Area: ***41,800 sq. ft.***

Floor Area Ratio: ***0.765***

Maximum Building Height: ***43 feet***

Max. Number of Buildings: 1

Parking: See G.P. 7

Setbacks: See Plan

Parcel 9b:

Proposed uses: Limited Commercial, restricted to Neighborhood Retail uses, except that drive thru's are permitted and retail and restaurant space is not limited.

Gross Area: 1.25 acres (54,613 sq. ft.)

Maximum Building Coverage: **6,000 sq. ft.**

Maximum Gross Floor Area: **11,000 sq. ft.**

Floor Area Ratio: **0.187**

Maximum Building Height: **43 feet**

Max. Number of Buildings: 1

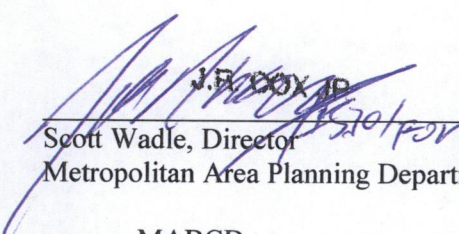
Parking: See G.P. 7

Setbacks: See Plan

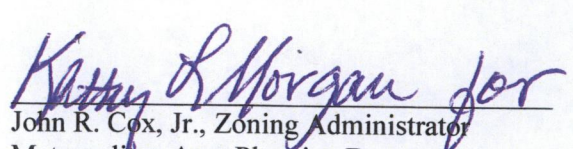
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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.

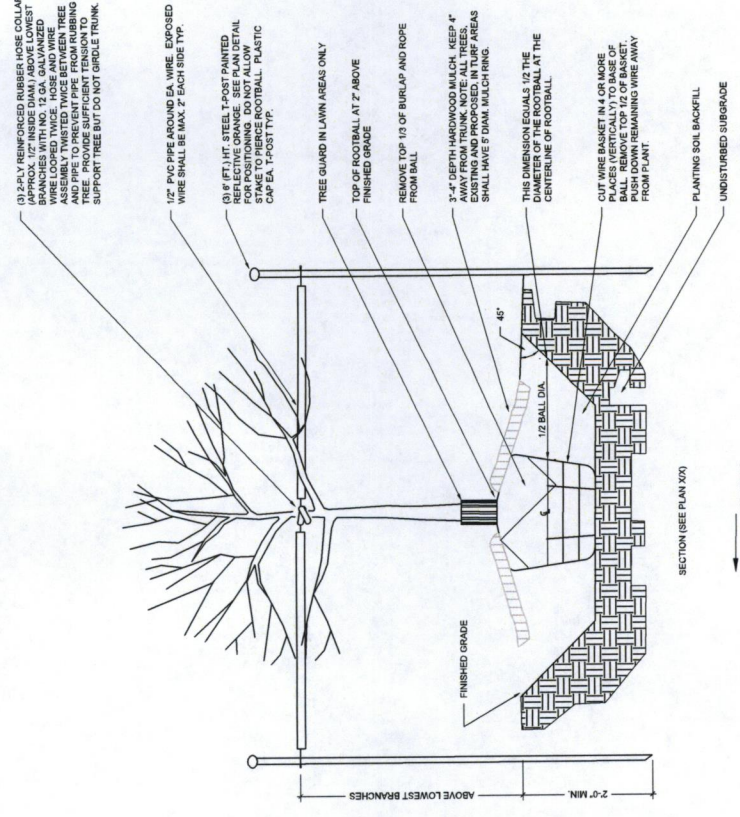


Scott Wadle, Director
Metropolitan Area Planning Department

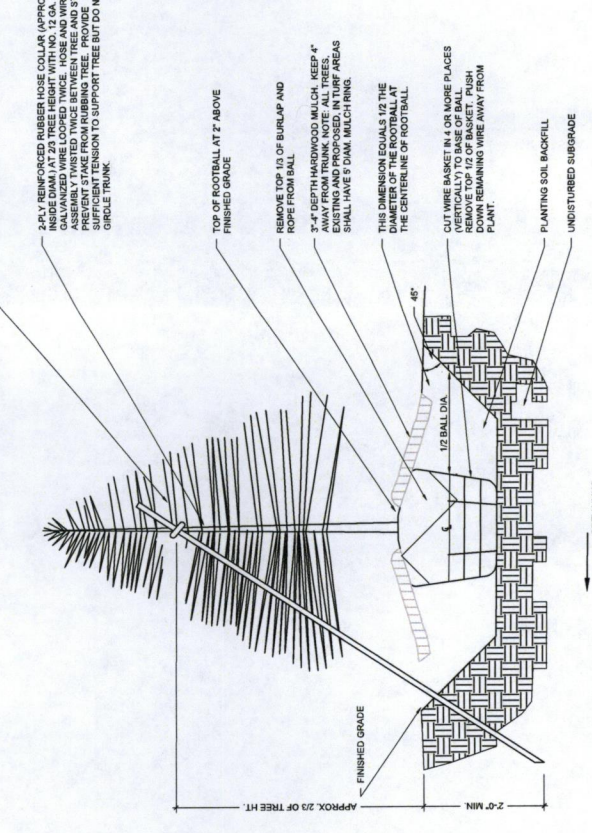


John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

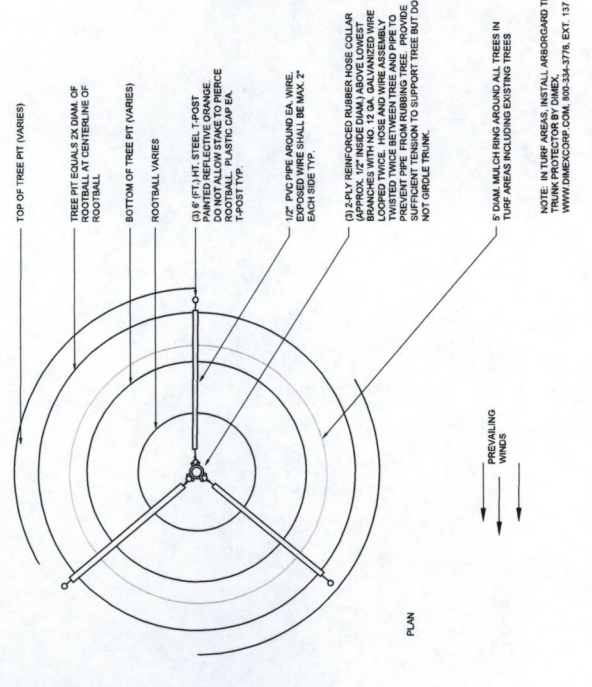
cc: MABCD
Becky Tuttle, CM District II
Cory Buchta, CSR District II



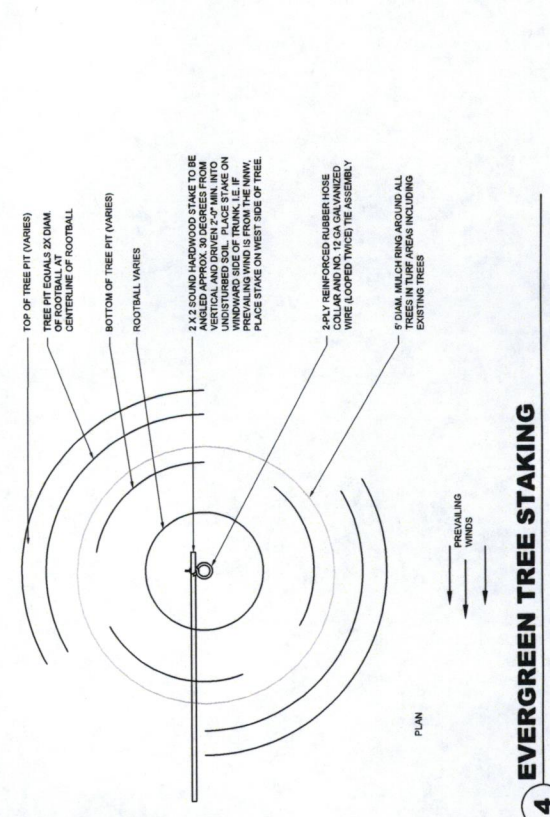
1 DECIDUOUS TREE PLANTING
 1/2" = 1'-0"



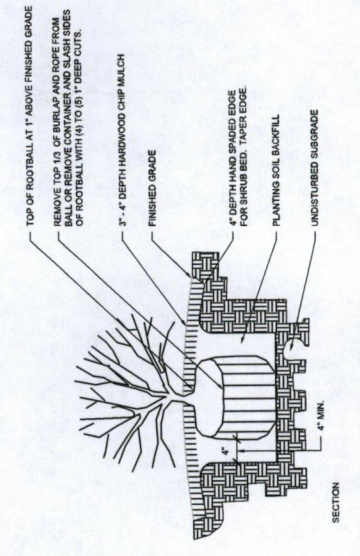
2 EVERGREEN TREE PLANTING
 1/2" = 1'-0"



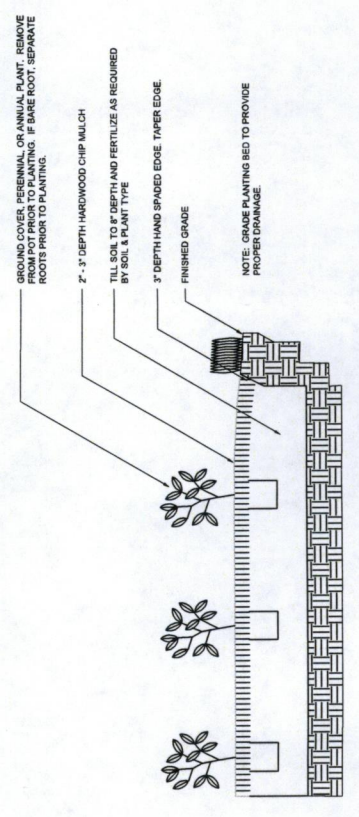
3 DECIDUOUS TREE STAKING
 1/2" = 1'-0"



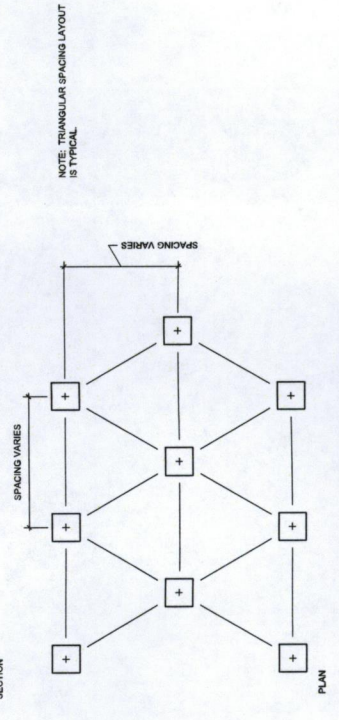
4 EVERGREEN TREE STAKING
 1/2" = 1'-0"



5 SHRUB PLANTING
 1/2" = 1'-0"



6 GROUND COVER PLANTING
 1/2" = 1'-0"



WILSON ESTATES MEDICAL PARK

March 14, 2002
 ADJUSTED October 28, 2002
 ADJUSTED November 22, 2002
 ADJUSTED January 7, 2003
 ADJUSTED February 13, 2003
 AMENDMENT (#1) June 19, 2003
 ADJUSTED August 27, 2003
 ADJUSTED December 17, 2004
 ADJUSTED June 15, 2005

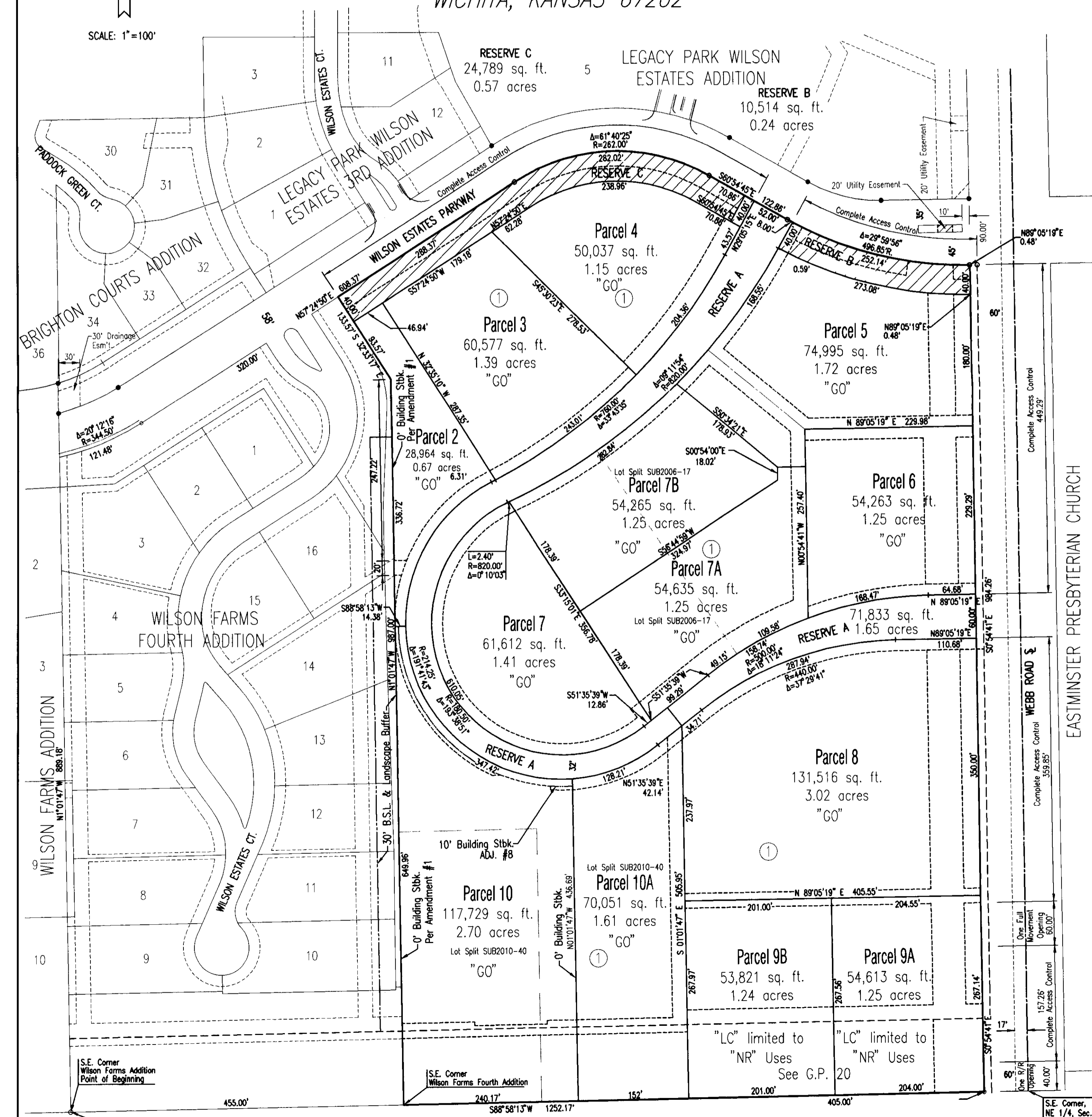
ADJUSTED January 3, 2006
 AMENDMENT (#2) June 07, 2007
 ADJUSTED August 31, 2010
 ADJUSTED November 23, 2010
 ADJUSTED February 9, 2011
 AMENDMENT (#3) March 10, 2011
 AMENDMENT (#4) May 9, 2013

LAHAM HOLDING CO., L.L.C.
 150 N. MARKET
 WICHITA, KANSAS 67202

APPROVED CUP

MAPC 4-16-02 JMC
 WCC 15-14-02 JMC
 MAPD 2 of 2

SCALE: 1"=100'



