

D.P.-256

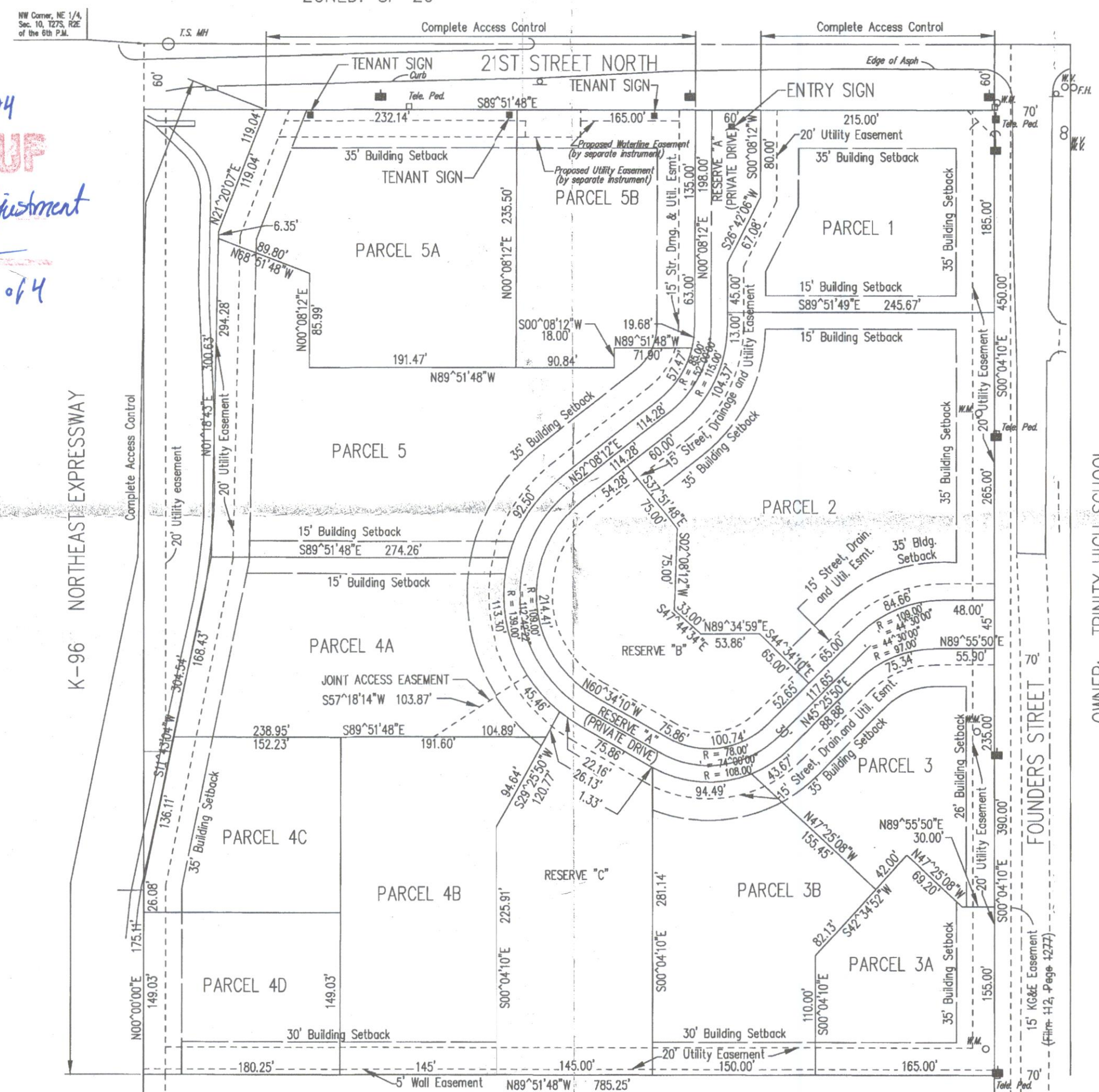
THE COLLECTIVE COMMERCIAL COMMUNITY UNIT PLAN

OWNER: JELCO, L.L.C. 12111 E. 21st St N WICHITA, KANSAS 67206
ENGINEER: PROFESSIONAL ENGINEERING CONSULTANTS, P.A. 303 S. TOPEKA WICHITA, KANSAS 67202

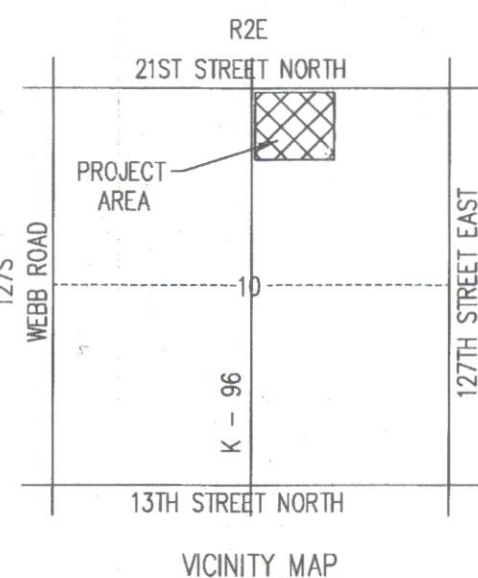
JULY 30, 2001
ADJUSTED AUGUST 2, 2004
ADJUSTED DECEMBER 17, 2004
AMENDMENT #1 TO G.P. #6 MARCH, 2005
ADJUSTED JULY 8, 2005
AMENDMENT #2 TO PARCEL 3 APRIL 4, 2006
ADJUSTED JUNE 16, 2006
(BY SPANGENBERG PHILLIPS) ADJUSTED MARCH 09, 2007
ADJUSTED AUGUST 21, 2007

AMENDMENT #3 TO PARCEL 3-B SEPTEMBER 24, 2007
ADJUSTED G.P. #6 (PARCEL 3-B) MAY 19, 2008
ADJUSTED G.P. #6 (PARCEL 5) JULY 21, 2008
AMENDMENT #4 (PARCELS 5A AND 5-B) NOVEMBER 21, 2008
ADJUSTED PARCEL 4, APRIL 2009
AMENDMENT #5 PARCEL 5A, APRIL 2012
ADJUSTED PARCEL 4, AUGUST 2013
(BAUGHMAN CO.) ADJUSTED PARCEL 4C, JUNE 2015
(STUDIUM ARCHITECTURE) ADJUSTED PARCEL 2, NOVEMBER 2015

OWNER: MESSIAH BAPTIST CHURCH
ZONED: SF-20



OWNER: WICHITA CLINIC ADDITION
ZONED: G.O.



APPROVED CUP

NAPC 6-7-81 Jm

WCC 7-10-01 Jm

NAPD 1 of 2

SCALE: 1"=100'

GENERAL:

TOTAL NET AREA = 15.05 ACRES \ (EXCLUSIVE OF PUBLIC STREET R/W)
THIS DEVELOPMENT IS PROPOSED TO CONTAIN 15 NET ACRES \ OF "LC" ZONING.

GENERAL PROVISIONS:

- ACCESS CONTROL: ACCESS TO 21ST STREET SHALL BE LIMITED TO ONE OPENING.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- DRAINAGE WILL BE HANDLED AT THE TIME OF PLATTING. ANY REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAT.
- BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN. IN THE EVENT MORE THAN ONE PARCEL IS DEVELOPED UNDER THE SAME OWNERSHIP, THE SETBACK BETWEEN PARCELS WILL NOT BE REQUIRED.
- PARKING RATIOS SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA, OR AS NOTED IN THE PARCEL DESCRIPTIONS.
- SIGNS: NO OFF-SITE OR PORTABLE SIGNS SHALL BE ALLOWED. FLASHING SIGNS (EXCEPT TIME AND TEMP SIGNS AND PUBLIC SERVICE MESSAGES), ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS OR SIGNS WHICH CREATE ILLUSIONS OF MOVEMENT (EXCEPT TIME AND TEMPERATURE AND FULLY PROGRAMMABLE MESSAGE CENTERS) ARE NOT PERMITTED. HOWEVER, NO SIGN SHALL ROTATE.
THERE SHALL BE A MAXIMUM OF 5 PROGRAMMABLE MESSAGE SIGNS PERMITTED. ONE ALONG K-96 ON EITHER PARCEL 4C, 4D, 5, OR 5A AND TWO ALONG 21ST STREET NORTH (ONE ON PARCEL 1 AND ONE ON EITHER PARCEL 5A OR 5B). AND ONE ALONG NORTH FOUNDERS CIRCLE FOR PARCEL 3
THE MINIMUM SPACING BETWEEN SIGNS SHALL BE 150 FEET UNLESS NOTED OTHERWISE.

K-96 FRONTAGE:

PARCEL 4A: 2-10' MONUMENT SIGNS WITH A MAXIMUM OF 60 SQUARE FEET.
1-OPTIONAL 35' SIGN WITH A MAXIMUM OF 150 SQUARE FEET WHICH MUST BE A MINIMUM OF 450' FROM THE SOUTH PROPERTY LINE.

PARCEL 4C: 1-10' MONUMENT SIGNS WITH A MAXIMUM OF 60 SQUARE FEET.

PARCEL 4D: 1-10' MONUMENT SIGNS WITH A MAXIMUM OF 60 SQUARE FEET.

PARCEL 5: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET
1-OPTIONAL 35' SIGN WITH A MAXIMUM OF 150 SQUARE FEET.
NOTE: THERE IS ONLY 1-35' SIGN PERMITTED. IT MAY BE ON EITHER PARCEL 4 OR PARCEL 5.

PARCEL 5A: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET.

21ST STREET NORTH FRONTAGE:

PARCEL 1: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET.

PARCEL 5A: 1-12.5' MONUMENT SIGN WITH A MAXIMUM OF 81 SQUARE FEET. SHALL CONFORM TO SUBMITTED SITE PLAN AND ELEVATION DRAWING.

PARCEL 5B: 2-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET.

THE SIGN FOR PARCEL 5B MAY BE SHIFTED TO PARCEL 5A AND IT MAY INCLUDE ADVERTISING FOR USES LOCATED WITHIN THE CUP BUT NOT WITHIN PARCEL 5A, HOWEVER, THE TOTAL NUMBER OF SIGNS SHALL BE LIMITED TO THREE FOR PARCELS 5A AND 5B TOGETHER. THE SPACING BETWEEN SIGNS MAY BE REDUCED TO 75 FEET MINIMUM ON PARCELS 5A AND 5B PER EXHIBIT "A" TO DP-256 AMENDMENT #4 (CUP 2008 - 00037)

RESERVE "A": 1-25' ENTRY MARKER SIGN WITH A MAXIMUM OF 150 SQUARE FEET. MINIMUM SPACING BETWEEN THIS SIGN AND THE SIGNS ON PARCELS 1 AND 5B SHALL BE REDUCED TO 75 FEET.

FOUNDERS STREET FRONTAGE:

PARCEL 1: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET SHALL BE A MINIMUM OF 75' FROM THE NORTHEAST CORNER.

PARCEL 2: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET.

PARCEL 3 OR 3A: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET.

RESERVE "A": 1-25' ENTRY MARKER SIGN WITH A MAXIMUM OF 150 SQUARE FEET.

COLLECTIVE LANE FRONTAGE:

PARCEL 3B: ONE 6'-2" TALL, 23 SQUARE FOOT MONUMENT SIGN ALONG COLLECTIVE LANE, PER SITE PLAN AND ELEVATIONS OF CUP 2008 - 00016 (ADMINISTRATIVE ADJUSTMENT ON MAY 19, 2008)

PARCEL 5: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET ALONG COLLECTIVE LANE, PER SITE PLAN AND ELEVATIONS OF CUP 2008 - 00027

7.) FIRE LANES: THE FIRE LANE SHALL BE THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE IN SAID FIRE LANES, ALTHOUGH THEY 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 LOCATION AND DESIGN OF FIRE LANE(S).

8.) SCREENING AND LANDSCAPING: SCREENING AND LANDSCAPING SHALL BE ACCORDING TO THE CITY OF WICHITA LANDSCAPE ORDINANCE, EXCEPT LANDSCAPING ALONG THE SOUTH PROPERTY LINE OF PARCEL 3A, 3B, 4B AND 4D WHICH SHALL BE 1 1/2 TIMES THE CITY CODE IF ADJACENT TO RESIDENTIAL USES.

FAILURE TO PROPERLY MAINTAIN THE SCREENING AND LANDSCAPING SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.

A SOLID OR SEMI-SOLID WALL AT LEAST SIX FEET, BUT NOT MORE THAN 8' HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SPECIFICALLY EXCLUDING WOOD OR WOVEN WIRE, SHALL BE CONSTRUCTED WITHIN THE 5' WALL EASEMENT SHOWN ON THE SOUTH LINE OF PARCELS 3A, 3B, 4B, AND 4D. CONSTRUCTION AND MAINTENANCE OF THIS WALL SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF PARCELS 3A, 3B, 4B, AND 4D IF ADJACENT RESIDENTIAL USES.

9.) A LANDSCAPE PLAN, INDICATING THE TYPE, SIZE, AND COND. OF NEW PLANT MATERIALS, AND METHOD OF IRRIGATION, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S).

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

10.) A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE A REQUIREMENT OF THIS C.U.P. THIS WALK SYSTEM SHALL LINK PROPOSED BUILDINGS WITH THE ENTRANCES AND SIDEWALKS ALONG 21ST STREET. THE PEDESTRIAN SYSTEM SHALL BE ASSURED BY REQUIRED SUBMISSION AND APPROVAL OF CIRCULATION PLANS BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS, SAID WALK SYSTEM SHALL BE DESIGNED, LIGHTED, AND LANDSCAPED TO REMAIN CONSISTENT WITH THE ARCHITECTURAL CHARACTER OF THE OVERALL DEVELOPMENT.

11.) AN OVERALL SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CROSS-LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.

12.) LIGHTING: ALL LIGHTING WITHIN PARCELS SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE ADJOINING RESIDENTIAL DISTRICTS.

13.) TRANSPORTATION IMPROVEMENTS:

- EXTEND THE DECEL LANE ON 21ST STREET NORTH FROM ITS CURRENT TERMINUS AT THE EASTERN EDGE OF THE RAISED MEDAL TO FOUNDERS STREET.
- PROVIDE A WESTBOUND LEFT-TURN STORAGE LANE ON 21ST STREET NORTH FROM THE PRIVATE DRIVE ENTRANCE EXTENDING EAST OF FOUNDERS WITH 150' STORAGE LENGTH TAPER.
- IMPROVE FOUNDERS WITH CONTINUOUS LEFT-TURN LANE FROM 21ST STREET NORTH TO THE SOUTHERN EDGE OF THE PRIVATE DRIVE FROM THE PROPOSED DEVELOPMENT.

14.) THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN THE LAND FOR THE COMMERCIAL AND OFFICE DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, UNLESS AMENDED.

15.) IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATED AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, WALLS, ETC. SHALL BE FILED WITH THE PLAT. ALL DRIVES AND PARKING AREAS SHALL BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION(S).

16.) ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEWS.

17.) LOADING AREAS, TRASH RECEPTACLES, OUTDOOR STORAGE, AND DOCKS IN THE C.U.P. SHALL BE SCREENED FROM GROUND LEVEL VIEW. SCREENING OF ALL TRASH DUMPSTERS, OUTDOOR STORAGE, AND MECHANICAL EQUIPMENT WILL BE CONSTRUCTED OF MATERIAL TO MATCH AND PREFERABLY BE CONNECTED TO THE BUILDINGS THEY SUPPORT.

18.) ALL BUILDINGS SHALL HAVE THE SAME PREDOMINATE EXTERIOR BUILDING MATERIALS WITH CONSISTENT ARCHITECTURAL CHARACTER, COLOR AND TEXTURE, AND CONSISTENT LIGHTING DESIGN (FIXTURES, POLES, LAMPS, ETC.) AS APPROVED BY THE DIRECTOR OF PLANNING. METAL SHALL NOT BE PERMITTED AS A PREDOMINATE EXTERIOR BUILDING MATERIAL ON ANY FACADE FOR ANY BUILDING ON THE SITE.

19.) NO PARCEL WITHIN THE C.U.P. SHALL ALLOW THE USE OF ADULT ENTERTAINMENT ESTABLISHMENTS, GROUP HOUSES, CORRECTIONAL PLACEMENT RESIDENCES, PRIVATE CLUBS, TAVERNS, CONVENIENCE STORES, DRIVE THRU RESTAURANTS AND DRINKING ESTABLISHMENTS. RESTAURANTS THAT SERVE LIQUOR CAN BE DEVELOPED AS LONG AS FOOD IS THE PRIMARY SERVICE OF THE ESTABLISHMENT.

20.) PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USE: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR THOSE LISTED IN GENERAL PROVISION NO. 19

GROSS AREA - 0.97 ACRES (42,086 S.F.)
MAXIMUM BUILDING COVERAGE - 12,625 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 12,625 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG WEST PROPERTY LINE, 30' ALONG SOUTH PROPERTY LINE, AND 15' ADJACENT TO PARCEL 4C AND 4B

PARCEL NUMBER 2:
PROPOSED USE: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR THOSE LISTED IN GENERAL PROVISION NO. 19
GROSS AREA - 1.93 ACRES (83,998 S.F.)
MAXIMUM BUILDING COVERAGE - 25,199 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 25,199 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 4
PARKING - A MINIMUM OF 78 SPACES SHALL BE PROVIDED PER ADMINISTRATIVE ADJUSTMENT DATED NOVEMBER 16, 2015. ALL FUTURE CONSTRUCTION OR CHANGES IN USE SHALL MEET CITY CODE PARKING REQUIREMENTS.
SETBACKS - 35' ALONG FOUNDERS STREET AND PRIVATE DRIVE (RES. "A") AND 15' ADJACENT TO PARCEL 1. (SEE G.P. NO. 4)

PARCEL NUMBER 3:
PROPOSED USE: ALL USES ALLOWED IN "NR" ZONING.
GROSS AREA - 0.79 ACRES (34,529 S.F.)
MAXIMUM BUILDING COVERAGE - 10,359 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 10,359 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG FOUNDERS STREET AND 30' ALONG SOUTH PROPERTY LINE

PARCEL NUMBER 3A:
PROPOSED USE: ALL USES ALLOWED IN "NR" ZONING. NO RESTAURANTS SHALL BE PERMITTED ON THE SOUTH 150 FEET OF THE PARCEL.
GROSS AREA - 0.81 ACRES (26,824 S.F.)
MAXIMUM BUILDING COVERAGE - 9,000 S.F. (33% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 9,000 S.F.
FLOOR AREA RATIO - 0.330
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG FOUNDERS STREET AND 30' ALONG SOUTH PROPERTY LINE

PARCEL NUMBER 3B:
PROPOSED USE: ALL USES ALLOWED IN "NR" ZONING AND ANIMAL CARE (LIMITED). NO RESTAURANTS SHALL BE PERMITTED ON THE SOUTH 150 FEET OF THE PARCEL.
GROSS AREA - 0.98 ACRES (42,484 S.F.)
MAXIMUM BUILDING COVERAGE - 12,745 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 12,745 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS PER CITY CODE
SETBACKS - 30' ALONG SOUTH PROPERTY LINE AND 35' ALONG PRIVATE DRIVE (RES. "A")

PARCEL NUMBER 3C:
PROPOSED USE: ALL USES ALLOWED IN "NR" ZONING. NO RESTAURANTS SHALL BE PERMITTED ON THE SOUTH 150 FEET OF THE PARCEL.
GROSS AREA - 0.86 ACRES (37,508 S.F.)
MAXIMUM BUILDING COVERAGE - 11,252 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 11,252 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG NORTH PROPERTY LINE AND THE PRIVATE DRIVE (RES. "A")

PARCEL NUMBER 3D:
PROPOSED USE: ALL USES ALLOWED IN "NR" ZONING AND ANIMAL CARE (LIMITED). NO RESTAURANTS SHALL BE PERMITTED ON THE SOUTH 150 FEET OF THE PARCEL.
GROSS AREA - 0.86 ACRES (37,508 S.F.)
MAXIMUM BUILDING COVERAGE - 11,252 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 11,252 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG NORTH PROPERTY LINE AND THE PRIVATE DRIVE (RES. "A")

PARCEL NUMBER 4A:
PROPOSED USE: ALL USES ALLOWED IN "NR" ZONING. NO RESTAURANTS SHALL BE PERMITTED ON THE SOUTH 150 FEET OF THE PARCEL.
GROSS AREA - 1.15 ACRES (50,208 S.F.)
MAXIMUM BUILDING COVERAGE - 15,062 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 15,062 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG WEST PROPERTY LINE AND PRIVATE DRIVE (RES. "A"), AND 15' ADJACENT TO PARCEL 5. (SEE G.P. NO. 4)

PARCEL NUMBER 4B:
PROPOSED USE: ALL USES ALLOWED IN "NR" ZONING. NO RESTAURANTS SHALL BE PERMITTED ON THE SOUTH 150 FEET OF THE PARCEL.
GROSS AREA - 1.07 ACRES (46,648 S.F.)
MAXIMUM BUILDING COVERAGE - 13,994 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 13,994 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS PER CITY CODE
SETBACKS - 35' ADJACENT TO PRIVATE DRIVE (RES. "A"), 30' ALONG SOUTH PROPERTY LINE AND 15' ADJACENT TO PARCEL 4A. (SEE G.P. NO. 4)

PARCEL NUMBER 4C:
PROPOSED USE: ALL USES ALLOWED IN "NR" ZONING.
GROSS AREA - 0.62 ACRES (26,848 S.F.)
MAXIMUM BUILDING COVERAGE - 8,055 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 8,054 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG WEST PROPERTY LINE, 30' ALONG SOUTH PROPERTY LINE, AND 15' ADJACENT TO PARCEL 4A, 4D AND 4B

PARCEL NUMBER 4D:
PROPOSED USE: ALL USES ALLOWED IN "NR" ZONING. NO RESTAURANTS SHALL BE PERMITTED.
GROSS AREA - 0.62 ACRES (26,849 S.F.)
MAXIMUM BUILDING COVERAGE - 8,055 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 8,055 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG WEST PROPERTY LINE, 30' ALONG SOUTH PROPERTY LINE, AND 15' ADJACENT TO PARCEL 4C AND 4B

PARCEL NUMBER 5:
PROPOSED USE: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR THOSE LISTED IN GENERAL PROVISION NO. 19
GROSS AREA - 1.62 ACRES (70,486 S.F.)
MAXIMUM BUILDING COVERAGE - 21,146 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 21,146 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG THE WEST PROPERTY LINE AND THE PRIVATE DRIVE (RES. "A"), AND 15' ADJACENT TO PARCEL 4. (SEE G.P. NO. 4)

PARCEL NUMBER 5A:
PROPOSED USE: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR THOSE LISTED IN GENERAL PROVISION NO. 19
GROSS AREA - 1.24 ACRES (53,875 S.F.)
MAXIMUM BUILDING COVERAGE - 16,163 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 16,163 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG NORTH AND WEST PROPERTY LINES AND THE PRIVATE DRIVE (RES. "A")

PARCEL NUMBER 5B:
PROPOSED USE: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR THOSE LISTED IN GENERAL PROVISION NO. 19
GROSS AREA - 0.86 ACRES (37,508 S.F.)
MAXIMUM BUILDING COVERAGE - 11,252 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 11,252 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG NORTH PROPERTY LINE AND THE PRIVATE DRIVE (RES. "A")

RESERVE "A":
PROPOSED USE: PRIVATE STREET, DRAINAGE, LANDSCAPING, UTILITIES AND ENTRY MARKER SIGNS.
GROSS AREA - 0.85 ACRES (37,133 S.F.)

RESERVE "B":
PROPOSED USE: PEDESTRIAN IMPROVEMENTS, DRAINAGE, LANDSCAPING, UTILITIES AND SIGNS.
GROSS AREA - 0.77 ACRES (33,435 S.F.)

RESERVE "C":
PROPOSED USE: PEDESTRIAN IMPROVEMENTS, DRAINAGE, LANDSCAPING, UTILITIES AND SIGNS.
GROSS AREA - 0.98 ACRES (42,680 S.F.)

PARCEL NUMBER 4A:

PROPOSED USE: ALL USES ALLOWED IN "NR" ZONING.

GROSS AREA - 1.15 ACRES (50,208 S.F.)
MAXIMUM BUILDING COVERAGE - 15,062 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 15,062 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG WEST PROPERTY LINE AND PRIVATE DRIVE (RES. "A"), AND 15' ADJACENT TO PARCEL 5. (SEE G.P. NO. 4)

PARCEL NUMBER 4B:

PROPOSED USE: ALL USES ALLOWED IN "NR" ZONING. NO RESTAURANTS SHALL BE PERMITTED ON THE SOUTH 150 FEET OF THE PARCEL.

GROSS AREA - 1.07 ACRES (46,648 S.F.)
MAXIMUM BUILDING COVERAGE - 13,994 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 13,994 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS PER CITY CODE
SETBACKS - 35' ADJACENT TO PRIVATE DRIVE (RES. "A"), 30' ALONG SOUTH PROPERTY LINE AND 15' ADJACENT TO PARCEL 4A. (SEE G.P. NO. 4)

PARCEL NUMBER 4C:

PROPOSED USE: ALL USES ALLOWED IN "NR" ZONING.
GROSS AREA - 0.62 ACRES (26,848 S.F.)
MAXIMUM BUILDING COVERAGE - 8,055 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 8,054 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG WEST PROPERTY LINE, 30' ALONG SOUTH PROPERTY LINE, AND 15' ADJACENT TO PARCEL 4A, 4D AND 4B

PARCEL NUMBER 4D:

PROPOSED USE: ALL USES ALLOWED IN "NR" ZONING. NO RESTAURANTS SHALL BE PERMITTED.

GROSS AREA - 0.62 ACRES (26,849 S.F.)
MAXIMUM BUILDING COVERAGE - 8,055 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 8,055 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG WEST PROPERTY LINE, 30' ALONG SOUTH PROPERTY LINE, AND 15' ADJACENT TO PARCEL 4C AND 4B

PARCEL NUMBER 5:

PROPOSED USE: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR THOSE LISTED IN GENERAL PROVISION NO. 19

GROSS AREA - 1.62 ACRES (70,486 S.F.)
MAXIMUM BUILDING COVERAGE - 21,146 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 21,146 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG THE WEST PROPERTY LINE AND THE PRIVATE DRIVE (RES. "A"), AND 15' ADJACENT TO PARCEL 4. (SEE G.P. NO. 4)

PARCEL NUMBER 5A:

PROPOSED USE: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR THOSE LISTED IN GENERAL PROVISION NO. 19

GROSS AREA - 1.24 ACRES (53,875 S.F.)
MAXIMUM BUILDING COVERAGE - 16,163 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 16,163 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG NORTH AND WEST PROPERTY LINES AND THE PRIVATE DRIVE (RES. "A")

PARCEL NUMBER 5B:

PROPOSED USE: ALL USES ALLOWED IN "LC" ZONING EXCEPT FOR THOSE LISTED IN GENERAL PROVISION NO. 19

GROSS AREA - 0.86 ACRES (37,508 S.F.)
MAXIMUM BUILDING COVERAGE - 11,252 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 11,252 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG NORTH PROPERTY LINE AND THE PRIVATE DRIVE (RES. "A")

RESERVE "A":

PROPOSED USE: PRIVATE STREET, DRAINAGE, LANDSCAPING, UTILITIES AND ENTRY MARKER SIGNS.
GROSS AREA - 0.85 ACRES (37,133 S.F.)

RESERVE "B":

PROPOSED USE: PEDESTRIAN IMPROVEMENTS, DRAINAGE, LANDSCAPING, UTILITIES AND SIGNS.
GROSS AREA - 0.77 ACRES (33,435 S.F.)

RESERVE "C":

PROPOSED USE: PEDESTRIAN IMPROVEMENTS, DRAINAGE, LANDSCAPING, UTILITIES AND SIGNS.
GROSS AREA - 0.98 ACRES (42,680 S.F.)



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

BAXCAP, LLC
Attn: Don Baxter
2103 N. Collective Lane
Wichita, KS 67206

December 10, 2024

Ferris Consulting
PO Box 573
Wichita, KS 67201

RE: CUP2024-00045 – Administrative Adjustment in the City to The Collective CUP DP-256 to permit one programmable message sign for a business on Parcel 3 on property zoned LC Limited Commercial District; generally located on the west side of North Founders Circle, within one-quarter mile south of East 21st Street North (2103 N. Collective Lane).

Legal Description: THAT PART LOT 3 BEG NE COR S 235 FTW 30 FT NWLY 213.85 FT NELY 88.88FT TO CUR TH NELY ALG CUR 75.34 FT E 55.9 FT TO BEG, Block 1, Collective Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We received and reviewed your request for an Administrative Adjustment to CUP DP-256 to one programmable message sign (LED Sign) for a business on Parcel 3 along North Founders Circle. Currently, the CUP text does not permit an LED sign for any Parcel along North Founders Circle.

