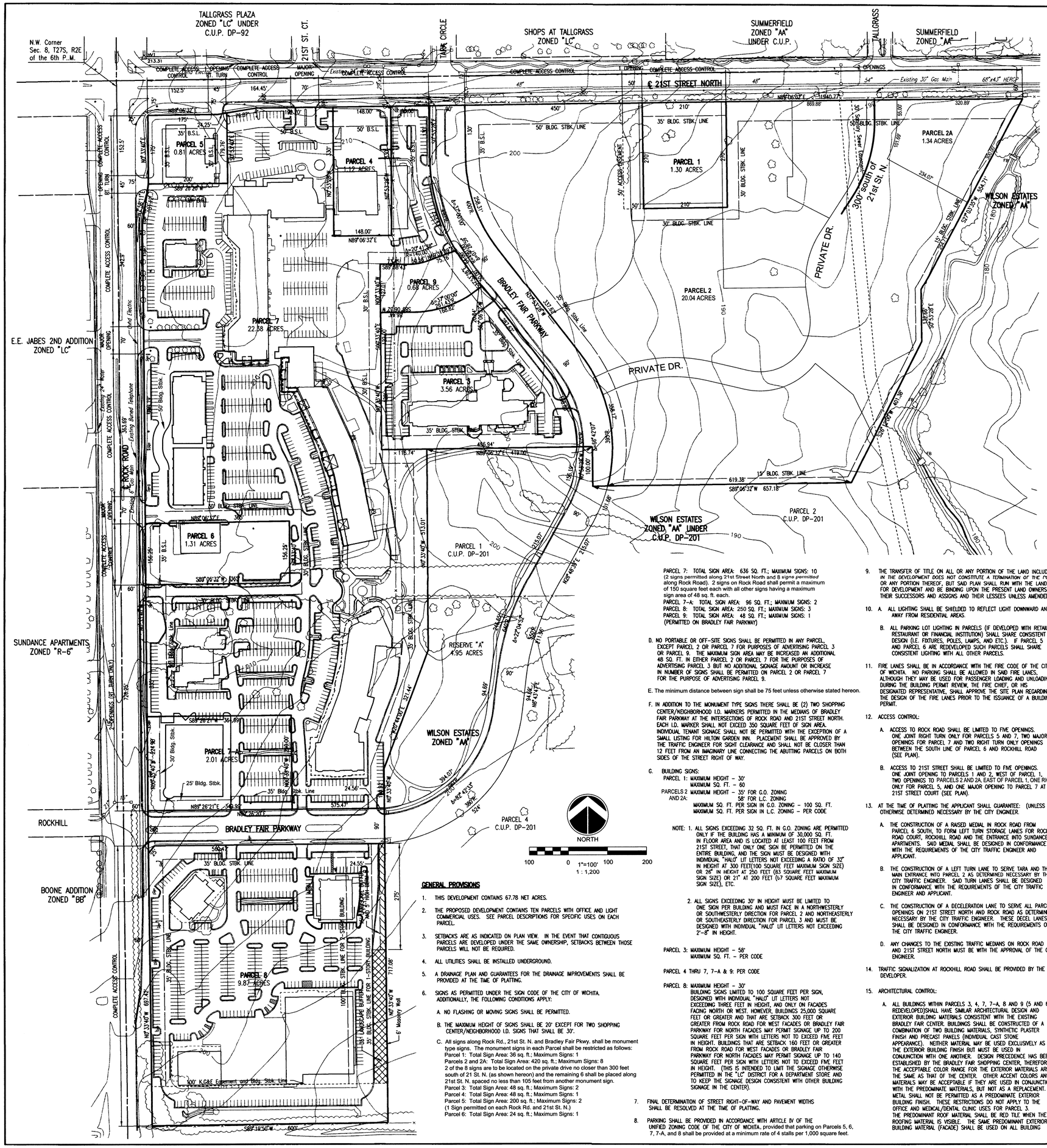


COMMUNITY UNIT PLAN DP-191
WILSON PROPERTY

OWNERS:
Bradley Fair One, LLC
150 N. Market
Wichita, KS 67202

VP Wilson Properties, LLC
1605 N. Waterfront Pkwy.
Wichita, KS 67206

AGENT:
MKEC Engineering, Inc.
411 N. Webb Rd.
Wichita, KS 67206

As per AA CUP2019-31 Rlm 8-13-19

APPROVED CUP
MAPC 12-21-2006 Rlm

MAPD Copy 2 of 4

GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 67.78 NET ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS TEN PARCELS WITH OFFICE AND LIGHT COMMERCIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. A DRAINAGE PLAN AND GUARANTEES FOR THE DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
6. SIGNS AS PERMITTED UNDER THE SIGN CODE OF THE CITY OF WICHITA. ADDITIONALLY, THE FOLLOWING CONDITIONS APPLY:

   A. NO FLASHING OR MOVING SIGNS SHALL BE PERMITTED.

   B. THE MAXIMUM HEIGHT OF SIGNS SHALL BE 20' EXCEPT FOR TWO SHOPPING CENTER/NEIGHBORHOOD I.D. SIGNS THAT SHALL BE 30'.

   C. All signs along Rock Rd., 21st St. N. and Bradley Fair Pkwy. shall be monument type signs. The monument signs in each Parcel shall be restricted as follows:
   Parcel 1: Total Sign Area: 36 sq. ft.; Maximum Signs: 1
   Parcels 2 and 2A: Total Sign Area: 420 sq. ft.; Maximum Signs: 8
   2 of the 8 signs are to be located on the private drive no closer than 300 feet south of 21 St. N. (as shown hereon) and the remaining 6 shall be placed along 21st St. N. spaced no less than 105 feet from another monument sign.
   Parcel 3: Total Sign Area: 48 sq. ft.; Maximum Signs: 2
   Parcel 4: Total Sign Area: 48 sq. ft.; Maximum Signs: 1
   Parcel 5: Total Sign Area: 200 sq. ft.; Maximum Signs: 2
   (1 Sign permitted on each Rock Rd. and 21st St. N.)
   Parcel 6: Total Sign Area: 24 sq. ft.; Maximum Signs: 1
   PARCEL 7: TOTAL SIGN AREA: 636 SQ. FT.; MAXIMUM SIGNS: 10
   (2 signs permitted along 21st Street North and 8 *signs permitted* along Rock Road). 2 signs on Rock Road shall permit a maximum of 150 square feet each with all other signs having a maximum sign area of 48 sq. ft. each.
   PARCEL 7-A: TOTAL SIGN AREA: 96 SQ. FT.; MAXIMUM SIGNS: 2
   PARCEL 8: TOTAL SIGN AREA: 250 SQ. FT.; MAXIMUM SIGNS: 3
   PARCEL 9: TOTAL SIGN AREA: 48 SQ. FT.; MAXIMUM SIGNS: 1
   (PERMITTED ON BRADLEY FAIR PARKWAY)

   D. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED IN ANY PARCEL EXCEPT PARCEL 2 OR PARCEL 7 FOR PURPOSES OF ADVERTISING PARCEL 3 OR PARCEL 9. THE MAXIMUM SIGN AREA MAY BE INCREASED AN ADDITIONAL 48 SQ. FT. IN EITHER PARCEL 2 OR PARCEL 7 FOR THE PURPOSES OF ADVERTISING PARCEL 3 BUT NO ADDITIONAL SIGNAGE AMOUNT OR INCREASE IN NUMBER OF SIGNS SHALL BE PERMITTED ON PARCEL 2 OR PARCEL 7 FOR THE PURPOSE OF ADVERTISING PARCEL 9.

   E. The minimum distance between sign shall be 75 feet unless otherwise stated hereon.

   F. IN ADDITION TO THE MONUMENT TYPE SIGNS THERE SHALL BE (2) TWO SHOPPING CENTER/NEIGHBORHOOD I.D. MARKERS PERMITTED IN THE MEDIANS OF BRADLEY FAIR PARKWAY AT THE INTERSECTIONS OF ROCK ROAD AND 21ST STREET NORTH. EACH I.D. MARKER SHALL NOT EXCEED 350 SQUARE FEET OF SIGN AREA. INDIVIDUAL TENANT SIGNAGE SHALL NOT BE PERMITTED WITH THE EXCEPTION OF A SMALL LISTING FOR HILTON GARDEN INN. PLACEMENT SHALL BE APPROVED BY THE TRAFFIC ENGINEER FOR SIGHT CLEARANCE AND SHALL NOT BE CLOSER THAN 12 FEET FROM AN IMAGINARY LINE CONNECTING THE ABUTTING PARCELS ON BOTH SIDES OF THE STREET RIGHT OF WAY.

   G. BUILDING SIGNS:
   PARCEL 1: MAXIMUM HEIGHT – 30'
   MAXIMUM SQ. FT. – 60
   PARCELS 2 AND 2A: MAXIMUM HEIGHT – 35' FOR G.O. ZONING
   58' FOR L.C. ZONING
   MAXIMUM SQ. FT. PER SIGN IN G.O. ZONING – 100 SQ. FT.
   MAXIMUM SQ. FT. PER SIGN IN L.C. ZONING – PER CODE

   NOTE: 1. ALL SIGNS EXCEEDING 32 SQ. FT. IN G.O. ZONING ARE PERMITTED ONLY IF THE BUILDING HAS A MINIMUM OF 30,000 SQ. FT. IN FLOOR AREA AND IS LOCATED AT LEAST 100 FEET FROM 21ST STREET, THAT ONLY ONE SIGN BE PERMITTED ON THE ENTIRE BUILDING, AND THE SIGN MUST BE DESIGNED WITH INDIVIDUAL "HALO" LIT LETTERS NOT EXCEEDING A RATIO OF 32" IN HEIGHT AT 300 FEET(100 SQUARE FEET MAXIMUM SIGN SIZE) OR 26" IN HEIGHT AT 250 FEET (63 SQUARE FEET MAXIMUM SIGN SIZE) OR 21" AT 200 FEET (67 SQUARE FEET MAXIMUM SIGN SIZE), ETC.

   2. ALL SIGNS EXCEEDING 30" IN HEIGHT MUST BE LIMITED TO ONE SIGN PER BUILDING AND MUST FACE IN A NORTHWESTERLY OR SOUTHWESTERLY DIRECTION FOR PARCEL 2 AND NORTHEASTERLY OR SOUTHEASTERLY DIRECTION FOR PARCEL 3 AND MUST BE DESIGNED WITH INDIVIDUAL "HALO" LIT LETTERS NOT EXCEEDING 2'-8" IN HEIGHT.

   PARCEL 3: MAXIMUM HEIGHT – 58'
   MAXIMUM SQ. FT. – PER CODE

   PARCEL 4 THRU 7, 7-A & 9: PER CODE

   PARCEL 8: MAXIMUM HEIGHT – 30'
   BUILDING SIGNS LIMITED TO 100 SQUARE FEET PER SIGN, DESIGNED WITH INDIVIDUAL "HALO" LIT LETTERS NOT EXCEEDING THREE FEET IN HEIGHT, AND ONLY ON FACADES FACING NORTH OR WEST. HOWEVER, BUILDINGS 25,000 SQUARE FEET OR GREATER AND THAT ARE SETBACK 300 FEET OR GREATER FROM ROCK ROAD FOR WEST FACADES OR BRADLEY FAIR PARKWAY FOR NORTH FACADES MAY PERMIT SIGNAGE UP TO 200 SQUARE FEET PER SIGN WITH LETTERS NOT TO EXCEED FIVE FEET IN HEIGHT. BUILDINGS THAT ARE SETBACK 160 FEET OR GREATER FROM ROCK ROAD FOR WEST FACADES OR BRADLEY FAIR PARKWAY FOR NORTH FACADES MAY PERMIT SIGNAGE UP TO 140 SQUARE FEET PER SIGN WITH LETTERS NOT TO EXCEED FIVE FEET IN HEIGHT. (THIS IS INTENDED TO LIMIT THE SIGNAGE OTHERWISE PERMITTED IN THE "LC" DISTRICT FOR A DEPARTMENT STORE AND TO KEEP THE SIGNAGE DESIGN CONSISTENT WITH OTHER BUILDING SIGNAGE IN THE CENTER).

7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE IV OF THE UNIFIED ZONING CODE OF THE CITY OF WICHITA, provided that parking on Parcels 5, 6, 7, 7-A, and 8 shall be provided at a minimum rate of 4 stalls per 1,000 square feet.
9. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED *IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN* OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
10. A. ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL AREAS.

    B. ALL PARKING LOT LIGHTING IN PARCELS (IF DEVELOPED WITH RETAIL, RESTAURANT OR FINANCIAL INSTITUTION) SHALL SHARE CONSISTENT DESIGN (I.E. FIXTURES, POLES, LAMPS, AND ETC.). IF PARCEL 5 AND PARCEL 6 ARE REDEVELOPED SUCH PARCELS SHALL SHARE CONSISTENT LIGHTING WITH ALL OTHER PARCELS.
11. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
12. ACCESS CONTROL:

    A. ACCESS TO ROCK ROAD SHALL BE LIMITED TO FIVE OPENINGS. ONE JOINT RIGHT TURN ONLY FOR PARCELS 5 AND 7, TWO MAJOR OPENINGS FOR PARCEL 7 AND TWO RIGHT TURN ONLY OPENINGS BETWEEN THE SOUTH LINE OF PARCEL 6 AND ROCKHILL ROAD (SEE PLAN).

    B. ACCESS TO 21ST STREET SHALL BE LIMITED TO FIVE OPENINGS. ONE JOINT OPENING TO PARCELS 1 AND 2, WEST OF PARCEL 1, TWO OPENINGS TO PARCELS 2 AND 2A, EAST OF PARCEL 1, ONE RIGHT TURN ONLY FOR PARCEL 5, AND ONE MAJOR OPENING TO PARCEL 7 AT 21ST STREET COURT (SEE PLAN).
13. AT THE TIME OF PLATTING THE APPLICANT SHALL GUARANTEE: (UNLESS OTHERWISE DETERMINED NECESSARY BY THE CITY ENGINEER.

    A. THE CONSTRUCTION OF A RAISED MEDIAL IN ROCK ROAD FROM PARCEL 6 SOUTH, TO FORM LEFT TURN STORAGE LANES FOR ROCK ROAD COURT, ROCKHILL ROAD AND THE ENTRANCE INTO SUNDANCE APARTMENTS. SAID MEDIAL SHALL BE DESIGNED IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY TRAFFIC ENGINEER AND APPLICANT.

    B. THE CONSTRUCTION OF A LEFT TURN LANE TO SERVE TARA AND THE MAIN ENTRANCE INTO PARCEL 2 AS DETERMINED NECESSARY BY THE CITY TRAFFIC ENGINEER. SAID TURN LANES SHALL BE DESIGNED IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY TRAFFIC ENGINEER AND APPLICANT.

    C. THE CONSTRUCTION OF A DECELERATION LANE TO SERVE ALL PARCEL OPENINGS ON 21ST STREET NORTH AND ROCK ROAD AS DETERMINED NECESSARY BY THE CITY TRAFFIC ENGINEER. THESE DECEL LANES SHALL BE DESIGNED IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY TRAFFIC ENGINEER.

    D. ANY CHANGES TO THE EXISTING TRAFFIC MEDIANS ON ROCK ROAD AND 21ST STREET NORTH MUST BE WITH THE APPROVAL OF THE CITY ENGINEER.
14. TRAFFIC SIGNALIZATION AT ROCKHILL ROAD SHALL BE PROVIDED BY THE DEVELOPER.
15. ARCHITECTURAL CONTROL:

    A. ALL BUILDINGS WITHIN PARCELS 3, 4, 7, 7-A, 8 AND 9 (5 AND 6 IF REDEVELOPED)SHALL HAVE SIMILAR ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIALS CONSISTENT WITH THE EXISTING BRADLEY FAIR CENTER. BUILDINGS SHALL BE CONSTRUCTED OF A COMBINATION OF TWO BUILDING MATERIALS, SYNTHETIC PLASTER FINISH AND PRECAST PANELS (INDIVIDUAL CAST STONE APPEARANCE). NEITHER MATERIAL MAY BE USED EXCLUSIVELY AS THE EXTERIOR BUILDING FINISH BUT MUST BE USED IN CONJUNCTION WITH ONE ANOTHER. DESIGN PRECEDENCE HAS BEEN ESTABLISHED BY THE BRADLEY FAIR SHOPPING CENTER, THEREFORE, THE ACCEPTABLE COLOR RANGE FOR THE EXTERIOR MATERIALS ARE THE SAME AS THAT OF THE CENTER. OTHER ACCENT COLORS AND MATERIALS MAY BE ACCEPTABLE IF THEY ARE USED IN CONJUNCTION WITH THE PREDOMINATE MATERIALS, BUT NOT AS A REPLACEMENT. METAL SHALL NOT BE PERMITTED AS A PREDOMINATE EXTERIOR BUILDING FINISH. THESE RESTRICTIONS DO NOT APPLY TO THE OFFICE AND MEDICAL/DENTAL CLINIC USES FOR PARCEL 3. THE PREDOMINANT ROOF MATERIAL SHALL BE RED TILE WHEN THE ROOFING MATERIAL IS VISIBLE. THE SAME PREDOMINANT EXTERIOR BUILDING MATERIAL (FACADE) SHALL BE USED ON ALL BUILDING ELEVATIONS. ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIALS SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS. EXTERIOR UTILITY BOXES, MECHANICAL EQUIPMENT, AND ETC. SHALL BE SCREENED AND/OR PAINTED ACCORDING TO THE ACCEPTABLE COLOR RANGE AS APPROVED BY THE DIRECTOR OF PLANNING.

    B. ALL BUILDINGS WITHIN PARCELS 1, 2, 2A, AND 3 IF DEVELOPED WITH OFFICE OR MEDICAL AND DENTAL CLINIC USES SHALL HAVE A CONSISTENT ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIAL TO BE APPROVED BY THE DIRECTOR OF PLANNING. THE SAME PREDOMINANT EXTERIOR BUILDING MATERIAL (FACADE) SHALL BE USED ON ALL BUILDING ELEVATIONS. EXTERIOR UTILITY BOXES, MECHANICAL EQUIPMENT, AND ETC. SHALL BE SCREENED AND/OR PAINTED ACCORDING TO THE ACCEPTABLE COLOR RANGE AS APPROVED BY THE DIRECTOR OF PLANNING.
16. SCREENING WALLS:

    A. SCREENING SHALL BE IN ACCORDANCE WITH ARTICLE IV OF THE UNIFIED ZONING CODE OF THE CITY OF WICHITA. A 6–8 FOOT HIGH SCREENING WALL MAY BE WAIVED FOR PARCELS 2, 2A, 3, AND 7 IF ADJACENT RESIDENTIAL PROPERTY IS RETAINED FOR PARK AND OPEN SPACE PURPOSES. HOWEVER, ALL TRASH DUMPSTERS, LOADING DOCKS/SERVICE AREAS, MECHANICAL AREAS SHALL BE SCREENED IF WITHIN 150' OF ADJACENT RESIDENTIAL PROPERTY. SUCH SCREENING SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS AND INSTALLED AT THE TIME DEVELOPMENT OCCURS.

    B. THE ABOVE MENTIONED SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE, ARCHITECTURAL CONCRETE PANELS OR SIMILAR MATERIALS (NOT INCLUDING WOOD OR WOVEN WIRE). COLORS SHALL BE COMPATIBLE WITH THOSE USED ON THE EXTERIOR BUILDING WALLS OF THE BRADLEY FAIR SHOPPING CENTER.

    C. THE REQUIRED WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5) FOOT WALL EASEMENT PLATTED SEPARATELY FROM ALL OTHER EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.
17. LANDSCAPE BUFFERS:

    A. LANDSCAPE BUFFERS AND SCREENING – SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA. A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO THE PLANT MATERIALS.

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

    C. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM(S) APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.
18. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
19. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.
    NOTE: ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
20. NO SINGLE USE OR TENANT ON PARCELS 1–7, 7–A AND 9 SHALL OCCUPY MORE THAN 50,000 SQ. FT. OF FLOOR AREA WITH THE EXCEPTION OF HOTELS, FURNITURE STORES, OR OFFICE USES.
21. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT RESIDENTIAL AREAS.
22. MAXIMUM GROSS FLOOR AREA FOR PARCELS 2 THRU 7, 7-A, & 8 (COMMERCIAL USES ONLY) SHALL NOT EXCEED 587,473 SQ. FEET (DOES NOT INCLUDE THE HOTEL USE OR THE 10,000 S.F. FINANCIAL INSTITUTION ON PARCEL 3). MAXIMUM GROSS FLOOR AREA FOR OFFICE AND HOTEL USES ON PARCELS 2 AND 3 SHALL NOT EXCEED 290,000 SQ. FEET. THE MAXIMUM GROSS FLOOR AREA FOR GENERAL OFFICE AND MEDICAL OFFICE USES IN PARCELS 1, 2, 2A, AND 3 SHALL NOT EXCEED 239,000 SQUARE FEET.
23. A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE A REQUIREMENT OF THIS CUP. THIS WALK SYSTEM SHALL LINK PROPOSED BUILDINGS WITH THE ENTRANCES AND SIDEWALKS ALONG ROCK ROAD, 21ST STREET NORTH AND BRADLEY FAIR PARKWAY. 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 CONSISTENT WITH THE ARCHITECTURAL DESIGN AND COLOR RANGE ESTABLISHED FOR THE DEVELOPMENT.
24. 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 INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.
25. MAXIMUM NUMBER OF HOTELS PERMITTED IS ONE. A HOTEL IS PERMITTED ON PARCEL 2, 3 OR 8.

PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES – FINANCIAL INSTITUTION, LIBRARY, OFFICES, MEDICAL AND DENTAL CLINIC CHURCH OR PLACE OR WORSHIP, COMMUNITY ASSEMBLY, PARKS AND RECREATION.
GROSS AREA – 1.30 ACRES (56,700 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 10,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA – 10,000 SQ. FT.
FLOOR AREA RATIO – 0.176
MAXIMUM BUILDING HEIGHT – 45'
MAXIMUM NUMBER OF BUILDINGS – 1
PARKING – SEE GENERAL PROVISION NUMBER 8
SETBACKS – (SEE PLAN)

PARCEL NUMBER 2:

PROPOSED USES – OFFICES, RETAIL, FINANCIAL INSTITUTION (12,000 SQ. FT. MAXIMUM), MEDICAL AND DENTAL CLINIC, HOTEL, RESTAURANT (10,000 S.F. MAX.) DRIVE IN OR DRIVE–THRU RESTAURANTS ARE NOT PERMITTED. RETAIL AND RESTAURANT USES ARE RESTRICTED TO THAT PORTION OF PARCEL 2 PREVIOUSLY APPROVED FOR "LC" LIMITED COMMERCIAL ZONING.

GROSS AREA – 20.04 ACRES (827,716 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 258,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA – 258,000 SQ. FT.
95,000 SQ. FT. (HOTEL USE ONLY)
12,000 SQ. FT. (FINANCIAL INSTITUTION ONLY)

FLOOR AREA RATIO – 0.312
0.115 (HOTEL USE)
MAXIMUM BUILDING HEIGHT – 65' FOR L.C. ZONING. 55' FOR G.O. ZONING.
MAXIMUM NUMBER OF BUILDINGS – 20
PARKING – SEE GENERAL PROVISION NUMBER 8
SETBACKS – SEE PLAN

PARCEL NUMBER 3:

PROPOSED USES – OFFICES, FINANCIAL INSTITUTIONS, HOTEL OR 10,000 SQ. FT. RESTAURANT OR RETAIL. DRIVE–IN OR DRIVE THRU RESTAURANTS ARE NOT PERMITTED.

GROSS AREA – 3.56 ACRES (154,901 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 35,000 SQ. FT.
10,000 SQ. FT. (RESTAURANT/RETAIL)
MAXIMUM GROSS FLOOR AREA – 48,000 SQ. FT. (OFFICE & FINANCIAL INST. ONLY).
60,000 SQ. FT. (HOTEL ONLY)
10,000 SQ. FT. (RESTAURANT/RETAIL ONLY)
FLOOR AREA RATIO – 0.225
0.613 (HOTEL)
0.065 (RESTAURANT/RETAIL)
MAXIMUM BUILDING HEIGHT – 68'
MAXIMUM NUMBER OF BUILDINGS – 3
PARKING – SEE GENERAL PROVISION NUMBER 8
SETBACKS – SEE PLAN

PARCEL NUMBER 4:

PROPOSED USES – FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL STORES, CLOTHING STORES, OFFICES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, SMALL ANIMAL CLINICS, HARDWARE STORES, APPLIANCE STORES, FURNITURE STORES, DAY CARE, AND FITNESS CENTERS. PARCEL NO. 4 SHALL ALSO ALLOW A GREEN HOUSE AS AN ACCESSORY USE. SAID GREENHOUSE SHALL BE LIMITED TO 3,400 SQ. FT. IN SIZE AND IS TO CONFORM TO THE LOCATION AND DESIGN AS SUBMITTED TO THE OFFICE OF CENTRAL INSPECTION (PROJECT NO. 93–028956).

GROSS AREA – 1.12 ACRES (48,840 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 15,400 SQ. FT.
MAXIMUM GROSS FLOOR AREA – 15,400 SQ. FT.
FLOOR AREA RATIO – 0.315
MAXIMUM BUILDING HEIGHT – 35'
MAXIMUM NUMBER OF BUILDINGS – 3
PARKING – SEE GENERAL PROVISION NUMBER 8
SETBACKS – SEE PLAN

PARCEL NUMBER 5:

PROPOSED USES – CONVENIENCE STORES, FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL STORES, MEDICAL AND DENTAL CLINICS, OFFICES, PHARMACIES, TIRE, BATTERY AND ACCESSORY STORES, SERVICE STATION WITH CAR WASH AS ACCESSORY USE WITH B.Z.A. APPROVAL.

GROSS AREA – 0.81 ACRES 35,309 Sq. Ft. (post R/W clip)
MAXIMUM BUILDING COVERAGE – 11,565 Sq. Ft. / 32.8%
MAXIMUM GROSS FLOOR AREA – 12,969 Sq. Ft. / 36.7%

MAXIMUM BUILDING HEIGHT – 35'
MAXIMUM NUMBER OF BUILDINGS – 1
PARKING – SEE GENERAL PROVISION NUMBER 8
SETBACKS – SEE PLAN

PARCEL NUMBER 6:

PROPOSED USES – CONVENIENCE STORES, RESTAURANTS, RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, TIRE, BATTERY AND ACCESSORY STORES (OVERHEAD SERVICE DOORS SHALL FACE AWAY FROM ARTERIAL *STREETS), PHARMACIES, AND SMALL ANIMAL CLINICS.*

GROSS AREA – 1.31 ACRES (57,031 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 18,820 Sq. Ft. / 33%
MAXIMUM GROSS FLOOR AREA – 22,459 Sq. Ft. / 39.4%

MAXIMUM BUILDING HEIGHT – 35'
MAXIMUM NUMBER OF BUILDINGS – 2
PARKING – SEE GENERAL PROVISION NUMBER 8
SETBACKS – SEE PLAN

PARCEL NUMBER 7:

PROPOSED USES – SAME AS PARCEL NUMBER 4 EXCEPT FOR GREENHOUSE.

GROSS AREA – 22.38 ACRES (975,001 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 194,700 Sq. Ft. / 20%
MAXIMUM GROSS FLOOR AREA – 194,700 Sq. Ft. / 20%

MAXIMUM BUILDING HEIGHT – 35', EXCEPT 45 FEET FOR ARCHITECTURAL FEATURES
MAXIMUM NUMBER OF BUILDINGS – 12
PARKING – SEE GENERAL PROVISION NUMBER 8
SETBACKS – SEE PLAN

PARCEL NUMBER 7–A:

PROPOSED USES – SAME AS PARCEL NUMBER 4 EXCEPT FOR GREENHOUSE.

GROSS AREA – 2.01 ACRES (87,598 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 30,800 Sq. Ft. / 35.2%
MAXIMUM GROSS FLOOR AREA – 30,800 Sq. Ft. / 35.2%

MAXIMUM BUILDING HEIGHT – 35', EXCEPT 45 FEET FOR ARCHITECTURAL FEATURES
MAXIMUM NUMBER OF BUILDINGS – 1
PARKING – SEE GENERAL PROVISION NUMBER 8
SETBACKS – SEE PLAN

PARCEL NUMBER 8:

PROPOSED USES – Same as Parcel 7, and General Office Uses and/or Medical / Dental Clinics Uses are Allowed.

Gross Area - 9.87 ACRES 430,132 SQ. FT.
MAXIMUM BUILDING COVERAGE - 96,153 Sq. Ft. / 22.4 %
MAXIMUM GROSS FLOOR AREA - 129,800 Sq. Ft. / 30.2 %

MAXIMUM BUILDING HEIGHT - 45'
(see building story height restrictions hereon)
MAXIMUM NUMBER OF BUILDINGS - 6
PARKING - See General Provision Number 8
SETBACKS - See Plan

PARCEL NUMBER 9:

PROPOSED USES - Same as Parcel 7.

GROSS AREA - 0.68 ACRES (29,613 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 5,000 Sq. Ft. \ 16.9%
MAXIMUM GROSS FLOOR AREA - 5,000 Sq. Ft. \ 16.9%
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - See General Provision Number 8
SETBACKS - See Plan

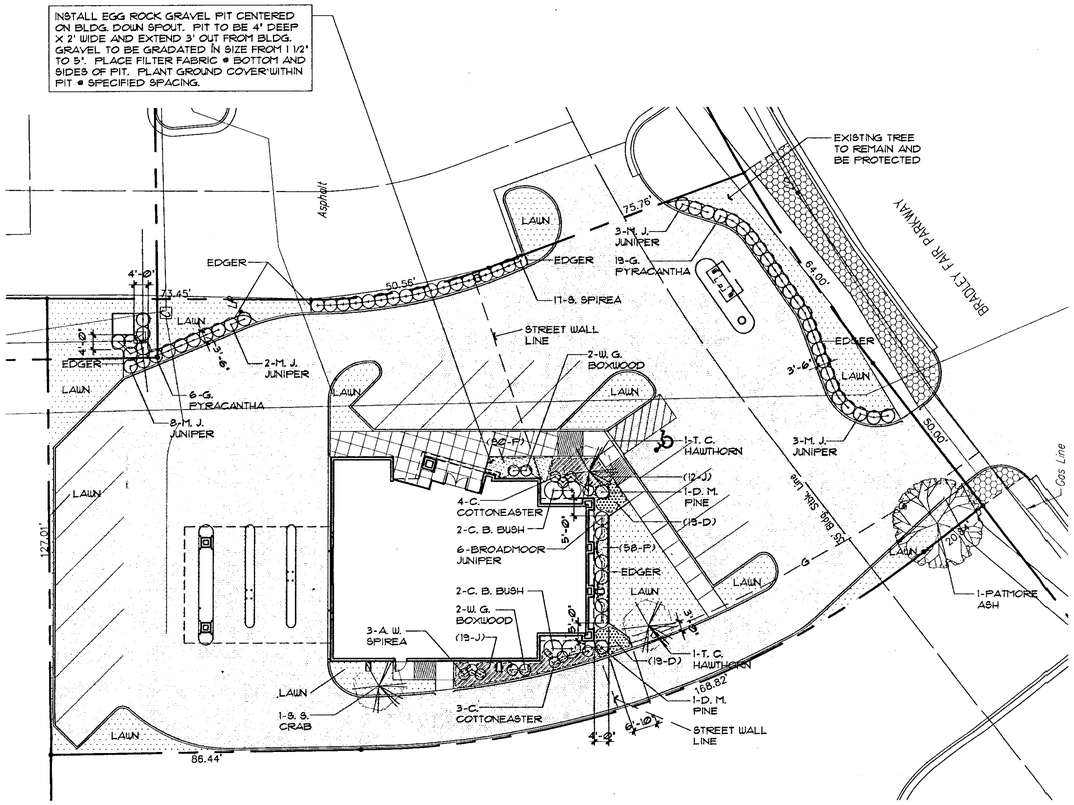
PARCEL NUMBER 2A:

PROPOSED USES - Same as Parcel 2.

