

APPROVED CUP

MAPC 7-10-86
BCC 8-6-86

MAPD COPY 1 OF 2

DP-84, Amend. #1

AMENDED

ROCK ROAD

COMMUNITY UNIT PLAN

DP - 84

GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 6.24 ACRES.
2. ACCESS - ACCESS TO AND FROM ROCK ROAD SHALL BE AS PROVIDED BY RECORDED PLAT OR PLATS, BUT SHALL NOT EXCEED A TOTAL OF THREE OPENINGS. ACCESS TO AND FROM FUNSTON STREET SHALL BE PERMITTED.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN. NO SETBACKS ARE REQUIRED BETWEEN ADJOINING PARCELS. HOWEVER IF A SETBACK IS PROVIDED BETWEEN PARCELS, SUCH SETBACK SHALL NOT BE LESS THAN 15 FEET.
5. SCREENING AND LANDSCAPING - A PLANTING STRIP, AS INDICATED ON THE PLAN, EXCEPT FOR POINTS OF INGRESS AND EGRESS, SHALL BE PROVIDED AND MAINTAINED OF TREES AND SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, THAT IT MINIMIZES ANY NUISANCE OF THE COMMERCIAL AREA TO THE ADJACENT RESIDENTIAL AREAS. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING STRIP, INDICATING THE LOCATION, TYPE, AND SPECIFICATIONS OF PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S).

FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTINGS ARE NOT PROPERLY MAINTAINED.

A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

A SOLID OR SEMI-SOLID FENCE OR WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL SHALL BE CONSTRUCTED ALONG THE SOUTH LINE OF PARCELS 1, 2, 3, 4, AND 5 AND SHALL BE REDUCED TO THREE (3) FEET IN HEIGHT FOR THE EAST 35 FEET THEREOF.

6. SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH LIMITATIONS AND REQUIREMENTS OF THE ZONING ORDINANCE. NO BILLBOARDS SHALL BE PERMITTED. NO PORTABLE SIGNS SHALL BE PERMITTED ON PARCELS 3, 4, AND 5.
7. PARKING FOR ALL PARCELS SHALL BE IN ACCORDANCE WITH SECTION 28.04.140 Et. Seq. OF THE CODE OF THE CITY OF WICHITA.
8. PROPOSED USES:
 - PARCELS 1 AND 2: OFFICE, SERVICE ORIENTED AND CONVENIENCE RETAIL AS PERMITTED IN "LC" LIGHT COMMERCIAL, RECREATIONAL ACTIVITIES SUCH AS A BOWLING ALLEY, MINIATURE GOLF OR SKATE BOARD PARK; LAWN AND GARDEN CENTER OR MINE-STORAGE WAREHOUSES.
 - PARCELS 3 AND 4: OFFICE, SERVICE ORIENTED AND CONVENIENCE RETAIL AS PERMITTED IN "LC" LIGHT COMMERCIAL, INCLUDING TAVERNS AND PRIVATE CLUBS, (subject to applicable licensing regulations) AND RESTAURANTS.
 - PARCEL 5: OFFICE SERVICE ORIENTED AND CONVENIENCE RETAIL AS PERMITTED IN "LC" LIGHT COMMERCIAL INCLUDING RESTAURANTS.
9. PARCELS MAY BE DEVELOPED IN COMBINATIONS OR SEPARATELY, BUT IN ANY EVENT, THE TOTAL MAXIMUM BUILDING COVERAGE FOR ALL PARCELS SHALL NOT EXCEED 122,177 SQUARE FEET.
10. "A FIRE LANE, HARD SURFACED AND TWENTY FOUR (24) FEET MINIMUM IN WIDTH SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES. SAID FIRE LANE SHALL BE CONSTRUCTED WITH A MINIMUM 3 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE(S)."

