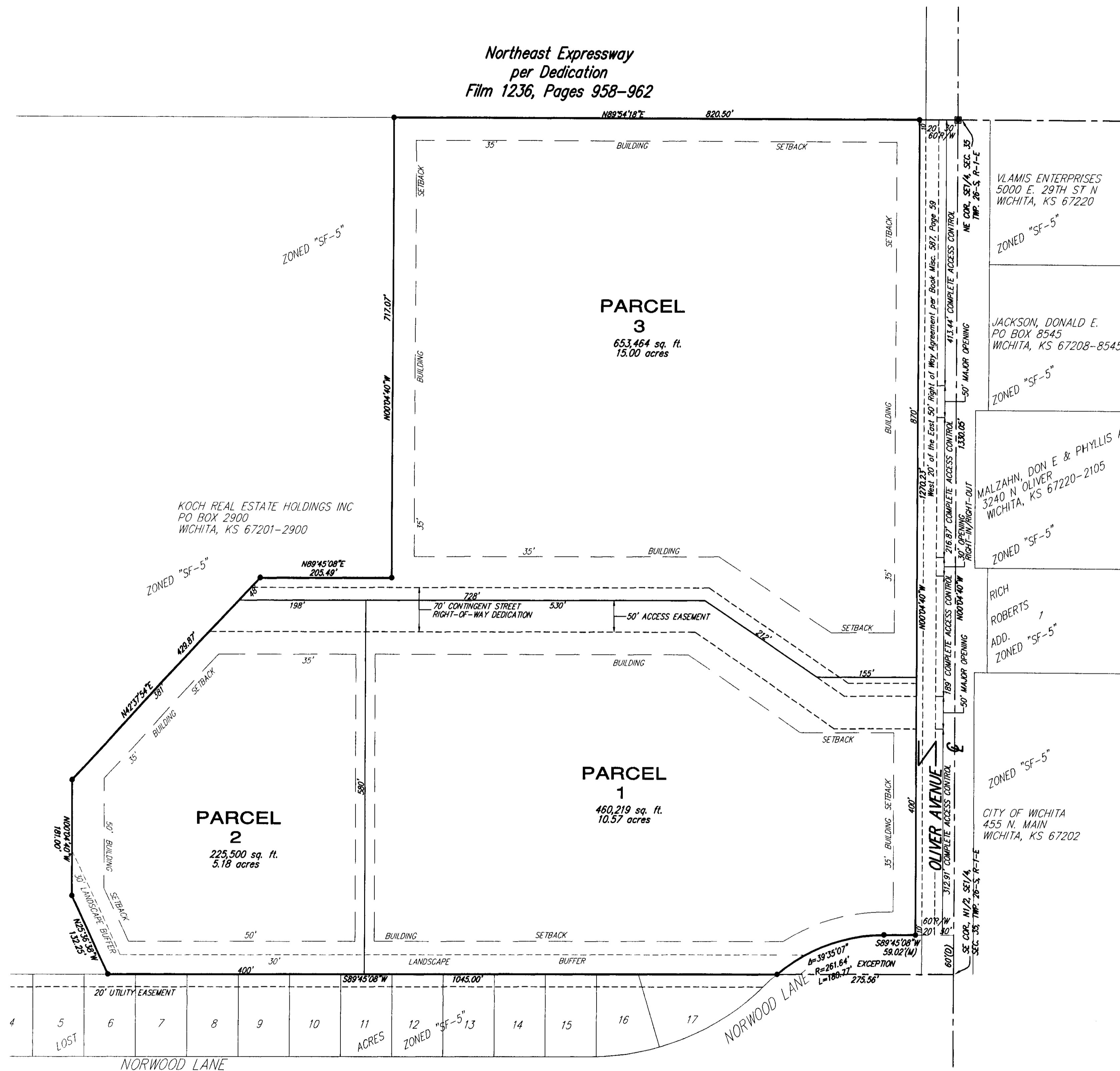


KOCH COMMUNITY PARK

COMMUNITY UNIT PLAN

DP-304

Northeast Expressway
per Dedication
Film 1236, Pages 958-962



LEGAL DESCRIPTION:

That part of the N 1/4 of the SE 1/4 of Sec. 35, Twp. 26-S, R. 1-E of the 6th P.M., Sedgewick County, Kansas described as follows: Beginning at the SE corner of the N 1/4 of said SE 1/4; thence S89°45'08"W along the south line of the N 1/4 of said SE 1/4, 1320.56 feet; thence N25°36'39"W, 132.25 feet to a point 119.50 feet normally distant north of the south line of the N 1/4 of said SE 1/4; thence N00°04'40"W parallel with the east line of said SE 1/4, 181.00 feet to a point 1377.56 feet normally distant west of the east line of the N 1/4 of said SE 1/4; thence N42°13'54"E, 429.87 feet to a point 1085.99 feet normally distant west of the east line of said SE 1/4; thence N89°45'08"E parallel with the south line of the N 1/4 of said SE 1/4, 205.49 feet to a point 880.50 feet normally distant west of the east line of said SE 1/4; thence N00°04'40"W parallel with the east line of said SE 1/4, 717.07 feet, more or less, to a point on the north line of said SE 1/4; thence N89°54'59"E along the north line of said SE 1/4, 880.50 feet to the NE corner of said SE 1/4; thence S00°04'40"E along the east line of said SE 1/4, 1330.05 feet to the point of beginning, except that part of the N 1/4 of said SE 1/4 described as follows: Beginning at the SE corner of the N 1/4 of said SE 1/4; thence northerly along the east line of said SE 1/4, 60.00 feet; thence westerly parallel with the south line of the N 1/4 of said SE 1/4, 109.02 feet to the P.C. of a curve; thence southwesterly on a curve to the left having a radius of 261.64 feet and a delta (erroneously described as deflection) angle of 39°35'07", a distance of 180.77 feet to the south line of said N 1/4 of said SE 1/4; thence east 275.56 feet to the point of beginning, all being subject to road rights-of-way of record.

REVISIONS

Created: November 16, 2006
Revised: December 3, 2006
Submitted: December 11, 2006
Revised: January 11, 2007
Revised: January 26, 2007 (per MAPC - January 18, 2007)

PARCEL 1

- A. Net Area: 460,219 sq. ft. or 10.57 acres
- B. Maximum Building Coverage: 92,000 sq. ft. or 20 percent
- C. Maximum Gross Floor Area: 161,077 sq. ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

PARCEL 2

- A. Net Area: 225,500 sq. ft. or 5.18 acres
- B. Maximum Building Coverage: 45,100 sq. ft. or 20 percent
- C. Maximum Gross Floor Area: 78,925 sq. ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

PARCEL 3

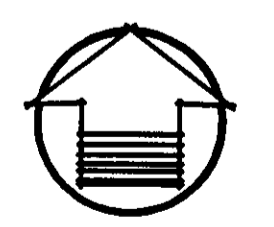
- A. Net Area: 653,464 sq. ft. or 15.00 acres
- B. Maximum Building Coverage: 196,039 sq. ft. or 30 percent
- C. Maximum Gross Floor Area: 228,712 sq. ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: Five (5)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.
- G. Setbacks: See Drawing
- H. Access Points: See Drawing

GENERAL PROVISIONS:

1. Total Land Area: 1,351,953 ± sq. ft. or 31.04 ± acres
Net Land Area: 1,339,253 ± sq. ft. or 30.75 ± acres
2. Total Gross Floor Area: 473,184 sq. ft.
Total Floor Area Ratio: 35 percent
3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
4. Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
5. A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
6. Guarantees for specific street improvements for Oliver St. shall be further reviewed and determined at the time of platting.
7. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - A. Each parcel is permitted the following signage along the arterial frontage:
 - Parcel 1: One monument style sign to be located a minimum of 150 feet north of Norwood Lane along Oliver. The sign shall have a maximum area of 96 square feet and a maximum height of 14 feet. As an option, Parcels 1 and 2 may share one monument style sign with a maximum combined area of 150 square feet and a maximum height of 20 feet.
 - Parcel 2: One monument style sign to be located in a platted reserve near the major opening on Oliver. The sign shall have a maximum area of 96 square feet and a maximum height of 14 feet. As an option, Parcels 1 and 2 may share one monument style sign with a maximum combined area of 150 square feet and a maximum height of 20 feet.
 - Parcel 3: Four monument style signs to be located along Oliver. Each sign shall have a maximum area of 96 square feet and a maximum height of 14 feet.
 - B. Each parcel is permitted the following signage along the access drive frontage:
 - Parcel 1: One monument style sign with a maximum area of 36 square feet and a maximum height of 8 feet.
 - Parcel 2: One monument style sign with a maximum area of 36 square feet and a maximum height of 8 feet.
 - Parcel 3: Three monument style signs with a maximum area of 36 square feet and a maximum height of 8 feet per sign.
 - C. As the frontage develops along the arterial roadway, monument type signs shall be spaced a minimum of 150' apart within Parcel 3, and a minimum of 75' apart between Parcels 1 and 2, irrespective of how land is leased or sold.
 - D. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - E. Portable, off-site and billboard signs are not permitted.
 - F. Window display signs are limited to 25% of the window area.
 - G. Building wall signage is prohibited on the south facades on Parcels 1 and 2, and the west facades of Parcel 2.
8. Access Controls shall be as shown on the final plat.
9. All exterior lighting shall be shielded to direct light disbursement in a downward direction and away from residential areas.
10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - A. Limited height of light poles to 24 feet.
 - B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
11. Utilities shall be installed underground on all parcels.
12. Landscaping for this site shall be required as follows:
 - A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.
 - 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 Planning Department for their review and approval prior to issuance of a building permit.
 - 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.
13. Screening shall be provided along the south and southwest property lines, as indicated on the plan, by a combination of a 30-foot landscape buffer in conjunction with either a solid screening wall or decorative fencing. This buffer shall provide the equivalent of, at minimum, one tree per 20 feet. The existing tree rows may be used to meet the condition of one tree per 20 feet if the existing trees are located on the subject property. Where there are gaps, a mixture of evergreen and deciduous trees shall be installed with one tree per 20 feet with the planting size of the trees meeting the requirements of the landscape ordinance. Screening shall be waived along the west property lines. Solid screening shall be provided for all outdoor work and storage areas, parking lots and loading docks, playgrounds, etc. in order to screen these areas from residential zoning districts.
14. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
15. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view per Unified Zoning Code.
16. All buildings within each parcel of the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material, as determined by the Director of Planning. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal as an exterior material shall be limited to incidental accent.
17. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
18. All parcels shall be zoned Limited Commercial with the following use restrictions: Parcels 1 and 2 shall be limited to those uses permitted by right in the "GO" General Office District. Parcel 3 shall be limited to those uses permitted by right in the "LC" Limited Commercial District, except the following uses: manufactured home, accessory apartment, convalescent care facility, golf course, government service, hospital, recycling collection station, reverse vending machine, school (elementary, middle and high), utility (minor), animal care (limited), bed and breakfast inn, broadcasting/recording studio, car wash, construction sales and service, convenience store, hotel or motel, marine facility (recreational), medical service, night club, post office substation, recreation and entertainment (indoor), secondhand store, service station, tavern and drinking establishment, vehicle repair (limited), storage (outdoor), and communication towers.
 - No parcel within this C.U.P. shall allow the use of adult entertainment establishments, sexually oriented business, correctional placement residences, asphalt/concrete safety service, pawn shop, agricultural sales and service, commercial wireless communication facilities or theater. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. There shall be a prohibition of all overhead doors facing residential zoning, except on west property line, and for all drive-in windows within 200 feet of residential zoning. Any single retail use shall be limited to a maximum size of 40,000 square feet, except for a grocery store or drug store.
19. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
20. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
21. The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
22. 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.
23. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
24. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Oliver St. with the proposed buildings within the subject property, as well as link buildings within each parcel.
25. Site access for Parcels 1 and 2 shall be provided by a 24-foot (minimum) drive located within the 50-foot access easement, as shown on the plan. Upon development within Parcel 3, the contingent right-of-way dedication shall be activated and the existing access drive shall be rebuilt to a City standard street.
26. Approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit to insure vehicular connections between uses in each parcel.
27. Transportation improvements:
 - a. Slight modifications on the CUP drawing may be needed during platting to align the drives in this manner.
 - b. Provide petition(s) to guarantee construction of left turn center lanes to both major entrances.
 - c. Access to Norwood Lane is prohibited.

DP-304
APPROVED CUP

MAPC 01-18-07 DM
WCC 03-06-07 DM
MAPD Copy 1 of 2

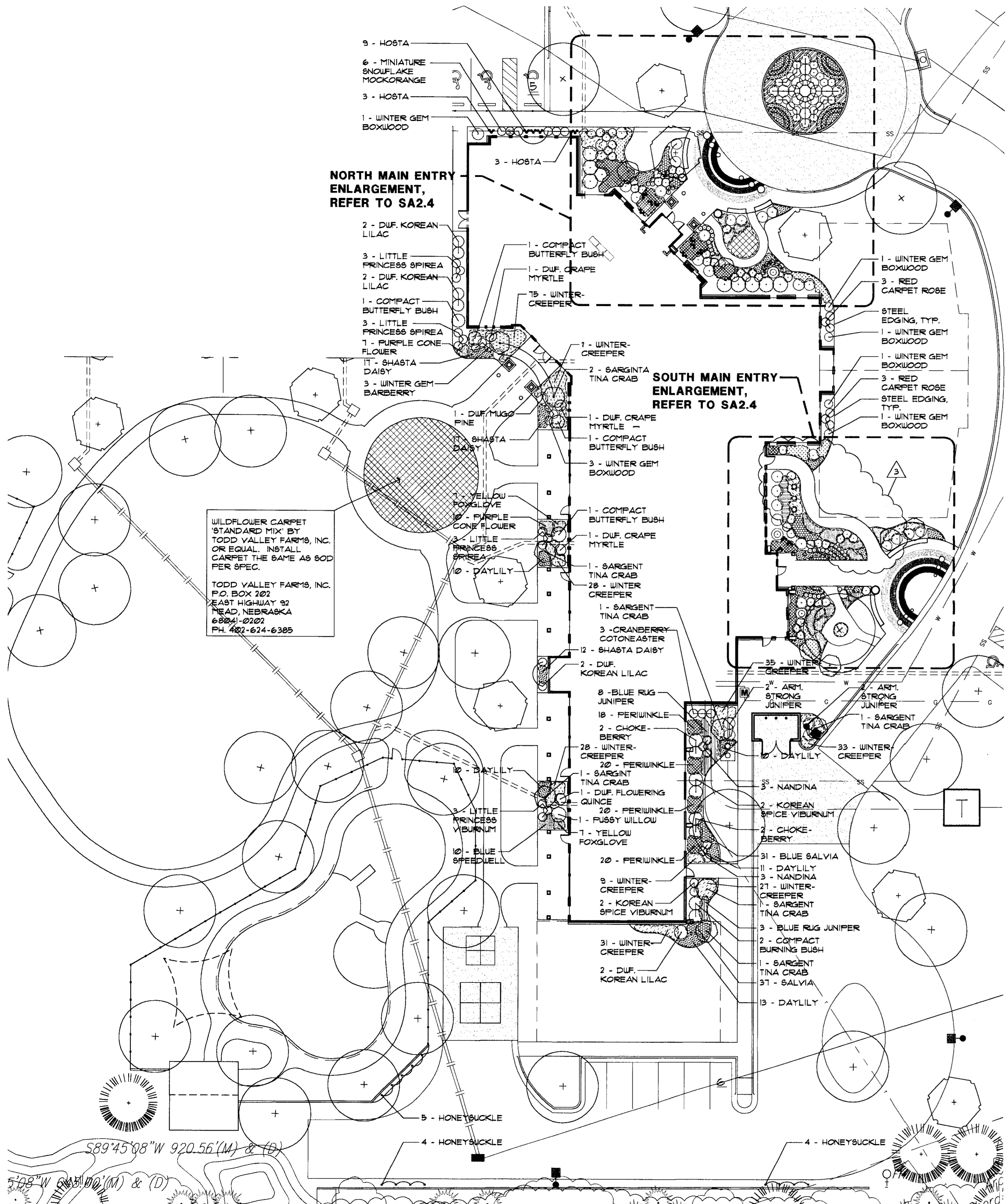


SCALE: 1" = 100'

DP-304

KOCH COMMUNITY PARK
COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-0149 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE



WILDFLOWER CARPET
STANDARD MIX BY
TODD VALLEY FARMS, INC.
OR EQUAL. INSTALL
CARPET THE SAME AS SOD
PER SPEC.