GROSS AREA - 1.34 ACRES (58,458 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 13,000 Sq. Ft. \ 22.2%
MAXIMUM GROSS FLOOR AREA - 20,000 Sq. Ft. \ 34.2%
MAXIMUM BUILDING HEIGHT - 55'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - See General Provision Number 8
SETBACKS - See Plan

DP-191 Amendment #14
AA CUP2017-51 12-1-2017
AA 8-22-16
AA 1-27-16
AA 10-24-14
AA 3-15-07

MKEC
Wichita, KS • 316.684.9600



GENERAL PLANTING NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
5. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
6. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL ONE-CALL CENTER. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITES.
7. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
8. SOD TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TALL FESCUE.
9. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
10. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
11. 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. CUTS OF ONE INCH (1") 12. ALL LANDSCAPE EDGING IS TO BE A COMMERCIAL GRADE STEEL EDGING (COLOR GREEN). INSTALL EDGING WITH STAKES AND AT ELEVATION SPECIFIED BY MANUFACTURER.
13. INSTALL SHREDDED HARDWOOD MULCH. PLACE 3"-4" OF MULCH IN ALL PLANT BEDS AND TREE SAUCERS.
14. 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.
15. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.
16. TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM.

LEGAL DESCRIPTION

A TRACT OF LAND IN LOT 2, BLOCK 1, BRADLEY FAIR 2ND ADDITION AND A PORTION OF LOT 2, BLOCK 1, BRADLEY FAIR ADDITION TO WICHITA SEDGWICK COUNTY, KANSAS.

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
	TREES				
1	PATMORE ASH	FRAXINUS PENNSYLVANICA 'PATMORE'	2 1/2"	B & B	
	ORNAMENTAL TREE				
1	SPRING SNOW CRAB	MALUS SP. 'SPRING SNOW'	1 1/2"	B & B	
2	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUSGALLI INERMIS	1 1/2"	B & B	
	DECIDUOUS SHRUBS				
17	SNOWMOUND SPIREA	SPIREA NIPPONICA 'SNOWMOUND'	3 GAL.	CONT.	
3	ANTHONY WATERER SPIREA	SPIREA X BUMALDA 'ANTHONY WATERER'	3 GAL.	CONT.	
4	COMPACT BURNING BUSH	EUONYMUS ALATUS COMPATA	5 GAL.	CONT.	
7	CRANBERRY COTTONEASTER	COTONEASTER APICULATA	3 GAL.	CONT.	
	EVERGREEN SHRUBS				
4	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA 'KOREANA'	3 GAL.	CONT.	
16	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MINT JULEP'	5 GAL.	CONT.	
6	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	3 GAL.	CONT.	
25	GNOME PYRACANTHA	PYRACANTHA COCCINEA 'GNOME'	3 GAL.	CONT.	
2	MUGHO PINE, DWF.	PINUS MUGHO MUGHUS	5 GAL.	CONT.	
	GROUND COVERS				
31	(J) BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	1 GAL.	CONT.	36" O. C.
148	(P) PERIWINKLE	VINCA MINOR	3" POT	CONT.	12" O. C.
	PERENNIAL				
38	(D) DAYLILY	HEMEROCALLIS 'STELLA DE ORO'	1 GAL.	CONT.	18" O. C.
	LAWN				
-----	FESCUE	-----	-----	SOD	

LANDSCAPE ORDINANCE CALCULATIONS

LANDSCAPE STREET YARD

114 (TOTAL LINEAL FEET OF STREET YARD FRONTAGE)
x 10 S. F. FACTOR
1,140 TOTAL S. F. OF LANDSCAPE STREETYARD REQ'D.
÷ 500 (1 TREE PER 500 S.F.)
2.28 OR SAY 3 TREES REQ'D.

3 TREES PROVIDED (1 SHADE + 1 SHADE (EXIST) + 2 ORNAMENTAL)

2,678 S.F. OF LANDSCAPE STREETYARD PROVIDED

SIDE AND REAR YARD BUFFERS

NO BUFFERS REQ'D.

PARKING LOT SCREENING AND LANDSCAPING

PARKING LOT IS SCREENED W/ SHRUBS

PARKING LOT TREES

17 PARKING STALLS
÷ 20 (ONE TREE PER 20 STALLS)
.85 OR SAY 1 TREE REQ'D. (1/2 MUST BE INTERIOR)

(ONE-HALF OF THE STREETYARD TREES MAY BE USED TO FULFILL PARKING LOT TREE REQUIREMENT)

HALF OF 3 SHADE TREES = 1 1/2

1 TREE REQ'D.
- 1 1/2 TREES
0 TREE
0 TREES PROVIDED

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN TREE
- (J) BLUE RUG JUNIPER
- (P) PERIWINKLE
- (D) DAYLILY
- LAWN (SOD)
- LAWN (EXIST)

DP-191 Parcel 9

LANDSCAPE PLAN

APPROVED CHANGES OR DS
MAPD Comp 2003

Fidelity Bank
Bradley Fair Branch

Bradley Fair Shopping Center - Bradley Fair Parkway
Wichita, Kansas

REGISTERED LANDSCAPE ARCHITECT
LEE MATTHEW BRANDENBURG
STATE OF KANSAS
2/17/03

wdm architects

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

PRINTS ISSUED
February 17, 2003 FOR BID

WDM No. 02173
drawn: Brian
checked: Matt

Landscape Plan

1 LANDSCAPE PLAN
1" = 20'-0"

NORTH

© copyright Wilson Darnell Mann P.A.

Xrefs: None
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Date: 02/18/2003 Time: 11:04
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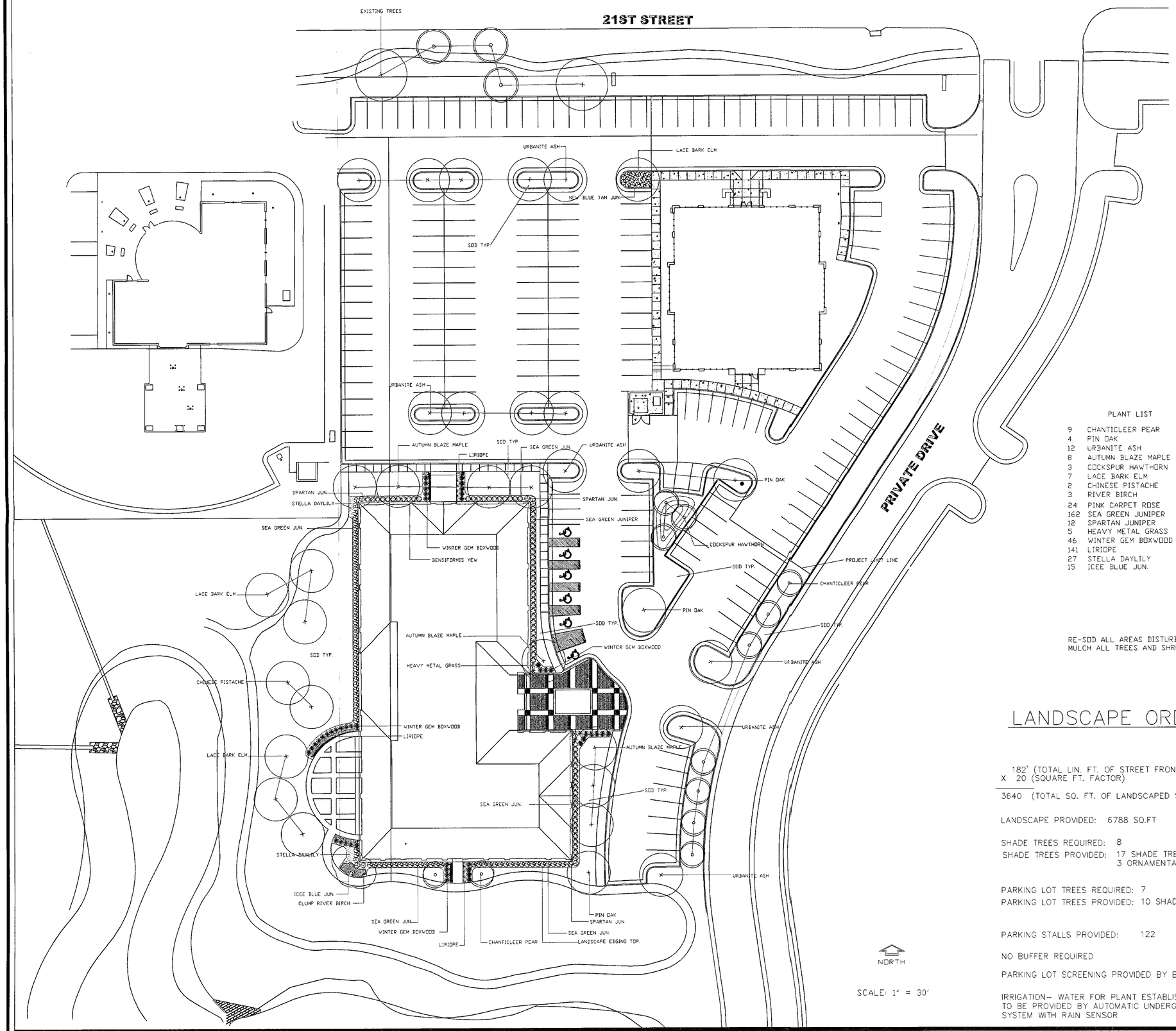


PLANT LIST

9	CHANTICLEER PEAR	PYRUS CALLERYANA CLEVELAND SELECT	2.5"
4	PIN OAK	QUERCUS PALUSTRIS	3"
12	URBANITE ASH	FRAXINUS PENNSYLVANCIA URBANITE	3"
8	AUTUMN BLAZE MAPLE	ACER X FREEMANI	3"
3	COCKSPUR HAWTHORN	CRATAEGUS CRUGALLI	2"
7	LACE BARK ELM	ULMUS PARVIFOLIA	3"
2	CHINESE PISTACHE	PISTACIA CHINENSIS	3"
3	RIVER BIRCH	BETULA NIGRA	12-14'
24	PINK CARPET ROSE	PINK CARPET ROSE	2G.
162	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS SEA GREEN	5G.
12	SPARTAN JUNIPER	JUNIPERUS CHINENSIS SPARTAN	7G.
5	HEAVY METAL GRASS	HEAVY METAL GRASS	5G.
46	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA	5G.
141	LIRIOPE	LIRIOPE MUSCARI	1G.
27	STELLA DAYLILY	HEMERDCALLIS STELLA DE ORO	1G.
15	ICEE BLUE JUN.	JUNIPERUS HORIZONTALIS ICEE BLUE	5G.

NOTES
RE-SOD ALL AREAS DISTURBED DURING CONSTRUCTION
MULCH ALL TREES AND SHRUB BEDS WITH BAGGED CYPRESS MULCH

LANDSCAPE ORDINANCE CALCULATIONS

182' (TOTAL LIN. FT. OF STREET FRONTAGE)
X 20 (SQUARE FT. FACTOR)

3640 (TOTAL SQ. FT. OF LANDSCAPED STREET YARD REQUIRED)

LANDSCAPE PROVIDED: 6788 SQ.FT

SHADE TREES REQUIRED: 8
SHADE TREES PROVIDED: 17 SHADE TREES (2 EXISTING)
3 ORNAMENTAL (EXISTING)

PARKING LOT TREES REQUIRED: 7
PARKING LOT TREES PROVIDED: 10 SHADE

PARKING STALLS PROVIDED: 122

NO BUFFER REQUIRED

PARKING LOT SCREENING PROVIDED BY BERM (EXISTING)

IRRIGATION– WATER FOR PLANT ESTABLISHMENT
TO BE PROVIDED BY AUTOMATIC UNDERGROUND SPRINKLER
SYSTEM WITH RAIN SENSOR

DP-191 PORTION OF PARCEL 2
LANDSCAPE PLAN
APPROVED 03/14/02 JB
MAPPD Cntr 2002

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

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

A LANDSCAPE PLAN FOR:
VANEAGE PROPERTIES/NEW ENGLAND
WILSON ESTATES OFFICE PARK

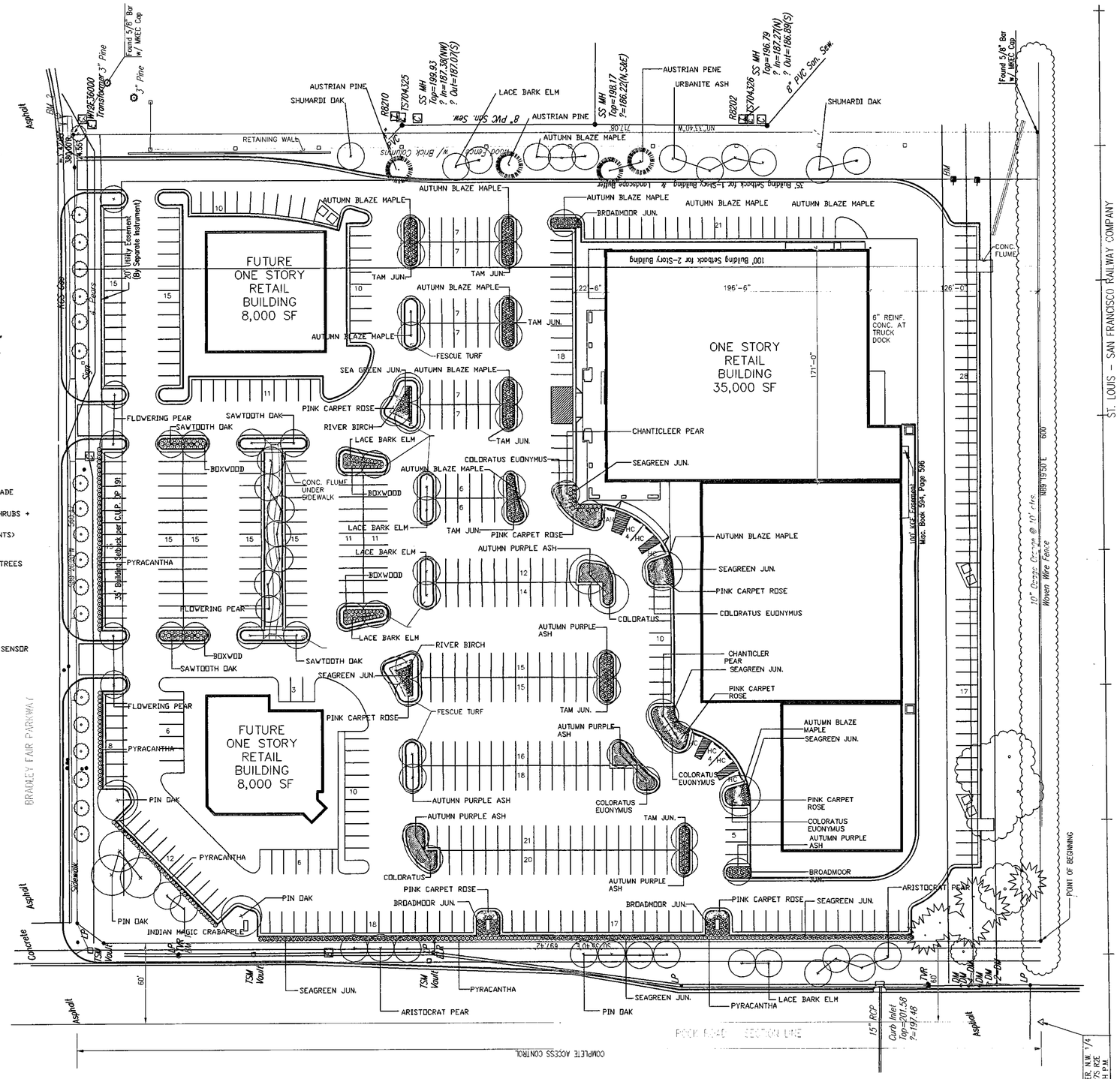
PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE
6	RIVER BIRCH	BETULA NIGRA	12-14'
8	SAWTOOTH OAK	QUERCUS ACUTISSIMA	2-3'
11	FLOWERING PEAR	PYRUS CALLERYANA	2-3'
19	AUTUMN BLAZE MAPLE	ACER RUBRUM X FREEMANI	2.5'
12	LACE BARK ELM	BOTANICAL NAME	2.5'
13	AUTUMN PU\RPLE ASH	FRAXINUS AMERICANA AUTUMN PURPLE	2.5'
4	CHANTICLEER PEAR	PYRUS CALLERYANA CHANTICLEER	3'
7	ARISTOCRAT PEAR	PYRUS CALLERYANA ARISTOCRAT	3'
2	INDIAN MAGIC CRAB	MALUS INDIAN MAGIC	2-3'
9	PIN OAK	QUERCUS PALUSTRIS	2-3'
182	TAM JUN.	JUNIPERUS SABINA TAMARISCIFOLIA	5G.
199	SEAGREEN JUN.	JUNIPERUS CHINENSIS SEAGREEN	5G.
158	LOW BOY PYRACANTHA	BOTANICAL NAME	5G.
76	BROADMOOR JUN.	JUNIPERUS SABINA BROADMOOR	5G.
108	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA WINTER GEM	5G.
157	PINK CARPET ROSE	ROSEA VAR. NOATRAUM	3G.
785	COLORATUS EUONYMUS	COLORATUS EUONYMUS	1G.
3	SHUMARDI OAK	QUERCUS SHUMARDII	2.5-3'
4	AUSTRIAN PINE	PINUS NIGRA	8'
4	URBANITE ASH	FRAXINUS PENNSYLVANCIA URBANITE	2.5-3'

LANDSCAPE ORDINANCE CALCULATIONS

725' STREET FRONTAGE X 20 SQ. FT. = 14500 SQ.FT. LANDSCAPED REQUIRED
STREET YARD TREES REQUIRED = 29 SHADE TREES
STREET YARD TREES PROVIDED = 10 SHADE + 13 ORNAMENTAL + 26 EXISTING SHADE
PARKING LOT TREES REQUIRED = 28 SHADE TREES
PARKING LOT TREES PROVIDED = 63 SHADE TREES + 17 ORNAMENTALS + 1665 SHRUBS + 71 EXISTING HEDGE TREES
(18 SHADE TREES & 6 ORNAMENTALS ARE PROVIDED BY STREET YARK REQUIREMENTS)
PARKING LOT SCREENING PROVIDED WITH SHRUBS
541 PARKING SPACES PROVIDED
630' LINEAL FEET BETWEEN NONRESIDENTIAL &RESIDENTIAL REQUIRES 16 SHADE TREES
16 SHADE TREES PROVIDED FOR BUFFER
A 6' TALL FENCE HAS BEEN PROVIDED FOR ADDITIONAL SCREENING

TURF, TREES , & SHRUBS TO BE IRRIGATED BY AUTOMATIC SYSTEM WITH RAIN SENSOR



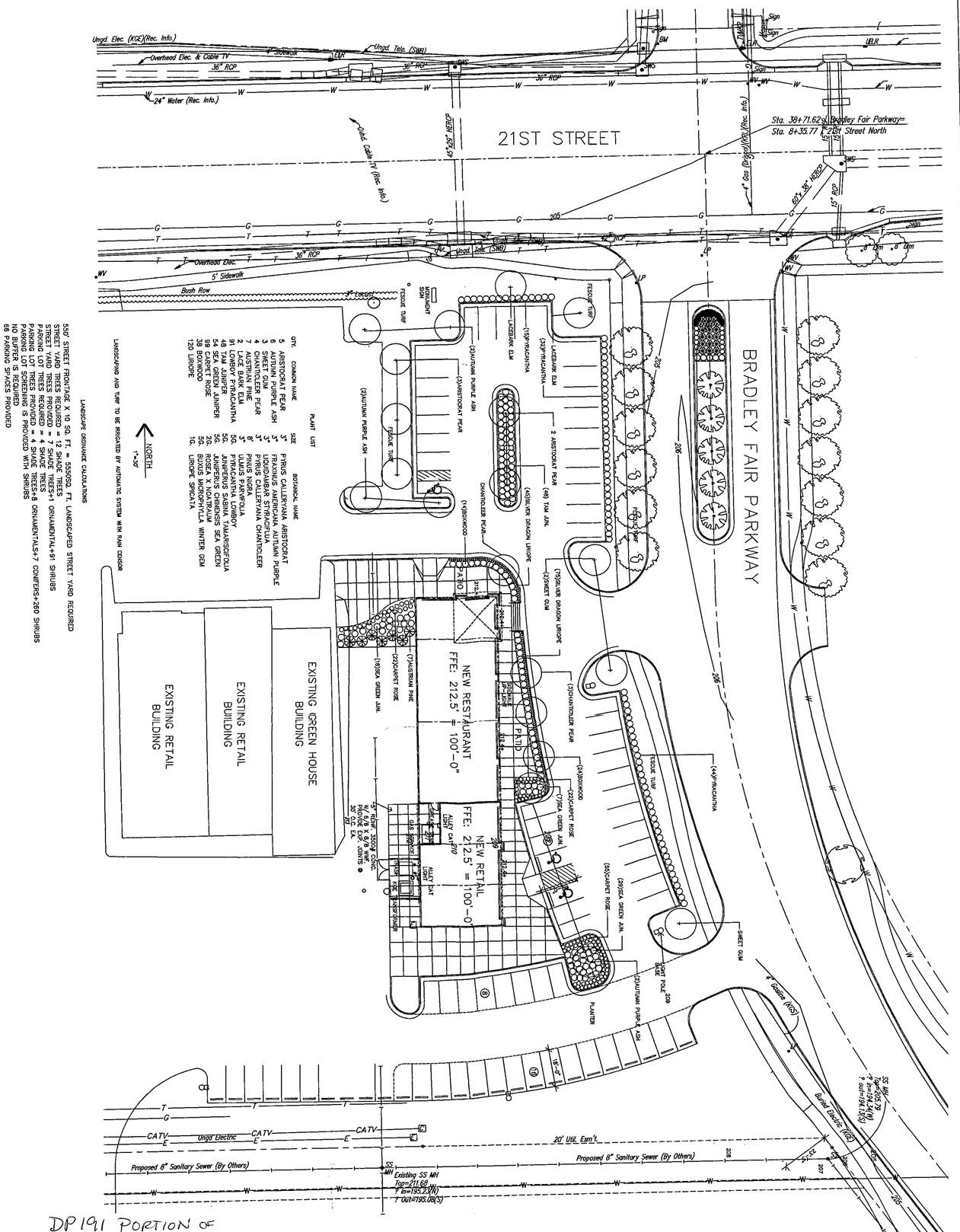
SCALE: 1" = 50'

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

A LANDSCAPE PLAN FOR:
BRADLEY FAIR SOUTH
ROCK ROAD BRADLEY FAIR PKWY.

DP191 PARCEL 8
LANDSCAPE PLAN
APPROVED 12/18/00 BY DB
MAPD Copy 2 of 2

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN



LANDSCAPE ORDINANCE CALCULATIONS

550' STREET FRONTAGE X 10 SQ. FT. = 5550SQ. FT. LANDSCAPED STREET YARD REQUIRED
STREET YARD TREES REQUIRED = 12 SHADE TREES
STREET YARD TREES PROVIDED = 7 SHADE TREES+1 ORNAMENTAL+91 SHRUBS
PARKING LOT TREES REQUIRED = 4 SHADE TREES
PARKING LOT TREES PROVIDED = 4 SHADE TREES+8 ORNAMENTALS+7 CONIFERS+260 SHRUBS
PARKING LOT SCREENING IS PROVIDED WITH SHRUBS
NO BUFFER IS REQUIRED
66 PARKING SPACES PROVIDED

LANDSCAPING AND TURF TO BE IRRIGATED BY AUTOMATIC SYSTEM WITH RAIN SENSOR

PLANT LIST

QTY.	COMMON NAME	SIZE	BOTANICAL NAME
5	ARISTOCRAT PEAR	3"	PYRUS CALLERYANA ARISTOCRAT
6	AUTUMN PURPLE ASH	3"	FRAXINUS AMERICANA AUTUMN PURPLE
3	SWEET GUM	3"	LIQUIDAMBAR STYRACIFLUA
4	CHANTICLEER PEAR	3"	PYRUS CALLERYANA CHANTICLEER
7	AUSTRIAN PINE	8'	PINUS NIGRA
2	LACE BARK ELM	3"	ULMUS PARVIFOLIA
91	LOWBOY PYRACANTHA	5G.	PYRACANTHA LOWBOY
48	TAM JUNIPER	5G.	JUNIPERUS SABINA TAMARISCIFOLIA
54	SEA GREEN JUNIPER	5G.	JUNIPERUS CHINENSIS SEA GREEN
99	CARPET ROSE	2G.	ROSEA X NOATRAUM
38	BOXWOOD	5G.	BUXUS MICROPHYLLA WINTER GEM
120	LIRIOPE	1G.	LIRIOPE SPICATA

DP191 PORTION OF PARCEL 7

LANDSCAPE PLAN

APPROVED 5/12/00 BY DG

MAPD Copy 1 of 2

A LANDSCAPE PLAN FOR:

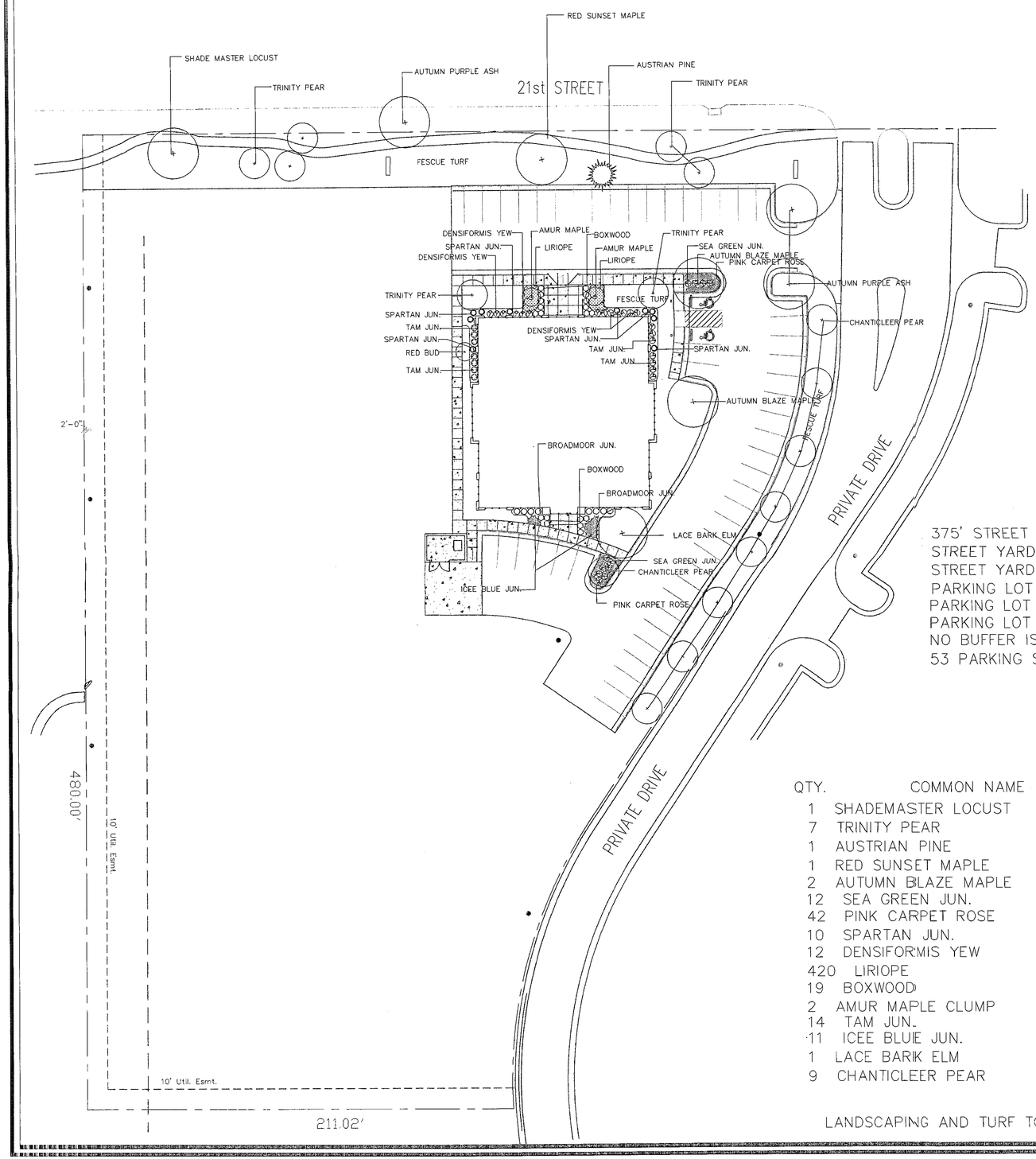
GOOD EGG RESTAURANT

THE BRADLEY FAIR

North Parkway Shell
Permit # BLD 1999-24339
2141 N. Bradley Fair Parkway

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

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN



1"=30'

DP 191 PORTION OF PARCEL 2
LANDSCAPE PLAN
APPROVED 4/20/00 BY DG
MAPD Org 1 of 2

LANDSCAPE ORDINANCE CALCULATIONS

375' STREET FRONTAGE X 10 SQ.FT.=3750 SQ.FT. LANDSCAPED STREET YARD REQUIRED
STREET YARD TREES REQUIRED=8 SHADE TREES
STREET YARD TREES PROVIDED=5 SHADE+13 ORNAMENTAL+1 CONIFER
PARKING LOT TREES REQUIRED=3 SHADE TREES
PARKING LOT TREES PROVIDED=3 SHADE=5 ORNAMENTAL=99 SHRUBS
PARKING LOT SCREENING IS PROVIDED WITH BERM (BY OTHERS)
NO BUFFER IS REQUIRED
53 PARKING SPACES PROVIDED