PARCEL DESCRIPTIONS

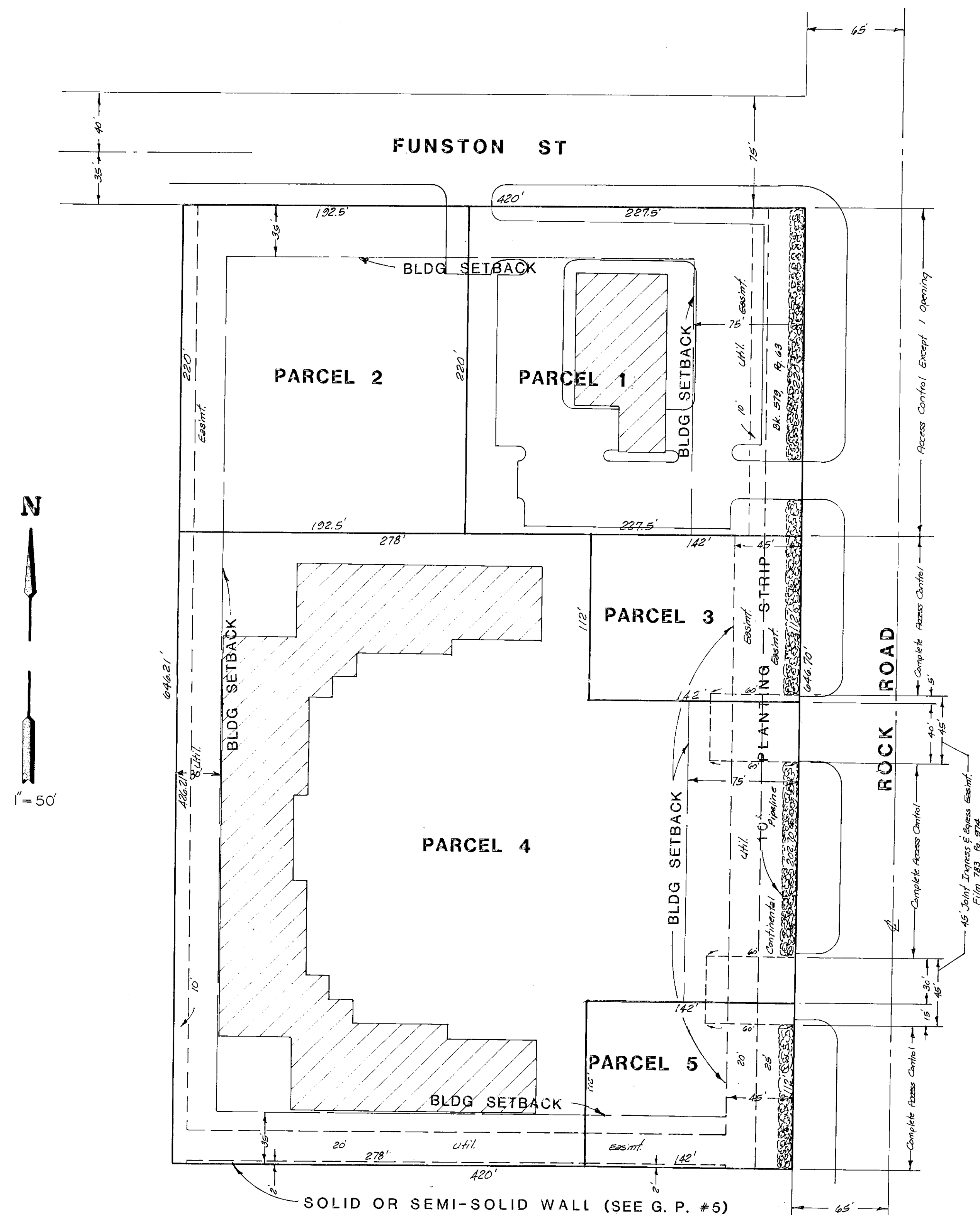
PARCEL - 1
GROSS AREA - 1.1± Acres
NET AREA - 1± Acre or 50,049± Sq. Ft.
MAXIMUM BUILDING COVERAGE = 30% or 15,015± Sq. Ft.
FLOOR AREA RATIO - 45%
MAXIMUM GROSS FLOOR AREA - 22,522± Sq. Ft.
MAXIMUM BUILDING HEIGHT - 35 Ft.