- This development contains 22.45 acres.
- The proposed development contains thirteen (13) Parcels. Parcels 2, 3, 4, 5, 6, 7, 7a, 7b, 8, 10, and 10a are limited to General Office and Medical uses as defined in the Wichita/Sedgwick County Unified Zoning Code as amended and effective May 18, 2001. Parcels 9a and 9b are zoned Limited Commercial, restricted to Neighborhood Retail uses, except that drive throughs are permitted, and retail and restaurant space is not limited. The maximum square feet of building area for the overall CUP shall not exceed 246,879 square feet. For specific uses see parcel descriptions.
- Setbacks are as per code. In the event that contiguous parcels are developed under the same ownership, setbacks between those parcels will not be required.
- All utilities shall be installed underground.
- A drainage plan shall be submitted for approval to the City Engineer and necessary guarantees for required improvements shall be provided at the time of platting.
- Signs as permitted under the Sign Code of the City of Wichita, additionally, the following conditions apply:
 - No flashing or moving signs shall be permitted.
 - The maximum height of monument signs shall be 12'-6"
 - No portable or off-site signs shall be permitted.
 - All signs along Webb Road and Wilson Estates Parkway shall be monument type.
 - The minimum spacing for all monument signs shall be 150'.
 - Webb Road frontage shall be limited to 6 monument signs. The maximum sign area for each of 6 signs shall be 44 square feet.
 - Wilson Estates Parkway frontage shall be limited to 1 monument sign located at the entry drive, with a maximum size of 44 square feet. This sign shall be designed for Project Identification only and shall be comparable in design and materials to the existing Clubhouse Villa Condominium sign and/or the Wilson Estates Residential Project sign.
 - Building signs - All wall signs are to be individual letters, black matte in color, in cast aluminum, or fabricated aluminum reverse channel type with either indirect (ground lighted) or halo-lighted illumination and limited in size to 32 square feet per building elevation. Buildings having a minimum of 15,000 square feet or exceeding a 150 foot setback from either Webb Road or Wilson Estates Parkway may be allowed 64 square feet of wall sign, per elevation, with a maximum of 24" tall letters; except for Parcel 8 only, a total of two building signs on the north and east elevation, irrespective of the number of buildings on the parcel, with said building signs being no more than 32 square feet in size each and being a total of 64 square feet, and except for Parcel 5 a total of two building wall signs to be placed on the east and southwest elevations and being no more than 32 square feet in size each, and except for Parcel 7, an additional wall sign not exceeding 16 square feet in size shall be allowed on a second (southwest) elevation, Parcel 7b is allowed a maximum of one building wall sign on the north elevation, the signs maximum height of individual letters is 48 inches and a maximum area of 64 square feet, and otherwise meeting the criteria in this general provision as to design and materials shall be allowed. The maximum height for this sign shall be 35 feet. This criteria does not eliminate the use of "building identification" type signage, and the height may be increased from 16" to 22" letters for one building identification sign on the building elevation facing Webb Road on Parcels 7, 7a, 7b, 10 and 10a only, with the identification sign consisting of black matte, reverse channel illuminated (halo-lighted or indirect ground lighted) or non-illuminated letters mounted not more than 2" projected from building wall. A maximum of two building signs for the primary tenant, whether considered building identification signs or building wall signs, shall be allowed to be illuminated. No halo-lighted letters will be allowed facing Wilson Estates Parkway on buildings within 150 feet of the Parkway. Secondary tenants for buildings under this criteria shall be limited to 16 square feet of building signage per tenant.
 - No illuminated building signs shall be on the north side of the buildings located in Parcels 2 thru 5.
 - Items 6.g., 6.h. and 6.k., shall be in addition to any and all sign regulations adopted by the City of Wichita, as modified by the C.U.P.
 - The size of directional signs along the private internal drive (Reserve A) shall be from 6 to 12 square feet. The signs will include only the name and directional information and will be located near the driveway entrances.
- Parking shall be provided in accordance with the Code of the City of Wichita. Parcel 10 parking requirement is reduced from 44 spaces to 36 or an 18% reduction.
- The transfer of title on all or any portion of land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present owners, their successors and assigns and their lessees unless amended.
- Lighting:
 - All lights shall be shielded to reflect light downward or direct light away from residential areas.
 - All parking lot lighting shall share a consistent design (i.e., fixtures, poles, lamps, and etc.) and not exceed 24' in height.
- Fire Protection:
 - Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in 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 prior to final approval of the parking plan.
 - Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
- Access Controls:
 - Access to Webb Road shall be limited to three (3) openings. There shall be one opening between Parcel 6 and 8 and two openings on Parcel 9A; one of which being located across from the existing entrance on the east side of Webb Road and the second opening shall be right in/out on the south 40 feet of Parcel 9A. There shall be complete access control on the north 449.29 feet.
 - Access to Wilson Estates Parkway shall be limited to one (1) opening located between Parcels 4 and 5. This entrance shall be designed to permit only right turns into and out of the site.
 - Improvements to Wilson Estates Parkway at the Webb Road entrance shall consist of one additional ingress and egress lane. Any additional right of way needed shall be taken from the south side of Wilson Estates Parkway and said improvements are to take place at the time development occurs on the C.U.P.
- Screening:
 - All appurtenances to improvements upon the property, including but not limited to trash dumpsters, loading docks, service areas, and mechanical areas shall be screened by walls constructed of materials similar to the exterior of the main building in both appearance and quality, except, for the south 370' of the west 190' of Parcel 10. That portion of Parcel 10 is required to provide screening for trash enclosures, electrical transformers, generators, or similar large equipment as follows: Painted complementing earth tone wood fencing, air conditioning condensers located on the ground shall be screened with mature landscaping or screened by walls constructed of materials similar to the exterior of the main building in both appearance and quality.
 - All rooftop mechanical units shall be screened from street level view with materials that are compatible in appearance with the building upon which they are located.
- Landscape Buffers:
 - A fifteen foot landscape buffer (in accordance with the Wichita/Sedgwick County Unified Zoning Code) shall be required along the west lines of Parcels 2 and 10. The buffer requirement may be waived if the residential property to the west is developed with a reserve or landscape buffer.

GENERAL PROVISIONS

- A 40 foot landscape buffer shall be required along the north property lines of Parcels 2, 3, 4, and 5. This area shall include berms 6 feet in height and landscaping with equivalent of 1.5 times the requirements specified in the City of Wichita Landscape Ordinance. At least one-half of the deciduous trees planted shall have a minimum trunk diameter of 3 inches and all evergreens trees shall be a minimum of 6 feet in height at the time of planting.
 - Landscaping on the perimeter of the C.U.P. shall be at 1.5 times the number required by the City of Wichita Landscape Ordinance. All plant sizes are to conform to that required by the landscape ordinance. A landscape plan indicating the location type and specification of plant materials shall be submitted to the planning department for their review and approval prior to the issuance of any building permit(s). The landscape plan shall also state how water is to be provided to the plant material.
 - Failure to properly maintain the required landscaping shall be considered a violation of the C.U.P.. After a joint determination by the Director of Planning and the Director of the MABCD.
 - A financial guarantee for the plant material and watering system(s) approved for the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been installed.
14. If multiple ownership is anticipated, an owners association agreement providing for the maintenance of reserves, open space, internal drives, parking areas, drainage improvements, etc. shall be filed with the plat of the area. Note: all drives and parking areas shall be privately owned and maintained by others.
15. Architectural Controls:
 All buildings shall have similar architectural design and exterior building materials consistent with Bradley Fair / Wilson Estates Office Park, and Legacy Park Centers with the possible addition of brick as an additional accent material. Buildings shall be constructed of a combination of two building materials, synthetic plaster finish and/or stucco and precast panels (individual cast stone appearance). Neither material may be used exclusively as the exterior building finish but must be used in conjunction with one another. Design precedence has been established by the Bradley Fair Shopping Center / Wilson Estates Office Park, and Legacy Park, and therefore the acceptable color range for the exterior materials are the same color range for the exterior materials as those centers. Other accent colors and materials may be acceptable if they are used in conjunction with the predominant materials, but not as a replacement. Metal shall not be permitted as a predominant exterior building finish. The predominant roof material shall be red tile when the roofing material is visible. The same predominant exterior building material (facade) shall be used on all building elevations. Architectural design and exterior building materials shall be reviewed and approved by the planning director prior to the issuance of building permits. Exterior utility boxes, mechanical equipment, etc. shall be screened according to the acceptable color range as approved by the Planning Director.
16. Pedestrian Walk Systems:
 a. A plan for a pedestrian walk system shall be a requirement of this C.U.P. This walk system shall link the proposed development with the sidewalks along Webb Road and Wilson Estates Parkway. The pedestrian system shall be assured by the required submission and approval of a circulation plans by the Director of Planning prior to the issuance of building permits.
 b. The development shall be responsible to install a pedestrian crosswalk with red pavers and appropriate signage at the easternmost driveway to Clubhouse Villas in order to connect with the arterial sidewalk on the south side of Wilson Estates Parkway.
17. Traffic signalization at Wilson Estates Parkway and Webb Road shall be provided by the developer.
18. All buildings on Parcels 2 thru 5 shall be limited to one story in height. Parcels 6, 7A, 7B, 8, 9A, 9B, 10, and 10A shall have a maximum average building height of 38 feet for tiled roof areas and 35 feet for all other roof areas.
19. Final location of access openings on Webb Road and determination of transportation improvements, except for signalization at Wilson Estates Parkway and Webb Road shall be determined at the time of platting.

PARCEL DESCRIPTIONS

Parcel Number 1: Deleted

Parcel Number 2:
 Proposed Uses: General Office and Medical Services, including Personal Care Services limited to licensed Massage Therapy and Spa Services as a Medical Service. The operation shall obtain all required state and local licenses and approvals required for operation.
 Gross Area: 0.67 acres (28,964 sq. ft.)
 Maximum Building Coverage: 5,000 sq. ft.
 Maximum Gross Floor Area: 5,000 sq. ft.
 Floor Area Ratio: 0.172
 Maximum Building Height: See G.P. 18.
 Maximum Number of Buildings: 1
 Parking: See G.P. 7.
 Setbacks: See Plan

Parcel Number 3:
 Proposed Uses: General Office and Medical Services
 Gross Area: 1.39 acres (60,577 sq. ft.)
 Maximum Building Coverage: 20,000 sq. ft.
 Maximum Gross Floor Area: 20,000 sq. ft.
 Floor Area Ratio: 0.330
 Maximum Building Height: See G.P. 18.
 Maximum Number of Buildings: 1
 Parking: See G.P. 7.
 Setbacks: See Plan

Parcel Number 4:
 Proposed Uses: General Office and Medical Services
 Gross Area: 1.15 acres (50,037 sq. ft.)
 Maximum Building Coverage: 12,000 sq. ft.
 Maximum Gross Floor Area: 12,000 sq. ft.
 Floor Area Ratio: 0.24
 Maximum Building Height: See G.P. 18.
 Maximum Number of Buildings: 1
 Parking: See G.P. 7.
 Setbacks: See Plan

Parcel Number 5:
 Proposed Uses: General Office and Medical Services
 Gross Area: 1.72 acres (74,995 sq. ft.)
 Maximum Building Coverage: 20,000 sq. ft.
 Maximum Gross Floor Area: 20,000 sq. ft.
 Floor Area Ratio: 0.267
 Maximum Building Height: See G.P. 18.
 Maximum Number of Buildings: 1
 Parking: See G.P. 7.
 Setbacks: See Plan

Parcel Number 10A:
 Proposed Uses: General Office and Medical Services
 Gross Area: 1.61 acres (70,051 sq. ft.)
 Maximum Building Coverage: 17,500 sq. ft.
 Maximum Gross Floor Area: 17,500 sq. ft.
 Floor Area Ratio: 0.245
 Maximum Building Height: See G.P. 18.
 Maximum Number of Buildings: 2
 Parking: See G.P. 7.
 Setbacks: See Plan

Parcel Number 6:
 Proposed Uses: General Office and Medical Services
 Gross Area: 1.25 acres (54,263 sq. ft.)
 Maximum Building Coverage: 8,000 sq. ft.
 Maximum Gross Floor Area: 8,000 sq. ft.
 Floor Area Ratio: 0.147
 Maximum Building Height: See G.P. 18.
 Maximum Number of Buildings: 1
 Parking: See G.P. 7.
 Setbacks: See Plan

Parcel Number 7:
 Proposed Uses: General Office and Medical Services
 Gross Area: 1.41 acres (61,623 sq. ft.)
 Maximum Building Coverage: 12,000 sq. ft.
 Maximum Gross Floor Area: 12,000 sq. ft.
 Floor Area Ratio: 0.195
 Maximum Building Height: See G.P. 18.
 Maximum Number of Buildings: 1
 Parking: See G.P. 7.
 Setbacks: See Plan

Parcel Number 7A:
 Proposed Uses: General Office and Medical Services
 Gross Area: 1.25 acres (54,635 sq. ft.)
 Maximum Building Coverage: 14,190 sq. ft.
 Maximum Gross Floor Area: 14,190 sq. ft.
 Floor Area Ratio: 0.260
 Maximum Building Height: See G.P. 18.
 Maximum Number of Buildings: 1
 Parking: See G.P. 7.
 Setbacks: See Plan

Parcel Number 7B:
 Proposed Uses: General Office and Medical Services
 Gross Area: 1.25 acres (54,265 sq. ft.)
 Maximum Building Coverage: 14,189 sq. ft.
 Maximum Gross Floor Area: 14,189 sq. ft.
 Floor Area Ratio: 0.261
 Maximum Building Height: See G.P. 18.
 Maximum Number of Buildings: 2
 Parking: See G.P. 7.
 Setbacks: See Plan

Parcel Number 8:
 Proposed Uses: General Office and Medical Services
 Gross Area: 3.02 acres (131,516 sq. ft.)
 Maximum Building Coverage: 40,000 sq. ft.
 Maximum Gross Floor Area: 40,000 sq. ft.
 Floor Area Ratio: 0.304
 Maximum Building Height: See G.P. 18.
 Maximum Number of Buildings: 2
 Parking: See G.P. 7.
 Setbacks: See Plan

Parcel Number 9A:
 Proposed Uses: Limited Commercial, restricted to Neighborhood Retail uses, except that drive thru's are permitted, and retail and restaurant space is not limited.
 Gross Area: 1.25 acres (54,613 sq. ft.)
 Maximum Building Coverage: 13,000 sq. ft.
 Maximum Gross Floor Area: 38,000 sq. ft.
 Floor Area Ratio: 0.700
 Maximum Building Height: See G.P. 18.
 Maximum Number of Buildings: 1
 Parking: See G.P. 7.
 Setbacks: See Plan

Parcel Number 9B:
 Proposed Uses: Limited Commercial, restricted to Neighborhood Retail uses, except that drive thru's are permitted, and retail and restaurant space is not limited.
 Gross Area: 1.24 acres (53,821 sq. ft.)
 Maximum Building Coverage: 5,000 sq. ft.
 Maximum Gross Floor Area: 10,000 sq. ft.
 Floor Area Ratio: 0.186
 Maximum Building Height: See G.P. 18.
 Maximum Number of Buildings: 1
 Parking: See G.P. 7.
 Setbacks: See Plan

Parcel Number 10:
 Proposed Uses: General Office and Medical Services, including Assisted Living / Alzheimer's Care Facility, Personal Care Services limited to licensed Massage Therapy and Spa Services as a Medical Service. The operation shall obtain all required state and local licenses and approvals required for operation.
 Gross Area: 2.70 acres (117,229 sq. ft.)
 Maximum Building Coverage: 36,000 sq. ft.
 Maximum Gross Floor Area: 36,000 sq. ft.
 Floor Area Ratio: 0.32
 Maximum Building Height: See G.P. 18.
 Maximum Number of Buildings: 3
 Parking: See G.P. 7.
 Setbacks: See Plan / Below:

North (front) - 10'
 West (side) - 0'
 East (side) - 0'
 South (rear) - 10'