TODD VALLEY FARMS, INC.
P.O. BOX 202
EAST HIGHWAY 32
NEAD, NEBRASKA
68841-0202
PH. 402-624-6385

PLANT SCHEDULE

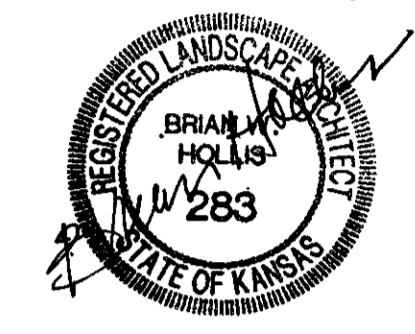
COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
TREES				
SKYLINE HONEYLOCUST	Gleditsia triacanthos inermis 'Skyline'	2'-2 1/2'	B 4 B	
GREEN ASH	Fraxinus pennsylvanica	2'-2 1/2'	B 4 B	
SUGAR MAPLE	Acer saccharum	2'-2 1/2'	B 4 B	
SAWTOOTH OAK	Quercus acutissima	2'-2 1/2'	B 4 B	
BUR OAK	Quercus macrocarpa	2'-2 1/2'	B 4 B	
BALD CYPRESS	Taxodium distichum	2'-2 1/2'	B 4 B	
LACEBARK ELM	Ulmus parvifolia	2'-2 1/2'	B 4 B	
CHINESE PISTACHE	Pistacia chinensis	2'-2 1/2'	B 4 B	
GINKGO	Ginkgo biloba	2'-2 1/2'	B 4 B	
JAPANESE PAGODA TREE	Sophora japonica	2'-2 1/2'	B 4 B	
KENTUCKY COFFEE TREE	Gymnocladus dioica	2'-2 1/2'	B 4 B	
AMERICAN LINDEN	Gymnocladus dioica	2'-2 1/2'	B 4 B	
MULBERRY	Morus spp. Moraceae	2'-2 1/2'	B 4 B	
PERSIMMON	Diospyros virginiana	2'-2 1/2'	B 4 B	
SWEETGUM	Liquidambar styraciflua	2'-2 1/2'	B 4 B	
BYCAMORE	Platanus occidentalis	2'-2 1/2'	B 4 B	
WEeping WILLOW	Salix babylonica	2'-2 1/2'	B 4 B	
CORKSCREW WILLOW	Salix matsudana 'Tortosa'	2'-2 1/2'	B 4 B	
WESTERN SOAPBERRY	Sapindus drummondii	2'-2 1/2'	B 4 B	
CATALPA	Catalpa speciosa	2'-2 1/2'	B 4 B	
COTTONWOOD	Populus deltoides	2'-2 1/2'	B 4 B	
EVERGREEN TREES				
AUSTRIAN FINE	Pinus nigra	6'-8' HT.	B 4 B	
ARBORVITAE, GREEN GIANT	Thuja standishii x plicata	6'-8' HT.	B 4 B	
ORNAMENTAL TREES				
THORNLESS COCKSPUR HAWTHORN	Crataegus crugallii var. inermis	1 1/2'-2'	B 4 B	
SARGENT TINA CRABAPPLE	Malus Sargentii 'Tina'	1 1/2'-2'	B 4 B	
REDBUD	Cercis canadensis	1 1/2'-2'	B 4 B	
PRAIRIFIRE CRAB	Malus 'Prairifire'	1 1/2'-2'	B 4 B	
SNOWDRIFT CRAB	Malus 'Snowdrift'	1 1/2'-2'	B 4 B	
GOLDEN RAIN TREE	Koeleria paniculata	1 1/2'-2'	B 4 B	
FLAME AMUR MAPLE	Acer ginnala 'Flame'	1 1/2'-2'	B 4 B	
CORKSCREW HAZEL	Corylus avellana 'Contorta'	1 1/2'-2'	B 4 B	
DECIDUOUS SHRUBS				
SNOWFLAKE MOCK ORANGE, DUF.	Philadelphus x virginialis 'Dwarf Snowflake'	3 GAL.	CONT.	
RED CARPET ROSE	Rosa x noae	3 GAL.	CONT.	COLOR RED
BARBERRY, DUF. BAGATILLE	Berberis thunbergii 'Bagatille'	3 GAL.	CONT.	
LITTLE PRINCESS SPIREA	Spiraea japonica 'Little Princess'	3 GAL.	CONT.	
JUDD VIBURNUM	Viburnum x juddii	5 GAL.	CONT.	
CRANBERRY COTONEASTER	Cotoneaster spiculata	3 GAL.	CONT.	
COMPACT BURNING BUSH	Euonymus alatus compacta	5 GAL.	CONT.	
GRAPE MYRTLE, DUF.	Lagerstroemia indica 'Low Flame'	5 GAL.	CONT.	
FUSSY WILLOW	Salix discolor	3 GAL.	CONT.	
CHOKEBERRY	Aronia arbutifolia	5 GAL.	CONT.	
NANDINA	Nandina domestica 'Harbour Dwarf'	3 GAL.	CONT.	
FLOWERING QUINCE	Chaenomeles speciosa 'Texas Scarlet'	3 GAL.	CONT.	
ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	3 GAL.	CONT.	
KOREAN SPICE VIBURNUM	Viburnum carlesii	3 GAL.	CONT.	
KOREAN LILAC, DUF.	Syringa meyeri Palabini Duf. Korean Lilac	3 GAL.	CONT.	
BUTTERFLY BUSH, COMPACT	Buddleia davidii 'Peckee'	3 GAL.	CONT.	
EVERGREEN SHRUBS				
DWARF MUGHO FINE	Pinus mugho mugho	5 GAL.	CONT.	
ARMSTRONG JUNIPER	Juniperus chinensis 'Armstrongii'	5 GAL.	CONT.	
WINTER GEM BOXWOOD	Buxus microphylla var. koreana 'Winter Gem'	3 GAL.	CONT.	
SPARTAN JUNIPER	Juniperus chinensis 'Spartan'	6' HT.	B 4 B	SPIRAL TOPIARY COLUMN
BEEHIVE DWARF JAPANESE HOLLY	Ilex crenata 'Beehive'	5 GAL.	CONT.	
BLUE STAR JUNIPER	Juniperus squamata 'Blue Star'	5 GAL.	CONT.	
ORNAMENTAL GRASS				
LITTLE BUNNY FOUNTAIN GRASS	Festuca alopecuroides 'Little Bunny'	2 GAL.	CONT.	
FOUNTAIN GRASS, DUF.	Festuca alopecuroides 'Hamel'	2 GAL.	CONT.	
GROUNDCOVERS & PERENNIALS				
DAYLILY	Hemerocallis sp. 'Black eyed Stella'	1 GAL.	CONT.	SPACE 18" O.C.
BLUE RUG JUNIPER	Juniperus horizontalis 'Wiltonii'	2 GAL.	CONT.	SPACE 36" O.C.
WINTERCREEPER	Euonymus fortunei 'Coloratus'	4" POT	CONT.	SPACE 15" O.C.
SALVIA (EAST FRIESLAND)	Salvia x superba	4" POT	CONT.	SPACE 12" O.C.
HOSTA	Hosta plantaginea	1 GAL.	CONT.	SPACE AS SHOWN
FERN, AUTUMN	Dryopteris erythrosora Brilliance	1 GAL.	CONT.	SPACE 18" O.C.
PERIWINKLE	Vinca minor	4" POT	CONT.	SPACE 15" O.C.
SPRING SNOWFLAKE	Leucolum vernum	4" POT	CONT.	SPACE 12" O.C.
PINK COTTAGE	Dianthus plumarius	4" POT	CONT.	SPACE 12" O.C.
EDGING CANDYTUFT	Iberis sempervirens	4" POT	CONT.	SPACE 15" O.C.
ROSY GLOW SEDUM	Sedum 'Rosy Glow'	4" POT	CONT.	SPACE 12" O.C.
BLUE FESCUE	Festuca ovina glauca 'Elijah Blue'	1 GAL.	CONT.	SPACE AS SHOWN
LILY TURF	Liriope spicata	1 GAL.	CONT.	SPACE 18" O.C.
LAMB EAR STACHYS	Stachys lanata	4" POT	CONT.	SPACE 15" O.C.
PURPLE CONE FLOWER	Echinacea purpurea 'Crimson Star'	1 GAL.	CONT.	SPACE 18" O.C.
YELLOW FOXGLOVE	Digitalis grandiflora	1 GAL.	CONT.	SPACE 18" O.C.
BLUE SPEEDWELL	Veronica 'Sunny Border Blue'	1 GAL.	CONT.	SPACE 18" O.C.
CHYSANTHEMUM	Chrysanthemum zawadokii var. Latilobum 'Clara Curtie'	1 GAL.	CONT.	SPACE 24" O.C.
SHASTA DAISY	Chrysanthemum maximum	4" POT	CONT.	SPACE 15" O.C.
SWEET WOODRUF	Galium odoratum	4" POT	CONT.	SPACE 12" O.C.
GARDEN PHLOX	Phlox paniculata 'David'	4" POT	CONT.	SPACE 15" O.C.
CREEPING PHLOX	Phlox subulata	4" POT	CONT.	SPACE 12" O.C.
VINE				
GOLDFLAME HONEYSUCKLE	Lonicera x heckrottii 'Goldflame'	2 GAL.	CONT.	TRAIN ON FENCE
LAWN				
FESCUE	-----	-----	SOD	
FESCUE	-----	-----	SEED	
NATIVE GRASS				
SHORT NATIVE GRASS (MIX)	-----	-----	SEED	REFER TO SPECIFICATION