PLANT LIST

QTY.	COMMON NAME	SIZE	BOTANICAL NAME
1	SHADEMASTER LOCUST	2.5–3"	GLEDITSIA TRIACANTHOS SHADEMASTER
7	TRINITY PEAR	2.5–3"	PYRUS CALLERYANA TRINITY
1	AUSTRIAN PINE	7–8'	PINUS NIGRA
1	RED SUNSET MAPLE	3"	ACER RUBRUM RED SUNSET
2	AUTUMN BLAZE MAPLE	3"	ACER RUBRUM FREEMANI AUTUMN BLAZE
12	SEA GREEN JUN.	5G.	JUNIPERUS CHINENSIS SEA GREEN
42	PINK CARPET ROSE	2G.	ROSEA X NOATRAUM
10	SPARTAN JUN.	6'	JUNIPERUS CHINENSIS SPARTAN
12	DENSIFORMIS YEW	5G.	TAXUS X MEDIA DENSIFORMIS
420	LIRIOPE	3"POT	LIRIOPE SPICATA
19	BOXWOOD	5G.	BUXUS MICROPHYLLA WINTER GEM
2	AMUR MAPLE CLUMP	8–10'	ACER GINNALA
14	TAM JUN.	5G.	JUNIPERUS SABINA TAMARISCIFOLIA
11	ICEE BLUE JUN.	5G.	JUNIPERUS HORIZONTALIS ICEE BLUE
1	LACE BARK ELM	3"	ULMUS PARVIFOLIA
9	CHANTICLEER PEAR	2.5"	PYRUS CALLERYANA CHANTICLEER

LANDSCAPING AND TURF TO BE IRRIGATED BY AUTOMATIC SYSTEM WITH MOISTURE SENSOR

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

LANDSCAPE PLAN
APPROVED BY

A LANDSCAPE PLAN FOR:
DEAN WITTER
WILSON ESTATES OFFICE PARK

BASE PLAN

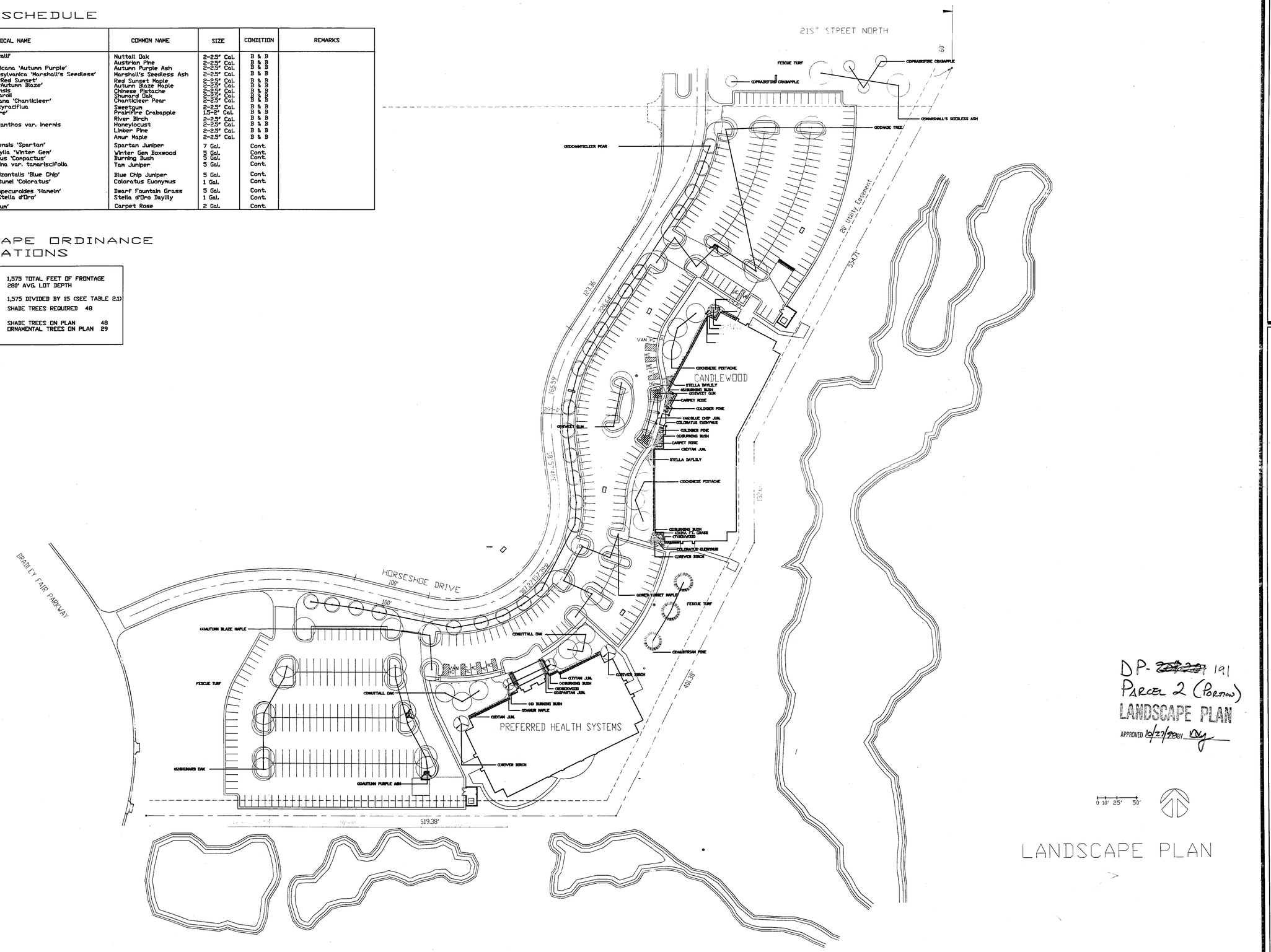
RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
6	Quercus 'nuttalli'	Nuttall Oak	2-2.5" Cal.	B & B	
3	Pinus nigra	Austrian Pine	2-2.5" Cal.	B & B	
14	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	2-2.5" Cal.	B & B	
4	Fraxinus pennsylvanica 'Marshall's Seedless'	Marshall's Seedless Ash	2-2.5" Cal.	B & B	
6	Acer rubrum 'Red Sunset'	Red Sunset Maple	2-2.5" Cal.	B & B	
4	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	2-2.5" Cal.	B & B	
5	Pistacia chinensis	Chinese Pistache	2-2.5" Cal.	B & B	
6	Quercus shumardii	Shumard Oak	2-2.5" Cal.	B & B	
25	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2-2.5" Cal.	B & B	
4	Liquidambar styraciflua	Sweetgum	2-2.5" Cal.	B & B	
4	Malus 'Prairifire'	Prairifire Crabapple	1.5-2" Cal.	B & B	
4	Betula nigra	River Birch	2-2.5" Cal.	B & B	
6	Gleditsia triacanthos var. inermis	Honeylocust	2-2.5" Cal.	B & B	
2	Pinus flexilis	Limber Pine	2-2.5" Cal.	B & B	
2	Acer ginnala	Amur Maple	2-2.5" Cal.	B & B	
2	Juniperis chinensis 'Spartan'	Spartan Juniper	7 Gal.	Cont.	
26	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	5 Gal.	Cont.	
30	Euonymus alatus 'Compactus'	Burning Bush	5 Gal.	Cont.	
98	Juniperus sabina var. tamariscifolia	Tam Juniper	5 Gal.	Cont.	
38	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 Gal.	Cont.	
74	Euonymus fortunei 'Coloratus'	Coloratus Euonymus	1 Gal.	Cont.	
7	Pennisetum alopecuroides 'Hamein'	Dwarf Fountain Grass	5 Gal.	Cont.	
64	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	1 Gal.	Cont.	
30	Rosa x'Noatraum'	Carpet Rose	2 Gal.	Cont.	

LANDSCAPE ORDINANCE CALCULATIONS

LANDSCAPE REQUIRED METHOD 1	1,575 TOTAL FEET OF FRONTAGE 280' AVG. LOT DEPTH
	1,575 DIVIDED BY 15 (SEE TABLE 2.1)
	SHADE TREES REQUIRED 48
	SHADE TREES ON PLAN 48 ORNAMENTAL TREES ON PLAN 29



DP-~~[illegible]~~ 191
PARCEL 2 (Portion)
LANDSCAPE PLAN
APPROVED 10/27/98 BY [illegible]

0 10' 25' 50'

LANDSCAPE PLAN

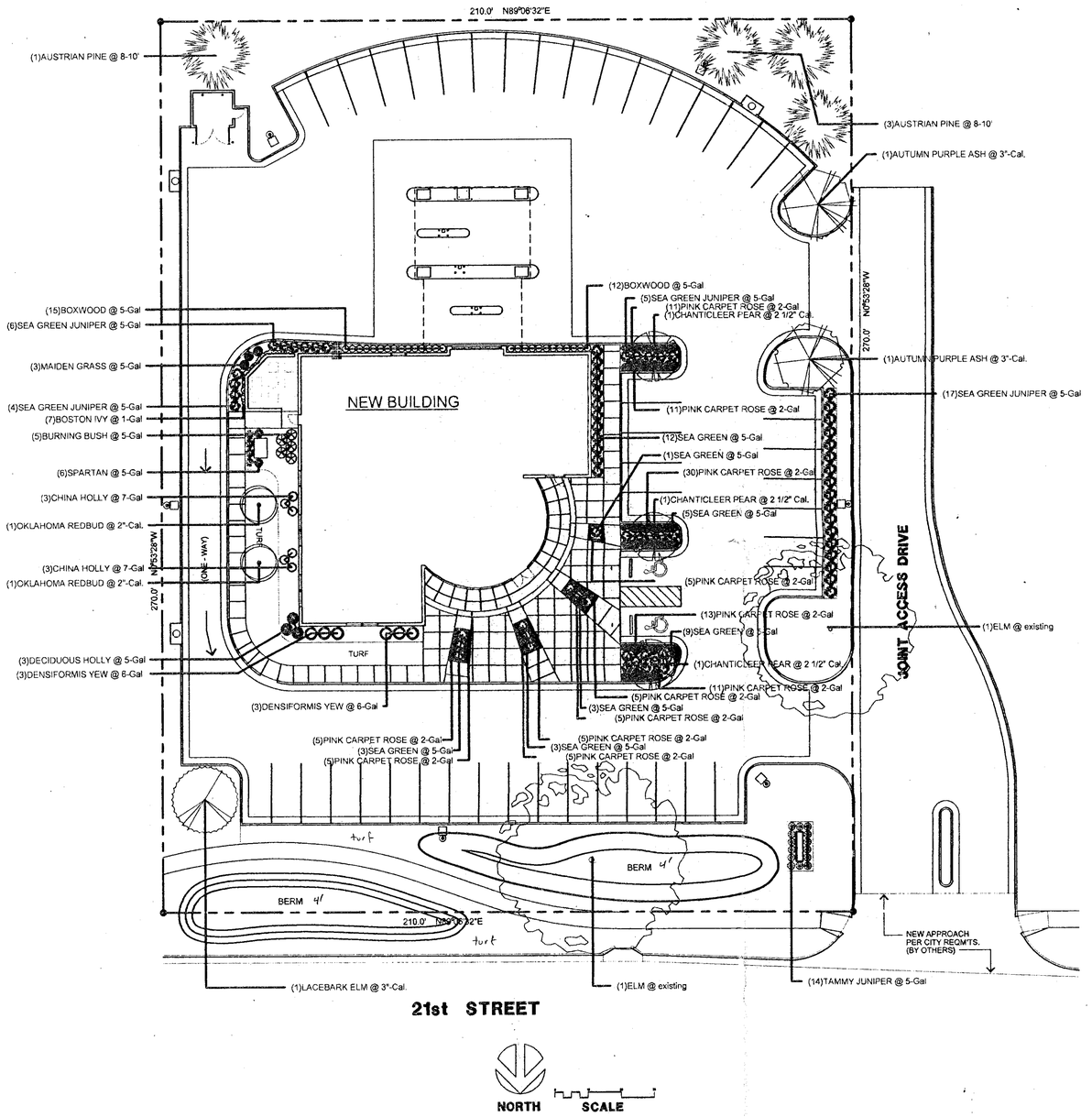
TREE TOP
NURSERY & LANDSCAPING INC.
5910 E. 37th NORTH
WICHITA, KS 67220

A LANDSCAPE PLAN FOR:

CANDLEWOOD

WILSON ESTATES

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN



PLANT SCHEDULE

COMMON NAME	SIZE	
(4)AUSTRIAN PINE	8-10'	
(2)AUTUMN PURPLE ASH	3"-Cal.	
(3)CHANTICLEER PEAR	2 1/2"-Cal.	
(2)OKLAHOMA REDBUD	2"-Cal.	
(27)BOXWOOD	5-Gal	CONT.
(63)SEA GREEN JUNIPER	5-Gal	CONT.
(3)MAIDEN GRASS	5-Gal	CONT.
(5)DWARF BURNING BUSH	5-Gal	CONT.
(14)TAMMY JUNIPER	5-Gal	CONT.
(8)CHINA HOLLY	7-Gal	CONT.
(6)DENSIFORMIS YEW	6-Gal	CONT.
	5-Gal	CONT.
	5-Gal	CONT.
(7)BOSTON IVY	1-Gal	CONT.
(111)PINK CARPET ROSE	2-Gal	CONT.

DP-191

LANDSCAPE PLAN

APPROVED 8/21/97 BY Dan

SPANGENBERG • PHILLIPS
ARCHITECTURE
224 E. Douglas, Fifth Floor Wichita, KS 67202 T 316.267.4002 F 316.267.1509

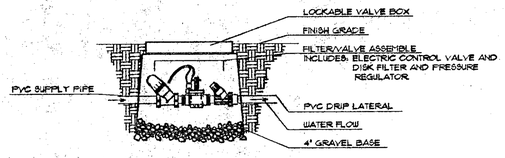
CENTRAL BANK AND TRUST AT WILSON ESTATES

21st STREET AND BRADLEY FAIR PARKWAY
WICHITA, KANSAS

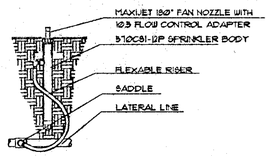
ISSUE	DATE
FOR BID	18 AUG 97

CEN-BANK.DWG
LANDSCAPING
PLAN

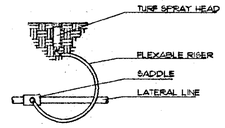
A1.1



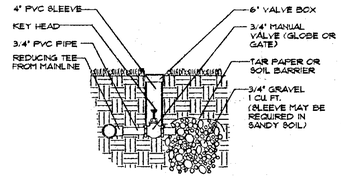
FILTER/VALVE ASSEMBLY FOR DRIP ZONES
NO SCALE



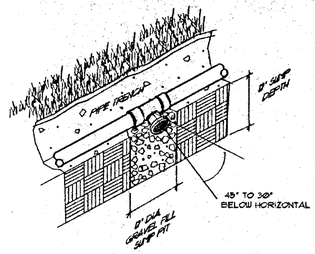
12" POP-UP SPRINKLER WITH MAXIJET
NO SCALE
WITH FLEXABLE RISER (SIDE INLET)



5700 4" POP-UP SPRAY HEAD
NO SCALE
WITH FLEXABLE RISER

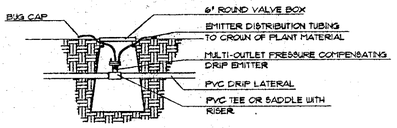


MANUAL DRAIN VALVE DETAIL
NO SCALE

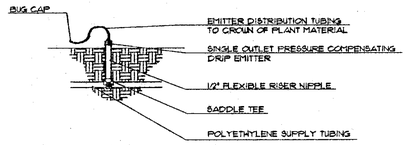


AUTOMATIC VALVES ARE TO BE LOCATED AT LOW POINTS AND ENDS OF LATERAL LINES. LOCATE END AUTO. DRAIN VALVE 12' UP STREAM FROM LAST HEAD

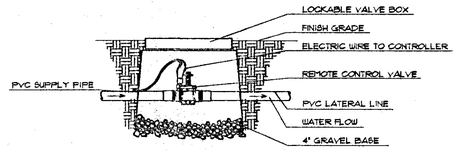
AUTOMATIC DRAIN AND SUMP PIT
NO SCALE



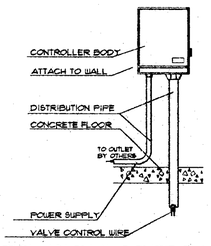
MULTI-OUTLET EMITTER INSTALLATION
NO SCALE



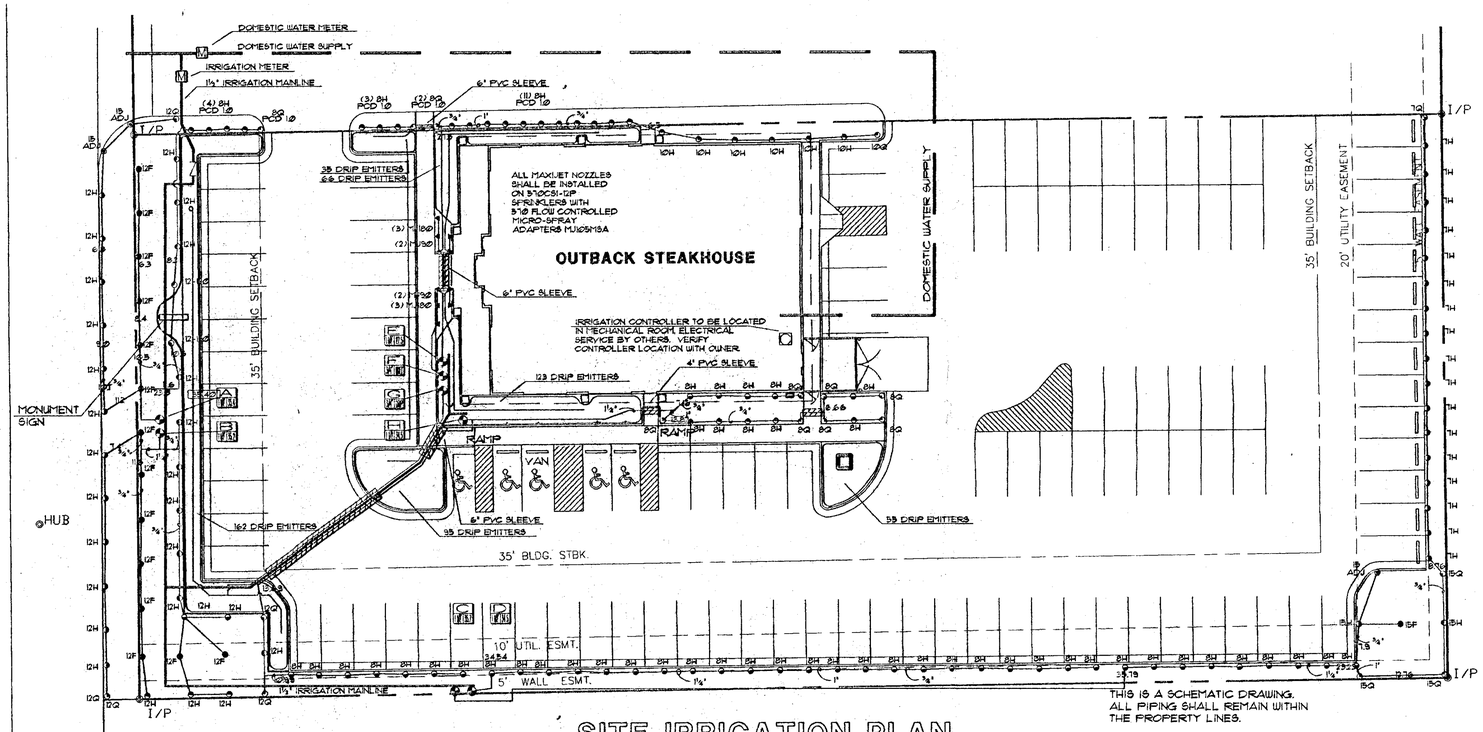
SINGLE OUTLET EMITTER INSTALLATION



252 SERIES ELECTRIC REMOTE CONTROL VALVE
NO SCALE



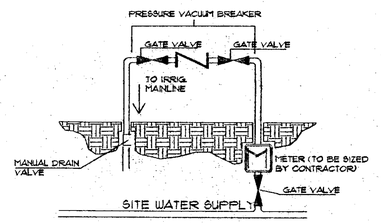
TORO VISION II CONTROLLER
NO SCALE
(WALL MOUNTED)



THIS IS A SCHEMATIC DRAWING. ALL PIPING SHALL REMAIN WITHIN THE PROPERTY LINES.

SITE IRRIGATION PLAN

OUTBACK STEAKHOUSE, WICHITA, KS.



REDUCED PRESSURE BACKFLOW PREVENTER
LOCATION AS SHOWN ON IRRIGATION PLAN
(NO SCALE)

GENERAL NOTES:

IRRIGATION PLAN IS A SCHEMATIC DRAWING TO REPRESENT DESIRED WATER COVERAGE. FIELD ADJUSTMENTS MAY BE NECESSARY TO AVOID UNFORESEEN OBSTACLES AND SIMPLIFY INSTALLATION.

CONTRACTOR WILL VERIFY STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY AND DESIGN ENTIRE IRRIGATION SYSTEM ACCORDINGLY.

EACH ZONE OF IRRIGATION SYSTEM IS TO BE DESIGNED WITH A MAXIMUM OF 50 GALLONS PER MINUTE.

IRRIGATION WATER METER, GATE (OR GLOBE) VALVE, PRESSURE VACUUM BREAKER BACKFLOW PREVENTOR AND MANUAL DRAIN VALVE ARE TO BE LOCATED IN AREA SHOWN ON PLAN. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE ABOVE ITEMS.

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

CONTROLLER IS TO BE A TORO VISION II CONTROLLER WITH INDEPENDENT STATION PROGRAMING. CONTROLLER IS TO BE PLACED AS SHOWN ON IRRIGATION PLAN.

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

AUTOMATIC DRAIN VALVES ARE TO BE LOCATED AT THE END OF IRRIGATION LATERAL LINES. PLACE VALVES ON TOP OF ONE CUBIC FOOT OF FILL.

PROVIDE PVC SLEEVES FOR IRRIGATION PIPES AND WIRING THAT CROSSES UNDER WALKS, STREETS AND CONCRETE PADS. COMBINE PIPING WHENEVER POSSIBLE TO SAVE ON SLEEVING MATERIALS.

DRIP EMITTER ZONES REQUIRE A TORO DRIP UNDERGROUND PRESSURE REGULATOR AND A TORO DISC FILTER WITH PRESSURE REGULATOR LOCATED AFTER THE DRIP ZONES VALVE.

EMITTERS SHALL BE TORO EMITTERS OR APPROVED EQUAL.

DRIP EMITTER COUNTS ON PLAN ARE APPROXIMATE. USE THE FOLLOWING GUIDELINES WHEN INSTALLING DRIP SYSTEM.

ONE(1) GALLON PER HOUR EMITTERS ARE TO BE DISTRIBUTED AS FOLLOWS:
1 DRIP EMITTER PER 1 GALLON GROUNDCOVER
2 DRIP EMITTERS PER 1-3 GALLON SHRUB
4 DRIP EMITTERS PER 1"-2" CALIDER TREE LOCATED IN PLANTER BED

DRIP IRRIGATION LINE SHALL BE INSTALLED BELOW GRADE. THE EMITTERS STATED ABOVE SHALL BE INSERTED INTO THESE LINES. POLYETHYLENE RISER EMITTER DISTRIBUTION TUBING SHALL DISTRIBUTE WATER TO THE CROWN OF THE PLANTS. EACH SURFACED END OF DISTRIBUTION TUBE WILL BE FITTED WITH AN INSECT CAP AND ELEVATED AT A MINIMUM OF 2" ABOVE GRADE.

IRRIGATION ZONE CHART

	I.D. LETTER	GPM	VALVE SIZE	ZONE TYPE
CONTROLLER "A"	ZONE A	38.4	1 1/2"	POP-UP SPRAY HEAD
	ZONE B	38.2	1 1/2"	POP-UP SPRAY HEAD
	ZONE C	38.78	1 1/2"	POP-UP SPRAY HEAD
	ZONE D	34.54	1 1/2"	POP-UP SPRAY HEAD
	ZONE E	27.8	1 1/2"	POP-UP SPRAY HEAD
	ZONE F	MAXIJET	3/4"	POP-UP SPRAY HEAD
	ZONE G	DRIP	3/4"	DRIP EMITTER
	ZONE H	34.59	1 1/2"	POP-UP SPRAY HEAD

NOTE: ALL ZONES ARE DESIGNED WITH AN ASSUMED DESIGN PRESSURE OF 55 psi.

LEGEND:

- FULL TORO 570 4" POP-UP SPRAY SPRINKLER
- 180 DEG. TORO 570 4" POP-UP SPRAY SPRINKLER
- 90 DEG. TORO 570 4" POP-UP SPRAY SPRINKLER
- 570 ADJUSTABLE ARC NOZZLE
- TORO MAXIJET ON 12" POP-UP SPRAY SPRINKLER
- CONTROLLER
- WATER METER
- IRRIGATION MAINLINE - CLASS 200
- IRRIGATION LATERAL - CLASS 160
- PVC SLEEVE UNDER HARDSCAPE - SCHED. 40

NORTH

0 20' 40' 60'

SCALE: 1" = 20'-0"

Wilson Darnell Mann PA
architecture site planning interiors
128 North Oliver Wichita, Kansas 67208 316-681-2099

REGISTERED LANDSCAPE ARCHITECT H. STEWART MANN STATE OF KANSAS

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prints issued
MAY 17, 1993

WDA no. 93011
drawn SKW check DEW

OUTBACK STEAKHOUSE
21st AND ROCK ROAD
WICHITA, KANSAS

SITE IRRIGATION PLAN

SA-4
of

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE LINEAR LENGTH: (WEST PROPERTY LINE) — 156'

AVERAGE DEPTH OF LOT: — 365'

REQUIRED STREET YARD LANDSCAPE AREA 20 SQ. FT. PER LINEAL LENGTH — 3125 SQ. FT.

PROPOSED STREET YARD LANDSCAPE AREA — ~~3864~~ 4562 SQ. FT.

Technically they need 7 trees for 5 w/ 20 shrubs but the ordinance states OR. The redbuds will be in the visible from Rock Road and provide their landscape plan is superior to most.

REQUIRED SHADE TREES
1 TREE PER 500 SQ. FT. OF STREET YARD LANDSCAPE AREA — 6 TREES REQUIRED

OR

4 TREES AND 20 SHRUBS REQUIRED

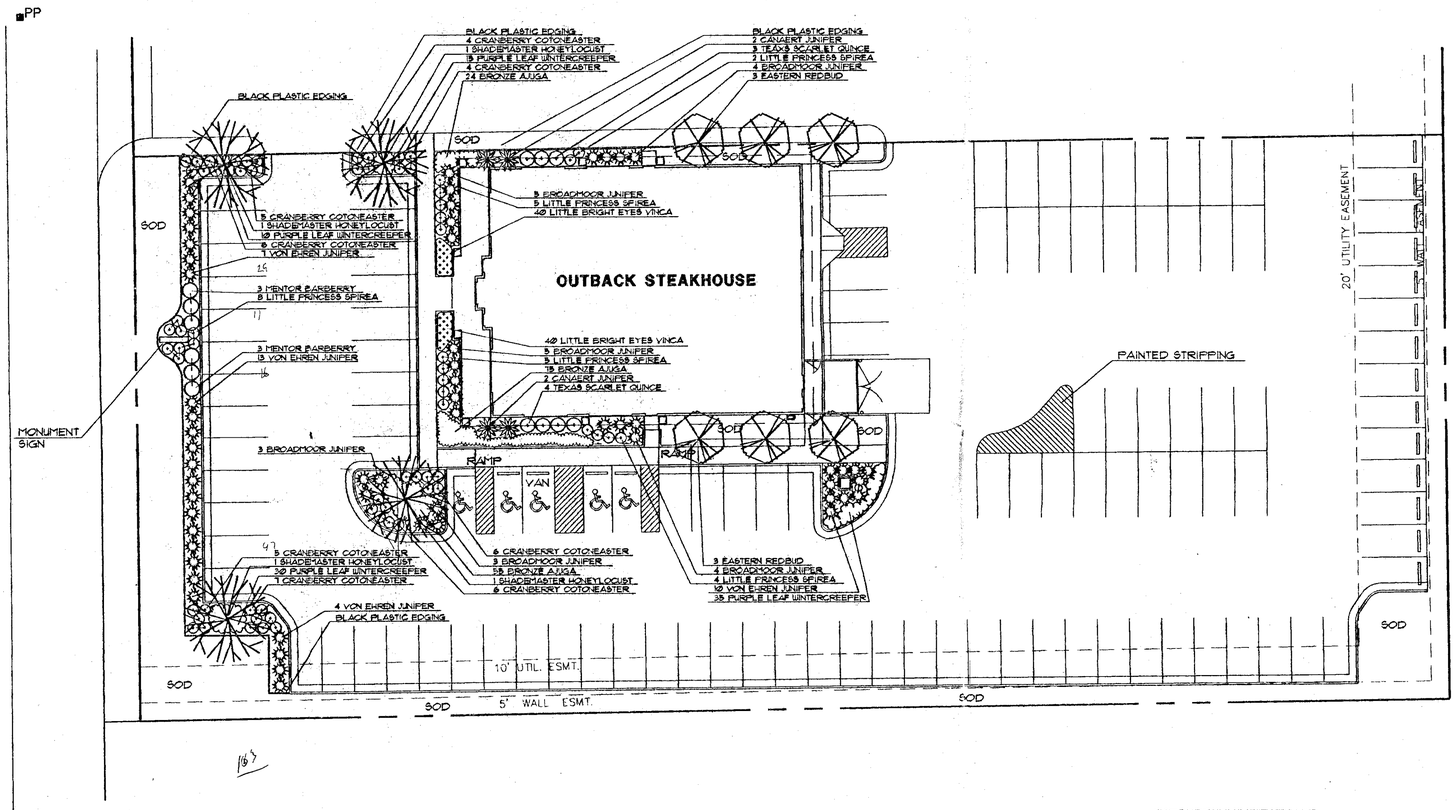
REQUIRED PARKING SCREEN
2/3 STREET FRONTAGE
STREET FRONTAGE = 156 LN. FT. — 104 LN. FT. REQUIRED OF 3' OPAQUE SCREEN

PLANT MATERIAL SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
4	GLEDITSIA TRICANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2" - 2½" CAL.	B&B	
6	CERCIS CANADENSIS	EASTERN REDBUD	1½" - 2" CAL.	B&B	
4	JUNIPERUS VIRGINIANA 'CANAERTII'	CANAERT JUNIPER	6' HT.	B&B	
24	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	3 GAL.	CONT.	
34	JUNIPERUS SABINA 'VON EHREN'	VON EHREN JUNIPER	5 GAL.	CONT.	
6	BERBERIS X MENTORENSIS	MENTOR BARBERRY	5 GAL.	CONT.	
7	CHAENOMELES SPECIOSA 'TEXAS SCARLET'	TEXAS SCARLET QUINCE	3 GAL.	CONT.	
43	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	3 GAL.	CONT.	
24	SPIREA JAPONICA VAR. ALPINA	LITTLE PRINCESS SPIREA	3 GAL.	CONT.	
154	AJUGA REPTANS	BRONZE AJUGA	1 GAL.	CONT.	18" SPACING
58	EUONYTUS FORTUNEI VAR COLORATUS	PURPLE LEAF WINTERCREEEPER	1 GAL.	CONT.	18" SPACING
80	VINCA MAJOR	LITTLE BRIGHT EYES	4" POT	CONT.	
		FINE FESCUE BLEND SOD			

GENERAL PLANTING NOTES:

1. TOTAL QUANTITIES OF MATERIALS SHOWN ON LANDSCAPE DRAWINGS SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
2. GENERAL CONTRACTOR SHALL PLACE 4" OF TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ANY BERMS SHOWN ON THE PLANS SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY.
3. PROTECT AND SAVE THE EXISTING PLANT MATERIALS WHEN EVER POSSIBLE.
4. COMMERCIAL GRADE PLASTIC EDGING SHALL BE USED TO SEPERATE ALL TURF AREAS FROM PLANTING BEDS, PLACE EDGING FLUSH WITH GRADE.
5. USE SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUPPLY LANDSCAPE ARCHITECT WITH A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1"-3" ONLY.
6. PLACE 3"-4" OF MULCH IN ALL SHRUB BEDS, PLACE 2" OF MULCH IN THE GROUND COVER BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS.
7. USE TRIANGULAR SPACING IN ALL GROUND COVER AND ANNUAL BEDS.
8. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO STARTING CONSTRUCTION.