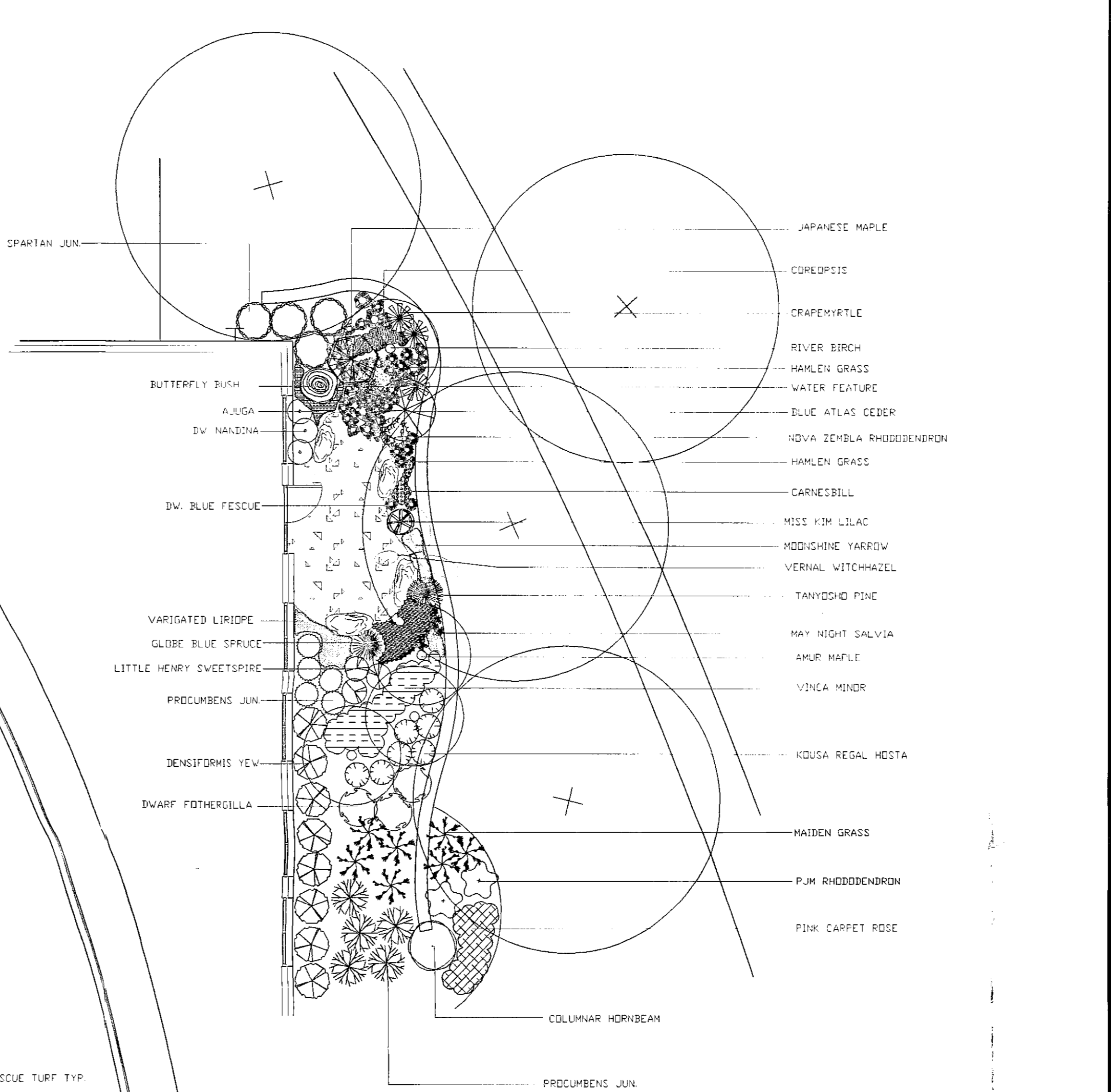
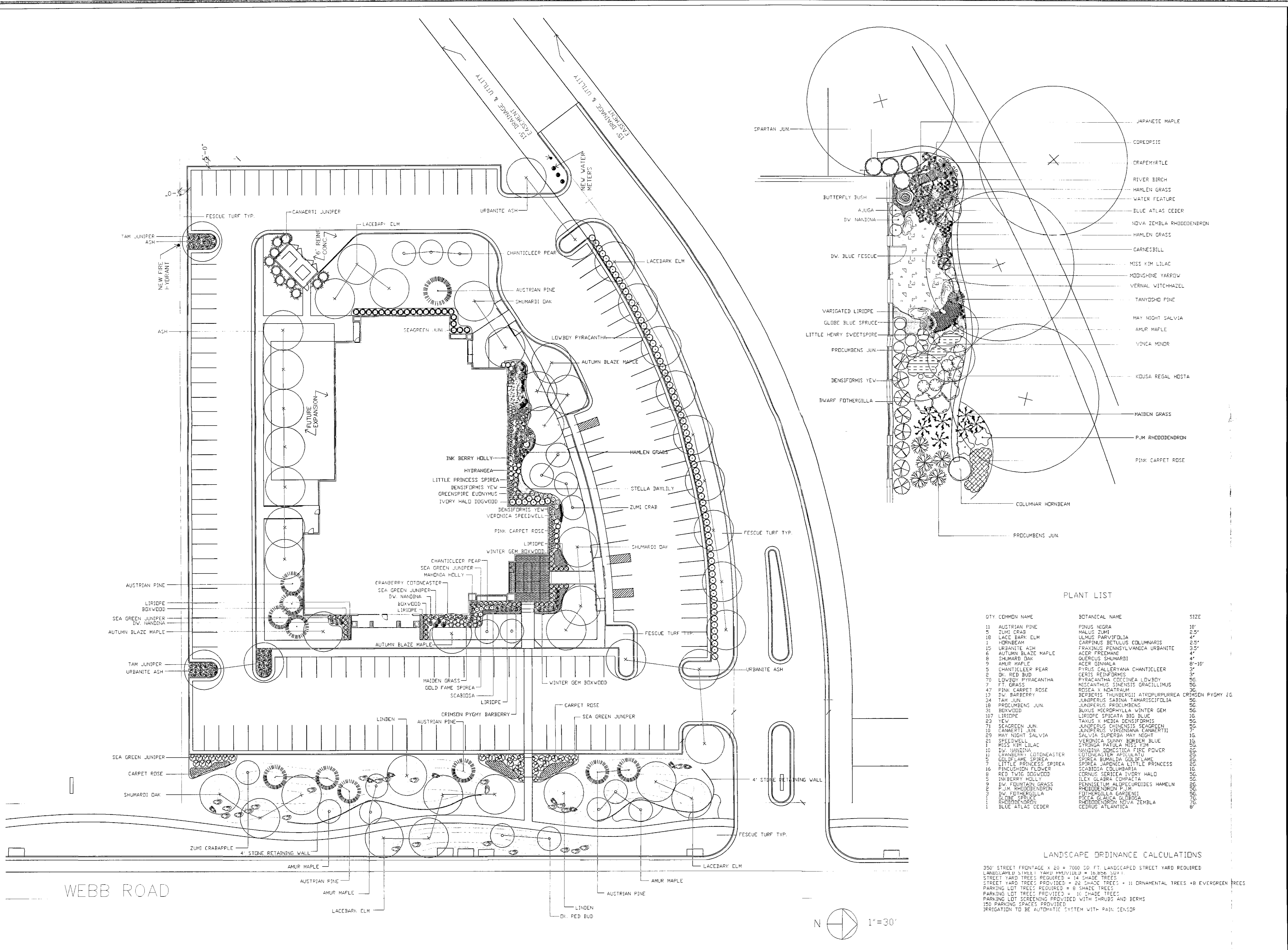
TREE TOP
 NURSERY & LANDSCAPING INC.
 5910 E. 37th NORTH
 WICHITA, KS 67220



DP-260 PARCEL B
 LANDSCAPE PLAN
 APPROVED 03/21/02 BY DS
 MAPD 694 1 of 2

A LANDSCAPE PLAN FOR:
 GRENE VISION GROUP
 WILSON ESTATES MEDICAL PARK

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

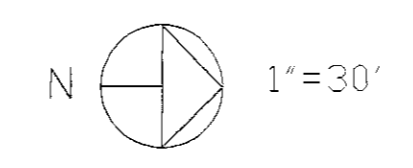


PLANT LIST

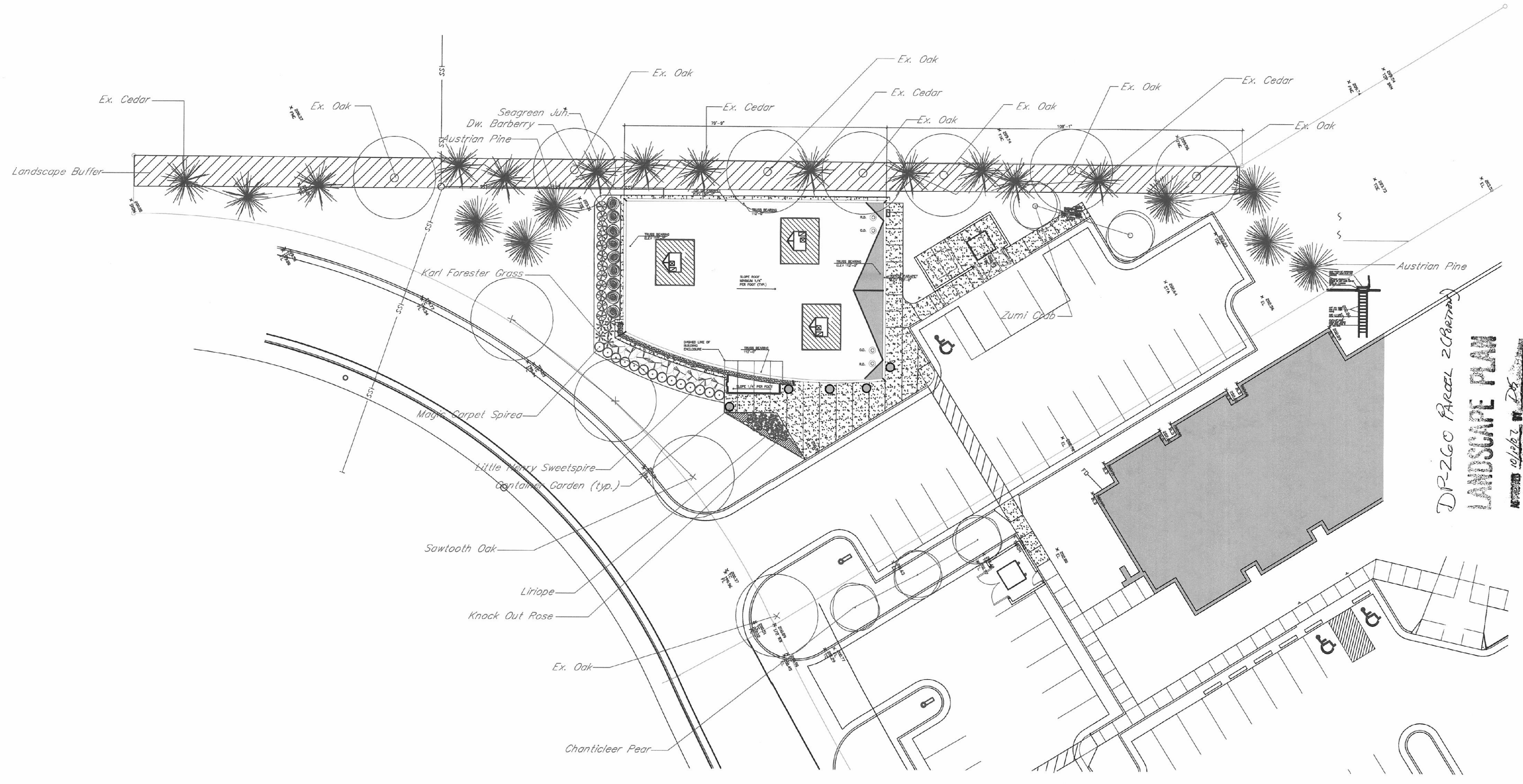
QTY	COMMON NAME	BOTANICAL NAME	SIZE
11	AUSTRIAN PINE	PINUS NIGRA	10'
11	ZUMI CRAB	MALUS ZUMI	8.5'
10	LACE BARK ELM	ULMUS PARVIFOLIA	4.5'
1	HORNBEAM	CARPINUS BETULUS COLLIMARIS	2.5'
15	URBANITE ASH	FRAXINUS PENNSYLVANICA URBANITE	3.5'
6	AUTUMN BLAZE MAPLE	ACER FREDMANI	4.5'
8	SHUMARDI DAK	QUERCUS SHUMARDI	4'
9	AMUR MAPLE	ACER SINNALA	8'-10'
5	CHANTICLEER PEAR	PIRUS CALLERYANA CHANTICLEER	8.5'
70	DW. RED BUD	CERIS REDBUDS	3.5'
7	LOWBOY PYRACANTHA	PYRACANTHA COCCINEA LOWBOY	5.5'
7	FT. GRASS	NEICANTHUS SINENSIS GRACILLIMUS	3.5'
47	PINK CARPET ROSE	ROSEA X HOATFOUR	3.5'
12	DW. BARBERY	BERBERIS THUNBERGII ATROPURPUREA	CRIMSON PYGMY FG
34	TAM JUN	JUNIPERUS SABINA TAMARISCTOLIM	3.5'
18	PROLUMBENS JUN	JUNIPERUS PROLUMBENS	3.5'
31	BOXWOOD	BUXUS MICROPHYLLA WINTER GEM	3.5'
107	LIRIODE	LIRIODE SPICATA BIG BLUE	1.5'
23	TEW	TAKUS X MEDIA DENSIFORMIS	3.5'
11	SEA GREEN JUN	JUNIPERUS CHINENSIS SEA GREEN	3.5'
83	MAY NIGHT SALVIA	SALVIA SUPERBA MAY NIGHT	3.5'
21	SPEEDWELL	VERONICA SUNNY ERIER BLUE	3.5'
11	MISS KIM LILAC	SYRIACA PATULA MISS KIM	3.5'
10	DW. NARDINA	MONARDIA DOMESTICA FIRE POWDER	3.5'
14	CRAWBERRY COTONEASTER	COTONEASTER ARGENTEA	3.5'
16	GOLD FAME SPIREA	SPIREA BUNALDA GOLD FAME	3.5'
16	LITTLE PRINCESS SPIREA	SPIREA ARGENTEA LITTLE PRINCESS	3.5'
16	PINKUSHION FLOWER	SCABIOSA COLUMBARIA	3.5'
16	CRIMSON PYGMY BARBERRY	CRIMSON PYGMY BARBERRY	3.5'
16	INK BERRY HOLLY	ILEX GLABRA COMPACTA	3.5'
16	DWARF FOTHERGILLA	FOTHERGILLA GIBBERNA	3.5'
16	PJM RHODODENDRON	RHODODENDRON P. PJM	3.5'
16	AMUR MAPLE	AMUR MAPLE	3.5'
16	BLUE ATLAS CEDAR	CEDRUS ATLANTICA	3.5'

LANDSCAPE ORDINANCE CALCULATIONS

250' STREET FRONTAGE X 20' = 7000 SQ. FT. LANDSCAPED STREET YARD REQUIRED
 LANDSCAPED STREET YARD MINIMUM = 10000 SQ. FT.
 STREET YARD TREES REQUIRED = 14 SHADE TREES
 STREET YARD TREES PROVIDED = 22 SHADE TREES + 11 ORNAMENTAL TREES + 8 EVERGREEN TREES
 PARKING LOT TREES REQUIRED = 8 SHADE TREES
 PARKING LOT TREES PROVIDED = 10 SHADE TREES
 PARKING LOT SCREENING PROVIDED WITH SHRUBS AND BERMS
 150 PARKING SPACES PROVIDED
 IRRIGATION TO BE AUTOMATIC SYSTEM WITH PAIR SENSOR