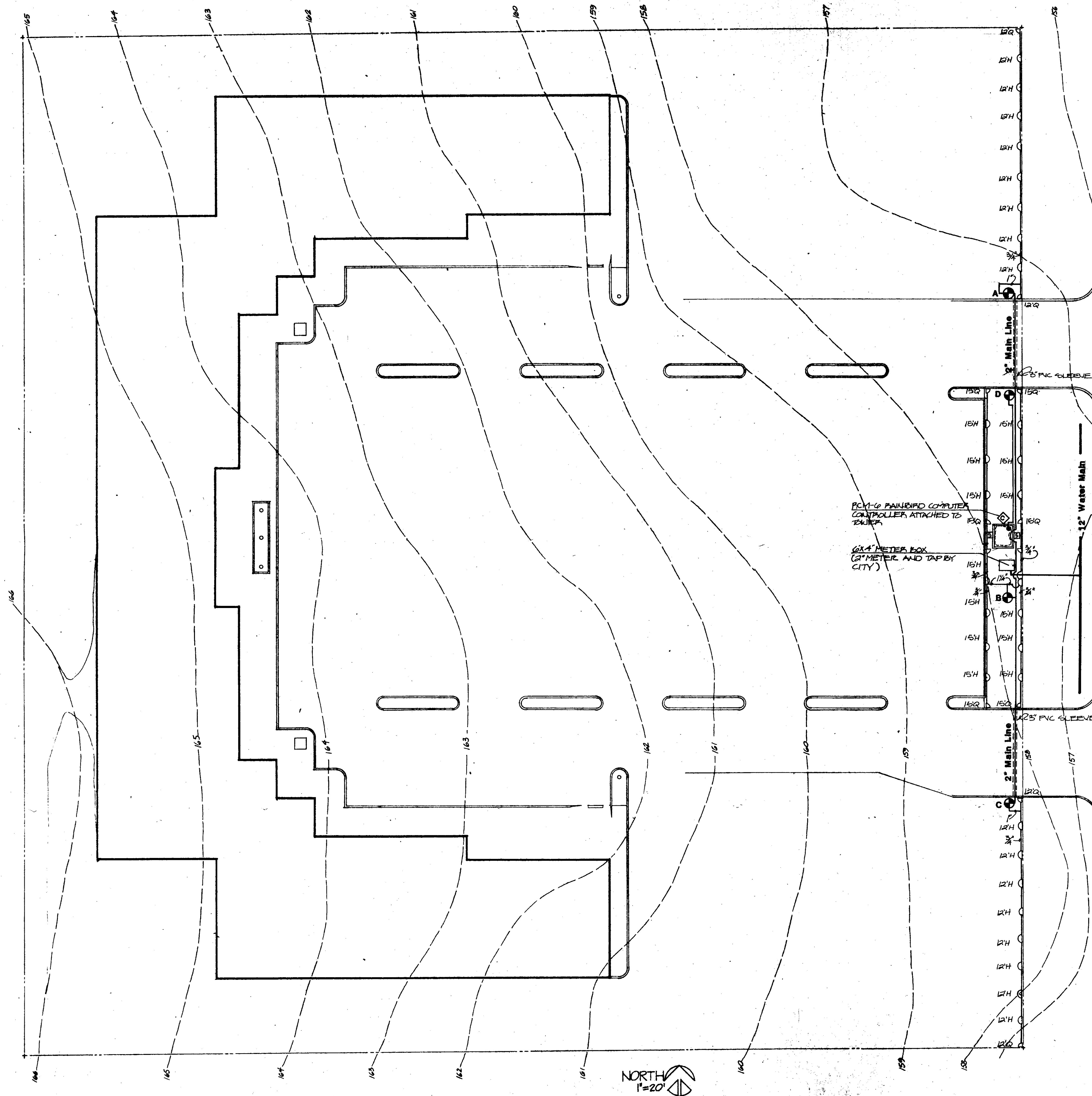
PARCEL - 2
GROSS AREA - 1± Acre
NET AREA - 1± Acre or 42,349± Sq. Ft.
MAXIMUM BUILDING COVERAGE = 30% or 12,705± Sq. Ft.
FLOOR AREA RATIO - 45%
MAXIMUM GROSS FLOOR AREA - 19,057± Sq. Ft.
MAXIMUM BUILDING HEIGHT - 35 Ft.

PARCEL - 3
GROSS AREA - 0.4± Acre
NET AREA - 0.4± Acre or 15,904± Sq. Ft.
MAXIMUM BUILDING COVERAGE = 30% or 4,771± Sq. Ft.
FLOOR AREA RATIO - 45%
MAXIMUM GROSS FLOOR AREA - 7,157± Sq. Ft.
MAXIMUM BUILDING HEIGHT - 35 Ft.

PARCEL - 4
GROSS AREA - 3.4± Acres
NET AREA - 3.4± Acres or 147,299± Sq. Ft.
MAXIMUM BUILDING COVERAGE = 30% or 44,190± Sq. Ft.
FLOOR AREA RATIO - 45%
MAXIMUM GROSS FLOOR AREA - 66,285± Sq. Ft.
MAXIMUM BUILDING HEIGHT - 35 Ft.

PARCEL - 5
GROSS AREA - 0.4± Acre
NET AREA - 0.4± Acre or 15,904± Sq. Ft.
MAXIMUM BUILDING COVERAGE = 30% or 4,771± Sq. Ft.
FLOOR AREA RATIO - 45%
MAXIMUM GROSS FLOOR AREA - 7,157± Sq. Ft.
MAXIMUM BUILDING HEIGHT - 35 Ft.