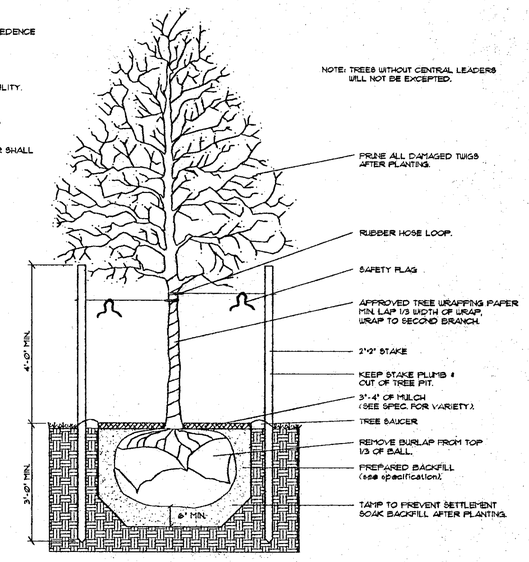


SITE PLANTING PLAN

OUTBACK STEAKHOUSE, WICHITA, KS.

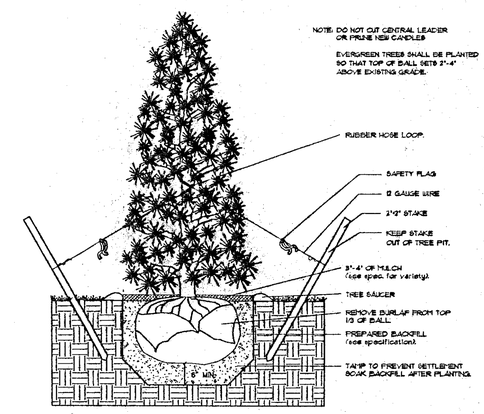
LANDSCAPE PLAN — PARCEL #7

APPROVED 7/13/93 BY L. Olivas — DP-191



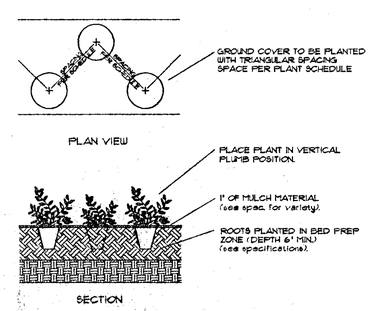
TREE PLANTING & STAKING DETAIL

NO SCALE



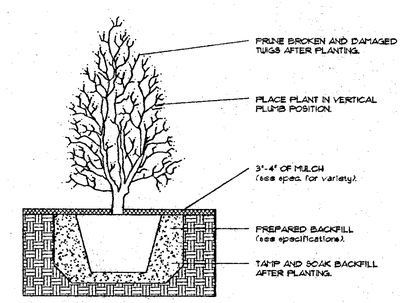
EVERGREEN PLANTING & STAKING DETAIL

NO SCALE



GROUND COVER PLANTING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE

NORTH

0 20' 40' 60'

SCALE: 1" = 20'-0"

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REGISTERED LANDSCAPE ARCHITECT — DAVID H. STEWART — 253 — STATE OF KANSAS

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WDA no. 93077

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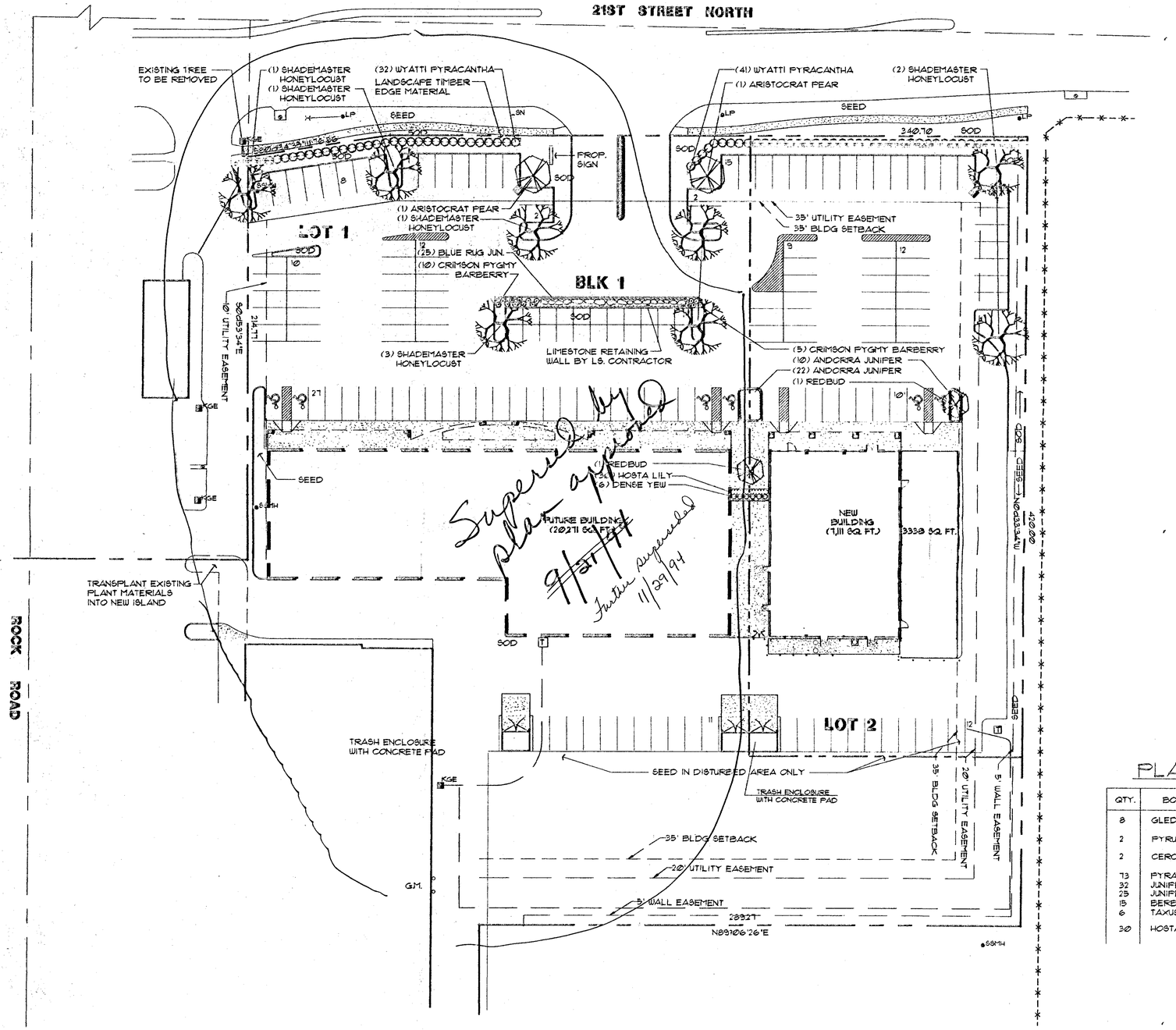
OUTBACK STEAKHOUSE
21st AND ROCK ROAD
WICHITA, KANSAS

SITE PLANTING PLAN

SA-3

of



GENERAL PLANTING NOTES:

1. TOTAL QUANTITIES OF MATERIALS SHOWN ON LANDSCAPE DRAWINGS SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
2. GENERAL CONTRACTOR SHALL PLACE 4" OF TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS.
3. PROTECT AND SAVE THE EXISTING PLANT MATERIALS WHEN EVER POSSIBLE. TREES THAT ARE TO BE TRANSPLANTED SHALL BE REMOVED, BALLED AND BURLAPED, AND STORED UNTIL PLANTING IS POSSIBLE.
4. 4"X4" CEDAR EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE.
5. USE SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUPPLY LANDSCAPE ARCHITECT WITH A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1"-3" ONLY.
6. PLACE 3"-4" OF MULCH IN ALL SHRUB BEDS, PLACE 1" OF MULCH IN THE GROUND COVER BEDS. PLACE 4" OF MULCH IN ALL TREE SAUCERS.
7. USE TRIANGULAR SPACING IN ALL GROUND COVER AND ANNUAL BEDS AND MASS PLANTINGS.
8. SOD AND SEED SHALL BE A LOCALLY AVAILABLE FESCUE BLEND. INSTALL SEED AT 6-8 lbs. PER 1000 SQ. FT. WITH PROPER FERTILIZATION.
9. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO STARTING CONSTRUCTION.
10. LIMESTONE RETAINING WALL IS TO BE DRY LAYED TO RETAIN SOIL. MATERIAL AND INSTALLATION BY PLANTING CONTRACTOR.

PLANT MATERIAL SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
8	GLEDITSIA TRIO. SHADEMASTER	SHADEMASTER HONEYLOCUST	2"-2 1/2" CAL.	B&B	
2	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	1 1/2"- 2" CAL.	B&B	
2	CERCIS CANADENSIS	REDBUD	1 1/2"- 2" CAL.	B&B	
73	PYRACANTHA COCCINEA 'WYATTII'	WYATTII PYRACANTHA	36" HT	CONT.	SPACE 4' O.C.
32	JUNIPERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIPER	2 GAL.	CONT.	SPACE 3' O.C.
25	JUNIPERUS HORIZONTALIS 'WILTONI'	BLUE RUG JUNIPER	1 GAL.	CONT.	SPACE 4' O.C. IN ROCKS
15	BERBERIS THUNBERGI 'ATRO. NANA'	CRIMSON PYGMY BARBERRY	1 GAL.	CONT.	
6	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	3 GAL.	CONT.	
30	HOSTA VENTRICOSA	HOSTA LILY	1 GAL.	CONT.	SPACE 2' O.C.

DP-191 PART OF PARCEL 1

LANDSCAPE PLAN
APPROVED 11/24/93 BY LCO

SITE LANDSCAPE PLANTING

NORTH

0 30' 60' 90'

SCALE: 1" = 30'-0"

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WDA no. 93076

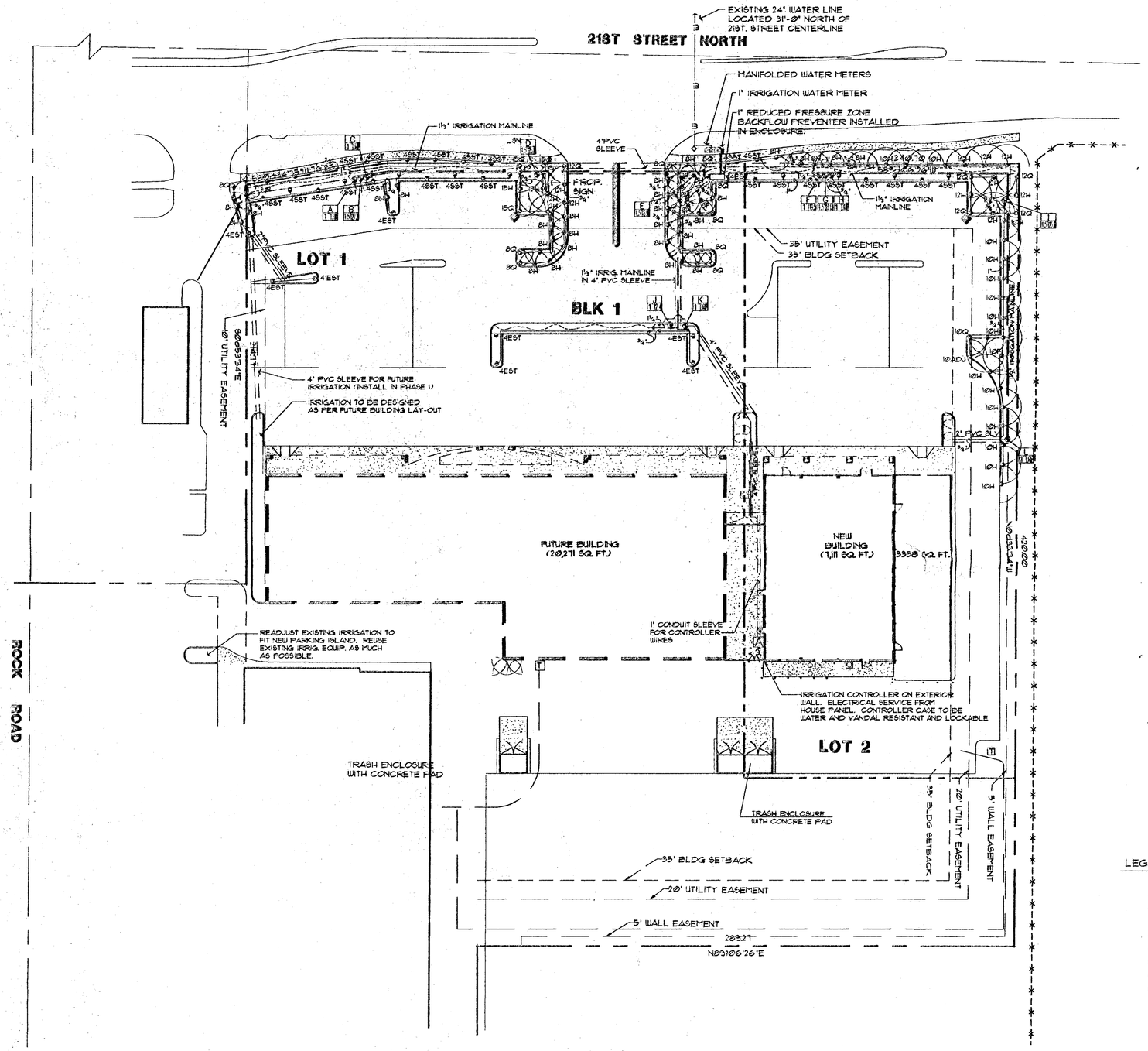
drawn LME check

BRADLEY FAIR
PHASE III
21st STREET AND ROCK ROAD
WICHITA, KANSAS

LANDSCAPE PLANTING PLAN

LS-2
of

MAPD COPY 1 of 1



GENERAL NOTES:

THE DESIRED WATER COVERAGE OF THE IRRIGATION SYSTEM IS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO INSTALL ALL EQUIPMENT NECESSARY TO PROVIDE A COMPLETE SYSTEM THAT IS IN COMPLIANCE WITH THE SPECIFICATIONS, AND ALL APPLICABLE CODES AN REGULATIONS.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION WHICH WILL ILLUSTRATE TYPE OF HEADS, VALVES, PIPING AND ACCESSORIES, VERIFY AVAILABLE STATIC PRESSURE.

IRRIGATION PLAN IS A SCHEMATIC DRAWING TO REPRESENT DESIRED WATER COVERAGE. FIELD ADJUSTMENTS MAY BE NECESSARY TO AVOID UNFORESEEN OBSTACLES AND SIMPLIFY INSTALLATION.

EACH ZONE OF IRRIGATION SYSTEM IS DESIGNED WITH A MAXIMUM OF 35 GALLONS PER MINUTE.

IRRIGATION WATER METER, GATE (OR GLOBE) VALVE, REDUCED PRESSURE ZONE BACKFLOW PREVENTION ASSEMBLY, ENCLOSURE AND MANUAL DRAIN VALVE ARE TO BE LOCATED IN AREA SHOWN ON PLAN. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE ABOVE ITEMS.

SYSTEM IS TO CONSIST OF SEPARATE DRIP EMITTER ZONES, SPRAY HEAD ZONES AND STREAM ROTOR ZONES, EACH WITH SEPARATE VALVES AND STATIONS ON THE CONTROLLER. (EXCEPT AS SHOWN ON VALVE SCHEDULE.)

CONTROLLER(S) IS TO BE A TORO C16-2 SERIES, ELECTROMECHANICAL, ELECTRIC MODEL WITH METAL, LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMING, 2 TO 18 HOUR DRIP STATIONS AND CAPABLE OF MULTIPLE VALVES PER STATION. TO BE PLACED AS SHOWN ON IRRIGATION PLAN.

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

AUTOMATIC DRAIN VALVES ARE TO BE LOCATED AT THE END OF IRRIGATION LATERAL LINES. PLACE VALVES ON TOP OF ONE CUBIC FOOT OF FILL.

PROVIDE PVC SLEEVES FOR IRRIGATION PIPES AND WIRING THAT CROSSES UNDER WALKS, STREETS AND CONCRETE PADS. COMBINE PIPING WHENEVER POSSIBLE TO SAVE ON SLEEVING MATERIALS.

DRIP EMITTER ZONES REQUIRE A TORO PRV SERIES DRIP PRESSURE REGULATOR AND A TORO DF SERIES DISC FILTER WITH 140 MESH SCREEN. LOCATE AFTER EACH DRIP ZONES VALVE.

EMITTERS SHALL BE TECH FLOW PRESSURE COMPENSATING EMITTERS, TECHLINE SELF CLEANING PRESSURE COMPENSATING EMITTER LINE OR APPROVED EQUAL.

USE THE FOLLOWING GUIDELINES WHEN INSTALLING DRIP SYSTEM.

ONE(1) GALLON PER HOUR EMITTERS ARE TO BE DISTRIBUTED AS FOLLOWS:
- 1 DRIP EMITTER PER TWO 2'-4' GROUND COVER
- 1 DRIP EMITTER PER 1 GALLON GROUND COVER
- 2 DRIP EMITTERS PER 1-5 GALLON SHRUB
- 4 DRIP EMITTERS PER 1"-3" CALIBER TREE LOCATED IN PLANTER BED

DRIP IRRIGATION LINE SHALL BE INSTALLED BELOW GRADE. THE EMITTERS STATED ABOVE SHALL BE INSERTED INTO OR LOCATED WITHIN THESE LINES.

TORO RAINSWITCH SHALL BE LOCATED NEAR CONTROLLER ON ROOF OF BUILDING. WIRE SO RAINSWITCH INTERRUPTS VALVE COMMON AND LEAVES CLOCK ACTIVATED.

WHEN INSTALLING IRRIGATION PIPE ALONG CURBS OR IN ISLANDS, PLACE PIPE AS NEAR TO CURB AS POSSIBLE TO ALLOW FOR PLANTING TREES, SHRUBS, AND GROUND COVERS.

IRRIGATION ZONE CHART

	I.D. LETTER	CONTROL STATION	GPM	VALVE SIZE	ZONE TYPE
CONTROLLER 'A'	ZONE A	1	13.05	1"	POP-UP SPRAY HEAD
	ZONE B	2	27.2	1½"	POP-UP SPRAY HEAD
	ZONE C	DRIP-1	DRIP	1"	DRIP EMITTER
	ZONE D	3	25.8	1½"	POP-UP SPRAY HEAD
	ZONE E	4	29.96	1½"	POP-UP SPRAY HEAD
	ZONE F	5	19.5	1"	POP-UP SPRAY HEAD
	ZONE G	6	23.13	1½"	POP-UP SPRAY HEAD
	ZONE H	DRIP-1	DRIP	1"	DRIP EMITTER
	ZONE I	7	25.6	1½"	POP-UP SPRAY HEAD
	ZONE J	8	2.4	1"	POP-UP SPRAY HEAD
	ZONE K	DRIP-2	DRIP	1"	DRIP EMITTER
	ZONE L	DRIP-2	DRIP	1"	DRIP EMITTER
	TOTAL 13				

NOZZLE RADIUS AND WATER GPM CALCULATED WITH A OPERATING PRESSURE OF 35 PSI AT THE IRRIGATION HEAD.

CONTROLLER SHALL BE A TORO C16-2 ELECTROMECHANICAL CLOCK. ELECTRIC VALVE CONTROL WITH A LOCKABLE METAL CABINET.

(4) OF THE UNUSED STATIONS SHALL BE WIRED TO FUTURE BUILDING PAD AND ENDED AT PLASTIC VALVE ENCLOSURE PLACED NEAR STUBBED END OF IRRIGATION MAINLINE.

LEGEND:

- FULL TORO 570 4" POP-UP SPRAY SPRINKLER
- 270 DEG. TORO 570 4" POP-UP SPRAY SPRINKLER
- 180 DEG. TORO 570 4" POP-UP SPRAY SPRINKLER
- 120 DEG. TORO 570 4" POP-UP SPRAY SPRINKLER
- 90 DEG. TORO 570 4" POP-UP SPRAY SPRINKLER
- ADJUSTABLE TORO 570 4" POP-UP SPRAY SPRINKLER
- END STRIP TORO 570 4" POP-UP SPRAY SPRINKLER
- SIDE STRIP TORO 570 4" POP-UP SPRAY SPRINKLER
- 90 DEG. TORO 300 SERIES POP-UP STREAM ROTOR SPRINKLER
- 180 DEG. TORO 300 SERIES POP-UP STREAM ROTOR SPRINKLER
- 270 DEG. TORO 300 SERIES POP-UP STREAM ROTOR SPRINKLER
- A — CONTROLLER
- W — WATER METER
- REDUCED PRESSURE ZONE BACKFLOW PREVENTER LOCATION
- IRRIGATION MAINLINE - CLASS 200
- IRRIGATION LATERAL - CLASS 160
- DRIP EMITTER TUBING
- 6"PVC — PVC SLEEVE UNDER HARDSCAPE - SCHED. 40

SITE LANDSCAPE IRRIGATION

NORTH

0 30' 60' 90'

SCALE: 1" = 30'-0"

Wilson Darnell Mann PA
architecture site planning interiors
128 North Oliver Wichita, Kansas 67208 316-681-2089

REGISTERED LANDSCAPE ARCHITECT
H. STEWART
10/14/93
STATE OF KANSAS

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Wilson Darnell Mann, PA

prints issued
8-13-93
9-21-93
10-4-93 FOR PERMIT

WDA no. 93076

drawn LMB check

BRADLEY FAIR PHASE III
21st STREET AND ROCK ROAD
WICHITA, KANSAS

LANDSCAPE IRRIGATION PLAN

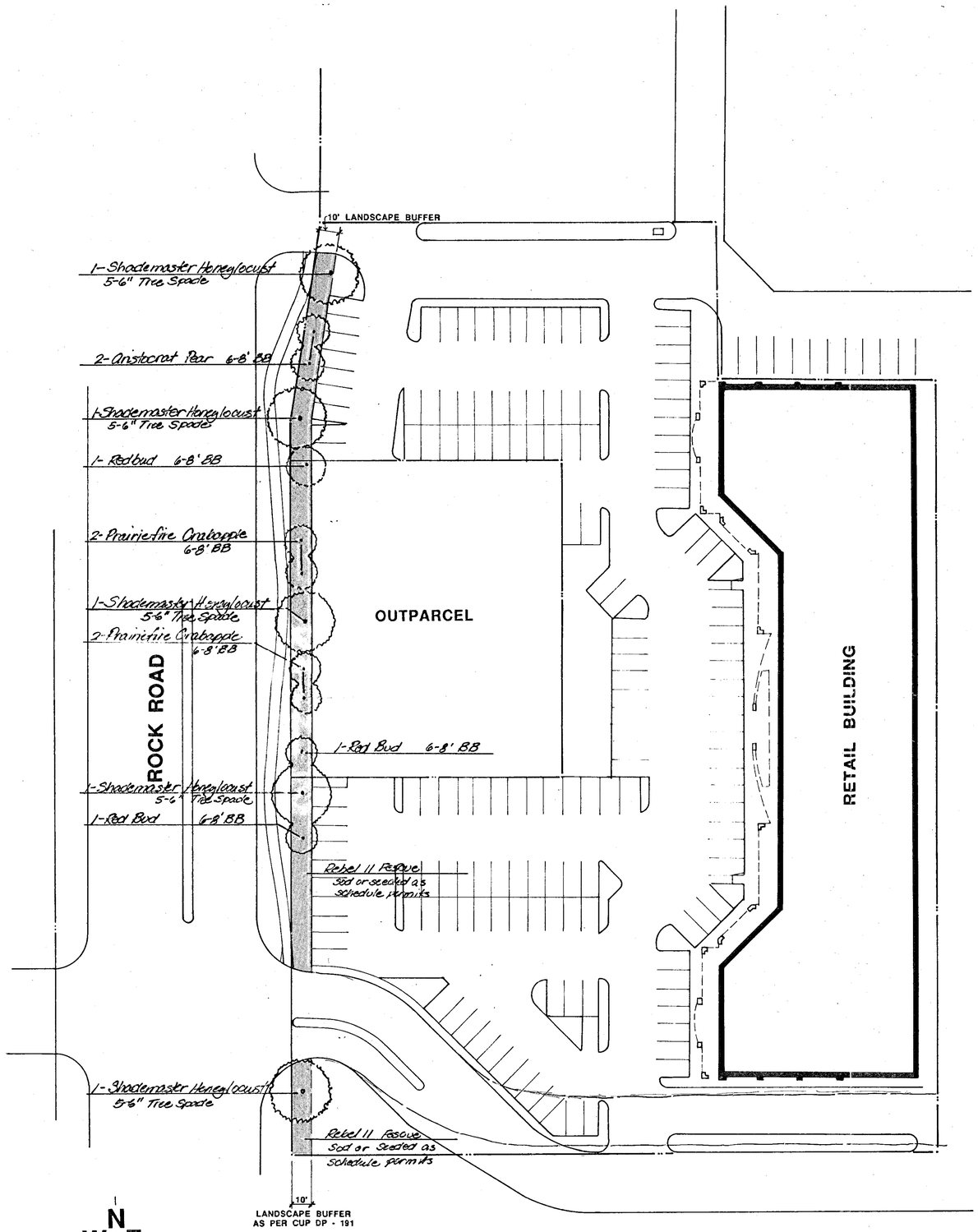
LS-1
of

PLANT LIST

QUAN.	PLANT NAME	SIZE	COND.	
ORNAMENTAL TREES				
4	CRAB, PRAIRIEFIRE Malus sp. 'Prairiefire'	6-8'	BB	-----
2	PEAR, ARISTOCRAT Pyrus calleryana 'Aristocrat'	6-8'	BB	-----
3	Redbud Cercis canadensis	6-8'	BB	-----
SHADE TREE				
5	HONEYLOCUST, SHADEMASTER Gleditsia triacanthos inermis 'Shademaster'	5-6" CAL	TREE SPADE	-----

NOTES

1. Landscape contractor and /or tree spade operator is to verify the location of all underground utilities prior to installation of plant material and irrigation (including sanitary sewer). Utilities can be flagged by calling 687-2470.
2. Areas denoted as turf are to be seeded or sodded with Rebel II Fescue as construction schedule and planting season permit.
3. The proposed landscape buffer strip (C.U.P. D.P.-191) is to be irrigated by an automatic irrigation system in conjunction with the remainder of the project.
4. This plan is to satisfy landscape buffer requirements in WILSON PROPERTY COMMERCIAL C.U.P. D.P.-191.
5. Irrigation Contractor is responsible to install all desired sleeves under proposed paving prior to construction of parking lot and walks. Irrigation Contractor is to coordinate sleeve installation with general contractor and shall include sleeve costs in bid.
6. Contractor is responsible to obtain minor street privilege permit from the City Engineer's Office prior to any construction such as irrigation systems, sculptural berming, walls, or any other permanent structure in public right-of-way.



SCALE 1" = 30' - 0"

SITE PLAN

DP-191 Approved Landscape Plan for west line of Parcels 3 & 4 now 5

Melvin Stout
DIRECTOR OF PLANNING

July 6, 1990
DATE

MAPD COPY 1 of 1

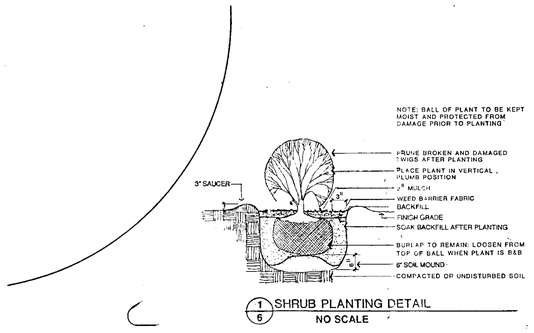
BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH
316-683-5567
WICHITA, KS. 67220
FAX 316-683-9296

DATE 28 JUNE 1990
REV.

SHEET TITLE
LANDSCAPE BUFFER PLANTING PLAN
DP - 191

PROJECT
SHOPPING CENTER
21ST & ROCK ROAD
WICHITA, KS.

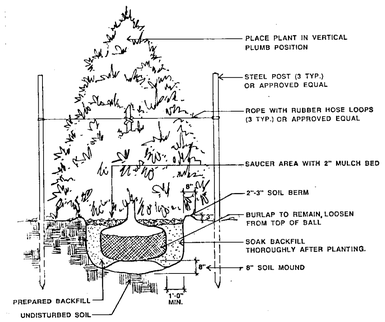
SHEET
OF



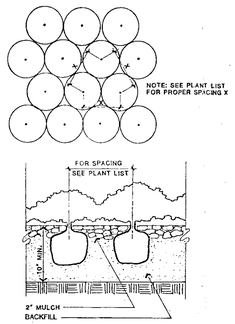
1/6 SHRUB PLANTING DETAIL
NO SCALE

NOTE: BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING.

