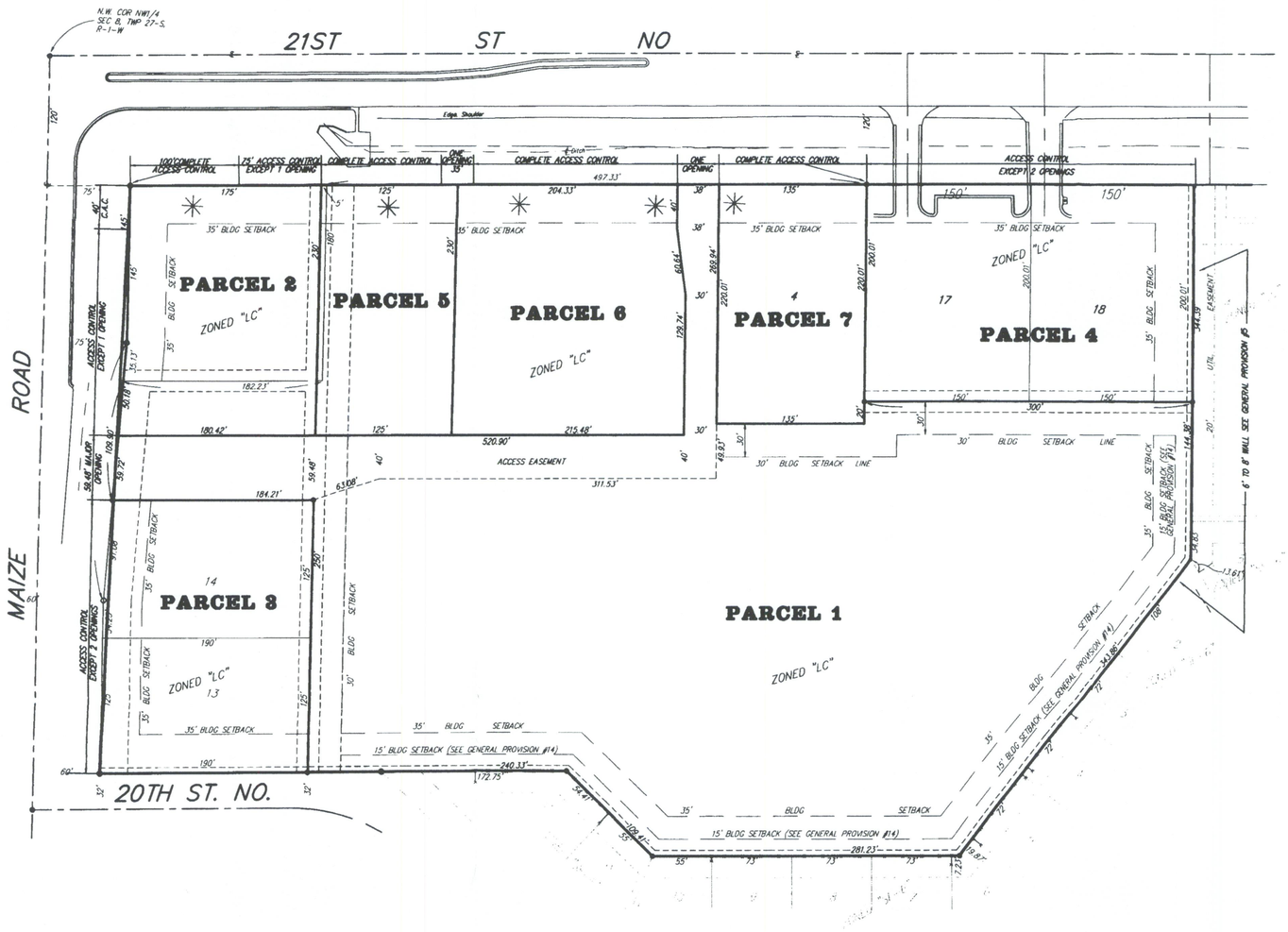


PARCEL DESCRIPTIONS

PARCEL #1

A. Net Area	290,500 sq.ft. or 6.67 acres
B. Maximum Building Coverage	87,150 sq.ft. 30%
C. Maximum Gross Floor Area	87,150 sq.ft. 30%
D. Floor Area Ratio	30%
E. Maximum Building Height	35 feet
F. Maximum Number of Buildings	One(1) or Fifteen (15) for Multi-Family
G. Building Setbacks	See Drawing & General Provision #14
H. Parking Ratio as per Zoning Ordinance	Section 28.04.140
I. Access Points	One to 21st Street and One to Maize Road

J. Proposed General Uses: Retail uses, liquor stores, financial institutions, restaurants (except drive-up or drive-through restaurants), offices, private clubs, shopping center facilities, and Multi-Family Residential (limited to 22 dwelling units per acre or 1.38 dwelling units, whichever is less).

PARCEL #2

A. Net Area	40,468 sq.ft. or 0.93 acres
B. Maximum Building Coverage	12,140 sq.ft. 30%
C. Maximum Gross Floor Area	12,140 sq.ft. 30%
D. Floor Area Ratio	30%
E. Maximum Building Height	35 feet
F. Maximum Number of Buildings	One(1)
G. Building Setbacks	35 feet (Maize Road) 35 feet (21st Street)
H. Parking Ratio as per Zoning Ordinance	Section 28.04.140
I. Access Points	See Drawing

J. Proposed General Uses: Service Stations and associated car wash with BZA approval, retail uses, financial institutions, and offices

PARCEL #3

A. Net Area	49,548 sq.ft. or 1.14 acres
B. Maximum Building Coverage	14,860 sq.ft. 30%
C. Maximum Gross Floor Area	14,860 sq.ft. 30%
D. Floor Area Ratio	30%
E. Maximum Building Height	35 feet
F. Maximum Number of Buildings	Two(2)
G. Building Setbacks	35 feet (Maize Road)
H. Parking Ratio as per Zoning Ordinance	Section 28.04.140
I. Access Points	Two to Maize Road

J. Proposed General Uses: Retail uses, liquor stores, financial institutions, restaurants, and offices.
K. Any external speaker system used with the order box and pick-up window on Parcel 3 shall meet the noise level standards of Section 7.41.030 of Wichita City Code.

PARCEL #4

A. Net Area	60,000 sq.ft. or 1.34 acres
B. Maximum Building Coverage	18,000 sq.ft. 30%
C. Maximum Gross Floor Area	18,000 sq.ft. 30%
D. Floor Area Ratio	30%
E. Maximum Building Height	35 feet
F. Maximum Number of Buildings	Three(3)
G. Building Setbacks	35 feet (21st Street)
H. Parking Ratio as per Zoning Ordinance	Section 28.04.140
I. Access Points	Two to 21st Street

J. Proposed General Uses: Including retail uses, restaurants (Except drive-up and drive-through on the east half of the parcel), and offices.

PARCEL #5

A. Net Area	28,741 sq.ft. or 0.66 acres
B. Maximum Building Coverage	8,622 sq.ft. 30%
C. Maximum Gross Floor Area	8,622 sq.ft. 30%
D. Floor Area Ratio	30%
E. Maximum Building Height	35 feet
F. Maximum Number of Buildings	One(1)
G. Building Setbacks	35 feet (Maize Road)
H. Parking Ratio as per Zoning Ordinance	Section 28.04.140
I. Access Points	See Drawing

J. Proposed General Uses: Service Stations and associated car wash with BZA approval, retail uses, financial institutions, and offices

PARCEL #6

A. Net Area	48,621 sq.ft. or 1.10 acres
B. Maximum Building Coverage	14,586 sq.ft. 30%
C. Maximum Gross Floor Area	14,586 sq.ft. 30%
D. Floor Area Ratio	30%
E. Maximum Building Height	35 feet
F. Maximum Number of Buildings	One(1)
G. Building Setbacks	35 feet (Maize Road)
H. Parking Ratio as per Zoning Ordinance	Section 28.04.140
I. Access Points	See Drawing

J. Proposed General Uses: Service Stations and associated car wash with BZA approval, retail uses, financial institutions, and offices

PARCEL #7

A. Net Area	29,695 sq.ft. or 0.68 acres
B. Maximum Building Coverage	8,909 sq.ft. 30%
C. Maximum Gross Floor Area	8,909 sq.ft. 30%
D. Floor Area Ratio	30%
E. Maximum Building Height	35 feet
F. Maximum Number of Buildings	Two (2)
G. Building Setbacks	35 feet (21st Street)
H. Parking Ratio as per Zoning Ordinance	Section 28.04.140
I. Access Points	See Drawing

J. Proposed General Uses: Service Stations and assocaited car wash with BZA approval, retail uses, financial institutions, and offices. A restaurant with drive-thru is permitted

GENERAL PROVISIONS

1. Total Net Land Area = 548,011 sq.ft. or 12.5 acres
2. The proposed development contains seven (7) parcels for limited commercial uses. For specific uses, see parcel descriptions.
3. Setbacks are as indicated on this drawing and as stated in the parcel descriptions. In the event contiguous parcels are developed under the same ownership, setbacks between those parcels shall not be required unless separate buildings are constructed.
4. Signs shall be as permitted by chapter 24.04 of the code of the City of Wichita, except that no off-site or portable signs shall be permitted. Additionally, signage along 21st Street and the south 200 feet of the C.U.P. shall be limited as follows:
   A. No ground or pole sign shall exceed 18 feet in height or 90 square feet in area. General sign locations are indicated on on the drawing.
   B. Parcels no. 3 and 4 are limited to 2 ground or pole signs each.
   C. No flashing, rotating or moving signs, signs with moving lights or lights that create the illusion of movement are permitted, except for date, time, temperature, or other public service messages.
   D. Signage for Parcel 1 is limited to signs as permitted by the Wichita Sign Code for the MF-29 zoning district.
5. A six (6) to eight (8) foot solid or semi-solid wall shall be constructed of stone, masonry, brick, architectural tile or similar material (Not including wood or woven wire) along the south and east property lines, as indicated on the C.U.P. said wall may be reduced in height to 3 feet for a distance of 35 feet from the right-of-way of 21st Street and Maize Road.

   The required masonry 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 portion of the wall shall be constructed in any utility easement. Construction of the wall shall be permitted across utility easements only if column footings are used.

   A financial guarantee for any portion of the wall not built shall be required prior to the issuance of any occupancy permit(s). Failure to properly maintain the wall 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.

   The construction/guarantee of the wall mentioned above shall be required only along the applicable parcel boundary line(s) at the time the parcel is developed.

   Storage areas, service areas, and trash receptacles shall be appropriately screened to reasonably hide them from ground view.
6. Fire lanes shall be in accordance with the fire code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The fire chief or his designated representative shall review and approve the location and design of all fire lanes prior to final approval of the parking plan. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to issuance of building permits.
7. A site circulation plan shall be submitted to the M.A.P.C. Director for approval prior to requesting a building permit.
8. Utilities shall be installed underground on all parcels.
9. A drainage plan and guarantees for drainage improvements shall be provided at the time of platting.
10. Final determination of street right-of-way and pavement widths shall be resolved at the time of platting.
11. Those portions of the major entrance to 21st Street North on public right-of-way shall be guaranteed at the time of platting. Those portions of the major entrance on private property will be required at the time any major building permits are requested for Parcel #1.
12. At the time of platting, the applicant shall guarantee the construction of continuous accel/decel lanes along Maize Road and 21st Street and the reconstruction of the median in 21st Street to provide for left turns into Parcel 1 and 4. Temporary decel lanes shall also be guaranteed along Maize Road to serve Parcels 1 and 3. The guarantee for the temporary lanes will be held by the City of Wichita until development occurs. (Partial development would necessitate partial construction of the temporary lanes.)
13. The transfer of title of all or any portion of land included within the community unit plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and shall be binding upon present owners, their successors and assigns.
14. The building setback (for one-story garages) shall be reduced from 35 feet to 15 feet for the south and east property line with provision for maintaining the screening wall and landscaping per approval of the Planning Director.
15. A buffer of trees on the south and east property lines shall be provided at a rate of one tree per 27.5 feet of property line by ornamental or deciduous trees. In addition the screening wall shall be eight feet in height and otherwise in compliance with General Provision #5.
16. No lighting trespass shall be permitted to spill from the site to the residential zoned areas to the south and east.
17. Noise shall be restricted to that allowed upon property zoned as residential.
18. Access shall be prohibited to 20th Street North and Valleyview Street.
19. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
20. Trash Containers must be located on the North side of the property with no trash truck pickup before 7AM.
21. 60% of the facades of the Apartment buildings will be stone or brick
22. A minimum six foot screening wall in Compliance with General Provision #5 will be located along the west property line.
23. Deciduous trees will be a minimum of 3 ½ inch caliber and no less than 15 feet tall at planting.
24. The complex will be a gated complex with the gates closed and open only to residents and/or their guests no later than 10PM and open no earlier than 6AM except for emergencies.
25. Site plan shall be in general conformance to the site plan presented to and discussed by the District Advisory Board on January 9, 2012.
26. Four (4) additional shade trees shall be installed along the south property line of Parcel 3 and shall be in conformance with General Provision #23. Trees may be planted within 20th Street right-of-way, adjacent to the existing 6' concrete screen wall, pending submittal of Use of Right-of-Way Permit and approval by Engineering Department.
27. A scaled, dimensioned site plan shall be submitted to the Director of Planning, including a parking legend and details for drive thru and revised queuing spaces from the order box on Parcel 3.