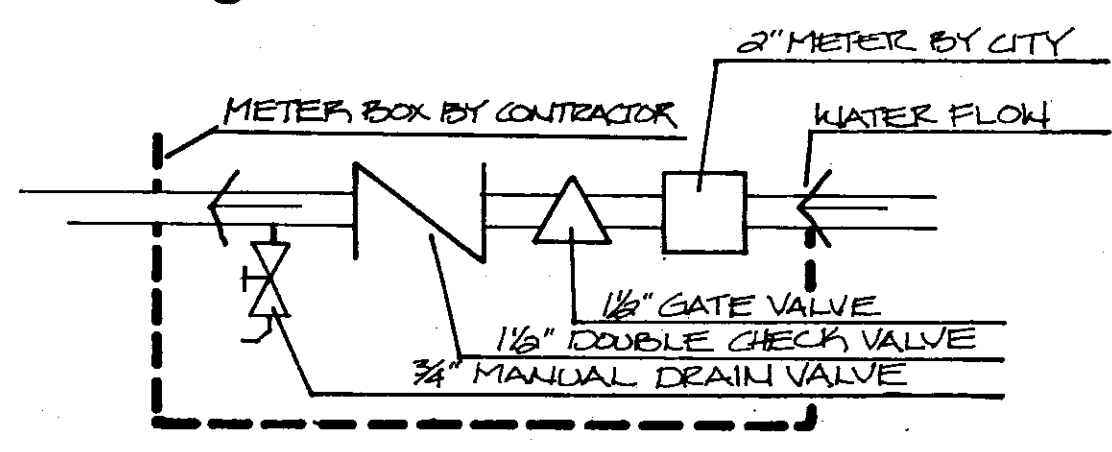




Legend

- QUARTER SPRAY HEAD
- HALF SPRAY HEAD
- THREE QUARTER SPRAY HEAD
- FULL SPRAY HEAD
- AUTOMATIC VALVE
- ◇ CONTROLLER
- CONNECTION POINT TO DRIP EMITTERS
- === SLEEVE
- SIDE STRIP HEAD

Meter Box Diagram



Notes-

- IRRIGATION PLAN IS A SCHEMATIC DRAWING TO REPRESENT DESIRED WATER COVERAGE. FIELD ADJUSTMENTS MAY BE NEEDED TO AVOID OBSTACLES AND SIMPLIFY INSTALLATION.
- STATIC PRESSURE OF SITE SERVICE IS 40-50 PSI. EACH ZONE IS DESIGNED FOR A MAXIMUM OF 40 GALLONS PER MINUTE.
- IRRIGATION METER AND WATER MAIN TAP WILL BE PROVIDED BY CITY OF WICHITA, KANSAS.
- IRRIGATION METER, GLOBE VALVE, DOUBLE CHECK VALVE AND MANUAL DRAIN VALVE IS TO BE LOCATED IN 6'x4' METER BOX THAT IS TO BE PROVIDED BY CONTRACTOR.
- CONTROLLER IS TO BE A RAINBIRD PCM-6 COMPUTER CONTROLLER ATTACHED TO TOWER.
- AUTOMATIC DRAIN VALVES ARE TO BE LOCATED AT ENDS OF LATERAL LINES AND AT THE LOWEST POINTS OF ZONES.
- PROVIDE PVC SLEEVES FOR IRRIGATION PIPES AND WIRING THAT CROSSES UNDER WALKWAYS, STREETS AND PARKING AS INDICATED AND SIZED ON PLANS. COMBINE PIPING WHENEVER POSSIBLE TO SAVE ON SLEEVING.
- PSI REQUIREMENTS FOR EACH ZONE IS NOTED ON PLAN. MAXIMUM PRESSURE FOR DRIP IRRIGATION ZONES IS 40 PSI.
- DRIP EMITTER VALVES REQUIRE A PRESSURE REGULATOR AND A STRAINER FILTER.
- DRIP EMITTER COUNTS ON PLANS ARE APPROXIMATE. USE THE FOLLOWING GUIDELINES WHEN INSTALLING DRIP SYSTEM.
- 1 GALLON PER HOUR DRIP EMITTERS TO BE DISTRIBUTED AS FOLLOWS:
 - 1 DRIP EMITTER PER TWO 2"-4" GROUND COVER
 - 1 DRIP EMITTER PER ONE GALLON GROUND COVER
 - 2 DRIP EMITTER PER ONE TO FIVE GALLON SHRUB
 - 4 DRIP EMITTERS PER 1" TO 3" CALIBER TREE.
- SPRAY HEADS ARE TO BE RAINBIRD 1804 POP-UP SPRAY SPRINKLERS WITH FULL CIRCLE AND PART CIRCLE MPRA PLASTIC NOZZLES.