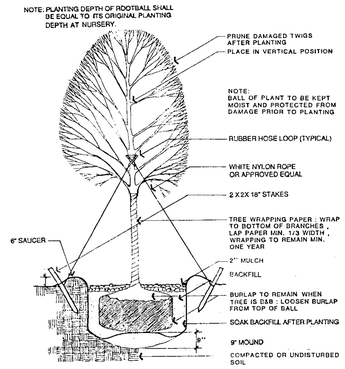
PLANTING DEPTH OF ROOTBALL SHOULD BE EQUAL TO THAT OF NURSERY STOCK.



2/6 CONIFER TREE PLANTING DETAIL
NO SCALE



3/6 EVERGREEN SHRUB PLANTING DETAIL
NO SCALE



4/6 DECIDUOUS TREE PLANTING
NO SCALE

PLANT LIST

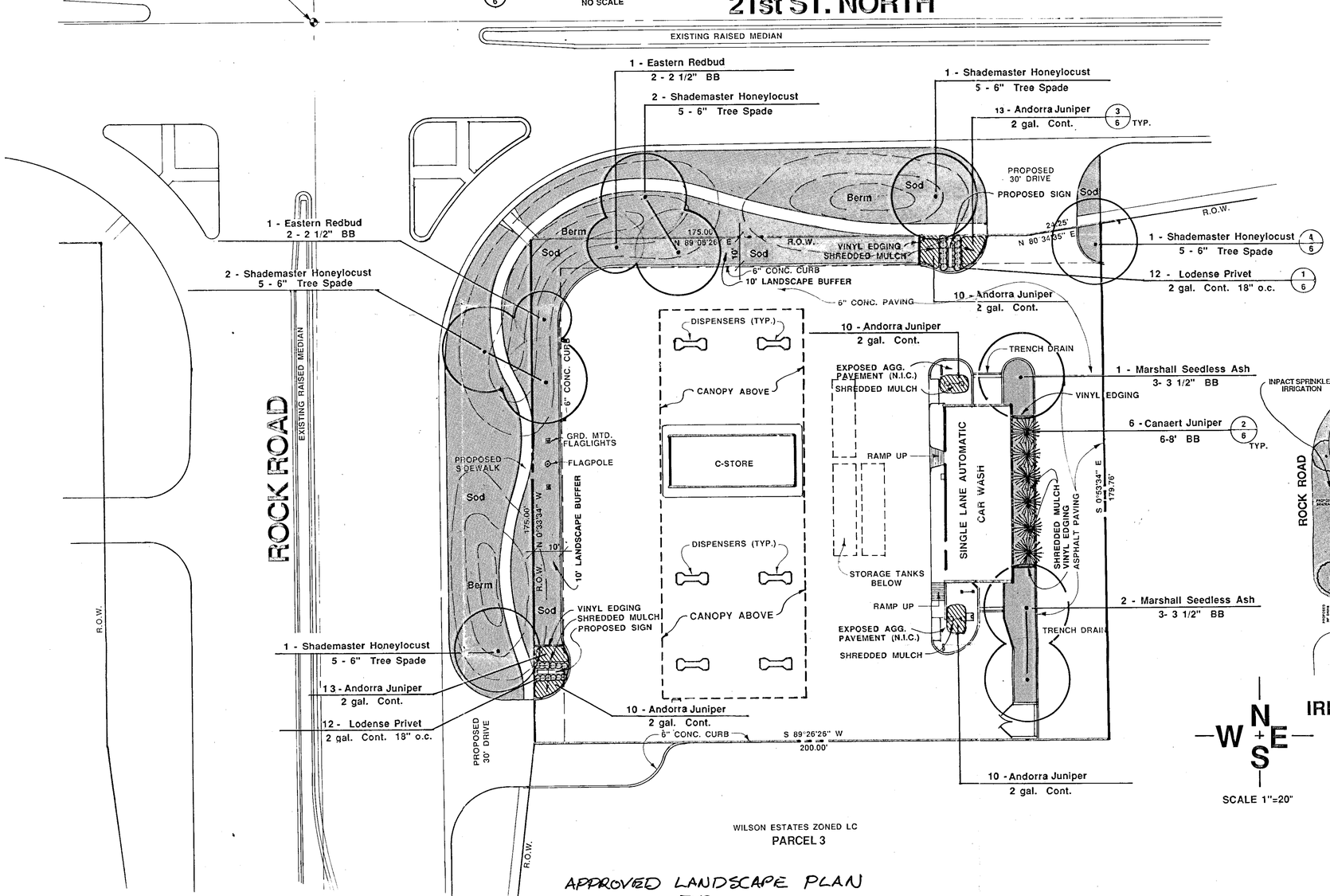
Quantity	Common Name	Botanical Name	Size	Cond.	Spacing
7	Shademaster Honeylocust	Gleditsia triacanthos inermis "Shademaster"	5-6" Caliper	Tree Spade	A.S.
2	Eastern Redbud	Cercis canadensis	2-21/2" Caliper	BB	A.S.
3	Marshall's Seedless Ash	Fraxinus pennsylvanica 'Marshall's Seedless'	3-31/2" Caliper	BB	A.S.
6	Canaert Juniper	Juniperus virginiana 'Canaerti'	6-8' Caliper	BB	A.S.
66	Andorra Juniper	Juniperus horizontalis 'Plumosa'	2 gal.	Cont.	36"
24	Lodense Privet	Ligustrum vulgare 'Lodense'	2 gal.	Cont.	18" O.C.

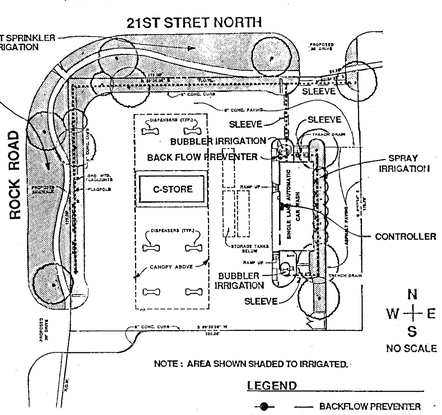
LANDSCAPE NOTES

1) NO SUBSTITUTES SHALL BE ALLOWED WITHOUT APPROVAL.
2) QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL FIELD VERIFY.
3) ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
4) EDGING SHALL BE VINYL. INSTALL STAKES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
5) PLANTING BEDS SHALL RECEIVE SHREADED BARK MULCH AND SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
6) TURF TYPE SHALL BE COMMERCIAL GRADE REBEL II FESCUE SOD IN AREAS SHOWN.
7) RE-ESTABLISH ALL THE AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
8) CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES PRIOR TO ANY LANDSCAPE CONSTRUCTION.
9) FOR FURTHER INFO. ON LANDSCAPING (WARRANTY, TYPES, METHODS, ETC.) SEE LANDSCAPE SPECS.
10) NEW TOPSOIL SHALL BE A NATURAL, FRIABLE, TOPSOIL. IT SHALL BE OBTAINED FROM WELL-DRAINED AREAS, FREE OF ADMIXTURE OF SUBSOIL AND FOREIGN MATTER OR OBJECTS LARGER THAN TWO (2) INCHES IN DIAMETER, TOXIC SUBSTANCES, AND ANY MATERIAL OR SUBSTA NCES WHICH MAY BE HARMFUL TO PLANT GROWTH.. TOPSOIL REQUIRED FOR CONTAINED SHRUB AND GROUND COVER PLANTING BEDS SHALL BE THOROUGHLY MIXED TO ONE (1) PART PEAT TO FIVE (5) PARTS TOPSOIL BEFORE PLACEMENT. LANDSCAPE CONTRACTOR SHALL CONTRACT GENERAL CONTRACTOR BEFORE TOPSOIL IS PLACED AND ASSIST IN THE SELECTION OF TOPSOIL TO BE USED AND SHALL OBTAIN A SAMPLE FOR APPROVAL.

IRRIGATION NOTES

1) IRRIGATION SYSTEM SHALL BE DESIGNED AS TO PREVENT DAMAGE DUE TO FREEZING. IRRIGATION CONTRACTOR SHALL PROVIDE DRAIN VALVES THROUGHOUT THE SYSTEM. VALVES SHALL BE PROVIDED TO ALLOW "BLOW-OUT."
2) GENERAL CONTRACTOR SHALL COORDINATE WITH PAVING CONTRACTOR ON THE TIMING OF THE INSTALLATION OF SLEEVES UNDER PAVED AREAS.
3) SYSTEM SHALL BE DESIGNED AND INSTALLED AS PER SPECS.
4) FOR AREAS TO BE IRRIGATED, SEE THE IRRIGATION CONCEPT PLAN.
5) FOR OPERATIONAL CHARACTERISTICS, SEE SPECS.
6) IRRIGATION CONTRACTOR SHALL SET CONTROLLER AS TO NOT ALLOW TRAPPED WATER BETWEEN WALKS AND BUILDING FOUNDATION TO BECOME EXCESSIVE.
7) MOUNT IRRIGATION CONTROLLER AT THE LOCATION NOTED ON THE IRRIGATION CONCEPT PLAN, FIELD VERIFY WITH ELECTRICAL SUBCONTRACTOR AND OWNER.
8) SEE SPECS. FOR WARANTEE INFO.
9) IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. CALL 687-2470 PRIOR TO ANY EXCAVATION.
10) IRRIGATION CONTRACTOR SHALL SUBMIT IRRIGATION PLAN TO LANDSCAPE ARCHITECT FOR APPROVAL.
11) SEE SPECS. FOR FURTHER INFO.





N W E S
NO SCALE

IRRIGATION CONCEPT PLAN

NOTE : IRRIGATION CONTROLLER TO BE LOCATED IN STORAGE ROOM AT A HEIGHT THAT ALLOWS FOR EASY OPERATION

N W E S
SCALE 1"=20"

LANDSCAPE PLAN

SERVICE STATION 27396
21ST STREET NORTH & ROCK ROAD
WICHITA, KANSAS

DWG. NO.	SHEET NO.
D3370	6-0

APPROVED LANDSCAPE PLAN
FOR
PARCEL No. 2 of D.P.-191

Marvin S. Krasl December 28, 1989
DIRECTOR OF PLANNING date

MAPD copy 1 of 1

THIS PLAN WILL FULFILL LANDSCAPE BUFFER REQUIREMENTS SET FORTH IN WILSON PROPERTY COMMERCIAL COMMUNITY UNIT PLAN D.P. - 191

PROPOSED LANDSCAPE PLAN
PROPOSED PHILLIPS 66 @ 21ST STREET NORTH AND ROCK ROAD

NOTE: THIS PLAN WILL FULFILL LANDSCAPE BUFFER REQUIREMENTS ESTABLISHED BY WILSON PROPERTY COMMERCIAL C.U.P. D.P.- 191 LAST REVISION DEC. 19, 1989

BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH, WICHITA, KS 67220 316-683-5667

date DECEMBER 8, 1989
rev. DEC. 27 '89

sheet title LANDSCAPE PLAN

project PHILLIPS 66 @ 21ST. STREET NORTH & ROCK ROAD

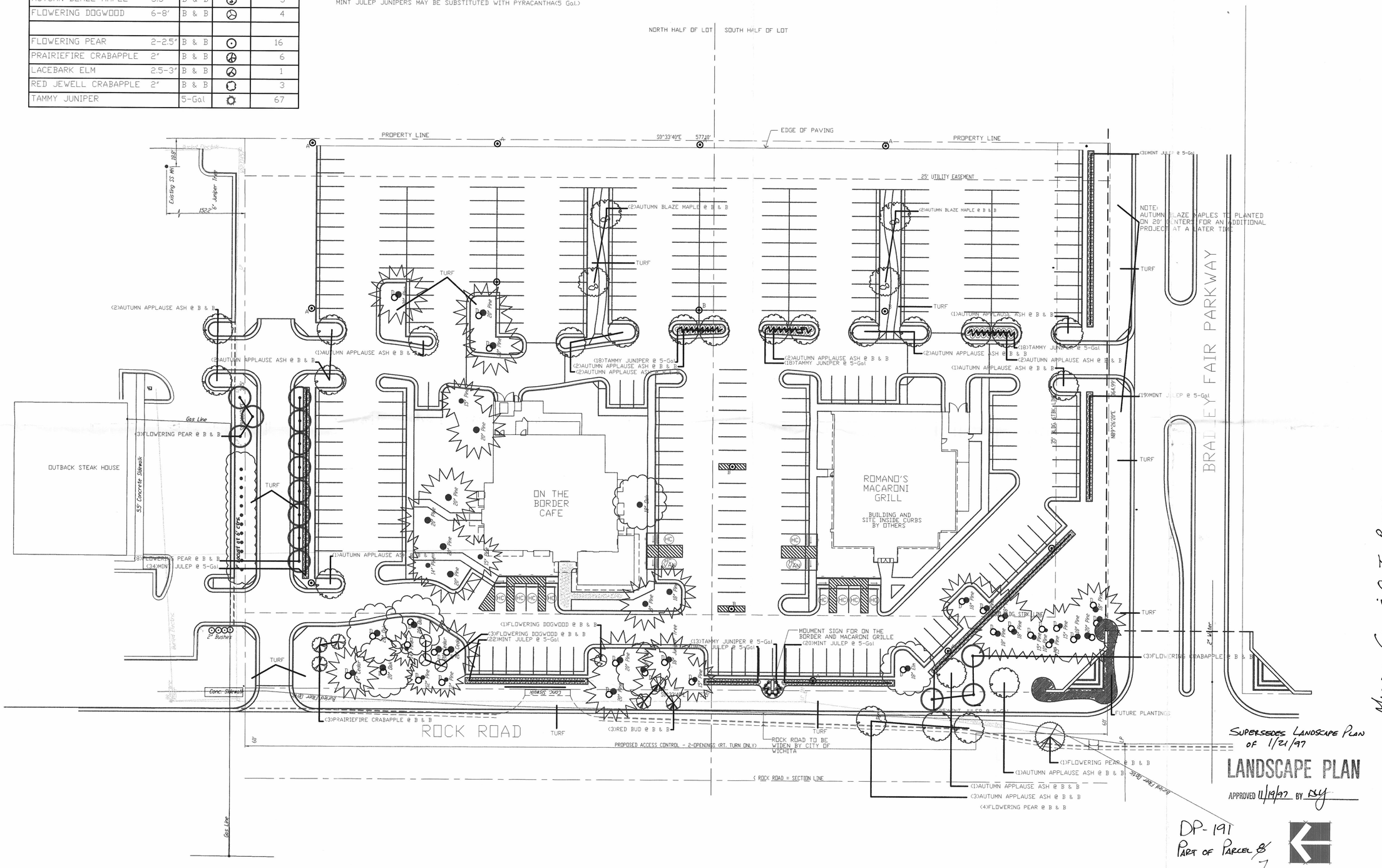
sheet 6 of

Item		Size	Symbol	Quantity
MINT JULEP JUNIPER		5-Gal		171
AUTUMN APPLAUSE ASH	3"	B & B		23
RED BUD	2"	B & B		3
AUTUMN BLAZE MAPLE	3.5"	B & B		5
FLOWERING DOGWOOD	6-8'	B & B		4
FLOWERING PEAR	2-2.5"	B & B		16
PRAIRIEFIRE CRABAPPLE	2"	B & B		6
LACEBARK ELM	2.5-3"	B & B		1
RED JEWELL CRABAPPLE	2"	B & B		3
TAMMY JUNIPER		5-Gal		67

NOTES:
SITE TO BE IRRIGATED WITH AN AUTOMATED SPRINKLER SYSTEM
THE SYSTEM SHALL BE CONTROLLED BY A TIMER AND RAIN SENSOR

PARKING IS SCREENED FROM BOTH ROCK ROAD AND BRADLEY FAIR PARKWAY
15,925 sq. ft. OF LANDSCAPE BEDS WITH 32 SHADE TREES REQUIRED
20,742 sq. ft. OF LANDSCAPE BEDS WITH 45 SHADE TREES PROVIDED

THE SITE INCLUDES 305 PARKING PACES, REQUIRING 16 TREES OF WHICH 8 MUST BE INTERNAL
68 TREES HAVE BEEN PROVIDED WITH 18 INTERNAL
MINT JULEP JUNIPERS MAY BE SUBSTITUTED WITH PYRACANTHA(5 Gal.)



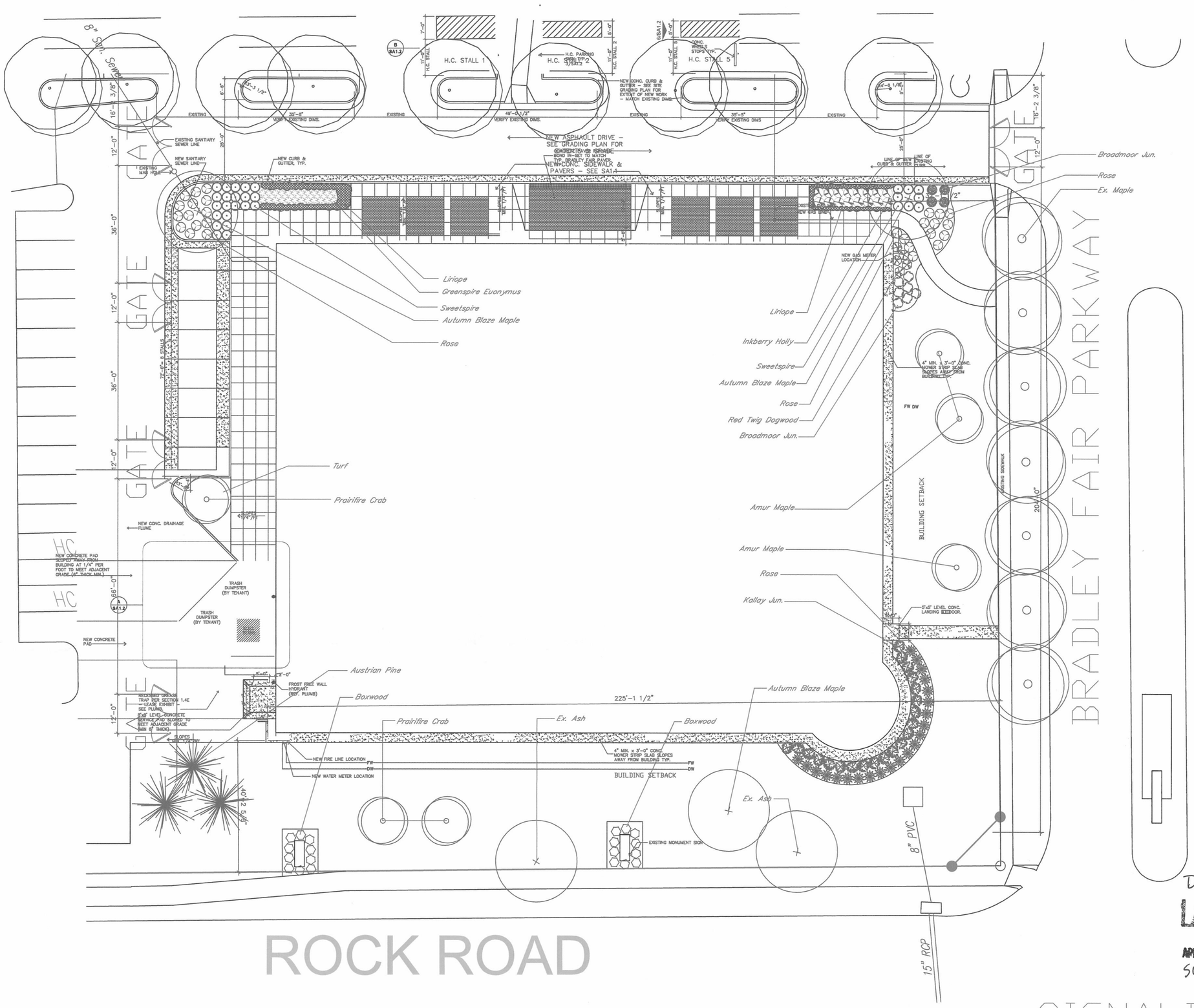
TREE TOP
NURSERY & LANDSCAPING INC.
5910 E. 37th NORTH
WICHITA, KS 67220

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

A LANDSCAPE PLAN FOR:

THE BRADLEY FAIR at WILSON ESTATES

ROCK ROAD AND 21ST STREET, WICHITA, Ks.



DP-191 PARCEL 7A PORTION

LANDSCAPE PLAN

APPROVED 03-25-08 BY DG

SUPERSEDES PLAN APPROVED 05-31-07 MAPD Copy 1 of 2

PLANT LIST						
	QTY.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES	2		AUTUMN BLAZE MAPLE	ACER FREEMANI	3" CAL	B&B
	3		AUSTRIAN PINE	PINUS NIGRA	10'	B&B
	1		PRAIRIFIRE CRAB	MALUS PRAIRIFIRE	2.5" CAL	B&B
	3		AMUR MAPLE	ACER GINNALA	2.5" CAL	B&B
SHRUBS	5		RED TWIG DOGWOOD	CORNUS ALBA IVORY HALO	5 GAL	CONT.
	31		KALLAY JUNIPER	JUNIPERUS CHINENSIS KALLAYS COMPACTA	5 GAL	CONT.
	49		PINK CARPET ROSE	ROSEA X HOATRAUM	5 GAL	CONT.
	11		BROADMOOR JUNIPER	JUNIPERUS SABINA BROADMOOR	5 GAL	CONT.
	24		GREENSPIRE EUONYMUS	EUONYMUS	5 GAL	CONT.
	29		SWEETSPIRE	ITEA VIRGINICA LITTLE HENRY	5 GAL	CONT.
	20		BOXWOOD	BUXUS MICROPHYLLA GREEN VELVET	5 GAL	CONT.
PERENNIALS	16		INKBERRY HOLLY	ILEX GLABRA	5 GAL	CONT.
	120		LIRIOPE	LIRIPE MUSCARRI BIG BLUE	1 GAL	CONT.

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

LANDSCAPE STREET YARD
172 = LOT FRONTAGE
x 20 = SQUARE FOOTAGE FACTOR
3440 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD REQUIRED

9859 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD PROVIDED

3440 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD REQUIRED
÷ 300 = SF PER LANDSCAPE YARD TREE
11 = TOTAL LANDSCAPE YARD TREES REQUIRED

5 = TOTAL LANDSCAPE YARD SHADE TREES PROVIDED
3 = TOTAL LANDSCAPE YARD ORNAMENTAL TREES PROVIDED
69 = TOTAL LANDSCAPE YARD SHRUBS PROVIDED

PARKING LOT SCREENING AND LANDSCAPING
NOT REQUIRED

PERIMETER BUFFERS W/ SCREENING
NOT REQUIRED

PERIMETER BUFFERS W/O SCREENING
NOT REQUIRED

AVERAGE LOT DEPTH	SQ. FT. FACTOR
175' OR LESS	8 SF/LIN FT
175'-225'	10 SF/LIN FT
225'-275'	15 SF/LIN FT
275'+	20 SF/LIN FT

N

SCALE: 1" = 20'-0"

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

PROFESSIONAL SEAL

BARNES & NOBLE

Rock Road and Bradley Fair Pkwy.
WICHITA, KANSAS

LANDSCAPE PLAN

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

DRAWN BY: MAM		
DATE: MARCH 2008		
NO.	REVISION	DATE

SHEET: L1

Plant List

Qty.	Common Name	Botanical Name	Size
39	Lowboy Pyracantha	Pyracantha Coccinea Lowboy	5g.
2	Prairifire Crab	Malus Prairifire	2.5"
1	Sawtooth Oak	Quercus Acutissima	4"

LANDSCAPE STREET YARD CALCULATIONS

WATERING REQUIREMENTS

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

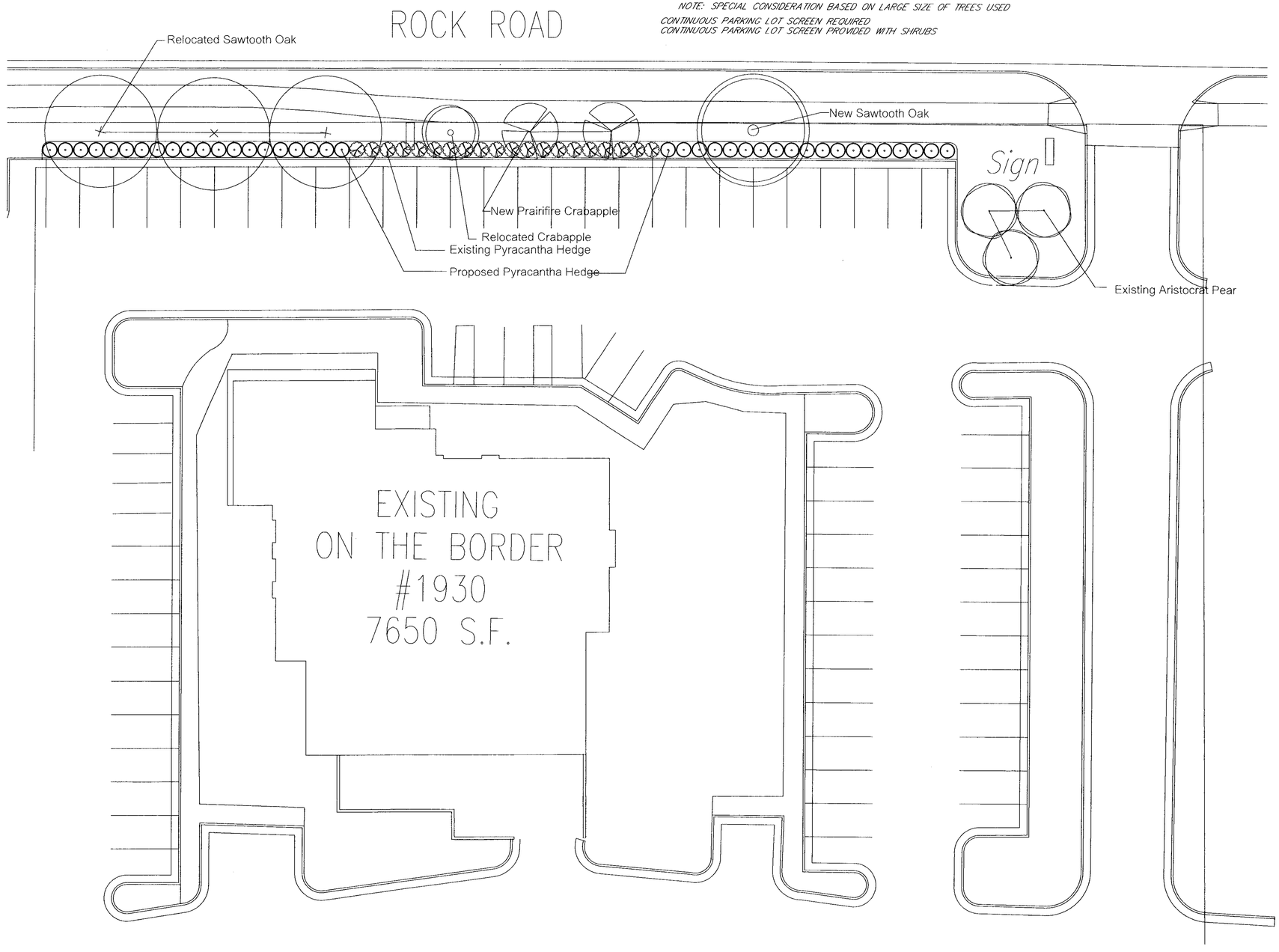
LANDSCAPE STREET YARD

280 = FRONTAGE
x 20 = SQUARE FOOTAGE FACTOR
5600 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD REQUIRED
5680 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD PROVIDED

5600 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD REQUIRED
500 = SF PER LANDSCAPE YARD TREE
12 = TOTAL LANDSCAPE YARD TREES REQUIRED

9 = TOTAL LANDSCAPE YARD SHADE TREES PROVIDED INCLUDING EXISTING
5 = TOTAL LANDSCAPE YARD ORNAMENTAL TREES PROVIDED
NOTE: SPECIAL CONSIDERATION BASED ON LARGE SIZE OF TREES USED

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



DP-191 Portion of Parcel 7
LANDSCAPE PLAN
APPROVED 05-31-07 BY DM
ADDENDUM TO PLAN DATED 11/19/97
MAPD Copy 1 of 2

SCALE: 1" = 16'-0"

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

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

ON THE BORDER
PARKING LOT EXPANSION
Bradley Fair
WICHITA, KANSAS

LANDSCAPE PLAN

DRAWN BY: MM
DATE: May 2007

NO.	REVISION	DATE

SHEET: L1

APPROVED

DP-191 Trash Enclosure per GP#16A

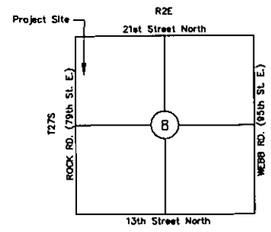
Date: 2-28-17

GENERAL DEMOLITION NOTES:

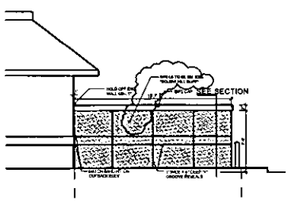
1. DEMOLITION SHALL BE PERFORMED TO MINIMIZE DAMAGE TO ADJACENT MATERIALS SHOWN TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING ANY DAMAGE TO ADJACENT MATERIALS THAT OCCURS DUE TO DEMOLITION ACTIVITIES.
2. CONTAIN ALL EXCESS TRASH AND DEMOLITION DEBRIS DAILY. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS ON OR OFF SITE WHICH ORIGINATES AT THE CONSTRUCTION SITE.
3. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL MATERIAL NOT SCHEDULED FOR REUSE UNDER THIS PROJECT. ALL PRODUCTS SHALL BE DISPOSED OF IN A LEGAL MANNER. ANY ITEMS THE OWNER WISHES TO RETAIN, CONTRACTOR SHALL DELIVER TO A LOCATION DETERMINED BY THE OWNER WITHIN THE CITY LIMITS.
4. GENERAL CONTRACTOR SHALL INVESTIGATE ALL FIELD CONDITIONS RELEVANT TO DEMOLITION, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY WHICH DO NOT AGREE WITH THESE DRAWINGS.
5. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DEMOLITION DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY CONFLICTS
6. ALL CUTTING OF OPENINGS IN EXISTING WALLS/FLOORS/CEILINGS/ROOFS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR FOR ALL TRADES. PROTECT EXISTING MATERIAL TO REMAIN AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.
7. DEMOLITION SHALL BE ACCOMPLISHED WITH MINIMAL DISRUPTION TO OPERATIONS. IF REQUIRED, THE OWNER RESERVES THE RIGHT TO TEMPORARILY STOP WORK OF SPECIFIC CONSTRUCTION OPERATIONS SHOULD THE OWNER IDENTIFY AN EMERGENCY OR DANGER EXISTS TO THE WELFARE

GENERAL CONSTRUCTION NOTES:

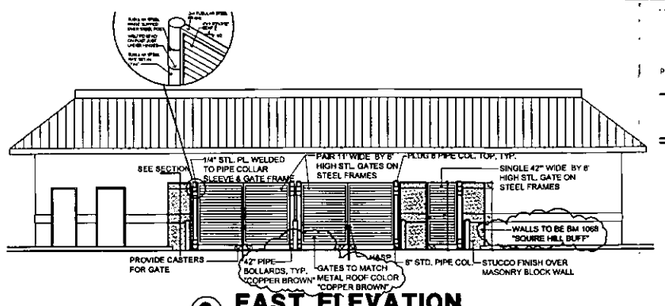
1. ALL SUBSTITUTIONS AND CHANGES TO THESE DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
2. THE GENERAL CONTRACTOR SHALL INVESTIGATE ALL FIELD CONDITIONS RELEVANT TO THE PROJECT, INCLUDING BUT NOT LIMITED TO DIMENSIONS, ELEVATIONS, GENERAL CONDITIONS AND OTHER MISCELLANEOUS EXISTING CONDITIONS AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY WHICH DO NOT AGREE WITH THOSE IN THESE DRAWINGS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL COMPONENTS AND ACCESSORIES, EQUIPMENT, MATERIALS, HARDWARE AND OTHER ITEMS NECESSARY (UNLESS NOTED OTHERWISE) FOR A COMPLETE AND FINISHED JOB.
4. ALL DIMENSIONS ARE FROM THE FACE OF STUD FRAMING, FACE OF MASONRY, FACE OF CONCRETE, OR CENTERLINE OF STRUCTURAL STEEL, U.N.O.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE BUILDING PERMITS.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CODES AND REGULATIONS ADOPTED BY BUILDING AUTHORITIES HAVING JURISDICTION OVER THE LOCATION OF THE PROJECT, WHICH ARE APPLICABLE AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS.