0 60 120

✳ FUTURE SIGN LOCATIONS

REVISION: 09-06-2017
REVISION PER ADM. ADJUSTMENT: 11-08-2012
REVISION PER AMENDMENT #1: 01-10-2012
REVISION: 03-05-1997
REVISION: 07-08-1990
REVISION: 06-21-1990

APPROVED CUP
MAPC 8/16/12 DM
1 of 3

SUPERSEDED
MAPC 6-3-90 DM
WCC 6-19-90 DM
1 of 2

Dated January 27, 20xx
APPROVED CUP
MAPC Per Admin Adjustment
CUP25-44
1 of 4

DP-197

GREYSTONE COMMUNITY UNIT PLAN

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

Wichita-Sedgwick County Metropolitan Area Planning Department

January 27, 2026

Tallgrass Holdings II, LLC
7B Kansas, LLC
8100 E. 22nd Street North, Bldg. 300
Wichita, KS 67226

CEI Engineering Associates, Inc.
2600 NE 11th Street, Bldg. 300
Bentonville, AR 72712

RE: CUP2025-00044 – Administrative Adjustment in the City to the Greystone CUP DP-197, to permit a second building on Parcel 7 and clarify that a drive-thru is permitted, on property zoned LC Limited Commercial District; generally located on the south side of West 21st Street North and within one-block east of North Maize Road (10221 W. 21st Street North).

Legal Description: Lot 4 & North 20 feet of part of that part of Lot 5 beginning at the southwest corner of Lot 4, thence east 135 feet, thence south 69.93 feet, thence west 135 feet, thence north 69.93 feet to beginning, Timber Ridge 4th Addition, Wichita, Sedgwick County, Kansas.

Dear Applicants,

We received and reviewed your request for an Administrative Adjustment to CUP DP-197 to permit a second building on Parcel 7 and clarify that a drive-thru is permitted. We understand that the existing building constructed on Parcel 7 is to be razed and a drive-thru coffee kiosk is to be built in its place. We also understand that the second building requested is an accessory storage/refrigeration building and not an additional building to have two primary uses on the Parcel. The two buildings combined will not exceed the allowable building coverage or floor area permitted in the Parcel description.

Currently, the proposed uses for Parcel 7 do not permit a restaurant with a drive-thru (nor is one explicitly prohibited). Parcel 2 within the CUP is currently developed as a restaurant with a drive-thru even though the proposed uses on the Parcel do not state that a restaurant is permitted. The proposed uses for Parcels 2 and 7 are identical.

The following reflects staff's approved text modifications identified in red letters.

GENERAL PROVISIONS

Parcel 7

A. Net Area	29,695 sq. ft. or 0.68 acres
B. Maximum Building Coverage	8,909 sq. ft. or 30 percent
C. Maximum Gross Floor Area	8,909 sq. ft. or 30 percent

D. Floor Area Ratio 30 percent
E. Maximum Building Height 35 feet
F. Maximum Number of Buildings ~~One (1)~~ Two (2)
G. Building Setbacks 35 feet ~~(Maize Road)~~ (21st Street)
H. Parking Ratio as per Zoning Ordinance Section 28.04.140
I. Access Points See Draing
J. Proposed General Uses: Service Stations and associated car wash with BZA approval, retail uses, financial institutions, and offices. A restaurant with drive-thru is permitted.

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan. Section V-E.14.c. of the Unified Zoning Code permits adjusting a CUP to permit uses that are not more intensive than the other uses approved as part of the CUP. As discussed in this letter, another Parcel within the CUP is currently developed as a restaurant with a drive-thru despite the Parcel description not including restaurant as a proposed use. Permitting the same use on Parcel 7 does not violate Section V-E.14.c.of the Unified Zoning Code.

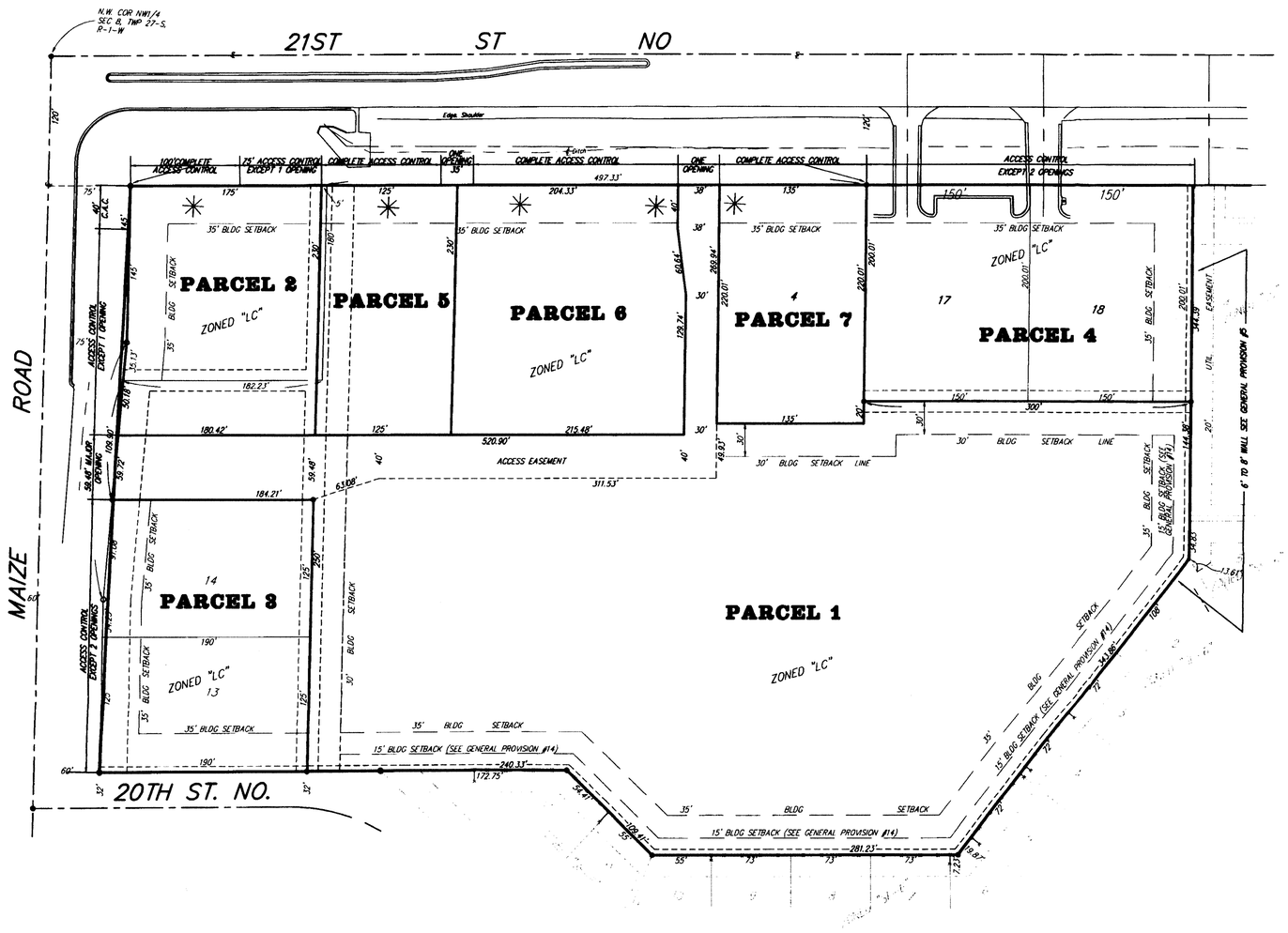
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

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

Scott Wadle, Director
Metropolitan Area Planning Department

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

cc: MABCD
J.V. Johnston, CM District V
Teresa Veazey, CSR District V



PARCEL DESCRIPTIONS

PARCEL #1

A. Net Area	290,500 sq.ft. or 6.67 acres
B. Maximum Building Coverage	87,150 sq.ft. 30%
C. Maximum Gross Floor Area	87,150 sq.ft. 30%
D. Floor Area Ratio	30%
E. Maximum Building Height	35 feet
F. Maximum Number of Buildings	One(1) or Fifteen (15) for Multi-Family
G. Building Setbacks	See Drawing & General Provision #14
H. Parking Ratio as per Zoning Ordinance	Section 28.04.140
I. Access Points	One to 21st Street and One to Maize Road

J. Proposed General Uses: Retail uses, liquor stores, financial institutions, restaurants (except drive-up or drive-through restaurants), offices, private clubs, shopping center facilities, and Multi-Family Residential (limited to 22 dwelling units per acre or 1.38 dwelling units, whichever is less).

PARCEL #2

A. Net Area	40,468 sq.ft. or 0.93 acres
B. Maximum Building Coverage	12,140 sq.ft. 30%
C. Maximum Gross Floor Area	12,140 sq.ft. 30%
D. Floor Area Ratio	30%
E. Maximum Building Height	35 feet
F. Maximum Number of Buildings	One(1)
G. Building Setbacks	35 feet (Maize Road) 35 feet (21st Street)
H. Parking Ratio as per Zoning Ordinance	Section 28.04.140
I. Access Points	See Drawing

J. Proposed General Uses: Service Stations and associated car wash with BZA approval, retail uses, financial institutions, and offices

PARCEL #3

A. Net Area	49,548 sq.ft. or 1.14 acres
B. Maximum Building Coverage	14,860 sq.ft. 30%
C. Maximum Gross Floor Area	14,860 sq.ft. 30%
D. Floor Area Ratio	30%
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I. Access Points	Two to Maize Road

J. Proposed General Uses: Retail uses, liquor stores, financial institutions, restaurants, and offices.
K. Any external speaker system used with the order box and pick-up window on Parcel 3 shall meet the noise level standards of Section 7.41.030 of Wichita City Code.

PARCEL #4

A. Net Area	60,000 sq.ft. or 1.34 acres
B. Maximum Building Coverage	18,000 sq.ft. 30%
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PARCEL #5

A. Net Area	28,741 sq.ft. or 0.66 acres
B. Maximum Building Coverage	8,622 sq.ft. 30%
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D. Floor Area Ratio	30%
E. Maximum Building Height	35 feet
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H. Parking Ratio as per Zoning Ordinance	Section 28.04.140
I. Access Points	See Drawing

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PARCEL #6

A. Net Area	48,621 sq.ft. or 1.10 acres
B. Maximum Building Coverage	14,586 sq.ft. 30%
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D. Floor Area Ratio	30%
E. Maximum Building Height	35 feet
F. Maximum Number of Buildings	One(1)
G. Building Setbacks	35 feet (Maize Road)
H. Parking Ratio as per Zoning Ordinance	Section 28.04.140
I. Access Points	See Drawing

J. Proposed General Uses: Service Stations and associated car wash with BZA approval, retail uses, financial institutions, and offices

PARCEL #7

A. Net Area	29,695 sq.ft. or 0.68 acres
B. Maximum Building Coverage	8,909 sq.ft. 30%
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I. Access Points	See Drawing

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GENERAL PROVISIONS

1. Total Net Land Area = 548,011 sq.ft. or 12.5 acres
2. The proposed development contains seven (7) parcels for limited commercial uses. For specific uses, see parcel descriptions.
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   The required masonry 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 portion of the wall shall be constructed in any utility easement. Construction of the wall shall be permitted across utility easements only if column footings are used.

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14. The building setback (for one-story garages) shall be reduced from 35 feet to 15 feet for the south and east property line with provision for maintaining the screening wall and landscaping per approval of the Planning Director.
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17. Noise shall be restricted to that allowed upon property zoned as residential.
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25. Site plan shall be in general conformance to the site plan presented to and discussed by the District Advisory Board on January 9, 2012.
26. Four (4) additional shade trees shall be installed along the south property line of Parcel 3 and shall be in conformance with General Provision #23. Trees may be planted within 20th Street right-of-way, adjacent to the existing 6' concrete screen wall, pending submittal of Use of Right-of-Way Permit and approval by Engineering Department.
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0 60 120

✳ FUTURE SIGN LOCATIONS

REVISION: 09-06-2017
REVISION PER ADM. ADJUSTMENT: 11-08-2012
REVISION PER AMENDMENT #1: 01-10-2012
REVISION: 03-05-1997
REVISION: 07-08-1990
REVISION: 06-21-1990

APPROVED CUP
MAPC 9/6/12 DM

MAPD COPY 1 OF 3

APPROVED CUP
MAPC 8-2-90 DM
WCC 8-28-90 DM
MAPD COPY 2 OF 2

DP-197

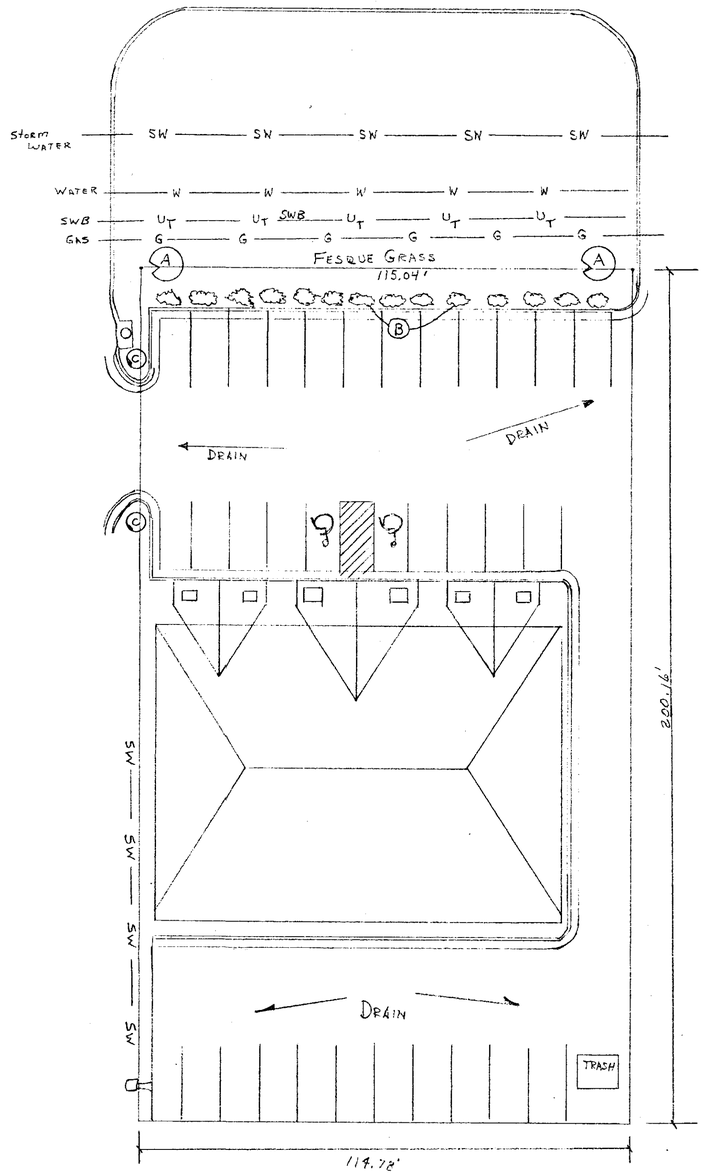
GREYSTONE COMMUNITY UNIT PLAN

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

21ST STREET NORTH

LEGAL DESCRIPTION

Lot 18, Except the West 35' thereof,
Block 1, "TIMBER RIDGE 2ND ADDITION
Wichita, Sedgwick County, Kansas