General Provision 6 states, *"There shall be a maximum of 3 programmable message signs permitted. One along K-96 on either Parcel 4C, 4D, 5, or 5A; and two along 21st Street North (one on Parcel 1 and one on either Parcel 5A or 5B)."*

The following reflects the proposed modifications identified in red letters.

GENERAL PROVISIONS

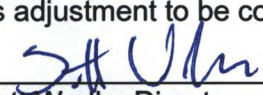
6. "There shall be a maximum of ~~3~~ **4** programmable message signs permitted. One along K-96 on either Parcel 4C, 4D, 5, or 5A; and two along 21st Street North (one on Parcel 1 and one on either Parcel 5A or 5B); **and one along North Founders Circle for Parcel 3.**

On the basis of our review, we find that adjusting the CUP to one LED sign for Parcel 3 along North Founders Circle 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. General Provision 6 permits the use of LED signs within the CUP for other Parcels along other rights-of-way, so it would not introduce additional sign rights to the CUP. The Sign Code typically permits a business within the LC District to have an LED sign

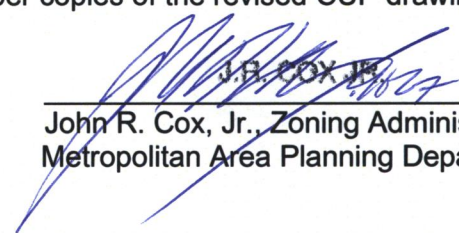
by-right. Property to the east of the proposed sign is developed with a school campus. There are no residential dwellings within the immediate vicinity of the proposed sign. Therefore, staff does not think that permitting Parcel 3 to have an LED sign along North Founders Circle will have significant detrimental effects on nearby properties.

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

The "Development Application" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.



Scott Wadle, Director
Metropolitan Area Planning Department



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

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



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

NCK Holdings, LLC
2135 N. Collective Ln.
Wichita, KS 67206

March 13, 2024

TriMark, Inc.
Colin Heagler
318 S. Osage St.
Wichita, KS 67213

RE: CUP2024-00013 – Administrative Adjustments in the City to The Collective Commercial CUP DP-256 to permit a monument sign on North Collective Lane for Parcel 4A and reduce the minimum separation of signs along North Collective Lane from 150 feet to 125 feet between signs on Parcels 4A and 5 on property zoned LC Limited Commercial District; generally located south of East 21st Street North and East of K-96 Highway.

Legal Description: That part of Lot 4, beginning at the NW corner of Lot 4, thence east 274.26 feet to curve, thence southeast along curve 158.76 feet, thence southwesterly 26.13 feet, thence west 343.84 feet, thence north 168.43 feet to beginning, Block 1, The Collective Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for Administrative Adjustments to CUP DP-256 as follows:

1. To permit a 6.5-foot in height, 40 square-foot freestanding sign along the North Collective Lane frontage of Parcel 4A; and
2. To reduce the minimum separation of signs between Parcels 4A and 5 from 150 feet to 125 feet.

The following reflects the proposed modifications identified in red letters. Please note that the Planning Department has added additional language as identified in bold and italicized letters.

GENERAL PROVISIONS

6. The minimum spacing between signs shall be 150 feet unless noted otherwise. **Monument signs on Parcels 4A and 5 along the Collective Lane Frontage are permitted may have a separation of 125 feet.**

Collective Lane Frontage

Parcel 3B: One 6'-2" tall, 23 square foot monument sign along Collective Lane, per site plan and elevations of CUP2008-00016 (Administrative Adjustment on May 19, 2008).

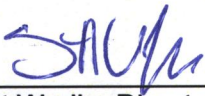
Parcel 4A: One 6'-6" tall, 40 square foot monument sign along Collective Lane per site plan and elevations of CUP2024-00013 (Administrative Adjustment).

Parcel 5 1-10' monument sign with a maximum of 60 square feet along Collective Lane, per site plan and elevations of CUP2008-00027 (Administrative Adjustment on July 21, 2008).

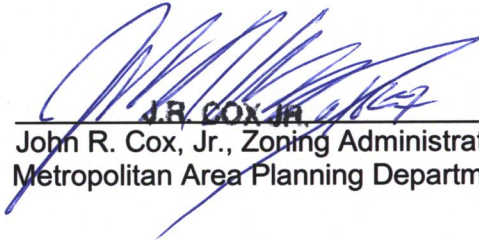
On the basis of our review, we find that adjusting the CUP to permit a monument sign along the Collective Lane frontage for Parcel 4A and to reduce the separation between signs on Parcels 4A and 5 to 125 feet are consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan. Parcel 4A was only permitted signage along the K-96 Highway frontage. Parcels 3B and 5 were permitted signage along Collective Lane by Administrative Adjustment. The proposed sign does not exceed what has been permitted along Collective Lane for other parcels. The Sign Code permits a reduction in sign separation by one-third (or from 150 feet to 100 feet) by Administrative Adjustment. The proposed reduction in sign separation is less than the maximum extent permitted by Administrative Adjustment.

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

The "Development Application" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.



Scott Wadle, Director
Metropolitan Area Planning Department



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

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

Lot 1, Block 1, The Collective, an Addition to Wichita, Sedgwick
County, Kansas

"X" Chiseled on Top of Concrete located 2' North East of North East Property Corner, Lot 1, Block 1, The Collective, an Addition to Wichita, Sedgewick County, Kansas

Elev=196.01 (City Datum)

PARKING PROVIDED: 29 STALLS TOTAL, INCLUDING 2 ACCESSIBLE
TOTAL SITE AREA: 42,085.93 SQ.FT.
0.96 ACRES
IMPERVIOUS AREA: 29,268.00 SQ.FT.
0.67 ACRES
69.5% OF TOTAL SITE

All landscape work shall be done in accordance with industry standards.

6. All turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system and/or spray heads.
 7. Heads to be adjusted to not spray on buildings, walks, or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so not to be susceptible to damage by automobile overhangs.
 8. Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeving prior to any paving. Combine piping when possible to save on sleeving material. Sleeves to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
 9. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
 10. Irrigation Contractor to verify location of city water with GC prior to installation of system. Irrigation Contractor shall verify static pressure and volume of well water supply prior to installation of system.
 11. Locate Irrigation Controller per Owner/GC request.
 12. Irrigation water is to be supplied as shown.
 13. Irrigation Contractor to provide Backflow Preventer.
- All areas called out on the plan as "Sod" shall be installed and fertilized as follows:
SOD--Kansas Premium Fescue Sod
FERTILIZER--15-20-6 ratio 4#/1000 sq. ft.
2. Trees with broken leaders or no central leader will not be accepted.
 3. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Trellan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic mulch (such as cotton burr mulch, compost, or arbutus) and shall be retolified in to a depth of 10-12".
 4. Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
 5. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
 6. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.

METHOD 1

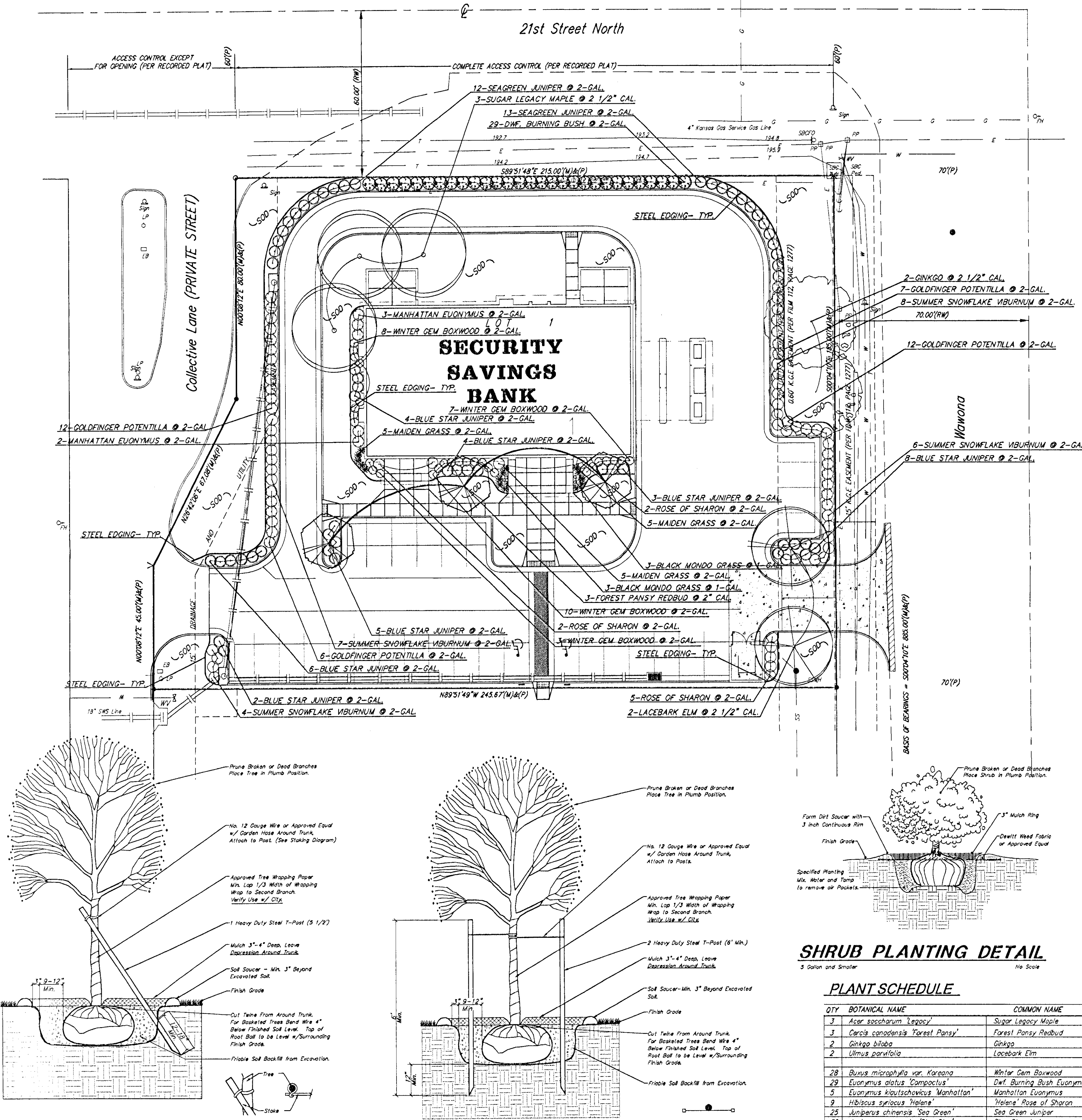
21st Street North
Streetyard requirement: 215.0' $\times$ 10 (sq.ft. factor)
Streetyard Required: 2,150.0 sq.ft.
Hawassa
Streetyard requirement: 188.0' $\times$ 10 (sq.ft. factor)
Streetyard Required: 1,880.0 sq.ft.
Total Streetyard Required: 4,000.0 sq.ft.
Streetyard shown: 7,495.8 sq.ft.

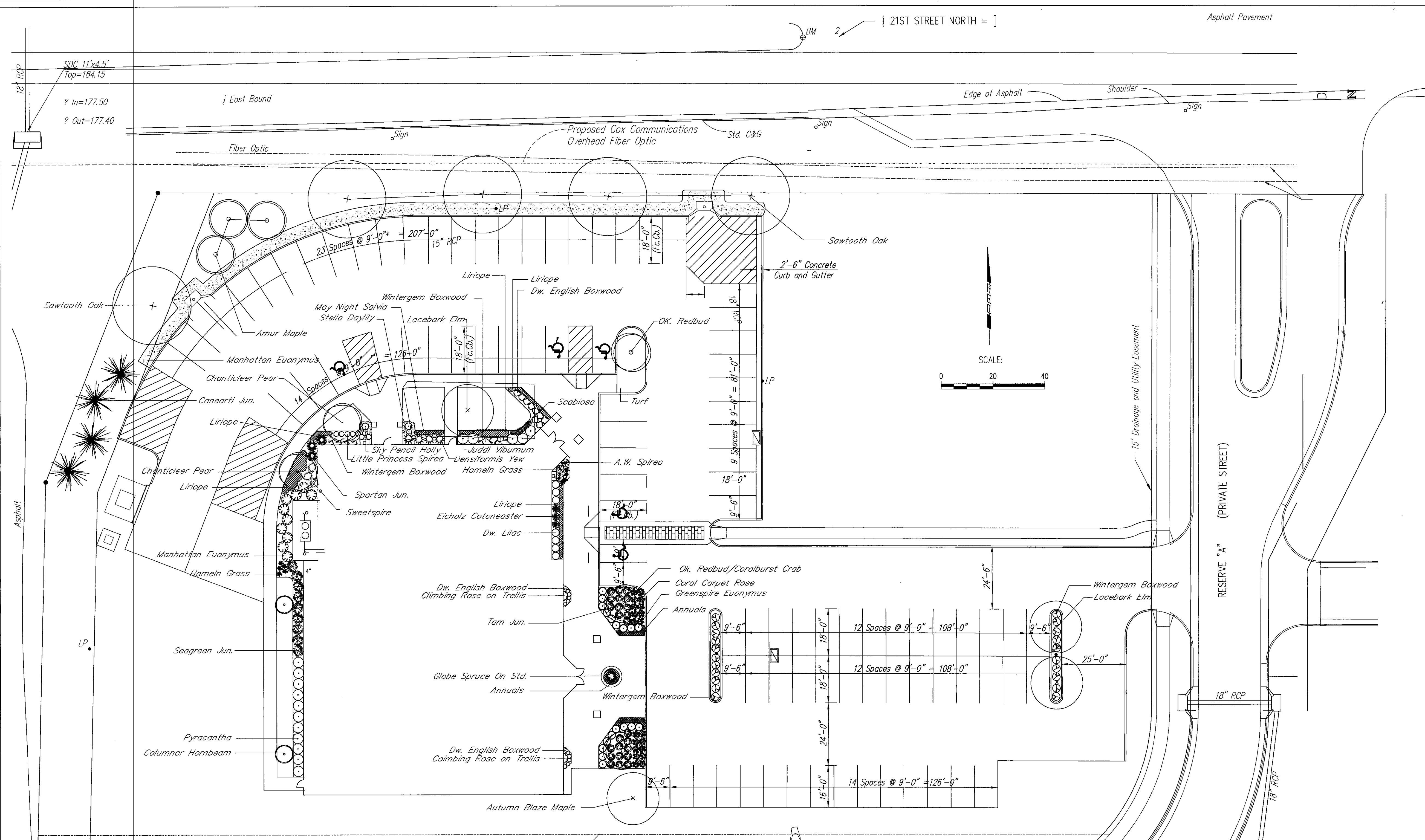
3 Gallon and Smaller No Scale

OTY	POTENTIAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
3	<i>Acer saccharum</i> 'Lacey's'	Sugar Lacey Maple	1 1/2'-6'	B&B	Single Stem Only
3	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	2' Cal.	B&B	Single Stem Only
2	<i>Ginkgo biloba</i>	Ginkgo	1 1/2'-6'	B&B	Single Stem Only
2	<i>Ulmus parvifolia</i>	Laobach Elm	1 1/2'-6'	B&B	Single Stem Only
28	<i>Buxus microphylla</i> var. <i>Koreana</i>	Winter Gem Boxwood	2-Gal	Container	Full & Healthy
29	<i>Euconymus alatus</i> 'Compactus'	B&B Burning Bush Euconymus	2-Gal	Container	Full & Healthy
5	<i>Euconymus kouschcowicus</i> 'Manhattan'	Manhattan Euconymus	2-Gal	Container	Full & Healthy
9	<i>Hibiscus syriacus</i> 'Helene'	'Helene' Rose of Sharon	2-Gal	Container	Full & Healthy
25	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	2-Gal	Container	Full & Healthy
36	<i>Juniperus squamata</i> 'Blue Star'	Blue Star Juniper	2-Gal	Container	Full & Healthy
37	<i>Patentilla fruticosa</i> 'Goldfinger'	Goldfinger Patentilla	2-Gal	Container	Full & Healthy
25	<i>Viburnum plicatum</i>	Summer Snowflake Viburnum	2-Gal	Container	Full & Healthy
15	<i>Miscanthus sinensis</i> 'Nipho'	Little Noddy Maiden Grass	1-Gal	Container	Triangular Spacing
6	<i>Platanus</i> 'Nagasaki'	Black Widow Tree	1" 4x1-6d	Container	Triangular Spacing

Deciduous Trees 2" Cal. and Smaller
Evergreen Trees 6' Height and Smaller

Deciduous Trees Larger than 2" Cal. No Scale
Evergreen Trees Larger than 6' Height





WATERING REQUIREMENTS
SOD AND LANDSCAPE BEDS SHALL BE IRRIGATED WITH AN AUTOMATIC MOISTURE SENSING SPRINKLERS SYSTEM

LANDSCAPE STREET YARD
280 = AVERAGE LOT DEPTH
15 = SQUARE FOOTAGE FACTOR
4200 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD REQUIRED
8263 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD PROVIDED

4200 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD REQUIRED
500 = SF PER LANDSCAPE YARD TREE
9 = TOTAL LANDSCAPE YARD TREES REQUIRED
6 = TOTAL LANDSCAPE YARD SHADE TREES PROVIDED
5 = TOTAL LANDSCAPE YARD ORNAMENTAL TREES PROVIDED
4 = TOTAL LANDSCAPE YARD EVERGREEN TREES PROVIDED

PARKING LOT SCREENING AND LANDSCAPING
83 = TOTAL NUMBER OF PARKING SPACES
20 = NUMBER OF PARKING SPACES PER TREE
5 = TOTAL PARKING LOT TREES REQUIRED

3 = TOTAL PARKING LOT SHADE TREES PROVIDED
5 = TOTAL PARKING LOT ORNAMENTAL TREES PROVIDED

CONTINUOUS PARKING LOT SCREEN REQUIRED
CONTINUOUS PARKING LOT SCREEN PROVIDED WITH SHRUBS
(1/2 OF THE STREET YARD TREES MAY BE USED TO FULFILL PARKING LOT TREE REQUIREMENT)

PERIMETER BUFFER NOT REQUIRED

LEGAL DESCRIPTION
LOT 5, BLOCK 1 THE COLLECTIVE

AVERAGE LOT DEPTH	SQ. FT. FACTOR
175' OR LESS	8 SF/IN FT
175'-275'	10 SF/IN FT
275'-375'	15 SF/IN FT
375'+	20 SF/IN FT

PLANT LIST				
QTY.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
5	AA	Sawtooth Oak	Quercus Acutissima	2-1/2" CAL
3		Amur Maple	Acer Ginnia	6-8"
2		Chanticleer Pear	Pyra Canadensis Chanticleer	2-1/2" CAL
3		Lacebark Elm	Ulmus Parvifolia	2-1/2" CAL
1		Ok. Redbud	Cercis Reniformis	3"
2		Columnar Hornbeam	Corylus Betulus Columnaris	2" CAL
1		Autumn Blaze Maple	Acer Freemanii Autumn Blaze	2-1/2" CAL
1		Dw. Globe Spruce	Picea pungens Montgomery	5 gal.
1		Canadensis Juniper	Juniperus Virginiana Canadensis	6-8"
76		Manhattan Euonymus	Euonymus Klatschovius	5 gal.
50		Manley Grass	Liriope Muscari Big Blue	1 gal.
9		Dw. Fountain Grass	Fennisetum Alpacurioides Hameln	2 gal.
9		Seagreen Juniper	Juniperus Chinensis Sea Green	5 gal.
11		Fire Thorn	Pyracantha Coccinea Gnome	5 gal.
21		Burnwood	Buxus Microphylla Green Velvet	5 gal.
24		Tom Juniper	Juniperus Sabina Tamariscifolia	5 gal.
18		Greenspire Euonymus	Euonymus Japonicus Greenspire	5 gal.
20		Corset Rose	Rosa X Nostrum	2 gal.
29		Boxwood	Buxus Microphylla Wintergem	5 gal.
7		Dw. Lilac	Syringa Meyerii Palatin	2 gal.
3		Cotoneaster	Cotoneaster Dammeri Etchholz	2 gal.
3		Red Spirea	Spirea Buismata Anthony Waterer	2 gal.
4		Yew	Taxus X Media Densiformis	5 gal.
5		Viburnum	Viburnum X Juddii	5 gal.
2		Sky Pencil Holly	Ilex	5 gal.
8		Little Princess Spirea	Spirea Japonica Little Princess	2 gal.
17		Spartan Juniper	Juniperus Chinensis Spartan	6-7"
3		Little Henry Sweetaspire	Itea Virginica Little Henry	2 gal.
13		Solo	Solo X Superior May Knight	1 gal.
24		Stella Daylily	Heemerocallis Stella d'Oro	1 gal.
12		Pincushion Flower	Scabiosa Columbaria Butterfly Blue	1 gal.

DP-256 PARCEL 5A
LANDSCAPE PLAN
APPROVED 05/11/05 BY JTB
NATED COPY 1042

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

PROFESSIONAL
SEAL

Johnston's Clothiers
12111 E. 21st
WICHITA, KANSAS
CONCEPTUAL LANDSCAPE PLAN

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

DRAWN BY:	MM	
DATE:	4.18.05	
NO.	REVISION	DATE
SHEET: L1		

WATERING REQUIREMENTS

SOD AND LANDSCAPE BEDS SHALL BE IRRIGATED WITH AN AUTOMATIC MOISTURE SENSING SPRINKLERS SYSTEM WATER TURT WITH WELL WATER. SHRUB BED AREAS ON DRIP WITH CITY WATER

LANDSCAPE STREET YARD

181' = AVERAGE LOT DEPTH
x 10 = SQUARE FOOTAGE FACTOR
1810 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD REQUIRED
8771 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD PROVIDED

1810 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD REQUIRED
500 = SF PER LANDSCAPE YARD TREE
4 = TOTAL LANDSCAPE YARD TREES REQUIRED

8 = TOTAL LANDSCAPE YARD SHADE TREES PROVIDED
0 = TOTAL LANDSCAPE YARD ORNAMENTAL TREES PROVIDED

PARKING LOT SCREENING AND LANDSCAPING

18 = TOTAL NUMBER OF PARKING SPACES
20 = NUMBER OF PARKING SPACES PER TREE
1 = TOTAL PARKING LOT TREES REQUIRED

2 = TOTAL PARKING LOT SHADE TREES PROVIDED
0 = TOTAL PARKING LOT ORNAMENTAL TREES PROVIDED

CONTINUOUS PARKING LOT SCREEN REQUIRED
CONTINUOUS PARKING LOT SCREEN PROVIDED WITH SHRUBS

(1/2 OF THE STREET YARD TREES MAY BE USED TO FULFILL PARKING LOT TREE REQUIREMENT)

PERIMETER BUFFERS W/ SCREENING NOT REQUIRED

AVERAGE LOT DEPTH	SQ. FT. FACTOR
175' OR LESS	10 SQ. FT.
175'-200'	15 SQ. FT.
200'-275'	18 SQ. FT.
275' +	20 SQ. FT.

TOTAL SITE PAVING 11,842 SQ. FT.
TOTAL ROOF SURFACE 4,792 SQ. FT.
TOTAL IMPERVIOUS SURFACE 16,634 SQ. FT.
TOTAL SITE AREA 28,290 SQ. FT.

DP-256 PARCEL 3

LANDSCAPE PLAN

10/16/2006 BY DM

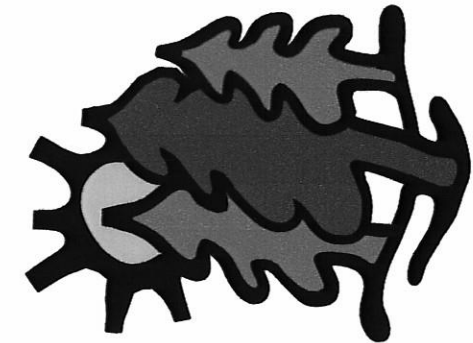
Copy 1 of 2

PLANT LIST				
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
2	CHINESE PISTACHE	PISTACHIA CHINENSIS	2-2 1/2" CAL.	B&B
6	LIMBER PINE	PINUS FLEXIS	6-7"	B&B
3	RAIRIEFIRE CRABAPPLE	MALUS "RAIRIEFIRE"	2-2 1/2" CAL.	B&B
2	LACEBARK ELM	ULMUS PARVIFLORA	2 1/2 - 3" CAL.	B&B
3	SAWTOOTH OAK	QUERCUS ACUTISSIMA	2-2 1/2" CAL.	B&B
12	SPARTAN JUNIPER	JUNIPERUS CHINENSIS "SPARTAN"	6-7"	B&B
13	LOWBOY PYRACANTHA	PYRACANTHA COCCINEA "LOWBOY"	5 GALLON	CONT.
14	KNOCKOUT SHRUB ROSES	ROSA "RADRAZZ" PINK	5 GALLON	CONT.
16	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA "KARL FOERSTER"	5 GALLON	CONT.
5	MINT JULIP JUNIPER	JUNIPERUS CHINENSIS "MINT JULIP"	5 GALLON	CONT.
11	WINTERGEM BOXWOOD	BUXUS SEMPERVIRENS "WINTERGEM"	5 GALLON	CONT.
3	IVORY HALO DOGWOOD	CORNUS ALBA "IVORY HALO"	5 GALLON	CONT.
13	STELLA DE ORO DAYLILLIES	HEMEROCALLIS "STELLA DE ORO"	1 GAL	CONT.
11	MAY NIGHT SALVIA	SALVIA NEROSA "MAY NIGHT"	1 GAL	CONT.

TREE TOP

NURSERY & LANDSCAPING, INC.