NOTE:
1. TREES ARE SHOWN FOR REFERENCE.
SEE SA2.1 FOR DESIGNATION AND QUANTITY.
2. SEE GENERAL NOTES ON SA2.4.



**PLANTING PLAN AT BUILDING
BASE BID**

DR-304 PARCEL 1
LANDSCAPE PLAN
10-04-07
SHEET 2 of 4
M.A.P. Copy 2 of 2



9.27.07
wdm
architects

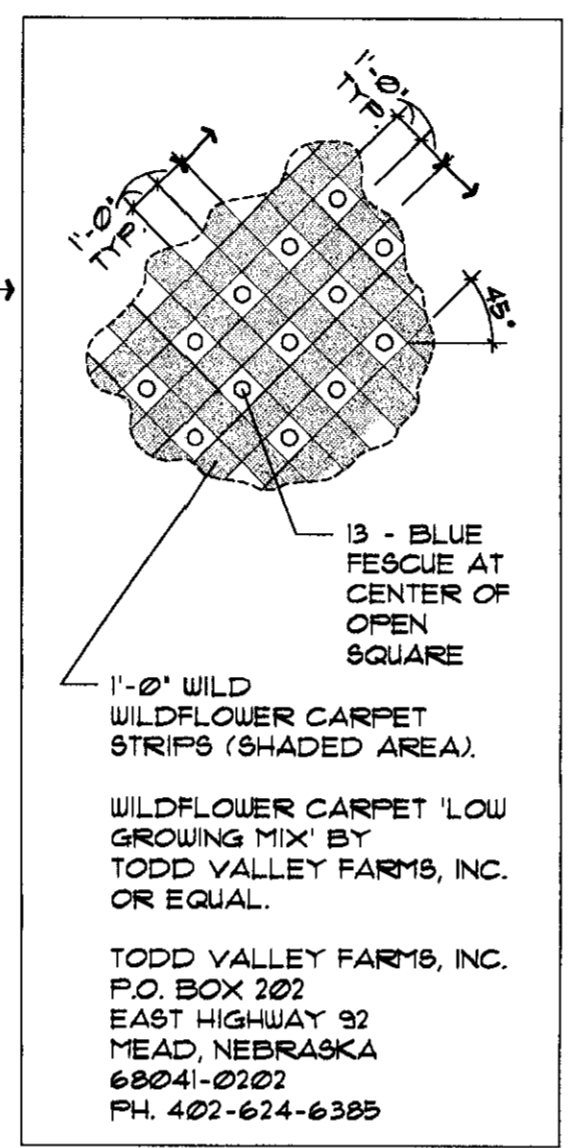
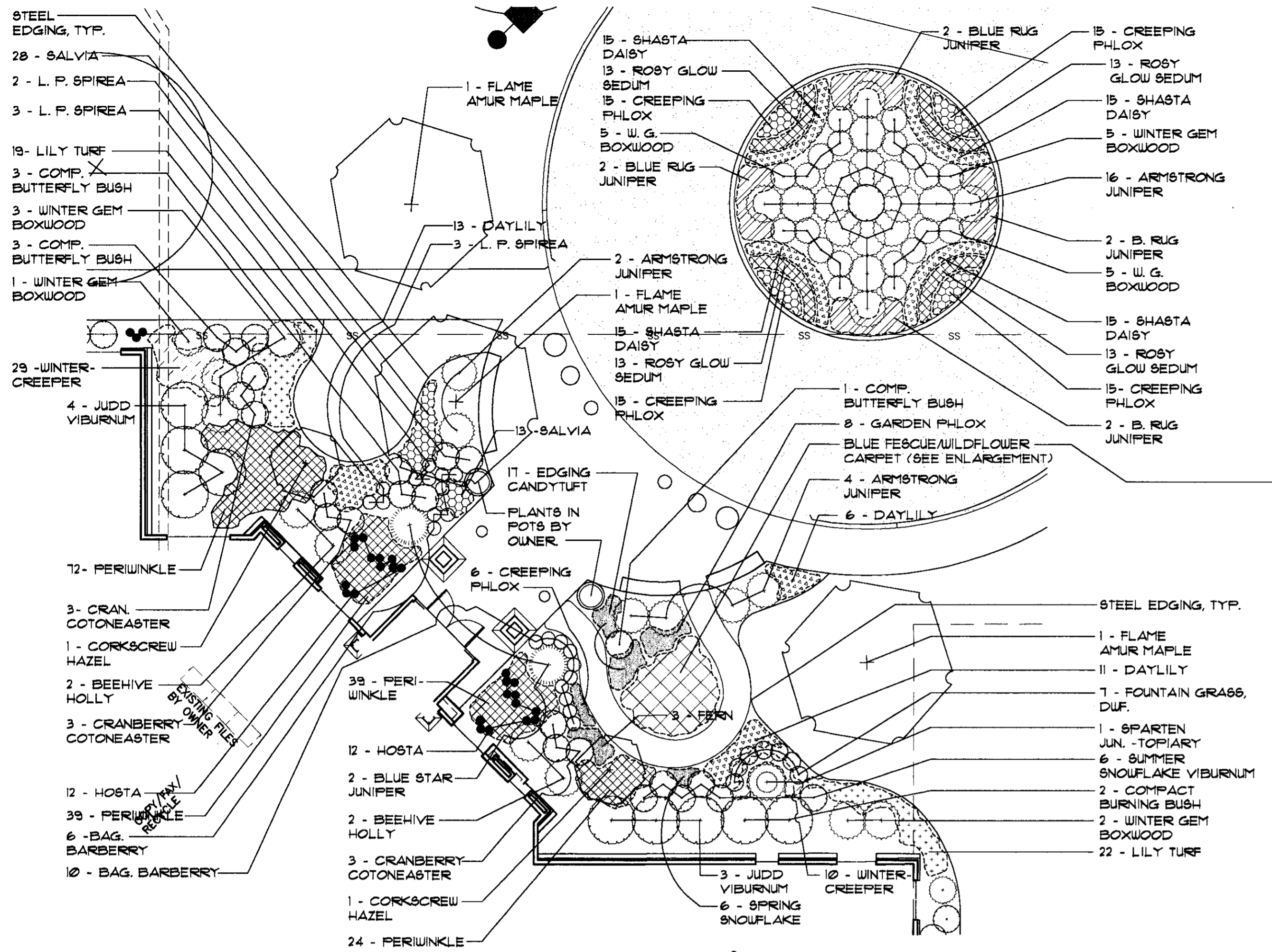
Wilson Darnell Mann P.A.
105 N. Washington Wichita, Kansas 67202
ph 316.262.4700 fx 316.262.0002
www.wdmdesign.com

RAINBOWS
UNITED, INC.
NEW NORTHEAST FACILITY
Olivier Avenue & Highway 96
Wichita Kansas

PRINTS ISSUED
July 10, 2007 - CONSTRUCTION DOCUMENTS
SEPTEMBER 21, 2007 - REV. #3

WDM No. 05240
drawn: bh
checked: le
PLANTING PLAN AT BUILDING - BASE BID

SA2.2
copyright 2007 Wilson Darnell Mann P.J.