LANDSCAPING PLAN
1" = 20'-0"

NORTH

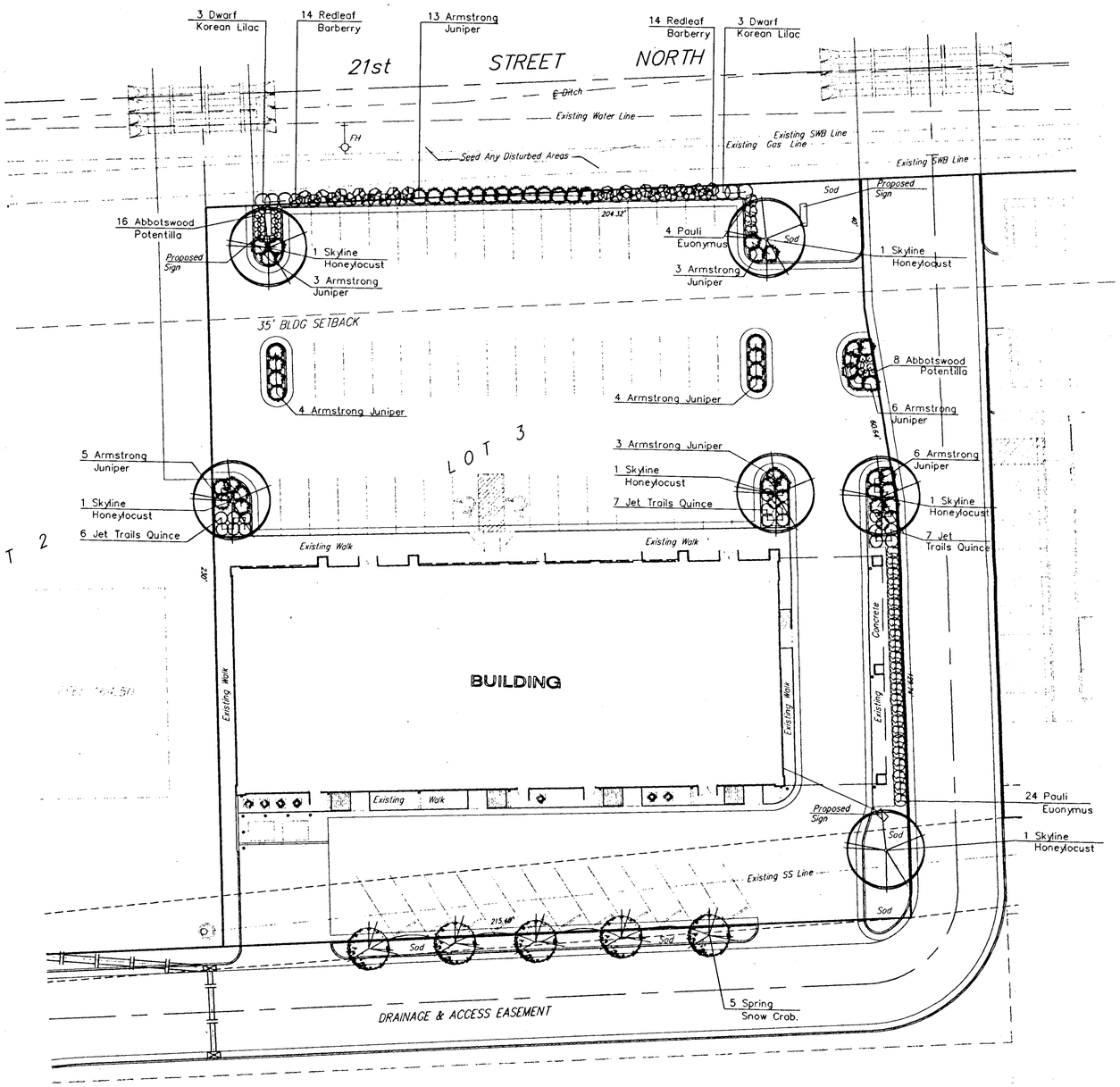
LANDSCAPING	
	REQ'D AREA 1000 sq ft
	AREA PROVIDED 1150 sq ft.
A	2 - SAWTOOTH OAK
B	REDLEAF BARBURRY @ 18" O.C.
C	2 - EASTERN REDBUD
	MANUAL WATERING SYSTEM

DP 197 PORTION OF PARCEL 4

LANDSCAPE PLAN

APPROVED 3/16/00 BY DG

DRAWING NUMBER L-1



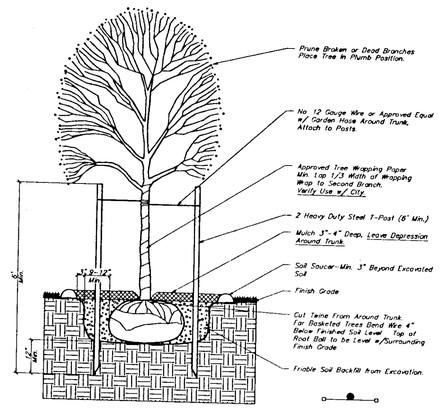
SCALE: 1" = 20'

LANDSCAPE ORDINANCE CALCULATIONS:

STREETYARD CALCS:	204.32 x 10
LANDSCAPE STREETYARD REQUIREMENT:	2,043.20
LANDSCAPE STREETYARD SHOWN:	2,174.31
STREETYARD TREE REQUIREMENT:	54 SHADE
STREETYARD TREE SHOWN:	54 SHADE
PARKING LOT TREE REQUIREMENT:	3 SHADE
PARKING LOT TREE SHOWN:	2 SHADE, 10 SHRUBS
TOTAL PARKING STALLS:	49 STALLS SHOWN

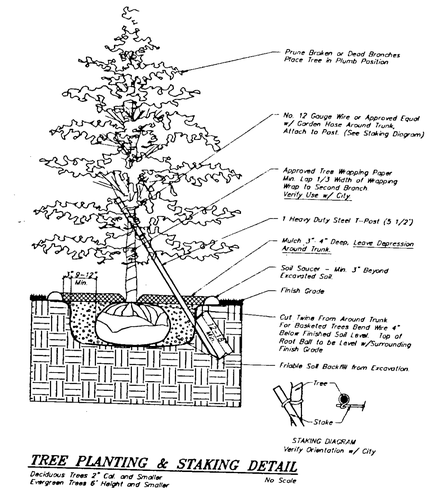
PLANTING NOTES:

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "Sod" shall be laid and fertilized as follows.
   SOD--
   Kansas Premium Sod
   FERTILIZER--
   16-20-6 ratio 4#/1000 sq. ft.
3. Trees with broken leaders or no central leader will not be accepted.
4. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5#) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 8-12".
5. Mulch all planting beds with 2" of mulch. Mulch all tree saucer wells with 4" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
6. Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be Cobra Commercial Heavy Duty Grade from Old Dutch Materials Company or approved equal.
7. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
8. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
9. Irrigation for establishment of plantings is to be provided by the landscape contractor. All shrub and groundcover beds are to be irrigated by a drip system. All turf areas are to be irrigated by a pop-up head system. Landscape Contractor shall submit shop drawings showing pipe, heads, zone sizes and line locations for review before construction.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.



TREE PLANTING & STAKING DETAIL

Deciduous Trees Larger than 2" Cal. Evergreen Trees Larger than 8' Height — No Scale



TREE PLANTING & STAKING DETAIL

Deciduous Trees 2" Cal. and Smaller. Evergreen Trees 6' Height and Smaller — No Scale

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
6	*Gleditsia triacanthos 'Skycole'*	Skyline Honeylocust	2 1/2"Cal.	B & B	Single Stem Only
5	Malus species 'Spring Snow'	Spring Snow Crabapple	1 1/2"Cal.	B & B	Single Stem Only
28	*Berberis thunbergi 'atropurpurea'*	Red Leaf Barberry	5 gal.	Cont.	
20	*Chaenomeles speciosa 'Jet Trails'*	Jet Trails Quince	2 gal.	Cont.	
24	*Euonymus kiautschovicus 'Paulii'*	Pauli Euonymus	2 gal.	Cont.	
47	*Juniperus chinensis 'Armstrong'*	Armstrong Juniper	5 gal.	Cont.	
24	*Potentilla fruticosa 'Abbotswood'*	Abbotswood Potentilla	2 gal.	Cont.	
6	*Syringa patula*	Dwarf Korean Lilac	2 gal.	Cont.	
	PERENNIALS Owner's Discretion				

LANDSCAPE PLAN DP-197

APPROVED 4/24/97 BY 4/24/97 DM

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

Wilson Darnell Mann
architecture site planning interior design graphics
105 N. Washington
Wichita, Kansas 67202
316.262.4700
fax 316.262.0002

REGISTERED LANDSCAPE ARCHITECT PHILIP J. MEYER 478 3/21/97 STATE OF KANSAS

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Wilson Darnell Mann PA

NORTHGATE STRIP CENTER
10231 W. 21st STREET
WICHITA, KANSAS

PRINTS ISSUED
MARCH 14, 1997
MARCH 28, 1997

WDM No. JOBNO | DRAWN BY: JJL | CHECKED BY: PJM

LANDSCAPE PLAN

LSCAPE

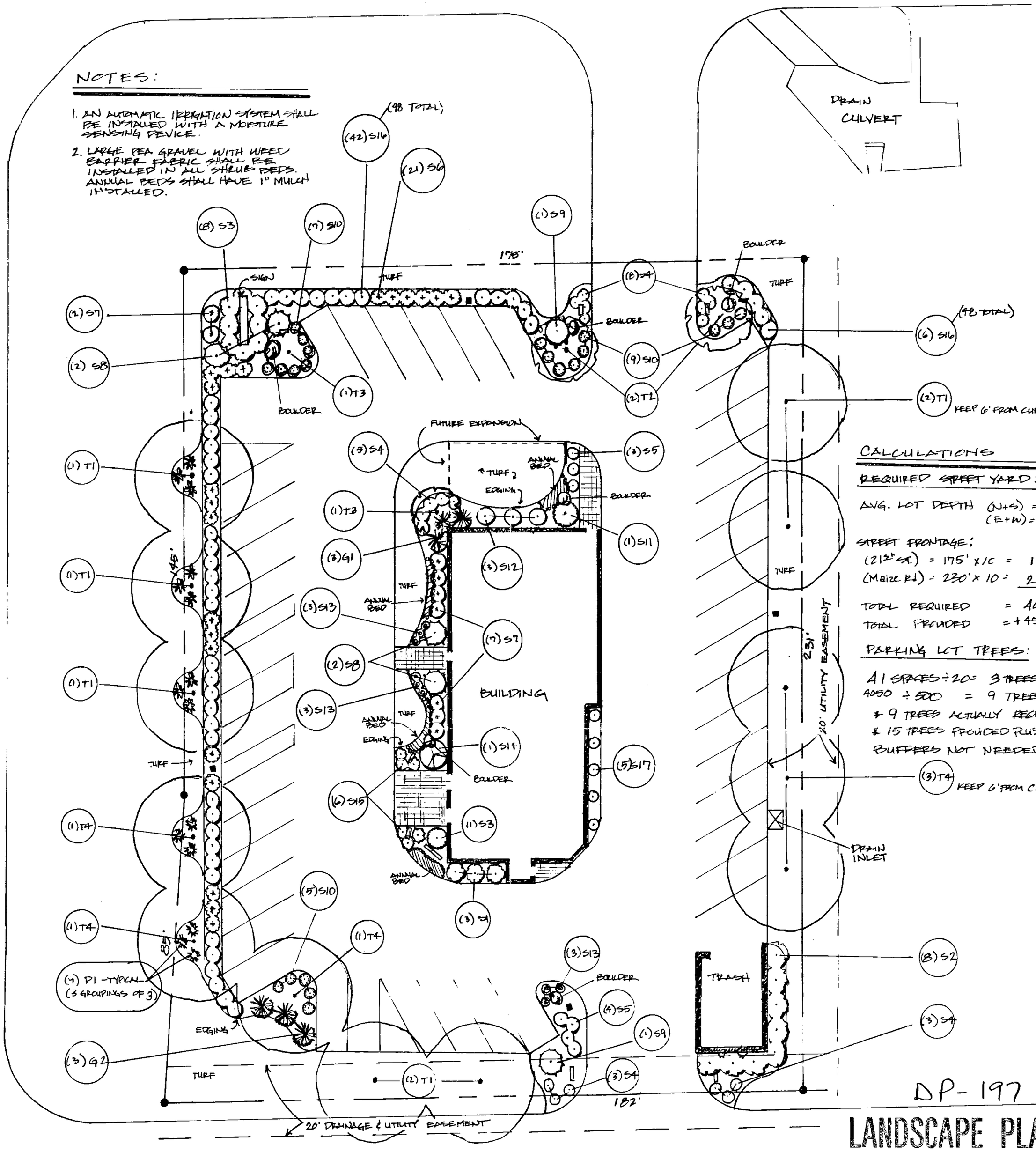
of SET

21st STREET NORTH

MAIZE ROAD

NOTES:

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED WITH A MOISTURE SENSING DEVICE.
2. LARGE PEA GRAVEL WITH WEED BARRIER FABRIC SHALL BE INSTALLED IN ALL SHRUB BEDS. ANNUAL BEDS SHALL HAVE 1" MULCH INSTALLED.