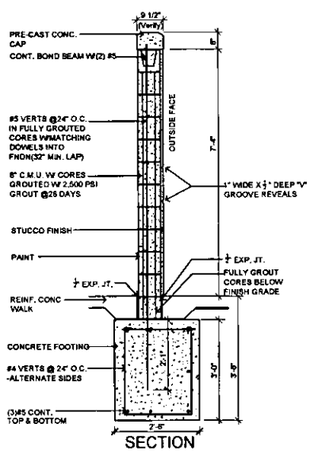
VICINITY MAP



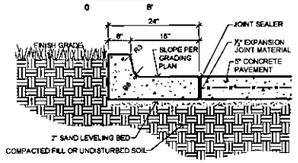
① **SOUTH ELEVATION** 1/8"=1'-0"



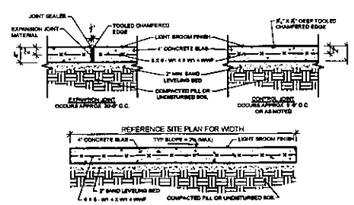
② **EAST ELEVATION** 1/8"=1'-0"



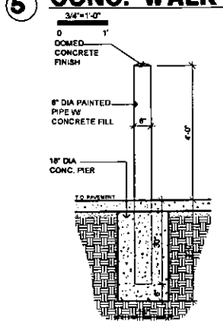
③ **WALL SECTION** 1/2"=1'-0"



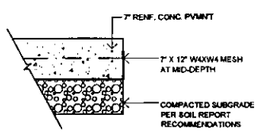
④ **CURB DTL.** 3/4"=1'-0"



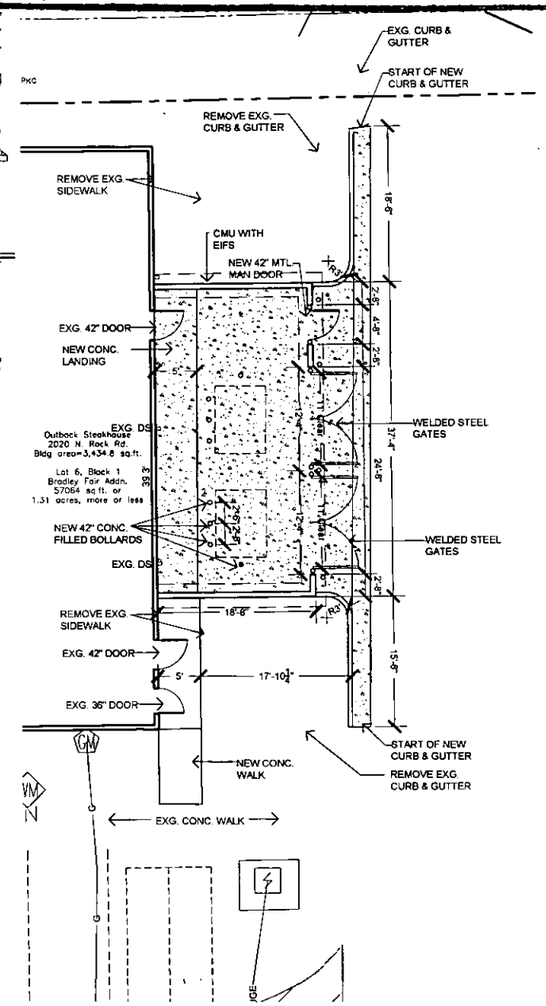
⑤ **CONC. WALK DTLS.** 3/4"=1'-0"



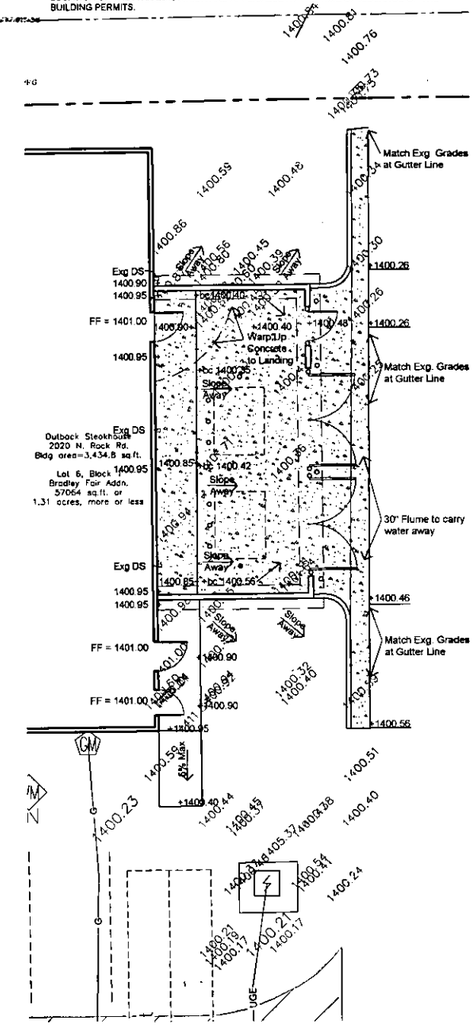
⑦ **BOLLARD DTL.** 1/2"=1'-0"



⑥ **CONC. PAVING** NOT TO SCALE



Ⓐ **TRASH ENCLOSURE SITE PLAN** 1/8"=1'-0"



Ⓑ **TRASH ENCL. GRADING PLAN** 1/8"=1'-0"

APPLICABLE CODES	DEVELOPER	STRUCTURAL ENGINEER	GENERAL CONTRACTOR
2012 INTERNATIONAL BUILDING CODE 2006 INTERNATIONAL EXISTING BUILDING CODE 2014 NATIONAL ELECTRICAL CODE 2006 INTERNATIONAL FIRE CODE 2012 INTERNATIONAL MECHANICAL CODE 2015 UNIFORM PLUMBING CODE 2010 ADA/ABA	LAHAM DEVELOPMENT CO. 150 N. MARKET WICHITA, KS 67202 TEL: 316 262 8400 FAX: 316 262 0647	PROFESSIONAL ENGINEERING CONSULTANTS, P.A. 303 S. TOPEKA WICHITA, KS 67202 TEL: 316.262.2691 CONTACT: CLAY CLINE EMAIL: CLAY.CLINE@PEC1.COM	KEY CONSTRUCTION 741 W. 2ND ST. WICHITA, KS 67203 TEL: 316 283 9515 FAX: 316 283 1161

ARCHITECT CONTACT INFORMATION

SPANGENBERG PHILLIPS TICE ARCHITECTURE
121 N. MEAD, SUITE 201
WICHITA, KS 67202
CONTACT: DAVE WELLS
EMAIL: dw@sptarchitecture.com
TEL: 316 267 4002
FAX: 316 267.1509

REGISTERED ARCHITECT RONALD L. STEWART JR. STATE OF KANSAS

SPANGENBERG PHILLIPS TICE ARCHITECTURE
121 N Mead Ste 201 Wichita KS 67202
T 316.267.4002 F 316.267.1509
www.sptarchitecture.com

OUTBACK STEAKHOUSE at BRADLEY FAIR
LOT 6, BLK 11, BRADLEY FAIR ADDITION
2020 N Rock Rd, Wichita, KS 67206

REVIEW
13 FEB 2017

TRASH ENCLOSURE IMPROVEMENTS

AS1

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 1, 2017

VP Wilson Properties, LLC
Attn: Paul Jackson
1605 N. Waterfront Pkwy, Ste. 100
Wichita, KS 67206-6640

BACM 2006-5 Wilson Estates, LLC
Attn: Istvan Tamas
333 S. Broadway
Wichita, KS 67202-4300

MKEC Engineering
Attn: Brian Lindebak
411 N. Webb Rd.
Wichita, KS 67206-2521

RE: CUP2017-51 – City CUP Administrative Adjustment to Wilson Property Community Unit Plan DP-191, to adjust General Provision #6 C, Parcel 2 to increase the total sign area listed and GP #6 E to reduce spacing between signs. The property is generally located east of of 21st Street North and Rock Road on the south side of East 21st Street.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-191, to increase the total sign area and reduce distance between signs on Parcel 2. Proposed modifications are as follows:

Per General Provision #6: All signs along Rock Rd., 21st St. N. and Bradley Fair Pkwy, shall be monument type signs. The monument signs in each Parcel shall be restricted as follows:

GP #6 C Parcel 2:

- Total Sign Area: 420 sq. ft.
- Maximum Signs: 8; 2 of the 8 signs are to be located on the private drive no closer than 300 feet south of 21st Street N. (as shown hereon) and the remaining 6 shall be placed along 21st Street N. spaced no less than 105 feet from another monument sign.

GP #6 E: The minimum distance between signs shall be 75 feet, unless otherwise stated hereon.

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

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

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

Dale Miller, Director
Metropolitan Area Planning Department

Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

Cc MABCD
Pete Meitzner, CM District II
Laura Rainwater, Community Liaison District II

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 27, 2016

BF Wichita, LLC, a Delaware Company, attn. Amy J. Liebau
Pacific Realty Group, LLC, attn. Amy J. Liebau
Regency Land Company, LLC, attn. Amy J. Liebau
150 N. Main St.
Wichita, KS 67202

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

RE: CUP2016-01 -City CUP Administrative Adjustment to DP-191 to increase building coverage and floor area ratios, and to modify parking requirements in LC Limited Commercial zoning, generally located south of 21st Street N. and east of Rock Road.

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-191, the Wilson Property Community Unit Plan (CUP). We understand that you wish to:

- Increase the maximum lot coverage on Parcels 5, 6, 7, 7a and 8 by 10%.
- Increase the corresponding maximum floor area/ratios on Parcels 5, 6, 7, 7a and 8 by 10%.
- Update provisions relating to floor area.
- Adjust the maximum number of buildings Parcels 6, 7 and 8.
- Adjust the uses on Parcel 8 to clarify the uses, without adding new permitted uses.
- Adjust the parking requirement by requiring 4 spaces per 1000 square feet on Parcels 5, 6, 7, 7a and 8, exceeding the Code requirement of 3 spaces per 1000 square feet.

On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph and as detailed in your application letter, is consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation of the original plan. Overall CUP building coverage remains below 30% and maximum floor area ratio remains under 35%.

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

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

Dale Miller
Director of Planning

Thomas J. Stolz
MABCD Director

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

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

BF Wichita, LLC
Attn: Amy Liebau
150 N Market
Wichita, KS 67202

August 22, 2016

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

RE: CUP2016-32 – City CUP Administrative Adjustment to CUP DP-191 Wilson Property, to adjust the front building setback on Parcel 7 containing 6.67 acres. The property is generally located southeast of 21st Street North and Rock Road

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-191, to reflect VAC2016-25 on Parcel 7. Proposed modifications are as follows:

1. Reduce Front building Setback from 50 feet to 35 feet in Parcel 7 along the frontage of Rock Road north of Parcel 6 (as per VAC2016-25)
2. Reduce front Building Setback from 50 feet to 40 feet on remaining portion of Parcel 7 along the frontage of Rock Road north of Parcel 6 (20% reduction)

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

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

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

Dale Miller

Dale Miller, Director
Metropolitan Area Planning Department

J.R. COX JR.

Kyle L McLaren, Interim Director
Metropolitan Area Building and Construction Department

cc: J.R. Cox, MABCD
Paul Hays, MABCD
Pete Meitzner, CM District II
Laura Rainwater, Community Liaison District II

November 10, 2014

Wichita-Sedgwick County Metropolitan Area Planning Department

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

RE: CUP2014-36 – City CUP Administrative Adjustment to DP-191 General Provision 6.C to clarify the language for free standing signs on Parcel 7 and increase the maximum size of free standing signs on Parcel 8; generally located at Bradley Fair Parkway and N. Rock Road (1800 N. Rock Road.)

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to DP-191, the Wilson Property Community Unit Plan ("CUP"). We understand that you wish to clarify the language for free standing signs on Parcel 7 and increase the maximum size of free standing signs on Parcel 8.

A new Provision 6.C, Parcel 7 and Parcel 8 will be added to the CUP as follows:

> **"PARCEL 7: TOTAL SIGN AREA: 636 SQ.FT.; *MAXIMUM* SIGNS: 10** (2 signs permitted along 21st Street North and 8 signs permitted along Rock Road). 2 signs on Rock Road shall permit *a maximum of* 150 square feet each *with* all other signs *having* a *maximum* sign area of 48 sq. ft. each.
>
> **PARCEL 8: TOTAL SIGN AREA: *250* SQ.FT.; MAXIMUM SIGNS: 3"**

Modifications to Provision 6.C are italicized and the word "shall" was removed from Parcel 7 language.

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

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

1. All signs shall be permitted and installed within one year.
2. All signs shall conform to a site plan and elevation drawings approved by planning staff.
3. All free standing signs shall meet Sign Code requirements and CUP provisions unless a separate adjustment, amendment or variance is granted.

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

John L. Schlegel, Director
Metropolitan Area Planning Department

Thomas J. Stolz, Director
Metropolitan Area Building and
Construction Department

cc: J.R. Cox, MABCD
Pete Meitzner, CM District II
Alana Haynes, NA District II

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 11, 2012

Hoffmann's Green Industries, Inc.
8141 East 21st Street
Wichita, Kansas 67206

RE: DP-191 – Administrative Adjustment to DP-191 Wilson Property Community Unit Plan ("CUP") to add signage to Parcel 4 (Green Acres Market, 8141 East 21st Street), generally located 550 feet east of North Rock Road, on the south side of East 21st Street. (CUP2012-00004)

We have received and reviewed your request for an Administrative Adjustment to add a eleven-foot tall monument sign with 48 square feet of signage at the location noted above. Per General Provision 6.B and C, Parcel 4 is permitted one, twenty-four-square-foot monument sign limited to a maximum height of 20 feet.

On the basis of our review, an adjustment to the CUP in the manner you have requested and granted herein would be consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation from the original plan.

Our signatures below indicate that an administrative adjustment has been granted to adjust the CUP as follows. This adjustment shall not be deemed to alter any other provisions of the CUP, except as expressly stated herein.

General Provision 6.C.Parcel 4, Total Sign Area: ~~24~~ 48 sq. ft.; maximum signs: 1

The sign constructed shall be the same as the sign indicated on the four exhibits 12B015, dated May 2, 2012. (Attached)

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

John L. Schlegel
Director of Planning

Rick Stubbs and/or Donte Martin
Building Plan Review Administrator /
Superintendent of OCI

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 18, 2012

BF Owner, L.L.C.
Attn.: George Sherman
150 North Market
Wichita, KS 67202

Re: CUP2012-18 – City Administrative Adjustment to remove the prohibition on outdoor display detailed in Parcel Number 8, Proposed Uses and allow outside display in Parcel 8 of Community Unit Plan DP-191, Wilson Property Community Unit Plan (CUP), zoned LC Limited Commercial ("LC"); generally located south of Bradley Fair Parkway, east of North Rock Road (Lot 1, Block 1, Bradley Fair Fourth Addition, 1800 North Rock Road).

Dear Sir:

We have reviewed your request for an Administrative Adjustment to Parcel 8 to allow outside display in Parcel 8 of Community Unit Plan DP-191. Our review of the CUP reveals that none of the other parcels are subject to the prohibition dealing with outside display.

Our signatures below indicate that an Administrative Adjustment is hereby GRANTED, to permit outside display in Parcel 8 as requested, subject to the following conditions: The special LC district regulations dealing with outdoor display detailed in the Wichita-Sedgwick County Unified Zoning Code Article III, Section III-B.14.e.(2)(a)-(e) shall apply (see attachment).

The zoning adjustment sign may now be removed from the property. We will make a notation of the adjustment on the CUP drawing.

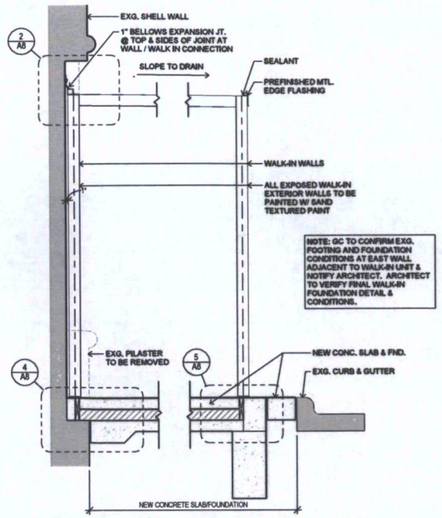
John Schlegel
Planning Director

Rick Stubbs and/or Donte Martin
City of Wichita Superintendent of Central Inspection
(Interim Zoning Administrator)

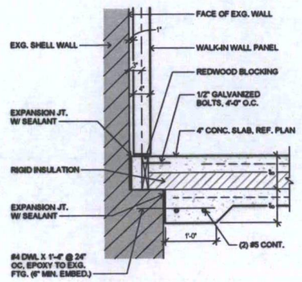
Attachments

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

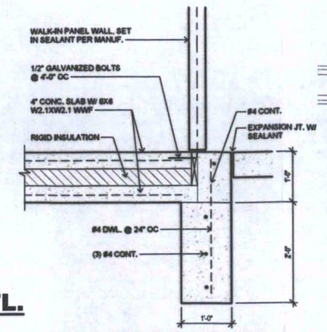
Parcel 7
APPROVED
DP-191 Arch Rev Per GP#15
12-11-18



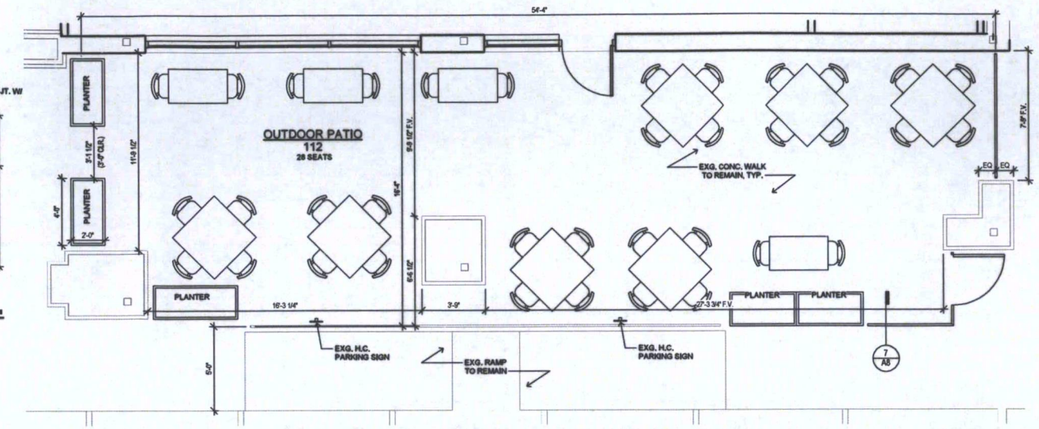
1 WALK-IN WALL SECTION
1/2" = 1'-0"



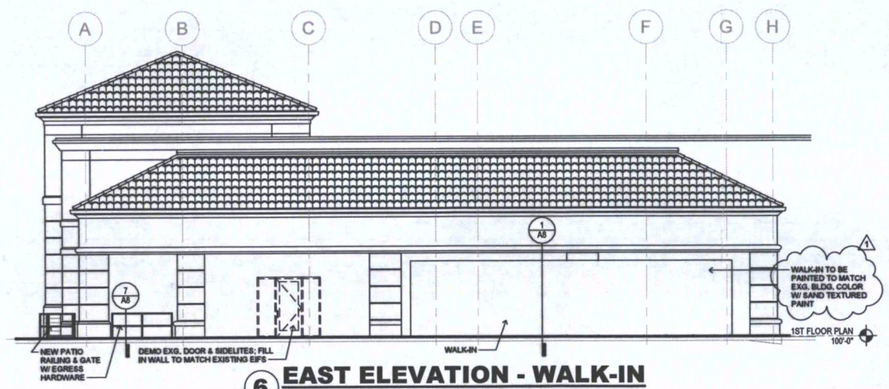
4 WALK-IN FND. DTL. @ EXG. WALL
3/4" = 1'-0"



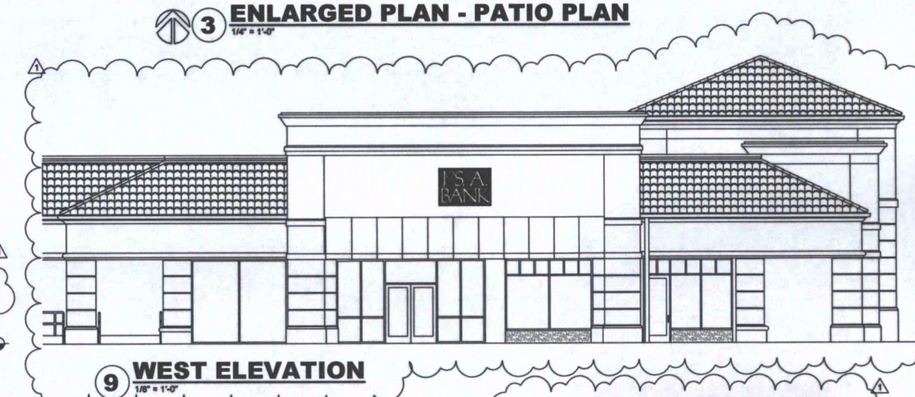
5 WALK-IN FND. DTL. @ EDGES
3/4" = 1'-0"



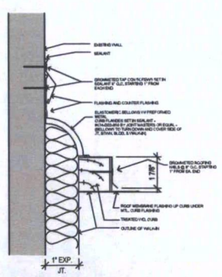
3 ENLARGED PLAN - PATIO PLAN
1/4" = 1'-0"



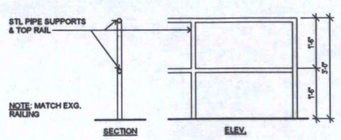
6 EAST ELEVATION - WALK-IN
1/8" = 1'-0"



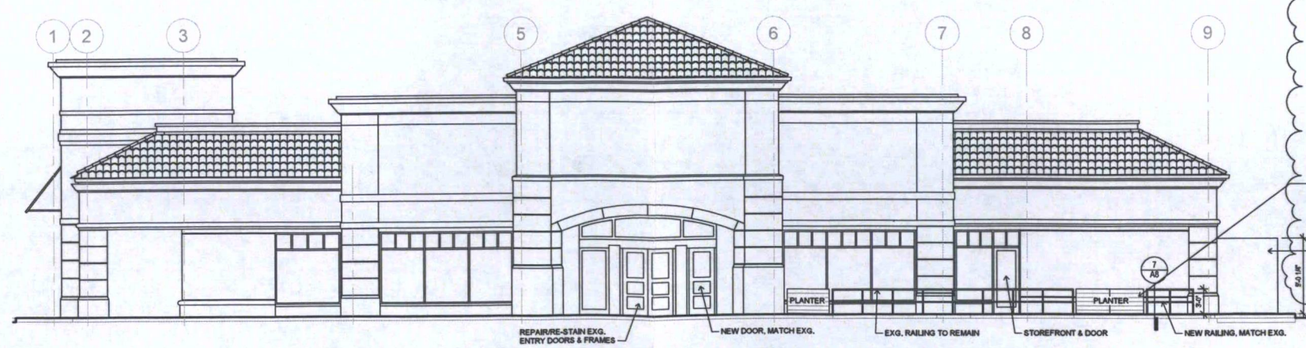
9 WEST ELEVATION
1/8" = 1'-0"



WALK-IN / WALL EXPANSION JT. DTL.
2
3" = 1'-0"



7 PATIO RAILING DTLS.
1/2" = 1'-0"



8 SOUTH ELEVATION - WALK-IN
1/8" = 1'-0"

PLANTER BOXES TO BE STAINED WOOD FINISH, SIM. TO THIS DESIGN

WALK-IN TO BE PAINTED TO MATCH EXG. BLDG. COLOR W/ SAND TEXTURED PAINT

SPANGENBERG PHILLIPS TICE
ARCHITECTURE
121 N Mead Ste 201 Wichita KS 67202
T 316.267.4002 F 316.267.1509
www.spiarchitecture.com

SASNAK HOME GROWN RESTAURANT
BRADLEY FAIR
1900 N. ROCK RD, SUITE 108, WICHITA, KANSAS

GREG TICE LICENSED ARCHITECT KANSAS 11 DEC 18

CITY COMM. I 11 DEC 18
PERMIT 30 NOV 18

EXTERIOR ELEVATION & DTLS.

A8

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 11, 2012

Hoffmann's Green Industries, Inc.
8141 East 21st Street
Wichita, Kansas 67206

RE: DP-191 – Administrative Adjustment to DP-191 Wilson Property Community Unit Plan ("CUP") to add signage to Parcel 4 (Green Acres Market, 8141 East 21st Street), generally located 550 feet east of North Rock Road, on the south side of East 21st Street. (CUP2012-00004)

We have received and reviewed your request for an Administrative Adjustment to add a eleven-foot tall monument sign with 48 square feet of signage at the location noted above. Per General Provision 6.B and C, Parcel 4 is permitted one, twenty-four-square-foot monument sign limited to a maximum height of 20 feet.

On the basis of our review, an adjustment to the CUP in the manner you have requested and granted herein would be consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation from the original plan.

Our signatures below indicate that an administrative adjustment has been granted to adjust the CUP as follows. This adjustment shall not be deemed to alter any other provisions of the CUP, except as expressly stated herein.

General Provision 6.C.Parcel 4, Total Sign Area: ~~24~~ 48 sq. ft.; maximum signs: 1

The sign constructed shall be the same as the sign indicated on the four exhibits 12B015, dated May 2, 2012. (Attached)

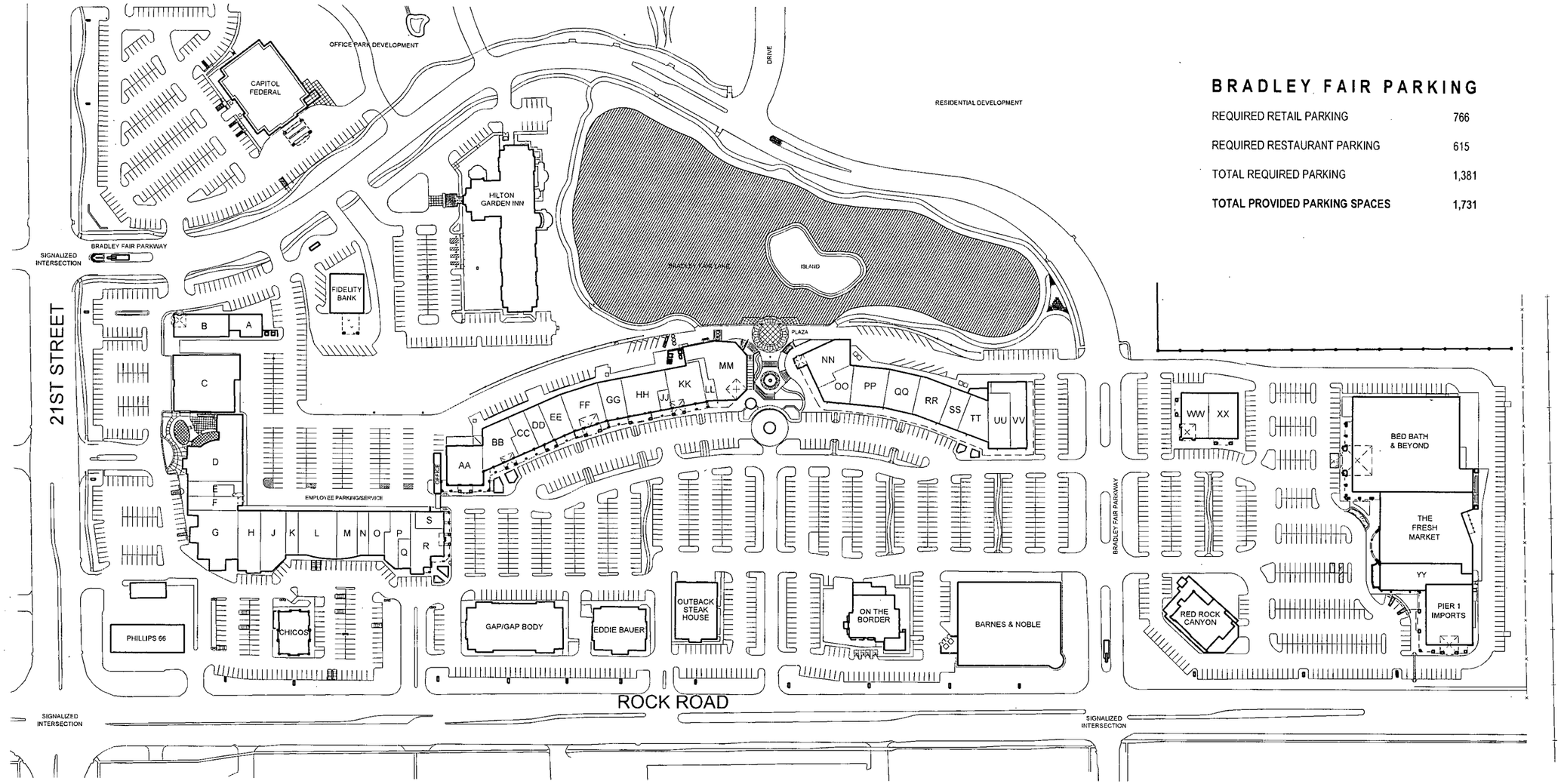
The zoning notification signs may now be removed from the property.

