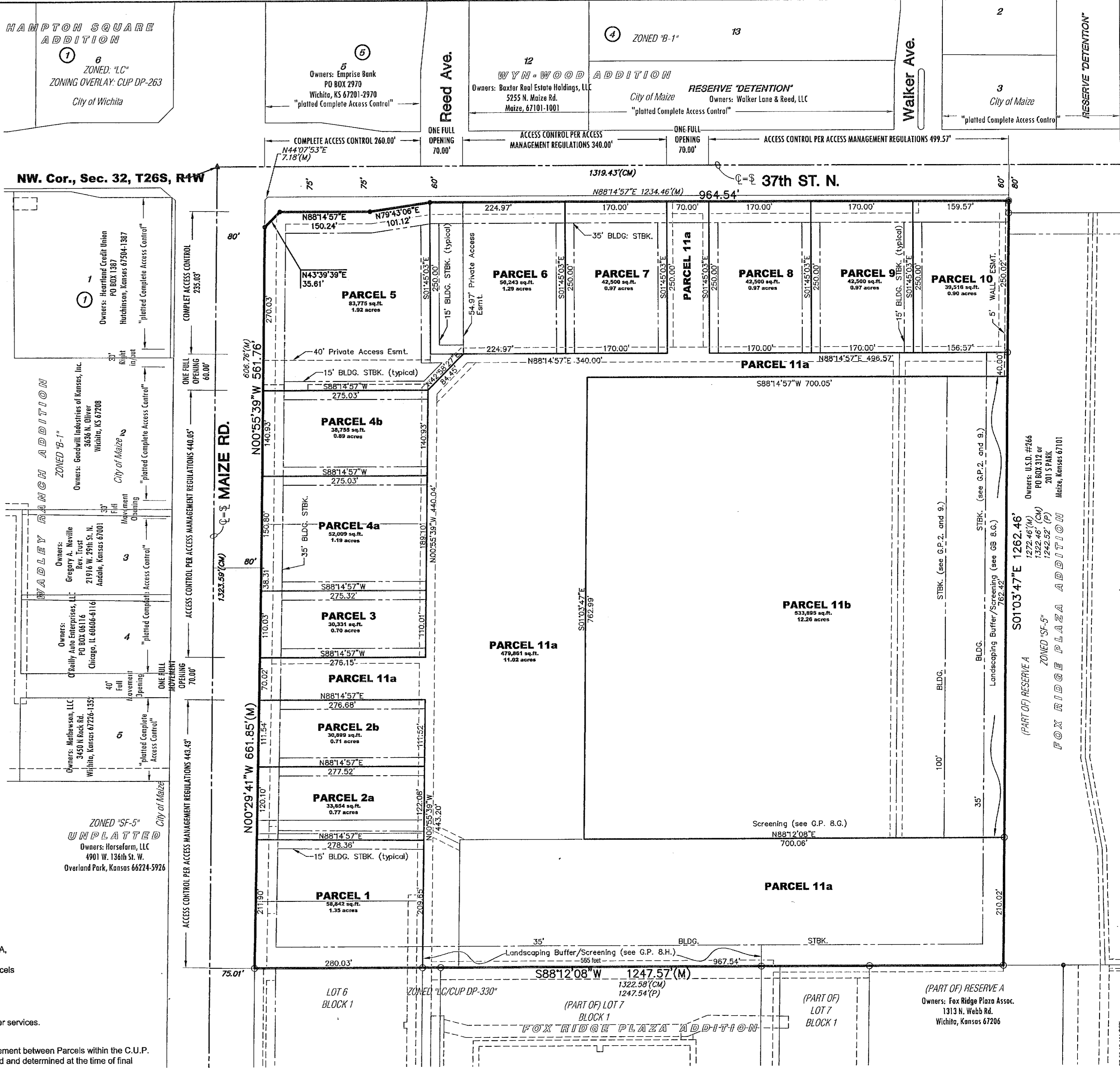


DEVELOPMENT GUIDELINES

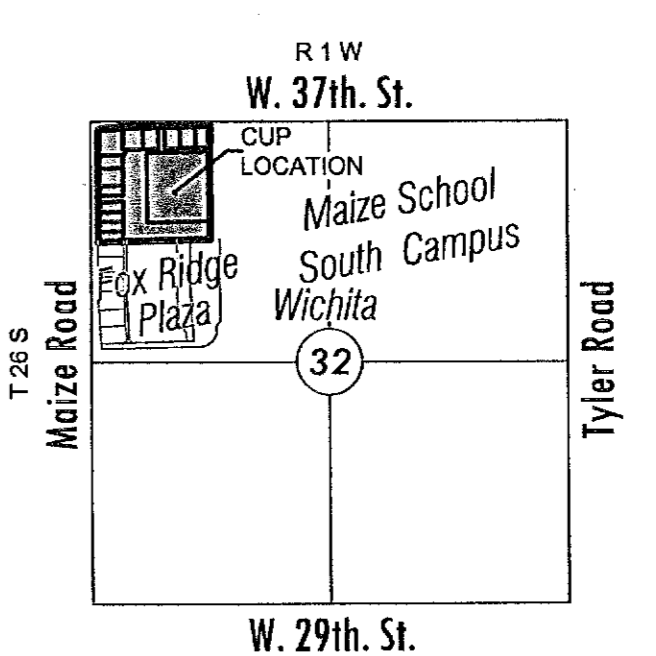
General Provisions

- Area: The total development contains 36.3 acres of land more or less with a net land area of 35.91 acres of land more or less.
- Parcel Descriptions:
 - Summary:**
 - Total allowable buildings = 18 (excepting accessory structures)
 - Total allowable floor ratio = .32 (may be adjusted from parcel to parcel)
 - Minimum Building Setbacks: (applies to all parcels as shown)
 - Arterial Street setback = 35'
 - Interior side setback = 15'
 - Interior side setback = 35' **
 - Exterior boundary setback = 100' **
 - ** (if building has a gross floor area greater than 100,000 s.f.) Also see G.P.9 hereon.
 - Parcel 1:** Gross Area= 1.35 Ac. or 58,842 s.f. Maximum Height=35 feet Max. Building Coverage=35% Maximum Building(s)= 1 Max. Gross Floor Area=35% or 20,595 s.f. Floor Area Ratio=0.35
 - Parcel 2a:** Gross Area= 0.77 Ac. or 33,654 s.f. Maximum Height=35 feet Max. Building Coverage=35% Maximum Building(s)= 1 Max. Gross Floor Area=35% or 11,779 s.f. Floor Area Ratio=0.35
 - Parcel 2b:** Gross Area= 0.71 Ac. or 30,899 s.f. Maximum Height=35 feet Max. Building Coverage=35% Maximum Building(s)= 1 Max. Gross Floor Area=35% or 10,815 s.f. Floor Area Ratio=0.35
 - Parcel 3:** Gross Area= 0.70 Ac. or 30,331 s.f. Maximum Height=35 feet Max. Building Coverage=35% Maximum Building(s)= 1 Max. Gross Floor Area=35% or 10,616 s.f. Floor Area Ratio=0.35
 - Parcel 4a:** Gross Area= 1.19 Ac. or 52,009 s.f. Maximum Height=35 feet Max. Building Coverage=35% Maximum Building(s)= 1 Max. Gross Floor Area=35% or 18,203 s.f. Floor Area Ratio=0.35
 - Parcel 4b:** Gross Area= 0.89 Ac. or 38,755 s.f. Maximum Height=35 feet Max. Building Coverage=35% Maximum Building(s)= 1 Max. Gross Floor Area=35% or 13,564 s.f. Floor Area Ratio=0.35
 - Parcel 5:** Gross Area= 1.92 Ac. or 83,775 s.f. Maximum Height=35 feet Max. Building Coverage=35% Maximum Building(s)= 2 Max. Gross Floor Area=35% or 29,321 s.f. Floor Area Ratio=0.30
 - Parcel 6:** Gross Area= 1.29 Ac. or 56,243 s.f. Maximum Height=35 feet Max. Building Coverage=30% Maximum Building(s)= 1 Max. Gross Floor Area=30% or 16,875 s.f. Floor Area Ratio=0.30
 - Parcel 7:** Gross Area= 0.97 Ac. or 42,500 s.f. Maximum Height=35 feet Max. Building Coverage=30% Maximum Building(s)= 1 Max. Gross Floor Area=30% or 14,875 s.f. Floor Area Ratio=0.30
 - Parcel 8:** Gross Area= 0.97 Ac. or 42,500 s.f. Maximum Height=35 feet Max. Building Coverage=30% Maximum Building(s)= 1 Max. Gross Floor Area=30% or 14,875 s.f. Floor Area Ratio=0.30
 - Parcel 9:** Gross Area= 0.97 Ac. or 42,500 s.f. Maximum Height=35 feet Max. Building Coverage=30% Maximum Building(s)= 1 Max. Gross Floor Area=30% or 14,875 s.f. Floor Area Ratio=0.30
 - Parcel 10:** Gross Area= 0.90 Ac. or 42,500 s.f. Maximum Height=35 feet Max. Building Coverage=30% Maximum Building(s)= 1 Max. Gross Floor Area=30% or 14,875 s.f. Floor Area Ratio=0.30
 - Parcel 11a:** Gross Area= 11.02 Ac. or 479,861 s.f. Maximum Height=45 feet Max. Building Coverage=11a+11b=30% Maximum Building(s)= 304,127 s.f. Floor Area Ratio=11a+11b=0.30
 - Parcel 11b:** Gross Area= 12.26 Ac. or 533,895 s.f. Maximum Height=45 feet Max. Building Coverage=11a+11b=30% Maximum Building(s)= 304,127 s.f. Floor Area Ratio=11a+11b=0.30
- The following uses are permitted for all Parcels within the C.U.P.:
 - A. Parcels 1, 2a, 2b, 3, 4a, 4b, 5, 6, 7, 8, 9, 10, and 11a** allow for all uses permitted within the Limited Commercial Zoning District (LC), except the uses listed below:
 - Correctional placement residential limited and general, adult entertainment establishment, pawn shop, asphalt or concrete plant-limited, and storage-outdoor. Additionally, the following uses are prohibited within the east 150 feet of Parcels 10 and 11a and the south 200 feet of Parcel 11a, if the adjoining parcels are specifically zoned for residential: convenience stores, service stations, auto repair, car washes (further prohibited to 200 feet of residential uses as stated below), restaurants with drive-in or drive-through windows, and taverns and drinking establishment on out-parcels. Car Washes in the CUP shall be subject to the supplementary use regulations of Sec. III-D.6.f. of the Unified Zoning Code. Supplementary use regulations for Parcel 1 are satisfied to permit fully automated car washes with vacuum bays/other compatible uses per Amendment #2 CUP2021-00018 approved June 17, 2021.
 - B. Parcel 11b** allows for the following General Commercial Zoning District (GC), uses listed below:
 - Construction sales and services and outdoor storage of materials and equipment ordinarily associated with construction sales and services activities, and also home improvement stores, and also all the uses permitted in Parcel 11a.
 - C. The uses permitted by the C.U.P.** are only those uses permitted by right and not by conditional use unless specifically identified.
- Architectural Controls:
 - With exception to Parcel 11b, all buildings within the C.U.P. shall share a uniform architectural character, color, and same predominate exterior building material, as determined by the Director of Planning. The building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accents, and must employ materials similar to surrounding residential areas. The building(s) walls shall not utilize metal as a predominant exterior facade material, unless approved by the Director of Planning.
- Title:
 - The transfer of the title on all or any portion of the land included in 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 and amended. However, the Director of the MAPD, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.
- Landscaping for this site shall be required as follows:
 - A. Landscaped street yards, buffers, and parking lot landscaping and screening - Shall be in accordance with the City of Wichita Landscape Ordinance.
 - B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permit(s).
 - C. 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.
- Lighting:
 - A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
 - B. All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps and etc.), as approved by the Director of the MAPD.
 - C. All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
 - D. Light poles including above ground base shall be limited to 27 feet tall, except 15 feet tall when within 100 feet of residential zoning with residential use. School is not a residential use.
 - E. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Screening for this site shall be required as follows:
 - A. Rooftop mechanical equipment shall be screened from ground level view per Wichita-Sedgwick County Unified Zoning Code.
 - B. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view.
 - C. Unless otherwise noted Screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.
 - D. Outdoor display and storage shall be subject to all conditions of Section III-B.14 a for all Parcels, except Parcel 11b. Parcel 11b is allowed outdoor storage in conformance with the GC zoning regulations.
 - E. Masonry walls consisting of a solid or semisolid wall constructed of brick, stone, masonry, architectural tile, or other similar material (not including wood or woven wire) are required along the northeastern most boundary of Parcel 11a (40.00 feet), and along the east line of Parcel 10. The masonry walls shall not be less than six feet and not more than eight feet high. Construction of the masonry wall will require a building permit. Wall openings may be permitted allowing pedestrian access. The wall opening shall be determined and approved by the director of planning prior to the issuance of the building permit.
 - F. A wood screening wall with brick column features every fifty feet shall be built on or near the southern line of Parcel 11b from 35' west of the east line of Parcel 11b to a point equal to a line extended south from the western facade of the main building built on Parcel 11b. A wood screening wall with brick column features every fifty feet shall be built on or near the 35' building setback line located along the eastern property line of Parcel 11b (an accessory building may replace a portion of this wall provided its height is a minimum of 14'). The 35' setback area shall be landscaped to provide additional screening. The wood screening wall shall be a minimum of 14' tall.
 - G. Landscape screening and berming will be provided within the 35 foot setback area of the southwest most 565 feet of Parcel 11a, as indicated.
- Setbacks:
 - Setbacks are as follows and or as specified in Wichita-Sedgwick County Unified Zoning Code. If contiguous Parcels are to be developed under the same ownership, setbacks between those Parcels are not required. Within Parcel 11b buildings greater than 200,000 square feet shall adhere to a 100 foot rear or east building setback. Within Parcel 11a, a 35 foot rear or east building setback is required for an accessory building. Also see Parcel Descriptions for building setbacks.
- Signs: As permitted under the current Sign Code of the City of Wichita. Additionally, the following conditions apply:
 - A. Parcels 1 through 11a, are subject to the requirements of the Sign Code for the City of Wichita for Limited Commercial (LC) Zoning District, except as noted herewith (10. B. thought 10. J.).
 - B. No flashing, moving, portable, billboard, banner, or pennant signs shall be permitted (except for signs showing time and temperature).
 - C. All freestanding signs adjoining Maize Road and 37th Street roadways shall be monument type signs with a maximum height of 20 ft., with the exception of three 30 ft. development marker/monument type signs. The maximum sign area for the 30 ft. signs shall be 200 sq. ft. and shall be used for development identification as well as tenant signs for tenants within the C.U.P.
 - D. The minimum distance between signs shall be 150 ft., except for those signs adjacent to the development marker/monument signs, the minimum distance between these signs is 100 ft.
 - E. Along Maize Road, Parcels 1 through 5, and Parcel 11a and 11b shall be permitted a total of 7 monument signs including the development sign(s). The monument signs shall not exceed 20 feet in height with a maximum sign area of 150 sq. ft. each. These signs may be used for tenants within the C.U.P.
 - F. Along 37th Street, Parcels 5 through 11a shall be permitted a total of 7 monument signs including the development sign(s). The maximum sign area is 150 sq. ft. These signs may be used for tenants within the C.U.P.
 - G. Building signage shall be permitted within the C.U.P. and per the current Sign Code.
 - H. Accent lighting of monument signs shall be permitted.
 - I. Window signage shall be limited to 25% of window area.
 - J. The total amount of sign face area of freestanding signage along each arterial street shall not exceed 0.8 times the linear frontage.
 - K. Parcel 11b is subject to the requirements of the Sign Code for the City of Wichita for General Commercial (GC) Zoning District.
- Parking:
 - A. All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.
 - B. Parcels 11a and 11b shall be reviewed as one parcel in consideration to parking requirements. On Parcels 11a and 11b, a minimum of 450 parking stalls is required.
- Reserves:
 - The location, uses, and size of reserves shall be determined at the time of final platting.
- No occupancy permits shall be issued for any development without services by municipal water and sewer services.
- The following transportation improvements and Parcel access shall be provided:
 - A. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels within the C.U.P.
 - B. Guarantees for specific street and or signalization improvements for Maize Road shall be further reviewed and determined at the time of final platting.
 - C. Access controls shall be as shown on the Final Plat and revised upon the C.U.P.
 - D. An overall site circulation plan shall be submitted for review and approval by the Director of Planning, in concurrence with the Zoning Administrator and Traffic Engineer. The circulation plan shall assure smooth internal vehicular and pedestrian movements, pedestrian connectivity to major arterial and within buildings on the CUP and may provide connections to adjoining properties, and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles.
- Grading Plan:
 - A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.
- All proposed new utilities shall be installed underground.
- Final determination of minimum pad elevations (at least 2 feet higher than the 100 year flood elevation), street right(s)-of-way, easements, and pavement widths on public private streets shall be resolved at the time of platting.
- 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.
- Any major changes within this Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the C.U.P. shall be done in accordance with the Unified Zoning Code.