CALCULATIONS

REQUIRED STREET YARD:

AVG. LOT DEPTH (N+S) = 231'
(E+W) = 176'

STREET FRONTAGE:
(21st St.) = 175' x 10 = 1750 sq ft.
(Maize Rd) = 230' x 10 = 2300 sq ft.

TOTAL REQUIRED = 4050 sq ft.
TOTAL PROVIDED = +4500 sq ft.

PARKING LOT TREES:

41 SPACES ÷ 20 = 3 TREES REQUIRED
4050 ÷ 500 = 9 TREES REQUIRED
* 9 TREES ACTUALLY REQUIRED *
* 15 TREES PROVIDED PLUS SHRUBS *
BUFFERS NOT NEEDED

DP-197

LANDSCAPE PLAN

PLANT SCHEDULE

ACCESS RD.

CODE	COMMON NAME	BOTANICAL NAME	SIZE	QTY
T1	AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple'	2" CAL	7
T2	REDBUD (CLUMP FORM)	Cercis canadensis	8-10'	2
T3	SARGENT CRABAPPLE	Malus sargentii	1" CAL	2
T4	RED SUNSET MAPLE	Acer rubrum 'Franksred'	2" CAL.	6
S1	LOWBOY PYRACANTHA	Pyracantha coccinea 'Lowboy'	5 GAL	3
S2	YUKON BELLE PYRACANTHA	Pyracantha angustifolia 'Monon'	5 GAL	8
S3	BURNING BUSH	Euonymus alatus 'Compactus'	5 GAL	9
S4	GOLDMOUND SPIREA	Spiraea x bumalda 'Goldmound'	2 GAL	19
S5	NORMAN SPIREA	Spiraea japonica 'Norman'	2 GAL	7
S6	SNOWMOUND SPIREA	Spiraea nipponica 'Snowmound'	5 GAL	21
S7	A.W. SPIREA	Spiraea x bumalda 'Anthony Waterer'	2 GAL	9
S8	BLUE GLOBE SPRUCE	Picea pungens 'Glauca Globosa'	18" head	4
S9	DWARF MUGO PINE	Pinus mugo var. pumilio	5 GAL	2
S10	CRIMSON PYGMY BARBERRY	Berberis thundergii var. atropurpurea	2 GAL	21
S11	IVORY HALO DOGWOOD	Cornus alba 'Bailhalo'	5 GAL	1
S12	NIGRA YEW	Taxus x media 'Nigra'	15"-18"	3

CODE	COMMON NAME	BOTANICAL NAME	SIZE	QTY
S13	EMERALD GAIETY EUONYMUS	Euonymus fortunei 'Emerald Gaiety'	1 GAL	9
S14	PURPLE LEAF PLUM (SHRUB FORM)	Prunus x cistena	5 GAL	1
S15	PROCUMBENS JUNIPER	Juniperus procumbens 'Nana'	2 GAL	6
S16	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	5 GAL	48
S17	WINTERGEM BOXWOOD	Buxus microphylla var. Koreana	2 GAL	5
G1	MORNING LIGHT GRASS	Miscanthus sinensis 'Morning Light'	2 GAL	3
G2	PAMPAS GRASS	Erianthus ravennae	5 GAL	3
P1	STELLA DE ORO DAYLILY	Hemerocallis	6" POT	45

APPROVED 6/2/97 BY [illegible]

PROPERTY OF:

Johnson's Garden Centers
OFFICE: 2707 W. 13th St. N.
Wichita, KS 67203

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McDONALD'S RESTAURANT

1" = 20'

NORTH

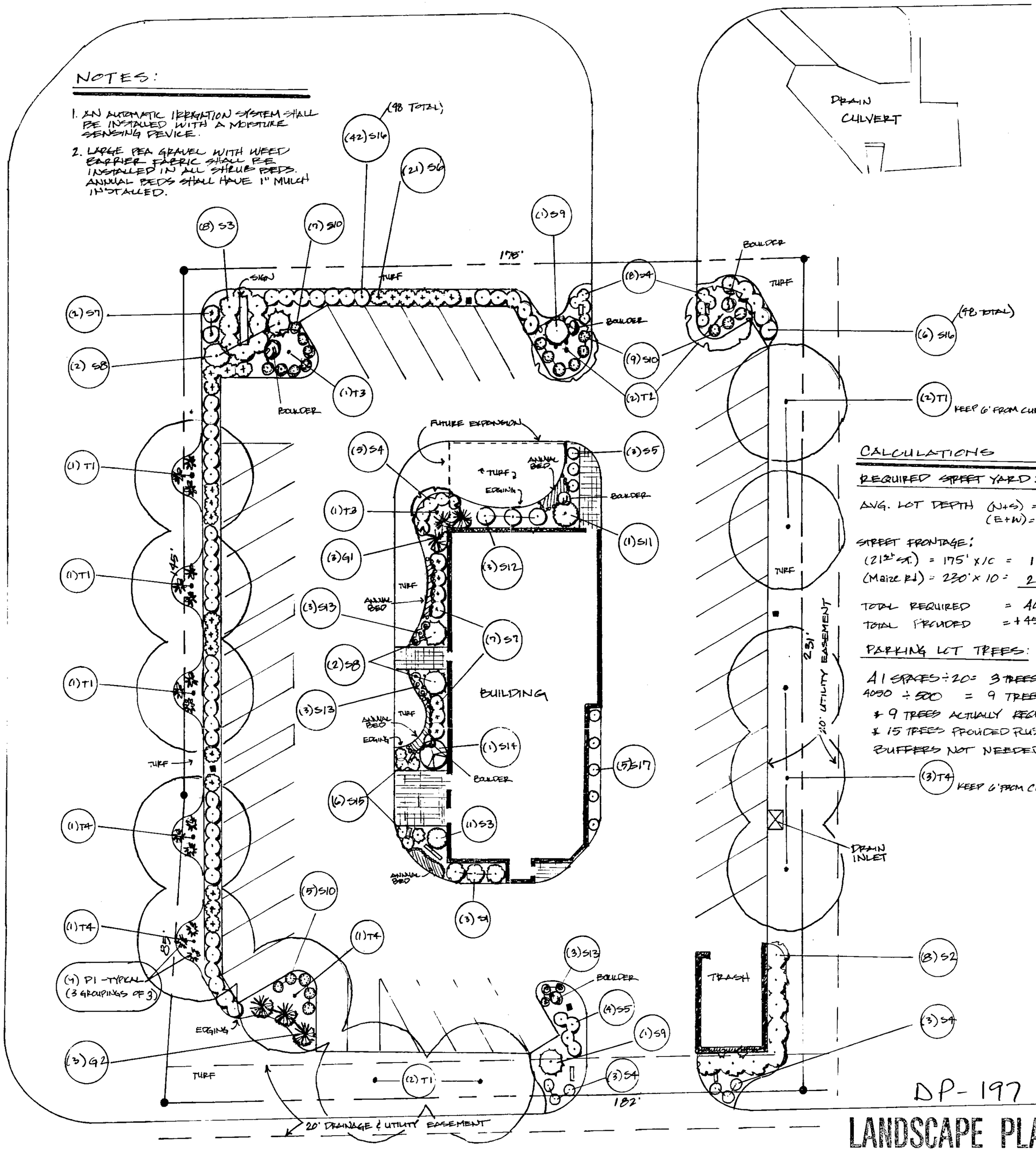
21st & Maize Rd.

21st STREET NORTH

MAIZE ROAD

NOTES:

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DP-197

LANDSCAPE PLAN

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T3	SARGENT CRABAPPLE	Malus sargentii	1" CAL	2
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McDONALD'S RESTAURANT

1" = 20'

NORTH

21st & Maize Rd.

LANDSCAPE PLAN

JACOB LIQUOR

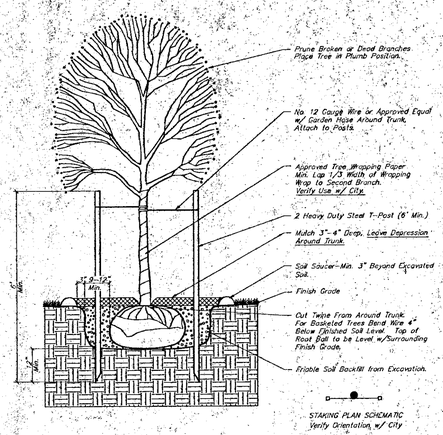
21ST & MAIZE ROAD
WICHITA, KANSAS

LEGAL DESCRIPTION:
LOT 4, TIMBER RIDGE
4TH ADDITION TO WICHITA,
SEDGWICK COUNTY, KANSAS

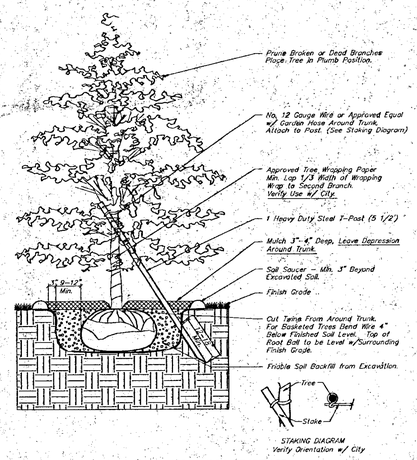
SCALE: 1" = 20'

PLANTING NOTES:

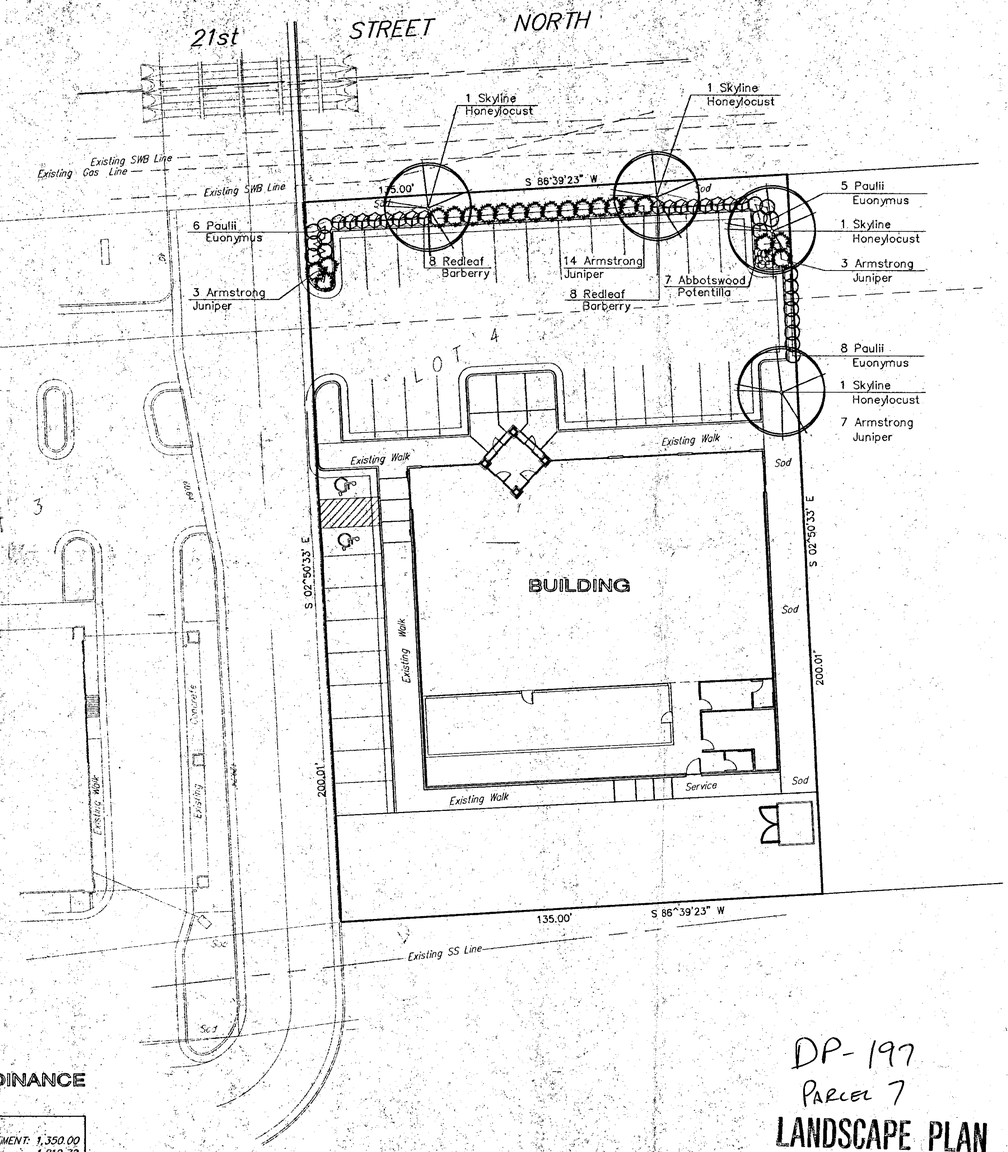
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   FERTILIZER--
   16-20-6 ratio 4#/1000 sq. ft.
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TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 2" Cal. Evergreen Trees Larger than 6' Height — No Scale



TREE PLANTING & STAKING DETAIL
Deciduous Trees 2" Cal. and Smaller Evergreen Trees 6' Height and Smaller — No Scale



PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
4	*Gleditsia triacanthos 'Skycole'*	Skyline Honeylocust	2 1/2"Cal.	B & B	Single Stem Only
16	*Berberis thunbergii 'atropurpurea'*	Red Leaf Barberry	5 gal.	Cont.	
19	*Euonymus kiautschovicus 'Paulii'*	Paulii Euonymus	2 gal.	Cont.	
20	*Juniperus chinensis 'Armstrong'*	Armstrong Juniper	5 gal.	Cont.	
7	*Potentilla fruticosa 'Abbotswood'*	Abbotswood Potentilla	2 gal.	Cont.	
	PERENNIALS Owner's Discretion				

LANDSCAPE ORDINANCE CALCULATIONS:

STREETYARD CALCS:	135' x 10'
LANDSCAPE STREETYARD REQUIREMENT:	1,350.00
LANDSCAPE STREETYARD SHOWN:	1,819.72
STREETYARD TREE REQUIREMENT:	3 SHADE
STREETYARD TREE SHOWN:	3 SHADE
PARKING LOT TREE REQUIREMENT:	2 SHADE
PARKING LOT TREE SHOWN:	2 SHADE
TOTAL PARKING STALLS:	14 STALLS SHOWN

DP-197
PARCEL 7
LANDSCAPE PLAN
APPROVED 9/2/97 BY DJ
SUPERSEDES Plan of 3/26/97

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 515 ELLIS • WICHITA, KANSAS 67211

DWG. NAME: F:\ENG\TMRD\04\LALSCAPE

REGISTERED LANDSCAPE ARCHITECT
JEFFREY J. MYER
579
8/24/95
STATE OF KANSAS

PRINTS ISSUED
March 17, 1997 JJL/PJM
August 25, 1997 JJL/PJM

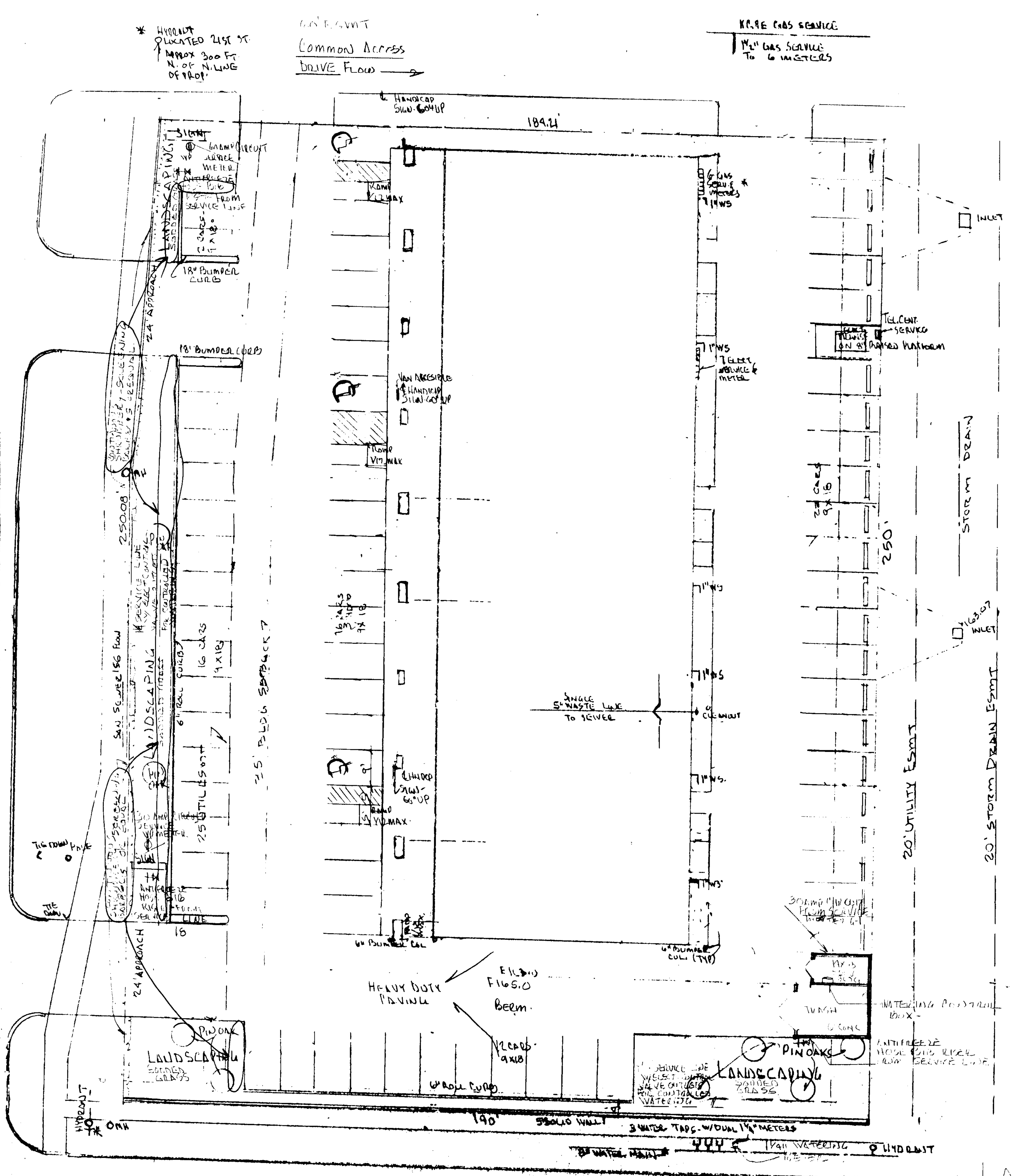
REVISIONS

THOMAS D. JACOB
ARCHITECT
9026 WINDWOOD
WICHITA, KANSAS, 67226
316-634-2103

JACOB LIQUOR
West 21st Street at Maize Road
Wichita, Kansas

SHEET TITLE
LANDSCAPE PLAN

LS-1
SHEET
OF



LANDSCAPING PLAN

SITE PLAN - REMOTE ELECTRICAL SERVICES

SCALE - 1/16" = 1'-0"

DATA

LOCATION - 2110 N. MAIZE
SUITES 100 THRU 600
LEGAL - TIMBER RIDGE 2ND
BLOCK - 1 - LOT 13-14

KEY - D-46160 D-46161
ZONED LC
OCCUPANCY - B-2
USAGE - RETAIL SALES
OWNER - RAY HERNDON
LEASEE - VARIES
CONTRACTOR - KEY CONSTR

LOT AREA -- 47300 SQ FT
IMPERVIOUS AREA - 43635 FT.
PARKING REQUIRED - 54
PARKING PROVIDED - 68
3 HDCP

ADA. PARKING. ACCESS
PROVIDED - ADA. RESTROOMS PER INDIVIDUAL LEASES

LANDSCAPE DATA

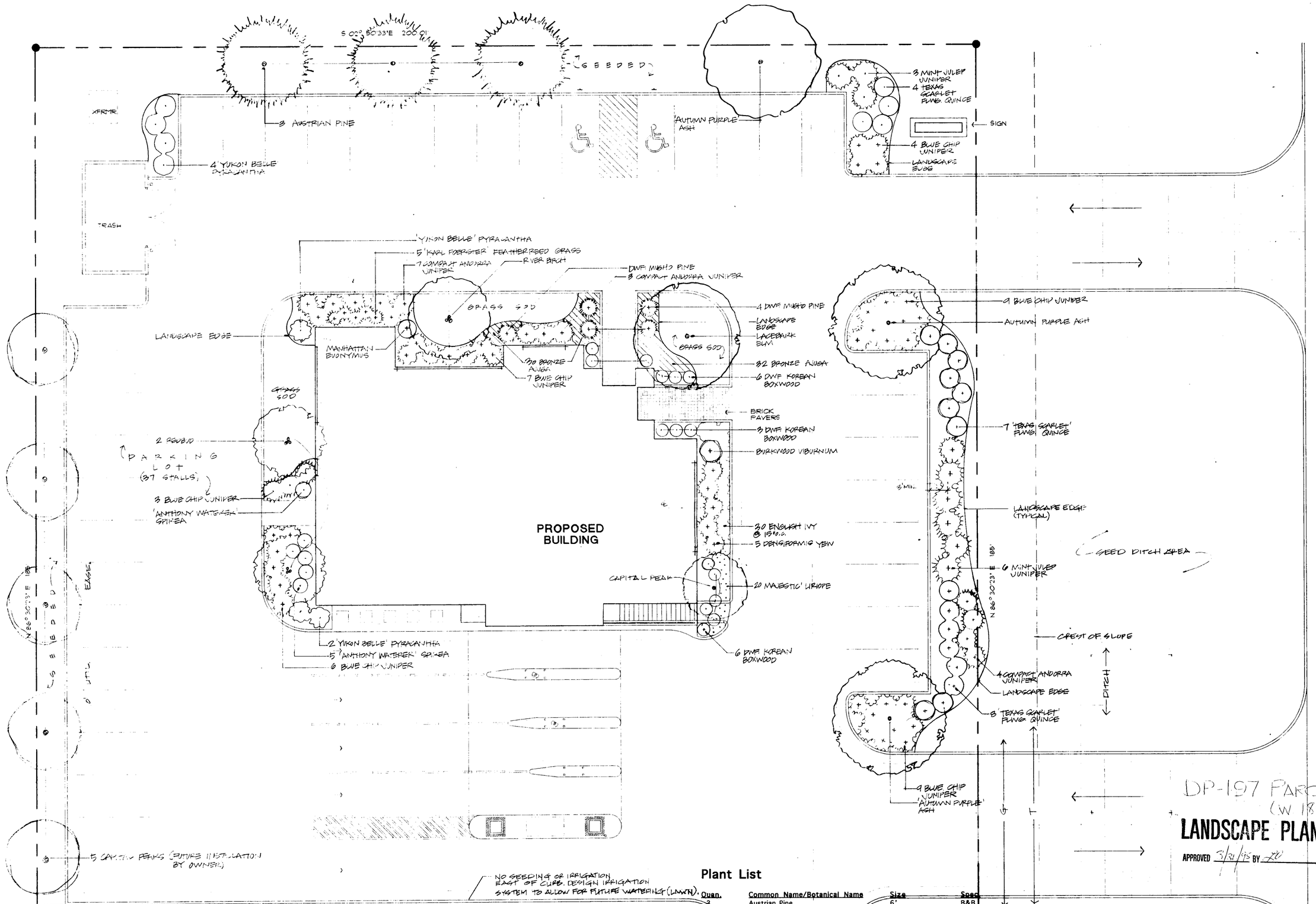
AREA REQUIRED - 3692 SQ FT
PROVIDED - 3665 SQ FT
GROUND COVER - SODDED GRASS
WATERING SYSTEM - CONTROLLED UNDERGROUND SPRINKLERS + HOSE BIB CONNECTIONS FROM SEPERATE METER
[illegible] TREES
PROVIDED - 8 PIN OAKS REQUIRED
* [illegible] SCREENING [illegible] REQUIRED
SUBSTITUTIONS MAY BE MADE [illegible] FROM LANDSCAPING [illegible]
[illegible] IDENTIFICATIONS ONLY

PARCEL 3
LANDSCAPE PLAN
APPROVED 7/28/97 BY [signature]
DP-197

REGISTERED ARCHITECT
6/7/97
RAYMOND E. LOWEN
1823
STATE OF KANSAS

Oz Landing
20th & N. Maize Rd

PLAN 5880 | S-1



DP-197 PARCEL 4 (W 185')

LANDSCAPE PLAN

APPROVED 3/31/95 BY [illegible]

Plant List

Quan.	Common Name/Botanical Name	Size	Spec	Quan.	Common Name/Botanical Name	Size	Spec
3	Austrian Pine Pinus nigra Var. nigra	6'	B&B	1	Manhattan Euonymus Euonymus kiautschovicus		5 gal.
3	Autumn Purple Ash Fraxinus americana 'Autumn Purple'	2-2 1/2" Cal.	B&B	15	Dwarf Korean Boxwood Buxus microphylla cv.	12-15"	2 gal. cont.
1	River Birch Betula nigra	10-12'	B&B		Alt.: Wintergreen		
1	Lacebark Elm Ulmus parvifolia	2-2 1/2" Cal.	B&B	5	Densiform Yew Taxus x media 'Densiformis'	15-18"	B&B or Cont.
2	Redbud Cercis canadensis	1 1/2-2" Cal.	B&B	1	Burkwood Viburnum Viburnum x burkwoodii	24-30"	B&B or Cont.
1	Capital Pear Pyrus calleryana 'Capital'	1 1/2-2" Cal.	B&B	5	Feather Reed Grass Calamagrostis acutiflora 'Karl Forster'		1 gal.
6	Mint Julep Juniper Juniperus chinensis 'Mint Julep'		2 gal.	7	Yukon Belle Pyracantha Pyracantha coccinea cv.		2 gal.
19	Texas Scarlet Quince Chaenomeles japonica 'Texas Scarlet'		2 gal.	20	Majestic Liriope Liriope muscari 'Majestic'		4"pot
6	Anthony Waterer Spirea Spiraea x bumalda cv.		2 gal.	62	Bronze Ajuga Ajuga reptans		4"pot
5	Dwarf Mugho Pine Pinus mugo cv.	15-18"	B&B or Cont.	30	English Ivy Hedera helix		4" pot
38	Blue Chip Juniper Juniperus horizontalis cv.		2 gal. cont.				
14	Compact Andorra Juniper Juniperus horizontalis cv.		2 gal. cont.				

Note: In case of discrepancy between the plant list and planting plan the plan shall govern.

Landscape Screening and General Notes

LEGAL DESCRIPTION: Lot 17 and the west 35' of lot 18, Timber Ridge Second Addition, Wichita, Sedgwick County, Kansas.
ADJACENT ZONING: Adjacent properties and those directly across 21st Street are zoned light commercial.
STREET CLASSIFICATIONS: 21st Street is an arterial street.
REQUIRED LANDSCAPED AREA: 1850 S.F.
PLANNED LANDSCAPED AREA: The landscape plan shows about 2860 S.F.
REQUIRED STREET YARD/PARKING LOT TREES: 4 Shade Trees or 8 Ornamental Trees. (One-half of the street yard trees count towards the req'd two for the parking lot.)
PLANNED STREET YARD TREES: 1 Ornamental Tree and 4 Shade Trees.
WATERING: Landscaped areas shall be watered by an underground irrigation system equipped with a rain sensing device.

1. CONTACT Kansas One-Call at 687-2470 for flagging of utility lines in project area before start of irrigation and landscape work. Notify architect of conflicts with utilities affecting work.
2. GRASS to be a fine bladed fescue blend. Installation methods and grass mix to be approved by the Architect. Note sod areas at building and seed remaining grass areas.
3. IRRIGATION CONTROLLER location shall be verified and installed as directed by the Architect.