5910 E. 37th NORTH
WICHITA, KS 67220
TEL 316.686.7491
FAX 316.686.9625



PROFESSIONAL
SEAL

BAXTER AND ASSOCIATES

12223 E. Collective Lane
Wichita, KS 67206

LANDSCAPE PLAN

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

DRAWN BY: Lisa Landscaper

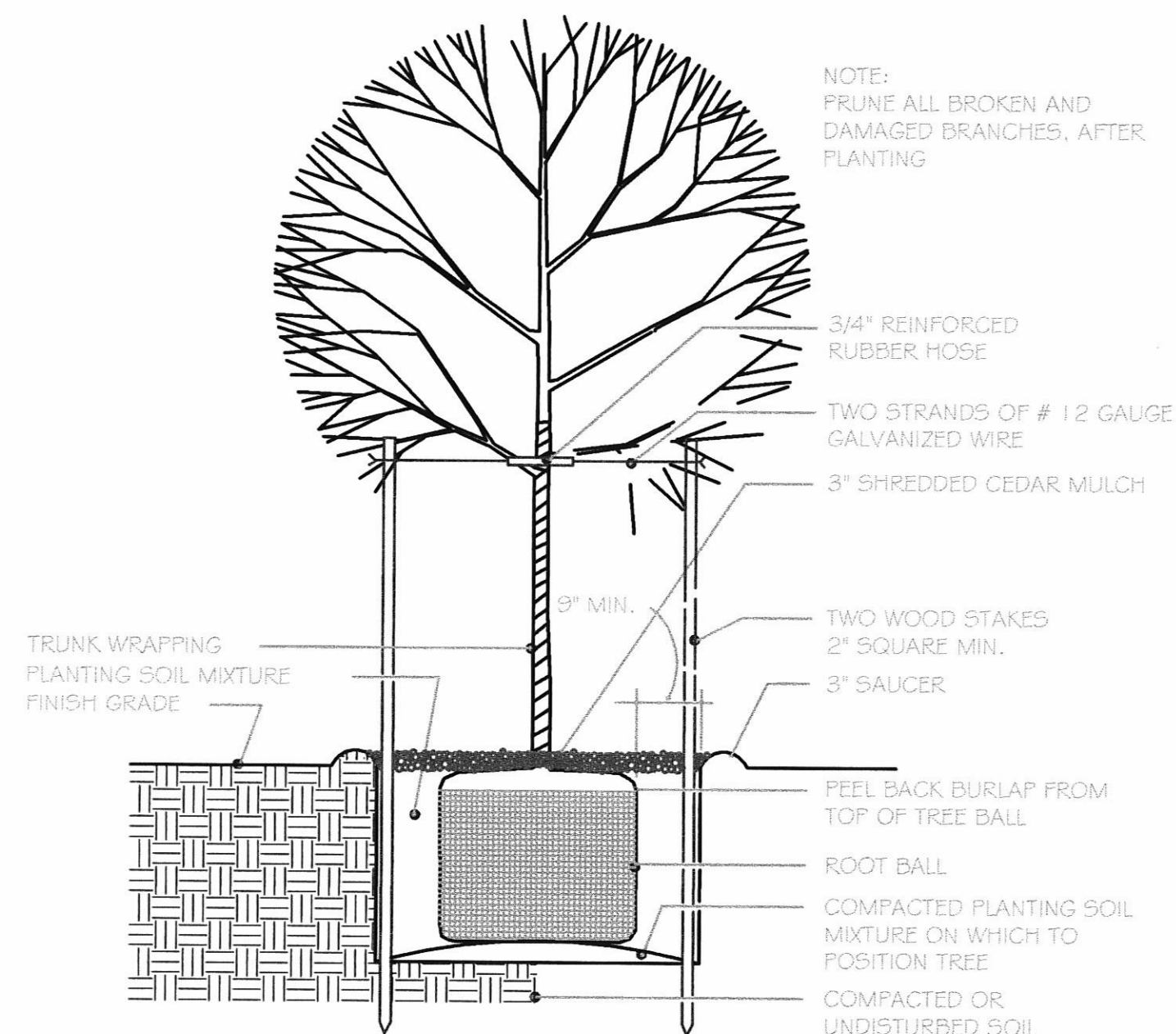
DATE: 052606

NO.	REVISION	DATE
1	FOUNTAIN/DARK/SLEEVES PINK ROSES	060806

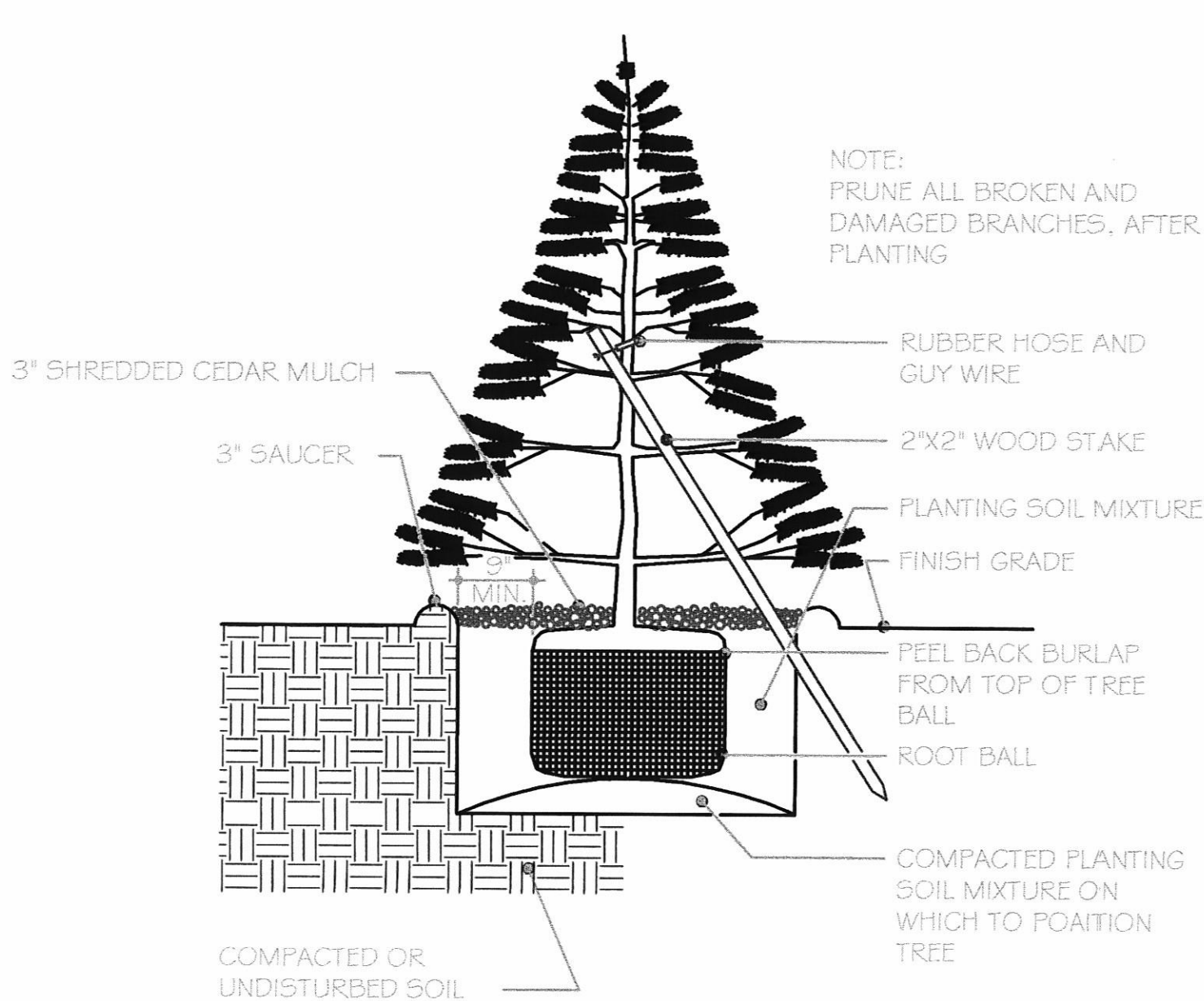
SHEET: L1



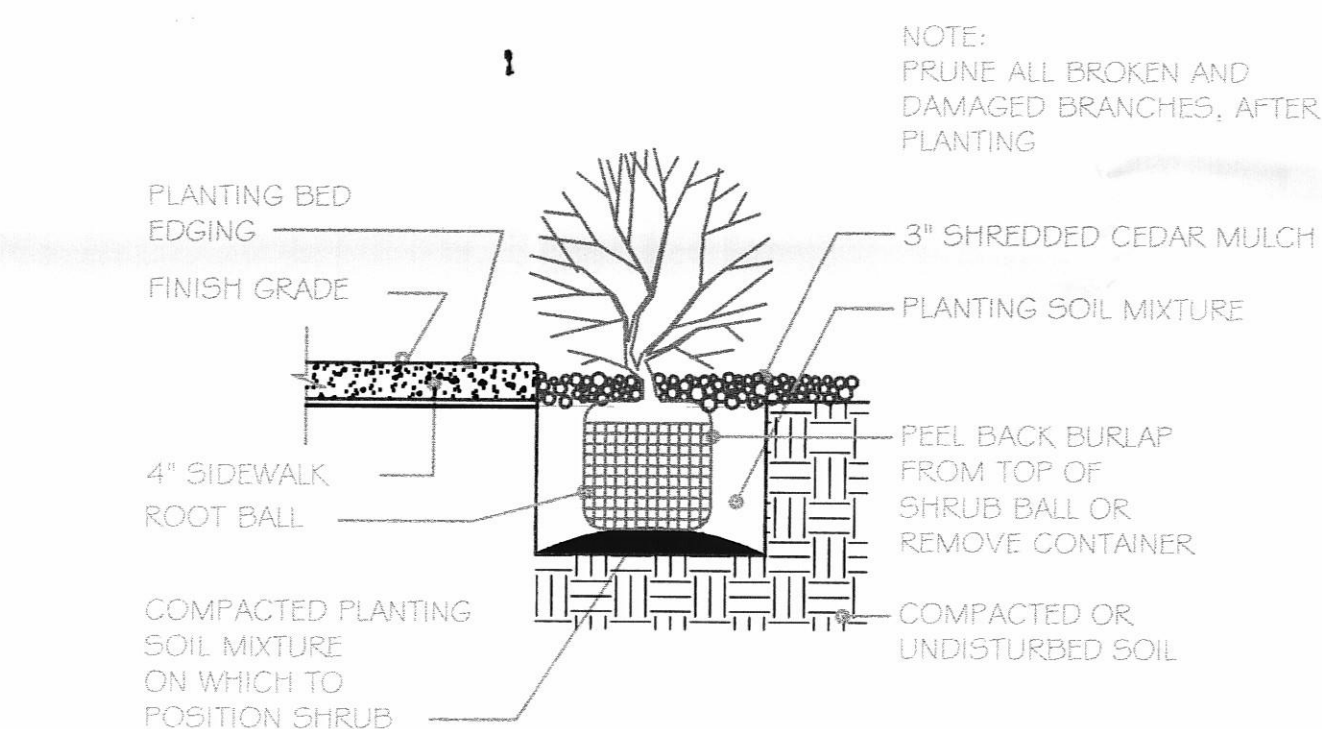
SCALE: 1" = 20'-0"



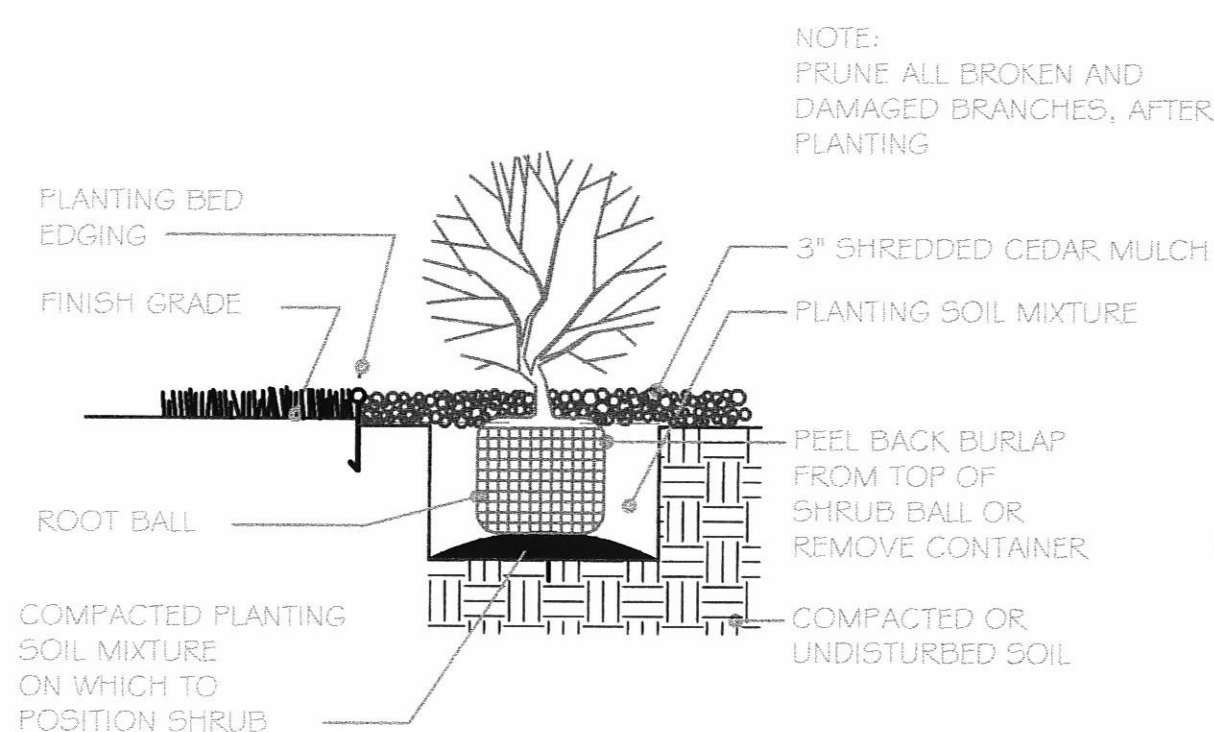
1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



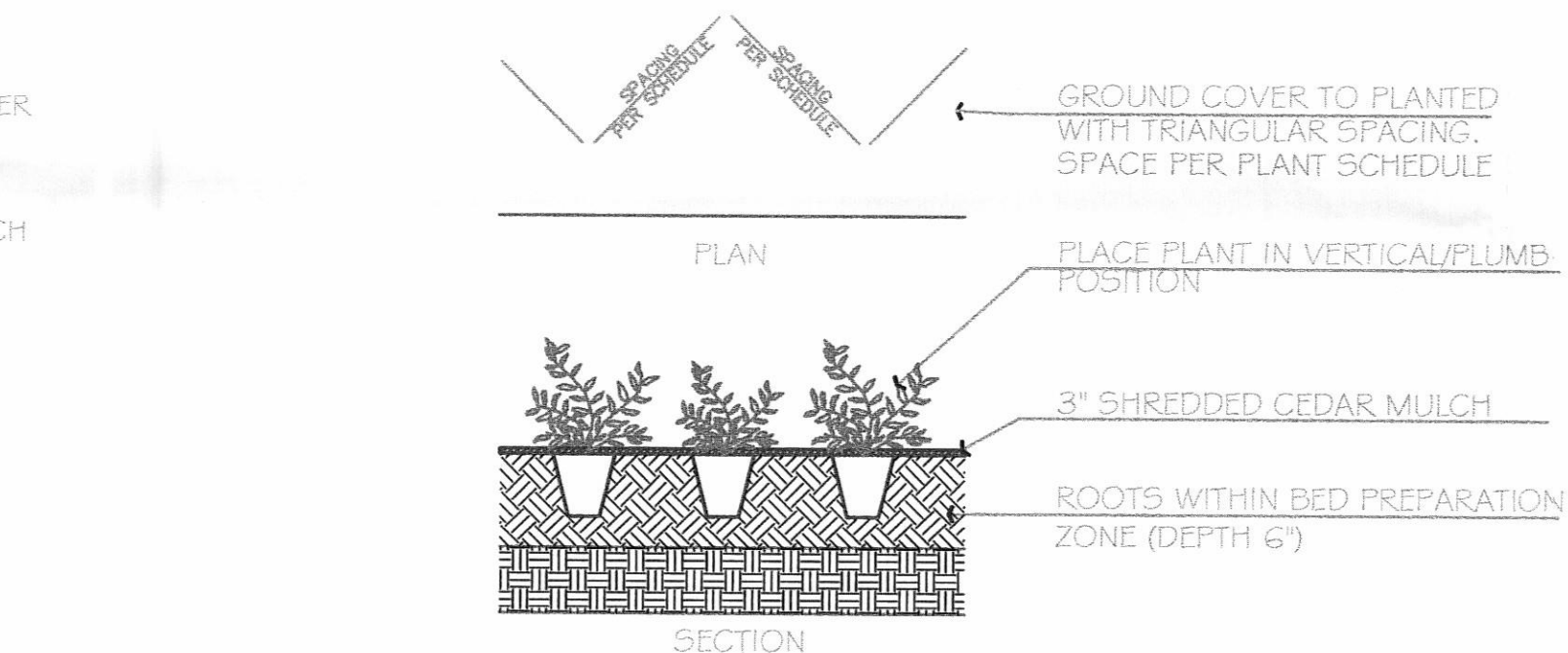
4 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



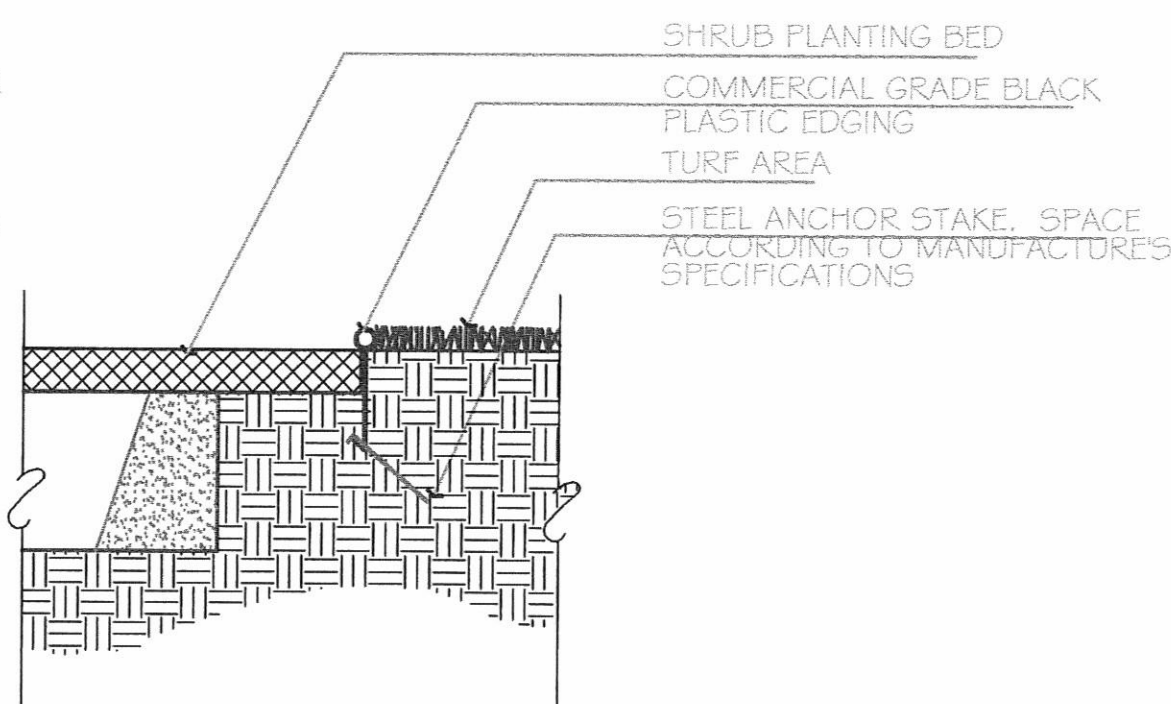
2 SHRUB PLANTING DETAIL
AT SIDEWALK/BED AREAS
NOT TO SCALE



3 SHRUB PLANTING DETAIL
AT EDGING/BED AREAS
NOT TO SCALE



1 GROUND COVER PLANTING
NOT TO SCALE



2 EDGING DETAIL
NOT TO SCALE

GENERAL LANDSCAPE SPECIFICATIONS

1. Landscape contractor shall provide all labor, materials and service necessary to furnish and install plantings as specified herein and as shown on these plans.
2. No material substitutions shall be made without Owner/Architect's approval. Alternate materials of similar size and character may be considered if specified plant materials cannot be obtained. Owner/Architect reserves the right to adjust plant list as deemed necessary.
3. Total quantities of materials shown on drawings shall take precedence over quantities shown on the plant schedule. Landscape contractor shall be responsible for verifying all quantities on the planting plans.
4. When clay soil is encountered in the establishment of the lawn or the installation of the plant material, it shall be improved in accordance with standard trade practice (i.e. addition of lime gypsum, etc.).
5. Re-establish turf in all the areas disturbed by grading or utility trenching in the R.O.W..
6. After planting is completed, repair injuries to all plants as required. Limit 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 plant. Make cuts flush, leaving no stubs. Cut of one inch (1") or more to be planted with tree paint. Central leaders shall not be removed.
7. Use triangular spacing in all ground cover and annual beds unless stated otherwise on plans.
8. Plant ground cover within one foot (1') of trunk of trees or shrubs planted within area. Planting arrangement shall be triangular, with proper on-center spacing between plants.
9. Heavy duty black plastic edging shall be used to separate all turf areas from planting beds. Place edging flush with grade (see planting details).
10. Use shredded cedar mulch in all planting beds. Landscape contractor shall supply Owner/Architect with a sample of mulch for approval prior to starting construction.
11. Place mulch in beds and tree saucers per planting details.
12. Planting beds receiving mulch are to be free of weeds and grass. Treat beds with a pre-emergent herbicide prior to planting and mulch placement. Apply in accordance with standard trade practice. Do not apply herbicide in annual/perennial beds.
13. Seasonal annual/perennial beds are to be planted with local materials that will offer the longest lasting, boldest color display beginning at the time of installation.
14. Landscape contractor to remove tree stakes, tree wrap, and remove all dead wood on trees and shrubs one year after provisional acceptance.
15. Report any discrepancies in the planting plan to the architect prior to starting construction.
16. Prior to any excavation for landscaping purposed, the location of underground utilities shall be determined by calling the local utility companies. Landscape contractor shall be responsible for any damage done to existing utilities.
17. The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
18. Topsoil hauled onto the site shall be fertile, friable, natural loam topsoil, of unifor quality characteristic representing local soils which produce heavy groth of crops, grass or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
19. Landscape contractor to install weed barrier fabric under egg rock areas.
20. All grass areas called out on the plans are to be seeded/sodded with local industry standard type variety. Submit seed type to Architect prior to installation. Starter fertilizer is also to be applied using local industry standards.

IRRIGATION NOTES:

CONTRACTOR WILL VARIFY STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY AND DESIGN ENTIRE IRRIGATION SYSTEM ACCORDINGLY. EACH ZONE OF THE SYSTEM IS TO BE DESIGNED WITH A MAXIMUM OF 35 GALLONS PER MINUTE.

ALL IRRIGATION EQUIPMENT SHALL BE SCREENED FROM VIEW OF PUBLIC AREAS

POP-UP ROTORS AND POP-UP SPRAY HEADS SHALL BE USED TO IRRIGATE ALL TURF AREAS. IRRIGATION HEADS SHALL HAVE A MINIMUM 4" RISER.

ALL PLANTING BEDS SHALL BE IRRIGATED BY A DRIP IRRIGATION SYSTEM.

A RAIN SENSOR SHALL BE LOCATED ON TOP OF BUILDING NEAR CONTROLLER. RAIN SENSOR SHALL BE WIRED TO INTERRUPT VALVE COMMON WIRE BUT LEAVE CLOCK ACTIVATED.

ALL ANNUAL BEDS ARE TO BE IRRIGATED BY POP-UP SPRAY HEADS - 6" MINIMUM RISER.

BACKFLOW PREVENTION DEVICE SHALL BE A REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY. INSTALLED AS PER CITY, COUNTY AND STATE REGULATIONS.

IRRIGATION MAINLINE - CLASS 200 PVC - 1 1/2" BURIAL DEPTH MINIMUM

IRRIGATION LATERAL LINE - CLASS 160 PVC - 1/2" BURIAL DEPTH MINIMUM

IRRIGATION DRIP LINE - POLYETHYLENE PIPE - 3" BURIAL DEPTH MINIMUM

ELECTRICAL CONDUIT - 1 1/2"/SCHEDULE 40 PVC PIPE

IRRIGATION SLEEVES - SCHEDULE 40 PVC - 1 1/2" BURIAL DEPTH MINIMUM

THE FOLLOWING GUIDELINES SHALL BE USED FOR DRIP EMITTER INSTALLATION:
ONE GALLON PER HOUR DRIP EMITTER ARE TO BE DISTRIBUTED AS FOLLOWS:

- 1 DRIP EMITTER PER 2"-4" GROUND COVER
- 2 DRIP EMITTERS PER 1'-5 GALLON SHRUB OR GROUND COVER
- 4 DRIP EMITTERS PER TREE

WATER FOR IRRIGATION TO COME FROM NEW WELL (verify water quality).

PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE ARCHITECT, AN IRRIGATION LAYOUT PLAN, IRRIGATION EQUIPMENT DETAILS, AND A BOOKLET CONTAINING CATALOG CUTS, PERFORMANCE CHARTS AND TECHNICAL INFORMATION IN SUFFICIENT DETAIL TO DETERMINE SYSTEM SUITABILITY FOR THIS PROJECT.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A MOISTURE-SENSING DEVICE OR AUTOMATIC RAIN SHUT-OFF DEVICE AS A FREEZE DETECTOR.

ADJUST ALL IRRIGATION EQUIPMENT SO THAT SIDEWALKS, PAVING, FENCES, BLDG. FACADES REMAIN DRY OF DIRECT SPRAY OF EXCESS WATER RUN-OFF AND SPRAY.

SYSTEM IS TO CONSIST OF SEPERATE DRIP EMITTER ZONES, SPRAY HEAD ZONES, AND TURF ROTOR ZONES. EACH WITH SEPERATE VALVES AND STATIONS ON THE CONTROLLER

CONTROLLER(S) ARE TO BE A SOLID STATE TYPE WITH LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMMING, DRIP STATIONS AND BE CAPABLE OF MULTIPLE VALVES PER STATION.

MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE ENDS AND LOW POINTS OF THE IRRIGATION MAINLINE. PLACE MANUAL VALVES IN LATCHABLE VALVE BOXES FOR EASY ACCESS. PLACE ON CUBIC FOOT OF GRAVEL BELOW VALVE.

DP-Z56 PARCEL 3A
LANDSCAPE PLAN

06/22/07
SHEET 2 of 2
M4PS R001 1 of 2



SPANGENBERG PHILLIPS
ARCHITECTURE

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www.spangenbergphillips.com

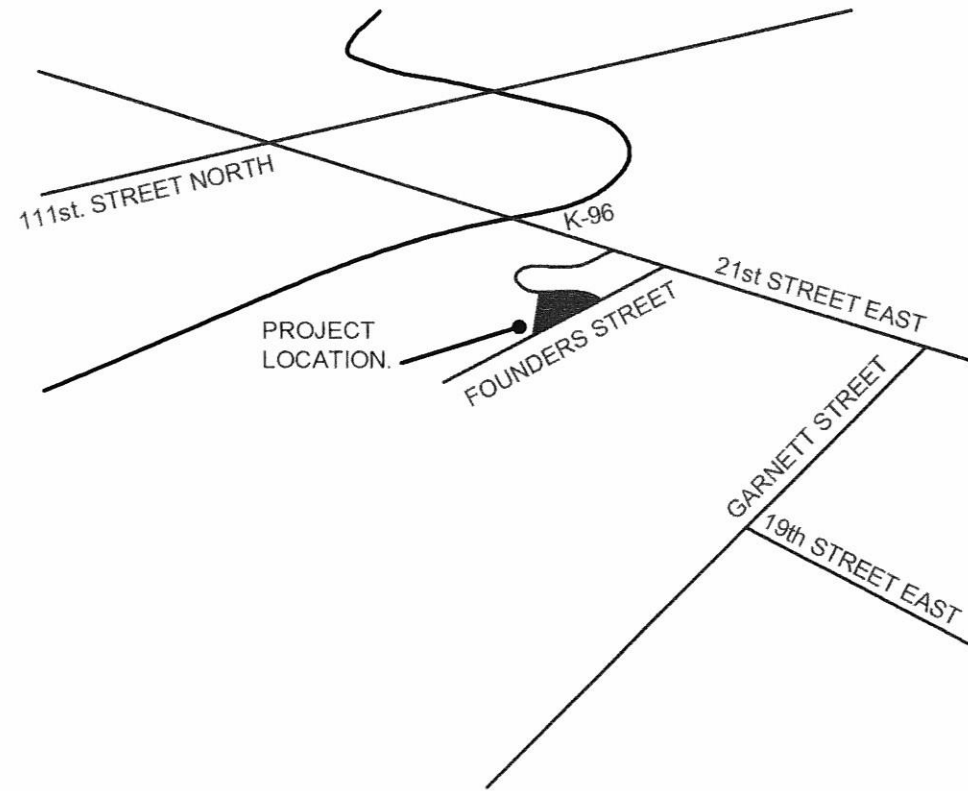
DENTAL OFFICE FOR
DR. JON WOODRUFF @ THE COLLECTIVE

WICHITA, KANSAS

CITY CODE
23 APRIL 07

LANDSCAPE DETAILS
& SPECIFICATIONS

SL2



VICINITY MAP
NOT TO SCALE

PLANT LEGEND

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
	2	Autumn Blaze Maple	ACER FREMANII 'Autumn Blaze'	3.0 - 3.5"	Balled-in-Burlap
	2	Lace Bark Elm	ULMUS PARVIFOLIA	3.0 - 3.5"	Balled-in-Burlap
	1	Chinese Pistache	PISTACHIA CHINENSIS	2.0 - 2.5"	Balled-in-Burlap
SHRUBS					
	16	Manhattan Euonymus	EUONYMUS KLAUSCHOVICUS	5 Gal.	Container
	11	Gold Coast Juniper	JUNIPERUS CHINENSIS 'Gold Coast'	5 Gal.	Container
	12	Maiden Grass	MISCANTHUS SINENSIS	3 Gal.	Container
	18	Anthony Waterer Spirea	SPIRAEA X BUMALDA	3 Gal.	Container
	17	Knock Out Rose	KNOCK OUT ROSE	3 Gal.	Container

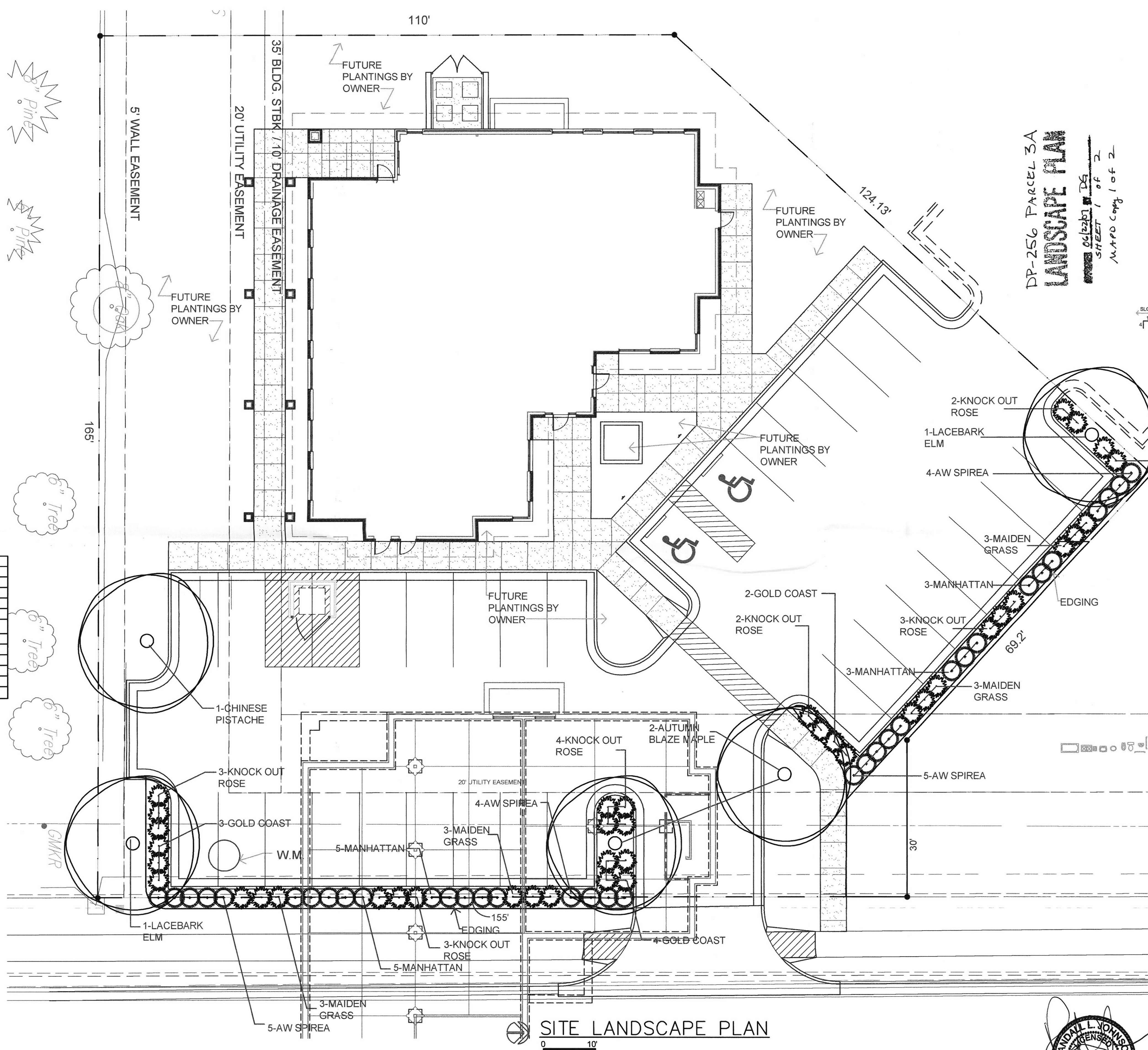
LEGAL DESCRIPTION

Parcel 1:

Part of Lot 3, Block 1, The Collective, an Addition to Wichita, Sedgwick County, Kansas described as: Beginning at the southeast corner of said Lot 3; thence bearing N89°51'48"W along the south line of said Lot 3, a distance of 165.00 feet; thence N00°04'10"W, a distance of 110.00 feet; thence bearing N42°34'52"E, a distance of 124.13 feet; thence bearing S47°25'08"E, a distance of 69.20 feet; thence bearing N89°55'50"E, a distance of 30.00 feet; thence bearing S00°04'10"E, along the east line of said Lot 3, a distance of 155.00 feet to the point of beginning.