Valves-

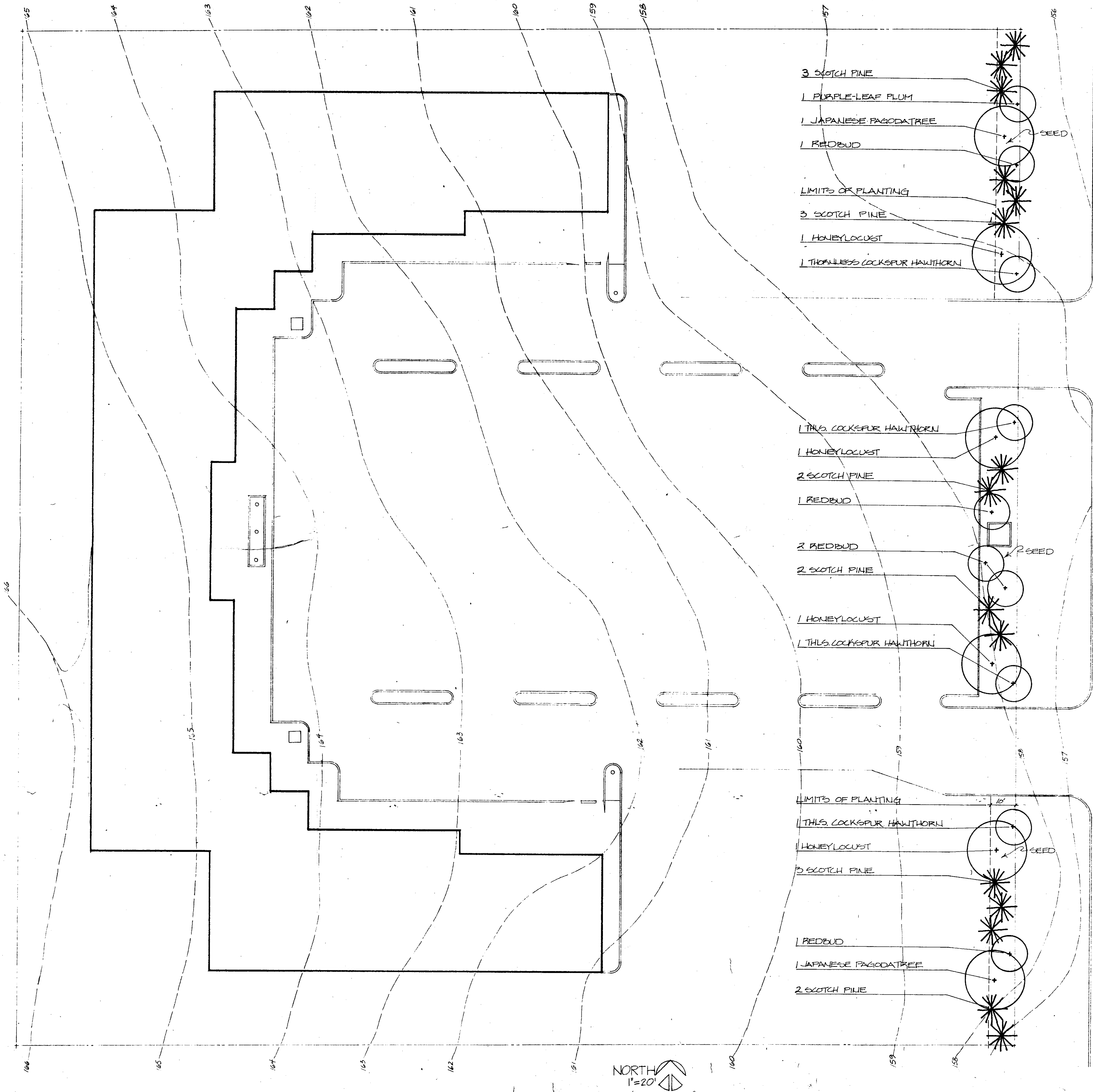
SYMBOL	SIZE	GPM	PSI @ LAST HEAD
A	1"	11.7	30 PSI
B	1 1/4"	35.76	30 PSI
C	1"	11.7	30 PSI
D	1"		DRIP EMITTERS

Irrigation Plan

BREWSTER ARCHITECT

A & J DEVELOPMENT
 ROCKFORD SQUARE SHOPPING CENTER
 1800 BLACK SO. ROCK ROAD
 WICHITA, KANSAS

DATE
 ISSUE 2/24/86



Plant List

Qty.	Botanical Name	Common Name	Size	Cond.	Remarks
15	Pinus sylvestris	Scotch Pine	6'-8'	B&B	
2	Gopiora japonica	Japanese Pagodatree	2'-2 1/2'	B&B	SING. TRUNK
1	Gleditsia triacanthos	Honeylocust	2'-2 1/2'	B&B	
5	Cercis canadensis	Redbud	1 1/2'-2'	B&B	SING. TRUNK
1	Crataegus crusgalli (WERM.)	Cockspur Hawthorn	1 1/2'-2'	B&B	
1	Prunus cerasiifolia (NIGHT)	Purple Leaf Plum	1 1/2'-2'	B&B	
1365	600 FT.	REBEL RESCUE			

Notes-

- TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTED.
- TREE PRUNE ALL PRUNED BRANCH WOUNDS OVER 3/4" DIAMETER.
- PLANT BALLS TO BE KEPT MOIST, PROTECTED PRIOR TO PLANTING.
- MULCH ALL TREE SAUCERS WITH 4" SHREDDED BARK MULCH.
- ALL TREES ARE TO BE STAKED AND WRAPPED PER METHOD AND APPROVAL OF LANDSCAPE ARCHITECT.
- STAKING AND WRAPPING TO REMAIN A MINIMUM OF ONE YEAR.
- QUANTITIES SHOWN ARE TO BE VERIFIED BY THE CONTRACTOR.