GENERAL PLANTING NOTES

- PRIOR TO BEGINNING WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OWNER AND THE ARCHITECT ARCHITECT FOR SPECIFIC INSTRUCTION RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. VERIFY EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL ONE-CALL CENTER. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD/BEDD AREAS AND 8" OF TOPSOIL IN ALL PLANTER BEDS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
- SEED AND SOD FOR LAWN AREAS TO BE TOP QUALITY FINE BLADE FESCUE BLEND LOCALLY GROWN.
- BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL. EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO (1) PART COMPOST AND WELL ROTTED MANURE.
- FERTILIZE ALL PLANTS WITH 6-10-04 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS OF FERTILIZER.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT THE AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS TO BE OF ONE INCH (1") OR LESS.
- ALL LANDSCAPE EDGING IS TO BE A COMMERCIAL GRADE STEEL EDGING, (EXCEPT IN PLAYGROUND AREAS). COLOR TO BE GREEN. INSTALL EDGING WITH STAKES AND AT ELEVATION SPECIFIED BY MANUFACTURER. PLAYGROUND AREA EDGING TO BE BLACK VINYL.
- INSTALL SHREDDED CYPRRESS CHIP MULCH. PLACE 3"-4" OF MULCH IN ALL PLANTER BEDS AND TREE SAUCERS.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM.

SURVEY INFORMATION

BAUGHMAN COMPANY, P.A.
315 ELLIS ST, WICHITA, KS 67211
316-262-1211
DRAWING LABELED: N. 1/2 OF THE S. 1/2 SEC. 35
TWP. 26 S., R. 1 E
BOUNDARY SURVEY

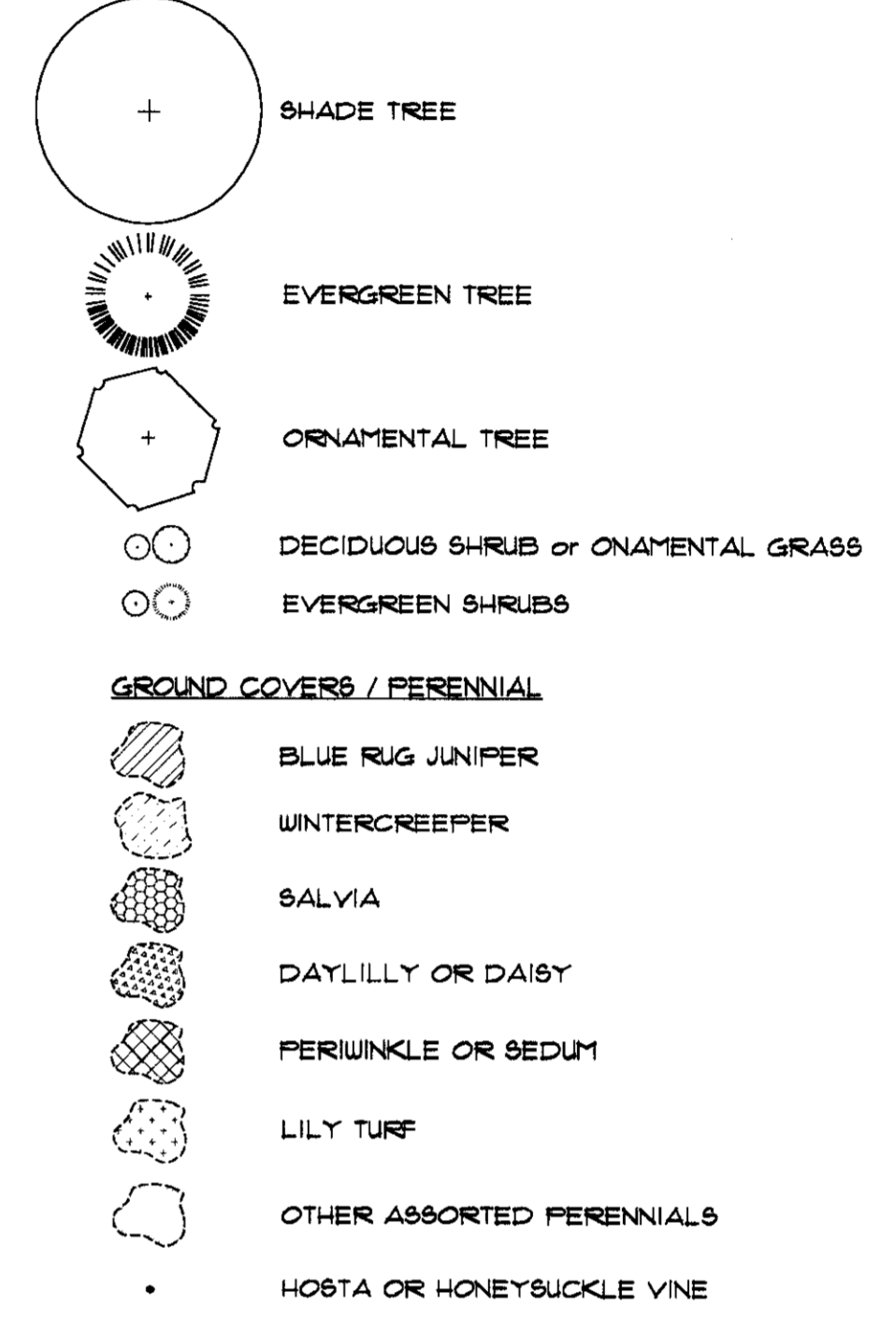
SITE ZONING INFORMATION

ZONED: SF-5

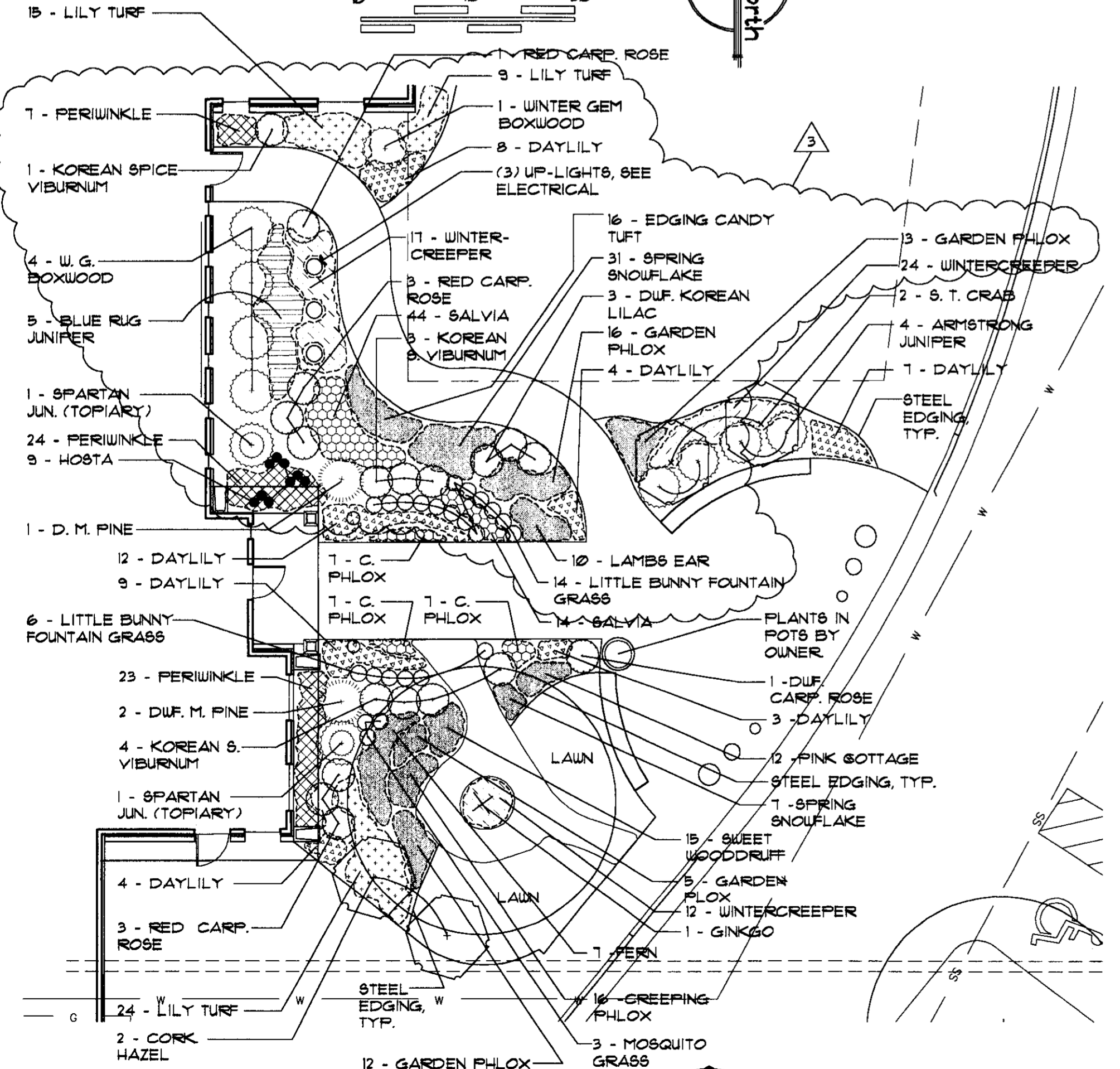
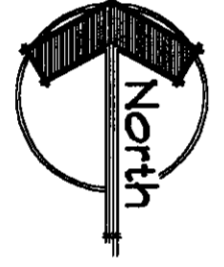
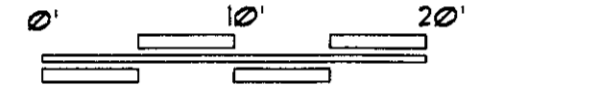
LANDSCAPE REQUIREMENTS