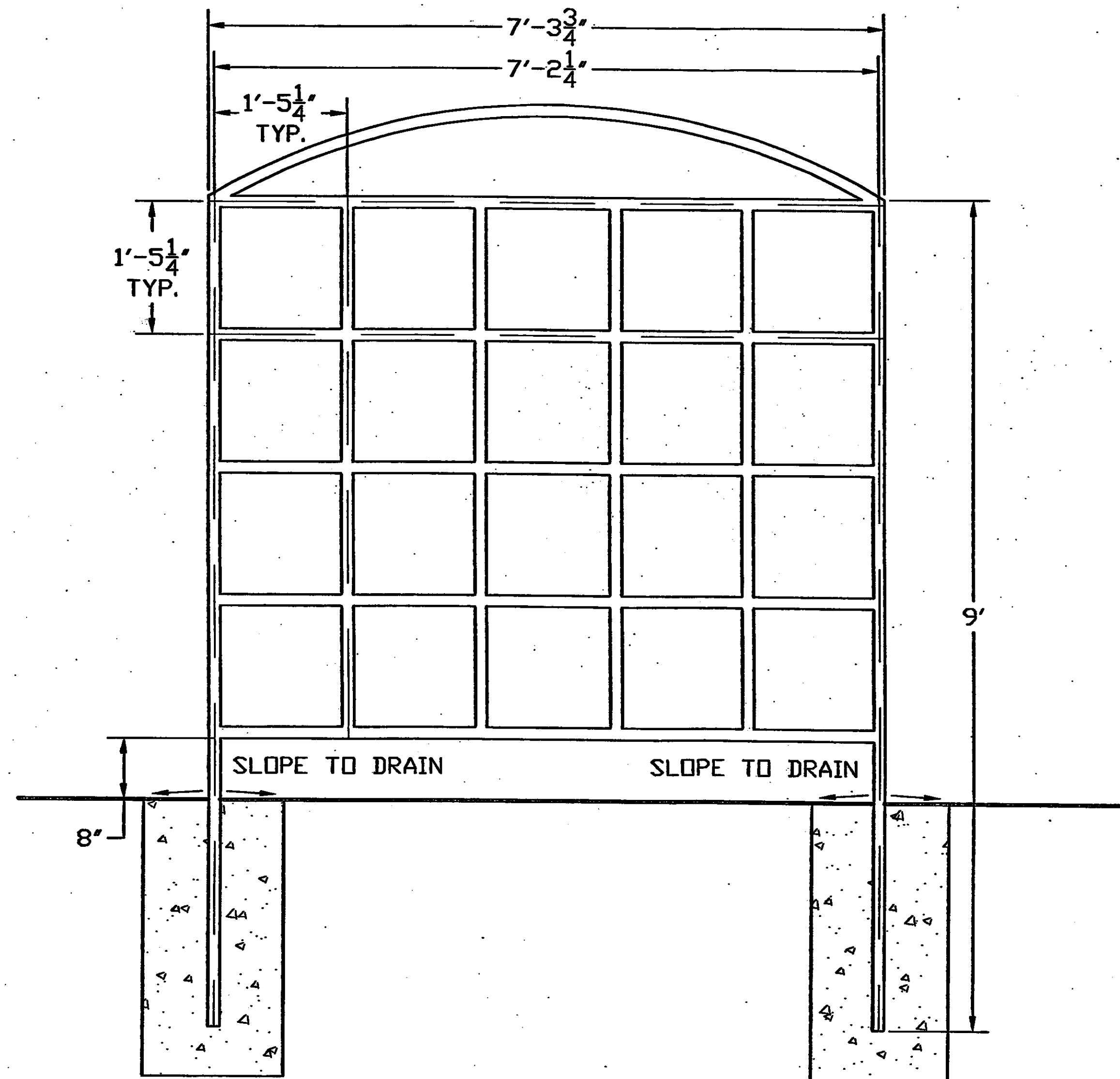
LANDSCAPE ORDINANCE CALCS:

LANDSCAPE YARD REQUIRED:	8' X 155' = 1240 SF
LANDSCAPE YARD SHOWN:	2,101 SF
LANDSCAPE YARD TREES REQUIRED:	3 SHADE TREES
LANDSCAPE YARD TREES SHOWN:	3 SHADE TREES
PARKING LOT SCREENING:	AS SHOWN
PARKING LOT TREES REQUIRED:	31 STALLS = 2 SHADE TREES
PARKING LOT TREES SHOWN:	2 SHADE TREES
PARKING LOT TREES SHOWN:	5 SHADE TREES

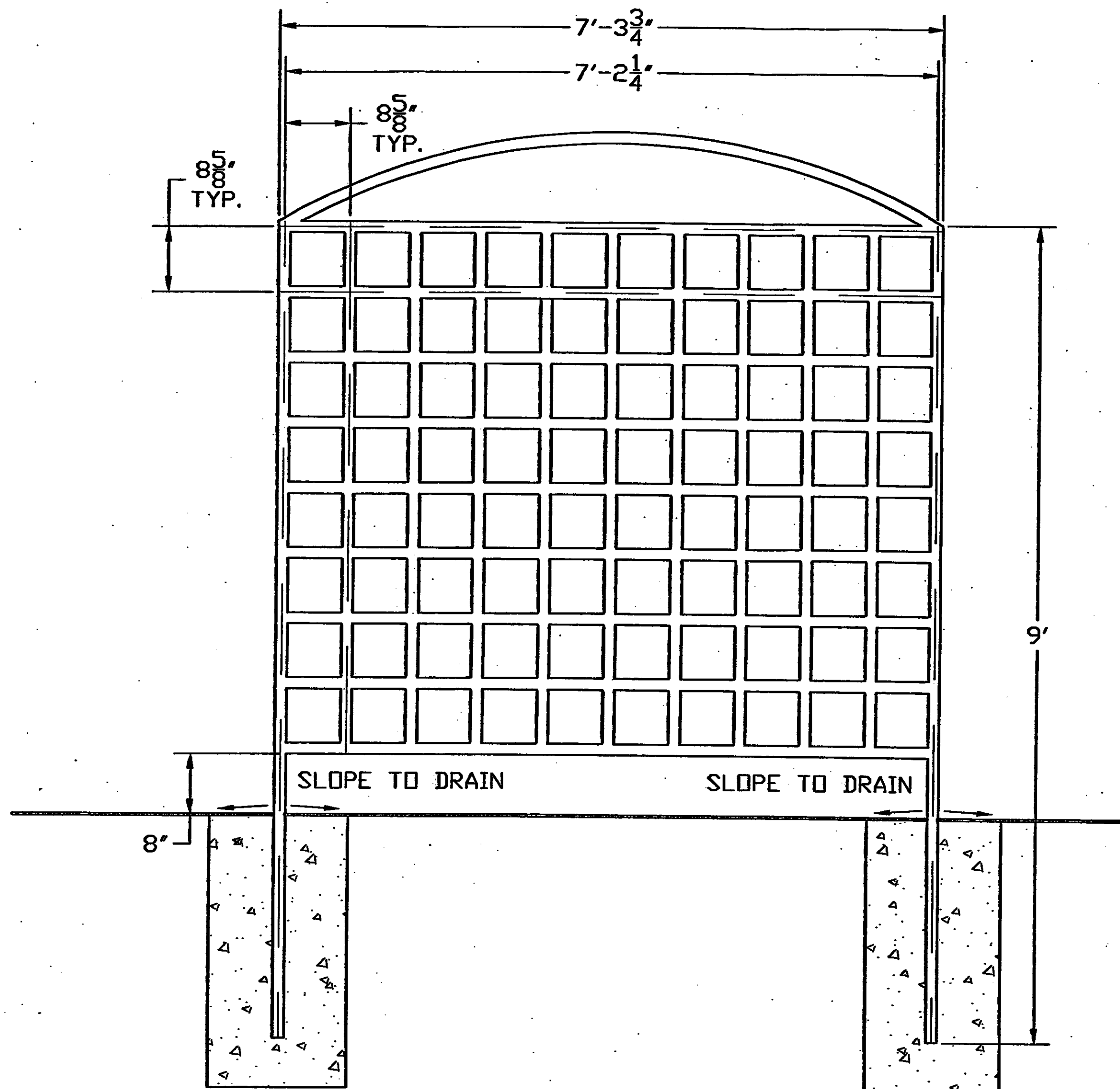


DP-256 PARCEL 3A
LANDSCAPE PLAN

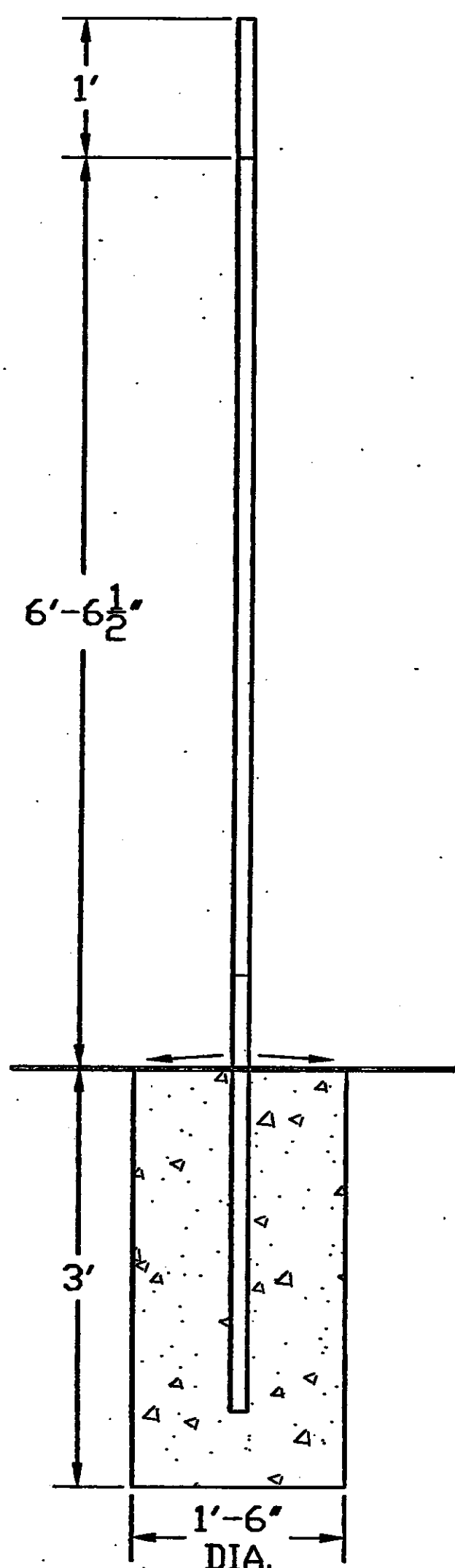
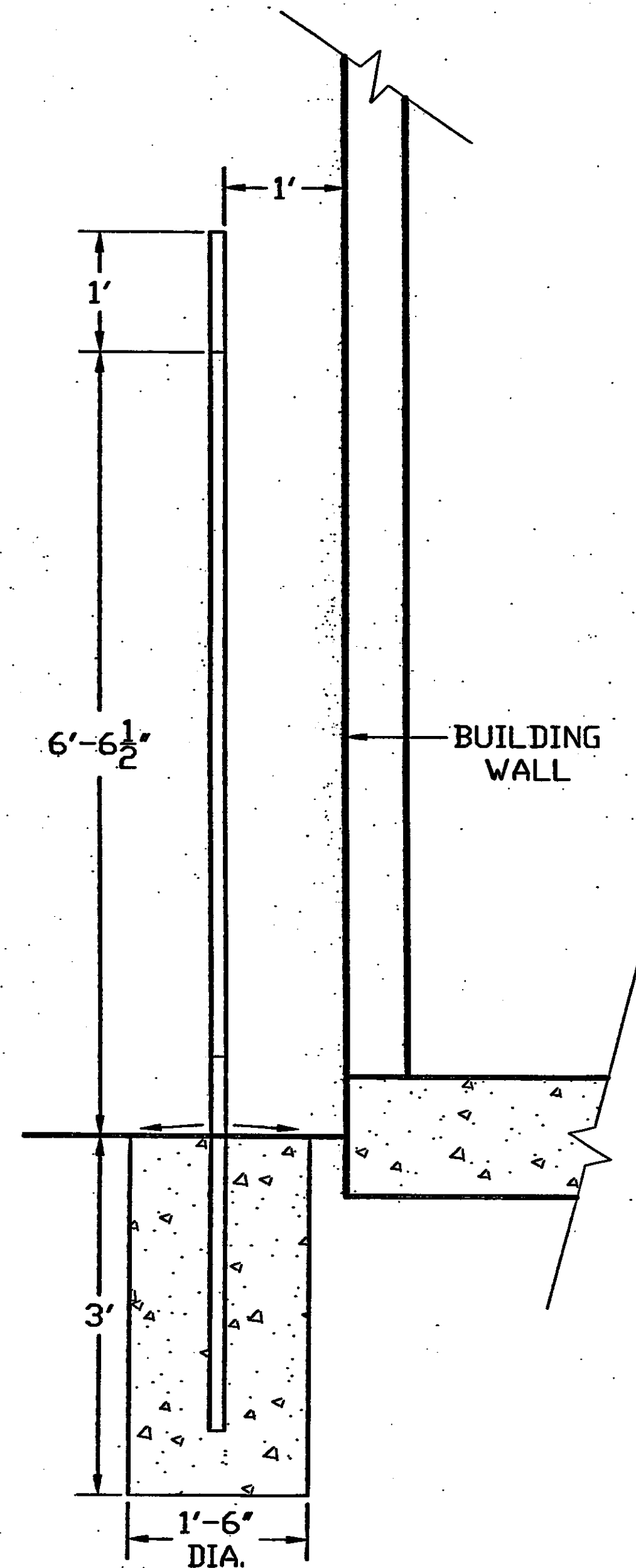
06/22/2017 D6
SHEET 1 of 2
NATD Copy 1 of 2



TRELLIS #1
SCALE 1"=1'-0"



TRELLIS #2
SCALE 1"=1'-0"



MASTER PLANT LIST CONTINUED FROM SHEET L1.1

MLG	1	'MORNING LIGHT' PLUME GRASS	Miscanthus sinensis 'Morning Light'	5 gal	Container
MNS	128	'MAY NIGHT' SUPERBA SALVIA	Salvia x superba 'May Night'	1 gal	Container
NMC	4	'NELLY MOSER' CLEMATIS	Clematis 'Nelly Moser'	1 gal	Container
PCA	13	'POWIS CASTLE' ARTEMISIA	Artemisia x 'Powis Castle'	5 gal	Container
PE	54	'PAUL' EUONYMUS	Euonymus kiautschovicus 'Paul'	3 gal	Container
PMS	50	'PINK MIST' SCABIOSA	Scabiosa columbaria 'Pink Mist'	1 gal	Container
RCR	11	RED CARPET ROSE	Rosa 'Flower Carpet Red'	2 gal	Container
RGB	7	'ROSY GLOW' BARBERRY	Berberis thunbergii atropurpurea 'Rose Glow'	3 gal	Container
SCC	4	'SUGAR CANDY' CLEMATIS	Clematis 'Sugar Candy'	1 gal	Container
SDO	49	'STELLA DE ORO' DAYLILY	Hemerocallis 'Stella de Oro'	1 gal	Container
VJSG	3	VARIEGATED JAPANESE SILVER GRASS	Miscanthus sinensis 'Variegatus'	5 gal	Container
VRDC	9	'VELMA'S ROYAL DELIGHT' CRAPEMYRTLE	Lagerstroemia indica 'Velma's Royal Delight'	2 gal	Container
VVB	6	'VARDER VALLEY' BOXWOOD	Buxus sempervirens 'Varder Valley'	3 gal	Container
WGB	11	'WINTER GEM' BOXWOOD	Buxus microphylla var. 'koreana' 'Winter Gem'	3 gal	Container
ZGC	58	'ZAGREB' COREOPSIS	Coreopsis verticillata 'Zagreb'	1 gal	Container
ANN	300	ANNUALS (To Be Determined - based on season & from varieties sold within county)		4" Pots	Container
BOULDERS Natural Limestone, size as scaled on Plan, heights ranging 6"-27" commensurate with size on Plan, as approved by Landscape Arch.					

TRELLIS FABRICATION NOTES:

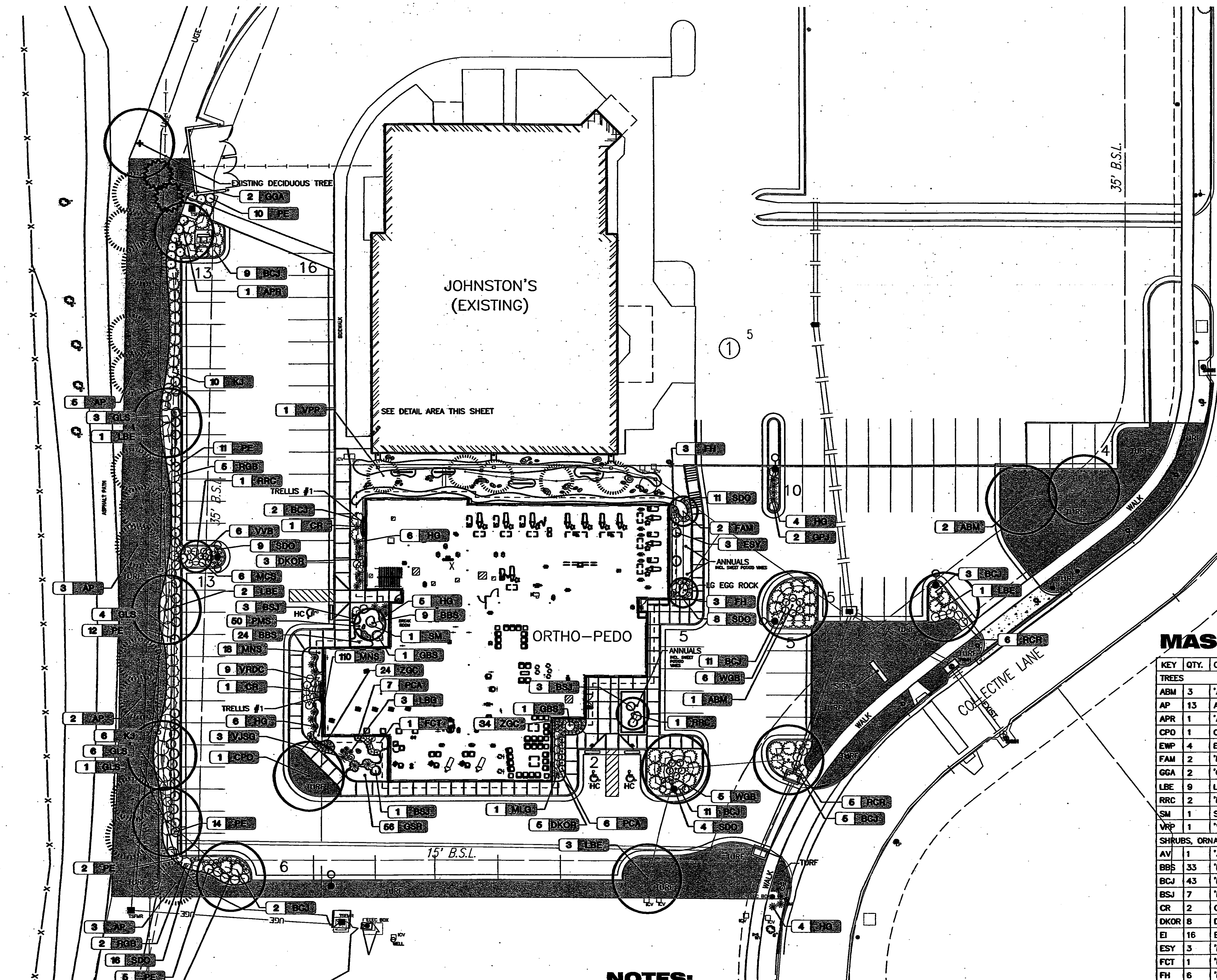
- 1) IN GENERAL, TRELLISES SHALL BE FABRICATED TO MATCH THOSE AT THE JOHNSTON'S CLOTHIERS STORE IMMEDIATELY NORTH OF THIS SITE.
- 2) TRELLISES SHALL BE FABRICATED FROM 1 1/2" STEEL TUBING, WELDED CONTINUOUSLY AT ALL JOINTS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR EACH TYPE OF TRELLIS FOR APPROVAL PRIOR TO FABRICATION.
- 3) ALL WELDS SHALL BE GROUND SMOOTH.
- 4) FOLLOWING ALL WELDING AND GRINDING, TRELLISES SHALL BE HOT DIP GALVANIZED, THEN PRIMED AND PAINTED WITH A FLAT BLACK RUST INHIBITIVE COATING (PAINT).
- 5) PROTECT FINISH FROM SCRATCHES DURING FIELD INSTALLATION; FIELD TOUCH UP FINISH AS NECESSARY FOLLOWING INSTALLATION.