John L. Schlegel
Director of Planning

Rick Stubbs and/or Donte Martin
Building Plan Review Administrator /
Superintendent of OCI

cc: Brian Kirkland, Miracle Signs, 3611 North Broadway, Wichita, KS 67219-3612
Paul Hays, Office of Central Inspection
J. R. Cox, Office of Central Inspection

DP-191 2014 Parking Plan



BRADLEY FAIR PARKING

REQUIRED RETAIL PARKING	766
REQUIRED RESTAURANT PARKING	615
TOTAL REQUIRED PARKING	1,381
TOTAL PROVIDED PARKING SPACES	**1,731**

LEGEND OF IN-LINE TENANTS

A SVETA'S BODY THERAPY
B THE GOOD EGG
C GREEN ACRES (HEALTH FOOD STORE)
D YA YA'S (EUROBISTRO AND BANQUET)
E APRICOT LANE BOUTIQUE
F NOUVEAU (WOMENS FASHIONS)
G BANANA REPUBLIC
H TALBOTS PETITES
J TALBOTS
K TALBOTS WOMAN
L LOFT
M BELLA LUNA CAFE
N THE LBD, ETC.
O FRAME SHOP
P SAMI HALASEH SALON
Q COLLEGE HILL CLEANERS
R IL VICINO
S COCOA DOLCE (ARTISAN CHOCOLATES)
AA WILLIAMS-SONOMA
BB VICTORIA'S SECRET
CC BATH AND BODY WORKS
DD FRANCESCA'S
EE LYNDON'S (WOMENS FASHIONS)
FF ANN TAYLOR
GG GYMBOREE
HH SEPHORA
JJ HOWARD'S OPTIQUE
KK JASON'S DELI
LL MARBLE SLAB CREAMERY
MM HEALING WATERS
NN NEWPORT GRILL
OO WHITE HOUSE/BLACK MARKET
PP COLDWATER CREEK
QQ J. JILL
RR BRICK'S (MENS AND WOMENS FASHIONS)
SS SOMA INTIMATES
TT TRIO'S (GIFTS)
UU JOS. A. BANK
VV BACKWOODS (OUTDOOR SPORTING GOODS)
WW RANDY COOPER'S FINE JEWELRY
XX HALLMARK
YY VERSONA ACCESSORIES

LAHAM DEVELOPMENT
150 North Market T 316.292.3950
Wichita, KS 67202 F 316.262.5877
lahamdevelopment.com

MASTER SITE PLAN
100' 200' 400'

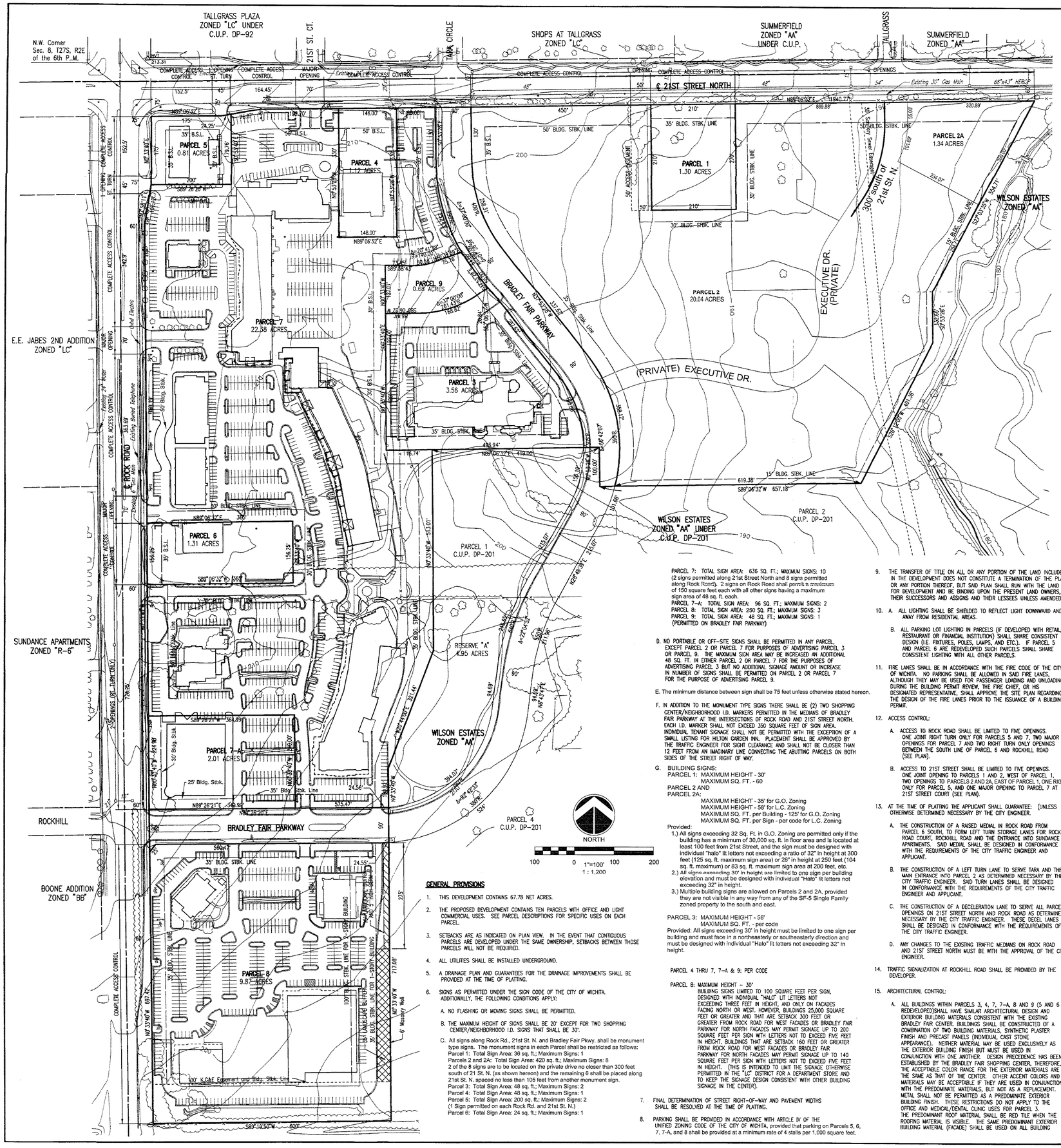
SPANGENBERG PHILLIPS TICE ARCHITECTURE
121 N. Mead Ste 201 Wichita, KS 67202
T 316.267.4002 F 316.267.1509
www.spartarchitecture.com

BRADLEY FAIR SHOPPING CENTER

MASTER SITE PLAN

21ST STREET NORTH AND ROCK ROAD - WICHITA, KANSAS

7 JAN 2014



COMMUNITY UNIT PLAN DP-191
WILSON PROPERTY

MAPD STAMP

As Per Admin Adj CUP2021-19 4-30-21

APPROVED CUP

MAPC 12-21-2006

OWNERS:
Bradley Fair One, LLC
150 N. Market
Wichita, KS 67202

VP Wilson Properties, LLC
1605 N. Waterfront Pkwy.
Wichita, KS 67206

AGENT:
MKEC Engineering, Inc.
411 N. Webb Rd.
Wichita, KS 67206

PARCEL 7: TOTAL SIGN AREA: 636 SQ. FT.; MAXIMUM SIGNS: 10 (2 signs permitted along 21st Street North and 8 signs permitted along Rock Road). 2 signs on Rock Road shall permit a maximum of 150 square feet each with all other signs having a maximum sign area of 48 sq. ft. each.
PARCEL 7-A: TOTAL SIGN AREA: 96 SQ. FT.; MAXIMUM SIGNS: 2
PARCEL 8: TOTAL SIGN AREA: 250 SQ. FT.; MAXIMUM SIGNS: 3
PARCEL 9: TOTAL SIGN AREA: 48 SQ. FT.; MAXIMUM SIGNS: 1
(PERMITTED ON BRADLEY FAIR PARKWAY)

D. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED IN ANY PARCEL, EXCEPT PARCEL 2 OR PARCEL 7 FOR PURPOSES OF ADVERTISING PARCEL 3 OR PARCEL 9. THE MAXIMUM SIGN AREA MAY BE INCREASED AN ADDITIONAL 48 SQ. FT. IN EITHER PARCEL 2 OR PARCEL 7 FOR THE PURPOSES OF ADVERTISING PARCEL 3 BUT NO ADDITIONAL SIGNAGE AMOUNT OR INCREASE IN NUMBER OF SIGNS SHALL BE PERMITTED ON PARCEL 2 OR PARCEL 7 FOR THE PURPOSE OF ADVERTISING PARCEL 9.

E. The minimum distance between sign shall be 75 feet unless otherwise stated hereon.

F. IN ADDITION TO THE MONUMENT TYPE SIGNS THERE SHALL BE (2) TWO SHOPPING CENTER/NEIGHBORHOOD I.D. MARKERS PERMITTED IN THE MEDIANS OF BRADLEY FAIR PARKWAY AT THE INTERSECTIONS OF ROCK ROAD AND 21ST STREET NORTH. EACH I.D. MARKER SHALL NOT EXCEED 350 SQUARE FEET OF SIGN AREA. INDIVIDUAL TENANT SIGNAGE SHALL NOT BE PERMITTED WITH THE EXCEPTION OF A SMALL LISTING FOR HILTON GARDEN INN. PLACEMENT SHALL BE APPROVED BY THE TRAFFIC ENGINEER FOR SIGHT CLEARANCE AND SHALL NOT BE CLOSER THAN 12 FEET FROM AN IMAGINARY LINE CONNECTING THE ABUTTING PARCELS ON BOTH SIDES OF THE STREET RIGHT OF WAY.

G. BUILDING SIGNS:
PARCEL 1: MAXIMUM HEIGHT - 30'
MAXIMUM SQ. FT. - 60
PARCEL 2 AND
PARCEL 2A:
MAXIMUM HEIGHT - 35' for G.O. Zoning
MAXIMUM HEIGHT - 58' for L.C. Zoning
MAXIMUM SQ. FT. per Building - 125' for G.O. Zoning
MAXIMUM SQ. FT. per Sign - per code for L.C. Zoning
Provided:
1.) All signs exceeding 32 Sq. Ft. in G.O. Zoning are permitted only if the building has a minimum of 30,000 sq. ft. in floor area and is located at least 100 feet from 21st Street, and the sign must be designed with individual "halo" lit letters not exceeding a ratio of 32" in height at 300 feet (125 sq. ft. maximum sign area) or 28" in height at 250 feet (104 sq. ft. maximum) or 83 sq. ft. maximum sign area at 200 feet, etc.
2.) All signs exceeding 30' in height are limited to one sign per building elevation and must be designed with individual "Halo" lit letters not exceeding 32" in height.
3.) Multiple building signs are allowed on Parcels 2 and 2A, provided they are not visible in any way from any of the SF-5 Single Family zoned property to the south and east.

PARCEL 3: MAXIMUM HEIGHT - 58'
MAXIMUM SQ. FT. - per code
Provided: All signs exceeding 30' in height must be limited to one sign per building and must face in a northeasterly or southeasterly direction and must be designed with individual "Halo" lit letters not exceeding 32" in height.

PARCEL 4 THRU 7, 7-A & 9: PER CODE

PARCEL 8: MAXIMUM HEIGHT - 30'
BUILDING SIGNS LIMITED TO 100 SQUARE FEET PER SIGN, DESIGNED WITH INDIMDUAL "HALO" LIT LETTERS NOT EXCEEDING THREE FEET IN HEIGHT, AND ONLY ON FACADES FACING NORTH OR WEST. HOWEVER, BUILDINGS 25,000 SQUARE FEET OR GREATER AND THAT ARE SETBACK 300 FEET OR GREATER FROM ROCK ROAD FOR WEST FACADES OR BRADLEY FAIR PARKWAY FOR NORTH FACADES MAY PERMIT SIGNAGE UP TO 200 SQUARE FEET PER SIGN WITH LETTERS NOT TO EXCEED FIVE FEET IN HEIGHT. BUILDINGS THAT ARE SETBACK 160 FEET OR GREATER FROM ROCK ROAD FOR WEST FACADES OR BRADLEY FAIR PARKWAY FOR NORTH FACADES MAY PERMIT SIGNAGE UP TO 140 SQUARE FEET PER SIGN WITH LETTERS NOT TO EXCEED FIVE FEET IN HEIGHT. (THIS IS INTENDED TO LIMIT THE SIGNAGE OTHERWISE PERMITTED IN THE "LC" DISTRICT FOR A DEPARTMENT STORE AND TO KEEP THE SIGNAGE DESIGN CONSISTENT WITH OTHER BUILDING SIGNAGE IN THE CENTER).

GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 67.78 NET ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS TEN PARCELS WITH OFFICE AND LIGHT COMMERCIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. A DRAINAGE PLAN AND GUARANTEES FOR THE DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
6. SIGNS AS PERMITTED UNDER THE SIGN CODE OF THE CITY OF WICHITA. ADDITIONALLY, THE FOLLOWING CONDITIONS APPLY:
   A. NO FLASHING OR MOVING SIGNS SHALL BE PERMITTED.
   B. THE MAXIMUM HEIGHT OF SIGNS SHALL BE 20' EXCEPT FOR TWO SHOPPING CENTER/NEIGHBORHOOD I.D. SIGNS THAT SHALL BE 30'.
   C. All signs along Rock Rd., 21st St. N. and Bradley Fair Pkwy. shall be monument type signs. The monument signs in each Parcel shall be restricted as follows:
   Parcel 1: Total Sign Area: 36 sq. ft.; Maximum Signs: 1
   Parcels 2 and 2A: Total Sign Area: 420 sq. ft.; Maximum Signs: 8
   2 of the 8 signs are to be located on the private drive no closer than 300 feet south of 21 St. N. (as shown hereon) and the remaining 6 shall be placed along 21st St. N. spaced no less than 105 feet from another monument sign.
   Parcel 3: Total Sign Area: 48 sq. ft.; Maximum Signs: 2
   Parcel 4: Total Sign Area: 48 sq. ft.; Maximum Signs: 1
   Parcel 5: Total Sign Area: 200 sq. ft.; Maximum Signs: 2
   (1 Sign permitted on each Rock Rd. and 21st St. N.)
   Parcel 6: Total Sign Area: 24 sq. ft.; Maximum Signs: 1
7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE IV OF THE UNIFIED ZONING CODE OF THE CITY OF WICHITA, provided that parking on Parcels 5, 6, 7, 7-A, and 8 shall be provided at a minimum rate of 4 stalls per 1,000 square feet.
9. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
10. A. ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL AREAS.
    B. ALL PARKING LOT LIGHTING IN PARCELS (IF DEVELOPED WITH RETAIL, RESTAURANT OR FINANCIAL INSTITUTION) SHALL SHARE CONSISTENT DESIGN (I.E. FIXTURES, POLES, LAMPS, AND ETC.). IF PARCEL 5 AND PARCEL 6 ARE REDEVELOPED SUCH PARCELS SHALL SHARE CONSISTENT LIGHTING WITH ALL OTHER PARCELS.
11. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
12. ACCESS CONTROL:
    A. ACCESS TO ROCK ROAD SHALL BE LIMITED TO FIVE OPENINGS. ONE JOINT RIGHT TURN ONLY FOR PARCELS 5 AND 7, TWO MAJOR OPENINGS FOR PARCEL 7 AND TWO RIGHT TURN ONLY OPENINGS BETWEEN THE SOUTH LINE OF PARCEL 6 AND ROCKHILL ROAD (SEE PLAN).
    B. ACCESS TO 21ST STREET SHALL BE LIMITED TO FIVE OPENINGS. ONE JOINT OPENING TO PARCELS 1 AND 2, WEST OF PARCEL 1, TWO OPENINGS TO PARCELS 2 AND 2A, EAST OF PARCEL 1, ONE RIGHT TURN ONLY FOR PARCEL 5, AND ONE MAJOR OPENING TO PARCEL 7 AT 21ST STREET COURT (SEE PLAN).
13. AT THE TIME OF PLATTING THE APPLICANT SHALL GUARANTEE: (UNLESS OTHERWISE DETERMINED NECESSARY BY THE CITY ENGINEER.
    A. THE CONSTRUCTION OF A RAISED MEDIAN IN ROCK ROAD FROM PARCEL 6 SOUTH, TO FORM LEFT TURN STORAGE LANES FOR ROCK ROAD COURT, ROCKHILL ROAD AND THE ENTRANCE INTO SUNDANCE APARTMENTS. SAID MEDIAN SHALL BE DESIGNED IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY TRAFFIC ENGINEER AND APPLICANT.
    B. THE CONSTRUCTION OF A LEFT TURN LANE TO SERVE TARA AND THE MAIN ENTRANCE INTO PARCEL 2 AS DETERMINED NECESSARY BY THE CITY TRAFFIC ENGINEER. SAID TURN LANES SHALL BE DESIGNED IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY TRAFFIC ENGINEER AND APPLICANT.
    C. THE CONSTRUCTION OF A DECELERATION LANE TO SERVE ALL PARCEL OPENINGS ON 21ST STREET NORTH AND ROCK ROAD AS DETERMINED NECESSARY BY THE CITY TRAFFIC ENGINEER. THESE DECEL LANES SHALL BE DESIGNED IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY TRAFFIC ENGINEER.
    D. ANY CHANGES TO THE EXISTING TRAFFIC MEDIANS ON ROCK ROAD AND 21ST STREET NORTH MUST BE WITH THE APPROVAL OF THE CITY ENGINEER.
14. TRAFFIC SIGNALIZATION AT ROCKHILL ROAD SHALL BE PROVIDED BY THE DEVELOPER.
15. ARCHITECTURAL CONTROL:
    A. ALL BUILDINGS WITHIN PARCELS 3, 4, 7, 7-A, 8 AND 9 (5 AND 6 IF REDEVELOPED)SHALL HAVE SIMILAR ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIALS CONSISTENT WITH THE EXISTING BRADLEY FAIR CENTER. BUILDINGS SHALL BE CONSTRUCTED OF A COMBINATION OF TWO BUILDING MATERIALS, SYNTHETIC PLASTER FINISH AND PRECAST PANELS (INDIVIDUAL CAST STONE APPEARANCE). NEITHER MATERIAL MAY BE USED EXCLUSIVELY AS THE EXTERIOR BUILDING FINISH BUT MUST BE USED IN CONJUNCTION WITH ONE ANOTHER. DESIGN PRECEDENCE HAS BEEN ESTABLISHED BY THE BRADLEY FAIR SHOPPING CENTER, THEREFORE, THE ACCEPTABLE COLOR RANGE FOR THE EXTERIOR MATERIALS ARE THE SAME AS THAT OF THE CENTER. OTHER ACCENT COLORS AND MATERIALS MAY BE ACCEPTABLE IF THEY ARE USED IN CONJUNCTION WITH THE PREDOMINATE MATERIALS, BUT NOT AS A REPLACEMENT. METAL SHALL NOT BE PERMITTED AS A PREDOMINATE EXTERIOR BUILDING FINISH. THESE RESTRICTIONS DO NOT APPLY TO THE OFFICE AND MEDICAL/DENTAL CLINIC USES FOR PARCEL 3. THE PREDOMINANT ROOF MATERIAL SHALL BE RED TILE WHEN THE ROOFING MATERIAL IS VISIBLE. THE SAME PREDOMINANT EXTERIOR BUILDING MATERIAL (FACADE) SHALL BE USED ON ALL BUILDING ELEVATIONS. ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIALS SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS. EXTERIOR UTILITY BOXES, MECHANICAL EQUIPMENT, AND ETC. SHALL BE SCREENED AND/OR PAINTED ACCORDING TO THE ACCEPTABLE COLOR RANGE AS APPROVED BY THE DIRECTOR OF PLANNING.
    B. ALL BUILDINGS WITHIN PARCELS 1, 2, 2A, AND 3 IF DEVELOPED WITH OFFICE OR MEDICAL AND DENTAL CLINIC USES SHALL HAVE A CONSISTENT ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIAL TO BE APPROVED BY THE DIRECTOR OF PLANNING. THE SAME PREDOMINANT EXTERIOR BUILDING MATERIAL (FACADE) SHALL BE USED ON ALL BUILDING ELEVATIONS. EXTERIOR UTILITY BOXES, MECHANICAL EQUIPMENT, AND ETC. SHALL BE SCREENED AND/OR PAINTED ACCORDING TO THE ACCEPTABLE COLOR RANGE AS APPROVED BY THE DIRECTOR OF PLANNING.
16. SCREENING WALLS:
    A. SCREENING SHALL BE IN ACCORDANCE WITH ARTICLE IV OF THE UNIFIED ZONING CODE OF THE CITY OF WICHITA. A 6-8 FOOT HIGH SCREENING WALL MAY BE WAIVED FOR PARCELS 2, 2A, 3, AND 7 IF ADJACENT RESIDENTIAL PROPERTY IS RETAINED FOR PARK AND OPEN SPACE PURPOSES. HOWEVER, ALL TRASH DUMPSTERS, LOADING DOCKS/SERVICE AREAS, MECHANICAL AREAS SHALL BE SCREENED IF WITHIN 150' OF ADJACENT RESIDENTIAL PROPERTY. SUCH SCREENING SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS AND INSTALLED AT THE TIME DEVELOPMENT OCCURS.
    B. THE ABOVE MENTIONED SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE, ARCHITECTURAL CONCRETE PANELS OR SIMILAR MATERIALS (NOT INCLUDING WOOD OR WOVEN WIRE). COLORS SHALL BE COMPATIBLE WITH THOSE USED ON THE EXTERIOR BUILDING WALLS OF THE BRADLEY FAIR SHOPPING CENTER.
    C. THE REQUIRED WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5) FOOT WALL EASEMENT PLATTED SEPARATELY FROM ALL OTHER EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.
17. LANDSCAPE BUFFERS:
    A. LANDSCAPE BUFFERS AND SCREENING - SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA. A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO THE PLANT MATERIALS.
    B. FAILURE TO PROPERLY MAINTAIN THE REQUIRED LANDSCAPING SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
    C. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM(S) APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.
18. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
19. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.
    NOTE: ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
20. NO SINGLE USE OR TENANT ON PARCELS 1-7, 7-A AND 9 SHALL OCCUPY MORE THAN 50,000 SQ. FT. OF FLOOR AREA WITH THE EXCEPTION OF HOTELS, FURNITURE STORES, OR OFFICE USES.
21. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT RESIDENTIAL AREAS.
22. MAXIMUM GROSS FLOOR AREA FOR PARCELS 2 THRU 7, 7-A, & 8 (COMMERCIAL USES ONLY) SHALL NOT EXCEED 587,473 SQ. FEET (DOES NOT INCLUDE THE HOTEL USE OR THE 10,000 S.F. FINANCIAL INSTITUTION ON PARCEL 3). MAXIMUM GROSS FLOOR AREA FOR OFFICE AND HOTEL USES ON PARCELS 2 AND 3 SHALL NOT EXCEED 290,000 SQ. FEET. THE MAXIMUM GROSS FLOOR AREA FOR GENERAL OFFICE AND MEDICAL OFFICE USES IN PARCELS 1, 2, 2A, AND 3 SHALL NOT EXCEED 239,000 SQUARE FEET.
23. A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE A REQUIREMENT OF THIS CUP. THIS WALK SYSTEM SHALL LINK PROPOSED BUILDINGS WITH THE ENTRANCES AND SIDEWALKS ALONG ROCK ROAD, 21ST STREET NORTH AND BRADLEY FAIR PARKWAY. 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 CONSISTENT WITH THE ARCHITECTURAL DESIGN AND COLOR RANGE ESTABLISHED FOR THE DEVELOPMENT.
24. 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 INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.
25. MAXIMUM NUMBER OF HOTELS PERMITTED IS ONE. A HOTEL IS PERMITTED ON PARCEL 2, 3 OR 8.

PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES - FINANCIAL INSTITUTION, LIBRARY, OFFICES, MEDICAL AND DENTAL CLINIC CHURCH OR PLACE OR WORSHIP, COMMUNITY ASSEMBLY, PARKS AND RECREATION.
GROSS AREA - 1.30 ACRES (56,700 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 10,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 10,000 SQ. FT.
FLOOR AREA RATIO - 0.176
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - (SEE PLAN)

PARCEL NUMBER 2:

PROPOSED USES - Offices, Retail, Banks/Financial Institutions, Medical and Dental Clinic, Hotel, Restaurant (10,000 sq. ft. Maximum), Drive-In or Drive-Thru restaurants are not permitted, Retail and Restaurant uses are restricted to that portion of Parcel 2 previously approved for "LC" Limited Commercial Zoning (Northwesterly corner of Parcel 2).

GROSS AREA - 20.04 ACRES (827,716 Sq. Ft.)
MAXIMUM BUILDING COVERAGE - 258,000 Sq. Ft. \ 31.2%
MAXIMUM GROSS FLOOR AREA - 258,000 Sq. Ft. \ 31.2%
95,000 Sq. Ft. (Hotel Use Only)
FLOOR AREA RATIO - 0.312 (Overall)
0.115 (Hotel Use)
MAXIMUM BUILDING HEIGHT - 65' for LC Zoning and 55' for GO Zoning
PARKING - See General Provision Number 8
SETBACKS - See Plan

PARCEL NUMBER 3:

PROPOSED USES - OFFICES, FINANCIAL INSTITUTIONS, HOTEL OR 10,000 SQ. FT. RESTAURANT OR RETAIL. DRIVE-IN OR DRIVE THRU RESTAURANTS ARE NOT PERMITTED.

GROSS AREA - 3.56 ACRES (154,901 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 35,000 SQ. FT.
10,000 SQ. FT. (RESTAURANT/RETAIL)
MAXIMUM GROSS FLOOR AREA - 48,000 SQ. FT. (OFFICE & FINANCIAL INST. ONLY).
60,000 SQ. FT. (HOTEL ONLY)
10,000 SQ. FT. (RESTAURANT/RETAIL ONLY)
FLOOR AREA RATIO - 0.225
0.613 (HOTEL)
0.065 (RESTAURANT/RETAIL)
MAXIMUM BUILDING HEIGHT - 68'
MAXIMUM NUMBER OF BUILDINGS - 3
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN

PARCEL NUMBER 4:

PROPOSED USES - FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL STORES, CLOTHING STORES, OFFICES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, SMALL ANIMAL CLINICS, HARDWARE STORES, APPLIANCE STORES, FURNITURE STORES, DAY CARE, AND FITNESS CENTERS. PARCEL NO. 4 SHALL ALSO ALLOW A GREEN HOUSE AS AN ACCESSORY USE. SAID GREENHOUSE SHALL BE LIMITED TO 3,400 SQ. FT. IN SIZE AND IS TO CONFORM TO THE LOCATION AND DESIGN AS SUBMITTED TO THE OFFICE OF CENTRAL INSPECTION (PROJECT NO. 93-028955).

GROSS AREA - 1.12 ACRES (48,840 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 15,400 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 15,400 SQ. FT.
FLOOR AREA RATIO - 0.315
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 3
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN

PARCEL NUMBER 5:

PROPOSED USES - CONVENIENCE STORES, FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL STORES, MEDICAL AND DENTAL CLINICS, OFFICES, PHARMACIES, TIRE, BATTERY AND ACCESSORY STORES, SERVICE STATION WITH CAR WASH AS ACCESSORY USE WITH B.Z.A. APPROVAL.

GROSS AREA - 0.81 ACRES 35,309 Sq. Ft. (post R/W clip)
MAXIMUM BUILDING COVERAGE - 11,565 Sq. Ft. / 32.8%
MAXIMUM GROSS FLOOR AREA - 12,969 Sq. Ft. / 36.7%

MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN

PARCEL NUMBER 6:

PROPOSED USES - CONVENIENCE STORES, RESTAURANTS, RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, TIRE, BATTERY AND ACCESSORY STORES (OVERHEAD SERVICE DOORS SHALL FACE AWAY FROM ARTERIAL STREETS), PHARMACIES, AND SMALL ANIMAL CLINICS.

GROSS AREA - 1.31 ACRES (57,031 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 18,820 Sq. Ft. / 33%
MAXIMUM GROSS FLOOR AREA - 22,459 Sq. Ft. / 39.4%

MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN

PARCEL NUMBER 7:

PROPOSED USES - SAME AS PARCEL NUMBER 4 EXCEPT FOR GREENHOUSE.

GROSS AREA - 22.38 ACRES (975,001 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 194,700 Sq. Ft. / 20%
MAXIMUM GROSS FLOOR AREA - 194,700 Sq. Ft. / 20%

MAXIMUM BUILDING HEIGHT - 35', EXCEPT 45 FEET FOR ARCHITECTURAL FEATURES
MAXIMUM NUMBER OF BUILDINGS - 12
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN

PARCEL NUMBER 7-A:

PROPOSED USES - SAME AS PARCEL NUMBER 4 EXCEPT FOR GREENHOUSE.

GROSS AREA - 2.01 ACRES (87,598 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30,800 Sq. Ft. / 35.2%
MAXIMUM GROSS FLOOR AREA - 30,800 Sq. Ft. / 35.2%

MAXIMUM BUILDING HEIGHT - 35', EXCEPT 45 FEET FOR ARCHITECTURAL FEATURES
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN

PARCEL NUMBER 8:

PROPOSED USES - Same as Parcel 7, and General Office Uses and/or Medical / Dental Clinics Uses are Allowed.

Gross Area - 9.87 ACRES 430,132 SQ. FT.
MAXIMUM BUILDING COVERAGE - 96,153 Sq. Ft. / 22.4 %
MAXIMUM GROSS FLOOR AREA - 129,800 Sq. Ft. / 30.2 %

MAXIMUM BUILDING HEIGHT - 45'
(see building story height restrictions hereon)
MAXIMUM NUMBER OF BUILDINGS - 6
PARKING - See General Provision Number 8
SETBACKS - See Plan

PARCEL NUMBER 9:

PROPOSED USES - Same as Parcel 7.