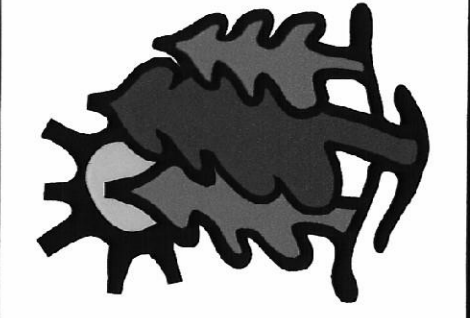


WEBB ROAD



DR-2200 Parcel 2 (Barrow)
LANDSCAPE PLAN
 10/16/02 M.D.
 MAPD Copy 1 of 2

TREE TOP
 NURSERY & LANDSCAPING, INC.
 5910 E. 37th NORTH
 WICHITA, KS 67220
 TEL 316.686.7491
 FAX 316.686.9625



DR. DO

WILSON MEDICAL PARK
 WICHITA, KANSAS
 LANDSCAPE PLAN

DRAWN BY:		
DATE:		
NO.	REVISION	DATE
SHEET:		L1

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

**SITE DEVELOPMENT PLANS FOR
CYPRESS SPRINGS ALZ
WICHITA, KANSAS**

**OVERALL
LANDSCAPE
PLAN**

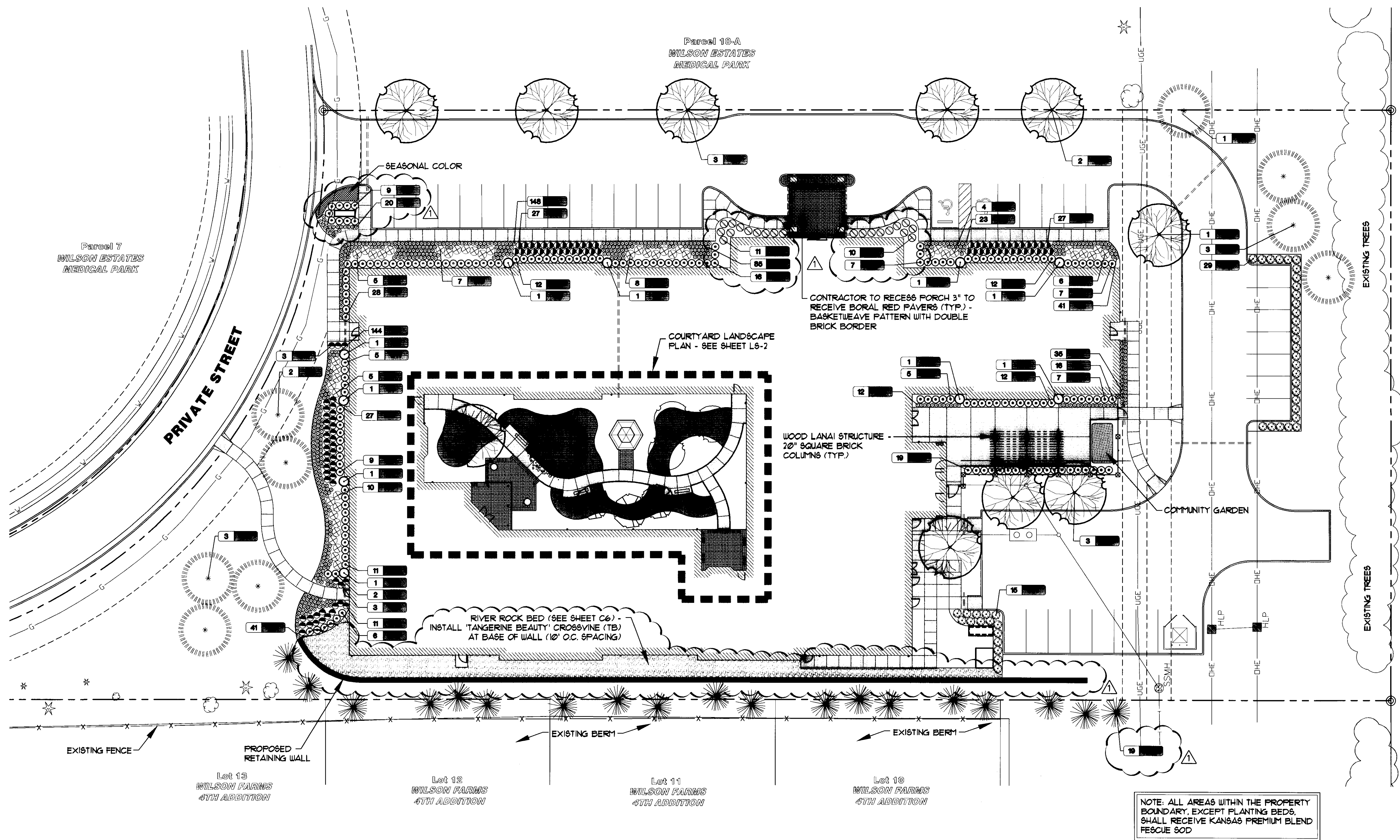
SHEET TITLE
10373
PROJECT NUMBER

DESIGN BY
DMM
DRAWN BY
RKO
CHECKED BY

ISSUED
OCTOBER 2010

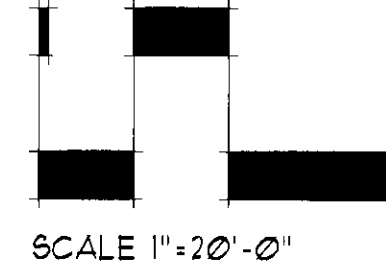
REVISED
ADM#1-11.03.10
ADM#2-11.09.10

SHEET NO.
LS-1



OVERALL LANDSCAPE PLAN

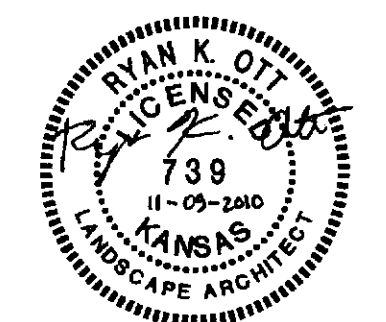
SCALE: 1" = 20'



SCALE 1" = 20' - 0"

**DP-260 PARCEL 10
LANDSCAPE PLAN**

APPROVED 11-22-10 BY DS
SHEET 1 of 4
MAPD Copy 11/22



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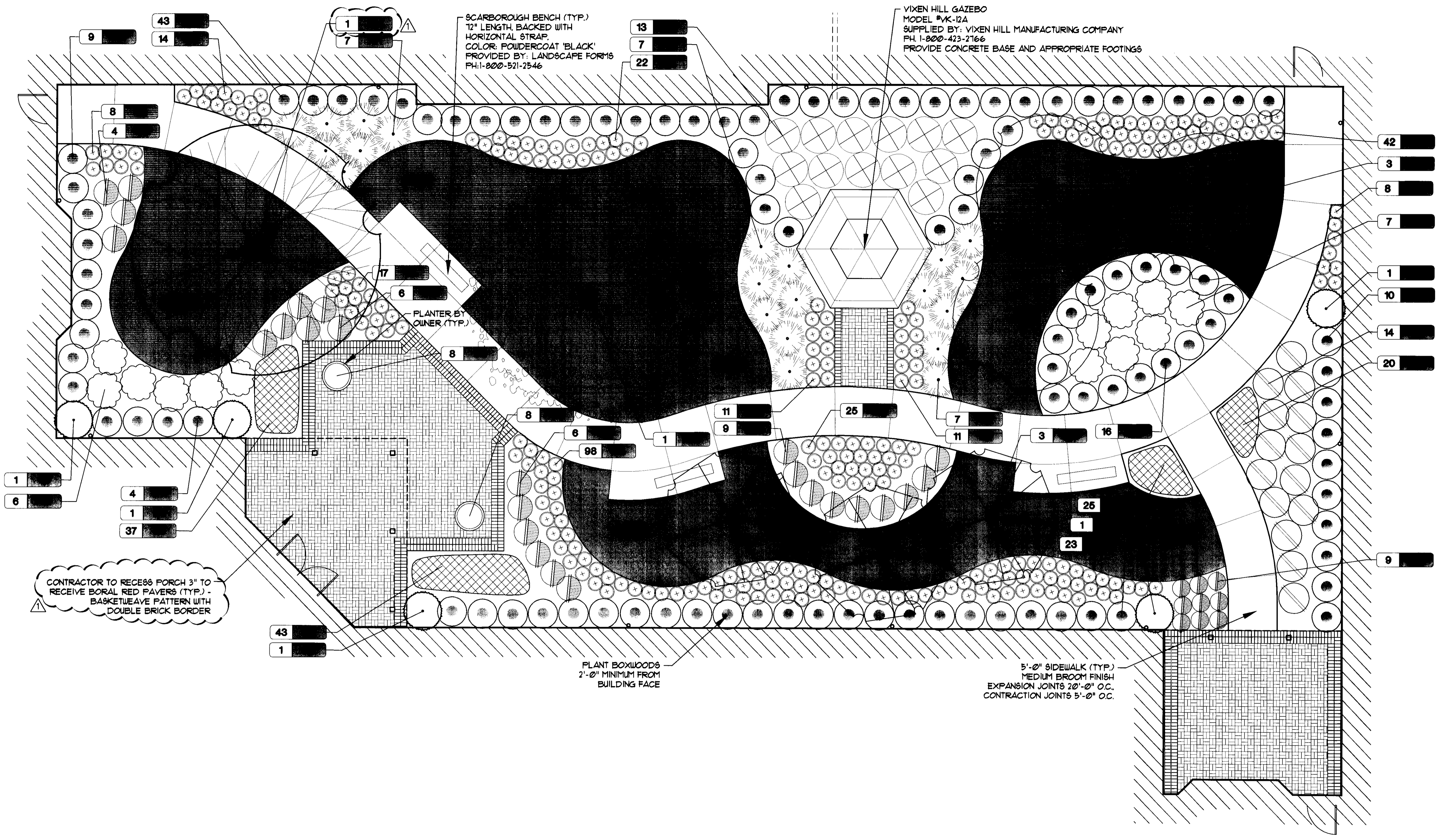
**SITE DEVELOPMENT PLANS FOR
 CYPRESS SPRINGS ALZ
 WICHITA, KANSAS**

**COURTYARD
 LANDSCAPE
 PLAN**
 SHEET TITLE
 10373
 PROJECT NUMBER

DESIGN BY MKEC
 DRAWN BY DMM
 CHECKED BY RKO

ISSUED OCTOBER 2010
 REVISED
 ADM#1-11.03.10
 ADM#2-11.09.10

SHEET NO.
LS-2



SCARBOROUGH BENCH (TYP.)
 12" LENGTH, BACKED WITH
 HORIZONTAL STRAP.
 COLOR: POWDERCOAT 'BLACK'
 PROVIDED BY: LANDSCAPE FORMS
 PH: 1-800-521-2546

VIXEN HILL GAZEBO
 MODEL #VK-12A
 SUPPLIED BY: VIXEN HILL MANUFACTURING COMPANY
 PH: 1-800-423-2166
 PROVIDE CONCRETE BASE AND APPROPRIATE FOOTINGS

PLANTER BY
 OWNER (TYP.)

PLANT BOXWOODS
 2'-0" MINIMUM FROM
 BUILDING FACE

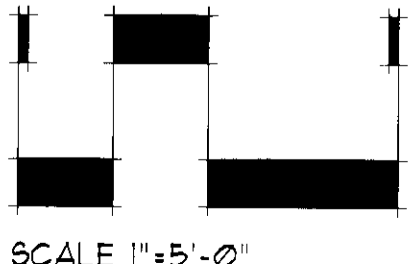
5'-0" SIDEWALK (TYP.)
 MEDIUM BROOM FINISH
 EXPANSION JOINTS 20'-0" O.C.
 CONTRACTION JOINTS 5'-0" O.C.

CONTRACTOR TO RECESS PORCH 3" TO
 RECEIVE BORAL RED PAVERS (TYP.) -
 BASKETWEAVE PATTERN WITH
 DOUBLE BRICK BORDER



COURTYARD LANDSCAPE PLAN

SCALE: 1" = 5'-0"



SCALE 1" = 5'-0"

DP-260 PARCELIO
LANDSCAPE PLAN

APPROVED 11-22-10 BY JL
 SHEET 2 OF 4
 MADD 6/11/10

J:\CIVIL\10373 - CYPRESS SPRINGS.DWG\SHEETS\10373_LANDSCAPE_PLAN.DWG

GENERAL LANDSCAPE NOTES

- CONSTRUCTION TRAFFIC SHALL BE LIMITED TO A CONFINED SPACE WITHIN THE PROPOSED PAVEMENT SPACES OR THE IMMEDIATE CONSTRUCTION AREA TO REDUCE WIDESPREAD SOIL COMPACTION. EQUIPMENT AND VEHICLES SHALL NOT RANDOMLY CROSS THE SITE BUT RATHER STAY ON PRE-DEFINED ROUTES/HAUL ROADS THAT THE OWNER'S REPRESENTATIVE AGREES TO.
- LANDSCAPE CONTRACTOR SHALL MAKE SURE THAT THE MASS GRADING CONTRACTOR HAS THOROUGHLY RIPPED AND ALLEVIATED ALL COMPACTED SOILS FROM HAULING AND PLACEMENT OPERATIONS.
- ALL WATER REQUIRED FOR LANDSCAPE OPERATIONS AND FOR ESTABLISHING LANDSCAPE ON THIS SITE WILL BE PROVIDED BY THE OWNER FROM ON-SITE SOURCES AND SUPPLIED TO THE LANDSCAPE CONTRACTOR AT NO CHARGE.
- PLANTING DATES FOR PLANT MATERIAL SHALL BE DURING THE MONTHS BETWEEN FEB. 15TH AND MAY 31ST OR SEPT. 15TH AND DEC. 15. PLANTING SHALL ONLY BE CONDUCTED WHEN THE GROUND IS NOT FROZEN, SNOW-COVERED, OR IN AN OTHERWISE UNSUITABLE CONDITION FOR PLANTING. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL FROM THE OWNER'S REPRESENTATIVE.
- LANDSCAPE BED EDGES SHALL BE PRO-STEEL EDGING
- SPREAD A 3" LAYER OF "BACK TO EARTH" COTTON BURR COMPOST, THOROUGHLY TILL INTO PLANTING BACKFILL TOPSOIL.
- ALL SHRUB/PERENNIAL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS TREFLAN OR EQUAL. APPLY AS PER MANUFACTURER'S RECOMMENDATION. THE PRE-EMERGENT SHALL NOT BE APPLIED UNTIL AFTER ALL PLANTING AND MULCHING WITHIN THESE AREAS ARE COMPLETE. DO NOT DISTURB AREAS AFTER APPLICATION. WATER IN AS DIRECTED.
- INSTALL 3" MIN. DEPTH DARK HARDWOOD MULCH IN ALL PLANTING BED AREAS AND WITHIN A 3' DIAMETER CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS. FULL MULCH AWAY FROM TREE TRUNKS WITHIN 3" OF TRUNK.
- IF POSSIBLE, BASED ON TIME OF YEAR SITE IS READY FOR LANDSCAPING, PLANT TREES PRIOR TO ROUTING/INSTALLING IRRIGATION LINES AND SUSTAIN TEMPORARILY BY WATERING WITH IRRIG-"GATOR" SLOW DRIP IRRIGATION BAGS OR BY HAND WATERING. FOLLOW TREE PLANTING WITH INSTALLATION OF IRRIGATION SYSTEM, THEN BY SODDING AND SEEDING (IF APPLICABLE).
- FESCUE SOD SHALL BE HARVESTED & PLACED BETWEEN THE DATES OF APRIL 1ST AND JUNE 15TH UNLESS DIRECTED BY THE OWNER'S REPRESENTATIVE TO DO OTHERWISE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WATER ALL SOD UNTIL LANDSCAPE JOB IS COMPLETE.
- ALL SOD AREAS SHALL BE INSTALLED AS FOLLOWS: AFTER FINAL GRADE IS ESTABLISHED AND ALL SOIL AREAS DRAIN AS INTENDED, AND ALL SURFACE IRREGULARITIES HAVE BEEN REMOVED, THOROUGHLY PREPARE SODBED BY TILLING TO A MINIMUM DEPTH OF 3" AND HARROWING. ROLL SOD FOLLOWING LAYING FOR GOOD SOD/SOIL CONTACT AND KEEP IN A MOIST (BUT NOT SATURATED) CONDITION FOR FIRST TWO WEEKS TO PROMOTE GOOD ROOTING. FERTILIZE WITH 1 LB. ACTUAL NITROGEN PER 1000 SF. AT TIME OF PLANTING.

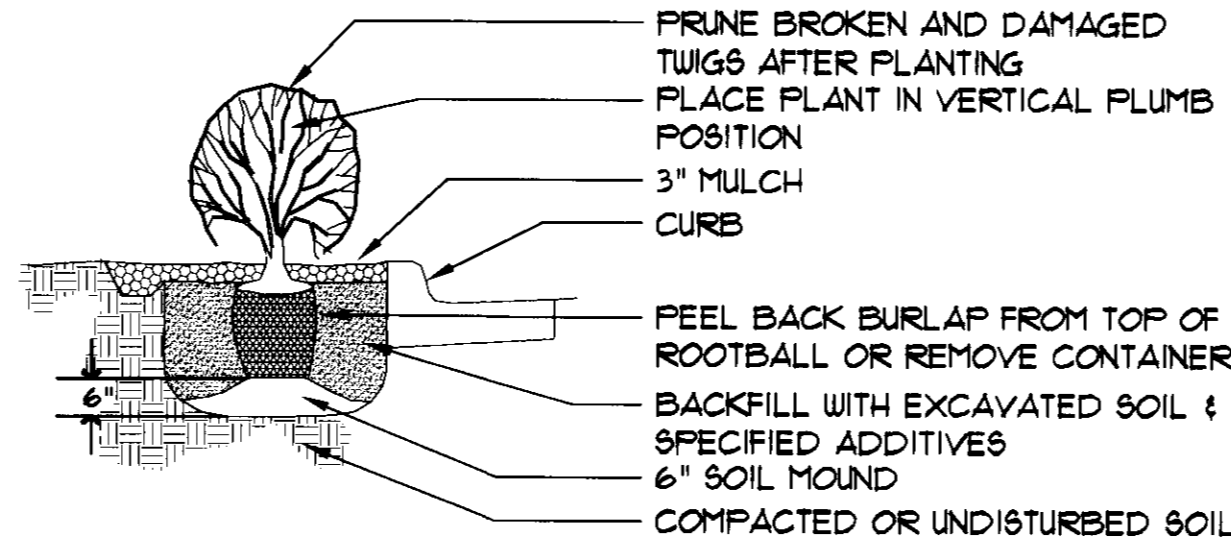
- SITE TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. AUTOMATIC SPRINKLER SYSTEM SHALL BE EQUIPPED WITH A RAIN-SENSING DEVICE WHICH WILL AUTOMATICALLY SHUT OFF THE IRRIGATION SYSTEM FOLLOWING PERIODS OF SIGNIFICANT RAIN.
- ALL PLANTS SHALL CONFORM TO ANSI Z601 FOR SIZE AND QUALITY STANDARDS.
- ALL LANDSCAPE PLANTS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING INITIAL ACCEPTANCE. DEAD OR DEFICIENT PLANTINGS SHALL BE ACCEPTABLY REPLACED, IN PROPER PLANTING SEASON, ONE TIME AT NO COST TO THE OWNER. SOD AND SEED AREAS MAY BE FINAL ACCEPTED AT TIME OF COMPLETION OF ESTABLISHMENT, WITH NO FURTHER GUARANTEE REQUIRED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, (INCLUDING WATERING AND MOWING), SOD AND SEEDED AREAS UNTIL ACCEPTANCE OF THESE AREAS. WHEN READY, THE LANDSCAPE CONTRACTOR SHALL REQUEST INSPECTION OF ESTABLISHED SODDED AND SEEDED AREAS BY THE OWNER'S REPRESENTATIVE. SMALLER CLEARLY DEFINED SODDED OR SEEDED AREAS MAY BE INSPECTED AND GIVEN FINAL ACCEPTANCE AS THESE AREAS BECOME READY, BEFORE OTHER AREAS OF THE SITE ARE READY FOR INSPECTION.