Landscape Architects Planners
Jones ○ Rice ○ Foster ○ P.A.
1415 East Second Street — Margaret R. Jones, ASLA
Wichita, Kansas 67214 — Jack R. Jones, AIA
(316) 262-4525 — J. Michael Rice, AIA
FAX (316) 262-7316 — David W. Foster, ASLA

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A LANDSCAPE PLAN
1" = 10'-0"

NORTH

DATE DRAWN
2-6-95
REVISIONS

PRINTS ISSUED

DATE

JEFF KREHBIEL ASSOCIATES
ARCHITECTURE
1300 E. LEWIS WICHITA, KS 67211
316-267-9233 FAX 316-267-8666

FIRST NATIONAL BANK
WICHITA BRANCH
10111 W. 21st STREET

Since 1885

PROJECT NUMBER
94156 JRP#95018

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
LS1.1

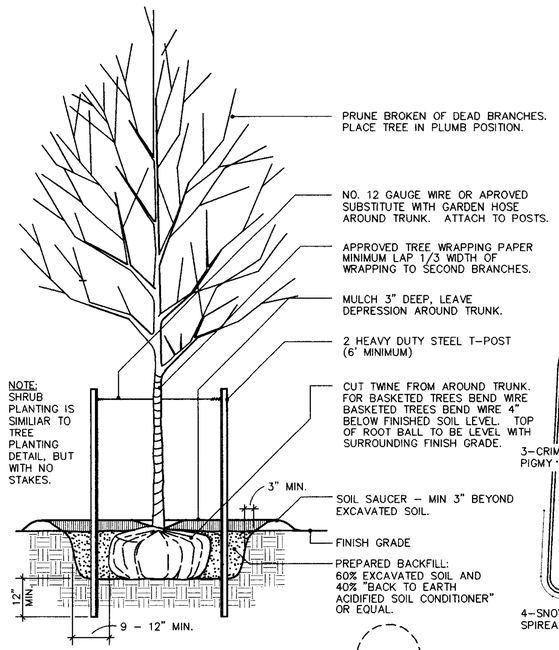
MAPD 1 OF 1 SHEETS

SPECIFICATIONS:

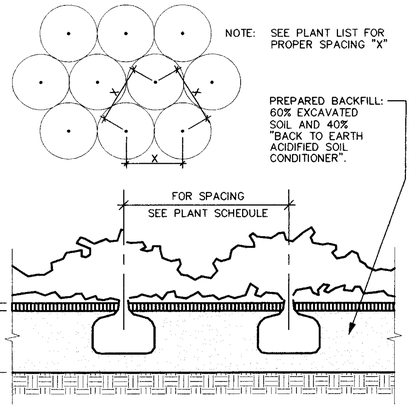
1. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
2. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE, ie. ADDITION OF LIME, GYPSUM, ETC.
3. RE-ESTABLISH TURF IN ALL THE AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
4. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD OF NURSERY STOCK." OWNER RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH IN THEIR OPINION FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
5. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE ROOT PRUNED THROUGH THE USE OF A VERTICAL SLICING METHOD PRIOR TO PLANTING.
6. WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURELY TIE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON TREE PLANTING DETAIL.
7. 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 OR PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS.
8. 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.
9. GUARANTEE ALL SEED AREAS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
10. GUARANTEE TREES AND SHRUBS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD. PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN TWO DAYS OF REQUEST PENDING FAVORABLE SEASONAL PLANTING TIMES.
11. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.
12. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
13. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
14. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND REMOVE ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER FINAL ACCEPTANCE.
15. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL.
16. ANY PLANTING BED ADJACENT TO WALKS OR CURBING SHALL HAVE THE GRADE TO A SUFFICIENT DEPTH TO ALLOW TOP OF THE MULCH TO MATCH THE TOP OF WALK OR CURBING.
17. FERTILIZER MILORGANITE, DISTRIBUTED UNIFORMLY AT THE RATE OF 1000 POUNDS PER ACRE.
18. PRIOR TO SEEDING, MOW, GRUB, RAKE ALL VEGETATION WHICH MIGHT INTERFERE AND REMOVE ALL DEBRIS FROM THE SITE. THROUGHLY TILL AREA AFTER PREPARATION, TO A DEPTH OF AT LEAST 6 INCHES.
19. SUBMIT TYPEWRITTEN INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF LANDSCAPE WORK.
20. LABEL AT LEAST 1 TREE, 1 SHRUB, AND 1 GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.
21. PLANT TREES, SHRUBS AND GROUNDCOVERS DURING NORMAL SEASON FOR SUCH SUCH WORK. DO NOT PLANT IN FROZEN GROUND.
22. MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE BY OWNER. MAINTENANCE CONSISTS OF SPRAYING, PRUNING, WATERING AND WEEDING, AS REQUIRED FOR HEALTHY GROWTH. REMOVE AND REPLACE PLANT MATERIAL FOUND TO BE DEAD OR IN AN UNHEALTHY CONDITION.

GENERAL NOTES: (IRRIGATION SYSTEM)

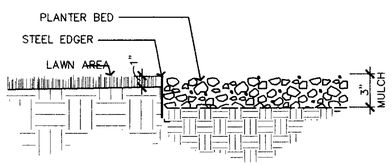
1. AUTOMATIC SPRINKLER SYSTEM TO BE FURNISHED AND INSTALLED FOR ALL PLANT/GRASS AREAS. IRRIGATION SYSTEM SHALL BE DESIGN, FURNISHED & INSTALLED BY G.C's LANDSCAPE CONTRACTOR. G.C. TO COORDINATE UTILITY REQ'S. & LOCATION OF EQUIP., PIPING SLEEVES, TIMER, ETC. WITH LANDSCAPE CONTRACTOR.
2. PLANS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. SUBMITTALS SHALL INCLUDE IRRIGATION DESIGN DRAWINGS AND MANUFACTURER'S TECHINICAL DATA SUFFICIENT TO EXHIBIT THE CONTRACTOR'S INTENDED SYSTEM DESIGN. PLANS SHALL BE TO SCALE AND WELL DRAWN. QUANTITIES AND TYPES OF HEADS, VALVES AND CONTROLLER SHALL BE LISTED. SUBMIT PROJECT RECORD (AS BUILT) DRAWINGS PROVIDING A PERMANENT RECORD OF THIS WORK AT COMPLETION OF THE PROJECT.
3. THE IRRIGATION CONTRACTOR SHALL COORDINATE WORK WITH THE ELECTRICAL CONTRACTOR.
4. VERIFY EXISTING STATIC PRESSURE PRIOR TO DESIGNING THE SYSTEM. THE CITY WATER SUPPLY WILL BE THE SOURCE OF WATER FOR THE SYSTEM.
5. COORDINAT IRRIGATION SYSTEM INSTALLATION WITH LANDSCAPE WORK.
6. THE IRRIGATION SYSTEM IS TO BE DESIGNED WITH RAIN BIRD SPRINKLER MANUFACTURING CO. OR EQUAL PRODUCTS AND MATERIALS. OTHER MANUFACTURERS AS APPROVED BY ARCHITECT.



B **TREE STAKING DTL.**
NO SCALE



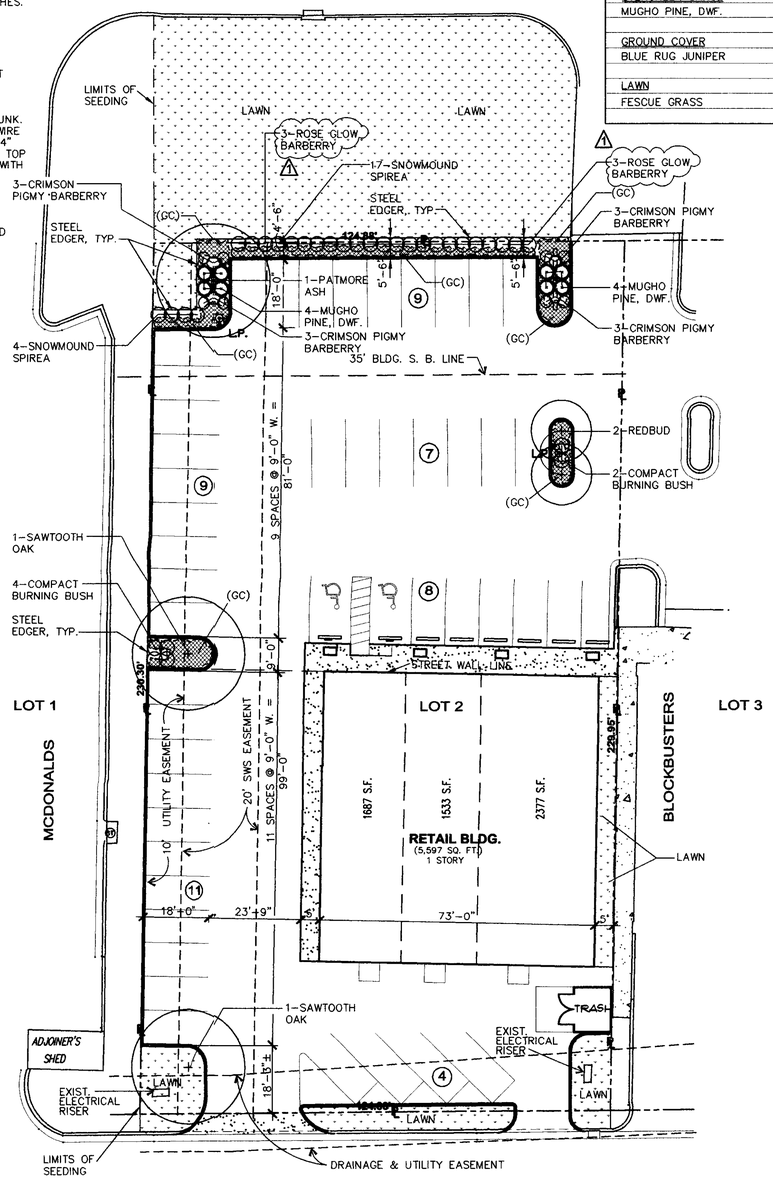
C **GROUND COVER PLANTING DTL.**
NO SCALE



D **EDGER DTL.**
NO SCALE

GENERAL NOTES: (IRRIGATION SYSTEM, CONT.)

7. COORDINATE LOCATION OF THE CONTROLLER WITH THE OWNER.
8. INSTALL BACKFLOW PRVENTER, SHUT OFF VALVE AND MANUAL DRAIN VALVE PER LOCAL PLUMBING CODES. PROVIDE PLASTIC TRUNCATED ENCLOSURE FOR THE BACKFLOW PREVENTER AS PROVIDED BE THE MANUFACTURER.
9. PROVISIONS SHALL BE MADE TO WINTERIZE THE PIPING SYSTEM.



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

NORTH

LEGAL DESCRIPTION:
Lot 2, "TIMBER RIDGE 4th ADDITION", Wichita, Sedgwick County, Kansas

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
SHADE TREE				
PATMORE ASH	Fraxinus pennsylvanica 'Patmore'	2" CAL.	B & B	
SAWTOOTH OAK	Quercus acutissima	2"	B & B	
ORNAMENTAL TREE				
REDBUD	Cercis canadensis	1" CAL.	B & B	
DECIDUOUS SHRUBS				
CRIMSON PIGMY BARBERRY	Berberis thunbergi atropurpurea nana	18" HT.	CONT.	
ROSE GLOW BARBERRY	Berberis atropurpurea 'Rose Glow'	18"	CONT.	
SNOWMOUND SPIREA	Spirea nipponica 'Snowmound'	18"	CONT.	
COMPACT BURNING BUSH	Euonymus alatus compacta	18"	CONT.	
EVERGREEN SHRUB				
MUGHO PINE, DWF.	Pinus mugho mughus	18" HT.	CONT.	
GROUND COVER				
BLUE RUG JUNIPER	Juniperus horizontalis 'Wiltoni'	1 GAL.	CONT.	30" O.C.
LAWN				
FESCUE GRASS	-----	-----	SEED	

GENERAL NOTES:

1. ALL TREE/SHRUB PLANT HOLES AND GROUND COVER BEDS ARE TO HAVE A SOIL MIX CONSISTING OF 60% EXCAVATED SOIL AND 40% "BACK TO EARTH ACIDIFIED SOIL CONDITIONER".
2. ALL TREES TO BE STAKED, PRUNED, AND MULCHED. REFER TO B/L-1 FOR TREE PLANTING DETAIL.
3. ALL TREE, SHRUB AND GROUND COVER PLANTER BEDS ARE TO HAVE 3" OF CYPRESS CHIP MULCH.
4. USE TRIANGULAR SPACING FOR GROUND COVER PLANTINGS. REFER TO C/L-1 FOR GROUND COVER PLANTING DTL.
   ALL TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTABLE.
6. GUY WIRES AND TREE WRAPPING TO REMAIN A MINIMUM OF ONE YEAR. OWNER TO REMOVE.
7. CONSULT LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE FOR TAGGING ACCEPTABLE TREE STOCK AT THE NURSERY OR STOCK IN THE GROWING FIELD PRIOR TO DIGGING.
8. ALL TREE LOCATIONS TO ARE BE STAKED FOR APPROVAL PRIOR TO PLANTING OPERATIONS.
9. STEEL EDGER BY "PROSTEEL, INC." EDGER TO BE 10 GAUGE (1/8" X 4" HIGH) AND PAINTED GREEN. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. TOP OF EDGER TO ALIGN W/ TOP SIDEWALK/CURB WHERE OCCURS. GRADE TO BE 1" BELOW TOP OF EDGER ON LAWN SIDE. REFER TO DTL. D/L-1.
11. BRANCHING HEIGHT FOR SHADE TREES TO BE 6 FEET +/- ABOVE FINISH GRADE.
12. SEED AND SOD FOR LAWN AREAS TO BE TOP QUALITY FINE BLADE FESCUE BLEND LOCALLY GROWN.
13. VERIFY ALL UTILITY LOCATIONS PRIOR TO INSTALLATION OF PLANT MATERIAL. CALL KS ONE-CALL SYSTEM @ (687-2470) 48 HOURS IN ADVANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES.