SEE SHEET SA2.1

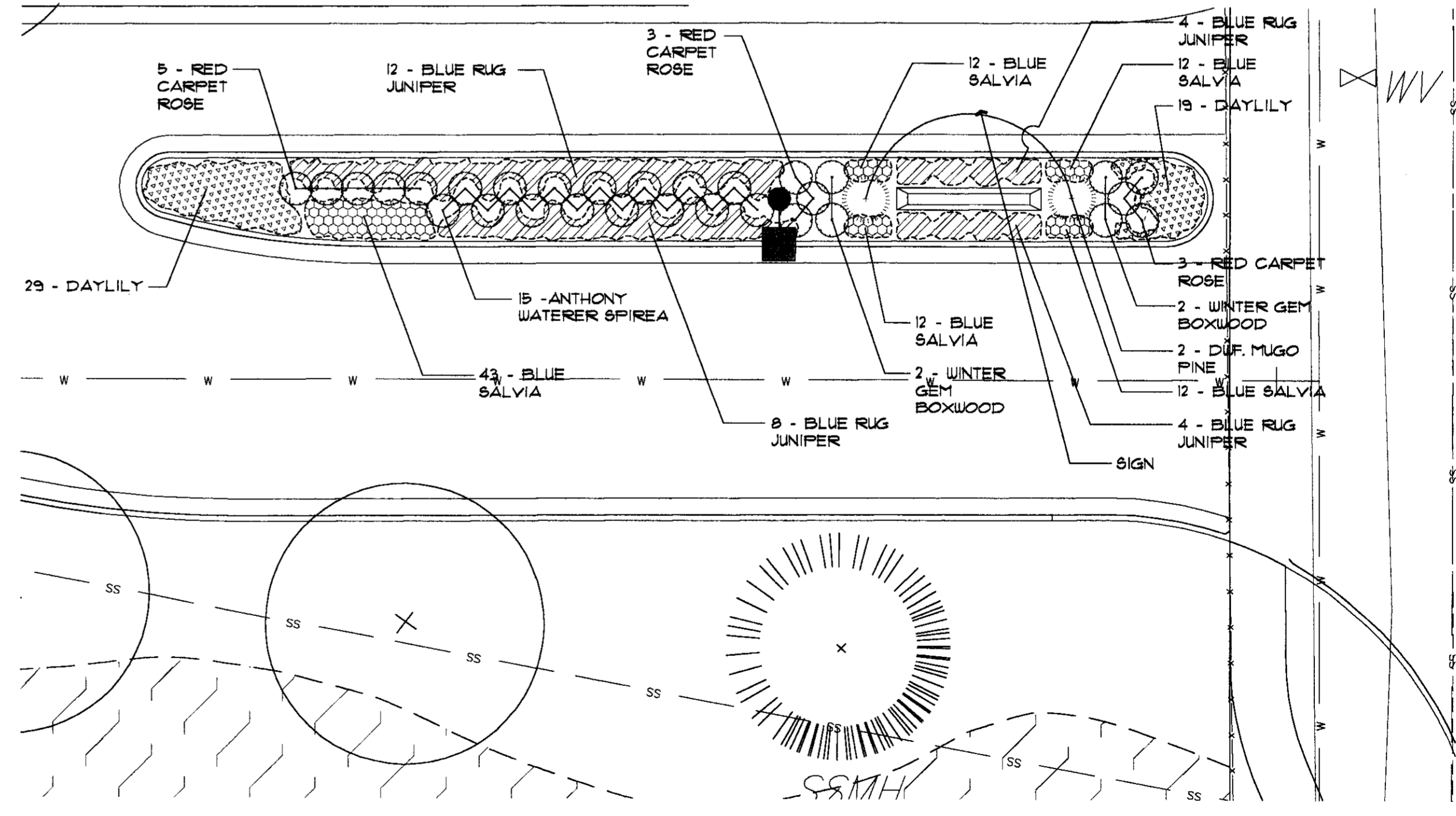
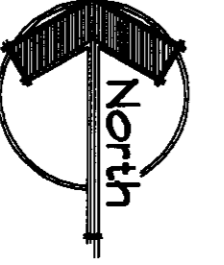
LEGEND



NORTH MAIN ENTRY



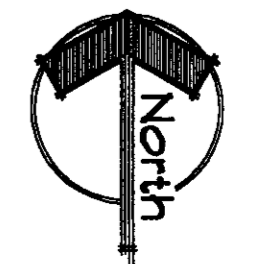
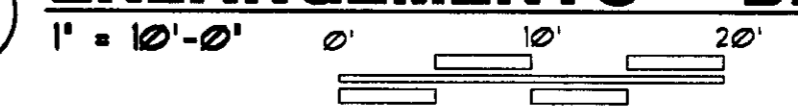
SOUTH MAIN ENTRY



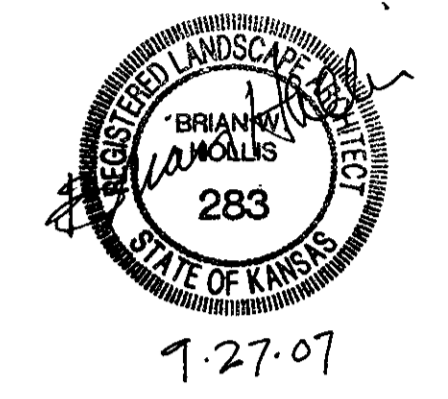
MAIN ENTRY ISLAND

PLANTING PLAN AREA ENLARGEMENTS - BASE BID

A



DP-304 PARCEL 1
LANDSCAPE PLAN
10-04-07
SHEET 4 OF 4
MAPD 698 1 of 2



Wilson Darnell Mann P.A.
105 N. Washington Wichita, Kansas 67202
ph 316.262.4700 fx 316.262.0002
www.wdmesign.com

RAINBOWS UNITED, INC.
NEW NORTHEAST FACILITY
Oliver Avenue & Highway 96
Wichita, Kansas

PRINTS ISSUED
July 10, 2007 - CONSTRUCTION DOCUMENTS
SEPTEMBER 21, 2007 - REV. #3

WDM No. 05240 draw: bh checked: le

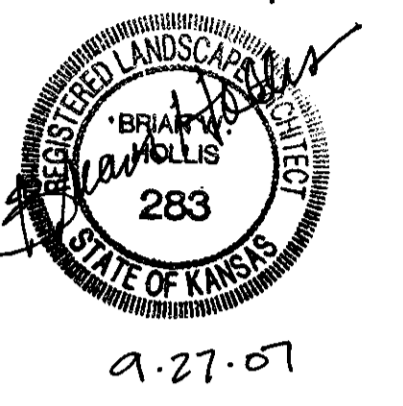
PLANTING PLAN AREA ENLARGEMENTS - BASE BID

SA2.4

- △ = 3/4" Iron Pipe Found
- × = Stone with Cross Found
- = #6 Rebar in Concrete Found
- ⊙ = #5 RB Rebar Found
- = P.K. Nail Found
- ⊠ = #5 Municipal Rebar Found
- ⊞ = #4 Baughman Rebar Found
- ⊞ = #5 Mid Kansas Rebar Found
- ⊞ = Chiseled Cross Set

- (C) = Calculated
- (D) = Described
- (M) = Measured
- (P) = Platted

DP-304 PARCEL 1
LANDSCAPE PLAN
10-24-07
SHEET 1 of 4
M APP Copy 1 of 2



Wilson Darnell Mann P.A.
105 N. Washington, Wichita, Kansas 67202
ph 316.262.4700 fx 316.262.0002
www.wdmdesign.com

RAINBOWS UNITED, INC.