GROSS AREA - 0.68 ACRES (29,613 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 5,000 Sq. Ft. \ 16.9%
MAXIMUM GROSS FLOOR AREA - 5,000 Sq. Ft. \ 16.9%
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - See General Provision Number 8
SETBACKS - See Plan

PARCEL NUMBER 2A:

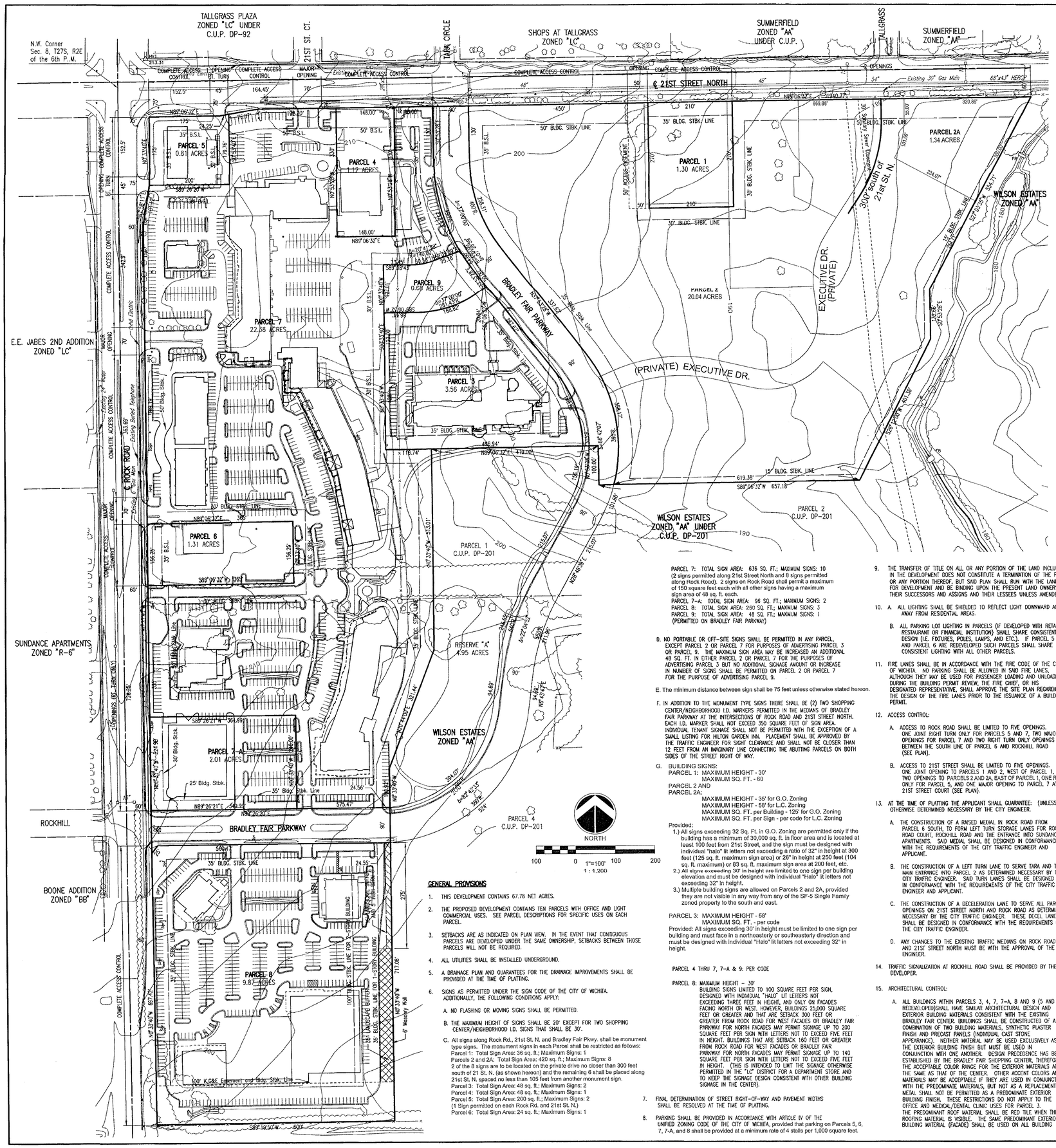
PROPOSED USES - Same as Parcel 2.

GROSS AREA - 1.34 ACRES (58,458 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 13,000 Sq. Ft. \ 22.2%
MAXIMUM GROSS FLOOR AREA - 20,000 Sq. Ft. \ 34.2%
MAXIMUM BUILDING HEIGHT - 55'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - See General Provision Number 8
SETBACKS - See Plan

CASE HISTORY

Admin. Adj. CUP2021-00019 Date: April, 30, 2021
Admin. Adj. CUP2019-00031 Date: Aug. 13, 2019
Admin. Adj. CUP2017-00051 Date: Dec. 1, 2017
Admin. Adj. CUP2016-00032 Date: Aug. 22, 2016
Admin. Adj. CUP2016-00001 Date: Jan. 27, 2016
Admin. Adj. CUP2015-000__ Date: __, 2015
Admin. Adj. CUP2014-00036 Date: Nov. 10, 2014
Admin. Adj. CUP2012-00018 Date: June 18, 2012
Admin. Adj. CUP2012-00004 Date: June 11, 2012
Amendment CUP #14

MKEC
Wichita, KS • 316.684.9600



COMMUNITY UNIT PLAN DP-191
WILSON PROPERTY

MAPD STAMP

As Per Admin Adj Cup2021-17 4-30-21

APPROVED CUP
MAPC 12-21-2006

OWNERS:
Bradley Fair One, LLC
150 N. Market
Wichita, KS 67202

VP Wilson Properties, LLC
1605 N. Waterfront Pkwy.
Wichita, KS 67206

AGENT:
MKEC Engineering, Inc.
411 N. Webb Rd.
Wichita, KS 67206

GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 67.78 NET ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS TEN PARCELS WITH OFFICE AND LIGHT COMMERCIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. A DRAINAGE PLAN AND GUARANTEES FOR THE DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
6. SIGNS AS PERMITTED UNDER THE SIGN CODE OF THE CITY OF WICHITA. ADDITIONALLY, THE FOLLOWING CONDITIONS APPLY:

   A. NO FLASHING OR MOVING SIGNS SHALL BE PERMITTED.

   B. THE MAXIMUM HEIGHT OF SIGNS SHALL BE 20' EXCEPT FOR TWO SHOPPING CENTER/NEIGHBORHOOD I.D. SIGNS THAT SHALL BE 30'.

   C. All signs along Rock Rd., 21st St. N. and Bradley Fair Pkwy. shall be monument type signs. The monument signs in each Parcel shall be restricted as follows:
   Parcel 1: Total Sign Area: 36 sq. ft.; Maximum Signs: 1
   Parcels 2 and 2A: Total Sign Area: 420 sq. ft.; Maximum Signs: 8
   2 of the 8 signs are to be located on the private drive no closer than 300 feet south of 21 St. N. (as shown hereon) and the remaining 6 shall be placed along 21st St. N. spaced no less than 105 feet from another monument sign.
   Parcel 3: Total Sign Area: 48 sq. ft.; Maximum Signs: 2
   Parcel 4: Total Sign Area: 48 sq. ft.; Maximum Signs: 1
   Parcel 5: Total Sign Area: 200 sq. ft.; Maximum Signs: 2
   (1 Sign permitted on each Rock Rd. and 21st St. N.)
   Parcel 6: Total Sign Area: 24 sq. ft.; Maximum Signs: 1
   PARCEL 7: TOTAL SIGN AREA: 636 SQ. FT.; MAXIMUM SIGNS: 10
   (2 signs permitted along 21st Street North and 8 signs permitted along Rock Road). 2 signs on Rock Road shall permit a maximum of 150 square feet each with all other signs having a maximum sign area of 48 sq. ft. each.
   PARCEL 7-A: TOTAL SIGN AREA: 96 SQ. FT.; MAXIMUM SIGNS: 2
   PARCEL 8: TOTAL SIGN AREA: 250 SQ. FT.; MAXIMUM SIGNS: 3
   PARCEL 9: TOTAL SIGN AREA: 48 SQ. FT.; MAXIMUM SIGNS: 1
   (PERMITTED ON BRADLEY FAIR PARKWAY)

   D. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED IN ANY PARCEL EXCEPT PARCEL 2 OR PARCEL 7 FOR PURPOSES OF ADVERTISING PARCEL 3 OR PARCEL 9. THE MAXIMUM SIGN AREA MAY BE INCREASED AN ADDITIONAL 48 SQ. FT. IN EITHER PARCEL 2 OR PARCEL 7 FOR THE PURPOSES OF ADVERTISING PARCEL 3 BUT NO ADDITIONAL SIGNAGE AMOUNT OR INCREASE IN NUMBER OF SIGNS SHALL BE PERMITTED ON PARCEL 2 OR PARCEL 7 FOR THE PURPOSE OF ADVERTISING PARCEL 9.

   E. The minimum distance between sign shall be 75 feet unless otherwise stated hereon.

   F. IN ADDITION TO THE MONUMENT TYPE SIGNS THERE SHALL BE (2) TWO SHOPPING CENTER/NEIGHBORHOOD I.D. MARKERS PERMITTED IN THE MEDIANS OF BRADLEY FAIR PARKWAY AT THE INTERSECTIONS OF ROCK ROAD AND 21ST STREET NORTH. EACH I.D. MARKER SHALL NOT EXCEED 350 SQUARE FEET OF SIGN AREA. INDIVIDUAL TENANT SIGNAGE SHALL NOT BE PERMITTED WITH THE EXCEPTION OF A SMALL LISTING FOR HILTON GARDEN INN. PLACEMENT SHALL BE APPROVED BY THE TRAFFIC ENGINEER FOR SIGHT CLEARANCE AND SHALL NOT BE CLOSER THAN 12 FEET FROM AN IMAGINARY LINE CONNECTING THE ABUTTING PARCELS ON BOTH SIDES OF THE STREET RIGHT OF WAY.

   G. BUILDING SIGNS:
   PARCEL 1: MAXIMUM HEIGHT - 30'
   MAXIMUM SQ. FT. - 60
   PARCEL 2 AND
   PARCEL 2A:
   MAXIMUM HEIGHT - 35' for G.O. Zoning
   MAXIMUM HEIGHT - 56' for L.C. Zoning
   MAXIMUM SQ. FT. per Building - 125' for G.O. Zoning
   MAXIMUM SQ. FT. per Sign - per code for L.C. Zoning
   Provided:
   1.) All signs exceeding 32 Sq. Ft. in G.O. Zoning are permitted only if the building has a minimum of 30,000 sq. ft. in floor area and is located at least 100 feet from 21st Street, and the sign must be designed with individual "halo" lit letters not exceeding a ratio of 32" in height at 300 feet (125 sq. ft. maximum sign area) or 26" in height at 250 feet (104 sq. ft. maximum) or 83 sq. ft. maximum sign area at 200 feet, etc.
   2.) All signs exceeding 30' in height are limited to one sign per building elevation and must be designed with individual "Halo" lit letters not exceeding 32" in height.
   3.) Multiple building signs are allowed on Parcels 2 and 2A, provided they are not visible in any way from any of the SF-5 Single Family zoned property to the south and east.

   PARCEL 3: MAXIMUM HEIGHT - 56'
   MAXIMUM SQ. FT. - per code
   Provided: All signs exceeding 30' in height must be limited to one sign per building and must face in a northeasterly or southeasterly direction and must be designed with individual "Halo" lit letters not exceeding 32" in height.

   PARCEL 4 THRU 7, 7-A & 9: PER CODE

   PARCEL 8: MAXIMUM HEIGHT - 30'
   BUILDING SIGNS LIMITED TO 100 SQUARE FEET PER SIGN, DESIGNED WITH INDIVIDUAL "HALO" LIT LETTERS NOT EXCEEDING THREE FEET IN HEIGHT, AND ONLY ON FACADES FACING NORTH OR WEST. HOWEVER, BUILDINGS 25,000 SQUARE FEET OR GREATER AND THAT ARE SETBACK 300 FEET OR GREATER FROM ROCK ROAD FOR WEST FACADES OR BRADLEY FAIR PARKWAY FOR NORTH FACADES MAY PERMIT SIGNAGE UP TO 200 SQUARE FEET PER SIGN WITH LETTERS NOT TO EXCEED FIVE FEET IN HEIGHT. BUILDINGS THAT ARE SETBACK 160 FEET OR GREATER FROM ROCK ROAD FOR WEST FACADES OR BRADLEY FAIR PARKWAY FOR NORTH FACADES MAY PERMIT SIGNAGE UP TO 140 SQUARE FEET PER SIGN WITH LETTERS NOT TO EXCEED FIVE FEET IN HEIGHT. (THIS IS INTENDED TO LIMIT THE SIGNAGE OTHERWISE PERMITTED IN THE "LC" DISTRICT FOR A DEPARTMENT STORE AND TO KEEP THE SIGNAGE DESIGN CONSISTENT WITH OTHER BUILDING SIGNAGE IN THE CENTER).

7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE IV OF THE UNIFIED ZONING CODE OF THE CITY OF WICHITA, provided that parking on Parcels 5, 6, 7, 7-A, and 8 shall be provided at a minimum rate of 4 stalls per 1,000 square feet.
9. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
10. A. ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL AREAS.

    B. ALL PARKING LOT LIGHTING IN PARCELS (IF DEVELOPED WITH RETAIL, RESTAURANT OR FINANCIAL INSTITUTION) SHALL SHARE CONSISTENT DESIGN (I.E. FIXTURES, POLES, LAMPS, AND ETC.). IF PARCEL 5 AND PARCEL 6 ARE REDEVELOPED SUCH PARCELS SHALL SHARE CONSISTENT LIGHTING WITH ALL OTHER PARCELS.
11. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
12. ACCESS CONTROL:

    A. ACCESS TO ROCK ROAD SHALL BE LIMITED TO FIVE OPENINGS. ONE JOINT RIGHT TURN ONLY FOR PARCELS 5 AND 7, TWO MAJOR OPENINGS FOR PARCEL 7 AND TWO RIGHT TURN ONLY OPENINGS BETWEEN THE SOUTH LINE OF PARCEL 6 AND ROCKHILL ROAD (SEE PLAN).

    B. ACCESS TO 21ST STREET SHALL BE LIMITED TO FIVE OPENINGS. ONE JOINT OPENING TO PARCELS 1 AND 2, WEST OF PARCEL 1, TWO OPENINGS TO PARCELS 2 AND 2A, EAST OF PARCEL 1, ONE RIGHT TURN ONLY FOR PARCEL 5, AND ONE MAJOR OPENING TO PARCEL 7 AT 21ST STREET COURT (SEE PLAN).
13. AT THE TIME OF PLATTING THE APPLICANT SHALL GUARANTEE: (UNLESS OTHERWISE DETERMINED NECESSARY BY THE CITY ENGINEER.

    A. THE CONSTRUCTION OF A RAISED MEDIAL IN ROCK ROAD FROM PARCEL 6 SOUTH, TO FORM LEFT TURN STORAGE LANES FOR ROCK ROAD COURT, ROCKHILL ROAD AND THE ENTRANCE INTO SUNDANCE APARTMENTS. SAID MEDIAL SHALL BE DESIGNED IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY TRAFFIC ENGINEER AND APPLICANT.

    B. THE CONSTRUCTION OF A LEFT TURN LANE TO SERVE TARA AND THE MAIN ENTRANCE INTO PARCEL 2 AS DETERMINED NECESSARY BY THE CITY TRAFFIC ENGINEER. SAID TURN LANES SHALL BE DESIGNED IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY TRAFFIC ENGINEER AND APPLICANT.

    C. THE CONSTRUCTION OF A DECELERATION LANE TO SERVE ALL PARCEL OPENINGS ON 21ST STREET NORTH AND ROCK ROAD AS DETERMINED NECESSARY BY THE CITY TRAFFIC ENGINEER. THESE DECEL LANES SHALL BE DESIGNED IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY TRAFFIC ENGINEER.

    D. ANY CHANGES TO THE EXISTING TRAFFIC MEDIANS ON ROCK ROAD AND 21ST STREET NORTH MUST BE WITH THE APPROVAL OF THE CITY ENGINEER.
14. TRAFFIC SIGNALIZATION AT ROCKHILL ROAD SHALL BE PROVIDED BY THE DEVELOPER.
15. ARCHITECTURAL CONTROL:

    A. ALL BUILDINGS WITHIN PARCELS 3, 4, 7, 7-A, 8 AND 9 (5 AND 6 IF REDEVELOPED)SHALL HAVE SIMILAR ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIALS CONSISTENT WITH THE EXISTING BRADLEY FAIR CENTER. BUILDINGS SHALL BE CONSTRUCTED OF A COMBINATION OF TWO BUILDING MATERIALS, SYNTHETIC PLASTER FINISH AND PRECAST PANELS (INDIVIDUAL CAST STONE APPEARANCE). NEITHER MATERIAL MAY BE USED EXCLUSIVELY AS THE EXTERIOR BUILDING FINISH BUT MUST BE USED IN CONJUNCTION WITH ONE ANOTHER. DESIGN PRECEDENCE HAS BEEN ESTABLISHED BY THE BRADLEY FAIR SHOPPING CENTER, THEREFORE, THE ACCEPTABLE COLOR RANGE FOR THE EXTERIOR MATERIALS ARE THE SAME AS THAT OF THE CENTER. OTHER ACCENT COLORS AND MATERIALS MAY BE ACCEPTABLE IF THEY ARE USED IN CONJUNCTION WITH THE PREDOMINATE MATERIALS, BUT NOT AS A REPLACEMENT. METAL SHALL NOT BE PERMITTED AS A PREDOMINATE EXTERIOR BUILDING FINISH. THESE RESTRICTIONS DO NOT APPLY TO THE OFFICE AND MEDICAL/DENTAL CLINIC USES FOR PARCEL 3. THE PREDOMINANT ROOF MATERIAL SHALL BE RED TILE WHEN THE ROOFING MATERIAL IS VISIBLE. THE SAME PREDOMINANT EXTERIOR BUILDING MATERIAL (FACADE) SHALL BE USED ON ALL BUILDING ELEVATIONS. ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIALS SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS. EXTERIOR UTILITY BOXES, MECHANICAL EQUIPMENT, AND ETC. SHALL BE SCREENED AND/OR PAINTED ACCORDING TO THE ACCEPTABLE COLOR RANGE AS APPROVED BY THE DIRECTOR OF PLANNING.

    B. ALL BUILDINGS WITHIN PARCELS 1, 2, 2A, AND 3 IF DEVELOPED WITH OFFICE OR MEDICAL AND DENTAL CLINIC USES SHALL HAVE A CONSISTENT ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIAL TO BE APPROVED BY THE DIRECTOR OF PLANNING. THE SAME PREDOMINANT EXTERIOR BUILDING MATERIAL (FACADE) SHALL BE USED ON ALL BUILDING ELEVATIONS. EXTERIOR UTILITY BOXES, MECHANICAL EQUIPMENT, AND ETC. SHALL BE SCREENED AND/OR PAINTED ACCORDING TO THE ACCEPTABLE COLOR RANGE AS APPROVED BY THE DIRECTOR OF PLANNING.
16. SCREENING WALLS:

    A. SCREENING SHALL BE IN ACCORDANCE WITH ARTICLE IV OF THE UNIFIED ZONING CODE OF THE CITY OF WICHITA. A 6–8 FOOT HIGH SCREENING WALL MAY BE WAIVED FOR PARCELS 2, 2A, 3, AND 7 IF ADJACENT RESIDENTIAL PROPERTY IS RETAINED FOR PARK AND OPEN SPACE PURPOSES. HOWEVER, ALL TRASH DUMPSTERS, LOADING DOCKS/SERVICE AREAS, MECHANICAL AREAS SHALL BE SCREENED IF WITHIN 150' OF ADJACENT RESIDENTIAL PROPERTY. SUCH SCREENING SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS AND INSTALLED AT THE TIME DEVELOPMENT OCCURS.

    B. THE ABOVE MENTIONED SOLID OR SEMI–SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE, ARCHITECTURAL CONCRETE PANELS OR SIMILAR MATERIALS (NOT INCLUDING WOOD OR WOVEN WIRE). COLORS SHALL BE COMPATIBLE WITH THOSE USED ON THE EXTERIOR BUILDING WALLS OF THE BRADLEY FAIR SHOPPING CENTER.

    C. THE REQUIRED WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5) FOOT WALL EASEMENT PLATTED SEPARATELY FROM ALL OTHER EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.
17. LANDSCAPE BUFFERS:

    A. LANDSCAPE BUFFERS AND SCREENING – SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA. A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO THE PLANT MATERIALS.

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

    C. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM(S) APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.
18. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
19. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.
    NOTE: ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
20. NO SINGLE USE OR TENANT ON PARCELS 1–7, 7–A AND 9 SHALL OCCUPY MORE THAN 50,000 SQ. FT. OF FLOOR AREA WITH THE EXCEPTION OF HOTELS, FURNITURE STORES, OR OFFICE USES.
21. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT RESIDENTIAL AREAS.
22. MAXIMUM GROSS FLOOR AREA FOR PARCELS 2 THRU 7, 7-A, & 8 (COMMERCIAL USES ONLY) SHALL NOT EXCEED 587,473 SQ. FEET (DOES NOT INCLUDE THE HOTEL USE OR THE 10,000 S.F. FINANCIAL INSTITUTION ON PARCEL 3). MAXIMUM GROSS FLOOR AREA FOR OFFICE AND HOTEL USES ON PARCELS 2 AND 3 SHALL NOT EXCEED 290,000 SQ. FEET. THE MAXIMUM GROSS FLOOR AREA FOR GENERAL OFFICE AND MEDICAL OFFICE USES IN PARCELS 1, 2, 2A, AND 3 SHALL NOT EXCEED 239,000 SQUARE FEET.
23. A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE A REQUIREMENT OF THIS CUP. THIS WALK SYSTEM SHALL LINK PROPOSED BUILDINGS WITH THE ENTRANCES AND SIDEWALKS ALONG ROCK ROAD, 21ST STREET NORTH AND BRADLEY FAIR PARKWAY. 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 CONSISTENT WITH THE ARCHITECTURAL DESIGN AND COLOR RANGE ESTABLISHED FOR THE DEVELOPMENT.
24. 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 INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.
25. MAXIMUM NUMBER OF HOTELS PERMITTED IS ONE. A HOTEL IS PERMITTED ON PARCEL 2, 3 OR 8.

PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES – FINANCIAL INSTITUTION, LIBRARY, OFFICES, MEDICAL AND DENTAL CLINIC CHURCH OR PLACE OR WORSHIP, COMMUNITY ASSEMBLY, PARKS AND RECREATION.
GROSS AREA – 1.30 ACRES (56,700 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 10,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA – 10,000 SQ. FT.
FLOOR AREA RATIO – 0.176
MAXIMUM BUILDING HEIGHT – 45'
MAXIMUM NUMBER OF BUILDINGS – 1
PARKING – SEE GENERAL PROVISION NUMBER 8
SETBACKS – (SEE PLAN)

PARCEL NUMBER 2:

PROPOSED USES - Offices, Retail, Banks/Financial Institutions, Medical and Dental Clinic, Hotel, Restaurant(10,000 sq. ft. Maximum), Drive-In or Drive-Thru restaurants are not permitted, Retail and Restaurant uses are restricted to that portion of Parcel 2 previously approved for "LC" Limited Commercial Zoning (Northwesterly corner of Parcel 2).

GROSS AREA - 20.04 ACRES (827,716 Sq. Ft.)
MAXIMUM BUILDING COVERAGE - 258,000 Sq. Ft. \ 31.2%
MAXIMUM GROSS FLOOR AREA - 258,000 Sq. Ft. \ 31.2%
95,000 Sq. Ft. (Hotel Use Only)

FLOOR AREA RATIO - 0.312 (Overall)
0.115 (Hotel Use)
MAXIMUM BUILDING HEIGHT - 65' for LC Zoning and 55' for GO Zoning
PARKING - See General Provision Number 8
SETBACKS - See Plan

PARCEL NUMBER 3:

PROPOSED USES – OFFICES, FINANCIAL INSTITUTIONS, HOTEL OR 10,000 SQ. FT. RESTAURANT OR RETAIL. DRIVE–IN OR DRIVE THRU RESTAURANTS ARE NOT PERMITTED.

GROSS AREA – 3.56 ACRES (154,901 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 35,000 SQ. FT.
10,000 SQ. FT. (RESTAURANT/RETAIL)
MAXIMUM GROSS FLOOR AREA – 48,000 SQ. FT. (OFFICE & FINANCIAL INST. ONLY).
60,000 SQ. FT. (HOTEL ONLY)
10,000 SQ. FT. (RESTAURANT/RETAIL ONLY)
FLOOR AREA RATIO – 0.225
0.613 (HOTEL)
0.065 (RESTAURANT/RETAIL)
MAXIMUM BUILDING HEIGHT – 68'
MAXIMUM NUMBER OF BUILDINGS – 3
PARKING – SEE GENERAL PROVISION NUMBER 8
SETBACKS – SEE PLAN

PARCEL NUMBER 4:

PROPOSED USES – FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL STORES, CLOTHING STORES, OFFICES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, SMALL ANIMAL CLINICS, HARDWARE STORES, APPLIANCE STORES, FURNITURE STORES, DAY CARE, AND FITNESS CENTERS. PARCEL NO. 4 SHALL ALSO ALLOW A GREEN HOUSE AS AN ACCESSORY USE. SAID GREENHOUSE SHALL BE LIMITED TO 3,400 SQ. FT. IN SIZE AND IS TO CONFORM TO THE LOCATION AND DESIGN AS SUBMITTED TO THE OFFICE OF CENTRAL INSPECTION (PROJECT NO. 93–028956).

GROSS AREA – 1.12 ACRES (48,840 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 15,400 SQ. FT.
MAXIMUM GROSS FLOOR AREA – 15,400 SQ. FT.
FLOOR AREA RATIO – 0.315
MAXIMUM BUILDING HEIGHT – 35'
MAXIMUM NUMBER OF BUILDINGS – 3
PARKING – SEE GENERAL PROVISION NUMBER 8
SETBACKS – SEE PLAN

PARCEL NUMBER 5:

PROPOSED USES – CONVENIENCE STORES, FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL STORES, MEDICAL AND DENTAL CLINICS, OFFICES, PHARMACIES, TIRE, BATTERY AND ACCESSORY STORES, SERVICE STATION WITH CAR WASH AS ACCESSORY USE WITH B.Z.A. APPROVAL.

GROSS AREA – 0.81 ACRES 35,309 Sq. Ft. (post R/W clip)
MAXIMUM BUILDING COVERAGE – 11,565 Sq. Ft. / 32.8%
MAXIMUM GROSS FLOOR AREA – 12,969 Sq. Ft. / 36.7%

MAXIMUM BUILDING HEIGHT – 35'
MAXIMUM NUMBER OF BUILDINGS – 1
PARKING – SEE GENERAL PROVISION NUMBER 8
SETBACKS – SEE PLAN

PARCEL NUMBER 6:

PROPOSED USES – CONVENIENCE STORES, RESTAURANTS, RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, TIRE, BATTERY AND ACCESSORY STORES (OVERHEAD SERVICE DOORS SHALL FACE AWAY FROM ARTERIAL STREETS), PHARMACIES, AND SMALL ANIMAL CLINICS.

GROSS AREA – 1.31 ACRES (57,031 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 18,820 Sq. Ft. / 33%
MAXIMUM GROSS FLOOR AREA – 22,459 Sq. Ft. / 39.4%

MAXIMUM BUILDING HEIGHT – 35'
MAXIMUM NUMBER OF BUILDINGS – 2
PARKING – SEE GENERAL PROVISION NUMBER 8
SETBACKS – SEE PLAN

PARCEL NUMBER 7:

PROPOSED USES – SAME AS PARCEL NUMBER 4 EXCEPT FOR GREENHOUSE.

GROSS AREA – 22.38 ACRES (975,001 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 194,700 Sq. Ft. / 20%
MAXIMUM GROSS FLOOR AREA – 194,700 Sq. Ft. / 20%

MAXIMUM BUILDING HEIGHT – 35', EXCEPT 45 FEET FOR ARCHITECTURAL FEATURES
MAXIMUM NUMBER OF BUILDINGS – 12
PARKING – SEE GENERAL PROVISION NUMBER 8
SETBACKS – SEE PLAN

PARCEL NUMBER 7–A:

PROPOSED USES – SAME AS PARCEL NUMBER 4 EXCEPT FOR GREENHOUSE.

GROSS AREA – 2.01 ACRES (87,598 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 30,800 Sq. Ft. / 35.2%
MAXIMUM GROSS FLOOR AREA – 30,800 Sq. Ft. / 35.2%

MAXIMUM BUILDING HEIGHT – 35', EXCEPT 45 FEET FOR ARCHITECTURAL FEATURES
MAXIMUM NUMBER OF BUILDINGS – 1
PARKING – SEE GENERAL PROVISION NUMBER 8
SETBACKS – SEE PLAN

PARCEL NUMBER 8:

PROPOSED USES – Same as Parcel 7, and General Office Uses and/or Medical / Dental Clinics Uses are Allowed.

Gross Area - 9.87 ACRES 430,132 SQ. FT.
MAXIMUM BUILDING COVERAGE - 98,153 Sq. Ft. / 22.4 %
MAXIMUM GROSS FLOOR AREA - 129,800 Sq. Ft. / 30.2 %

MAXIMUM BUILDING HEIGHT - 45'
(see building story height restrictions hereon)
MAXIMUM NUMBER OF BUILDINGS - 6
PARKING - See General Provision Number 8
SETBACKS - See Plan

PARCEL NUMBER 9:

PROPOSED USES - Same as Parcel 7.

GROSS AREA - 0.68 ACRES (29,613 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 5,000 Sq. Ft. \ 16.9%
MAXIMUM GROSS FLOOR AREA - 5,000 Sq. Ft. \ 16.9%
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - See General Provision Number 8
SETBACKS - See Plan

PARCEL NUMBER 2A:

PROPOSED USES - Same as Parcel 2.

GROSS AREA - 1.34 ACRES (58,458 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 13,000 Sq. Ft. \ 22.2%
MAXIMUM GROSS FLOOR AREA - 20,000 Sq. Ft. \ 34.2%
MAXIMUM BUILDING HEIGHT - 55'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - See General Provision Number 8
SETBACKS - See Plan

CASE HISTORY

Admin. Adj. CUP2021-00019 Date: April, 30, 2021	Admin. Adj. CUP2015-000__ Date: __, 2015
Admin. Adj. CUP2019-00031 Date: Aug. 13, 2019	Admin. Adj. CUP2014-00036 Date: Nov. 10, 2014
Admin. Adj. CUP2017-00051 Date: Dec. 1, 2017	Admin. Adj. CUP2012-00018 Date: June 18, 2012
Admin. Adj. CUP2016-00032 Date: Aug. 22, 2016	Admin. Adj. CUP2012-00004 Date: June 11, 2012
Admin. Adj. CUP2016-00001 Date: Jan. 27, 2016	Amendment CUP #14

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DP-191