LANDSCAPE ORDINANCE CALCULATIONS

LANDSCAPED STREET YARD
125 21st Street Frontage
x 8 Sq. Ft. Factor
1000 Sq. Ft. Total landscape streetyard req'd.

1,000 sq. ft.
+500 sq. ft. factor
2 trees req'd. in street yard

2 trees are provided

SIDE AND REAR YARD BUFFERS
No buffers req'd.

PARKING LOT SCREENING AND LANDSCAPING
Parking lots are screened w/ shrubs

Parking Lot Trees
48 Total stalls
+20 (one tree per 20 spaces)
2.4 or say 3 trees req'd. for parking lot.

(One-half of the req'd. street yard trees may be used to fulfill parking lot tree requirement)

One-half of 2 street yard trees = 1

3 total parking lot trees req.d.
-1 (one half street yard trees)
2 shade trees req'd as parking lot trees.

2 shade trees provide.

LEGEND

SHADE TREE
ORNAMENTAL TREE
DECIDUOUS SHRUB
EVERGREEN SHRUB
GROUND COVER (G.C.)
LAWN

DP-197 Parcels
LANDSCAPE PLAN
APPROVED 07/19/01 BY Pg
MAPD Copy 1 of 2

THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF WINTER ARCHITECTS INC. AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT ITS PRIOR WRITTEN CONSENT.

DAN WINTER, ARCHITECT

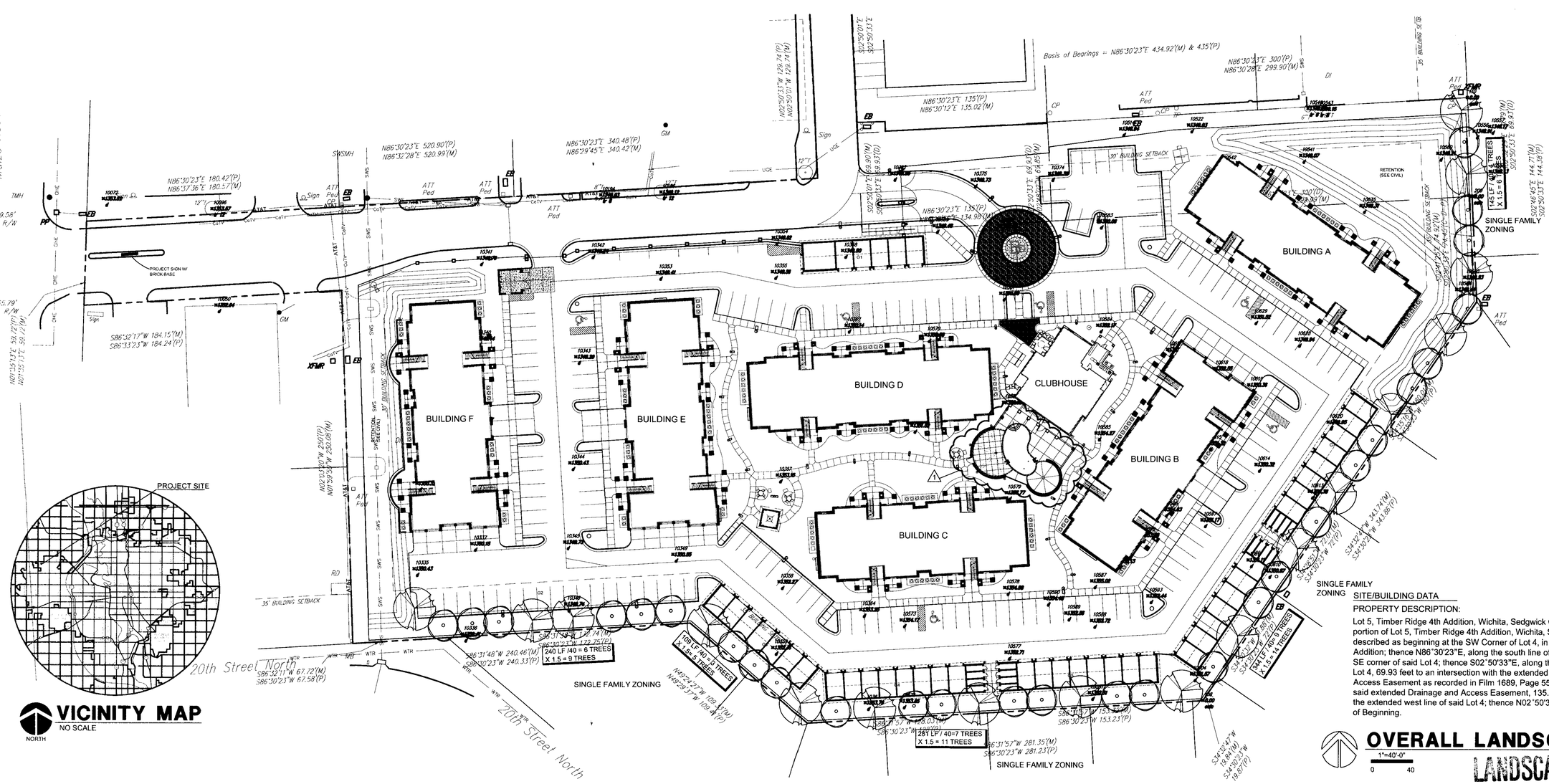
TENANT STRIP CENTER
21st STREET & MAIZE RD.
WICHITA, KANSAS

SUBWAY

DAN WINTER ARCHITECTS
1024 EAST FIRST STREET
WICHITA, KS 67214
PH. 316-267-7142
FAX 267-6224

REGISTERED LANDSCAPE ARCHITECT
BRIAN W. HOLLIS
283
STATE OF KANSAS

DATE
MAY 19, 2001
JUNE 22, 2001
TITLE
LANDSCAPE PLAN
SHEET NO.
L-1



SINGLE FAMILY ZONING

SITE/BUILDING DATA

PROPERTY DESCRIPTION:

Lot 5, Timber Ridge 4th Addition, Wichita, Sedgwick County, Kansas; EXCEPT a portion of Lot 5, Timber Ridge 4th Addition, Wichita, Sedgwick County, Kansas described as beginning at the SW Corner of Lot 4, in said Timber Ridge 4th Addition; thence N86°30'23"E, along the south line of said Lot 4, 135.00 feet to the SE corner of said Lot 4; thence S02°50'33"E, along the extended east line of said Lot 4, 69.93 feet to an intersection with the extended south line of a Drainage and Access Easement as recorded in Film 1689, Page 557; thence S86°30'23"W, along said extended Drainage and Access Easement, 135.00 feet to an intersection with the extended west line of said Lot 4; thence N02°50'33"W, 69.93 feet to the Point of Beginning.

OVERALL LANDSCAPE PLAN

1"=40'-0"

0 40

(CITY CODE)

LANDSCAPE PLAN

APPROVED 6/18/12 BY

GENERAL LANDSCAPE SPECIFICATIONS

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

SEED #1: Kansas Premium Fescue Blend (6-8 pounds per 1000 SF)

GENERAL IRRIGATION NOTES:

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

ALL IRRIGATION EQUIPMENT SHALL BE SCREENED FROM VIEW OF PUBLIC AREAS.

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

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

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

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

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

IRRIGATION MAINLINE - CLASS 200 PVC - 18" BURIAL DEPTH MINIMUM
IRRIGATION LATERAL LINE - CLASS 160 PVC - 12" BURIAL DEPTH MINIMUM
IRRIGATION DRIP LINE - POLYETHYLENE PIPE - 3" BURIAL DEPTH MINIMUM
ELECTRICAL CONDUIT - 1120/SCHEDULE 40 PVC PIPE
IRRIGATION SLEEVES - SCHEDULE 40 PVC - 18" BURIAL DEPTH MINIMUM

THE FOLLOWING GUIDELINES SHALL BE USED FOR DRIP EMITTER INSTALLATION: DP-197
ONE GALLON PER HOUR DRIP EMITTER ARE TO BE DISTRIBUTED AS FOLLOWS:
1 DRIP EMITTER PER 2"-4" GROUNDCOVER
2 DRIP EMITTERS PER 1-5 GALLON SHRUB OR GROUND COVER
4 DRIP EMITTERS PER TREE

MAPD copy 1of2

WATER FOR IRRIGATION TO COME FROM NEW WATER WELLS (BY OWNER).

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

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

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

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

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

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

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

BENNINGTON PLACE APARTMENTS
21ST & MAIZE ROAD
WICHITA, KANSAS

REGISTERED ARCHITECT
CHRIS TICE
5008
6/15/12
STATE OF KANSAS

CITY COMMENTS 12 JUNE 12 (1)
PERMIT 11 MAY 2012

OVERALL LANDSCAPE PLAN

LS1

August 14, 2017

Talai Timsah
1861 N. Rock Road #200
Wichita KS 67206

Paul Gray
1861 N. Rock Road #200
Wichita, KS. 67206

RE: CUP2017-00034 – Amendment DP-197, to allow a drive-thru window 2110 N. Maize Rd #100

Gentlemen,

At its regular meeting on August 10, 2017, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to APPROVE of the request subject to the following conditions:

1. A scaled, dimensioned site plan be submitted to the Director of Planning, including a parking legend and details on the drive-through and revised queuing spaces from the order box.
2. Any external speaker system used with the order box and pick-up window shall meet the noise level standards of Section 7.41.030 of Wichita City Code.
3. Provide additional trees for landscaping/screening with the reconfigured parking spaces, subject to approval of the Director of Planning.
4. The applicant will submit four CUP plans within 60 days of final approval to the Metropolitan Area Planning Department.
5. The proposed amendment applies only to the described Parcel 3. Unless specifically modified by this amendment, all existing development standards described in DP-197 shall remain in effect.

Aggrieved persons may file a written appeal of the MAPC decision to the Planning Director within 14 days of the conclusion of the MAPC hearing, by August 24, 2017, at 5 PM. If a valid appeal is not received by that date, *the MAPC decision will be final*.

If a valid appeal is received, the Wichita City Council will consider this case at their meeting to be held September 12, 2017, at 9 AM, 1st Floor City Hall, 455 N. Main St.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at (316) 268-4421.

Sincerely,

David M. Clements, AICP

Copies to: Bryan Frye, Council Member District V
Laura Rainwater, CSR District V
MABC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 29, 2013

Bennington Place LLC
Mike Brand
2418 South Hoover
Wichita, KS 67215

Luminous Neon Inc.
P. O. Box 916
Hutchinson, KS 67504-0916

RE: Administrative Adjustment (CUP2013-00012) to Parcel 1 of DP-197, the Greystone Community Unit Plan ("CUP") to: 1) increase sign area on a ground sign located along 21st Street to 141 square feet (sign #1 on the attached drawings); 2) increase sign area on a ground sign located along Maize Road to 55 square feet (sign #2 on the attached drawings); 3) reduce separation to 50 feet from another ground sign (sign #2 on the attached drawings) and 4) allow an illuminated wall sign up to 66 square feet facing 21st Street (sign #3 on the attached drawings) on property located at southeast of the intersection of 21st Street North and North Maize Road (10237 West 21st Street North).

We have received and reviewed your request for four Administrative Adjustments to Parcel 1, DP-197, the Greystone CUP located southeast of the intersection of West 21st Street North and North Maize Road (10237 West 21st Street North). Currently General Provision 4 of DP-197 states that "Signs shall be permitted by chapter 24.04 of the code of the City of Wichita, except that no off-site or portable signs shall be permitted. Additionally, signage along 21st Street and the south 200 feet of the CUP shall be limited as follows: A. No ground or pole sign shall exceed 18 feet in height or 90 square feet in area. General sign locations are indicated on the (CUP) drawing. B. Parcels no. 3 and 4 are limited to 2 ground or pole signs each. C. No flashing, rotating or moving signs, signs with moving lights, or lights that create the illusion of movement are permitted, except for date, time, temperature, or other public service messages. D. Signage for Parcel 1 is limited to signs as permitted by the Wichita Sign Code for the MF-29 district.

We have reviewed your request for the following adjustments:

1) Increase sign area on a ground sign on 21st Street to 141 square feet (sign #1 on the attached drawings) (sign number 1 is actually located on Parcel 7);

2) Increase sign area on a ground sign on Maize Road to 55 square feet (sign #2 on the attached drawings);

3) Reduce separation to 50 feet from another ground sign (sign #2 on the attached drawings) and

4) Allow an illuminated wall sign up to 66 square feet facing 21st Street (sign #3 on the attached drawings).

On the basis of our review we have approved Administrative Adjustments 1 and 4 as described immediately above. Administrative Adjustments 2 and 3, as described immediately above, are conditionally approved, subject to the completion of applicable vacation processes designed to remove the sign from existing access and drainage easements. Upon the successful completion of applicable vacation actions, a sign permit for sign number 2 as shown on the attachments may be issued as requested and approved by this Administrative Adjustment.

Prior to the installation of any signage covered by this Administrative Adjustment, all applicable permits, reviews or approvals shall be obtained.

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

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

John L. Schlegel
Director of Planning

Tom Stolz
Director of the Metropolitan Area Building and Construction Department

November 5, 2012

Maize 21, LLC, c/o Melodee Schaffer & Ted Timsah
150 N. Market
Wichita, KS 67202
Melodee Schaffer

RE: CUP2012-00030 - Amendment #2 to DP-197, the Greystone Community Unit Plan (CUP) to allow a "Tavern and Drinking Establishment" associated with art classes/studio (to allow "Personal Improvement Service") on Parcel #3; generally located south of 21st Street North on the east side of Maize Road. District V

Dear Applicants:

At its regular meeting on **November 1, 2012**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request, with the following provisions:

(1) Allow personal improvement service, specifically an art school/studio.
(2) The sale and consumption of alcoholic liquor or cereal malt beverages on the premises shall be limited to those registered for painting classes offered by the art school/studio. At such time that the painting classes are no longer offered, the sale and consumption of alcoholic liquor or cereal malt beverages on the premises shall no longer be allowed, unless approved by an amendment to CUP DP-197.
(3) The sale and consumption of alcoholic liquor or cereal malt beverages associated with those registered for painting classes offered by the art school/studio shall be confined to the approximately 1,543-square foot facility as shown on the approved site plan. No outside loudspeakers or activities
(4) If the Zoning Administrator finds that there is a violation of any of the provisions of this amendment, the Zoning Administrator may, with the concurrence of the Planning Director, declare the amendment null and void.