LEGAL DESCRIPTION

Stonebridge Commercial Addition, an addition to Wichita, Sedgwick County, Kansas.



VICINITY MAP

APPROVED CUP
 WAPC 6/3/2021
 Copy 1 of 4

COMMUNITY UNIT PLAN DP-295

STONEBRIDGE

OWNER / DEVELOPER: Tier 1, LLC Attn: Marv Schellenberg
 OWNER / DEVELOPER: Menard, Inc. Attn: Tyler Edwards

7926 W. 21st, Wichita, KS 67205 (316) 721-2153
 5101 Menard Drive, Eau Claire, WI 54703 (715) 876-2143

- Amendment #2 CUP2021-00018
- Adjustment #4 CUP2016-00033
- Amendment #2 CUP2016-00023
- Adjustment #3 CUP2013-00038
- Adjustment #2 CUP2013-00005
- Adjustment #1 CUP2012-00014
- Amendment #1 ZON2008-00061 / CUP2008-00044
- Original Case: ZON2006-07 / CUP2006-06

- June 17, 2021
- August 22, 2016
- July 21, 2016
- November 4, 2013
- March 11, 2013
- May 21, 2012
- November 20, 2008
- June 6, 2006



L:\Projects\2021\11\1103030 - Stonebridge_CUP Amendment#2\1103030_CUP Amendment#2\1103030_CUP Amendment#2.dwg 06/21/2021 09:25:12 AM DST
 Stonebridge CUP DP-295

DEVELOPMENT GUIDELINES

General Provisions

- Area: The total development contains 36.3 acres of land more or less with a net land area of 35.93 acres of land more or less.
- Parcel Descriptions:

Summary:
 Total allowable buildings = 18
 (excluding necessary structures)
 Total allowable floor ratio = .32
 (may be adjusted from parcel to parcel)
 Minimum Building Setbacks: (applies to all parcels as shown)
 Arterial Street setback = 35'
 Interior side setback = 15'
 Exterior boundary setback = 35' **
 Exterior boundary setback = 100' **
 ** (if building has a gross floor area greater than 100,000 s.f.)
 Also see G.P.9 hereon.

- | | |
|---|---|
| <p>Parcel 1a
 Gross Area= 0.71 Ac. or 30,936 s.f.
 Maximum Height=35 feet
 Max. Building Coverage=35%
 Maximum Building(s) = 1
 Max. Gross Floor Area=35% or 10,828 s.f.
 Floor Area Ratio=0.35</p> | <p>Parcel 1b
 Gross Area= 0.71 Ac. or 30,822 s.f.
 Maximum Height=35 feet
 Max. Building Coverage=35%
 Maximum Building(s) = 1
 Max. Gross Floor Area=35% or 10,788 s.f.
 Floor Area Ratio=0.35</p> |
| <p>Parcel 2a
 Gross Area= 0.70 Ac. or 30,729 s.f.
 Maximum Height=35 feet
 Max. Building Coverage=35%
 Maximum Building(s) = 1
 Max. Gross Floor Area=35% or 10,755 s.f.
 Floor Area Ratio=0.35</p> | <p>Parcel 2b
 Gross Area= 0.71 Ac. or 30,899 s.f.
 Maximum Height=35 feet
 Max. Building Coverage=35%
 Maximum Building(s) = 1
 Max. Gross Floor Area=35% or 10,815 s.f.
 Floor Area Ratio=0.35</p> |
| <p>Parcel 3
 Gross Area= 0.70 Ac. or 30,331 s.f.
 Maximum Height=35 feet
 Max. Building Coverage=35%
 Maximum Building(s) = 1
 Max. Gross Floor Area=35% or 10,616 s.f.
 Floor Area Ratio=0.35</p> | <p>Parcel 4a
 Gross Area= 1.19 Ac. or 52,009 s.f.
 Maximum Height=35 feet
 Max. Building Coverage=35%
 Maximum Building(s) = 1
 Max. Gross Floor Area=35% or 18,203 s.f.
 Floor Area Ratio=0.35</p> |
| <p>Parcel 4b
 Gross Area= 0.89 Ac. or 38,755 s.f.
 Maximum Height=35 feet
 Max. Building Coverage=35%
 Maximum Building(s) = 1
 Max. Gross Floor Area=35% or 13,564 s.f.
 Floor Area Ratio=0.35</p> | <p>Parcel 5
 Gross Area= 1.92 Ac. or 83,775 s.f.
 Maximum Height=35 feet
 Max. Building Coverage=35%
 Maximum Building(s) = 2
 Max. Gross Floor Area=35% or 29,321 s.f.
 Floor Area Ratio=0.30</p> |
| <p>Parcel 6
 Gross Area= 1.29 Ac. or 56,243 s.f.
 Maximum Height=35 feet
 Max. Building Coverage=30%
 Maximum Building(s) = 1
 Max. Gross Floor Area=30% or 16,873 s.f.
 Floor Area Ratio=0.30</p> | <p>Parcel 7
 Gross Area= 0.97 Ac. or 42,500 s.f.
 Maximum Height=35 feet
 Max. Building Coverage=30%
 Maximum Building(s) = 1
 Max. Gross Floor Area=30% or 14,875 s.f.
 Floor Area Ratio=0.30</p> |
| <p>Parcel 8
 Gross Area= 0.97 Ac. or 42,500 s.f.
 Maximum Height=35 feet
 Max. Building Coverage=30%
 Maximum Building(s) = 1
 Max. Gross Floor Area=30% or 14,875 s.f.
 Floor Area Ratio=0.30</p> | <p>Parcel 9
 Gross Area= 0.97 Ac. or 42,500 s.f.
 Maximum Height=35 feet
 Max. Building Coverage=30%
 Maximum Building(s) = 1
 Max. Gross Floor Area=30% or 14,875 s.f.
 Floor Area Ratio=0.30</p> |
| <p>Parcel 10
 Gross Area= 0.90 Ac. or 42,500 s.f.
 Maximum Height=35 feet
 Max. Building Coverage=30%
 Maximum Building(s) = 1
 Max. Gross Floor Area=30% or 14,875 s.f.
 Floor Area Ratio=0.30</p> | <p>Parcel 11a
 Gross Area= 11.02 Ac. or 479,861 s.f.
 Maximum Height=45 feet
 Max. Building Coverage=11a+11b=30%
 Maximum Building(s) = 1
 Max. Gross Floor Area=30% or 14,875 s.f.
 Floor Area Ratio=11a+11b=0.30</p> |
| <p>Parcel 11b
 Gross Area= 12.26 Ac. or 533,895 s.f.
 Maximum Height=45 feet
 Max. Building Coverage=11a+11b=30%
 Maximum Building(s) = 1
 Max. Gross Floor Area=30% or 14,875 s.f.
 Floor Area Ratio=11a+11b=0.30</p> | |

- The following uses are permitted for all Parcels within the C.U.P.:
 - Parcels 1a, 1b, 2a, 2b, 3, 4a, 4b, 5, 6, 7, 8, 9, 10, and 11a allow for all uses permitted within the Limited Commercial Zoning District (LC), except the uses listed below:
 - Correctional placement residential limited and general, adult entertainment establishment, pawn shop, asphalt or concrete plant-limited, and storage-outdoor. Additionally, the following uses are prohibited within the east 150 feet of Parcels 10 and 11a and the south 200 feet of Parcels 1a and 11a, if the adjoining parcels are specifically zoned for residential: convenience stores, service stations, auto repair, car washes (further prohibited to 200 feet of residential uses as stated below), restaurants with drive-in or drive-through windows, and taverns and drinking establishment on out-parcels. Car Washes in the CUP shall be subject to the supplementary use regulations of Sec. III-D.6.f. of the Unified Zoning Code.
 - Parcel 11b allows for the following General Commercial Zoning District (GC), uses listed below:
 - Construction sales and services and outdoor storage of materials and equipment ordinarily associated with construction sales and services activities, and also home improvement stores, and also all the uses permitted in Parcel 11a.
 - The uses permitted by the C.U.P. are only those uses permitted by right and not by conditional use unless specifically identified.