IRRIGATION SPECIFICATION - CONTINUED FROM SHEET IR.1.1

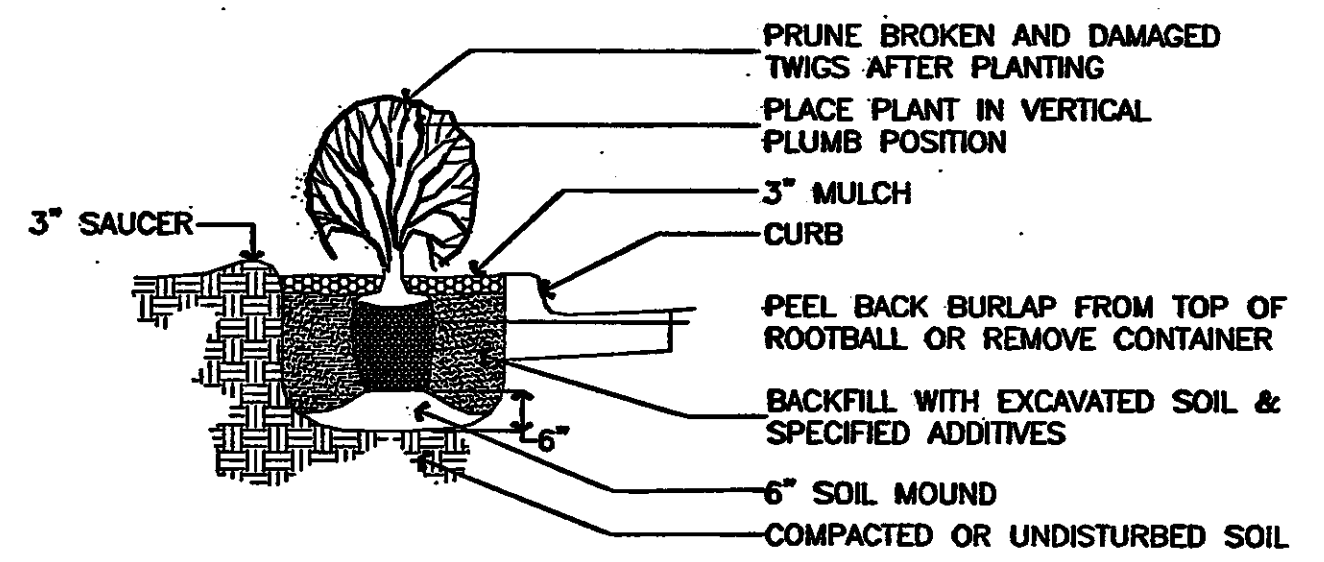
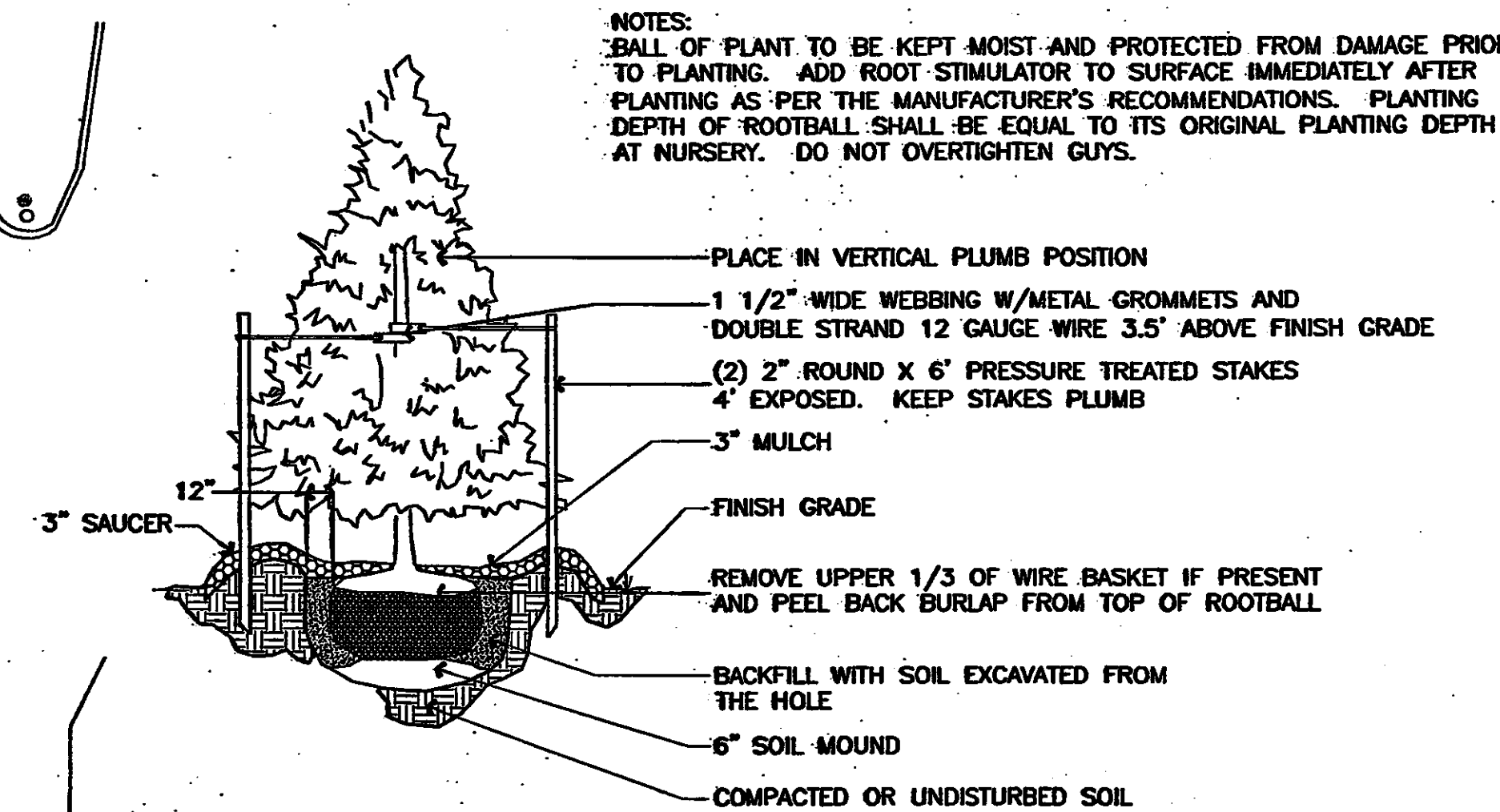
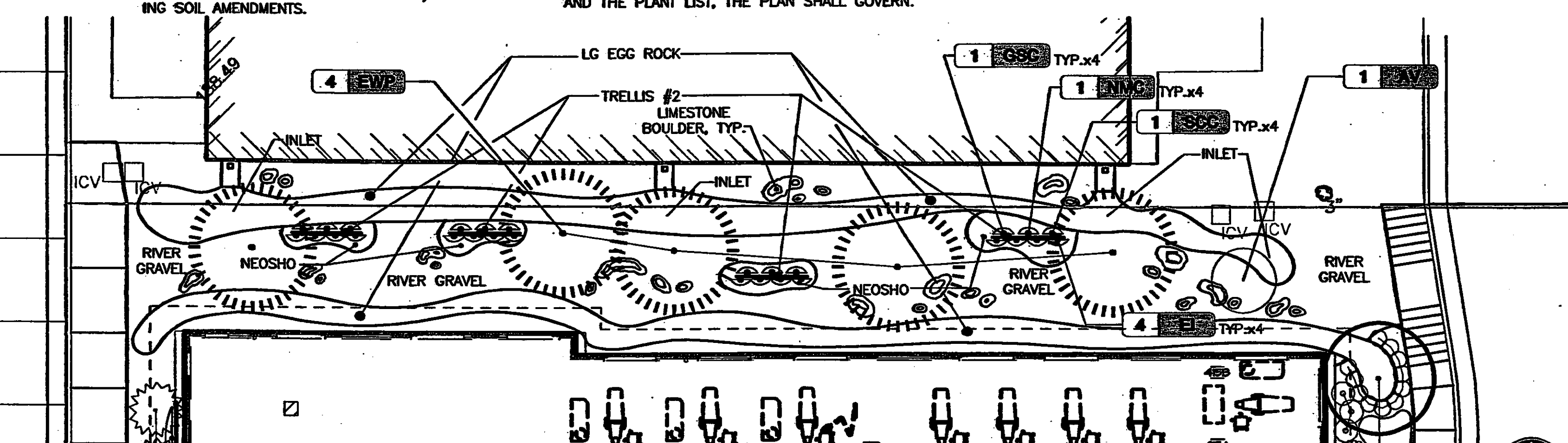
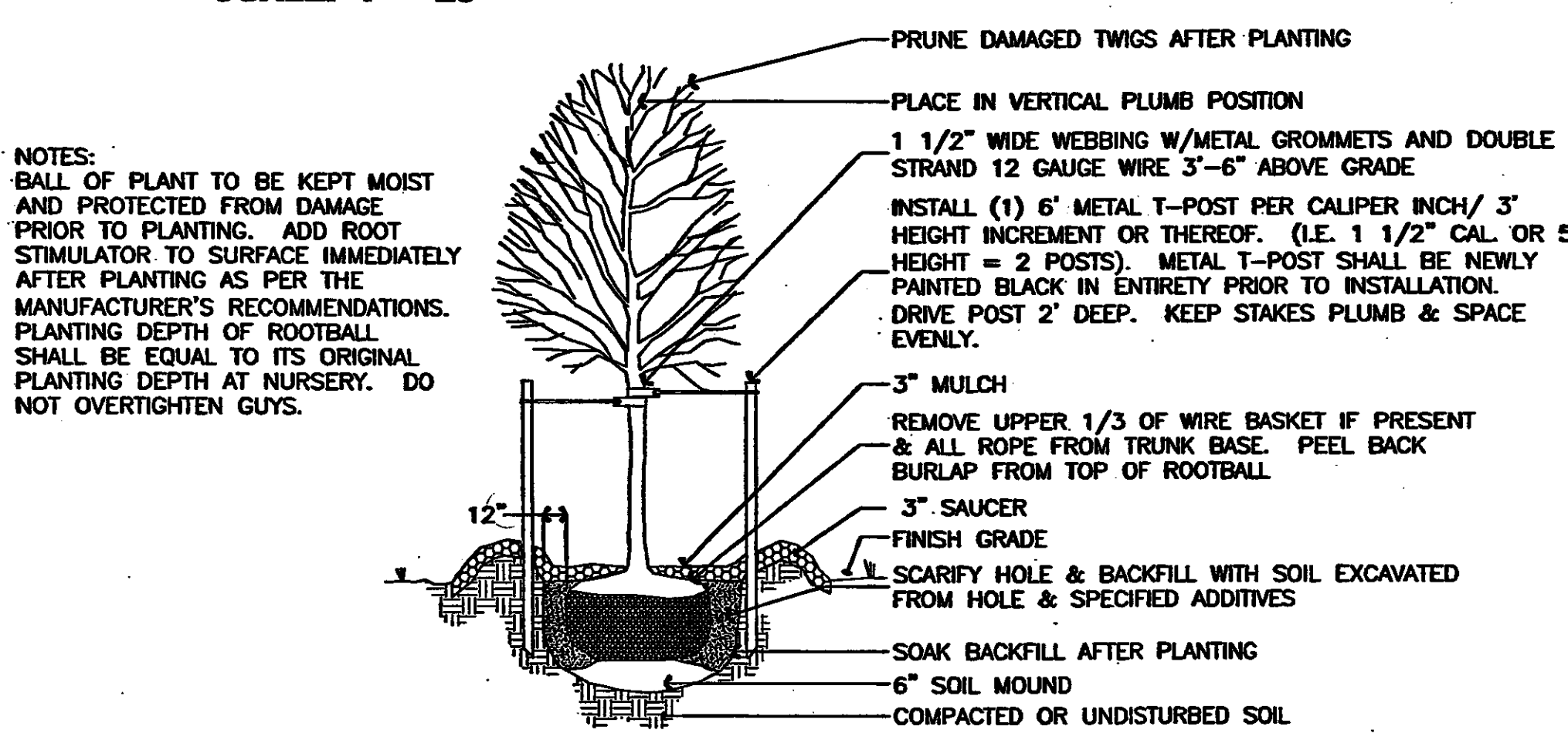
- D. Drainage backfill shall be cleanest gravel or crushed stone, graded from three-inch (3") minimum to 1/2" minimum.
- 4.10. WORKING
 - A. All 110-volt wiring to the controllers shall be enclosed in PVC electrical conduit. The unit is to be grounded in compliance with the manufacturer's recommendations and the local electrical code.
 - B. All visible low voltage wire shall be enclosed in PVC electrical conduit.
 - C. Install electric control cable in the piping trenches whenever possible. Place wire in trench adjacent to pipe. Install wire with slack to allow for thermal expansion and contraction. Expansion joints in wire may be provided at 100 foot intervals by making 5 or 6 turns of the wire around a piece of 3/4" pipe instead of slack. Where necessary to run wire in a separate trench, provide a minimum cover of ten-inches (10").
 - D. Provide sufficient slack at all connections at remote control valves in control boxes and at all wire splices to allow raising the valve bonnet or splice to the surface without disconnecting the wires when repair is required.
 - E. Connect each remote control valve to one station of a controller except as otherwise indicated. Connect remote control valves to a common ground wire system independent of all other controllers. Make wire connections to remote control electric valves and splices of wire in the field, using wire connectors and sealing cement in accordance with manufacturer's recommendations.
 - F. At the Contractor's discretion, a coded two-wire system may be installed in lieu of traditional 'multi-wire plus ground' wire system.
- 4.11. BACKFLOW PREVENTOR
 - A. Not Applicable.
- 4.12. SLEEVES
 - A. The irrigation pipe and wiring shall be protected at all sidewalks, roadway and waterways crossings with a sleeve measuring 6" diameter, or two sizes larger than the irrigation pipe, whichever is larger. Sleeve material at roadways and waterways shall have eighteen-inches (18") of cover and walkways two-to-inches (2"), respectively.
- 4.13. FLUSHING AND TESTING
 - A. Upon completion of each section or of the entire irrigation system, and prior to assembly of nozzles and pop-up components, the control valves shall be opened and a full head of water used to flush out the system.
 - B. Test pressure on all lines before joint areas are backfilled. Backfill a portion of the trench area to maintain pipe stability during test period. All mainline piping shall be tested at a hydraulic pressure of 100-psi. Upon visual inspection of each joint, each segment of pipe, and the soil at the bottom of the trench, any leak detected shall be repaired. The line shall be re-tested until the necessary repairs made to put the system in good working order. After testing, the system shall be flushed with a minimum of 150% of the operation flow passing through each pipe, beginning with the larger mains and continuing through the smaller mains in sequence.
 - C. Adjust sprinklers after installation for proper and adequate distribution of the water over the coverage pattern. Adjust for the proper arc of coverage.
 - D. Tighten nozzles on spray type sprinklers after installation. Adjust sprinkler-adjusting screw on lateral line or circuit as required for proper radius. Interchange nozzle patterns to give best arc of coverage.
 - E. Adjust all electric remote control valve pressure regulations and flow control stems for system balance and optimum performance.
 - F. Test and demonstrate the controller by operating appropriate day, hour and station selection features as required to automatically start and shut down irrigation cycles to accommodate plant requirements and weather conditions.
- 4.14. DRAINAGE
 - A. Drain pits shall consist of two (2) cubic foot pits, filled to capacity with crushed stone. Drain locations shall be determined on job site by the contractor. Provide manual drains or automatic drains at all low points in the branch piping and in the main at intervals not to exceed 300 feet of pipe and at ends of drip irrigation line runs. Install drain at the end of a four-inch (4") PVC pipe and valve cover. Furnish with valve handle extension.
- 4.15. CLEANUP AND PROTECTION
 - A. Perform cleaning during installation of the work and upon completion of the work. Remove from site all excess materials, soils, debris and equipment. Repair damage resulting from irrigation system installation.
 - B. Protect irrigation system and materials from damage due to performance of work, operations by other contractors, trades and trespassers. Maintain protection during installation and testing periods.
 - C. The entire area shall be left clean and neat.
 - D. The Contractor shall be responsible for all damage caused by his operations to trees, shrubs, curbs, paving structures, utilities, etc., on the site or adjacent to the site of the work and shall repair, replace or otherwise make good any damage caused by him.
 - E. The Contractor is to coordinate this work with other trades.
 - F. The Contractor shall check the system two weeks after acceptance and four weeks after acceptance. The Contractor shall drain the system in the fall following installation, turn it on and completely check the entire system for proper function in the spring following installation.

END OF IRRIGATION SPECIFICATION

DR-256 PARCEL 5 / PICTON - PARCEL 5A
NOTED 11-22-07 BY DB
SHEET 2 of 2
MAPD copy 1 of 2



LANDSCAPE PLAN
SCALE: 1" = 20'

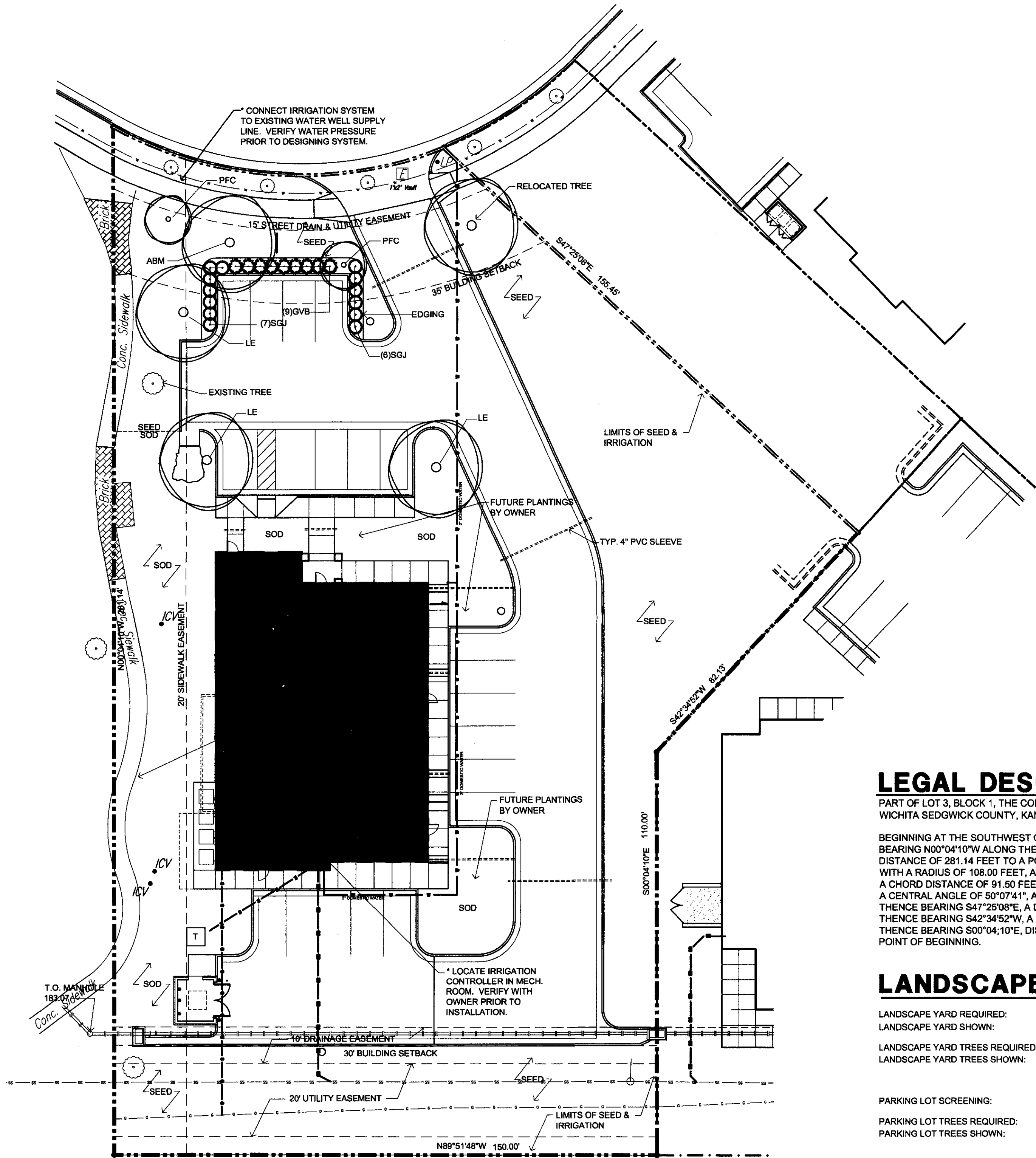


MASTER PLANT LIST SEE ALSO SHEET L1.2 FOR CONTINUATION

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION/REMARKS
TREES					
ABM	3	'AUTUMN BLAZE' MAPLE	Acer x freemanii 'Autumn Blaze'	2" cal.	Balled and Burlapped
AP	13	AUSTRIAN PINE	Pinus nigra	6" ht.	Balled and Burlapped
APR	1	'ARISTOCRAT' PEAR	Pyrus callieriana 'Aristocrat'	2" cal.	Balled and Burlapped
CPO	1	CHINESE PISTACHE	Pistacia chinensis	2" cal.	Balled and Burlapped
EWP	4	EASTERN WHITE PINE	Pinus strobus	6" ht.	Balled and Burlapped
FAM	2	'FLAME' AMUR MAPLE	Acer ginnala 'Flame' (narrow "V" clump form)	8-10' Ht.	Balled and Burlapped
GGA	2	'GREEN GIANT' ARBORVITAE	Thuja 'Green Giant'	5' Ht.	Balled and Burlapped
LBE	9	LACEBARK ELM	Ulmus parvifolia 'Allee'	2" cal.	Balled and Burlapped
RRC	2	'ROYAL RAINDROPS' GRAB	Makus 'Royal Raindrops'	10 gal	Container
SM	1	SAUCER MAGNOLIA	Magnolia x soulangeana	6" ht.	Balled and Burlapped
VRP	1	'VANDERWOLF'S PYRAMID' PINE	Pinus flexilis 'Vanderwolf's Pyramid'	6-7' ht.	Balled and Burlapped
SHRUBS, ORNAMENTAL GRASSES, VINES, PERENNIALS AND ANNUALS					
AV	1	'ALLEGHANY' VIBURNUM	Viburnum x rhytidophyloides 'Alleghany'	5 gal	Container
BB	33	'BUTTERFLY BLUE' SCABIOSA	Scabiosa columbaria 'Butterfly Blue'	1 gal	Container
BCJ	43	'BLUE CHIP' JUNIPER	Juniperus horizontalis 'Blue Chip'	3 gal	Container
BSJ	7	'BLUE STAR' JUNIPER	Juniperus squamata 'Blue Star'	3 gal	Container
CR	2	CLIMBING ROSE 'SPICE SO NICE'	Rosa 'Spice So Nice'	2 gal	Container
DKOR	8	DOUBLE KNOCK OUT ROSE	Rosa x 'Double Knock Out'	3 gal	Container
EI	16	ENGLISH IVY	Hedera helix	1 gal	Container
ESY	3	'EMERALD SPREADER' YEW	Taxus cuspidata 'Monlooe'	5 gal	Container
FCT	1	'FASCINATION' CHASTE TREE	Vitex trifolia f. purpurea 'Fascination'	5 gal	Container
FH	6	'FRANCEE' HOSTA LILY	Hosta 'Frances'	1 gal	Container
GBS	2	'GLOBOSA' BLUE SPRUCE	Picea pungens 'Glaucu Globosa'	5 gal	Container
GLS	14	'GRO-LOW' FRAGRANT SUMAC	Rhus aromatica 'Gro-low'	3 gal	Container
GPJ	2	'GREENMOUND' PROCUMBENS JUNIPER	Juniperus procumbens 'Greenmound'	3 gal	Container
GSC	4	'GENERAL SIKORSKI' CLEMATIS	Clematis 'General Sikorski'	1 gal	Container
GSR	56	'GOLDSTURN' RUDBECKIA (BL-EYED SUSAN)	Rudbeckia fulgida 'Goldsturn'	1 gal	Container
HG	25	'HAMELIN' DW. CHINESE FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln'	3 gal	Container
KJ	16	'KALLAY' PFITZER JUNIPER	Juniperus chinensis 'Kallay Compacta'	3 gal	Container
LBG	3	'LITTLE BUNNY' GRASS	Pennisetum alopecuroides 'Little Bunny'	1 gal	Container
MCS	6	'MAGIC CARPET' SPIREA	Spiraea japonica 'Magic Carpet'	2 gal	Container

LANDSCAPE ORDINANCE CALCULATIONS:

FRONTAGE OF SITE = 295', AVG. DEPTH OF LOT = 240'
 SQUARE FOOTAGE FACTOR = 10
 REQUIRED L.S. STREET YARD = 295 x 10 = 2,950 SF
 LANDSCAPED STREET YARD PROVIDED = 8,660 SF
 STREET YARD TREES REQUIRED = 2,950/500 = 5.9
 ROUNDS UP TO 6 SHADE TREES EQUIV.
 STREET YARD TREES PROVIDED = 20 SHADE TREE EQUIV.
 PARKING STALLS PROVIDED = 75 PLUS 4 @ JOHNSTON'S
 PARKING LOT TREES REQUIRED = 3.95 ROUNDS UP TO 4
 PARKING LOT TREES PROVIDED = 14; 2 ARE IN INTERIOR ISLANDS
 ALL PARKING STALLS ARE SCREENED FROM K-96 HIGHWAY BY SHRUB PLANTINGS.



 **LANDSCAPE PLAN**
1"=20'
0 20'

LEGAL DESCRIPTION

PART OF LOT 3, BLOCK 1, THE COLLECTIVE, AND ADDITION TO WICHITA SEDGWICK COUNTY, KANSAS DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE BEARING N00°04'10"W ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 281.14 FEET TO A POINT ON A CURVE TO THE LEFT WITH A RADIUS OF 108.00 FEET, A CHORD BEARING OF S86°20'25"E, A CHORD DISTANCE OF 91.50 FEET; ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°07'41", AND ARC DISTANCE OF 94.49 FEET; THENCE BEARING S47°25'08"E, A DISTANCE OF 155.45 FEET; THENCE BEARING S42°34'52"W, A DISTANCE OF 82.13 FEET; THENCE BEARING S00°04'10"E, DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

LANDSCAPE ORDINANCE CALCS:

LANDSCAPE YARD REQUIRED:
LANDSCAPE YARD SHOWN:

15' X 205' = 3075 SF
8686 SF

LANDSCAPE YARD TREES REQUIRED:
LANDSCAPE YARD TREES SHOWN:

7 SHADE TREES
4 NEW SHADE TREES
1 RELOCATED TREE
1 EXISTING TREE
2 ORNAMENTAL TREES
AS SHOWN

PARKING LOT SCREENING:

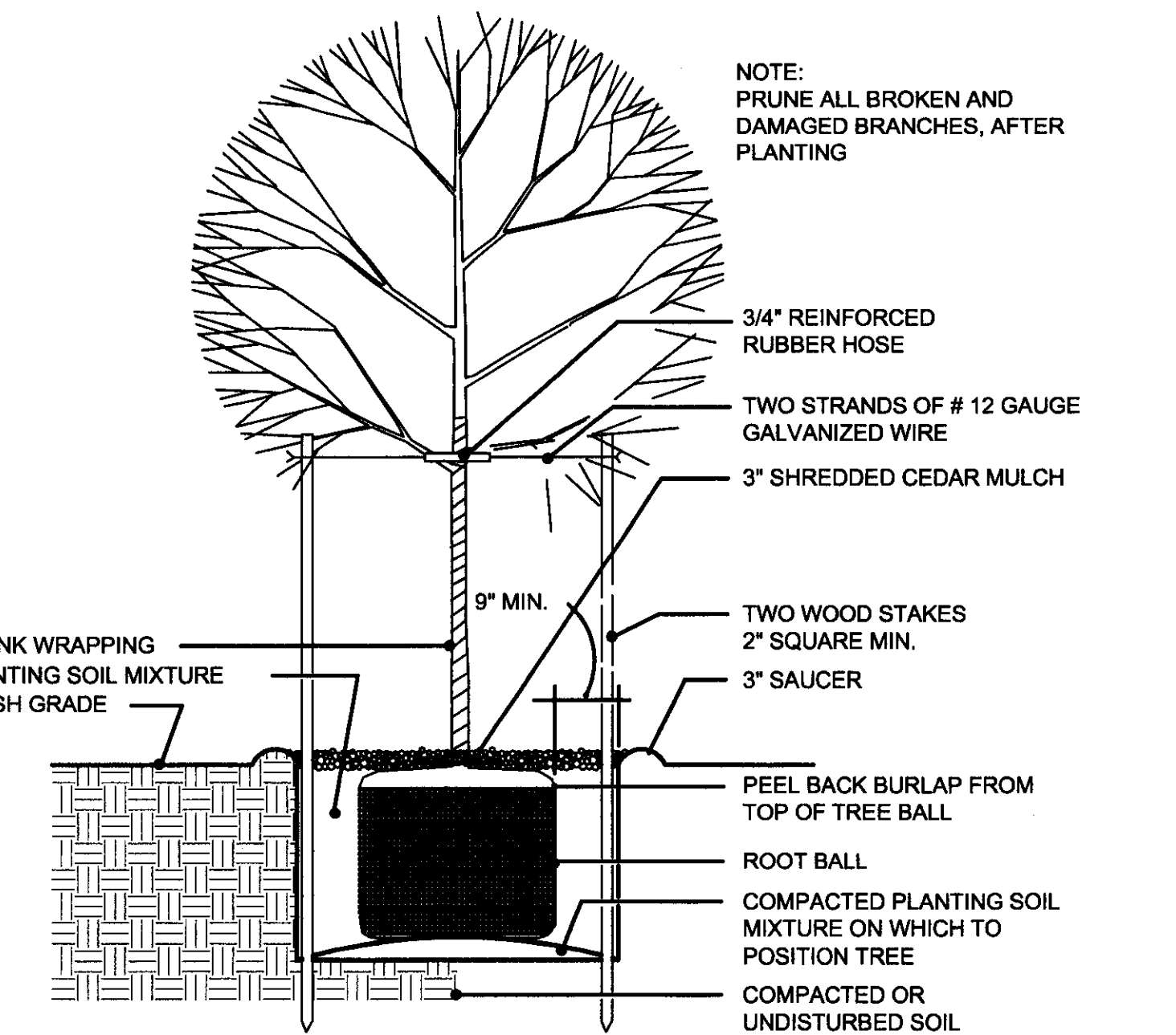
PARKING LOT TREES REQUIRED:
PARKING LOT TREES SHOWN:

9 STALLS = 1 SHADE TREES
1 SHADE TREES

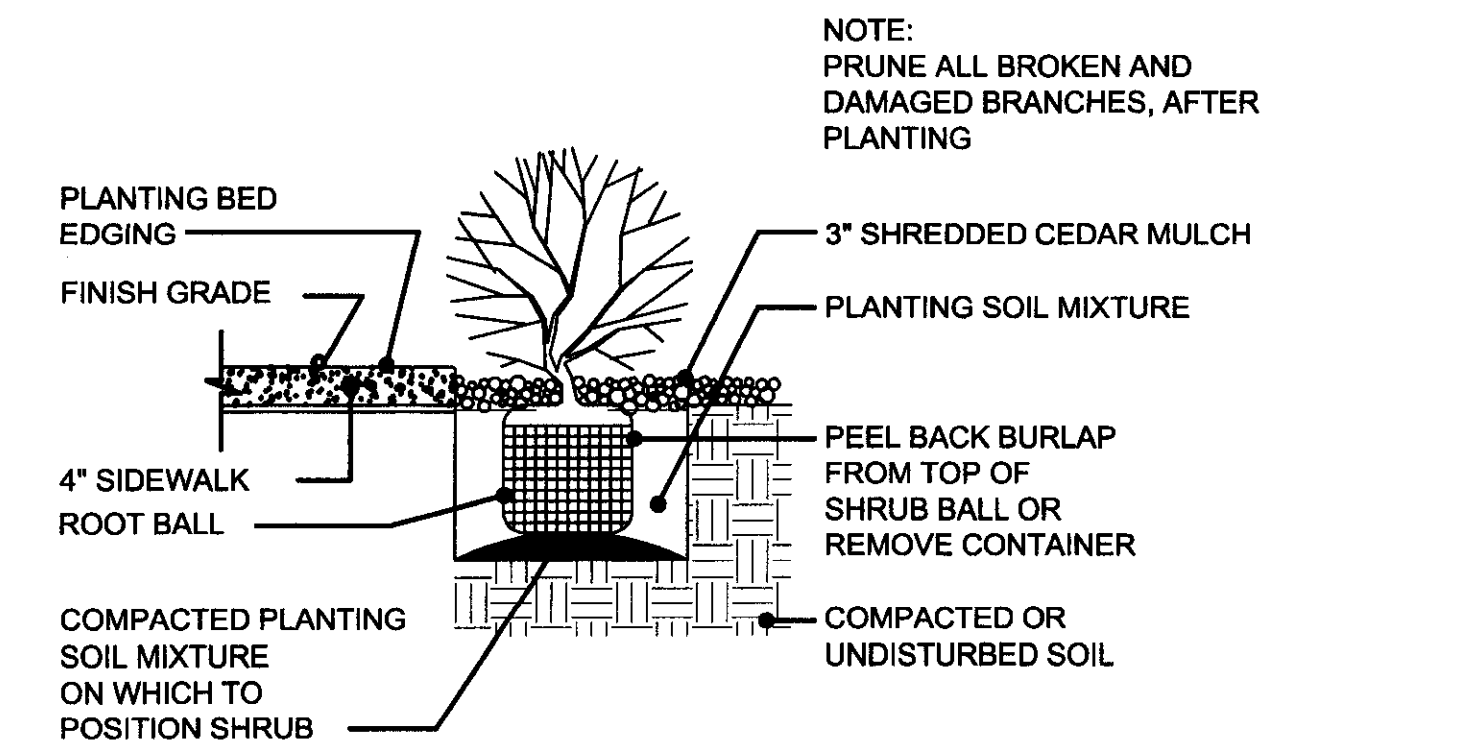
PLANT LEGEND

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
ABM	1	Autumn Blaze Maple	ACER FREMANII 'Autumn Blaze'	3.0 - 3.5"	Balled-in-Burlap
PFC	2	Prairiefire Crabapple	MALUS SPP.		Balled-in-Burlap
LE	3	Lace Bark Elm	ULMUS PARVIFOLIA	3.0 - 3.5"	Balled-in-Burlap
SHRUBS					
GVB	9	GREEN VELVET BOXWOOD	Buxus micraphylla cv.	5 Gal.	Container
SGJ	13	Sea Green Juniper	JUNIPERUS CHINENSIS 'Sea Green'	5 Gal.	Container