LANDSCAPE & IRRIGATION PLANS

DP-84
PARCELS 3, 2 & south portion of 1

APPROVED 2-26-86

Planting Plan

by Site Planning Associates
520 S. Holland Suite 410
Wichita, KS 67209

A & J DEVELOPMENT
ROCKFORD SQUARE SHOPPING CENTER
1800 BLOCK SO. ROCK ROAD
WICHITA, KANSAS

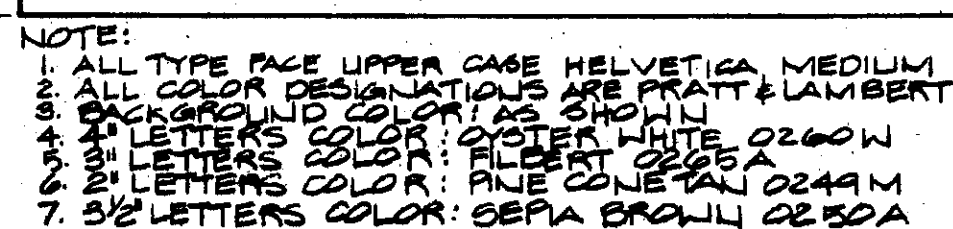
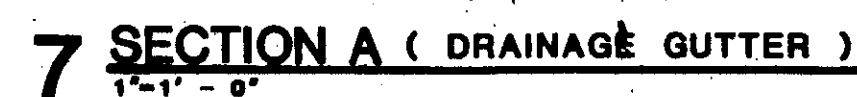
DATE
ISSUE 2/24/86

SHEET
L-1
OF 2

MAPD COPY 1021



NO.	DESCRIPTION
A-1	SITE PLAN & DETAILS
A-2	FLOOR PLAN
A-3	ELEVATIONS/ ROOF & CLG. PLANS
A-4	WALL SECTIONS & DETAILS
A-5	DETAILS
S-1	FOUNDATION PLAN
S-2	ROOF FRAMING PLAN
S-3	DETAILS
PE-1	SITE UTILITIES PLAN
P-1	PLUMBING PLAN
M-1	MECHANICAL PLAN
E-1	ELECTRICAL PLAN
LS-1	LANDSCAPE PLAN



- | | | | |
|----|---|----|--|
| 1 | Asphalt pavement - Re: Spec. | 39 | Existing 8" sanitary sewer line |
| 2 | 6" high concrete curb & gutter - Re:1/A1 | 40 | Property line |
| 3 | Tree Island with 6" concrete curb & gutter at perimeter. Re: 5/A1 | 41 | Building Identification sign (N.I.C.) see Sheet E-1 for electrical connections. |
| 4 | Handicapped parking stall - provide identification as required by City | 42 | Existing continental pipeline. |
| 5 | 10' sewer easement | 43 | Project sign. Re: 9/A1 |
| 6 | Temp. 6" asphalt curb | 44 | 25' continental pipeline easement. |
| 7 | Precast concrete wheel bumpers - typical | 45 | New asphalt approach from existing street to property line with asphalt curbs as shown; meet all City requirements. |
| 8 | Stripe parking lot as shown - typical 4" wide | 46 | Marshall's Seedless Ash - 1-3/4" to 2" diameter - 12 required. |
| 9 | Future drive 30' easement | 47 | 14-Andorra Juniper - Plant 5'0" on center; 2 groups thus. Note: At 5 ft. wide planting area, plant 4'0" from back of curb. |
| 10 | 6" thick concrete pavement | 48 | 7-Cranberry Cotoneaster - Plant 5'0" on center; plant 4'0" from back of curb. |
| 11 | Ridge line for concrete pavement at center line of culvert. | 49 | Plastic lawn edging by Valley View. |
| 12 | Rip rap at drainage area | 50 | 3" of gravel over Treflan over entire island - from curb to curb, or from curb to lawn edging. |
| 13 | 21'-0" Drainage cut at curb with concrete pad and curb return as shown. | 51 | 6-Andorra Juniper spaced evenly over island. |
| 14 | Handicapped ramp - Meet all City requirements. Re: 3/A1 | 52 | For planting area immediately surrounding the building, see Sheet LS-1. |
| 15 | Remove existing concrete curbs | 53 | New concrete sidewalk - meet all City requirements. |
| 16 | New concrete curb-cut with new concrete curbs and concrete pavement. Meet all City requirements. Re: 4/A1 | 54 | Foundation drain line - see wall sections and specs. Slope approximately 1/8" per ft. to outlet. |
| 17 | Concrete roadway existing. | 55 | High point of foundation drain - flow line Elevation 57'-0". |
| 18 | Center line of metal culvert - size, and inlet & outlet elevations per City O&M Dept. | 56 | Foundation drain system outlet - flow line elevation approximately 54'-9". |
| 19 | Existing overhead power line. | | |
| 20 | Existing fire hydrant | | |
| 21 | Existing SWB Telephone Line underground | | |
| 22 | Existing SWB Telephone Line overhead | | |
| 23 | Existing Telephone pole to be relocated. Re: Sheet PE | | |
| 24 | Existing 4" Gas Service | | |