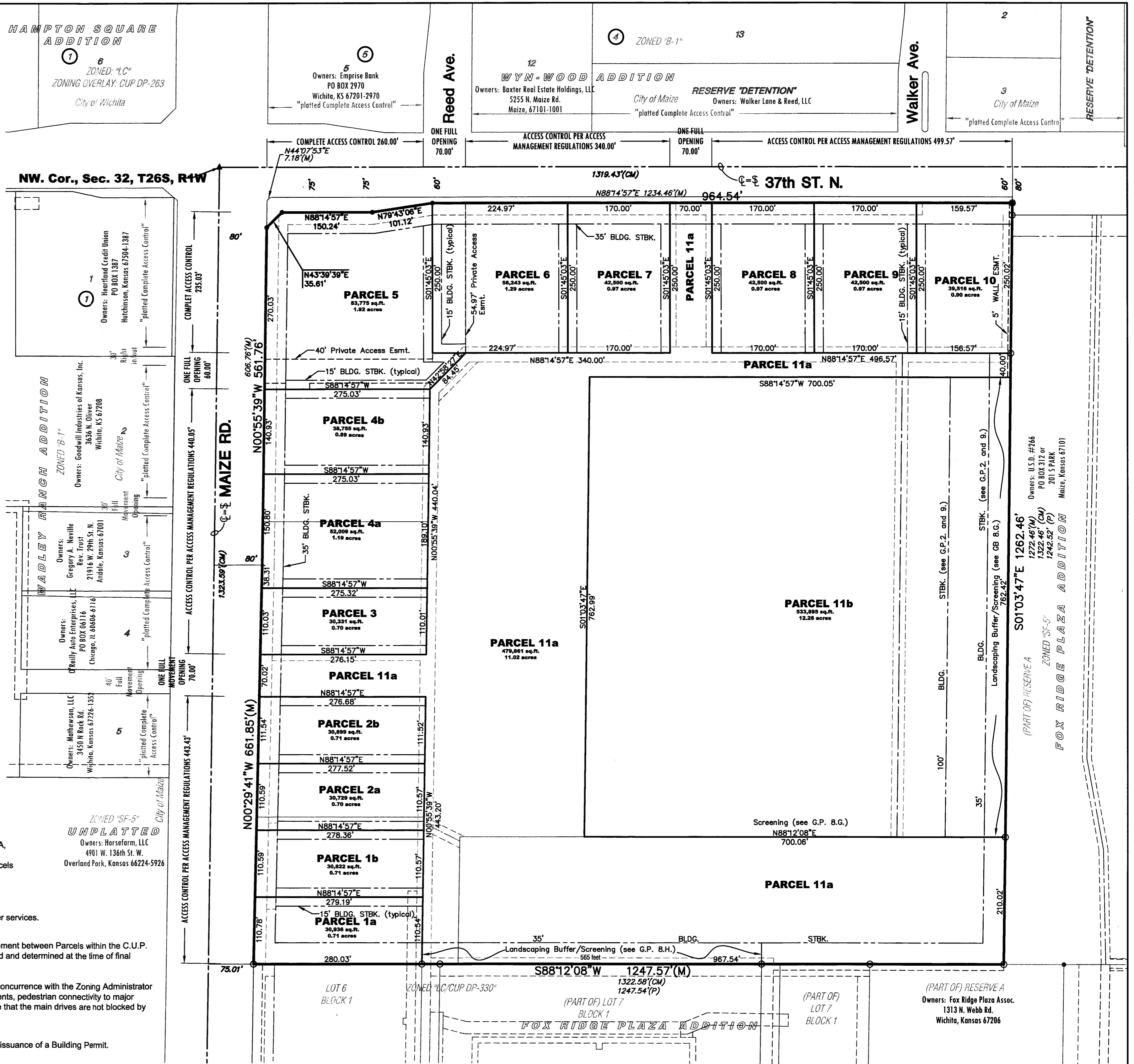
- Architectural Controls: With exception to Parcel 11b, all buildings within the C.U.P. shall share a uniform architectural character, color, and same predominate exterior building material, as determined by the Director of Planning. The building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accents, and must employ materials similar to surrounding residential areas. The building(s) walls shall not utilize metal as a predominant exterior facade material, unless approved by the Director of Planning.
- Title: The transfer of the title on all or any portion of the land included in 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 and amended. However, the Director of the MAPD, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.
- Landscaping for this site shall be required as follows:
 - Landscaped street yards, buffers, and parking lot landscaping and screening - Shall be in accordance with the City of Wichita Landscape Ordinance.
 - A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any building permit(s).

- 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.
- Lighting:
 - Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV.
 - All Parcels shall share similar or consistent parking lot lighting elements (i.e. fixtures, poles and lamps) and shall be approved by the Director of the MAPD.
 - All lighting shall be shielded to direct light disbursement in a downward direction and directed away from residential areas.
 - Light poles including above ground base shall be limited to 27 feet tall, except 15 feet tall when within 100 feet of residential zoning with residential use. School is not a residential use.
 - Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Screening for this site shall be required as follows:
 - Rooftop mechanical equipment shall be screened from ground level view per Wichita-Sedgwick County Unified Zoning Code.
 - Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view.
 - Unless otherwise noted, Screening shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV and Section III-C.2.b.
 - Outdoor display and storage shall be subject to all conditions of Section III-B.14.a for all Parcels, except Parcel 11b. Parcel 11b is allowed outdoor storage in conformance with the GC zoning regulations.
 - Masonry walls consisting of a solid or semisolid wall constructed of brick, stone, masonry, architectural tile, or other similar material (not including wood or woven wire) are required along the northeastern most boundary of Parcel 11a (40.00 feet), and along the east line of Parcel 10. The masonry walls shall not be less than six feet and not more than eight feet high. Construction of the masonry wall will require a building permit. Wall openings may be permitted allowing pedestrian access. The wall opening shall be determined and approved by the director of planning prior to the issuance of the building permit.
 - A wood screening wall with brick column features every fifty feet shall be built on or near the southern line of Parcel 11b from 35' west of the east line of Parcel 11b to a point equal to a line extended south from the western facade of the main building built on Parcel 11b. A wood screening wall with brick column features every fifty feet shall be built on or near the 35' building setback line located along the eastern property line of Parcel 11b (an accessory building may replace a portion of this wall provided its height is a minimum of 14'). The 35' setback area shall be landscaped to provide additional screening. The wood screening wall shall be a minimum of 14' tall.
 - Landscape screening and berming will be provided within the 35 foot setback area of the southwest most 565 feet of Parcel 11a, as indicated.

- Setbacks: Setbacks are as follows and or as specified in Wichita-Sedgwick County Unified Zoning Code. If contiguous Parcels are to be developed under the same ownership, setbacks between those Parcels are not required. Within Parcel 11b buildings greater than 200,000 square feet shall adhere to a 100 foot rear or east building setback. Within Parcel 11b, a 35 foot rear or east building setback is required for an accessory building. Also see Parcel Descriptions for building setbacks.
- Signs: As permitted under the current Sign Code of the City of Wichita. Additionally, the following conditions apply:
 - Parcels 1a through 11a, are subject to the requirements of the Sign Code for the City of Wichita for Limited Commercial (LC) Zoning District, except as noted herewith (10. B. thought 10. J.).
 - No flashing, moving, portable, billboard, banner, or pennant signs shall be permitted (except for signs showing time and temperature).
 - All freestanding signs adjoining Maize Road and 37th Street roadways shall be monument type signs with a maximum height of 20 ft., with the exception of three 30 ft. development marker/monument type signs. The maximum sign area for the 30 ft. signs shall be 200 sq. ft. and shall be used for development identification as well as tenant signs for tenants within the C.U.P.
 - The minimum distance between signs shall be 150 ft., except for those signs adjacent to the development marker/monument signs, the minimum distance between these signs is 100 ft.
 - Along Maize Road, Parcels 1a through 5, and Parcel 11a and 11b shall be permitted a total of 7 monument signs including the development sign(s). The monument signs shall not exceed 20 feet in height with a maximum sign area of 150 sq. ft. each. These signs may be used for tenants within the C.U.P.
 - Along 37th Street, Parcels 5 through 11a shall be permitted a total of 7 monument signs including the development sign(s). The maximum sign area is 150 sq. ft. These signs may be used for tenants within the C.U.P.
 - Building signage shall be permitted within the C.U.P. and per the current Sign Code.
 - Accent lighting of monument signs shall be permitted.
 - Window signage shall be limited to 25% of window area.
 - The total amount of sign face area of freestanding signage along each arterial street shall not exceed 0.8 times the linear frontage.
 - Parcel 11b is subject to the requirements of the Sign Code for the City of Wichita for General Commercial (GC) Zoning District.

- Parking:
 - All Parcels, shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV-A, unless otherwise specified.
 - Parcels 11a and 11b shall be reviewed as one parcel in consideration to parking requirements. On Parcels 11a and 11b, a minimum of 450 parking stalls is required.
- Reserves: The location, uses, and size of reserves shall be determined at the time of final platting.
- No occupancy permits shall be issued for any development without services by municipal water and sewer services.
- The following transportation improvements and Parcel access shall be provided:
 - Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between Parcels within the C.U.P.
 - Guarantees for specific street and or signalization improvements for Maize Road shall be further reviewed and determined at the time of final platting.
 - Access controls shall be as shown on the Final Plat and revised upon the C.U.P.
 - An overall site circulation plan shall be submitted for review and approval by the Director of Planning, in concurrence with the Zoning Administrator and Traffic Engineer. The circulation plan shall assure smooth internal vehicular and pedestrian movements, pedestrian connectivity to major arterial and within buildings on the CUP and may provide connections to adjoining properties, and ensure that the main drives are not blocked by parking spaces directly backing onto the main drive aisles.

- Grading Plan: A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.
- All proposed new utilities shall be installed underground.
- Final determination of minimum pad elevations (at least 2 feet higher than the 100 year flood elevation), street right(s)-of-way, easements, and pavement widths on public private streets shall be resolved at the time of platting.
- 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.
- Any major changes within this Community Development Plan shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations to the C.U.P. shall be done in accordance with the Unified Zoning Code.



APPROVED CUP
 MAPC 11-20-08 *klw*
 WCC 1-27-09 *klw*
 MAPD copy 10/4
 Per Adjust 8-22-2016 *klw*

COMMUNITY UNIT PLAN DP-295

STONEBRIDGE

OWNER / DEVELOPER: Tier 1, LLC Attn: Marv Schellenberg
 OWNER / DEVELOPER: Menard, Inc. Attn: Tyler Edwards

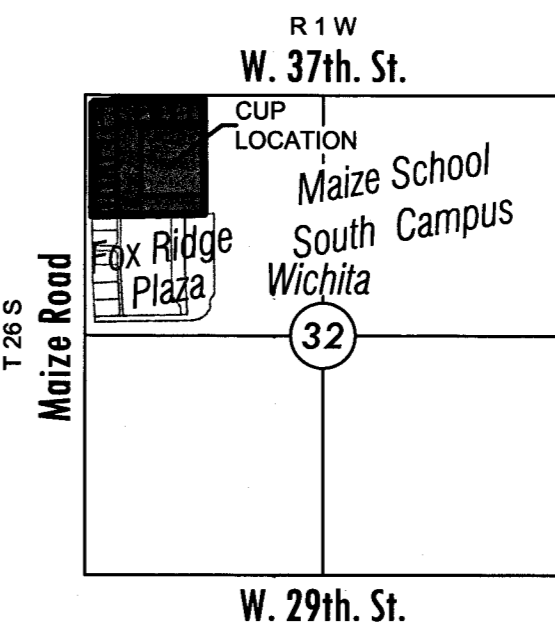
7926 W. 21st, Wichita, KS 67205 (316) 721-2153
 5101 Menard Drive, Eau Claire, WI 54703 (715) 876-2143

Adjustment #4 CUP2016-00033
 Amendment #2 CUP2016-00023
 Adjustment #3 CUP2013-00038
 Adjustment #2 CUP2013-00005
 Adjustment #1 CUP2012-00014
 Amendment #1 ZON2008-00061 / CUP2008-00044
 Original Case: ZON2006-07 / CUP2006-06

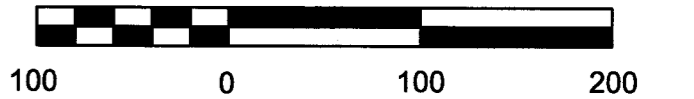
August 22, 2016
 July 21, 2016
 November 4, 2013
 March 11, 2013
 May 21, 2012
 November 20, 2008
 June 6, 2006