EXISTING IRRIGATION SYSTEM

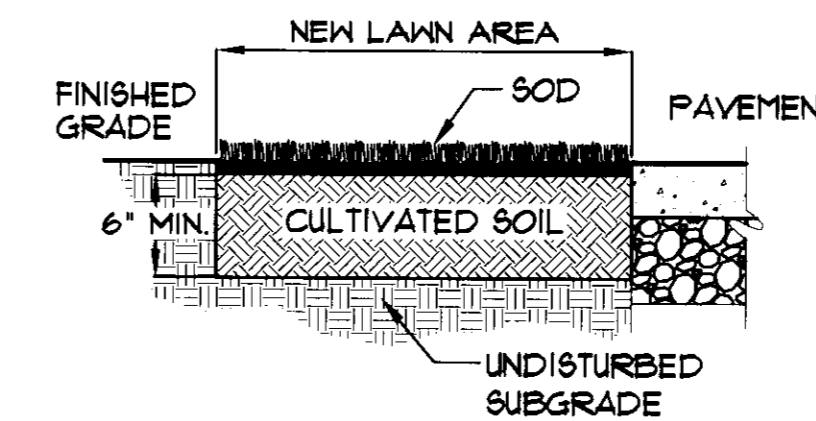
1. THE EXISTING FESCUE AND BERMED AREA AT THE NORTHWEST PORTION OF THE SITE AND ALONG THE BERM WITHIN AND ADJACENT TO THE WESTERN BOUNDARY OF THE SITE IS CURRENTLY CONNECTED TO THE LOT OWNER'S IRRIGATION SYSTEM, WHICH IS FED FROM THE NORTH. THE IRRIGATION CONTRACTOR MAY OPT TO CUT/CAP THE SUPPLY LINE FROM THE NORTH AT THE NORTH PROPERTY LINE AND UTILIZE THE EXISTING SYSTEM NORTH OF THE SOUTH LINE OF THE AREA THAT IS CURRENTLY ESTABLISHED FESCUE. THE PORTION OF THE EXISTING IRRIGATION SYSTEM SOUTH OF THE SOUTH LINE OF THE EXISTING FESCUE AREA SHALL BE ABANDONED AND REPLACED. IF THE NORTH PORTION OF THE EXISTING IRRIGATION SYSTEM IS RETAINED, IT SHALL BE CONNECTED TO THE NEW ON-SITE IRRIGATION SYSTEM.



NOTES:
ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY.



SHRUB PLANTING DETAIL
NOT TO SCALE



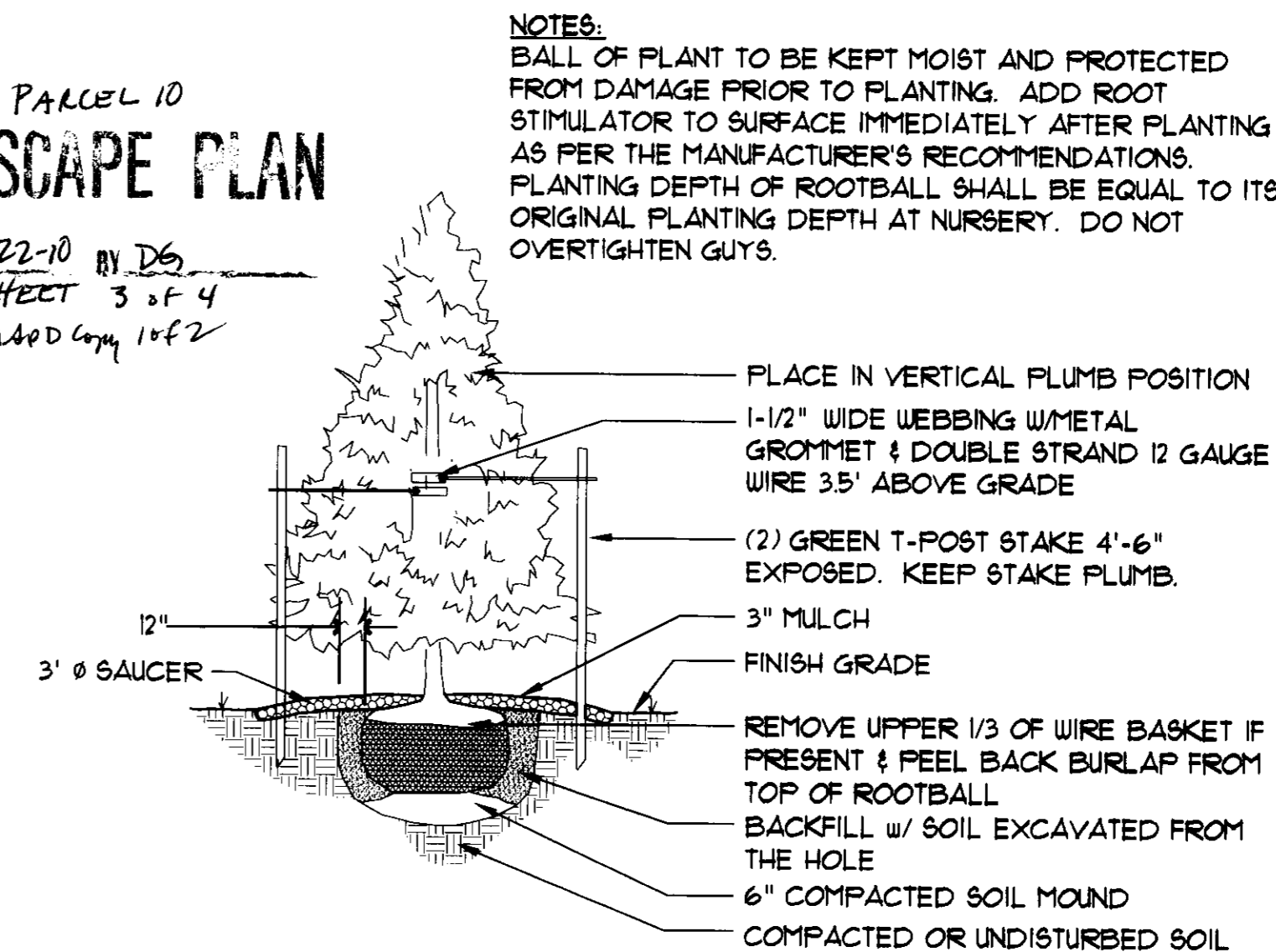
SOD INSTALLATION NOTES:

- FINISHED GRADES SHALL BE ACCURATE.
- CULTIVATE ENTIRE AREA TO A MINIMUM 4" DEPTH. EXCEPTIONS TO AREAS MAY BE MADE IF TREE ROOTS ARE ENCOUNTERED WITHIN THE DRIPLINE OF EXISTING TREES. HAND RAKE SMOOTH.
- ADD ADDITIVES (AS PER SOIL TEST RECOMMENDATIONS) AND TILL INTO SOIL.
- LAY AND ROLL SOD. WATER THOROUGHLY.
- STAGGER JOINTS AND BUTT JOINTS TOGETHER TIGHTLY.
- STAKE SOD ON SLOPES 4:1 OR STEEPER.

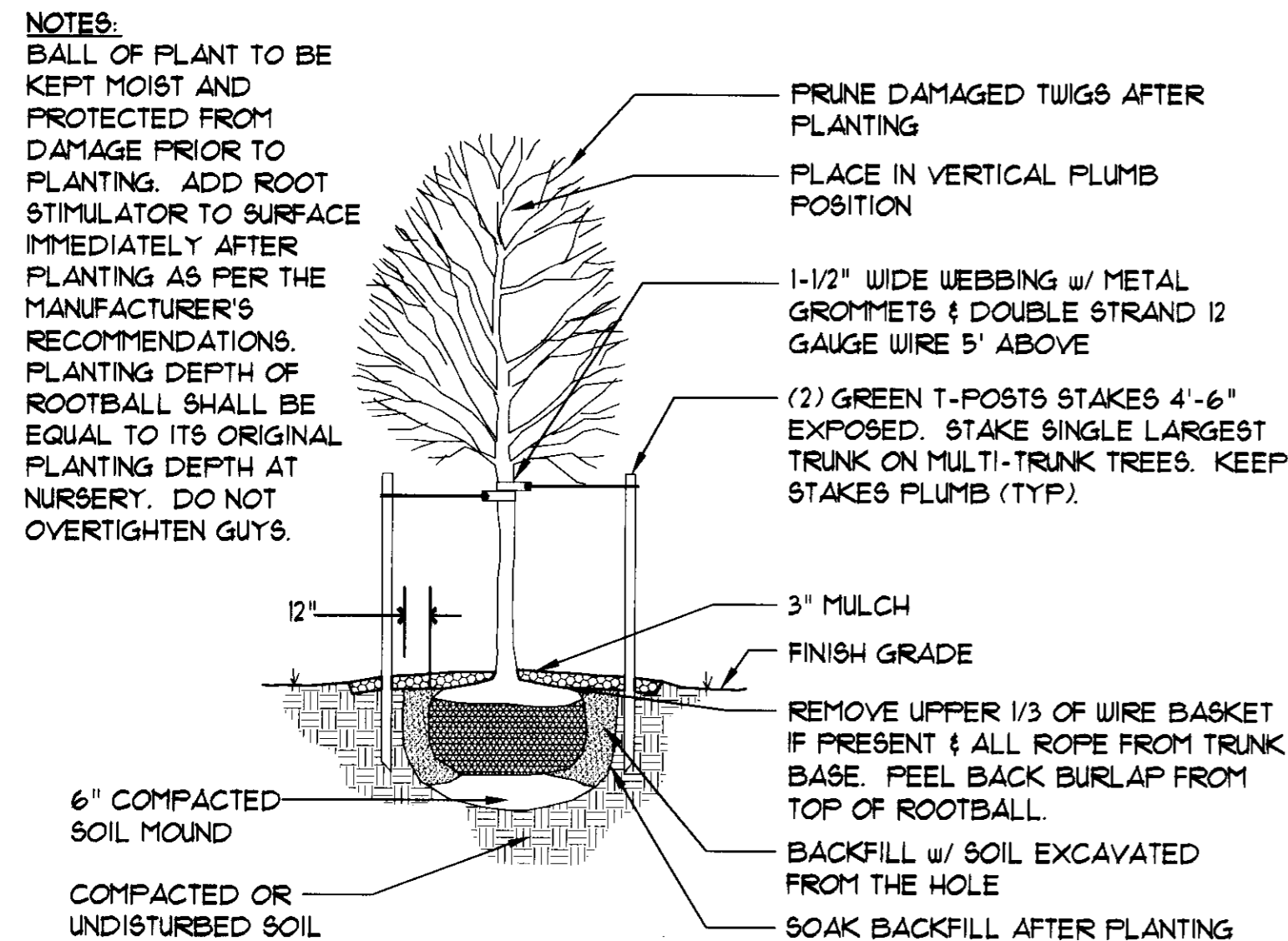
SOD INSTALLATION
NOT TO SCALE

DP-260 PARCEL 10
LANDSCAPE PLAN

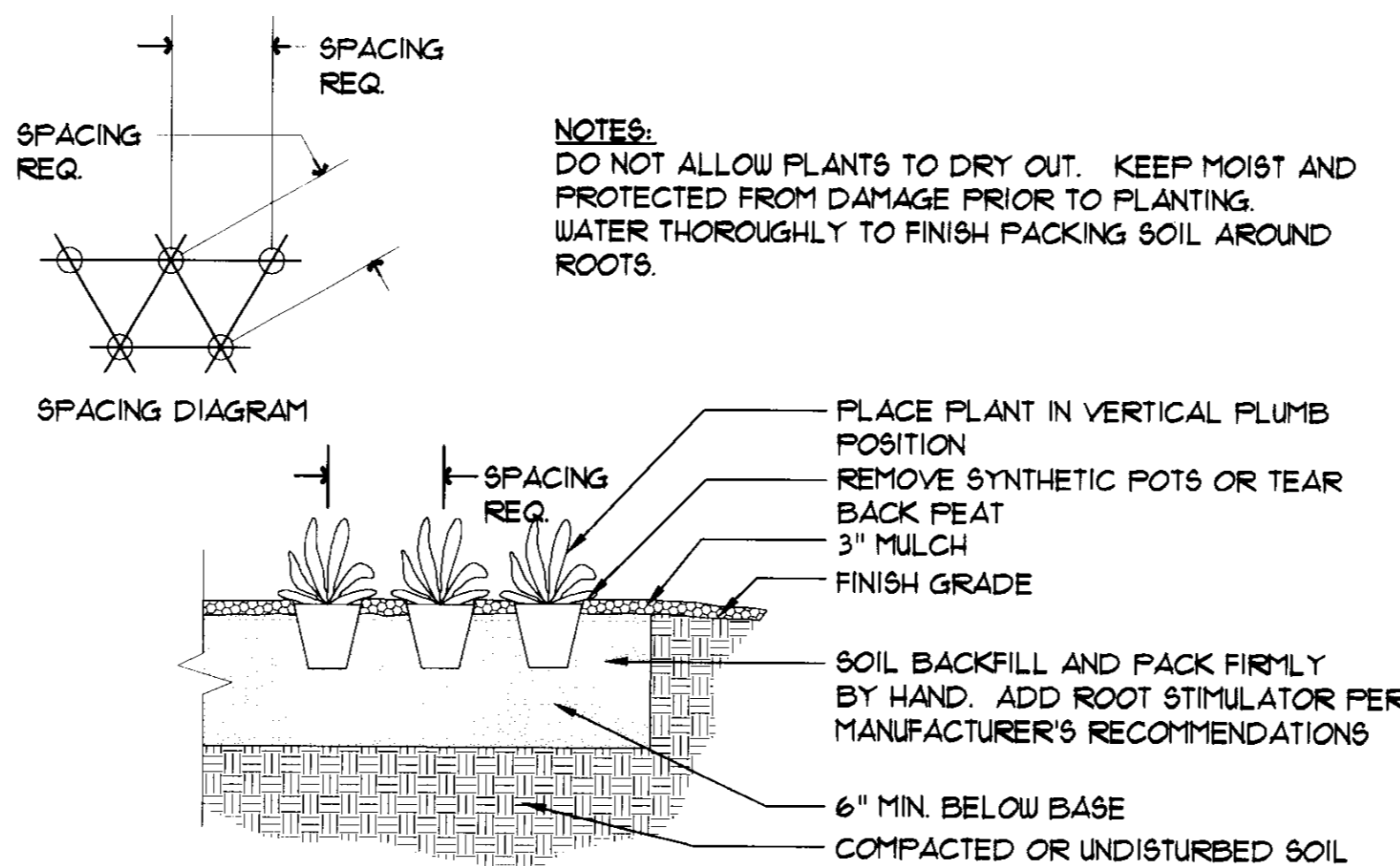
APPROVED 11-22-10 BY DJS
SHEET 3 OF 4
MAD copy 1 of 2



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



PERENNIAL PLANTING DETAIL
NOT TO SCALE

KEY	BOTANICAL NAME	COMMON NAME	SIZE & METHOD OF HANDLING	NOTES
TREES				
WO	QUERCUS PHELLOS	WILLOW OAK	4" GAL.	
LM	ACER SACCHARUM 'LEGACY'	'LEGACY' SUGAR MAPLE	4" GAL.	
AM	ACER GINNALA 'FLAME'	AMUR MAPLE	8'-10' HT.	MULTI-TRUNK
RC	MALUS 'JFS-KW5'	'ROYAL RAINDROPS' CRABAPPLE	3" GAL.	
FN	PINUS NIGRA	AUSTRIAN PINE	8'-10' HT.	
CJ	JUNIPERUS VIRGINIANA 'CANAERTII'	CANAERTII JUNIPER	6'-7' HT.	
SPRINGS / GRASSES				
FR	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER' FEATHER REED GRASS	5 GAL.	
KR	FENIGETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE' FOUNTAIN GRASS	5 GAL.	
IC	ILEX GLABRA 'COMPACTA'	INKBERRY COMPACT HOLLY	5 GAL.	
KO	ROSA 'RADRAZZ'	'KNOCKOUT' ROSE	5 GAL.	
NW	ROSA X 'NEARLY WILD'	'NEARLY WILD' ROSE	5 GAL.	
BW	BUXUS MICROPHYLLA 'WINTERGREEN'	'WINTERGREEN' BOXWOOD	5 GAL.	
SJ	JUNIPERUS CHINENSIS 'SPARTAN'	'SPARTAN' JUNIPER	7 GAL.	
PERENNIALS				
CM	NEPETA x FAASSENII 'WALKER'S LOW'	'WALKER'S LOW' CATMINT	3 GAL.	
GROUND COVERS/VINES				
GL	LIRIOPE MUSCARI 'BIG BLUE'	'BIG BLUE' LIRIOPE	1 GAL.	
TB	BIGNONIA CAPREOLATA 'TANGERINE BEAUTY'	'TANGERINE BEAUTY' CROSSVINE	1 GAL.	10'-0" O.C.
SEASONAL COLOR				
SC	SEASONAL COLOR	SEASONAL COLOR	4" POTS	9" O.C.
Turf				
	FESCUE 'KANSAS PREMIUM BLEND FESCUE'			SOD