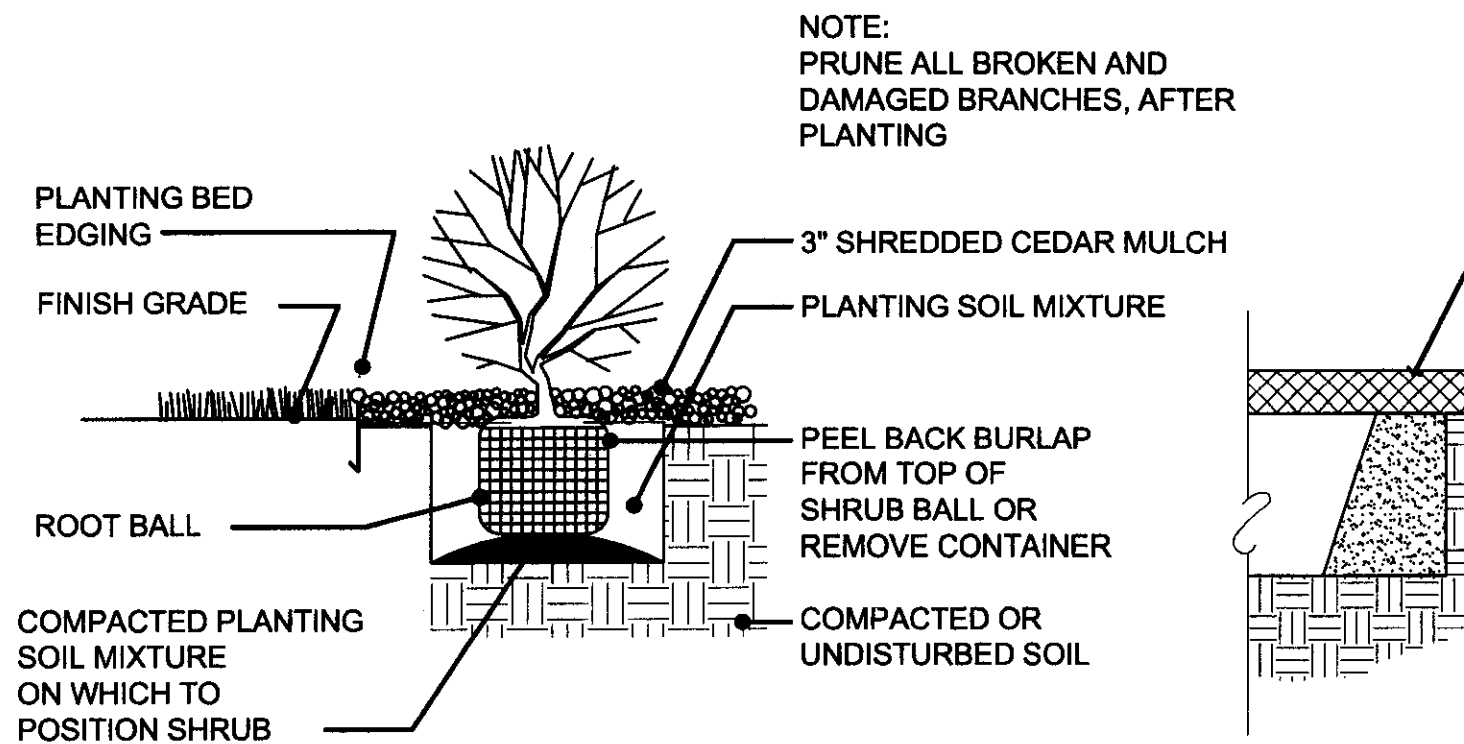
DP-256 PARCEL 3B
LANDSCAPE PLAN
APPROVED 11-29-07 BY DG
SHEET 1 of 2
MAPD Copy 1 of 2



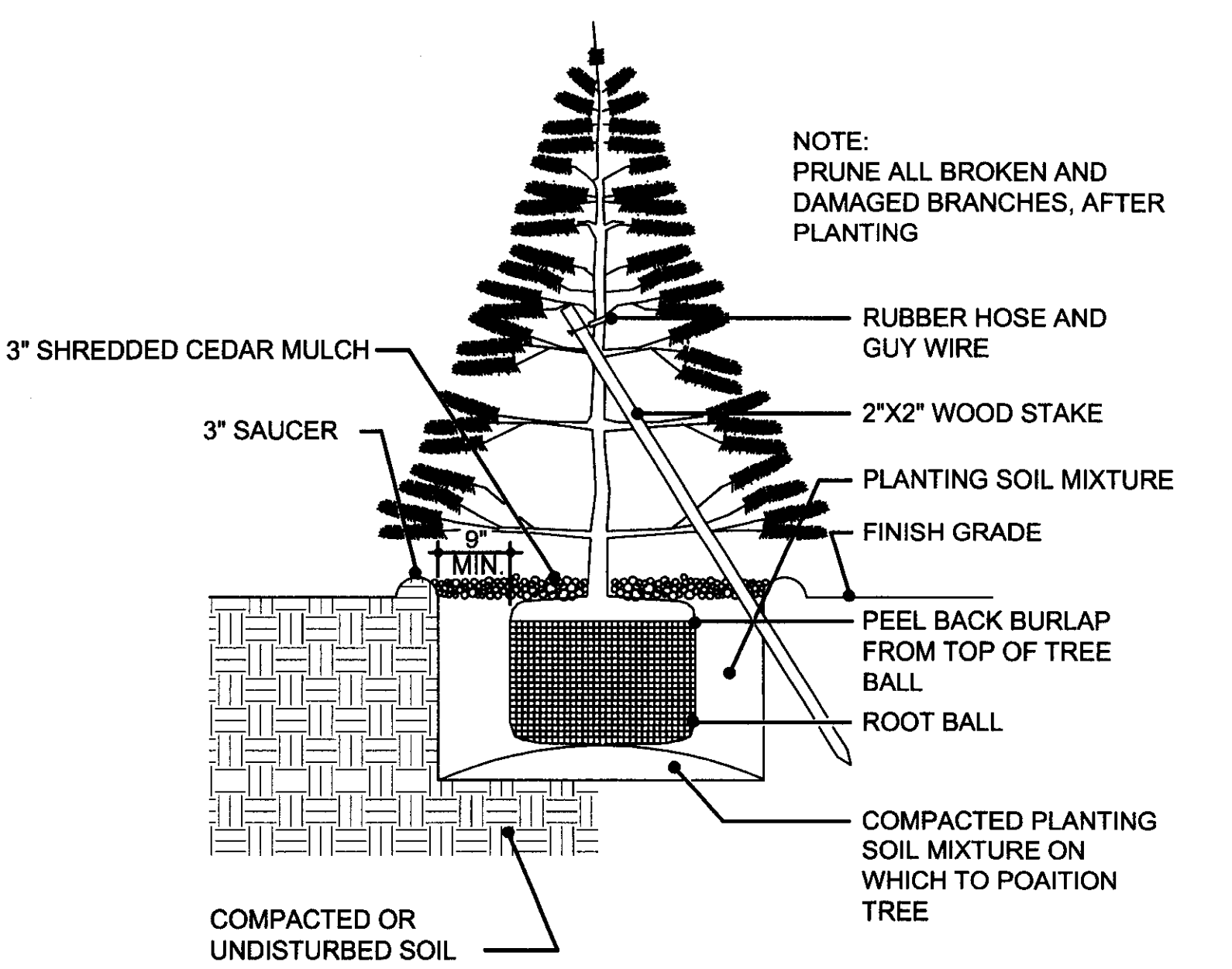
1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



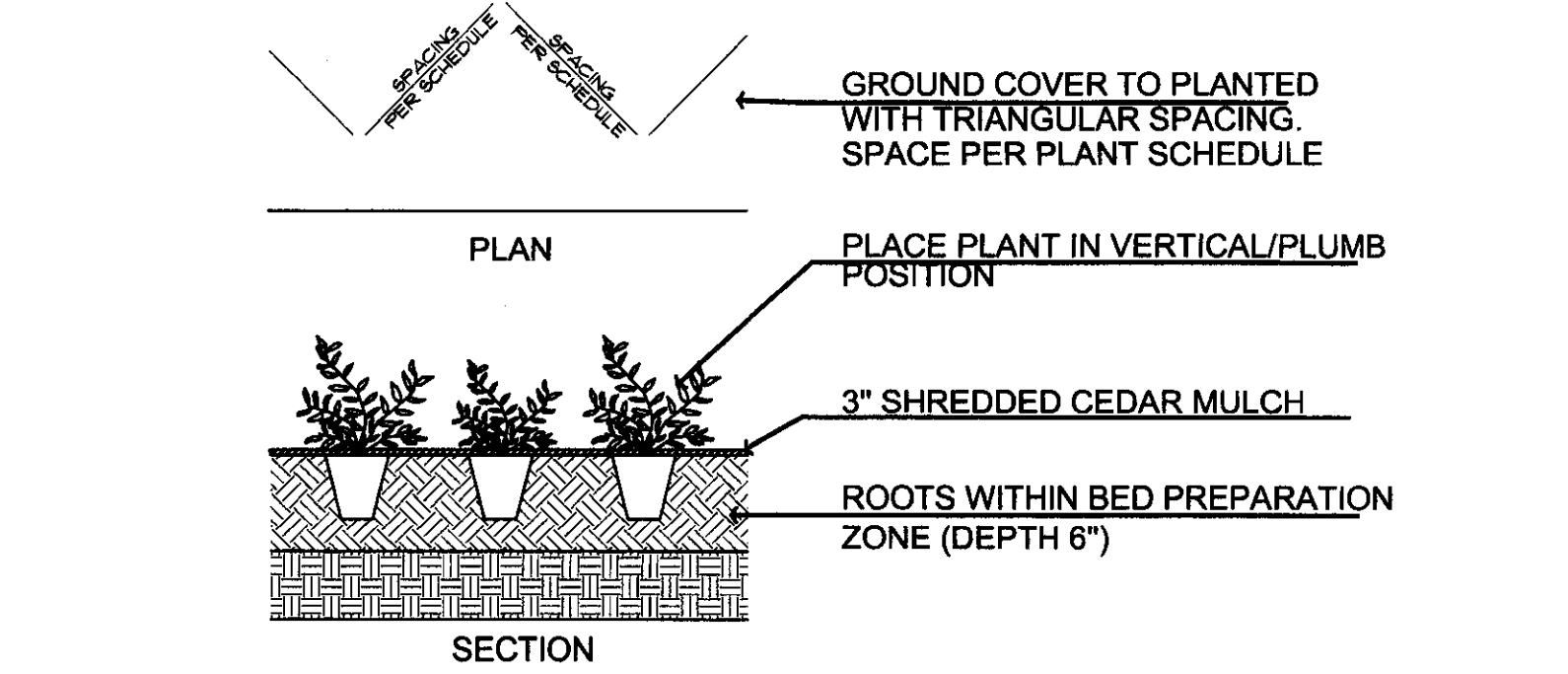
2 SHRUB PLANTING DETAIL AT SIDEWALK/BED AREAS
NOT TO SCALE



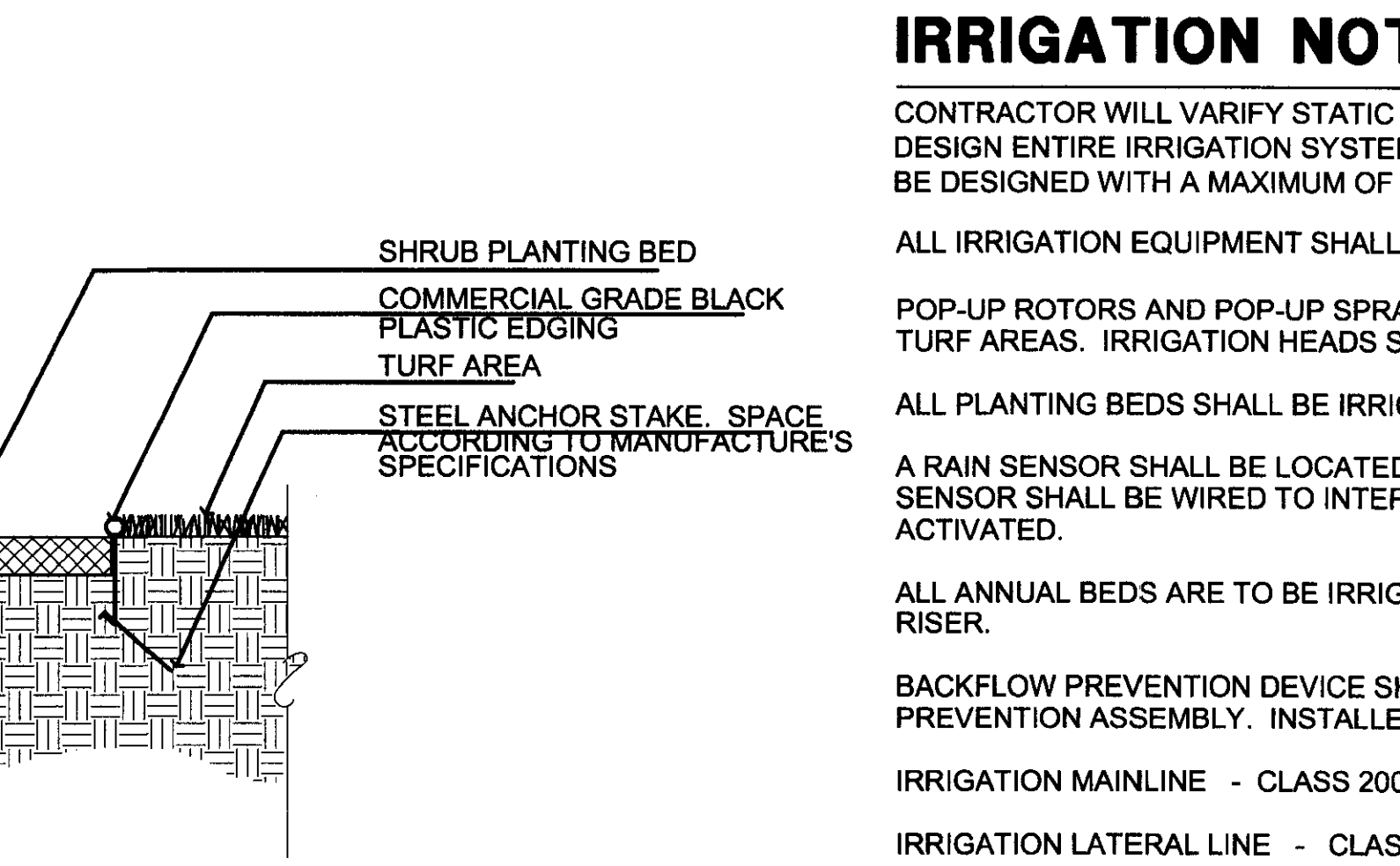
3 SHRUB PLANTING DETAIL AT EDGING/BED AREAS
NOT TO SCALE



4 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



1 GROUND COVER PLANTING
NOT TO SCALE



2 EDGING DETAIL
NOT TO SCALE

GENERAL LANDSCAPE SPECIFICATIONS

1. Landscape contractor shall provide all labor, materials and service necessary to furnish and install plantings as specified herein and as shown on these plans.
2. No material substitutions shall be made without Owner/Architect's approval. Alternate materials of similar size and character may be considered if specified plant materials cannot be obtained. Owner/Architect reserves the right to adjust plant list as deemed necessary.
3. Total quantities of materials shown on drawings shall take precedence over quantities shown on the plant schedule. Landscape contractor shall be responsible for verifying all quantities on the planting plans.
4. When clay soil is encountered in the establishment of the lawn or the installation of the plant material, it shall be improved in accordance with standard trade practice (ie. addition of lime gypsum, etc.).
5. Re-establish turf in all the areas disturbed by grading or utility trenching in the R.O.W..
6. After planting is completed, repair injuries to all plants as required. Limit 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 plant. Make cuts flush, leaving no stubs. Cut of one inch (1") or more to be planted with tree paint. Central leaders shall not be removed.
7. Use triangular spacing in all ground cover and annual beds unless stated otherwise on plans.
8. Plant ground cover within one foot (1') of trunk of trees or shrubs planted within area. Planting arrangement shall be triangular, with proper on-center spacing between plants.
9. Heavy duty black plastic edging shall be used to separate all turf areas from planting beds. Place edging flush with grade (see planting details).
10. Use shredded cedar mulch in all planting beds. Landscape contractor shall supply Owner/Architect with a sample of mulch for approval prior to starting construction.
11. Place mulch in beds and tree saucers per planting details.
12. Planting beds receiving mulch are to be free of weeds and grass. Treat beds with a pre-emergent herbicide prior to planting and mulch placement. Apply in accordance with standard trade practice. Do not apply herbicide in annual/perennial beds.
13. Seasonal annual/perennial beds are to be planted with local materials that will offer the longest lasting, boldest color display beginning at the time of installation.
14. Landscape contractor to remove tree stakes, tree wrap, and remove all dead wood on trees and shrubs one year after provisional acceptance.
15. Report any discrepancies in the planting plan to the architect prior to starting construction.
16. Prior to any excavation for landscaping purposed, the location of underground utilities shall be determined by calling the local utility companies. Landscape contractor shall be responsible for any damage done to existing utilities.
17. The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
18. Topsoil hauled onto the site shall be fertile, friable, natural loam topsoil, of unifor quality characteristic representing local soils which produce heavy groth of crops, grass or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
19. Landscape contractor to install weed barrier fabric under egg rock areas.
20. All grass areas called out on the plans are to be seeded/sodded with local industry standard type variety. Submit seed type to Architect prior to installation. Starter fertilizer is also to be applied using local industry standards.

DP-256 PARCEL 3B
LANDSCAPE PLAN
APPROVED 11-29-07 BY DG
SHEET 2 of 2
MAPD Copy 1 of 2

IRRIGATION NOTES:

CONTRACTOR WILL VARIFY STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY AND DESIGN ENTIRE IRRIGATION SYSTEM ACCORDINGLY. EACH ZONE OF THE SYSTEM IS TO BE DESIGNED WITH A MAXIMUM OF 35 GALLONS PER MINUTE.

ALL IRRIGATION EQUIPMENT SHALL BE SCREENED FROM VIEW OF PUBLIC AREAS

POP-UP ROTORS AND POP-UP SPRAY HEADS SHALL BE USED TO IRRIGATE ALL TURF AREAS. IRRIGATION HEADS SHALL HAVE A MINIMUM 4" RISER.

ALL PLANTING BEDS SHALL BE IRRIGATED BY A DRIP IRRIGATION SYSTEM.

A RAIN SENSOR SHALL BE LOCATED ON TOP OF BUILDING NEAR CONTROLLER. RAIN SENSOR SHALL BE WIRED TO INTERRUPT VALVE COMMON WIRE BUT LEAVE CLOCK ACTIVATED.

ALL ANNUAL BEDS ARE TO BE IRRIGATED BY POP-UP SPRAY HEADS - 6" MINIMUM RISER.

BACKFLOW PREVENTION DEVICE SHALL BE A REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY. INSTALLED AS PER CITY, COUNTY AND STATE REGULATIONS.

IRRIGATION MAINLINE - CLASS 200 PVC - 18" BURIAL DEPTH MINIMUM

IRRIGATION LATERAL LINE - CLASS 160 PVC - 12" BURIAL DEPTH MINIMUM

IRRIGATION DRIP LINE - POLYETHYLENE PIPE - 3" BURIAL DEPTH MINIMUM

ELECTRICAL CONDUIT - 1120/SCHEDULE 40 PVC PIPE

IRRIGATION SLEEVES - SCHEDULE 40 PVC - 18" BURIAL DEPTH MINIMUM

THE FOLLOWING GUIDELINES SHALL BE USED FOR DRIP EMITTER INSTALLATION: ONE GALLON PER HOUR DRIP EMITTER ARE TO BE DISTRIBUTED AS FOLLOWS:

- 1 DRIP EMITTER PER 2"-4" GROUND COVER
- 2 DRIP EMITTERS PER 1-5 GALLON SHRUB OR GROUND COVER
- 4 DRIP EMITTERS PER TREE

WATER FOR IRRIGATION TO COME FROM NEW WELL (verify water quality).

PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE ARCHITECT, AN IRRIGATION LAYOUT PLAN, IRRIGATION EQUIPMENT DETAILS, AND A BOOKLET CONTAINING CATALOG CUTS, PERFORMANCE CHARTS AND TECHNICAL INFORMATION IN SUFFICIENT DETAIL TO DETERMINE SYSTEM SUITABILITY FOR THIS PROJECT.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A MOISTURE-SENSING DEVICE OR AUTOMATIC RAIN SHUT-OFF DEVICE AS A FREEZE DETECTOR.

ADJUST ALL IRRIGATION EQUIPMENT SO THAT SIDEWALKS, PAVING, FENCES, BLDG. FACADES REMAIN DRY OF DIRECT SPRAY OF EXCESS WATER RUN-OFF AND SPRAY.

SYSTEM IS TO CONSIST OF SEPERATE DRIP EMITTER ZONES, SPRAY HEAD ZONES, AND TURF ROTOR ZONES. EACH WITH SEPERATE VALVES AND STATIONS ON THE CONTROLLER

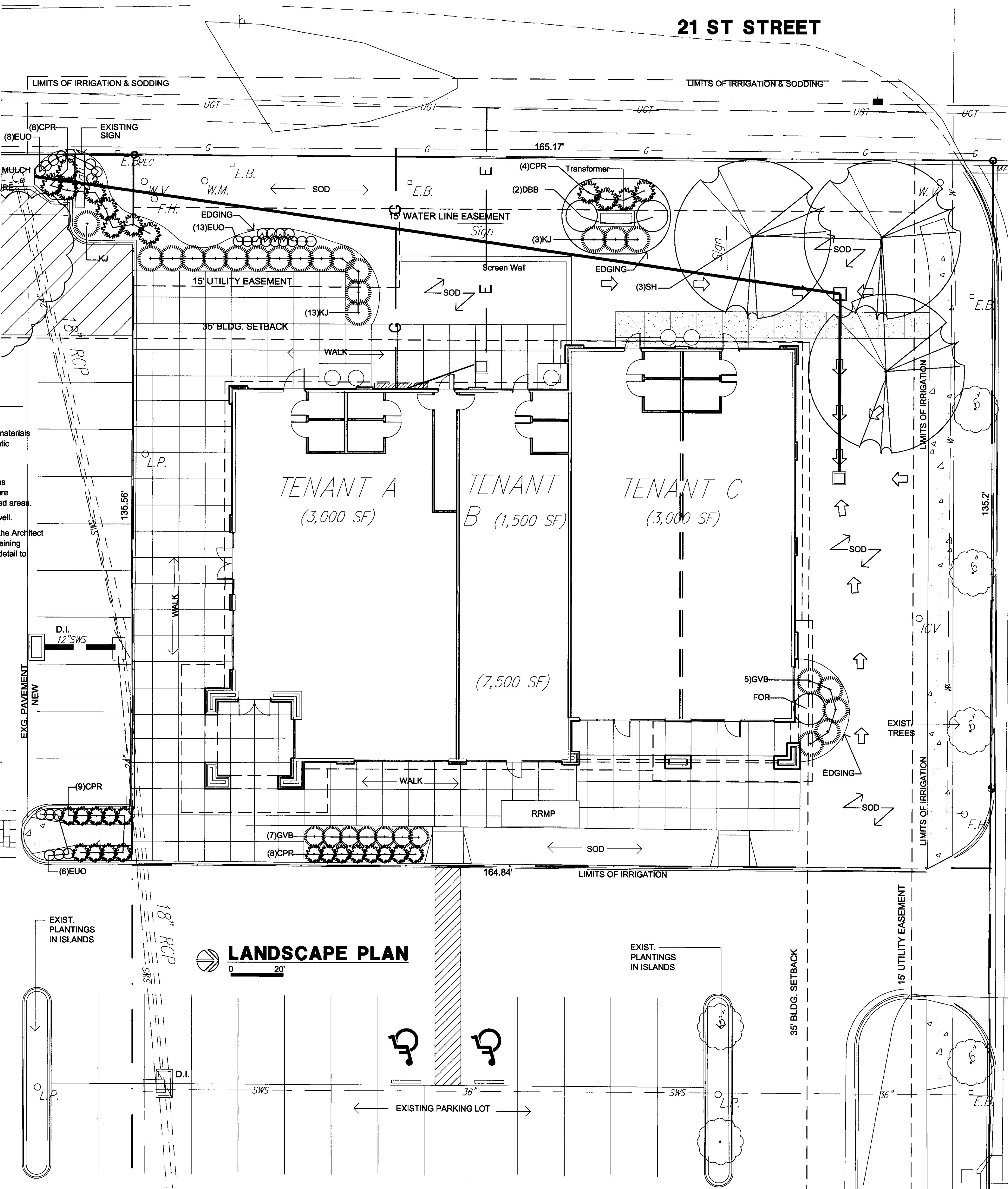
CONTROLLER(S) ARE TO BE A SOLID STATE TYPE WITH LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMMING, DRIP STATIONS AND BE CAPABLE OF MULTIPLE VALVES PER STATION.

MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE ENDS AND LOW POINTS OF THE IRRIGATION MAINLINE. PLACE MANUAL VALVES IN LATCHABLE VALVE BOXES FOR EASY ACCESS. PLACE ON CUBIC FOOT OF GRAVEL BELOW VALVE.

PERMIT
05 NOV 07

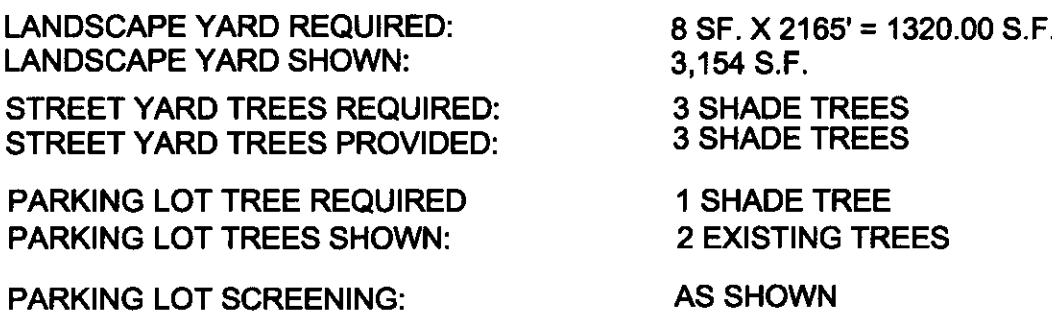
LANDSCAPE
DETAILS

SL2



1. Landscape contractor shall provide all labor, materials and service necessary to furnish and install plantings as specified herein and as shown on these plans.
2. No material substitutions shall be made without Owner/Architect's approval. Alternate materials of similar size and character may be considered if specified plant material cannot be obtained. Owner/Architect reserves the right to adjust plant list as deemed necessary.
3. Total quantities of materials shown on drawings shall take precedence over quantities shown on the plant schedule. Landscape contractor shall be responsible for verifying all quantities on the planting plans.
4. When clay soil is encountered in the establishment of the lawn or the installation of the plant material, it shall be improved in accordance with standard trade practice (i.e. addition of lime gypsum, etc.).
5. Re-establish turf in all the areas disturbed by grading or utility trenching in the R.O.W..
6. After planting is completed, repair injuries to all plants as required. Limit 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 plant. Make cuts flush, leaving no stubs. Cut of one inch(1") or more to be planted with tree paint. Central leaders shall not be removed.
7. Use triangular spacing in all ground cover and annual beds unless stated otherwise on plans.
8. Plant ground cover within one foot(1') of trunk of trees or shrubs planted within area. Planting arrangement shall be triangular, with proper on-center spacing between plants.
9. Heavy duty black plastic edging shall be used to separate all turf areas from planting beds. Place edging flush with grade(see planting details).
10. Use shredded cedar mulch in all planting beds. Landscape contractor shall supply Owner/Architect with a sample of mulch for approval prior to starting construction.
11. Place mulch in beds and tree saucers per planting details.
12. Planting beds receiving mulch are to be free of weeds and grass. Treat beds with a pre-emergent herbicide prior to planting and mulch placement. Apply in accordance with standard trade practice. Do not apply herbicide in annual/perennial beds.
13. Seasonal annual/perennial beds are to be planted with local materials that will offer the longest lasting, boldest color display beginning at the time of installation.
14. Landscape contractor to remove tree stakes, tree wrap, and remove all dead wood on trees and shrubs one year after provisional acceptance.
15. Report any discrepancies in the planting plan to the architect prior to starting construction.
16. Prior to any excavation for landscaping purposed, the location of underground utilities shall be determined by calling the local utility companies. Landscape contractor shall be responsible for any damage done to existing utilities.
17. The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
18. Topsoil hauled onto the site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic representing local soils which produce heavy growth of crops, grass or other vegetation. It shall be free of subsoil, clay clumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
19. All grass areas called out on the plans are to be seeded/sodded with local industry standard type variety. Submit seed type to Architect prior to installation. Starter fertilizer is also to be applied using local industry standards.