LEGAL DESCRIPTION

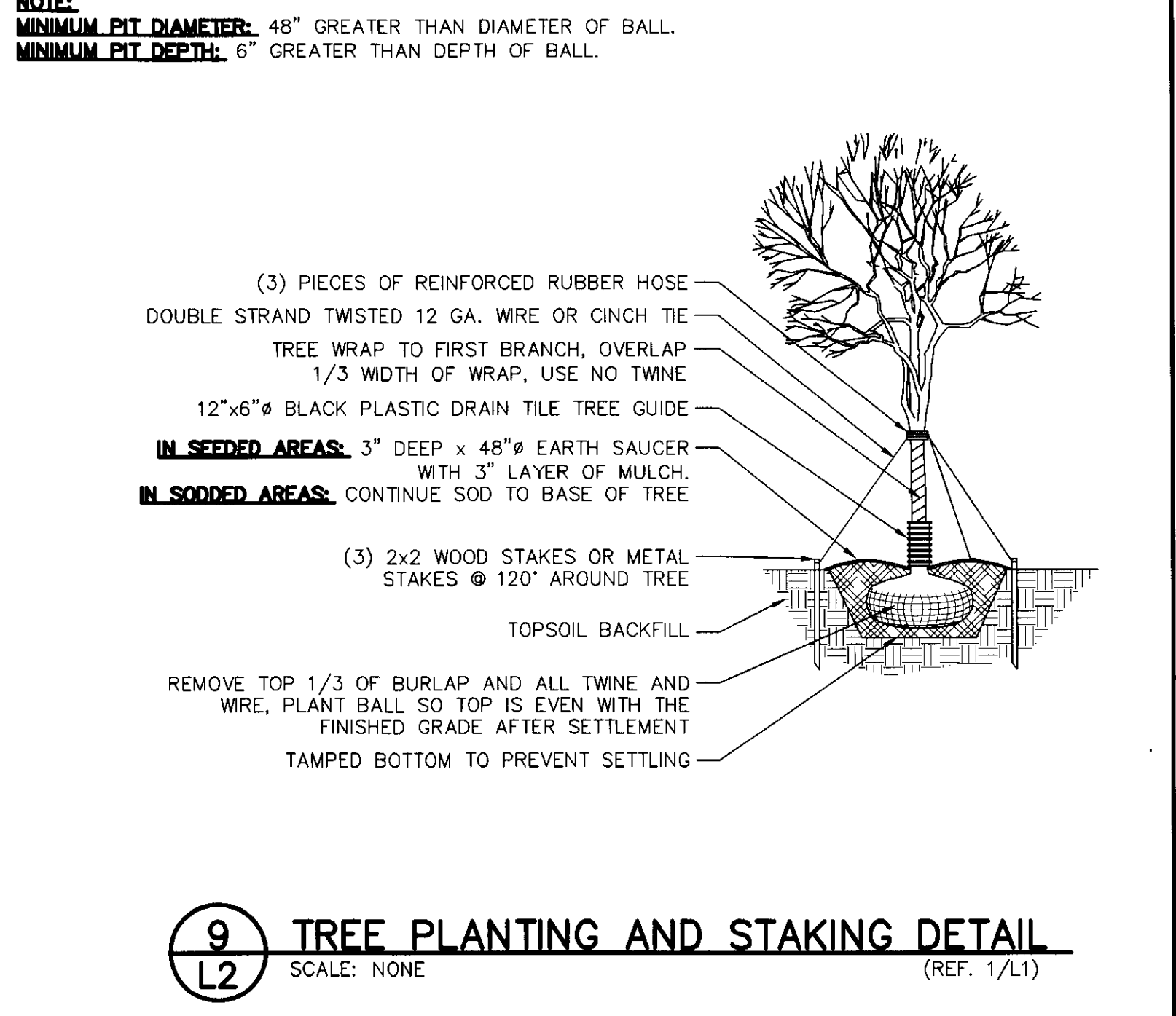
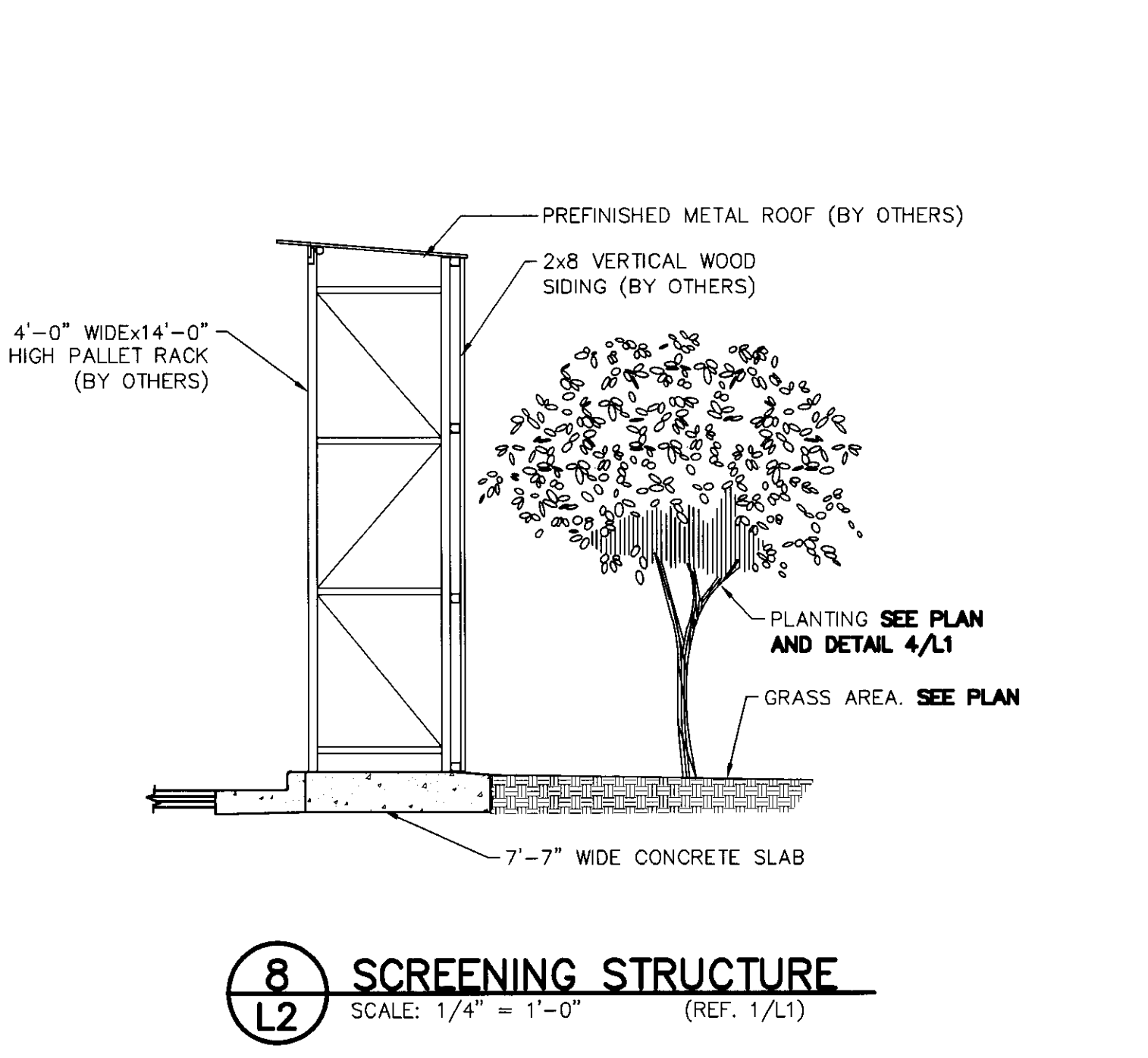
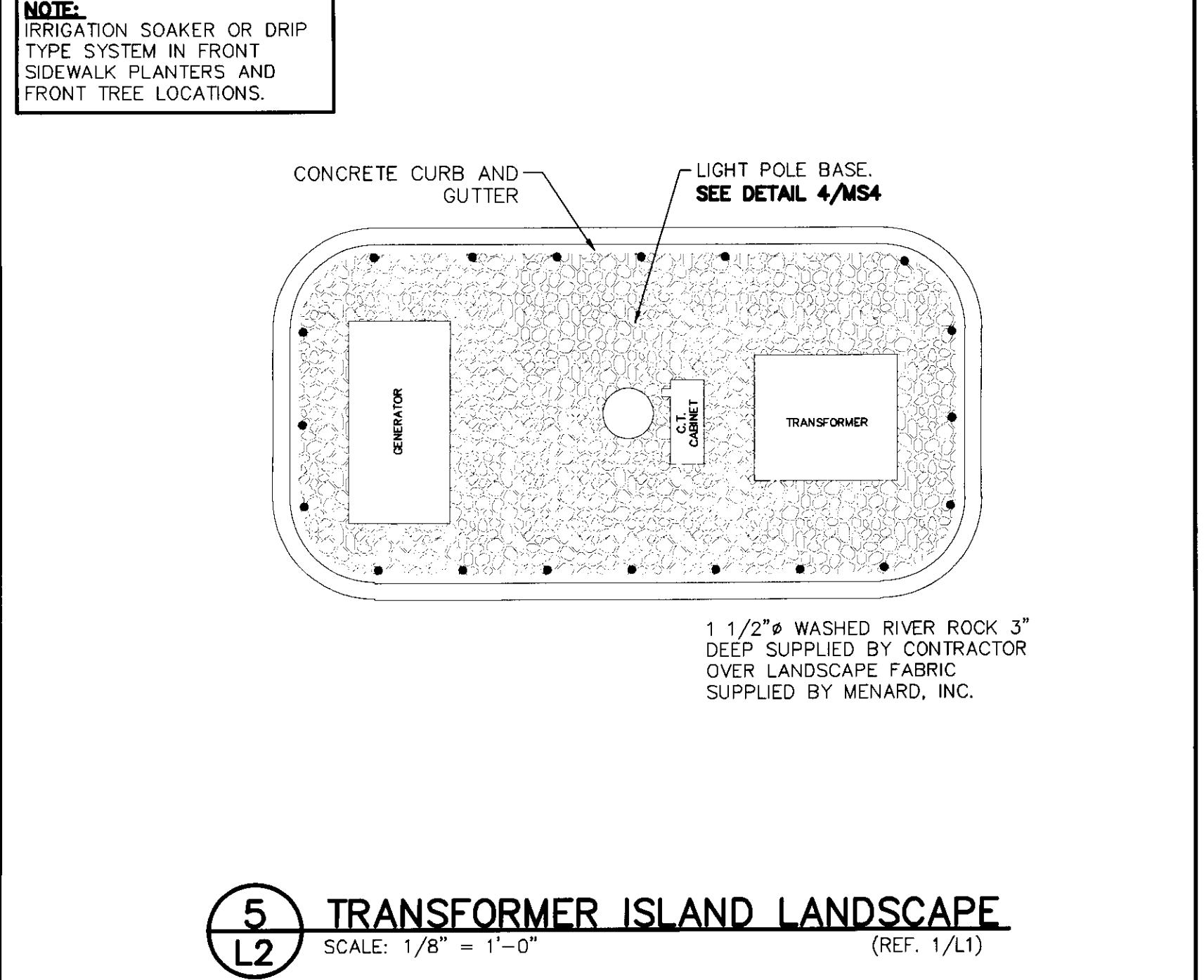
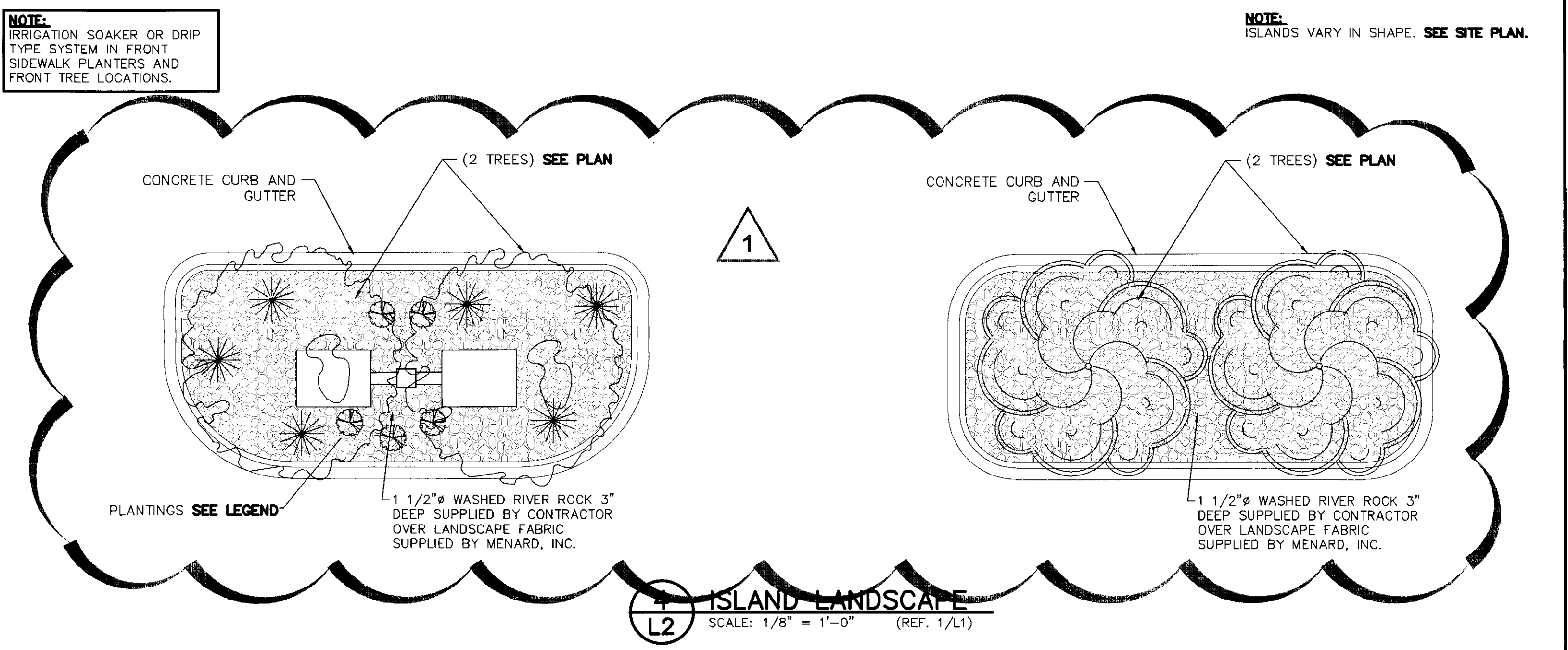
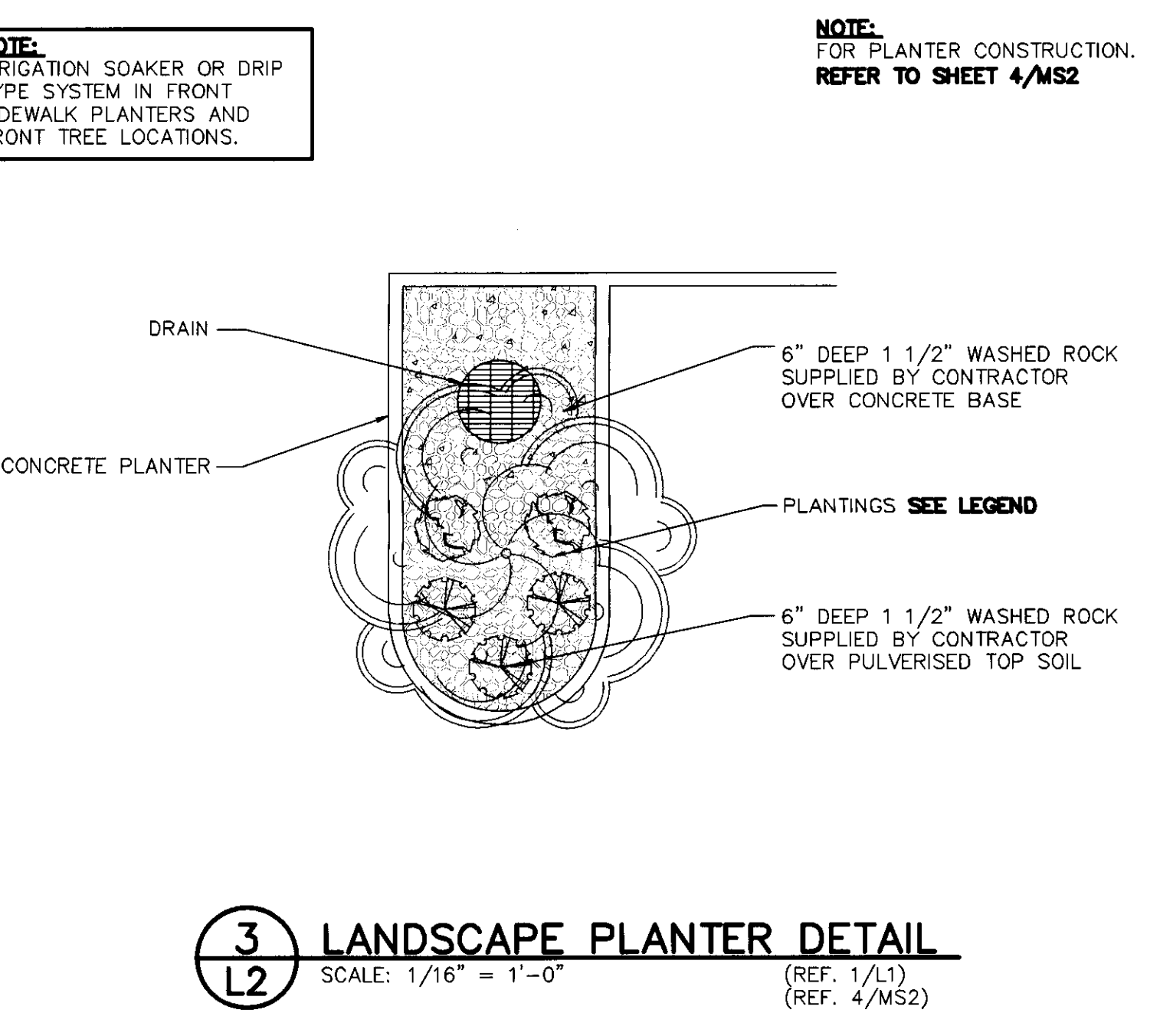