J:\CIVIL\10373 - CYPRESS SPRINGS\DWG\SHEET\10373_LANDSCAPE_DETAILS.DWG

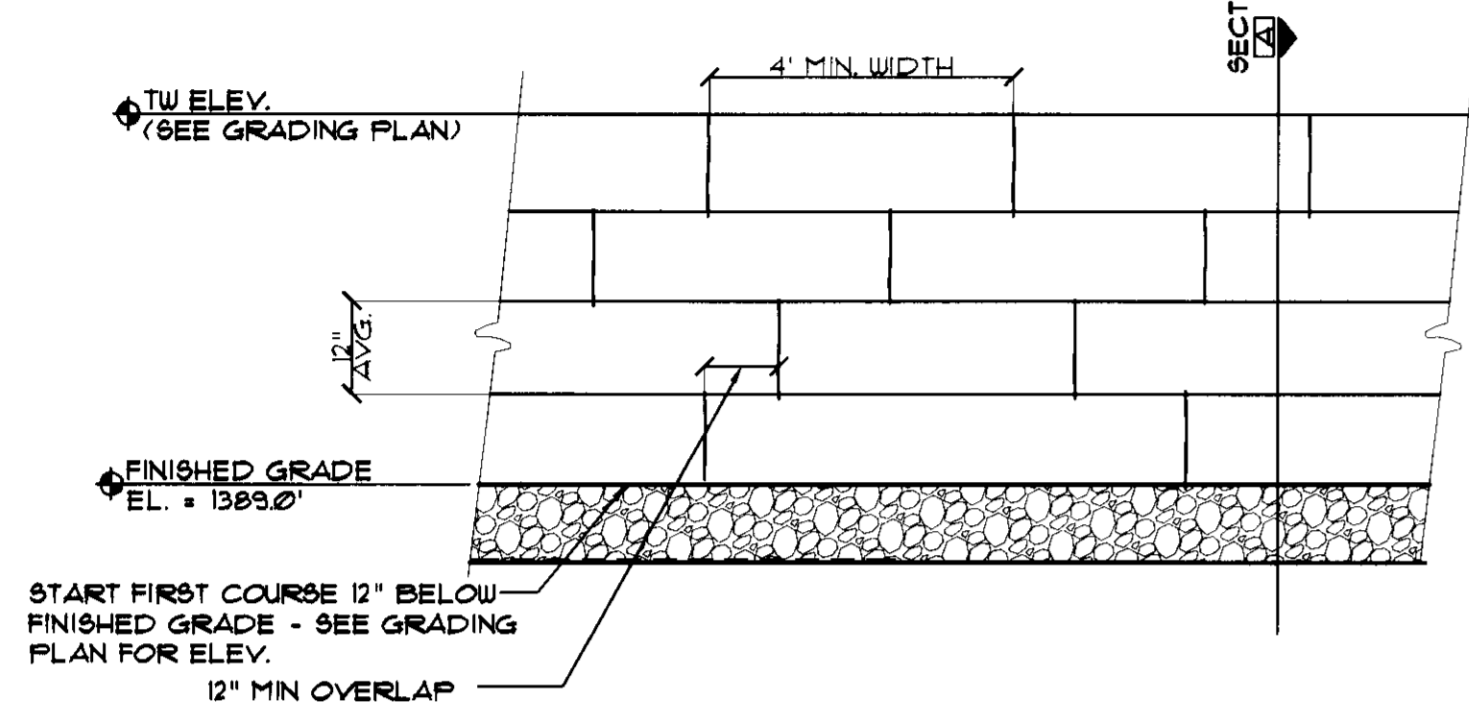
PLOTED: Wednesday, November 17, 2010 10:25AM

GENERAL NOTES

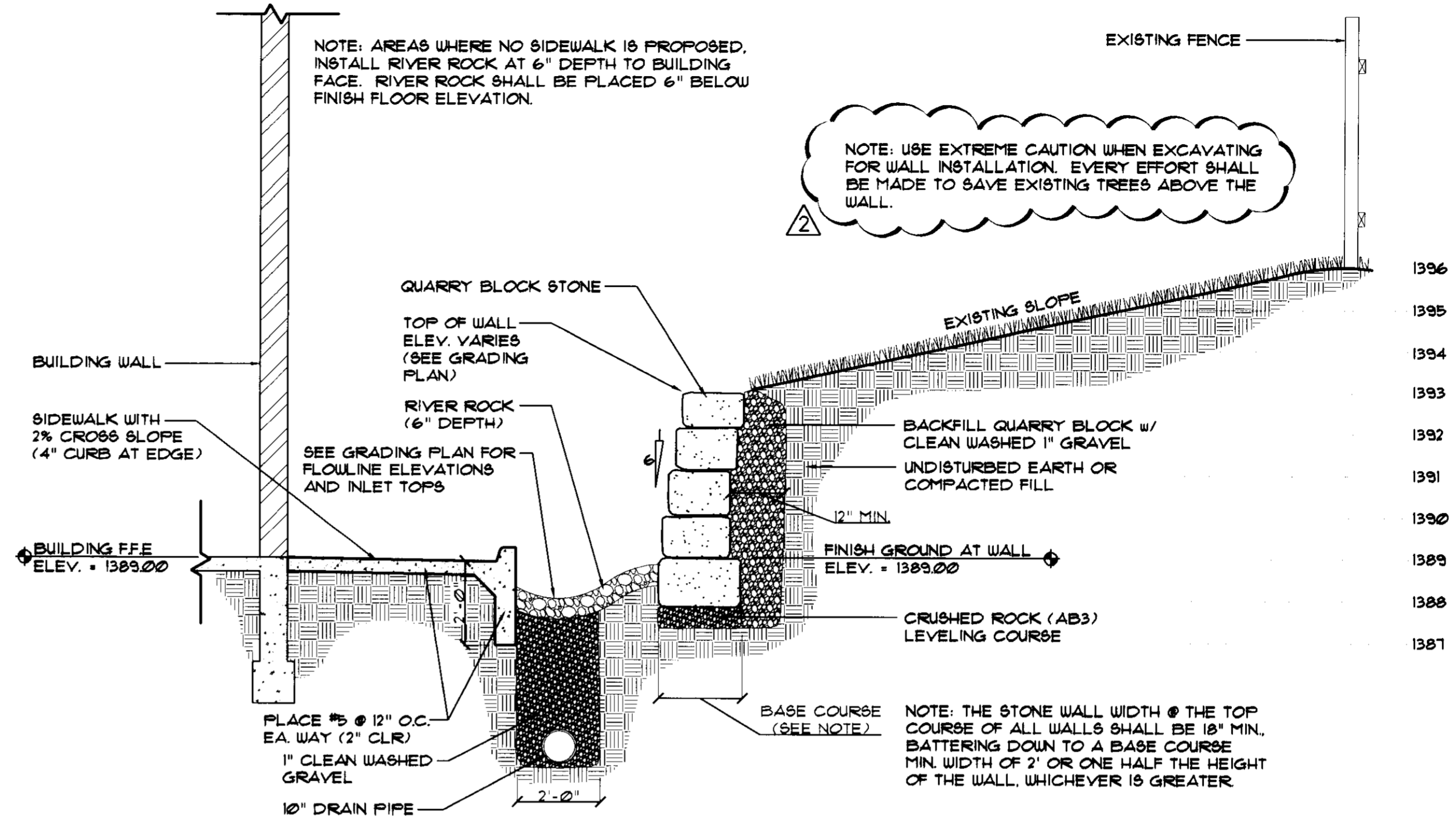
- 1) **DRY-STACK QUARRY BLOCK STONE**
SUPPLIER - US STONE INDUSTRIES
120 N. 6TH STREET
ST. MARYS, KANSAS 66536
CONTACT: HELEN FAULY
1-800-755-9393
www.usstoneindustries.com
- 2) **PLACEMENT**
-MINIMUM STONE OVERLAP IN WALL COURSE SHALL BE 12"
-WALL GAP BETWEEN VERTICAL JOINTS SHALL BE NO MORE THAN 1" MAX. WHERE NECESSARY FILL MATERIAL (SMALL ROCK) SHALL BE USED TO FILL GAPS. THESE AREAS SHALL BE KEPT TO A MINIMUM. FIELD VERIFY w/ OWNER'S REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE.

9'-10" TOP LEDGE COTTONWOOD
AVG. LENGTH - 4' TO 6'
MIN. COMPRESSIVE STRENGTH - 1,000 PSI

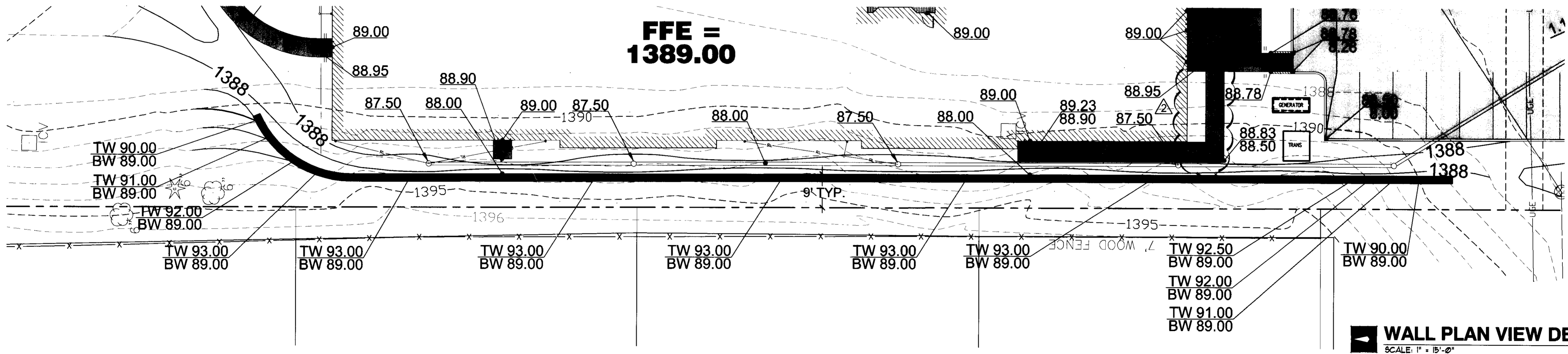
- 3) **SURFACE FINISH**
EXPOSED WALL SURFACE SHALL HAVE A DRESSED STONE FINISH. A MOCKUP WALL SECTION WILL BE REQUIRED PRIOR TO COMMENCEMENT OF WORK.



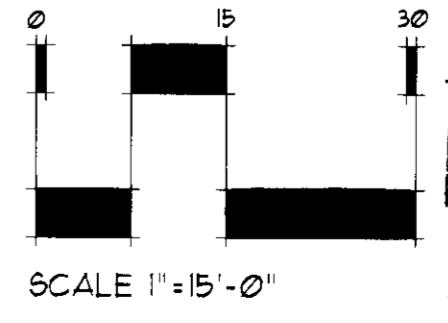
ELEVATION
1 DRY-STACK RETAINING WALL
SCALE: 3/8" = 1'-0"



SECTION A @ WALL
2 DRY-STACK RETAINING WALL AT SIDEWALK
SCALE: 3/8" = 1'-0"



WALL PLAN VIEW DETAIL
SCALE: 1" = 15'-0"



DP-260 PARCEL 10
LANDSCAPE PLAN

APPROVED 11-22-10 BY DS
SHEET 4 OF 4
MAP D Copy 1 of 2

SITE DEVELOPMENT PLANS FOR
CYPRESS SPRINGS ALZ
WICHITA, KANSAS

WALL DETAILS
SHEET TITLE
10373
PROJECT NUMBER

MKEC
DESIGN BY
RKO
DRAWN BY
GR
CHECKED BY

ISSUED
OCTOBER 2010
REVISED
ADM#1-11.03.10
ADM#2-11.09.10

SHEET NO.
C6

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PLOTED: Wednesday, November 17, 2010 10:30AM



Wichita-Sedgwick County Metropolitan Area Planning Department

May 9, 2013

Webb Road Partners, LLC c/o Dr. Do
8300 Steeplechase
Wichita, KS 67206

MKEC Engineering Consultants, Inc. c/o Brian Lindebak
411 N. Webb Rd.
Wichita, KS 67206

RE: ZON2013-08 & CUP2013-09 - City zone change to LC Limited Commercial ("LC") and amendment of DP-260 to create Parcels 9a and 9b, generally located west of Webb Road and south of 21st Street North.

Dear Applicants:

At its regular meeting on **May 9, 2013**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request, subject to completing the lot split on the property and the following condition:

1. The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

Property owners may file written protest petitions on zoning related items heard by the MAPC. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **May 23, 2013, at 5 PM**. Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area within 200 feet of the perimeter of the application area, unless the City Council overrides such a protest and approves the application by a vote of three-quarters of its members.

This request will be forwarded to the June 11, 2013, Wichita City Council meeting for review

RE: ZON2013-08 & CUP2013-09 - City zone change to LC Limited Commercial ("LC") and amendment of DP-260 to create Parcels 9a and 9b, generally located west of Webb Road and south of 21st Street North.

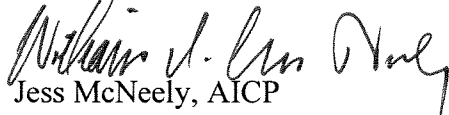
Page | 2

May 9, 2013

and final action. This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,


Jess McNeely, AICP
Senior Planner

JM:mc

Copies to: Pete Meitzner, WCC II, Mail Stop 1-13
Megan Buckmaster, NA II, Mail Stop 1-135
Julianne Kallman, Engineering, Mail Stop 1-71
Tom Stolz, MABCD
JR Cox, MABCD
Paul Hays, MABCD

February 9, 2011

Arck Building Company
1921 North Webb Road
Wichita, KS 67206

Laham Development
150 North Market Street
Wichita, KS 67202

RE: DP-260 - Administrative Adjustment to adjust General Provision 6H on building signs for Parcel 7B on DP-260 Wilson Estates Medical Park Community Unit Plan on property zoned GO General Office, generally located south of Wilson Estates Parkway and west of Webb Road (CUP2011-00006).

Dear Sir or Madam:

We have received and reviewed your request for an administrative adjustment to the above-referenced community unit plan. We understand that you desire to adjust DP260 Wilson Estates Medical Park Community Unit Plan (“CUP”) on property zoned GO General Office (“GO”) by allowing a logo-style sign for the Arck on the north building façade of Parcel 7B. The sign would consist of four channel letters with a letter height of 48 inches for two of the letters. For this parcel and building elevation, current sign requirements would limit the maximum letter height to 24 inches and maximum sign size of 64 square feet. The proposed sign size is below the maximum permissible size; it is approximately 45 square feet. However, the individual letters are 48 inches in height, double the permissible height. The discrepancy between overall size and letter height is due to the small number of letters (four) in the sign for the “Arck” compared with a more typical wall sign in the CUP with 10 or more individual letters. The sign otherwise appears to conform to requirements of the CUP for the type of channel letters.

On the basis of our review, we feel that adjusting the CUP would be 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 from the original plan.

Our signatures below indicate that an administrative adjustment has been granted to allow a maximum of one building wall sign on the north elevation of Parcel 7B, with the sign to be allowed a maximum height of individual letters of 48 inches and a maximum sign size of 64 square feet. This adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

You may now remove the zoning adjustment sign from the site. We will make a notation of the adjustment on the CUP drawing.

John L. Schlegel
Director of Planning

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Dale Miller, MAPD (email)
Paul Hays, Office of Central Inspection (email)
Richard Chamberlin, Office of Central Inspection (email)
J.R. Cox, Office of Central Inspection
Leonard Fox, Office of Central Inspection
Trimark signworks, Attn: Ryan Bond, 319 S. Oak, Wichita, KS 672222213

March 25, 2011

Vision Partners, LLC Etal and Grene Vision Group, LLC
Attn: Troy Biggs
1851 N. Webb Road
Wichita, KS 67206

RE: CUP2011-00007- DP-260 Wilson Estates Medical Park Community Unit Plan Amendment #3 to increase building coverage, gross floor area and number of buildings for expansion on Parcel 8 on property zoned GO General Office, generally located west of Webb Road one block south of Wilson Estates Parkway/19th Street North.

Dear Ladies and Gentlemen:

At its regular meeting on **March 10, 2011**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request as submitted and shown on the CUP document, subject to the following conditions:

1. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
2. The transfer of title of all or any portion of the land included within the Community Unit Plan 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 the present owners, their successors and assigns, unless amended.
3. The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

Because no valid appeals or protest petitions were filed opposing this action, the action of the MAPC is considered final.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

RE: CUP2011-00007- - DP-260 Wilson Estates Medical Park Community Unit Plan
Amendment #3 to increase building coverage, gross floor area and number of buildings
for expansion on Parcel 8 on property zoned GO General Office, generally located west
of Webb Road one block south of Wilson Estates Parkway/19th Street North.