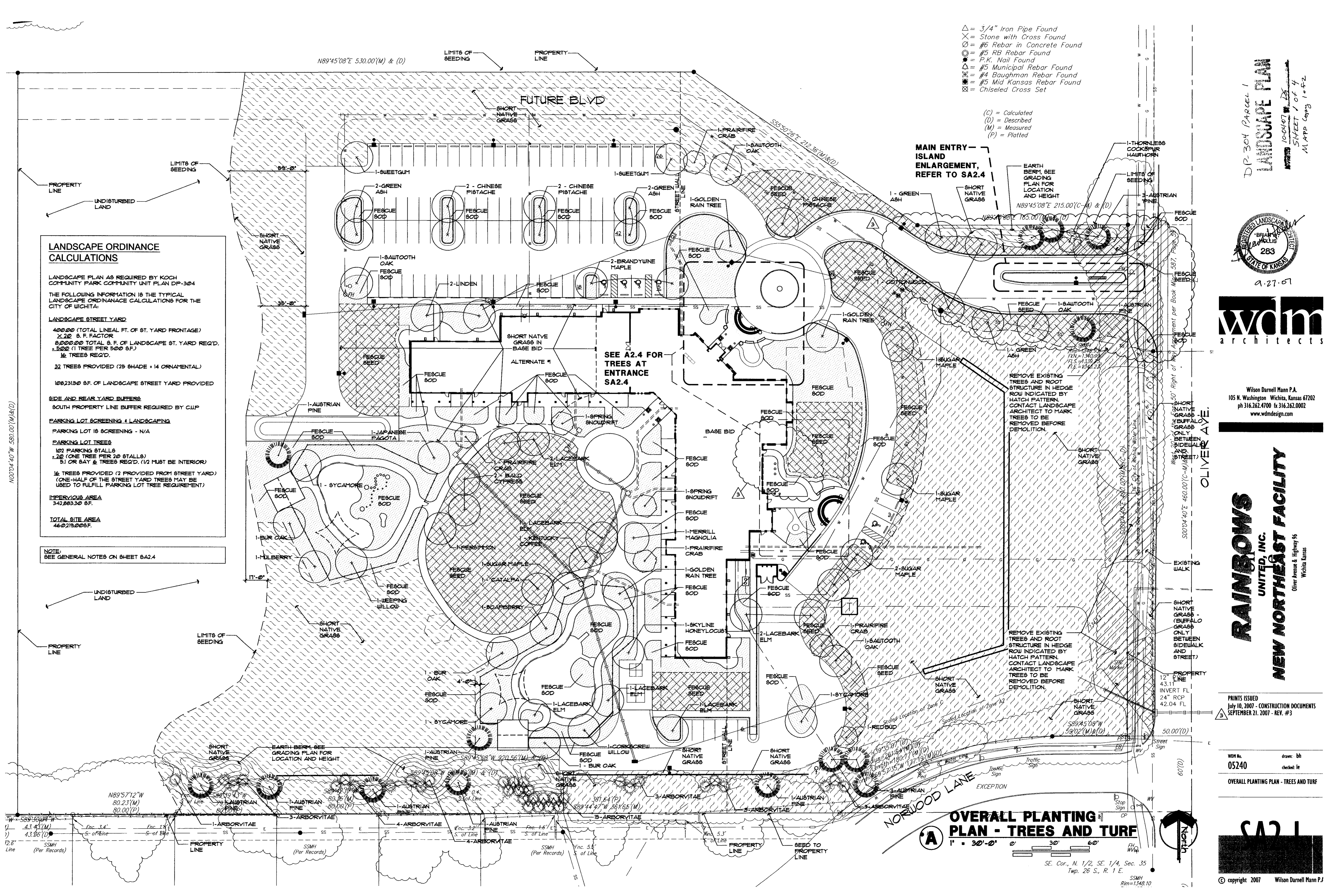
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WDM No. 05240
drawn: bh
checked: le
OVERALL PLANTING PLAN - TREES AND TURF

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LANDSCAPE ORDINANCE CALCULATIONS

LANDSCAPE PLAN AS REQUIRED BY KOCH COMMUNITY PARK COMMUNITY UNIT PLAN DP-304
THE FOLLOWING INFORMATION IS THE TYPICAL LANDSCAPE ORDINANCE CALCULATIONS FOR THE CITY OF WICHITA:

LANDSCAPE STREET YARD
400.00 (TOTAL LINEAL FT. OF ST. YARD FRONTAGE)
X 2.00 S.F. FACTOR
800.00 TOTAL S.F. OF LANDSCAPE ST. YARD REQ'D.
± 500 (1 TREE PER 500 S.F.)
16 TREES REQ'D.
22 TREES PROVIDED (25 SHADE + 14 ORNAMENTAL)

108,231.50 S.F. OF LANDSCAPE STREET YARD PROVIDED

SIDE AND REAR YARD BUFFERS
SOUTH PROPERTY LINE BUFFER REQUIRED BY CLUP

PARKING LOT SCREENING & LANDSCAPING
PARKING LOT IS SCREENING - N/A

PARKING LOT TREES
102 PARKING STALLS
X 20 (ONE TREE PER 20 STALLS)
2040 TOTAL TREES REQ'D. (1/2 MUST BE INTERIOR)
16 TREES PROVIDED (2 PROVIDED FROM STREET YARD)
(ONE-HALF OF THE STREET YARD TREES MAY BE USED TO FULFILL PARKING LOT TREE REQUIREMENT)

IMPERVIOUS AREA
342,883.30 S.F.

TOTAL SITE AREA
460,219.00 S.F.

NOTE:
SEE GENERAL NOTES ON SHEET SA2.4

OVERALL PLANTING PLAN - TREES AND TURF

1" = 30'-0"

SE. Cor., N. 1/2, SE. 1/4, Sec. 35
Twp. 26 S., R. 1 E.

SSMH
Rim=1348.10

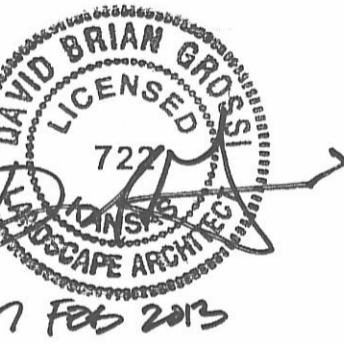
LANDSCAPE PLAN

APPROVED 7/1/13 BY *NAE*
 PD-304 *MAD* *09/2/12*



ARCHITECTURE
 Empire Center
 257 N. Broadway
 Wichita, Kansas
 67202-2517
 Fax: 316.894.8835
 www.jcf.com
 architecture@jcf.com

SCHAEFER JOHNSON COX FREY



PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
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 WICHITA, KS 67220