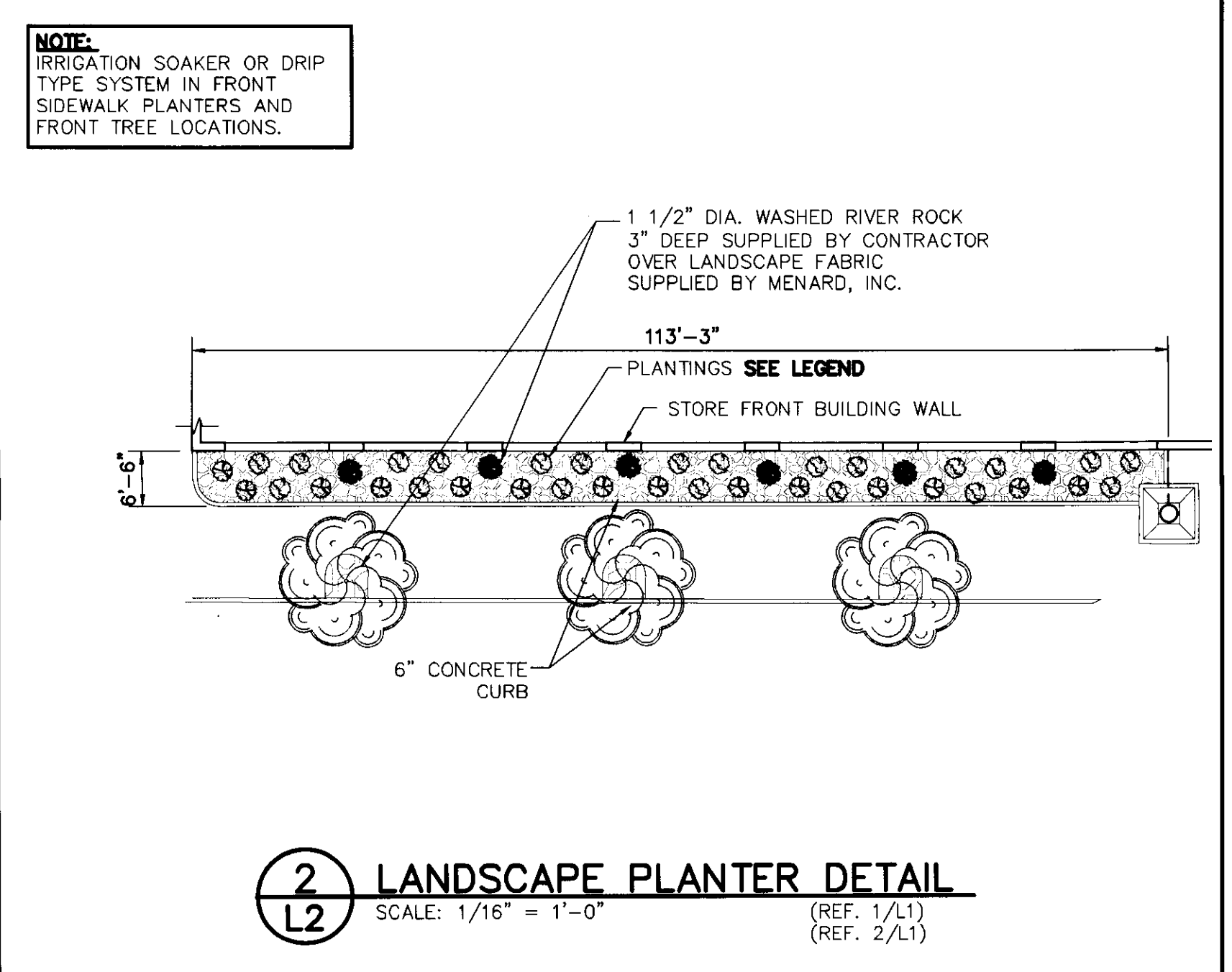
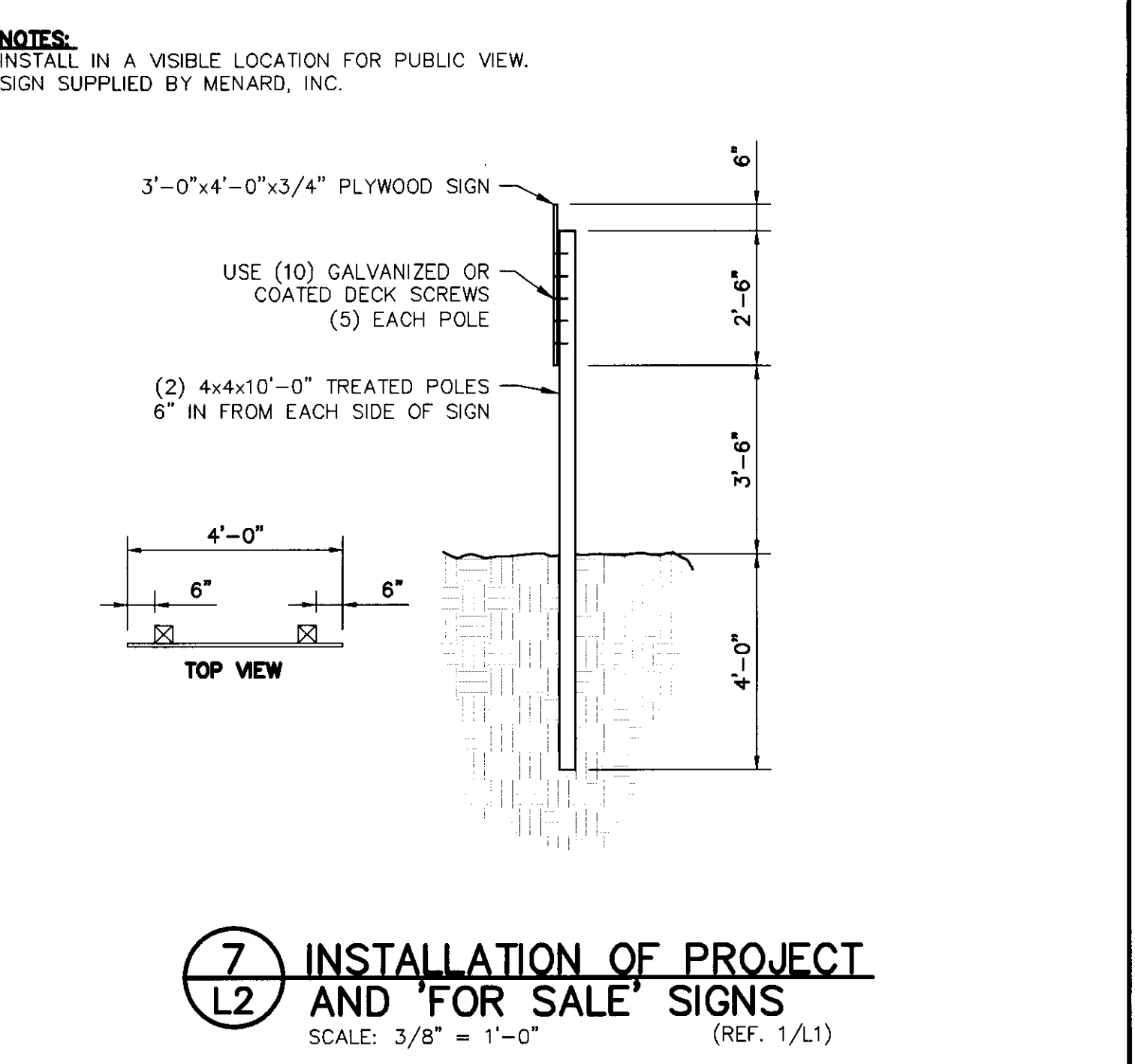
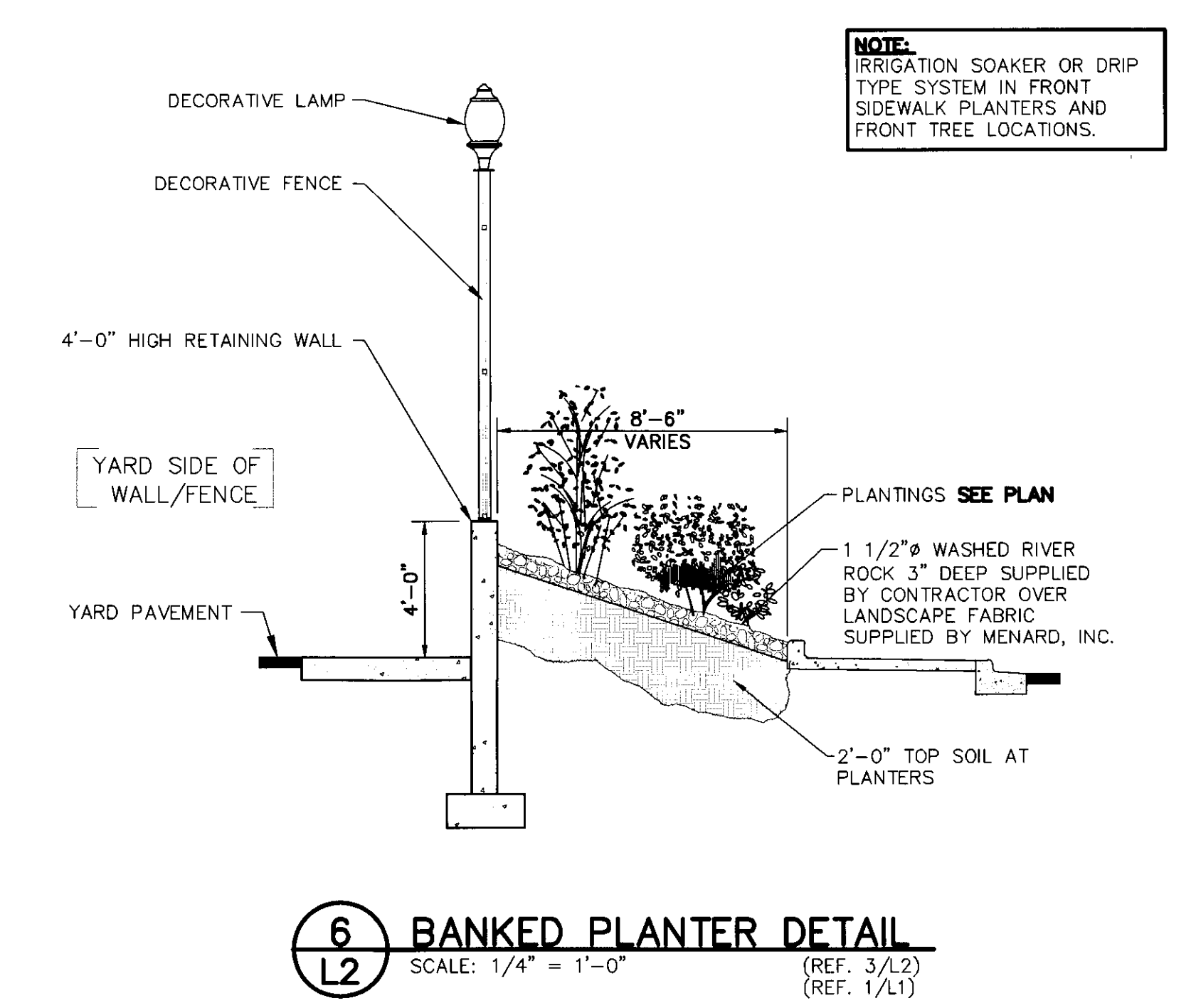
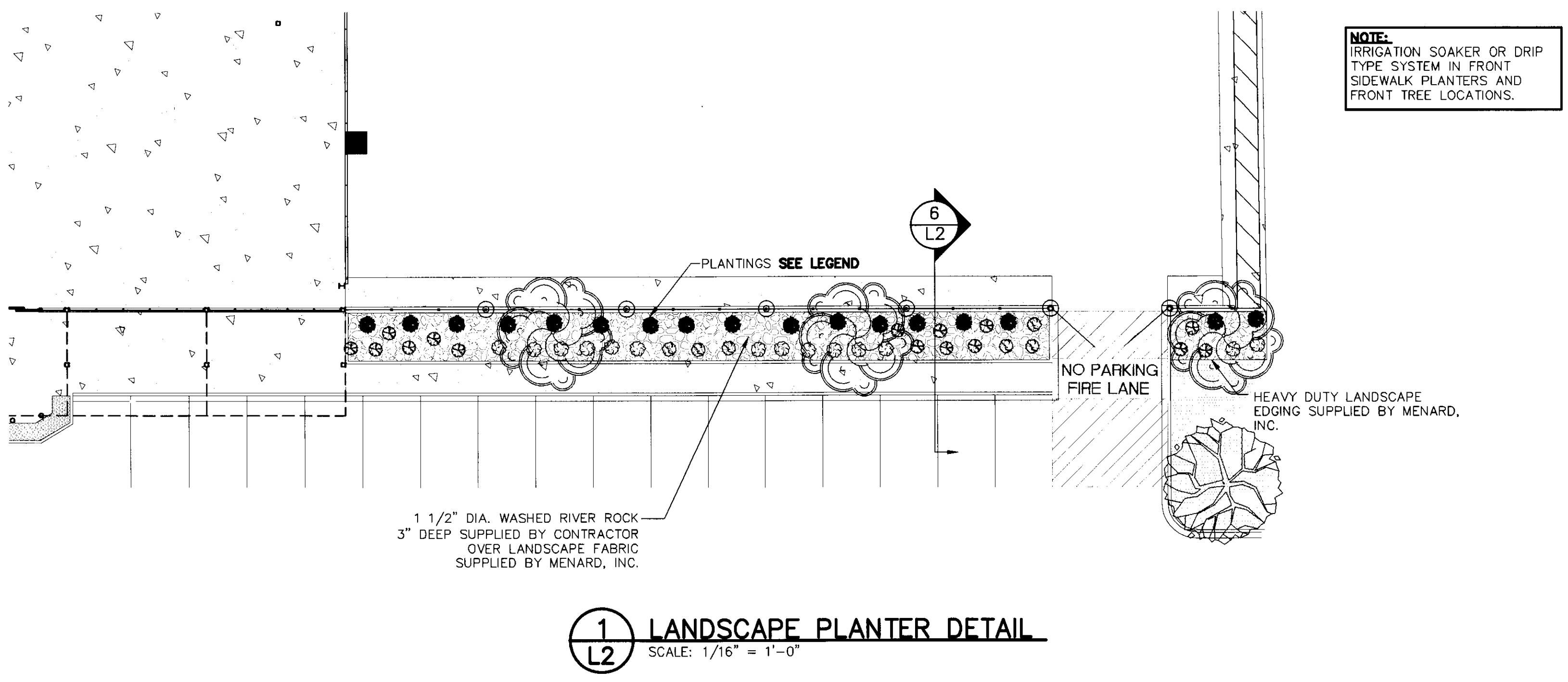
Stonebridge Commercial Addition, an addition to Wichita, Sedgwick County, Kansas.