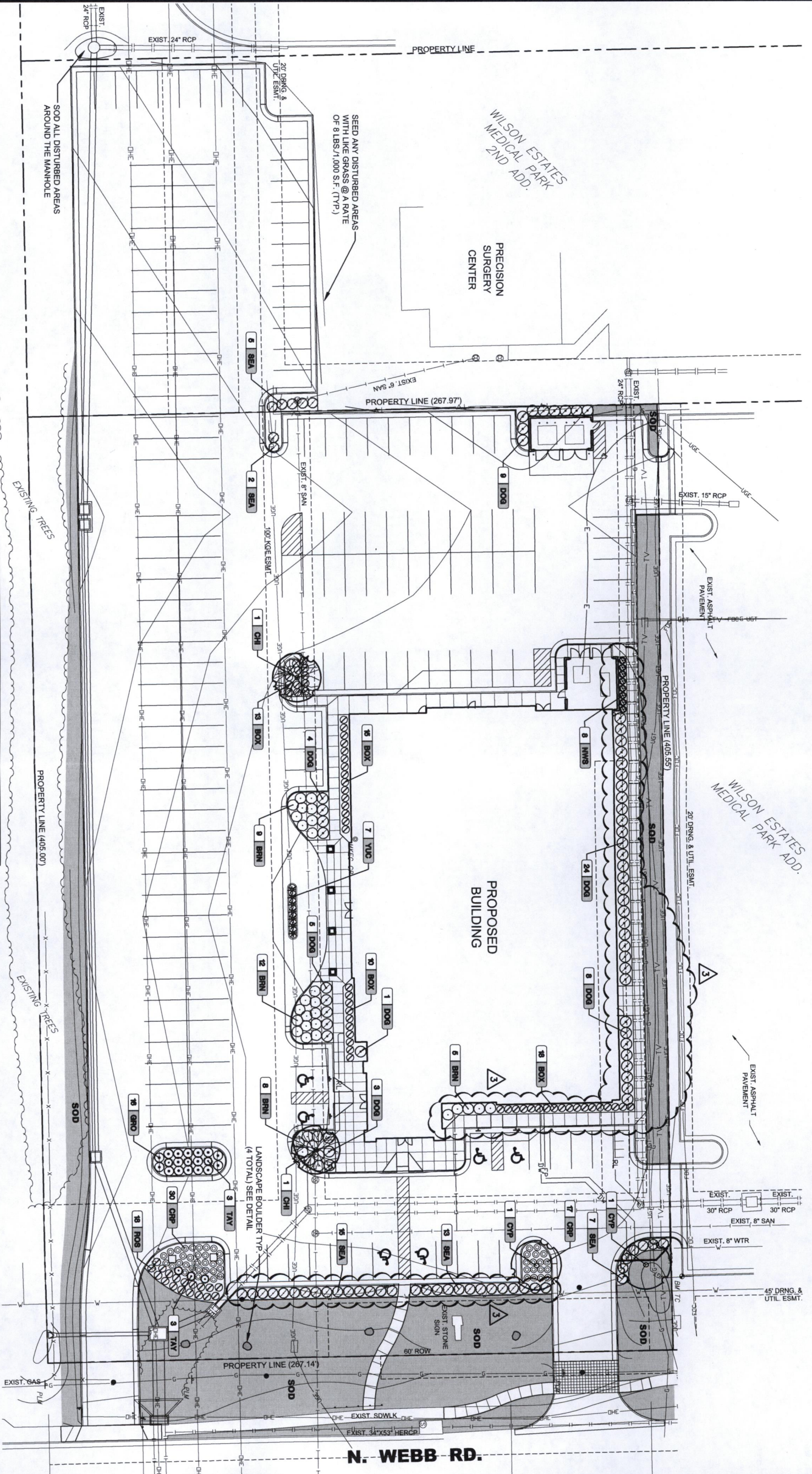
Page 2

March 25, 2011, 2011

Sincerely,

Donna Goltry, A.I.C.P.
Principal Planner
Current Plans Division

cc: District II Councilmember Susan Schlapp, Mail Stop 1-13 (email)
District II N.A. Antoine Sherfield, Mail Stop 1-135 (email)
Kurt Schroeder, Office of Central Inspection, Mail Stop 1-72 (email)
Paul Hays, Office of Central Inspection, Mail Stop 1-72 (email)
Julianne Kallman, Engineering, MAIL STOP #1-71 (email)
Minneha Township, Attn: Don Gragg, #50 St. Cloud Place, Wichita, KS 67230
Bent Tree, Attn: Melissa Mathes, 9306 Bent Tree, Wichita, KS 67226
Foliage, Attn: Daniel A Flynn, 1710 Duckcross Cove, Wichita, KS 67206
Legacy Park Master and Wilson Estate Med Park, 150 N. Market, Wichita, KS 67202
Pepeertree, Attn: Harvey Menehan, 9006 Peppertree Cir., Wichita, KS 67226
Wilson Farms Res Masters and Belmont, 8100 E. 22nd St. N, #1000, Wichita, KS 67226
Country Place Estates, Attn: Bill Johnson, 1542 N. Gateway Ct., Wichita, KS 67206
Country Place Greens, Attn: Gene Baldwin, 1440 N. Gatewood St., Wichita, KS 67206
Tallgrass East & 5th Add, Attn: P.R. Mullen, 2535 N Cranbrook Ct., Wichita, KS 67226
Carriage Crossing, Attn: Steve Miller, 852 N. Forestview, Wichita, KS 67235
Greenleaf, Attn: Chuck Bair, PO Box 780151, Wichita, KS 67278
MKEC Engineering Consultants, Inc., Attn: Brian Lindebak, 411 N Webb Rd, Wichita,
KS 67206



LANDSCAPE ORDINANCE CALCULATIONS

FRONTAGE OF SITE = 267' DEPTH OF LOT = 405'

SQUARE FOOTAGE FACTOR = 20 SQ. FT. PER LINEAR FOOT

REQUIRED LANDSCAPED STREET YARD = 267' X 20 = 5,340 SQ. FT.

LANDSCAPED STREET YARD PROVIDED = 10,228 SQ. FT.

STREET YARD TREES REQUIRED = 5,340/500 = 11 TREES

TREES PROVIDED = (9) TREES, 123 SHRUBS (12) = 21 TREE EQUIVALENT

PARKING STALLS PROVIDED = 144 STALLS

PARKING LOT TREES REQUIRED = 144/20 = 8 TREES

PARKING LOT TREES PROVIDED = 1/2 THE REQUIRED STREET YARD TREES ARE UTILIZED TO FULFILL PARKING LOT TREE REQUIREMENT

NOTE: NO TREES PERMITTED IN THE SOUTHERN STAR PRELINE EASEMENT ALONG WEBB RD.

LANDSCAPE PLAN

APPROVED 4/30/21 BY [Signature]

DP-2600

LEGEND

- EXISTING SOD
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- EXISTING FIBER OPTIC CABLE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING LIGHT POLE
- PROPOSED STORM SEWER

SCALE: 1" = 20'

PROPOSED BUILDING

LANDSCAPE BOULDER TYP. 4 TOTAL SEE DETAIL

SEED ANY DISTURBED AREAS WITH LIKE GRASS @ A RATE OF 8 LBS./1,000 S.F. (TYP.)

SOD ALL DISTURBED AREAS AROUND THE MANHOLE

MEEC
Wichita, KS • 316.994.9800

WEBB ROAD MOB
1821 N WEBB RD. WICHITA, KANSAS

PROJECT NO: 2001080752
DATE: MARCH 2021
SCALE: 1" = 20'
DESIGNED: [Name]
DRAWN: [Name]
CHECKED: [Name]
RVO: [Name]
SPE: [Name]

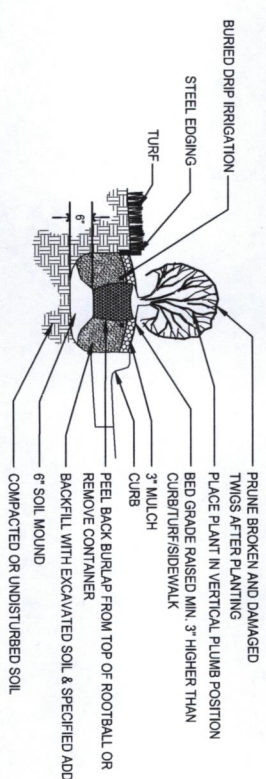
SHEET NO. L100

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH ALL APPLICABLE SPECIFICATIONS RELATED TO THE LANDSCAPE AND IRRIGATION.
2. LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL. UTILITIES CAN BE FLAGGED BY CALLING 811, OR 1-800-344-2233, OR ONLINE AT www.kansasonecall.com. DAMAGE TO UTILITIES SHALL BE AVOIDED DURING THE COURSE OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
3. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE MASS GRADING CONTRACTOR TO INSURE THEY THOROUGHLY RP AND ALEVATED ALL COMPACTED SOILS FROM THEIR HAULING AND PLACEMENT OPERATIONS.
4. ALL WATER REQUIRED FOR LANDSCAPE OPERATIONS AND FOR ESTABLISHING LANDSCAPE ON THIS SITE WILL BE PROVIDED BY THE OWNER FROM ON-SITE SOURCES AND SUPPLIED TO THE LANDSCAPE CONTRACTOR AT NO CHARGE.
5. PLANTING DATES FOR PLANT MATERIAL SHALL BE DURING THE MONTHS BETWEEN FEB. 15TH AND MAY 31ST OR SEPT. 15TH AND DEC. 15. PLANTING SHALL ONLY BE CONDUCTED WHEN THE GROUND IS NOT FROZEN, SNOW-COVERED, OR IN AN OTHERWISE UNSUITABLE CONDITION FOR PLANTING. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL FROM THE OWNER'S REPRESENTATIVE.
6. MULCHED LANDSCAPE BED EDGES SHALL BE LINED WITH PRO-STEEL EDGING OR APPROVED EQUIV.
7. MULCH ADJACENT TO BUILDINGS SHALL BE SIX (6) INCHES LOWER THAN BUILDING FINISH FLOOR ELEVATION.
8. ALL SHRUBPERENNIAL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS TRIFLORAN OR EQUIV. APPLY AS PER MANUFACTURER'S RECOMMENDATION. THE PRE-EMERGENT SHALL NOT BE APPLIED UNTIL AFTER ALL PLANTING AND MULCHING WITHIN THESE AREAS ARE COMPLETE. DO NO DISTURB AREAS AFTER APPLICATION. WATER IN AS DIRECTED.
9. INSTALL 3" MIN. DEPTH FINE-SHREDED, DARK, HARDWOOD MULCH IN ALL PLANTING BED AREAS AND WITHIN A 4' DIAMETER CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS. PULL MULCH AWAY FROM TREE TRUNKS WITHIN 3" OF TRUNK.
10. IF POSSIBLE, BASED ON TIME OF YEAR SITE IS READY FOR LANDSCAPING, PLANT TREES PRIOR TO ROUTING/INSTALLING IRRIGATION LINES AND SUSTAIN TEMPORARILY BY WATERING WITH IRRIGATOR-SLOW DUMP IRRIGATION BAGS OR BY HAND WATERING. FOLLOW TREE PLANTING WITH INSTALLATION OF IRRIGATION SYSTEM, THEN BY SODDING AND SEEDING (IF APPLICABLE).
11. FESCUE SOOD SHALL BE HARVESTED & PLACED BETWEEN THE DATES OF APRIL 1ST AND JUNE 15TH UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WATER ALL SOD UNTIL LANDSCAPE JOB IS COMPLETE.
12. AREAS DENOTED AS SOD SHALL BE PLANTED WITH THE FOLLOWING GRASS TYPE:
SOOD:
KANZAS PREMIUM FESCUE, OBTAINABLE FROM GRAMMER GRASS FARM, INC., 6121 N. 119TH, MAZE, KANSAS 67101, PH# (616) 722-7230.
13. ALL SOD AREAS SHALL BE INSTALLED AS FOLLOWS: AFTER FINAL GRADE IS ESTABLISHED AND ALL SOIL AREAS DRAIN AS INTENDED, AND ALL SURFACE IRRIGATION LINES HAVE BEEN REMOVED, THOROUGHLY PREPARE SOOD BY TILLING TO A MINIMUM DEPTH OF 3" AND HARROWING. ROLL SOOD FOLLOWING LAYING FOR GOOD SOOD/SOIL CONTACT AND KEEP IN A MOIST (BUT NOT SATURATED) CONDITION FOR FIRST TWO WEEKS TO PROMOTE GOOD ROOTING. FERTILIZE WITH 1 LB. ACTUAL NITROGEN PER 1,000 S.F. AT TIME OF PLANTING.
14. ALL LANDSCAPE AND TURF AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN-SENSING DEVICE TO SHUT OFF THE SYSTEM DURING PERIODS OF ADEQUATE RAIN.
15. PLACEMENT OF IRRIGATION CONTROLLER SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
16. COORDINATE LANDSCAPE PLANTING WITH IRRIGATION CONTRACTOR. THE TREE PLANTINGS SHALL BE IN PLACE ON STAKED BEFORE IRRIGATION LINE ROUTING BEGINS TO AVOID CONFLICTS. THE IRRIGATION SYSTEM SHALL BE COMPLETE AND FULL FUNCTIONAL IN ALL LAWN AREAS BEFORE SOODING IS PLACED.
17. ALL PLANTS SHALL CONFORM TO ANSI Z60.1 FOR SIZE AND QUALITY STANDARDS.
18. LABEL EACH PLANT WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. DO NOT REMOVE UNTIL AFTER PROVISIONAL ACCEPTANCE.
19. SUBSTITUTION OF PLANT SPECIES FOR THOSE LISTED IN THE PLANT LIST IS NOT PERMISSIBLE ONLY SIZE WILL BE CONSIDERED.
20. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASES. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST. ALL TREES SHALL BE STRAIGHT-TRUNKED OR OF TYPICAL FORM TO THE SPECIES, FULL-HEADED AND MEET THE REQUIREMENTS AS SPECIFIED. ALL TREES MUST BE STAKED.
21. STAKES AND GUYING SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.
22. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE DURING, AND AFTER INSTALLATION. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY.
23. ALL LANDSCAPE PLANTS SHALL BE GUARANTEED FOR ONE YEAR SOIL GROWING UNTIL ACCEPTANCE. DEAD OR DEFICIENT PLANTINGS SHALL BE ACCEPTABLY REPLACED IN PROGRESS PLANTING SEASON, ONE TIME AT NO COST TO THE OWNER. SOD AREAS MAY BE FINAL ACCEPTED AT TIME OF COMPLETION OF ESTABLISHMENT WITH NO FURTHER GUARANTEE REQUIRED.
24. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, INCLUDING WATERING AND MOWING, SOD AREAS UNTIL ACCEPTANCE OF THESE AREAS. WHEN READY, THE LANDSCAPE CONTRACTOR SHALL REQUEST INSPECTION OF ESTABLISHED SOODED AREAS BY THE OWNER'S REPRESENTATIVE.
25. TOPSOIL FOR ALL LANDSCAPE BEDS SHALL BE A MINIMUM OF EIGHTEEN INCHES (18") DEPTH.

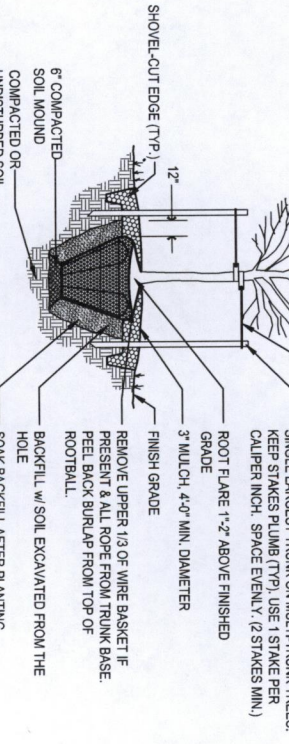
PLANT SCHEDULE					
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING	NOTES
DECIDUOUS TREES					
CH	2	CHINESE PISTACHE	PISTACHIA CHINENSIS	15-20' MIN. HT. / 8" DB	MALE TREES ONLY
C/P	2	SHAWNEE BRAVE MALDCO/PIRESS	TAPODIALM DISTICHUM SHAWNEE BRAVE	3" CAL. / 8" BRANCHING HT. 5' MIN.	
EVERGREEN TREES					
TAY	6	TAYLOR JUNBER	JUNPERUS VIRGINIANA TAYLOR	7 - 8' MIN. HT.	
DECIDUOUS SHRUBS					
C/P	42	CHERRY DAZZLE DWARF CORDELYRTE	LAGERSTROEMIA GAIARDI 'CHERRY DAZZLE'	#3 CONT.	
BRN	34	DWARF BURNING BUSH	ELEONORUS ALATUS COMPACTUS	#3 CONT.	
GRD	16	GRD/LOW SLIMAC	RHUS ARBOREALIS 'GRD/LOW'	#3 CONT.	
ROS	18	ROSE DRIFT SERIES	ROSA MEIGELROY	#3 CONT.	RED COLOR
DOO	54	HARLOW GRAY DOGWOOD	CORNUS RACKEMOSA 'HURZAR'	#3 CONT.	
EVERGREEN SHRUBS					
VIC	7	RED VICCA	HEPERALOE PAVENROIA BRACE LIGHTS	#3 CONT.	
SEA	42	SEA GREEN JUMPER	JUMPERUS x FITZGERALDA SEA GREEN	#3 CONT.	
BOX	57	WINTER GEM BOXWOOD	BUXUS MICROPHYLLO WINTER GEM	#3 CONT.	
PERENNIAL GRASSES					
TWS	8	NORTHWARD SWITCOWGRASS	PANICUM VIRGATUM NORTHWARD	#2 CONT.	
TURF GRASSES					
SOO	880 (ST)	FESCUE GARDEN WISE FESCUE/RUE MIXTURE			SOO

NOTES:
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY.