- 1. Irrigation - Water for establishment and maintenance of plant materials on this project will be provided by an irrigation system. It is intended that the Irrigation Contractor provide the design, all labor, materials and equipment required to construct a complete and operational automatic irrigation system.
- The irrigation bid is to be included in the base bid of the landscape bid.
- The automatic irrigation system shall be designed to irrigate all new grass and planted areas. Care should be taken in the irrigation design to ensure that no water is sprayed on the building, fences, walls, walkways or paved areas.
- Water for irrigation to come from main water supply from development well.
- Prior to installation, the General Contractor shall submit for approval to the Architect an irrigation layout plan, irrigation equipment details, and a booklet containing catalog cuts, performance charts and technical information in sufficient detail to determine system suitability for this project.
- The irrigation system shall be equipped with moisture-sensing devices or automatic rain shut-off devices as well as a freeze detector.



SITE DATA

LEGAL DESCRIPTION:

PARCEL 5B, THE COLLECTIVE
WICHITA, SEDGWICK COUNTY KANSAS.

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
SH	3	'SKYLINE' HONEYLOCUST	Gleditsia triacanthos var. inermis cv.	2" to 2 1/2" cal.	Balled-in-Burlap
SHRUBS					
DBB	2	DWARF BURNING BUSH	Euonymus alatus 'compactus'	5 gal.	Container
KJ	17	KALLAY JUNIPER	Juniperus chinensis 'Kallay's Compacta'	5 gal.	Container
GVb	12	GREEN VELVET BOXWOOD	Buxus microphylla cv.	2 gal.	Container
CPR	26	CARPET ROSE	Rosa 'Pink Carpet' (varying flower color)	2 gal.	Container
FOR	1	FOSYTHIA LYNNWOOD GOLD	Forsythia X intermedia	2 gal.	Container
Euo	27	EMERALD 'N GOLD EUONYMUS	Euonymus fortunei	5 gal.	Container

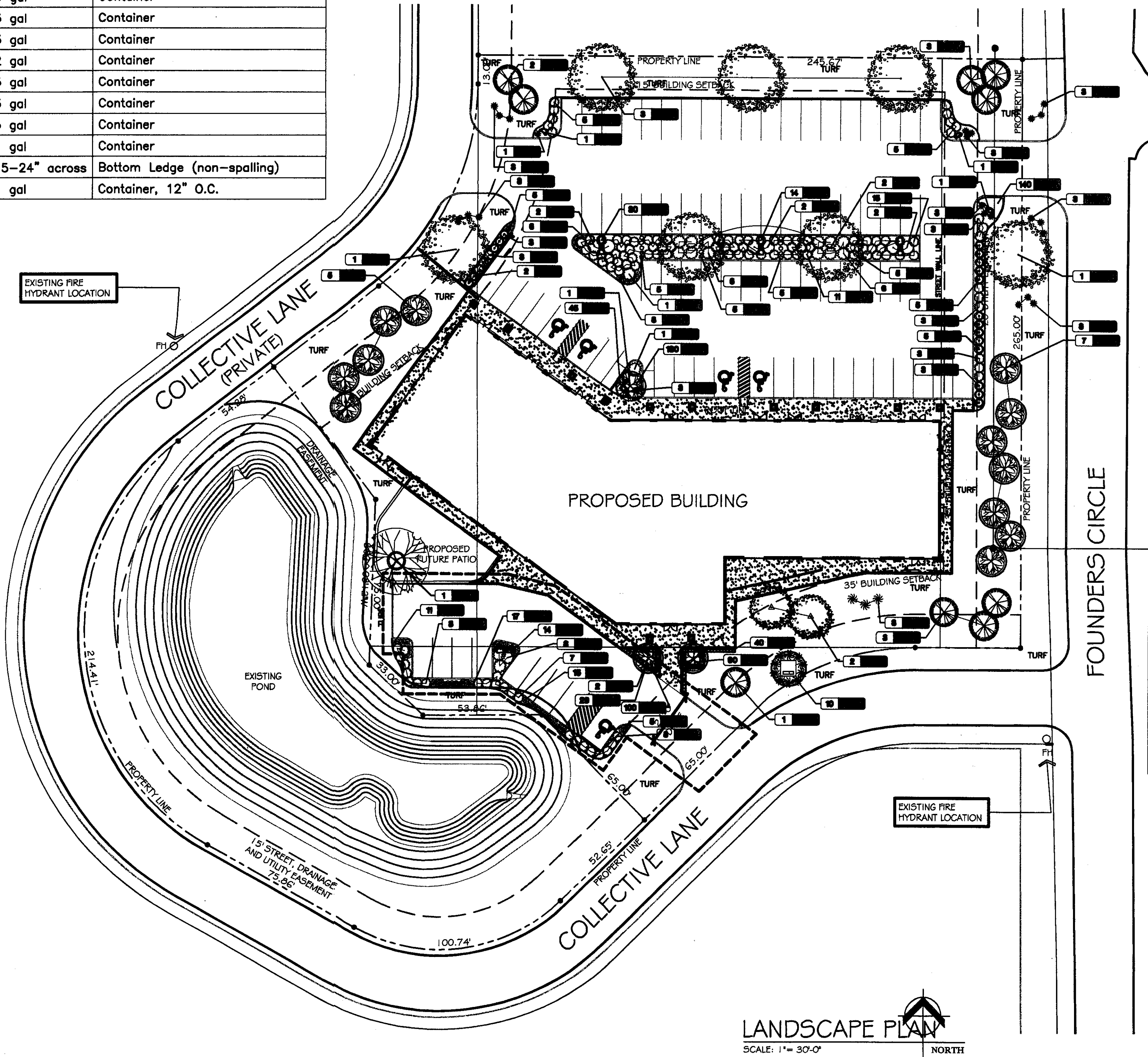
***IF THERE ARE ANY DISCREPANCIES IN PLANT QUANTITIES, THE PLANTING PLAN WILL DICTATE

MASTER PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION/REMARKS
TREES					
ABM	5	'AUTUMN BLAZE' MAPLE	Acer x freemanii 'Autumn Blaze'	2" cal.	Balled and Burlapped
BJM	1	'BLOODGOOD' JAPANESE MAPLE	Acer palmatum 'Bloodgood'	5-6' ht.	Balled and Burlapped
CPO	1	CHINESE PISTACHIO	Pistache chinensis	2" cal.	Balled and Burlapped (Male)
EBSM	2	'EDITH BOGUE' SOUTHERN MAGNOLIA	Magnolia grandiflora 'Edith Bogue'	5-6' ht.	Balled and Burlapped
LBE	2	'ALLEE' LACEBARK ELM	Ulmus parvifolia 'Elmer II'	2" cal.	Balled and Burlapped
RRC	2	'ROYAL RAINDROPS' CRAB	Malus 'JFS-KW5'	1 1/2" cal.	Balled and Burlapped
STC	12	'SUGAR TYME' CRAB	Malus 'Sugar Tyme'	1 1/2" cal.	Balled and Burlapped
VPP	9	'VANDERWOLF'S PYRAMID' PINE	Pinus flexilis 'Vanderwolf's Pyramid'	5' ht.	Balled and Burlapped
SHRUBS AND ORNAMENTAL GRASSES					
AJ	22	'ARMSTRONG' JUNIPER	Juniperus chinensis 'Armstrong'	5 gal	Container
ANN	460	ANNUALS	Annuals - varieties to be determined	4" Pots	Container, 8" O.C.
BBL	69	'BIG BLUE' LIRIOPE	Liriope muscari 'Big Blue'	1 gal	Container
BCJ	17	'BLUE CHIP' JUNIPER	Juniperus horizontalis 'Blue Chip'	5 gal	Container
BLDR	6	BOULDERS (LIMESTONE)	Natural Limestone Boulders, Various Heights	Various Sizes	L x W scaled from Plan
CBB	6	COMPACT BURNING BUSH	Euonymus alatus 'Compactus'	5 gal	Container
FRG	7	'KARL FORSTER' FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Forster'	3 gal	Container
HG	15	'HAMELN' DW. CHINESE FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln'	3 gal	Container
KB	32	'KOBOLD' BARBERRY	Berberis thunbergii 'Kobold'	2 gal	Container
MLG	13	'MORNING LIGHT' PLUME GRASS	Miscanthus sinensis 'Morning Light'	5 gal	Container
NBTJ	93	'NEW BLUE TAM' JUNIPER	Juniperus sabina 'Tamariscifolia New Blue'	3 gal	Container
PEC	18	'PETITE EMBERS' CrapeMYRTLE	Lagerstroemia indica 'Petite Embers'	5 gal	Container
SDO	49	'STELLA DE ORO' DAYLILY	Hemerocallis 'Stella de Oro'	1 gal	Container
STEP	20	STEPPING STONES	Natural Limestone Stepping Stones	15-24" across	Bottom Ledge (non-spalling)
VM	45	VINCA MINOR (PERIWINKLE)	Vinca minor	1 gal	Container, 12" O.C.

NOTES:

- ALL PAVEMENT, SIDEWALKS, CURB & GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WICHITA SPECIFICATIONS.
- WHEELCHAIR RAMP LOCATIONS TO SERVE THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH THE BUILDING PLANS PRIOR TO CONSTRUCTION.
- EDGING SHALL BE PRO-STEEL OR RYERSON, 14 GAUGE X 4". INSTALL TOP FLUSH WITH TOP OF ADJOINING WALKS OR BACKS OF CURBS.
- MULCH SHALL BE 3" DEPTH SHREDDED HARD-WOOD BARK. MULCH 36" DIAMETER RING X 6" DEPTH AROUND EACH TREE PLANTED IN TURF AREA.
- BACK-TO-EARTH COTTON BUR COMPOST AND MILORGANITE MIXED INTO BACKFILL SOIL PLUS NEW LAWN STARTER FERTILIZER (INCORPORATED INTO THE TOP 1-2" OF BACKFILL SOIL) PLANTING SOIL AMENDMENTS.
- ALL LAWN AND SHRUB BED AREAS ON SITE SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH TWO QUICK COUPLERS (ONE IN THE VACINITY OF EACH PARKING LOT) AND AN AUTOMATIC RAIN SENSING DEVICE WHICH WILL SHUT OFF SYSTEM FOLLOWING PERIODS OF ADEQUATE RAIN.
- ALL PLANTS SHALL CONFORM TO ANSI Z60.1 FOR SIZE AND QUALITY STANDARDS.
- INSTALL KANSAS PREMIUM BLEND FESCUE SOD IN ALL TURF AREAS SHOWN ON PLAN.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL GOVERN.



LANDSCAPE ORDINANCE CALCULATIONS:

FRONTAGE OF SITE = 265', AVERAGE DEPTH OF LOT = 288'

SQUARE FOOTAGE FACTOR = 15

REQUIRED L.S. STREET YARD = 265' x 15 = 3,975 SF

LANDSCAPED STREET YARD PROVIDED = 6,896 SF

STREET YARD TREES REQUIRED = 3,975/500 = 7.95 ROUNDS UP TO 8 SHADE TREES EQUIV.

TREES PROVIDED = 1 SHADE PLUS 13 ORNAMENTAL TREES PLUS 12 SHRUBS = 8.5 SHADE TREE EQUIVALENT

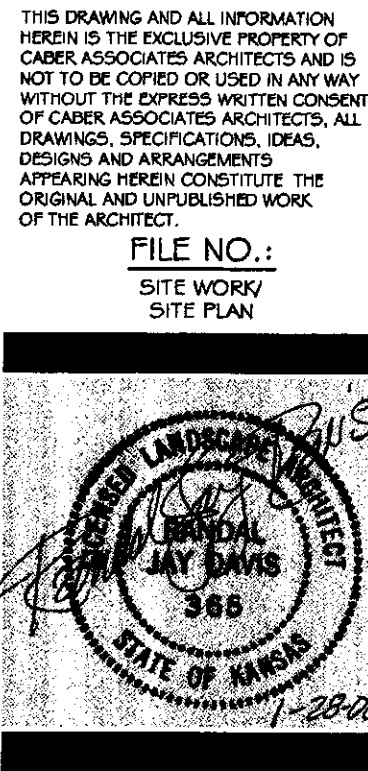
PARKING STALLS PROVIDED = 81

PARKING LOT TREES REQUIRED = 4.05 ROUNDS UP TO 5

PARKING LOT TREES PROVIDED = 5 SHADE TREES PLUS 3 ORNAMENTAL TREES = 6.5; 2 ARE IN INTERIOR ISLAND

ALL PARKING STALLS ARE SCREENED FROM FOUNDERS CIRCLE BY SHRUB PLANTINGS.

REVISIONS
SEPTEMBER, 2005
OCTOBER, 2005
NOVEMBER, 2005
MARCH, 2006



PROJECT:
A PROPOSED BUILDING FOR:
SAMI HALASEH
THE COLLECTIVE
WICHITA, KANSAS

CABER ASSOCIATES INC.
ARCHITECTS/ DESIGNERS/ PLANNERS
REFLECTION RIDGE OFFICE PARK
7570 WEST 21ST STREET/ BUILDING 1014
WICHITA, KANSAS 67205 (316)773-7900

DATE:
JANUARY, 2008
PROJECT NO.:
326W06
SHEET NO.:
L-O.1

Shell Building Drawings Only-
Individual tenant finish drawings
under separate documents.



Wichita-Sedgwick County Metropolitan Area Planning Department

November 21, 2008

Fashion Ventures, LLC
12111 E 21st St N
Wichita, KS 67206

RE: CUP2008-00037 - Minor Amendment #3 to Parcels 5A and 5B of CUP DP-256 to increase the number of permitted signs from 2 to 3 signs; generally located southeast of 21st Street North and K-96.

Dear Ladies and Gentlemen:

At its regular meeting on **October 23, 2008**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request to allow one additional ground sign on Parcel 5B substantially in conformance with Exhibit "A" and to reduce the spacing between signs on Parcel 5A and Parcel 5B to no less than 75 feet.

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

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Derrick K. Slocum
Associate Planner
Current Plans Division

DKS:mc

Copies to: Luminous Neon Inc, PO Box 916, Attn: Judy Manka, Hutchinson, KS 67504
Minneha Township, Don Stephan, 35 Via Verde, Wichita, KS 67230
Fairmont NHA, James Van Milligan, 1717 N Fairmont Ave, Wichita, KS 67226

STAFF REPORT
MAPC October 23, 2008

CASE NUMBER:

CUP2008-00037 DP-256 The Collective Commercial Community Unit Plan

APPLICANT/AGENT:

Fashion Ventures LLC (Owner/Applicant)
Luminous Neon Inc. (Agent)

REQUEST:

Amendment to Parcel 5A and 5B, of DP-256 The Collective Commercial Community Unit Plan (CUP) to increase the permitted number of signs from 2 to 3 signs.

CURRENT ZONING:

LC Limited Commercial ("LC")

SITE SIZE:

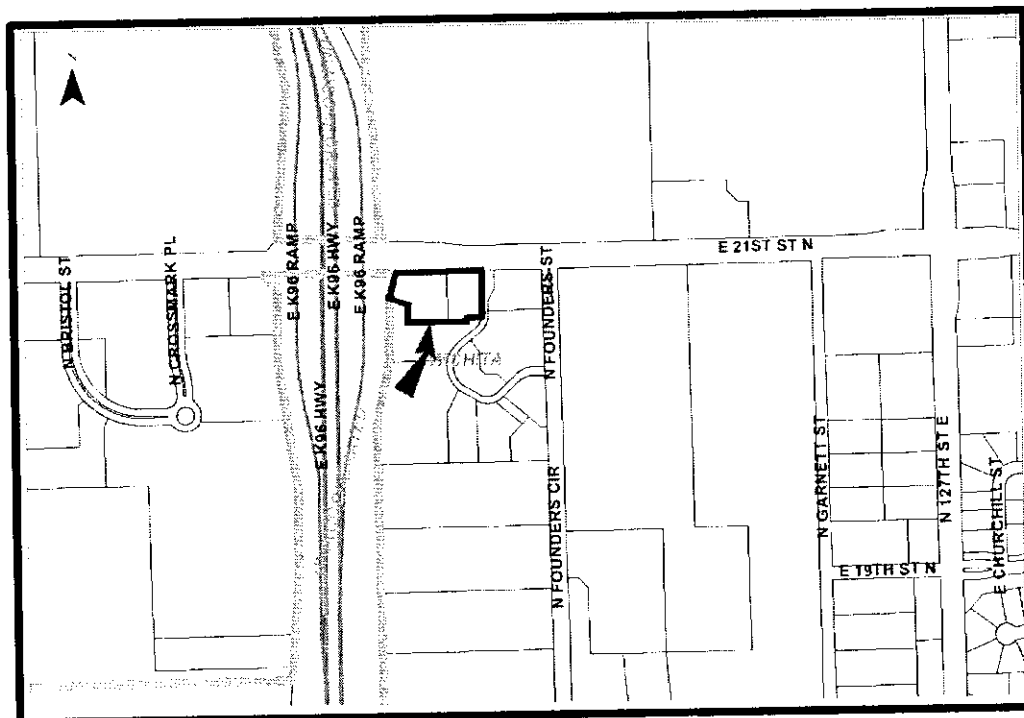
Total Area = 1.19 acres

LOCATION:

Generally located southeast of 21st Street North and K-96

PROPOSED USE:

Additional Multi-Tenant Sign



BACKGROUND: The applicant requests an amendment to DP-256 The Collective CUP to change signage provisions. The subject property is zoned "LC" Limited Commercial and is located south of 21st Street North between K-96 and Founders Street. A commercial center with freestanding retail uses, banks and other commercial businesses is being developed.

The applicant proposes to amend General Provision #6 to allow an additional 10-foot tall, double faced multi-tenant sign in Parcel 5B and to amend the separation requirement between signs on Parcels 5A and 5B from 150 feet to 75 feet. The maximum number of sign locations on the 21st Street East frontage would be four per Wichita Sign Code, based on the spacing of 150 feet apart per sign. The Wichita Sign Code does not authorize requesting an increase in sign locations or the reduction of distance between two signs by more than one-third as an administrative action. Such action requires a variance, or within a CUP, can be allowed by a CUP amendment. The proposed ground signage is otherwise in conformance to the Wichita Sign Code.

Currently, the CUP DP-256 general provision for signage for Parcels 5 A and 5B is as follows:

Parcel 5A: 1 – 10-foot monument sign with a maximum of 60 square feet.

Parcel 5B: 1 – 10-foot monument sign with a maximum of 60 square feet.

The sign for Parcel 5B may be shifted to Parcel 5A, and it may include advertising for uses located within the CUP but not within Parcel 5A, however, the total number of signs shall be limited to two for Parcels 5A and 5B together.
(Administrative Adjustment 6-16-06, CUP2006-28)

Reserve A: 1 – 25-foot entry marker sign with a maximum of 150 square feet. Minimum spacing between this sign and the signs on Parcel 1 and 5B shall be reduced to 75 feet.

The frontage of DP-256 along 21st Street allows up to 537 square feet of signage (672 ft. x 0.80= 537 sq. ft.) according to the Wichita Sign Code (Sec. 24.04.221). The CUP currently allows for up to 330 square feet of signage along the 21st Street frontage. The addition of one sign at 60 square feet would still be well below the allowed square footage allowed by code (390 square feet-proposed 537 square feet-allowed). Currently, Reserve A (the private drive through the CUP) allows the signage on Parcel 5B to be 75 feet from the median sign located at the entrance on to 21st Street. Since the sign that was to be allowed on Parcel 5B is currently on Parcel 5A (allowed by Administrative Adjustment CUP2006-28), the request for the additional sign would be placed on Parcel 5B, meeting the 75-foot requirement allowed by Reserve A, but it would also be a little more than 75 feet from the nearest sign located on Parcel 5A. The additional sign and spacing should not adversely affect any sight lines or the appearance of the CUP frontage.

K-96 forms the western boundary of the tract, and commercial use with "LC" zoning is approved for the property on the other side of K-96 although the property is currently vacant. A large church on property zoned SF-5 Single-family Residential ("SF-5") is located directly to the north. A high school on property zoned "SF-5" is located to the east. A large medical facility for Wichita Clinic is being constructed on the property to the south, which is zoned "GO"

General Office ("GO"). Several residences, on property zoned "SF-5" remain to the southeast.

CASE HISTORY: The property is platted as The Collective Addition, recorded January 9, 2002. DP-256 The Collective Commercial Community Unit Plan was approved July 10, 2001. There have been eight administrative adjustments since 2004, ranging from creating new parcels, adjusting signage, shifting parcel boundaries and increasing gross floor area. There have also been three amendments to the CUP since 2005, ranging from adding additional uses, reducing setbacks and allowing signs with movement.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Church
SOUTH:	LC	Vacant
EAST:	LC	Bank
WEST:	K-96	K-96 Bypass

PUBLIC SERVICES: The proposed amendment pertains only to signage regulations and has no impact on public services.

CONFORMANCE TO PLANS/POLICIES: The Comprehensive Plan Land Use-Commercial/Office Objective/Strategy III.B.2 seeks to integrate the development of out parcels to planned retail centers through combined signage. Sign control is one of the elements that can be established by CUPs (Unified Zoning Code, Article III, Section III-C.2.a Purpose) with the general guidelines of character of the development appropriate to the neighborhood and to minimize any diminution to surrounding property. The proposed additional sign and proposed reduction in sign spacing is typical of the signage already in place along this part of 21st Street East and along major arterials throughout the city and should not significantly affect the surrounding property.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED to allow one additional ground sign on Parcel 5B substantially in conformance with Exhibit "A" and to reduce the spacing between signs on Parcel 5A and Parcel 5B to no less than 75 feet.

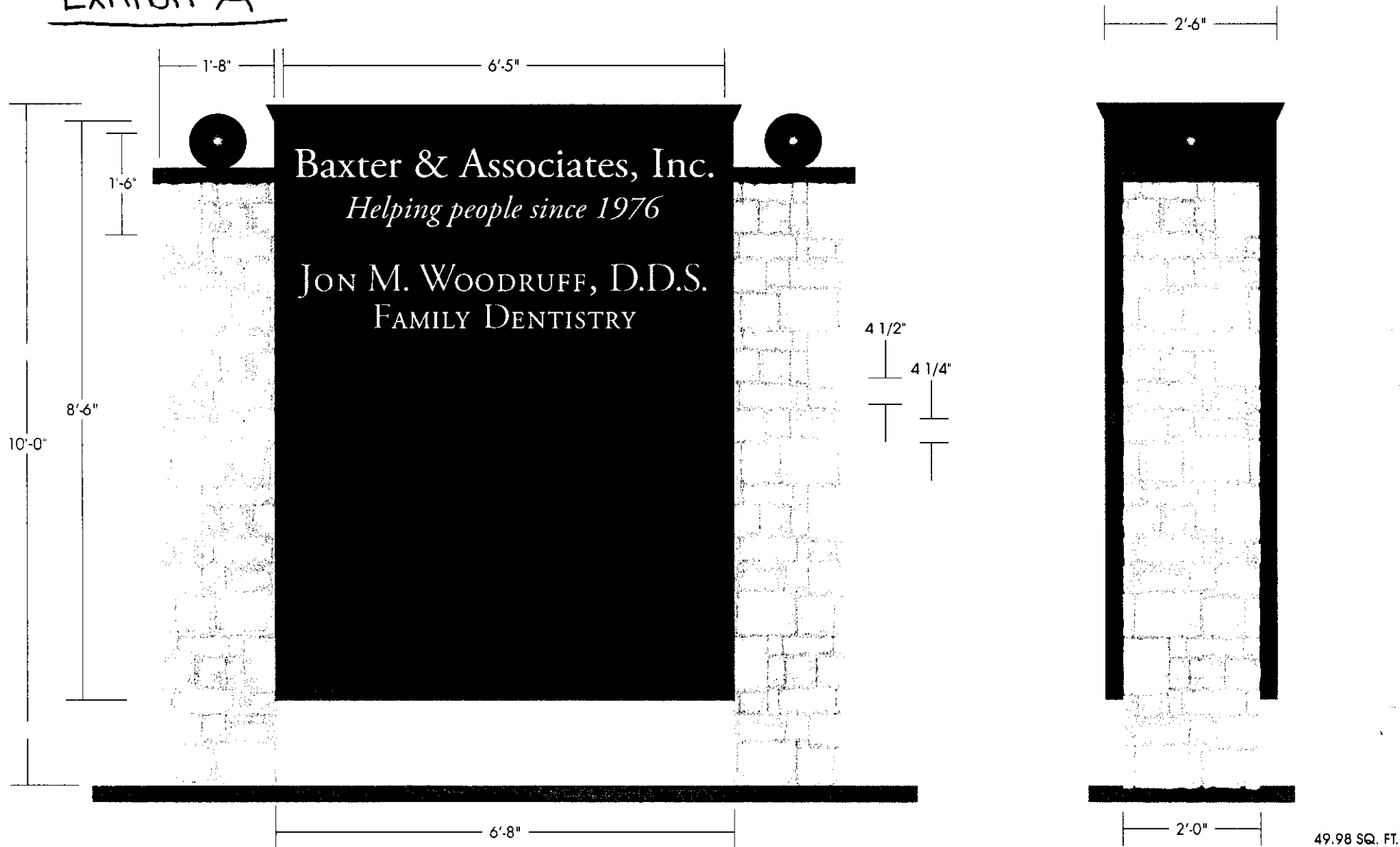
This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** K-96 forms the western boundary of the tract, and commercial use with "LC" zoning is approved for the property on the other side of K-96 although the property is currently vacant. A large church on property zoned "SF-5" Single-family Residential is located directly to the north. A high school on property zoned "SF-5" is located to the east. A large medical facility for Wichita Clinic is being constructed on the property to the south, which is zoned "GO" General Office. Several residences, on property zoned "SF-5," remain to the southeast.
2. **The suitability of the subject property for the uses to which it has been restricted:**
The existing signs nearest the strip center are not designed to allow a sufficient

number of additional tenant panels. The applicant will be placing the new sign on Parcel 5B, the only sign on the parcel (refer to CUP2006-00028) for the additional tenants within the parcel. The placement will also reduce the space between the existing sign on Parcel 5A and the proposed sign to 75 feet.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The additional sign would not be significantly different in spacing than other ground signs already in place along this part of 21st Street East, and along major arterials throughout the city, so the proposal should not be out of character with the existing development pattern
4. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The Comprehensive Plan Land Use-Commercial/Office Objective/Strategy III.B.2 seeks to integrate the development of out parcels to planned retail centers through combined signage. Sign control is one of the elements that can be established by CUPs (Unified Zoning Code, Article III, Section III-C.2.a Purpose) with the general guidelines that the character of the development be appropriate to the neighborhood and to minimize any diminution to surrounding property. The proposed additional sign and proposed reduction in sign spacing is typical of the signage already in place along this part of 21st Street East and along major arterials throughout the city and should not significantly affect the surrounding property.
5. **Impact on Community Facilities:** All public facilities are available. Existing road facilities are adequate.