VICINITY MAP



Wichita, KS • 316.684.9600



DP-295 PARCEL 11A & 11B
LANDSCAPE PLAN

APPROVED 08-04-10 BY [Signature]
SHEET 2 of 2
MAPP City 1 of 2

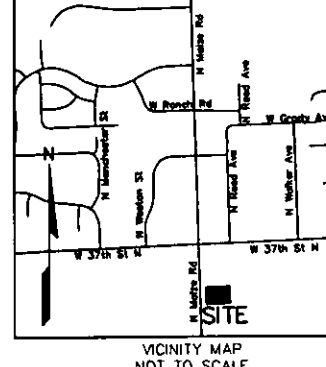
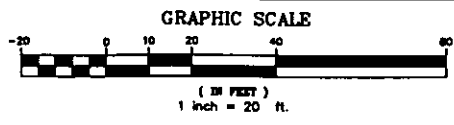
LATEST REVISION		MENARD INC.		PROJECT TITLE	
DESTROY ALL PREVIOUS ISSUES AT ONCE		STORE DESIGN DEPARTMENT		WICHITA, KS (WEST)	
DO NOT KEEP DUPLICATE COPIES		EAU CLAIRE, WISCONSIN		SHEET TITLE	
SCALE AS NOTED	DRAWN BY JAC	DATE 11/01/09	LANDSCAPE DETAILS		
NO. DATE	DESCRIPTION	BY	CAD DWG NAME		
1 06-15-10	REVISE LANDSCAPING QUANTITIES	KWK	WICHITA, KS WEST SITES		
DATE:	SIGNED:		SHEET NO.		
			L2		

Plotted by: Kori Keith
 Paper Size: arch D (36x24 in.)
 Last Saved By: kkeith
 Last Saved Date: June 16, 2010

LATEST REVISION

BENCHMARKS (DATUM=NAVD83)
 BM-1
 MAG NAIL W/ WASHER IN CONCRETE
 APPROX. 4 FT SE OF DASH A AND
 8.5 FT EAST OF AN ELECTRICAL RISER
 ELEVATION: 1253.90'

FLOOD NOTE:
 THIS PROPERTY IS LOCATED IN ZONE "C"
 WHICH ARE AREAS OF 0.2% CHANCE FLOOD
 AND NOT LOCATED WITHIN ANY PREVIOUSLY
 ESTABLISHED 100-YEAR FLOODPLAIN AS
 DETERMINED BY THE NATIONAL FLOOD
 INSURANCE PROGRAM, FLOOD INSURANCE
 RATE MAP FOR SEDGWICK COUNTY, KANSAS,
 MAP NUMBER: 201730033C
 MAP REVISED: MAY 2, 2012 AND
 MAP NUMBER: 201730033B
 MAP REVISED: FEBRUARY 2, 2007



REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/17	ISSUED FOR PERMITS
2	10/1/17	REVISED PER MAJOR
3	10/1/17	REVISED PER MAJOR
4	10/1/17	REVISED PER MAJOR
5	10/1/17	REVISED PER MAJOR
6	10/1/17	REVISED PER MAJOR
7	10/1/17	REVISED PER MAJOR
8	10/1/17	REVISED PER MAJOR
9	10/1/17	REVISED PER MAJOR
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12	10/1/17	REVISED PER MAJOR
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14	10/1/17	REVISED PER MAJOR
15	10/1/17	REVISED PER MAJOR
16	10/1/17	REVISED PER MAJOR
17	10/1/17	REVISED PER MAJOR
18	10/1/17	REVISED PER MAJOR
19	10/1/17	REVISED PER MAJOR
20	10/1/17	REVISED PER MAJOR

NOTE:
 PROJECT EXISTING ADJACENT ASPHALT PAVEMENT AT PROPOSED NORTH, SOUTH, AND EAST APPROACHES. CONTRACTOR TO REPAIR ASPHALT PAVEMENT DAMAGED FROM HIS CONSTRUCTION OPERATIONS TO THE SATISFACTION OF THE PROPERTY OWNER. MATCH EXISTING PAVEMENT CROSS SECTIONS, MATERIALS AND CONSTRUCTION PRACTICES TO BE IN ACCORDANCE WITH KDOT SPECIFICATIONS AND CONTRACT DOCUMENTS. WORK PERTAINING TO REPAIR OF PAVEMENT DAMAGED BY CONTRACTOR'S OPERATIONS IS TO BE PAID FOR BY THE CONTRACTOR.

- GENERAL NOTES:**
 THESE NOTES APPLY TO ALL ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT, FACE OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 - ALL DISTURBANCES INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER, MUNICIPALITY, OR STATE AUTHORITY.
 - BUILDING DIMENSIONS SHOWN ON THESE CIVIL ENGINEERING PLANS ARE FOR REFERENCE ONLY. REFER TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
 - PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
 - PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY AUTOZONE INC. OF ANY UNACCEPTABLE AREAS.
 - REFER TO SHEETS C1.A - C1.B FOR ON-SITE PAVING DETAILS, AND OTHER CONSTRUCTION DETAILS.
 - THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION TO AUTOZONE INC., CITY OF WICHITA (AS REQUIRED) AND SEDGWICK COUNTY (AS REQUIRED) AT THE END OF CONSTRUCTION.
 - IF REQUIRED BY THE FIRE OFFICIAL, "NO PARKING-FIRE LANE" SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA, SEDGWICK COUNTY AND KDOT CURRENT STANDARDS AND REGULATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE CITY OF WICHITA AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THESE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
 - CHAPTER 14 OF THE IFC (FIRE SAFETY DURING CONSTRUCTION) SHALL BE ADHERED TO DURING ALL CONSTRUCTION ACTIVITIES FOR THIS PROJECT.