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Revisions

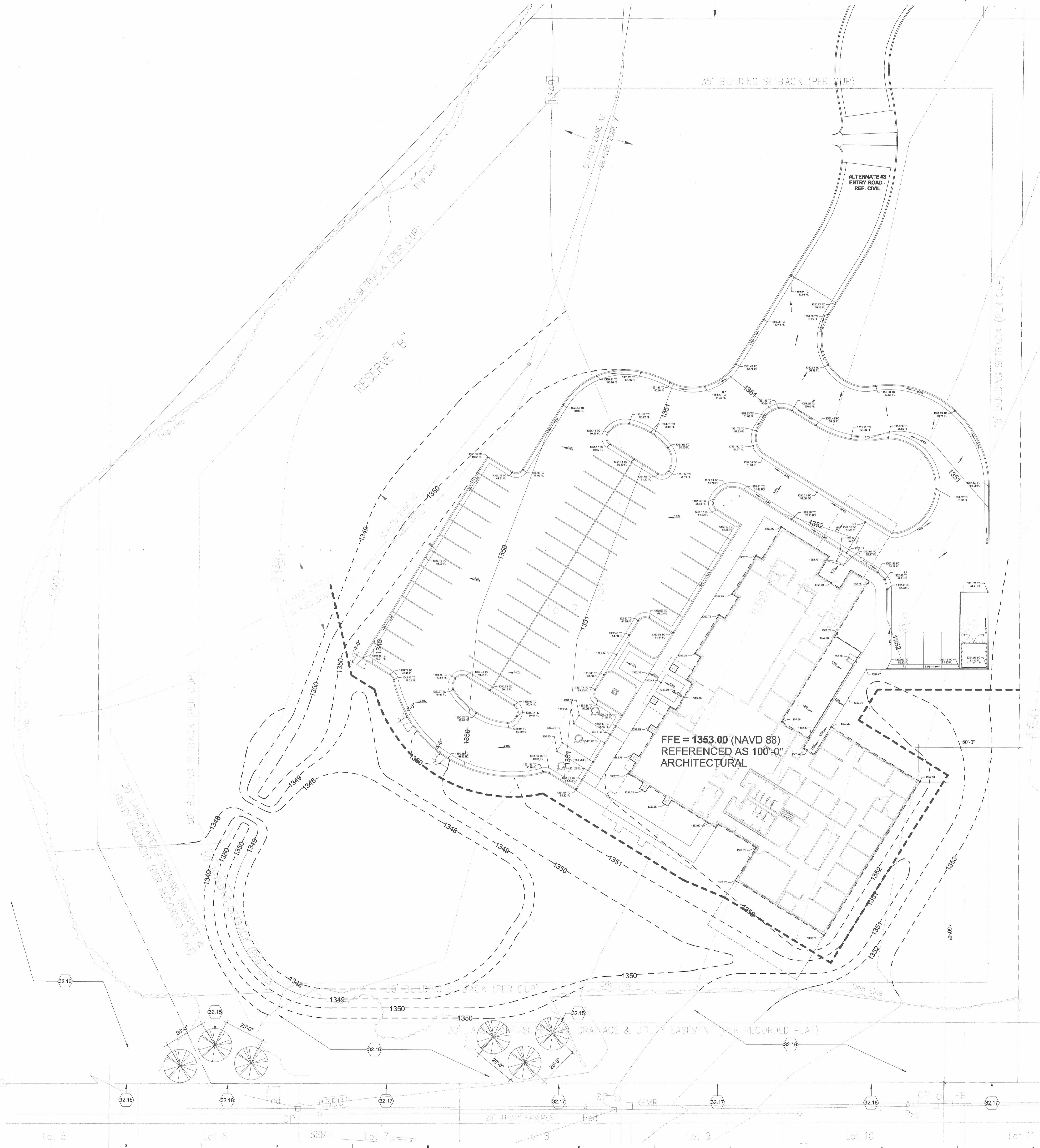
Project Number
 5013.00

Date

7 FEB 2013

LANDSCAPING / SCREENING PLAN

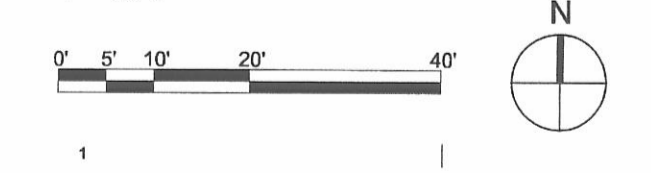
SA22.1



KEYED NOTES

32.15	SHUMARD OAK - 2" CAL, B&B
32.16	EXISTING TREE ROW TO REMAIN
32.17	EXISTING WOOD PRIVACY FENCE
32.18	EXISTING CHAIN LINK FENCE

A. LANDSCAPING / SCREENING PLAN
 1" = 20'-0"





Wichita-Sedgwick County Metropolitan Area Planning Department

February 15, 2013

Quivira Council, Boy Scouts of America
1555 East 2nd Street North
Wichita, KS 67214

RE: DP-304 – Administrative Adjustment to DP-304 Koch Community Park Community Unit Plan (“CUP”), Parcel 2 to allow retail sales to members only, generally located west of North Oliver Avenue and south of K-96 Northeast Expressway. (CUP2013-00001)

We have received and reviewed your request for an Administrative Adjustment to Parcel 2 to retail sales to members only on Parcel 2. Currently, per General Provision 18, which states, in part: All parcels shall be zoned Limited Commercial with the following use restrictions: Parcels 1 and 2 shall be limited to those uses permitted by right in the “GO” General Office District.”

It is our understanding that Parcel 2 is being developed for administrative offices for the Quivira Council of the Boy Scouts of America. A part of the administrative office activity there is to be provided an area of approximately 1,000 square feet that may be used for the sale of materials related to Scouting (merit badges, awards, camping or other activities involved with Scout activities). The GO district does not permit retail sales; therefore, to permit the proposed merchandising of Scouting related materials, the CUP needs to be adjusted.

On the basis of our review, an adjustment to the CUP in the manner you have requested and granted herein 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 adjust General Provision 18 of the CUP as follows. This adjustment shall not be deemed to alter any other provisions of the CUP, except as expressly stated herein.

All parcels shall be zoned Limited Commercial with the following use restrictions: Parcels 1 and 2 shall be limited to those uses permitted by right in the “GO” General Office District.” except that Parcel 2 shall be allowed the retail sales of merchandise used in Boy Scouts of America activities or programs to members or prospective members of the Boy Scouts of America. Parcel 3 shall...and communication towers.

Within 30 days, please submit four revised CUP drawings to reflect the approved adjustments.

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

T 316.268.4421 F 316.268.4390

www.wichita.gov

The zoning notification signs may now be removed from the property.



John L. Schlegel
Director of Planning



Rick Stubbs
Assistant Building Plan Review Administrator

cc: Paul Hays, Office of Central Inspection
J. R. Cox, Office of Central Inspection



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

August 21, 2013

Koch Real Estate Holdings, Inc.
Attn: Sher French
4111 East 37th Street North (P.O. Box 2256)
Wichita, KS 67220

Baughman Company, P. A.
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

RE: Administrative Adjustment (CUP2013-00026) to General Provisions 24 and 25 of the Koch Community Park Community Unit Plan ("CUP") DP-304 to clarify which parcels are responsible for sidewalk, turn lane and street and drive improvements on property generally located south of K-96 Highway and west of North Oliver Avenue and platted as Lots 1-3, Block A, Koch Community Park Addition.

Per General Provision 24 of CUP DP-304 "A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Oliver Street with the proposed buildings within the subject property as well as link buildings within each parcel."

You have requested to add the following language to General Provision 24: *The sidewalk extension required by the City located on the north side of Parcel 1, extending from the end of the sidewalk connecting with Oliver Street, shall be shared between the owners of each parcel in the following manner: Parcel 1 – 35%, Parcel 2 – 15% and Parcel 3 – 50%. Construction of said sidewalk may be deferred until Lot 3 is developed.*

Per General Provision 25 of CUP DP-304 "Site access for Parcels 1 and 2 shall be provided by a 24-foot (minimum) drive located within the 50-foot access easement, as shown on the plan. Upon development within Parcel 3, the contingent right-of-way dedication shall be activated and the existing access drive shall be rebuilt to a City standard street."

You have requested to add the following language to General Provision 25: *Per Resolution No. 07-502 filed 9/27/2007, the cost of the turn lane shall be shared equally by the owners of Parcels 1, 2 and 3. In addition to the turn lane, the 24-foot access drive will need to be built to the current City street standards for a public street. The cost of the public street shall be allocated between the owners of each parcel in the following manner: Parcel 1 – 35%, Parcel 2 – 15% and Parcel 3 – 50%.*

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T 316.268.4421 F 316.268.4390

www.wichita.gov

We have reviewed your request and have approved the requested additions to General Provisions 24 and 25 as described above.

All other applicable development standards shall apply unless specifically adjustment or amended.

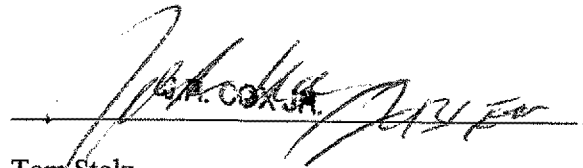
Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of the CUP.

The zoning notification signs may now be removed from the property.

This adjustment shall not be effective until four revised copies of the CUP have been submitted to the Metropolitan Area Planning Department.



John L. Schlegel
Director of Planning



Tom Stolz
Director of the Metropolitan Area Building and
Construction Department

cc: Rainbows United, Inc., 3223 N. Oliver, Wichita, KS 67220
Quivera Council Boy Scouts of America, 1555 E. 2nd Street, Wichita, KS 67214