1. Concrete Curbs and gutters must be provided within City right-of-way.
2. Concrete curbs and gutters within property lines only may, at contractors option, be replaced with concrete curb and asphalt gutter.

Re: Z/A1

OFFICE AREA	5477 S.F.
INSPECTION STATION	976 S.F.
TOTAL AREA	<u>6453 S.F.</u>

PARKING SPACES
HANDICAPPED
TOTAL PARKING SPACES

THE NORTH 220 FEET OF THE EAST 227.5 FEET
OF LOT 8, ROCK ROAD ADDITION, WICHITA, KANSAS.

 NEW SPOT ELEVATION
 EXISTING SPOT ELEVATION
 NOTE NUMBER

NEW CONTOUR

AREA TO BE SEEDED; SEE SPEC

AREA TO BE SODDED; SEE SPEC



DATUM TAKEN FROM SURVEY PREPARED BY BAUGHMAN CO., PA. DEC. 18, 1981 REVISED JAN. 16, 1982

**BRANCH CLAIMS OFFICE for
FARMERS INSURANCE GROUP
WICHITA EAST OFFICE WICHITA, KANSAS**

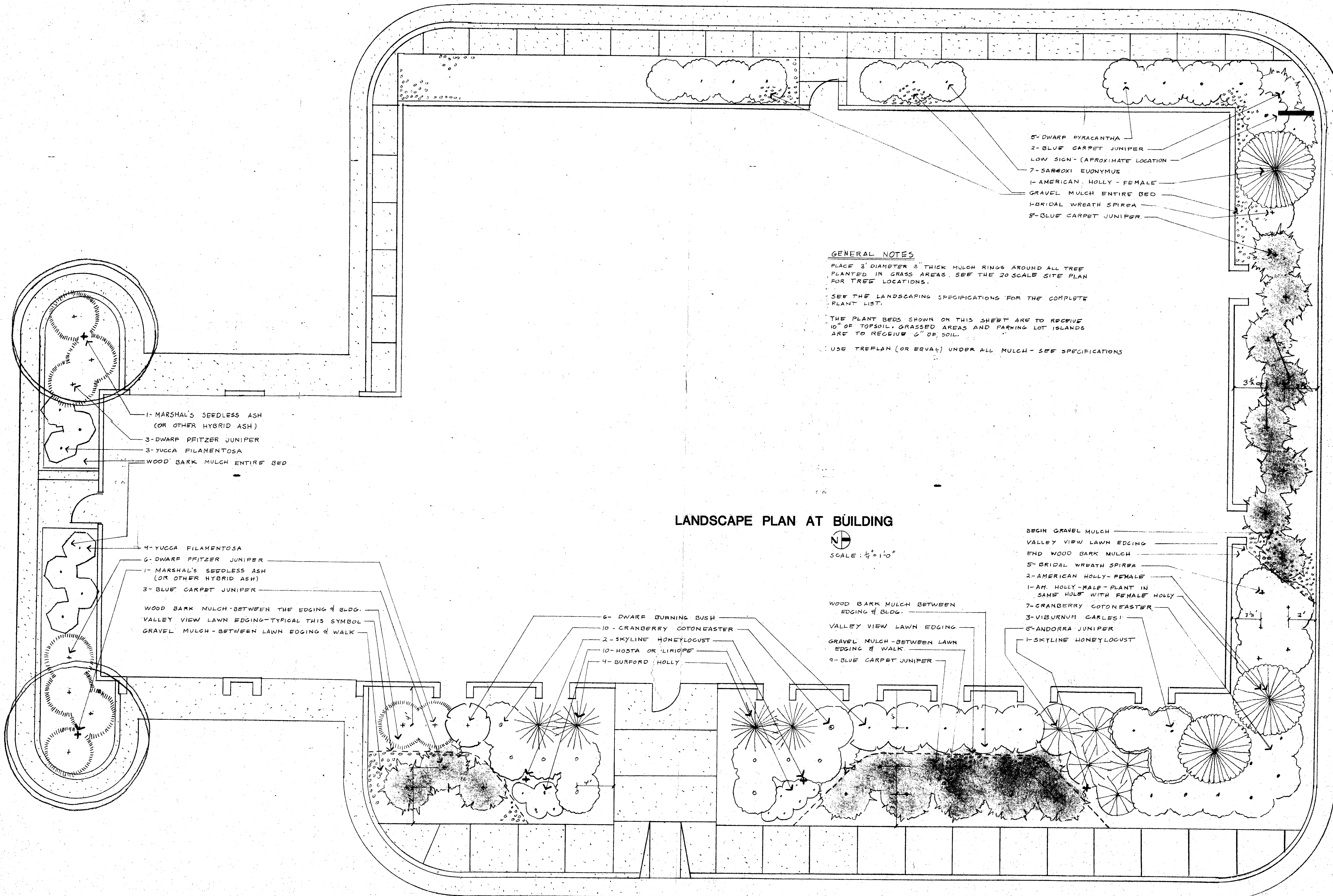
ATCHIE • INC.
ENGINEERS

1/ COOPER • CARP ARCHITECTS

PROJECT 8176

NO. **A**

OF
DATE
FEB 19 1944



- 5- DWARF PYRACANTHA
- 2- BLUE CARPET JUNIPER
- LOW SIGN - (APPROXIMATE LOCATION)
- 7- SARGOL EUDONYMUS
- 1- AMERICAN HOLLY - FEMALE
- GRAVEL MULCH ENTIRE BED
- BRIDAL WREATH SPIREA
- 8- BLUE CARPET JUNIPER

GENERAL NOTES

PLACE 3" DIAMETER 3" THICK MULCH RINGS AROUND ALL TREE PLANTED IN GRASS AREAS. SEE THE 20 SCALE SITE PLAN FOR TREE LOCATIONS.

SEE THE LANDSCAPING SPECIFICATIONS FOR THE COMPLETE PLANT LIST.

THE PLANT BEDS SHOWN ON THIS SHEET ARE TO RECEIVE 10" OF TOPSOIL. GRASSED AREAS AND PARKING LOT ISLANDS ARE TO RECEIVE 6" OF SOIL.

USE TREPLAN (OR EQUAL) UNDER ALL MULCH - SEE SPECIFICATIONS