PARKING INFORMATION

ITEM	REQUIREMENTS	PROVIDED
PARKING REQUIRED	MINIMUM PARKING COUNT: 50 SPACES BUILDING FLOOR AREA: 7,381/233 = 22.16 SPACES 22 SPACES REQUIRED	50 SPACES
MIN. PARKING DIM.	9 FT x 18 FT	9.00 FT x 18.00 FT
MIN. DRIVE AISLE WIDTH	24 FT	24.00 FT, WEST; 30.00 FT, NORTH & EAST
HANDICAP SPACES	2 SPACES	2 SPACES
LOADING SPACE	1 PER 25,000 SF A.F.A.	1 SPACE (15' x 90')

REFERENCE IS MADE TO THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE

BULK AREA REQUIREMENTS

LOCATION: LOT 2, BLOCK 1, STONEBRIDGE COMMERCIAL ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS PER DOC #/PLM-NO: 29040443
 ZONING DISTRICT: LC LIMITED COMMERCIAL (STONEBRIDGE COMMUNITY PLAN DP-295)
 USE: AUTO PARTS RETAIL

BUILDING INFORMATION:
 GROSS FLOOR AREA = 7,381 SF (EXTERIOR FACE)
 BUILDING HEIGHT = 21 FT (TOP OF PARAPET WALL)
 NUMBER OF FLOORS = ONE

ITEM	REQUIRED (PER C.L.P.)	PROVIDED
MINIMUM FRONT SETBACK	35 FT	84.25 FT (SW BUILDING CORNER)
MINIMUM SIDE SETBACK	15 FT	30.00 FT (SOUTH BUILDING WALL) 105.08 FT (NORTH BUILDING WALL)
MINIMUM REAR SETBACK	10 FT	75.82 FT (SE BUILDING CORNER)
MAXIMUM BUILDING COVERAGE	35%	7,381 / 52,003 = 14.2%
MAXIMUM BUILDING HEIGHT	35 FT	1 STORY/21 FT (TO TOP OF PARAPET)

REFERENCE IS MADE TO THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE

SIDEWALK RAMP LEGEND:

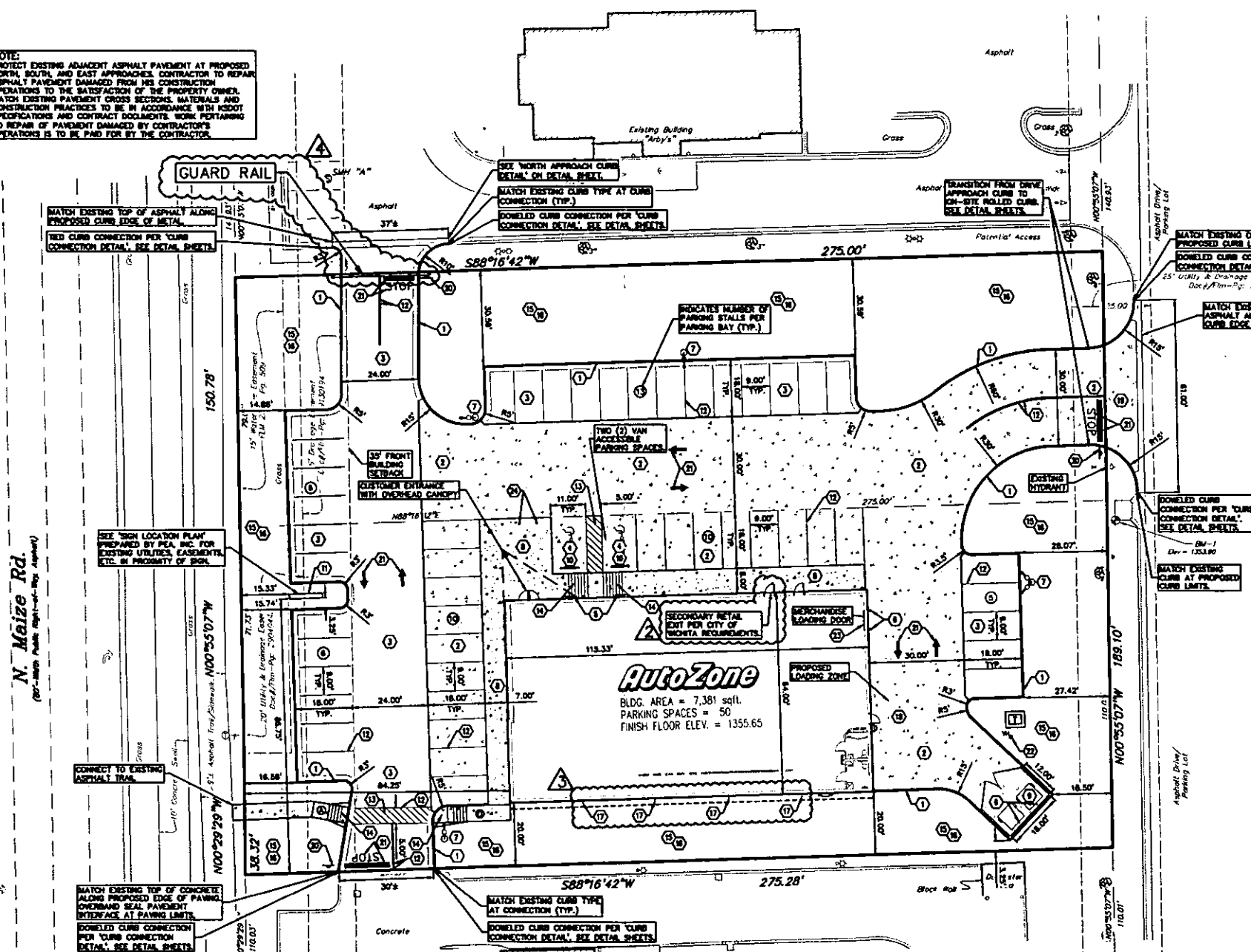
SIDEWALK RAMP "TYPE A"

SIDEWALK RAMP "TYPE B"

REFER TO CITY OF WICHITA STANDARD RAMP AND DETECTABLE WARNING DETAILS ON DETAIL SHEETS.

SIGN LEGEND

LEGEND	QTY.
	2
	3



PAVING LEGEND

CONCRETE PAVING - SEE DETAILS ON C1.A.

OTHER AREAS ASPHALT PAVING (BASE BID); CONCRETE PAVING ON SITE (ALTERNATE BID). SEE DETAILS ON C1.A.

NOTE: REFER TO CURB DETAIL 1/C1.A FOR CONCRETE PAVING; REFER TO CURB DETAIL 2/C1.A FOR ASPHALT PAVING.

- KEYNOTES**
- BUILDING AND PAVING**
- CONCRETE CURB - SEE DETAILS 1 & 2/C1.A
 - CONCRETE PAVING - SEE DETAIL 4/C1.A. EXPANSION AND CONTROL JOINTS - SEE DETAILS 21 & 22/C1.A. MAXIMUM SPACING FOR CONTROL JOINTS IS 15'-0" O.C. EACH WAY.
 - ASPHALT PAVING (BASE BID) - SEE DETAIL 5/C1.A. O.C. TO PROVIDE ALTERNATE BID FOR CONCRETE PAVING - SEE DETAIL 4/C1.A.
 - HANDICAP PARKING AREA, 2% MAX. SLOPE ANY DIRECTION (TYP.) - SEE DETAILS 6 & 7/C1.A.
 - HANDICAP PARKING SIGN - SEE DETAIL 12/C1.A.
 - PIPE GUARD-SEE DETAILS 9, 14, 15, & 16/C1.A.
 - LIGHT POLE WITH CONCRETE BASE. ARM FIXTURE IN DIRECTIONS INDICATED. SEE DETAIL 13/C1.A AND PH1.0
 - 6" HT. INTEGRAL CONCRETE CURB AND WALK. SEE DETAIL 19 & 20/C1.A FOR SIDEWALK AROUND BUILDING
 - BUMPER LAYOUT - 6" TREATED PINE DISCLOSURE OVER TREATED PINE FRAMING. SEE DETAILS 8, 10, & 11/C1.A.
 - 6"-0" LONG CONCRETE WHEEL STOP, FINISHED TO PAVEMENT - SEE DETAIL 17/C1.A. LOCATE 2'-0" FROM FACE OF CURB, EDGE OF PAVEMENT OR SIDEWALK.
 - 15"x16.5"x18" WIDE SITE SIGN, 20' OVERALL HEIGHT. SEE SIGN DRAWING (SEPARATE PERMIT).
 - 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.)
 - 4" WIDE DIAGONAL STRIPE PAINTED AT 2 FT. O.C.
 - CONCRETE HANDICAP RAMP - MAXIMUM SLOPE 1:12 (8.33%) (PER A.D.A. REQUIREMENTS). MAXIMUM CROSS SLOPE 1:50 (2.00%). METAL PEE-FABRICATED DETECTABLE WARNING SURFACES SHALL BE INSTALLED, CONTRASTING IN COLOR, PER ADA REQUIREMENTS AT ALL RAMP.
 - NEW LANDSCAPE AREA - PROVIDE SO2 AND 3" TOPSOIL. SEE SHEET 11.D FOR ADDITIONAL INFORMATION.
 - SLOPE GRADE IN LANDSCAPE AREA PER GRADING PLANS. PROVIDE POSITIVE SURFACE DRAINAGE FOR ALL AREAS.
 - BUILDING DOWNSPOUT LOCATION, ROOF DRAINS CONNECTED TO UNDERGROUND STORM SEWER SYSTEM PER SHEET C1.3. SEE DETAIL 3/C1.A.
 - LOADING AREA, SLOPE AWAY FROM BUILDING. SEE GRADING PLAN, SHEET C1.1.
 - CONCRETE DRIVE APPROACH WITH INTEGRAL CURB. SEE EAST CONCRETE DRIVE APPROACH DETAIL ON C1.B.
 - STOP SIGN - SEE DETAIL 26/C1.A
 - PAVEMENT MARGINS - SEE DETAIL 24 & 25/C1.A
 - FREEZELESS YARD HYDRANT, PROVIDE APPROPRIATE BACK FLOW PREVENTION AS REQUIRED BY MUNICIPALITY. SEE DETAIL 4/SHEET M2.
 - SERVICE DOOR PLAN - SEE DETAIL 15/C1.A
 - BOLLARD PLAN FOR STOREFRONT - SEE DETAIL 14/SHEET C1.A.

APPROVED

DP-295 - Revised Traffic and Circulation Plan per GP #14 - replaces plans from 10-3-16 and 2-27-17

Date: 9-21-17 *SK*



CAUTION!
 THE LOCATION AND DEPTH OF EXISTING AND PROPOSED UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WICHITA AND SEDGWICK COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WICHITA AND SEDGWICK COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WICHITA AND SEDGWICK COUNTY.



PEA, Inc.
 7827 Nemco Way, Ste. 115
 Brighton, MI 48116
 T: 517-546-8583
 F: 517-546-8673
 www.peainc.com

AUTOZONE PARTS, INC.
 123 S FRONT ST
 MEMPHIS, TN 38103

SITE PLAN
KANSAS #4471
 CITY OF WICHITA, KANSAS
 CITY OF WICHITA, SEDGWICK COUNTY, KS

DES: WRB | DN: SAKPARK | SUR: CEI | P.M.: WRB

ORIGINAL ISSUE DATE: JULY 20, 2016
 PEA JOB NO. 2016-090
 SCALE: 1" = 20'
 DRAWING NUMBER
C1.0



Wichita-Sedgwick County Metropolitan Area Planning Department

August 8, 2016

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

MKEC Engineering
Attn: Brian Lindebak
Wichita KS 67206

RE:CUP2016-23 – City request to amend the Stonebridge Community Unit Plan (CUP) DP-295 to allow for the expansion of an accessory building on Parcel 11b

Dear Applicants:

At its regular meeting on **July 21, 2016**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the following conditions:

- (1) The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days of approval or the request shall be considered denied and closed.
- (2) If the Zoning Administrator finds that there is a violation of any of the conditions of the CUP amendment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the CUP amendment null and void.

This case received no protests during the two-week period, therefore the MAPC decision is final. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Kathy L. Morgan
Senior Planner
Current Plans Division

Copies to: Bryan Frye, WCC, District V
Laura Rainwater, CSR, District V
JR Cox, MABCD
Tom Stolz, MABCD
Paul Hays, MABCD

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

T 316.268.4421 F 316.268.4390

www.wichita.gov



Wichita-Sedgwick County Metropolitan Area Planning Department

Tier 1, LLC
Attn: Marv Schellenberg
1313 N. Webb Rd, Ste. 230
Wichita, KS 67206

August 22, 2016

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

RE: CUP2016-33 – City CUP Administrative Adjustment to CUP DP-295 Stonebridge, to adjust the wall easement on Parcel 1a containing 0.71 acres. The property is generally located on the east side of Maize Road south of 37th Street North

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-295, to reflect VAC2016-26 on Parcel 1a. Proposed modifications are as follows:

1. Remove wall easement depiction on Parcel 1a as per VAC2016-26
2. Remove Development Guideline General Provision 8F and re-letter accordingly
3. Update easements to reflect current plan and separate instrument documents

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

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

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

Dale Miller, Director
Metropolitan Area Planning Department

J.R. COX JR.
Kyle J. McLaren, Interim Director
Metropolitan Area Building and Construction
Department

cc: J.R. Cox, MABCD
Paul Hays, MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Liaison District V



Wichita-Sedgwick County Metropolitan Area Planning Department

November 4, 2013

MKEC attn. Brian Lindebak
411 N. Webb
Wichita, KS 67208

RE: CUP2013-38 - City Administrative Adjustment to DP-295 to adjust parcel boundaries, generally located at the southeast corner of W. 37th Street North and Maize.

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-295 Stonebridge Community Unit Plan ("CUP"). We understand you wish to reconfigure parcel boundaries; building coverage and floor area will be distributed proportionately on the revised CUP. Uses permitted on the existing 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 as expressly stated 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


Tom J. Stolz
MABCD Director

cc: JR Cox, MABCD
Paul Hays, MABCD
Jeff Longwell, CM District V
Megan Buckmaster, NA District V

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

T 316.268.4421 F 316.268.4390

www.wichita.gov



Wichita-Sedgwick County Metropolitan Area Planning Department

May 21, 2012

North 37th LLC attn. Paul Jackson
1625 N. Waterfront Pkwy. #220
Wichita, KS 67206

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

RE: CUP2012-14 - City CUP Adjustment #1 to DP-295, Stonebridge Community Unit Plan, to adjust parcel lines creating two new parcels, and extension of screening wall deferral along the south property line; generally located south of 37th Street North and east of Maize.