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the

MAPC for reconsideration or to reverse their recommendation.

Property owners may also file written protest petitions on zoning related items heard by the MAPC. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **November 15, 2012, at 5 p.m.** Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area within 200 feet of the perimeter of the application area, unless the Council overrides such a protest and approves the application by a vote of 6 of its members.

Your application will be forwarded to the **December 4, 2012** City Council meeting for review and final action. This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Bill Longnecker
Senior Planner
Current Plans Division

Copies to: CHADSWORTH HOA, c/o Ed Dunn, 2550 Crestline Ct, Wichita, KS, 67205
Westlink Christian Church, 2001 N. Maize Rd, Wichita, KS 67212
Jeff Longwell, WCC V, Mail Stop 1-13
Megan Buckmaster, NA IV, Mail Stop 1-135
Jeff Van Zandt, City Law, Mail Stop 1-72
Paul Hays, Mail Stop 1-72
Rick Stubbs, Mail Stop 1-72

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 8, 2012

Bennington Place LLC c/o Mike Brand
2418 S. Hoover
Wichita, KS 67215

Ferris Consulting c/o Greg Ferris
PO Box 573
Wichita, KS 67201

RE: CUP2012-33 - CUP Administrative Adjustment to DP 197 Parcel 1 to allow apartments in LC zoning, and to increase the number of units from 130 to 138, generally located south of 21st Street North and east of Maize Road (10237 W. 21st Street N.).

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-197 Greystone Community Unit Plan ("CUP"). We understand you wish to allow multi-family residential development on the LC zoned Parcel 1, and increase the total number of units on Parcel 1 from 130 to 138, keeping the residential density at below 22 units per acre.

Our review determines that adjusting the CUP in the manner you requested 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.

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

Multi-family residential development is permitted in LC zoning on Parcel 1, not to exceed 22 dwelling units per acre, and not to exceed a total of 138 units.

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

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

John L. Schlegel
Director of Planning

Rick Stubbs
Co-Interim Superintendent of Central Inspection

cc: Paul Hays, Office of Central Inspection
Rick Stubbs, Office of Central Inspection
Jeff Longwell, CM District V
Megan Buckmaster, NA District V

January 11, 2012

B & E Investments
Attn: Mike Brand
9915 W 21st Street North
Wichita, KS 67205

Mike Brand
2418 S. Hoover
Wichita, KS 67215

RE: **CUP2011-00031** DP-197 Greystone Community Unit Plan Amendment #1 to allow multi-family residential use on Parcel 1 and reduce setback (for one-story garages) from 35 feet to 10 feet on property zoned LC Limited Commercial; generally located on the southeast corner of 21st Street North and Maize Road.

Dear Ladies and Gentlemen:

At its regular meeting on **January 10, 2012**, the Wichita City Council considered the above captioned request. The action of the WCC was to **APPROVE** the request subject to the following conditions:

1. Density shall be limited to 22 dwelling units per acre or 130 dwelling units, whichever is less.
2. An additional condition shall be added to General Provision #4 to limit signage for Parcel 1 to signs permitted by the Wichita Sign Code for the MF-29 zoning district.
3. The building setback (for one-story garages) shall be reduced from 35 feet to 15 feet for the south and east property line with provision for maintaining the screening wall and landscaping per approval of the Planning Director.
4. Maximum number of buildings shall be 15.
5. The buffer of trees on the south and east property lines shall be provided at a rate of one tree per 27.5 feet of property line by ornamental or deciduous trees. In addition the screening wall shall be eight feet in height and otherwise in compliance with General Provision #5. ("*Stone, Masonry, Brick, Architectural Tile, or similar material not including wood or woven wire,*" is what is in the General Provision #5.)
6. No lighting trespass shall be permitted to spill from the site to the residential zoned areas to the south and east.
7. Noise shall be restricted to that allowed upon property zoned as residential.
8. Access shall be prohibited to 20th Street North and Valleyview Street.
9. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
10. Trash Containers must be located on the North side of the property with no trash truck pickup before 7AM.

11. 60% of the facades of the Apartment buildings will be stone or brick
12. A minimum six foot screening wall in Compliance with General Provision #5 will be located along the west property line.
13. Deciduous trees will be a minimum of 3 ½ inch caliber and no less than 15 feet tall at planting.
14. The complex will be a gated complex with the gates closed and open only to residents and/or their guests no later than 10PM and open no earlier than 6AM except for emergencies.
15. Site plan shall be in general conformance to the site plan presented to and discussed by the District Advisory Board on January 9, 2012.
16. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
17. The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days after approval

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

Sincerely,

Jess McNeely, AICP
Senior Planner
Current Plans Division

Copies to: Spangenberg Phillips Tice Architecture, Attn: Greg Tice, 121 N. Mead, Ste 201, Wichita, KS 67202
Greg Ferris, PO Box 573, Wichita, KS 67201
Bryan W. Edwards, 9918 W. 20th St., N, Wichita, KS 67212
Ngoc Ngo, 10109 W. 20th St., N, Wichita, KS 67212
Scott & Laura Plank, 9910 W. 20th St., N, Wichita, KS 67212
Brian A. & Shelly A. Detienne, 9906 W. 20th St., N, Wichita, KS 67212
First Equity Mortgage Services, Attn: Theresa Pham-Griffin, 10011 W. 21st St., N, Wichita, KS 67205
Vernette C. Waltman, 10009 W. 20th St., N, Wichita, KS 67212
Marissa B. Marklewtz, 2110 N Maize Rd., Wichita, KS 67212
David Morgan, 10004 W. 20th N, Wichita, KS 67212
Margie Hurt Trust, 9905 W. 20th N, Wichita, KS 67212
Sharon & Robert Burns, 10118 W. Bella vista Ct, Wichita, KS 67212
Nathan W. & Tina M. Zahn, 10114 W. 19th St., Cr, N, Wichita, KS 67212
Talal Timsia, 2110 N Maize Rd., Ste 450, Wichita, KS 67212
William R. & Marilyn Rambo, 10313 W. 20th N, Ct, Wichita, KS 67212
Joey & Patricia Mercado, 10321 W. 20th N, Ct, Wichita, KS 67212
David & Chantha Hoang, 10305 W. 20th Ct, N, Wichita, KS 67212
Jeremy E. & Rebecca L. Schumacher, 9906 Westlawn Cir, Wichita, KS 67212
Rebecca S. Endicott, 10134 Bella Vista, Wichita, KS 67212

M.H. Strickland, 10021 W. 21st St, Wichita, KS 67212
Barb Matow, Acrobatic Academy Inc, 2111 N Maize Rd, Wichita, KS 67212
Joanna P. Whitaker Living Trust, 2217 N Crestline Ct, Wichita, KS 67205
Kenneth J. & Frances E. Oeding, 10000 W. 20th St, N, Wichita, KS 67212
Daniel & Tamara Heeb, 10013 W. 20th St., N, Wichita, KS 67212
Mark and Erin Bowen, 10016 W. 20th St, N, Wichita, KS 67212
Steven J. & Christine A. Kratzer, 10005 W. 20th St., N, Wichita, KS 67212
Joshua Sucher, 10012 W. 20th St., N, Wichita, KS 67212
Kenny Vuong & Tien Nguyen, 9913 W. 20th St, N, Wichita, KS 67212
Paul D. Gorges & Tasha Triebelhorn, 9914 W. 20th St., N, Wichita, KS 67212
John P. Galbraith & Danna D. Stephan-Galbraith, 9901 W. 20th St., N, Wichita, KS 67212
Richard V. & Cheryl Gillespie, 2213 N. Crestline Ct, Wichita, KS 67205
Brent A. & Michelle P. Schintgen, 9918 W. Westlawn, Wichita, KS 67212
Vernon E. & lea S. Smithhisler, 10122 W. Bella Vista Ct, Wichita, KS 67212
Jeffrey D. & Sandra L. Ranney, 10126 W. Bella Vista Ct, Wichita, KS 67212
Linda Palmer & Betty Follin, 10213 W. 20th St., N, Wichita, KS 67212
Mike D. & Valerie Mayta, 9917 Westlawn Cir, Wichita, KS 67212
Aaron Graves, 9913 W. Westlawn Cir, Wichita, KS 67212
Chad J. & Kathryn Eck, 9922 W. Westlawn, Wichita, KS 67212
Sharon Atherton, 10206 W. 20th St., N, Wichita, KS 67212
Robert D. & Norma J. Sturgeon, 10114 W. 20th St., N, Wichita, KS 67212
Frank L. & Angela M. Chambers, 10309 W. 20th St., N, Ct, Wichita, KS 67212
Clarence W. & Joyce E Harkness, 101109 W. 19th St Cir, Wichita, KS 67212
Michael W. & Jull K. Honas, 9910 Westlawn, Wichita, KS 67212
Joseph D. & Susan M. Stockton, 10021 W. 20th St., N, Wichita, KS 67212
Gene E. & Michelle C. Ogden, 10201 W. 20th St., N, Wichita, KS 67212
Donald & Lillie M. Peghee, 10301 W. 20th St., N, Wichita, KS 67212
Richard J. Statton, 10113 W. 20h St, N, Wichita, KS 67212
Norm & Carol A. Anspaugh Dooley, 10101 W. 20th St., N, Wichita, KS 67212
Steven P. Miller, 10017 W. 20th St., N, Wichita, KS 67212
Gordon W. Mary Beth Wegerle, 10205 W. 20th St., Ct, Wichita, KS 67212
Mary Schumock, 10008 W 20th St., N, Wichita, KS 67212
Barbara A. Addison, 7526 W. Reflection Ct, Wichita, KS 67205
Glenda R. Terry, 10001 W. 20th St., N, Wichita, KS 67212
Franklin N. and Donna R. Simon Living Trust, 9922 W. 20th St, N, Wichita, KS 67212
Beverly A. Kilian, 9909 W. 20th, Wichita, KS 67212
Ted F. & Wanda Seal Living Trust, 2206 Crestline Ct, Wichita, KS 67205
Eric N. & Francessca M. Williams, 10020 W. 20th St, N, Wichita, KS 67212

Steve & Lisa McGee, 2221 N. Crestline Ct, Wichita, KS 67212
Julie A. Bergkamp & Dianna Schreiman, 10210 W. 20th St, Wichita, KS 67212
William G. & Sandra J. Whittemore, 10209 W. 20th, 10209 W. 20th , Wichita, KS 67212
James A. & Janet K. Hemmen, 10110 W. 20th N, Wichita, KS 67212
Ronald D. Wegerle, 10138 Bella Vista Ct, Wichita, KS 67212
Minnie W. Wegerle, 10105 W. 20th, Wichita, KS 67212
Josephine M. Forcum, 10102 W 20th St, N, Wichita, KS 67212
Ernie D. & Charlotte Fraizer, 10106 W. 20th, Wichita, KS 67212
Heath A. Koehler & Kellie Sampson-Koehler, 1023 W. 52nd St, S, Wichita, KS 67217
Donel R. & Norma J. Carter, 10202 W. 20th, Wichita, KS 67212
Donna Refro, 2222 N. Crestline Ct., Wichita, KS 67205
Kim Parker, 9802 W. 20th, Wichita, KS 67212
Steven Barnes, 10142 W. Bella Vista St., Wichita, KS 67212
Amarado Estates, Mike Traffas, 1534 Caddy Ct, Wichita, KS 67212
Chadsworth, Ed Dunn, 2550 Crestline Ct, Wichita, KS 67205
Evergreen, Jason Unruh, PO Box 2907, Wichita, KS 67201
Sterling Farms, Gary Hofeling, 9319 W Britton St. Wichita, KS 67205
Timber Ridge, Pattie Gardes, 2114 N Parkdale Ct, Wichita, KS 67212
Windwood Estates, Mervyn Bayne, 1848 N Lark Ct, Wichita, KS 67212
District V Councilmember Jeff Longwell, Mail Stop 1-13 (email)
District V N.A. Megan Buckmaster, Mail Stop 1-135 (email)
Kurt Schroeder, Office of Central Inspection, Mail Stop 1-72 (email)
Paul Hays, Office of Central Inspection, Mail Stop 1-72 (email)
Julianne Kallman, Engineering, MAIL STOP #1-71 (email)

December 19, 2011

B & E Investments
Attn: Mike Brand
9915 W 21st Street North
Wichita, KS 67205

Mike Brand
2418 S. Hoover
Wichita, KS 67215

RE: **CUP2011-00031** DP-197 Greystone Community Unit Plan Amendment #1 to allow multi-family residential use on Parcel 1 and reduce setback (for one-story garages) from 35 feet to 10 feet on property zoned LC Limited Commercial; generally located on the southeast corner of 21st Street North and Maize Road.

Dear Ladies and Gentlemen:

At its regular meeting on **December 6, 2011**, the Wichita City Council considered the above captioned request. The action of the WCC was to **DEFER** the request to the Wichita City Council scheduled meeting on **January 10, 2012**, and return the request to the District V Advisory Board (DAB) to be re-heard. This case will be re-considered by DAB V at its meeting to be held at 6:30 p.m., Monday, **January 9, 2012**, at Fire Station 21, 2110 N. 135th St. West, Wichita, KS. Additional information regarding the DAB meeting may be obtained by calling the Neighborhood Assistant, Megan Buckmaster at 268-4351, or mbuckmaster@wichita.gov.

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

Sincerely,

Jess McNeely, AICP
Senior Planner
Current Plans Division