LANDSCAPE PLAN AT BUILDING

N
SCALE: 1/4" = 1'-0"

- 1- MARSHAL'S SEEDLESS ASH (OR OTHER HYBRID ASH)
- 3- DWARF PRITZER JUNIPER
- 3- YUCCA FILAMENTOSA
- WOOD BARK MULCH ENTIRE BED

- 4- YUCCA FILAMENTOSA
- 6- DWARF PRITZER JUNIPER
- 1- MARSHAL'S SEEDLESS ASH (OR OTHER HYBRID ASH)
- 3- BLUE CARPET JUNIPER

WOOD BARK MULCH - BETWEEN THE EDGING & BLDG.
VALLEY VIEW LAWN EDGING - TYPICAL THIS SYMBOL
GRAVEL MULCH - BETWEEN LAWN EDGING & WALK

- 6- DWARF BURNING BUSH
- 10- CRANBERRY COTONEASTER
- 2- SKYLINE HONEYLOCUST
- 10- HOSTA OR LIRIOPE
- 4- BURFORD HOLLY

WOOD BARK MULCH BETWEEN EDGING & BLDG.
VALLEY VIEW LAWN EDGING
GRAVEL MULCH - BETWEEN LAWN EDGING & WALK
9- BLUE CARPET JUNIPER

- BEGIN GRAVEL MULCH
- VALLEY VIEW LAWN EDGING
- END WOOD BARK MULCH
- 5- BRIDAL WREATH SPIREA
- 2- AMERICAN HOLLY - FEMALE
- 1- AM. HOLLY - MALE - PLANT IN SAME HOLE WITH FEMALE HOLLY
- 7- CRANBERRY COTONEASTER
- 3- VIBURNUM CARLESII
- 5- ANDORRA JUNIPER
- 1- SKYLINE HONEYLOCUST

418 COMMERCIAL BANK BLDG. KANSAS CITY, MISSOURI 64108

DR

PROJECT NO. 101

SHEET 101

DATE FEB 1982

COOPER, CARLSON, DUY, RITCHIE, INC. ARCHITECTS

BRANCH CHAIRS OFFICE FOR FARMERS INSURANCE GROUP

BRANCH CHAIRS OFFICE FOR FARMERS INSURANCE GROUP

1/4" = 1'-0"

1/8" = 1'-0"

3/16" = 1'-0"

1/2" = 1'-0"

3/4" = 1'-0"

1" = 1'-0"

1 1/4" = 1'-0"

1 1/2" = 1'-0"

2" = 1'-0"

3" = 1'-0"

4" = 1'-0"

6" = 1'-0"

8" = 1'-0"

12" = 1'-0"

18" = 1'-0"

24" = 1'-0"

36" = 1'-0"

48" = 1'-0"

72" = 1'-0"

96" = 1'-0"