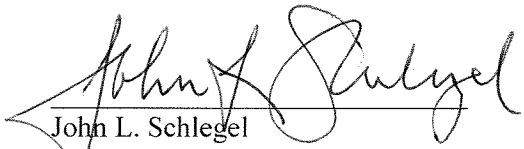
Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-295 Stonebridge Community Unit Plan ("CUP"). We understand you wish to create Parcels 1a, 1b, 2a, and 2b from the existing parcels 1 and 2. And, you wish to extend the Parcel 1a south screening wall deferral from a total of four years to a total of ten years. Maximum building coverage and floor area will be the distributed proportionately between the four new parcels as indicated on the revised CUP. Uses and signage permitted on the newly created parcels does not change.


On the basis of our review we feel that adjusting the CUP in the manner you have requested 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 of the original plan.

Our signatures below indicate that the CUP shall be adjusted as requested. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except expressly stated 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 II
Megan Buckmaster, NA District II



Wichita-Sedgwick County Metropolitan Area Planning Department

May 21, 2012

North 37th LLC attn. Paul Jackson
1625 N. Waterfront Pkwy. #220
Wichita, KS 67206

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

RE: CUP2012-14 - City CUP Adjustment #1 to DP-295, Stonebridge Community Unit Plan, to adjust parcel lines creating two new parcels, and extension of screening wall deferral along the south property line; generally located south of 37th Street North and east of Maize.

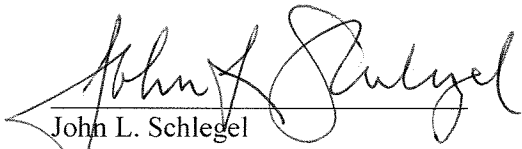
Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-295 Stonebridge Community Unit Plan ("CUP"). We understand you wish to create Parcels 1a, 1b, 2a, and 2b from the existing parcels 1 and 2. And, you wish to extend the Parcel 1a south screening wall deferral from a total of four years to a total of ten years. Maximum building coverage and floor area will be the distributed proportionately between the four new parcels as indicated on the revised CUP. Uses and signage permitted on the newly created parcels does not change.


On the basis of our review we feel that adjusting the CUP in the manner you have requested 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 of the original plan.

Our signatures below indicate that the CUP shall be adjusted as requested. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except expressly stated 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 II
Megan Buckmaster, NA District II

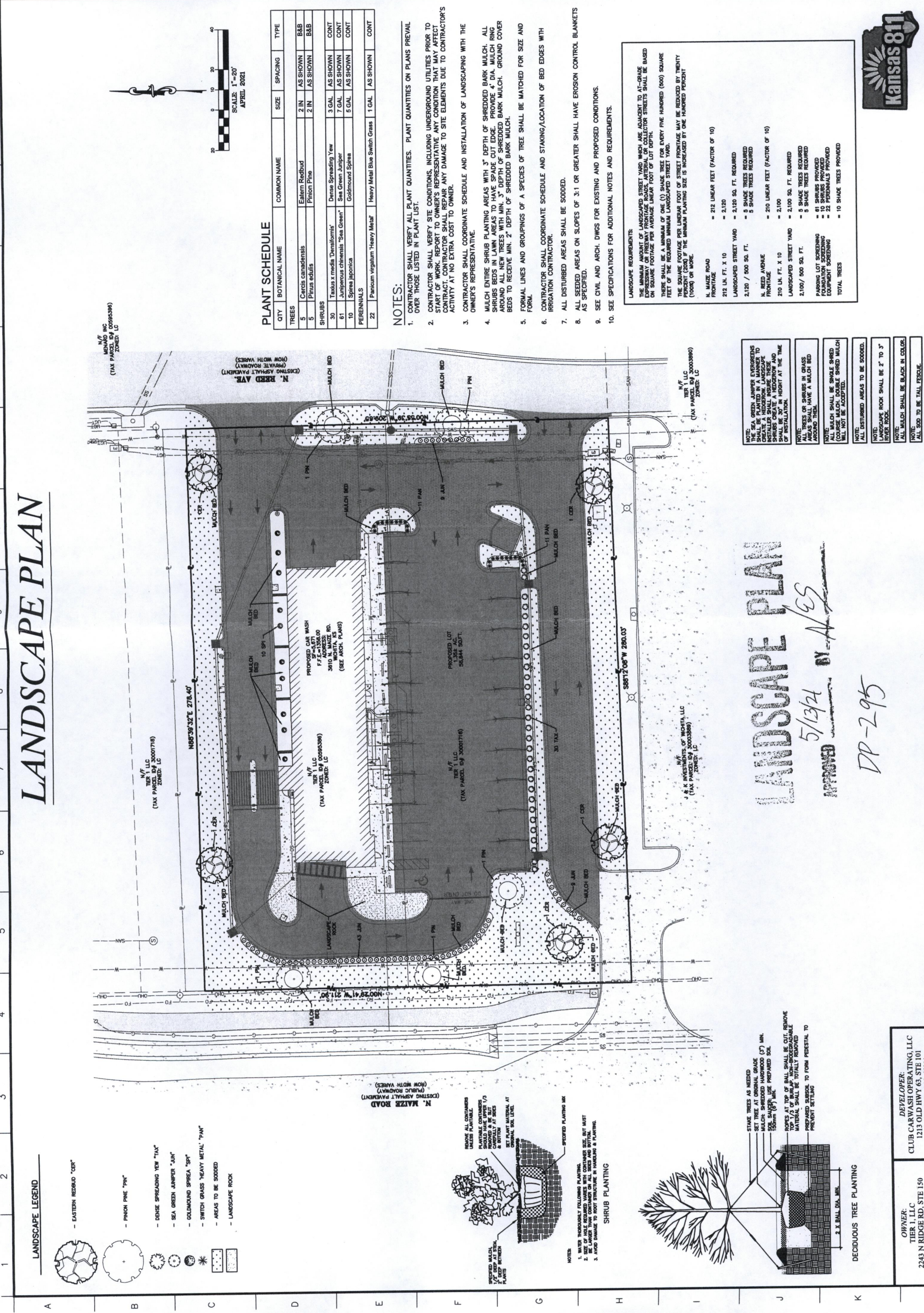
SITE IMPROVEMENT PLANS CLUB CAR WASH WICHITA, KANSAS

DATE	APR 2021
SCALE	1:20
PROJECT NO.	M20-7977A
CLIENT	C12

COCHRAN
Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Market Planning

North Office
636-323-4574 (TX)
636-323-0760 (KS)
Wichita, Missouri 67203

KURTIS J. DANIELS
E-25877



PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	TYPE
TREES					
5	Cercis canadensis	Eastern Redbud	2 IN	AS SHOWN	B&B
5	Pinus edulis	Pinon Pine	2 IN	AS SHOWN	B&B
SHRUBS					
30	Taxus media 'Danaeformis'	Dense Spreading 'Yew'	3 GAL	AS SHOWN	CONT
61	Juriphorus chinensis 'Sea Green'	Sea Green Juniper	7 GAL	AS SHOWN	CONT
10	Spiraea japonica	Goldmound Spirea	5 GAL	AS SHOWN	CONT
PERENNIALS					
22	Panicum virgatum 'Heavy Metal'	Heavy Metal Blue Switch Grass	1 GAL	AS SHOWN	CONT

- ### NOTES:
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. PLANT QUANTITIES ON PLANS PREVAIL OVER THOSE LISTED IN PLANT LIST.
 - CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING UNDERGROUND UTILITIES PRIOR TO START OF WORK. REPORT TO OWNER'S REPRESENTATIVE ANY CONDITION THAT MAY AFFECT CONTRACT. CONTRACTOR SHALL REPAIR ANY DAMAGE TO SITE ELEMENTS DUE TO CONTRACTOR'S ACTIVITY AT NO EXTRA COST TO OWNER.
 - CONTRACTOR SHALL COORDINATE SCHEDULE AND INSTALLATION OF LANDSCAPING WITH THE OWNER'S REPRESENTATIVE.
 - MULCH ENTIRE SHRUB PLANTING AREAS WITH 3" DEPTH OF SHREDDED BARK MULCH. ALL SHRUB BEDS IN LAWN AREAS SHALL BE 4" DEPTH OF SHREDDED BARK MULCH. ALL MULCH RING AROUND AND BETWEEN TREES SHALL BE 2" DEPTH OF SHREDDED BARK MULCH. GROUND COVER BEDS TO RECEIVE MIN. 2" DEPTH OF SHREDDED BARK MULCH.
 - FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE SHALL BE MATCHED FOR SIZE AND FORM.
 - CONTRACTOR SHALL COORDINATE SCHEDULE AND STAKING/LOCATION OF BED EDGES WITH IRRIGATION CONTRACTOR.
 - ALL DISTURBED AREAS SHALL BE SOODED.
 - ALL SEDED AREAS ON SLOPES OF 3:1 OR GREATER SHALL HAVE EROSION CONTROL BLANKETS AS SPECIFIED.
 - SEE CIVIL AND ARCH. DWGS FOR EXISTING AND PROPOSED CONDITIONS.
 - SEE SPECIFICATIONS FOR ADDITIONAL NOTES AND REQUIREMENTS.

LANDSCAPE REQUIREMENTS

THE MINIMUM AMOUNT OF LANDSCAPED STREET YARD WHICH IS ADJACENT TO AT-GRADE EXPRESSWAY OR FREEWAY FRONTAGE ROAD, WITHIN THE RIGHT OF WAY, SHALL BE BASED ON SQUARE FOOTAGE PER AVERAGE LINEAR FOOT OF LOT FRONTAGE.

TREES SHALL BE A MINIMUM OF ONE (1) SHADE TREE PER EVERY FIVE HUNDRED (500) SQUARE FEET OF THE REQUIRED MINIMUM LANDSCAPED STREET YARD.

THE SQUARE FOOTAGE PER LINEAR FOOT OF STREET FRONTAGE MAY BE REDUCED BY TWENTY PERCENT IF THE MINIMUM PLANTING SIZE IS INCREASED BY ONE HUNDRED PERCENT (100%) OR MORE.

N. MAIZE ROAD FRONTAGE	= 22 LINEAR FEET (FACTOR OF 10)
212 LN. FT. X 10	= 2,120
LANDSCAPED STREET YARD	= 2,120 SQ. FT. REQUIRED
2,120 / 500 SQ. FT.	= 4 SHADE TREES REQUIRED
N. REED AVENUE FRONTAGE	= 210 LINEAR FEET (FACTOR OF 10)
210 LN. FT. X 10	= 2,100
LANDSCAPED STREET YARD	= 2,100 SQ. FT. REQUIRED
2,100 / 500 SQ. FT.	= 4 SHADE TREES REQUIRED
PARKING LOT SCREENING FOUNDATION SCREENING EQUIPMENT SCREENING	= 61 SHRUBS PROVIDED
	= 10 SHRUBS PROVIDED
	= 22 PERENNIALS PROVIDED
TOTAL TREES	= 10 SHADE TREES PROVIDED

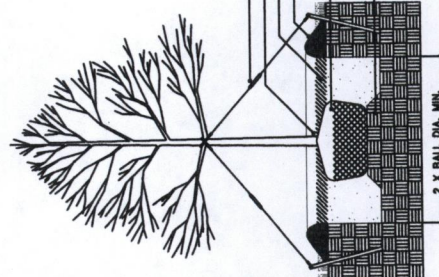
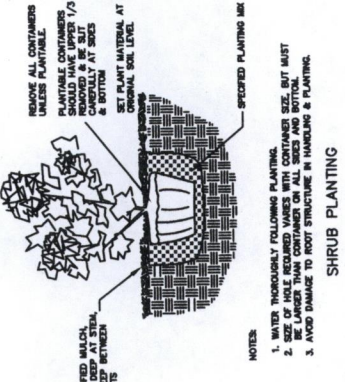
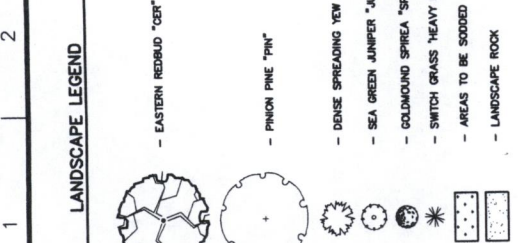
- NOTES:**
- GREEN JAWERS EVERGREENS SHALL BE PLANTED IN A MANNER TO CREATE A HEDGEROW AND SHRUBS CREATE A HEDGEROW AND SHALL BE 30" IN HEIGHT AT THE TIME OF INSTALLATION.
 - NOTE: ALL SHRUBS IN CRACKS AREAS SHALL HAVE A MULCH BED AROUND THEM.
 - NOTE: ALL MULCH SHALL BE SINGLE SHED MULCH. ALL MULCH SHALL BE SHED MULCH (S) NOT BE ACCEPTED.
 - NOTE: ALL DISTURBED AREAS TO BE SOODED.
 - NOTE: LANDSCAPE ROCK SHALL BE 2" TO 3" SIZED ROCK.
 - NOTE: ALL MULCH SHALL BE BLACK IN COLOR.
 - NOTE: ALL SOG TO BE TALL FESCUE.

LANDSCAPE PLAN

APPROVED

5/13/24 BY AEG

DP-295



OWNER:
TIER 1 LLC
2243 N RIDGE RD, STE 150
WICHITA, KS 67205

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1213 OLD HWY 63, STE 101
COLUMBIA, MO 65201