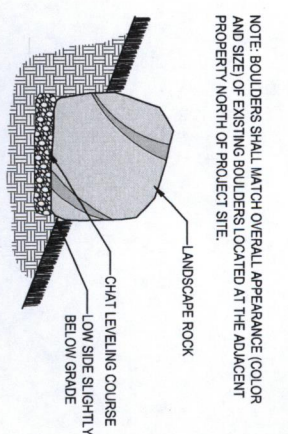


SHRUB PLANTING DETAIL
NOT TO SCALE

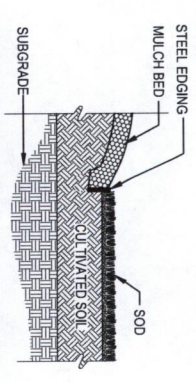
NOTES:
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH SHALL BE DETERMINED BY SETTING THE ROOT FLARE 1"-2" ABOVE FINISHED GRADE. DO NOT ASSUME ROOT FLARE IS AT TOP OF ROOTBALL. DO NOT OVERTIGHTEN GUY'S.



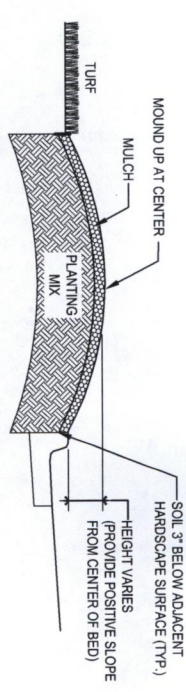
TREE PLANTING IN TURF AREA DETAIL
NOT TO SCALE



BOULDER ON SIDE OF BERM
NOT TO SCALE



BED EDGING AT TURF DETAIL
NOT TO SCALE



TYPICAL PLANTING BED DIAGRAM
NOT TO SCALE

NOTE: BOULDERS SHALL MATCH OVERALL APPEARANCE (COLOR AND SIZE) OF EXISTING BOULDERS LOCATED AT THE ADJACENT PROPERTY NORTH OF PROJECT SITE.

MKEC
MOBILE KANSAS ENGINEERING CONSULTANTS
Wichita, KS • 316.894.8900

WEBB ROAD MOB
1821 N WEBB RD. WICHITA, KANSAS

LANDSCAPE DETAILS

PROJECT NO. 20011080752
DATE MARCH 2021
SCALE N/A
DESIGNED BY DR/AN
CHECKED BY RKO
RKO SPE
SHEET NO. L101

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	3/20/21
2	REVISED	



VIEW FROM WEBB ROAD

CVP DP 260

APPROVAL
Rlmorgan 5-4-2021



WEBB ROAD MOB
WILSON ESTATES MEDICAL PARK

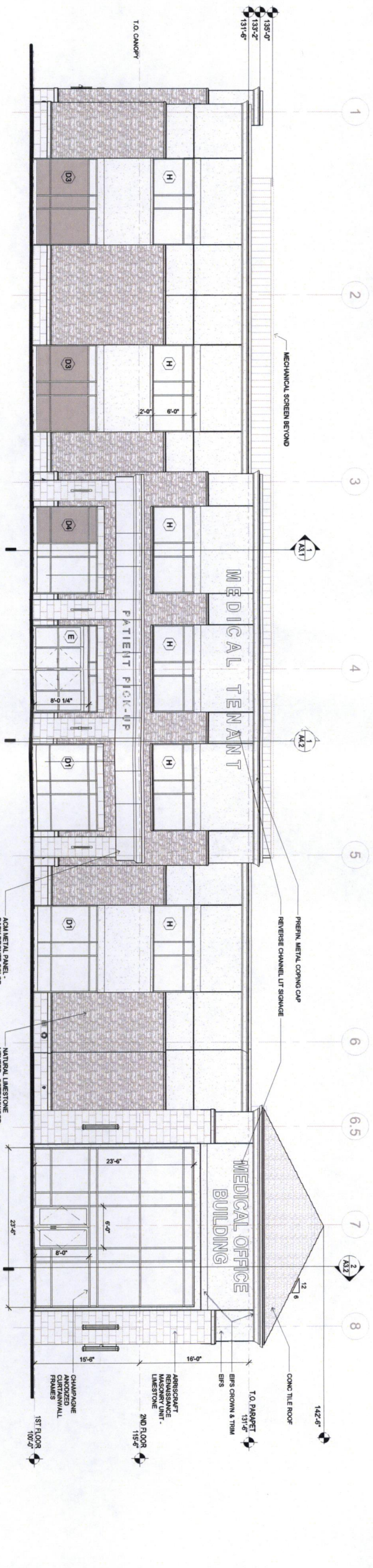
03.15.2021



VIEW FROM SOUTH

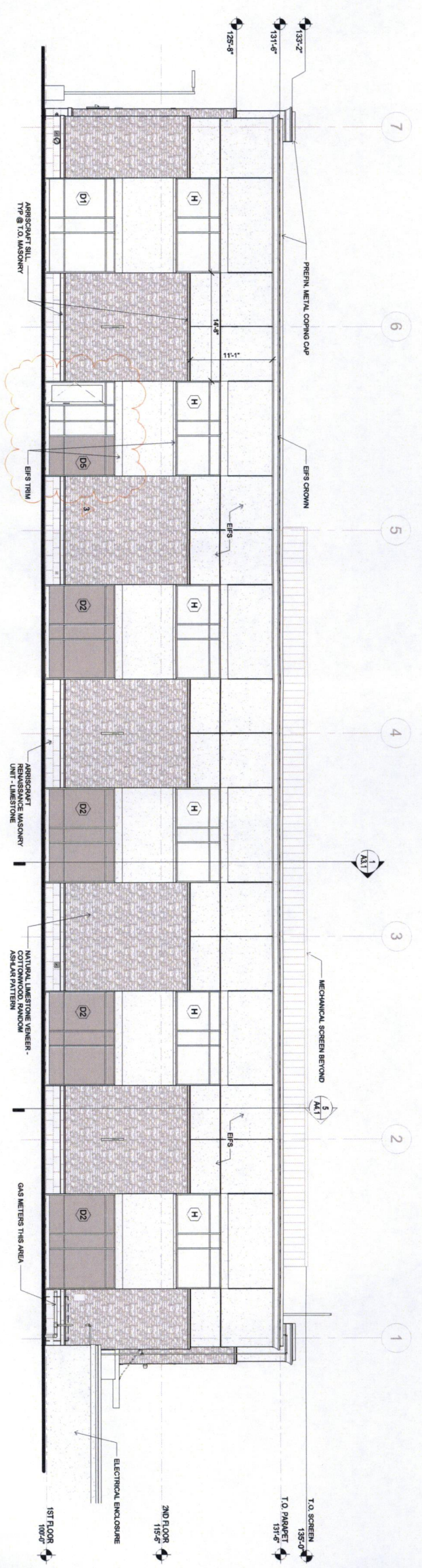
CVP DP-260

APPROVAL
Rlmorgan 5-4-2021



1 NORTH ELEVATION
1/8" = 1'-0"

2 SOUTH ELEVATION
1/8" = 1'-0"



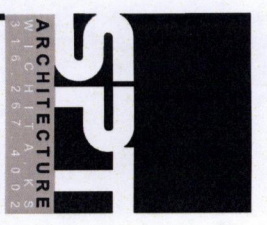
3 PLAN REVIEW 04.30.2021
FOR PERMIT 03.15.2021

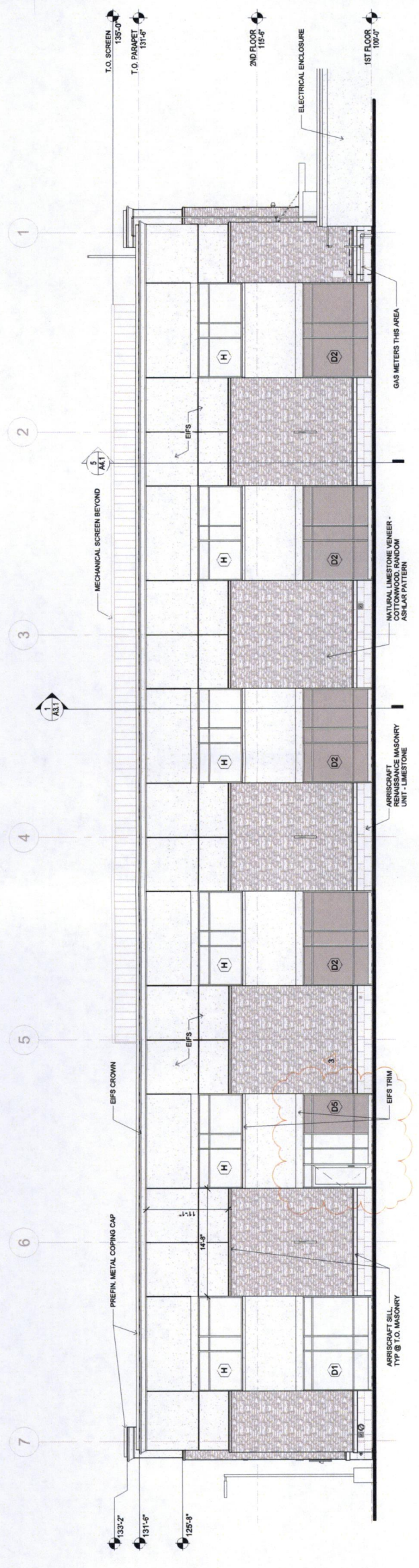
A2.1

**WEBB ROAD MOB
WILSON ESTATES MEDICAL PARK
1821 N WEBB ROAD**

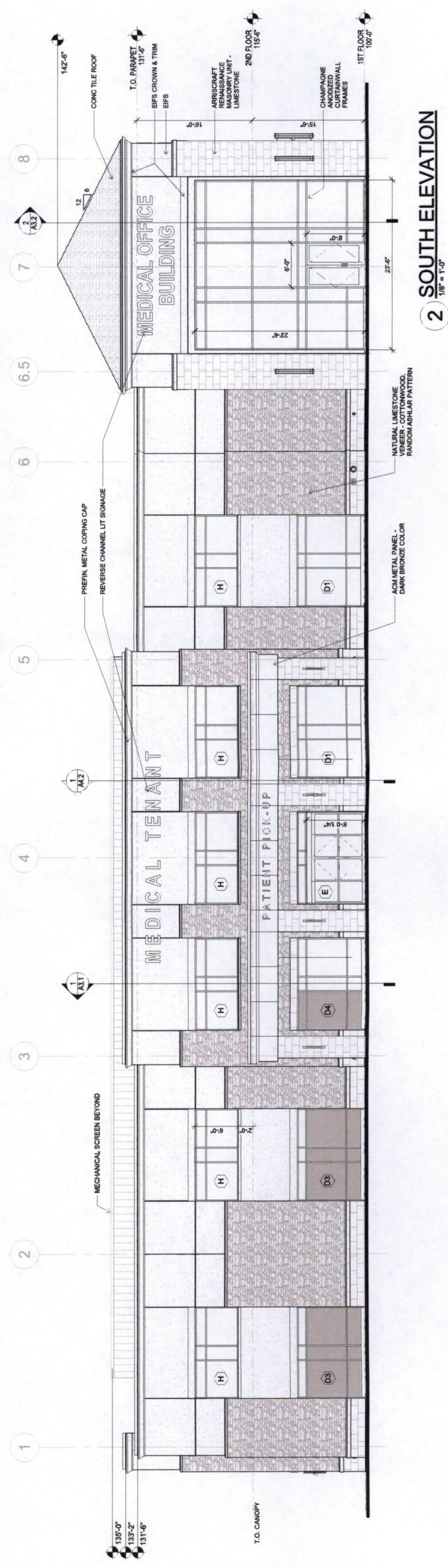
CUP DP-260

APPROVAL
R. Morgan 5-4-2021





1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

CWP DP-260

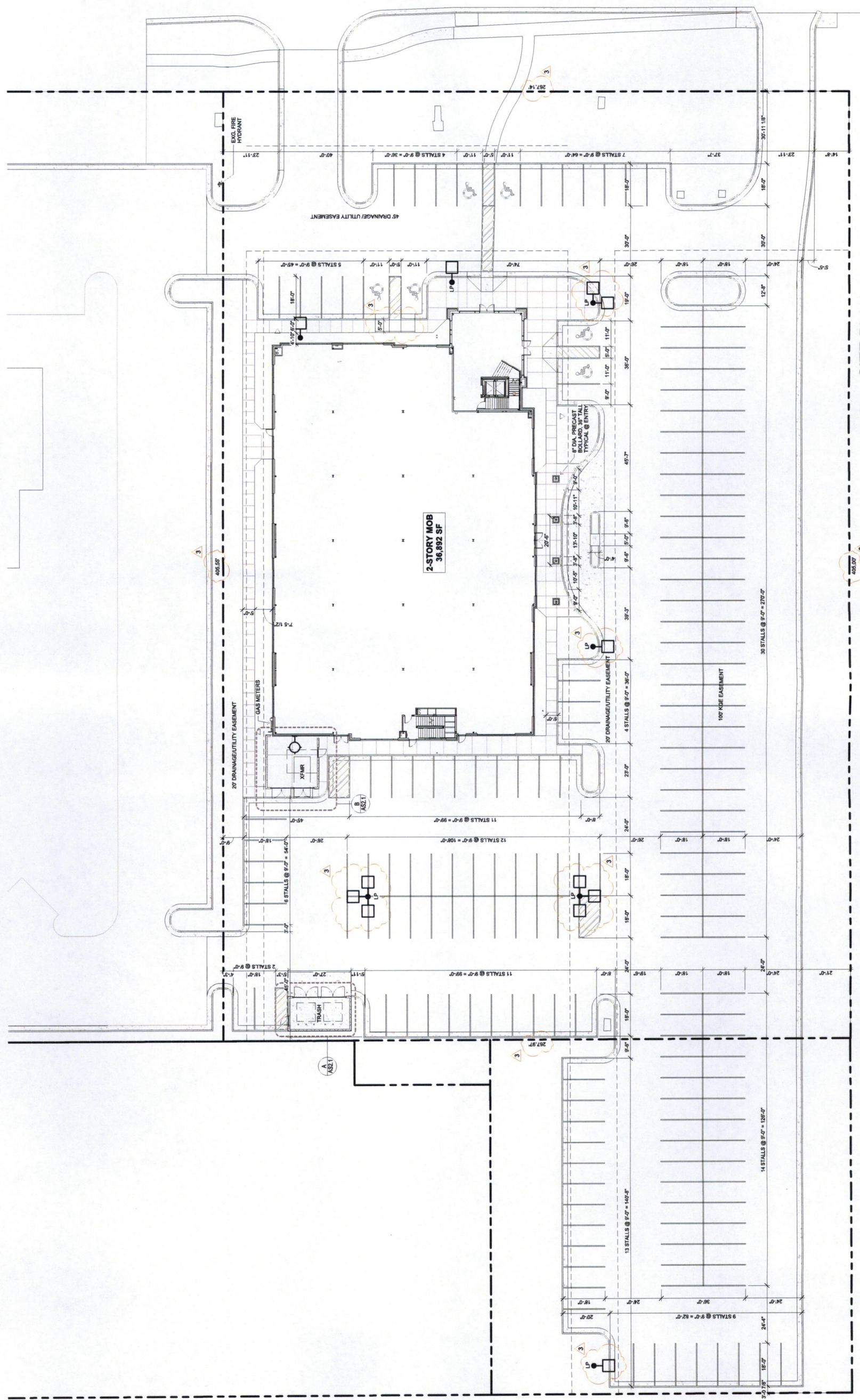
WEBB ROAD MOB
WILSON ESTATES MEDICAL PARK

1821 N WEBB ROAD

5-4-2021
Felmergon

PLAN REVIEW 04.30.2021
FOR PERMIT 03.15.2021
ARCHITECTURAL SITE PLAN

AS1.1



A SITE PLAN
1" = 20'-0"