Exhibit A



SPECIFICATIONS

- DOUBLE-FACED, INTERNALLY-ILLUMINATED PYLON SIGN.
- PAINTED WITH DECORATIVE "RUST" FINISH.
- 1'-6" X 5'-9" ROUTED TENANT PANELS BACKED WITH WHITE ACRYLIC.
- DECORATIVE CAP/BALLS PAINTED CHARCOAL GRAY.
- STONE PILLARS PROVIDED BY OTHERS.
- INSTALLED ON CONCRETE MOWPAD.
- FONT: META PLUS MEDIUM, ADOBE GARAMOND PRO REGULAR

CUSTOMER: JOHN WOODRUFF D.D.S.
NAME: JON WOODRUFF D.D.S.
LOCATION: 12111 E. 21 ST. NORTH
 WICHITA, KS
 800.767.7585

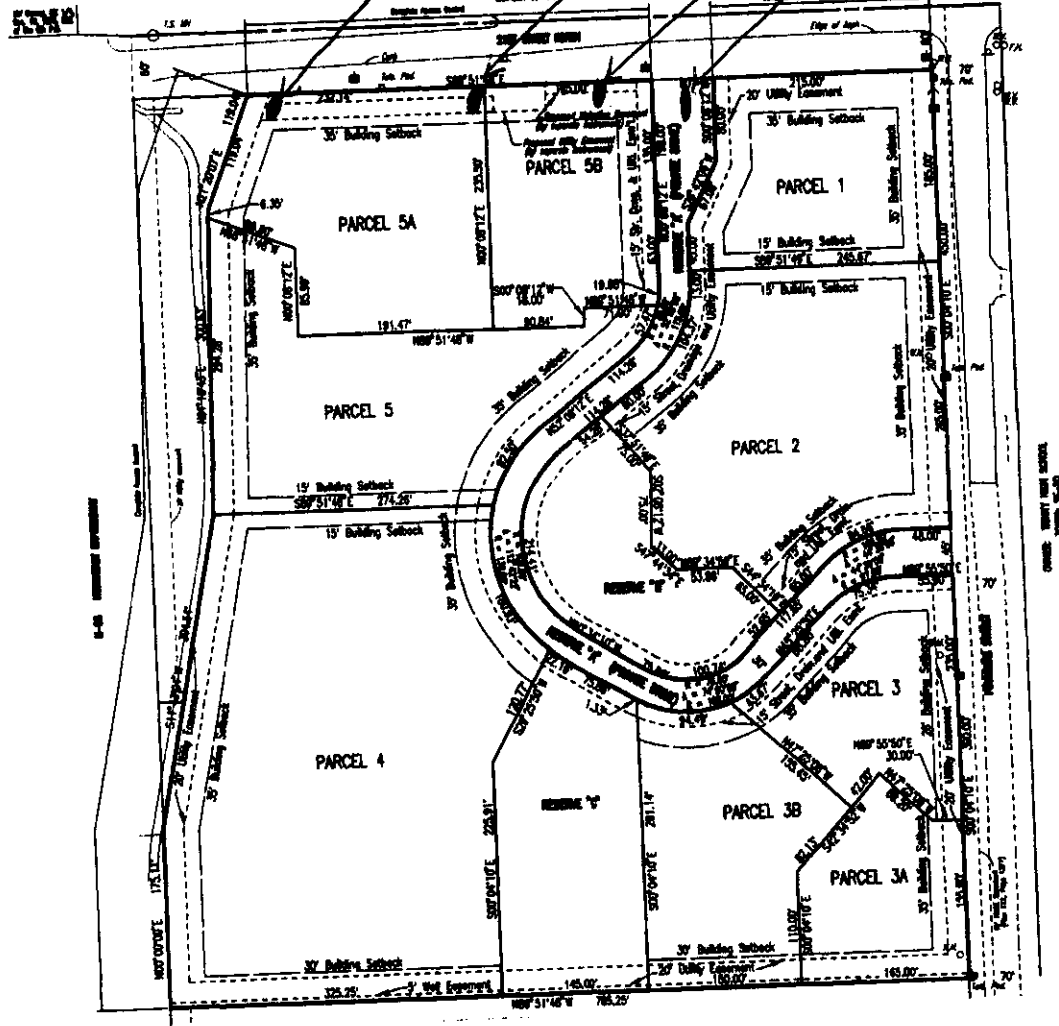
DATE: 9/6/07
DESIGN NO.: JM/CC-14455
ARTIST: MH
SCALE: 1/2" = 1'

APPROVED:

DATE:



LUMINOUS Neon Inc
 ART & SIGN SYSTEMS



- 6.) SIGNS: NO OFF-SITE OR PORTABLE SIGNS SHALL BE ALLOWED. FLASHING SIGNS (EXCEPT TIME AND TEMP SIGNS AND PUBLIC SERVICE MESSAGES), ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS OR SIGNS WHICH CREATE ILLUSIONS OF MOVEMENT (EXCEPT TIME AND TEMPERATURE AND FULLY PROGRAMMABLE MESSAGE CENTERS) ARE NOT PERMITTED. HOWEVER, NO SIGN SHALL ROTATE.

THERE SHALL BE A MAXIMUM OF 3 PROGRAMMABLE MESSAGE SIGNS PERMITTED. ONE ALONG K-96 ON EITHER PARCEL 4, 5, OR 5A AND TWO ALONG 21ST STREET NORTH (ONE ON PARCEL 1 AND ONE ON EITHER PARCEL 5A OR 5B).

THE MINIMUM SPACING BETWEEN SIGNS SHALL BE 150 FEET UNLESS NOTED OTHERWISE.

K-96 FRONTAGE:

PARCEL 4: 2-10' MONUMENT SIGNS WITH A MAXIMUM OF 60 SQUARE FEET.
1-OPTIONAL 35' SIGN WITH A MAXIMUM OF 150 SQUARE FEET WHICH BE A MINIMUM OF 450' FROM THE SOUTH PROPERTY LINE.

PARCEL 5: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET.
1-OPTIONAL 35' SIGN WITH A MAXIMUM OF 150 SQUARE FEET.
NOTE: THERE IS ONLY 1-35' SIGN PERMITTED. IT MAY BE ON EITHER PARCEL 4 OR PARCEL 5.

PARCEL 5A: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET.

21ST STREET NORTH FRONTAGE:

PARCEL 1: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET.

PARCEL 5A: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET.

PARCEL 5B: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET.
THE SIGN FOR PARCEL 5B MAY BE SHIFTED TO PARCEL 5A AND IT MAY INCLUDE ADVERTISING FOR USES LOCATED WITHIN THE CUP BUT NOT WITHIN PARCEL 5A. HOWEVER, THE TOTAL NUMBER OF SIGNS SHALL BE LIMITED TO TWO FOR PARCELS 5A AND 5B TOGETHER.

RESERVE "A": 1-25' ENTRY MARKER SIGN WITH A MAXIMUM OF 150 SQUARE FEET. MINIMUM SPACING BETWEEN THIS SIGN AND THE SIGNS ON PARCELS 1 AND 5B SHALL BE REDUCED TO 75 FEET.

FOUNDERS STREET FRONTAGE:

PARCEL 1: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET SHALL BE A MINIMUM OF 75' FROM THE NORTHEAST CORNER.

PARCEL 2: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET.

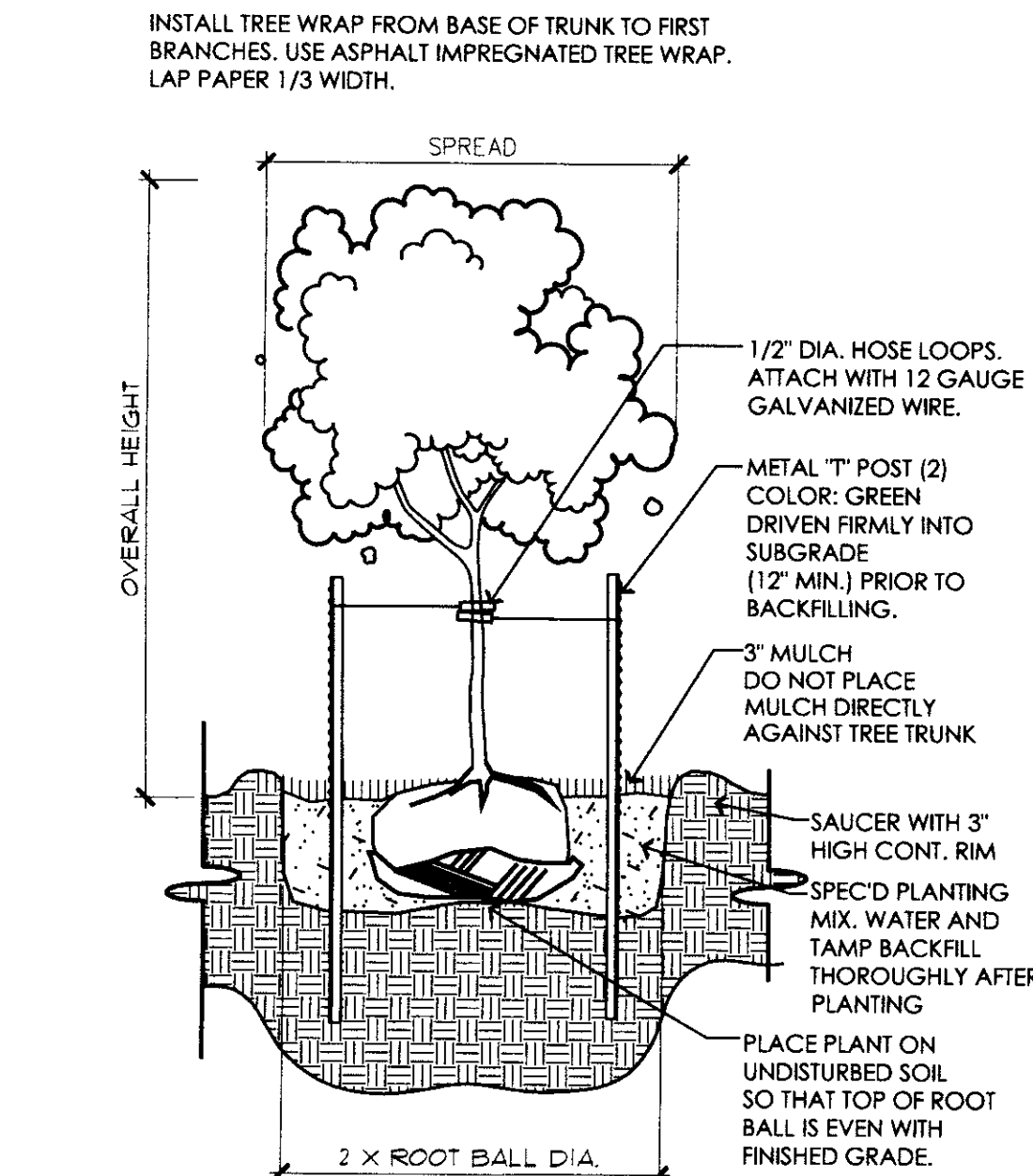
PARCEL 3 OR 3A: 1-10' MONUMENT SIGN WITH A MAXIMUM OF 60 SQUARE FEET.

RESERVE "A": 1-25' ENTRY MARKER SIGN WITH A MAXIMUM OF 150 SQUARE FEET.

- 7.) FIRE LANES: FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE IN SAID FIRE LANES. ALTHOUGH THEY 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 LOCATION AND DESIGN OF FIRE LANE(S).

- 8.) SCREENING AND LANDSCAPING: SCREENING AND LANDSCAPING SHALL BE ACCORDING TO THE CITY OF WICHITA LANDSCAPING ORDINANCE. EXCEPT LANDSCAPING ALONG THE SOUTH PROPERTY



2. NO SUBSTITUTIONS ARE ALLOWED WITHOUT APPROVAL.
3. PLANT QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
4. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
5. ALL PLANTING BEDS SHALL BE COVERED WITH 7" DEPTH OF COTTON BOLL COMPOST AND THEN TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
6. ALL PLANTING BEDS ARE TO RECEIVE 3" OF SHREDED CYPRESS MULCH. SPREAD MULCH IMMEDIATELY AS PER INSTRUCTIONS.
7. ALL PLANTING BEDS ARE TO RECEIVE 2" OF SHREDED CYPRESS MULCH. SPREAD MULCH IMMEDIATELY AS PER INSTRUCTIONS BEFORE PLACING MULCH.
8. PLANT SACKFILL MIX SHALL BE 25% COTTON BOLL COMPOST AND 75% EXISTING SOIL. ADD ROOSTER FERTILIZER AS PER INSTRUCTIONS.
9. ALL LAWN AREAS ARE TO BE TILLED TO A DEPTH OF 6" AND ALL DEBRIS REMOVED PRIOR TO TILLING. TURF SEED SHALL BE DRILLED OR VERGUTTED INTO SOIL. MULCH SEEDED AREA WITH CLEARLY DEFINED EDGES.
10. TURF SHALL BE KANSAS PERMANENT BLEND FESCUE. ALL AREAS ON PROPERTY ARE TO BE SOODED. DISTURBED AREAS OFFSITE SHALL BE SEEDDED AT A RATE OF 8LBS PER 1,000 SF P.L.S.
11. ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR. WARRANTY SHALL INCLUDE REPLACEMENT OF ALL PLANT MATERIAL THAT DIES OR REPLACEMENT OF PLANT.
12. EDGE ALL SHRUB BEDS WITH STEEL LANDSCAPE EDGING. COLOR: BLACK

1. INSTALL IRRIGATION SYSTEM AS PER LOCAL CODE.
2. SYSTEM SHALL BE DESIGNED TO PROVIDE 1" OF WATER PER WEEK.
3. ACCEPTABLE IRRIGATION HEAD, VALVE AND CONTROLLER MFR'S ARE: TORO, HUNTER, RAINDRO.
4. ALL PIPE SHALL BE CLASS 200 PVC.
5. ALL VALVES SHALL BE SCHEDULE 40 PVC. COORDINATE INSTALLATION TIMING WITH PAVING CONTRACTOR.
6. BURY DEPTH ON ALL PIPE IS MIN. 12"
7. INSTALL NETTING DRIP BIRD NETTING ON ALL PLANTING BEDS.
8. POINT OF CONNECTION SHALL BE TO EXISTING IRRIGATION MAIN. SEE PLAN FOR LOCATION.
9. SYSTEM SHALL BE TIED TO EXISTING IRRIGATION CONTROLLER SEE PLAN FOR LOCATION.
10. PROVIDE 12" MIN. CLEARANCE TO EXISTING IRRIGATION SHOWN FOR FUTURE ADDITIONAL LINES Wires FROM PROPERTY LOCATED WEST OF THIS SITE FOR ACCESS TO IRRIGATION CONTROLLER IN THE FUTURE.
11. IRRIGATE ALL TURF AND SHRUBAREAS.

REQUIRED LANDSCAPE STREET YARD

AVERAGE LOT DEPTH = 265'
SQ. FOOT FACTOR = 10
LINEAR FOOT STREET FRONTAGE = 45'
10 X 45 = 450 SF OF LANDSCAPE STREET YARD
REQUIRED

6976 SF LANDSCAPE STREET YARD PROVIDED

SHADE TREES REQUIRED = 450/500 = 1 REQUIRED
4 SHADE TREES AND 1 ORNAMENTAL TREES PROVIDED = 4.5 SHADE TREES

PARKING LOT SCREENING REQUIRED AND SHOWN.

PARKING LOT TREES:

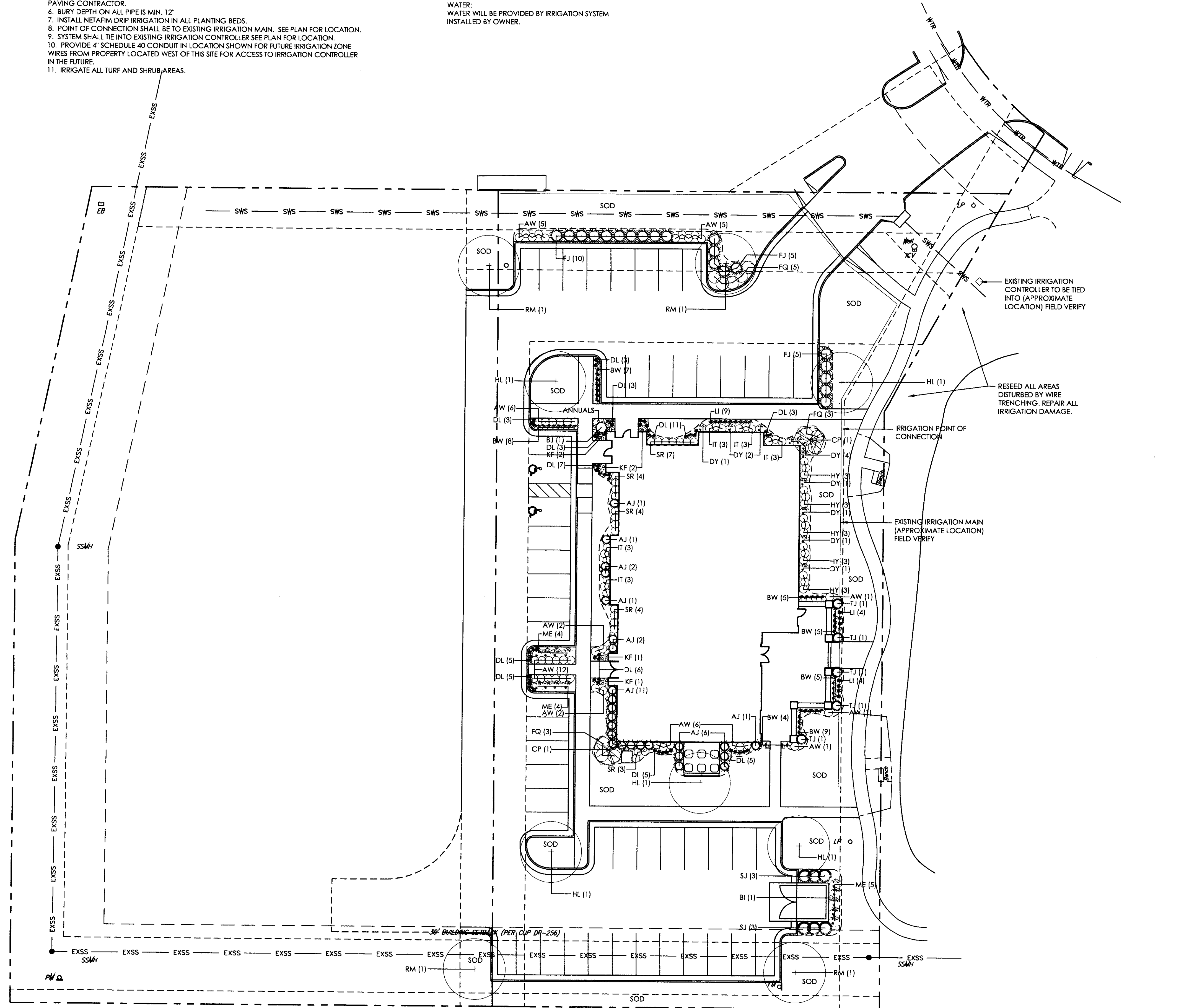
5 SHADE TREES REQUIRED PER 20 SPACES,
51 SPACE LOT = 3 SHADE TREES REQUIRED,
6 SHADE TREES PROVIDED

BUFFERS:
NO BUFFERS REQUIRED

LEGAL DESCRIPTION:
PARCEL B-1 LOT 4 THE COLLECTIVE ADDITION

ADDRESS: 2127 N COLLECTIVE LANE

WATER:
WATER WILL BE PROVIDED BY IRRIGATION SYSTEM
INSTALLED BY OWNER.



PLANT LIST					
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
TREES					
CP	2	CAPITAL PEAR	PYRUS CALLERYANA	1 1/2" CAL.	B & B
HL	5	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	22 1/2" CAL.	B & B
RM	4	RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	22 1/2" CAL.	B & B
SHRUBS					
AJ	25	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONG'	5 GAL.	CONT.
AW	41	ANTHONY WATERER SPIREA	SPIRAEA X BUMALDA 'ANTHONY WATERER'	5 GAL.	CONT.
BI	1	BOSTON IVY	PARFENOCISSUS TRICUSPIDATA	5 GAL.	CONT.
BJ	1	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL.	CONT.
BW	43	WINTER GEM BOXWOOD	KALUS MICROPHYLLA 'WINTER GEM'	3 GAL.	CONT.
DY	11	DENSIFORMS VEE	TAXUS X MEDIA 'DENSIFORMS'	5 GAL.	CONT.
FL	3	KALLAS PITTER J. JUNIPER	JUNIPERUS CHINENSIS 'KALLAS COMPACTA'	5 GAL.	CONT.
FQ	8	FLOWERING QUINCE	CHARDONWILES SPECIOSA	5 GAL.	CONT.
HY	15	HYDRANGEA RED AND PRETTY	HYDRANGEA MACROPHYLLA 'MONRED'	5 GAL.	CONT.
IT	15	SWEETSPIKE ITEA	ITEA VIRGINICA 'SPRICH'	5 GAL.	CONT.
KF	6	KARL FOERSTER GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	CONT.
ME	13	MANHATTAN EUONYMUS	EUONYMUS KLAUSCHOWICA 'MANHATTAN'	5 GAL.	CONT.
SJ	6	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	6" HT.	B & B
SR	21	KNOCKOUT SHRUB ROSE	ROSA SPECIES 'RED VARIETY'	5 GAL.	CONT.
TJ	5	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	6" HT.	CONT.
GROUNDCOVERS/PERENNIALS/ROCK					
DL	47	STELLA DE ORO DAYLILY	HEMEROCALLIS 'STELLA DE ORO'	1 GAL.	CONT.
LI	23	VARIGATED LIRIOPE	LIRIOPE MUSCARI	1 GAL.	CONT.





Wichita-Sedgwick County Metropolitan Area Planning Department

November 16, 2015

Jordan's Place LLC, attn. Sami Halaseh
10101 E. 19th Street
Wichita, KS 67206

Mark Julius
4015 N. Woodlawn Ste. 1
Wichita, KS 67220

RE: REVISED CUP2015-38 - City Administrative Adjustment to DP-256 Parcel 2 to reduce the parking requirement from 96 to 78 spaces in LC Limited Commercial zoning, generally located south of East 21st Street North and west of North Founders Street (2146 Collective Lane).

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-256, the Collective Commercial Community Unit Plan (CUP). We received your letter amending your request based on increased requirements. We understand that you wish to reduce the required parking for Parcel 2 from 96 to 78 spaces, a 19% reduction in required parking.

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation from the original plan. The applicant must have the CUP document adjusted and four (4) full-size copies submitted to the Planning Department. General Provision 20, Parcel Descriptions, Parcel 2, "Parking" shall be changed from "as per City code" to "A minimum of 78 spaces shall be provided per administrative adjustment dated November 16, 2015. All future construction or changes in use shall meet code parking requirements."

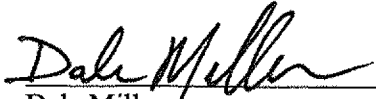
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

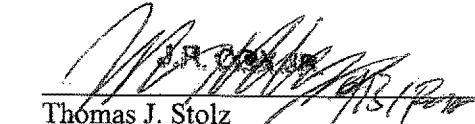
The "Development Application" signs may now be removed from the property. Please submit
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www.wichita.gov

four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.


Dale Miller
Director of Planning


Thomas J. Stolz
MABCD Director

cc: JR Cox, MABCD
Pete Meitzner, CM District II
Laura Rainwater, Community Service Representative District II



Wichita-Sedgwick County Metropolitan Area Planning Department

July 10, 2013

Sami Halaseh
10101 East 19th Street
Wichita, KS 67206

Miracle Signs
Attn: Brian Kirkland
3611 North Broadway
Wichita, KS 67219

RE: Administrative Adjustment (CUP2013-00021) to DP-256, The Collective Commercial Community Unit Plan ("CUP") to modify the signage allowed on Parcel 2 located 200 feet south of East 21st Street, between Founders Street and Collective Lane (Soho Plaza 2146 North Collective Lane).

We have received and reviewed your request for an Administrative Adjustments to Parcel 2, DP-256, The Collective Commercial CUP located 200 feet south of East 21st Street, between Founders Street and Collective Lane (2146 North Collective Lane). Currently Parcel 2 of DP-256 permits one ten-foot tall monument sign with a maximum area of sixty square feet to be located along the Founders Street frontage. This application requests the sign to be located along Founders Street to be 17 feet 5 inches tall with a sign area of 238 square feet. The sign area includes an LED sign with dimensions of 44.05 inches by 91.29 inches. See signage and location details and site plans dated 2-25-13 and 5-13-13.

This application also includes a request for a second sign on Parcel 2, DP-256, to be located along the North Collective Lane frontage as shown on the site plan dated 5-13-13. The sign to be located along the North Collective Lane frontage contains a sign area of 170 square feet, is 13 feet 5 inches tall.

Both signs are to be internally lighted with fluorescent lamps and are to be monument style signs.

We have reviewed your request as generally described above, and specifically described in the attached elevation and site plan drawings. On the basis of our review we have approved the Administrative Adjustments as described above and as depicted on the attached elevation and site plan drawings. Signs are to be located outside of utility easements and are subject to other applicable regulations, approvals and permits.

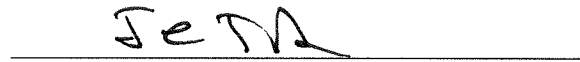
Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of the CUP.

Within 30 days of approval please provide four revised copies of the approved CUP.

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

A handwritten signature in black ink, appearing to read "John L. Schlegel", written over a horizontal line.

John L. Schlegel
Director of Planning

A handwritten signature in black ink, appearing to read "Tom Stolz", written over a horizontal line.

Tom Stolz
Director of the Metropolitan Area Building and
Construction Department



Wichita-Sedgwick County Metropolitan Area Planning Department

August 22, 2013

Six Pack, LLC
15 Stonebridge
Wichita, KS 67230

PEC
Attn: Rob Hartman
303 S. Topeka
Wichita, KS 67202

RE: Administrative Adjustment (CUP2013-00027) to Lot Split Parcel 4 into Parcels 4B and 4C of The Collective Commercial Community Unit Plan ("CUP") DP-256 and redistribute the development standards of the original Parcel 4 to the new parcels, which are generally located east of K-96 Highway and south of East 21st Street.

Currently Parcel 4 of DP-256 permits "All uses allowed in NR zoning. No restaurants shall be permitted on the south 150 feet of the parcel" subject to the following development standards:

Gross Area – 2.3 acres (100,345 S.F)
Maximum building coverage – 30,104 S.F. (30% maximum)
Maximum gross floor area – 30,104 S.F.
Floor area ratio – 0.300
Maximum building height – 35'
Maximum number of buildings – 4
Parking – as per city code
Setbacks – 35' along west property line and private drive (Reserve A), and 15' adjacent to Parcel 4A.
(See General Provision 4)

You have requested to split Parcel 4 into two parcels, 4C and 4B with the development standards shown below.

Parcel 4B:

Proposed Use: All uses allowed in NR zoning. No restaurants shall be permitted on the south 150 feet of the parcel.

*Gross Area – 1.07 acres (46,648 S.F)
Maximum building coverage – 13,994 S.F. (30% maximum)
Maximum gross floor area – 13,994 S.F.
Floor area ratio – 0.300
Maximum building height – 35'*

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Maximum number of buildings – 2

Parking – as per city code

Setbacks – 35' adjacent to private drive (Reserve A), 30' along south property line and 15' adjacent to Parcel 4A. (See General Provision 4)

Parcel 4C

Proposed Use: All uses allowed in NR zoning. No restaurants shall be permitted on the south 150 feet of the parcel.

Gross Area – 1.23 acres (53,697 S.F)

Maximum building coverage – 16,109 S.F. (30% maximum)

Maximum gross floor area – 16,109 S.F.

Floor area ratio – 0.300

Maximum building height – 35'

Maximum number of buildings – 2

Parking – as per city code

Setbacks – 35' along west property line, 30' along south property line and 15' adjacent to Parcels 4A and 4B. (See General Provision 4)

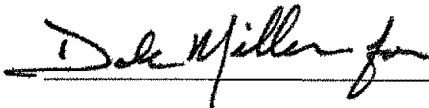
We have reviewed your request and have approved the request to split Parcel 4 into Parcels 4B and 4C as described above, subject to the development standards described above.

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. Thanks for including four originals with the application, the adjustment is effective upon receipt of this signed adjustment.



John L. Schlegel
Director of Planning



Tom Stolz
Director of the Metropolitan Area Building and
Construction Department

March 15, 2012

Fashion Ventures, LLC
12111 E. 21st Street N.
Wichita, KS 67206

Trimark Signworks attn: Andrea Edwards
319 N. Oak
Wichita, KS 67213

RE: CUP2012-03 CUP Amendment #3 to DP-256, The Collective, to increase the height and size of signs on Parcel 5A; generally located south of 21st Street North and east of K-96 (12111 E 21st Street N).

Dear Applicants:

At its regular meeting on **March 15, 2012**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request and approved that DP-256 General Provision 6, Parcel 5a be amended to allow one 12.5-foot tall sign with a maximum of 81 square feet. The action of the MAPC was to approve Amendment #3 subject to the following conditions:

1. The sign shall be limited to 12.5 feet in height and 81 square feet, and shall generally conform to the submitted site plan and elevation drawing.
2. The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days after approval of this case, or the request shall be considered denied and closed.

Property owners may file a written appeal as an aggrieved person to the action of the Planning Commission on a community unit plan amendment, in accordance with the Unified Zoning Code Article V-E, Section V-E.10 and V-E.13. The appeal must be submitted to the Planning Director within 14 days of the conclusion of the MAPC action, by **March 29, 2012, at 5 PM.**

If there are no valid appeals filed opposing this action by **March 29, 2012, at 5 PM**, the action of the MAPC will be considered final. If appeals are filed, you will be advised of the date your application will be forwarded to the Governing Body for review and final action.

This is a reminder that the zoning notification signs should now be removed from the property.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Jess McNeely, AICP
Principal Planner
Current Plans Division

Copies to: WCC II, Pete Meitzner, Mail Stop 1-13
NA II, Antione Sherfield, Mail Stop 1-135
Julianne Kallman, Engineering Mail Stop 1-71
JR Cox, OCI
Rick Stubbs, OCI

March 15, 2012

Fashion Ventures, LLC
12111 E. 21st Street N.
Wichita, KS 67206

Trimark Signworks attn: Andrea Edwards
319 N. Oak
Wichita, KS 67213

RE: CUP2012-03 CUP Amendment #3 to DP-256, The Collective, to increase the height and size of signs on Parcel 5A; generally located south of 21st Street North and east of K-96 (12111 E 21st Street N).

Dear Applicants:

At its regular meeting on **March 15, 2012**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request and approved that DP-256 General Provision 6, Parcel 5a be amended to allow one 12.5-foot tall sign with a maximum of 81 square feet. The action of the MAPC was to approve Amendment #3 subject to the following conditions:

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