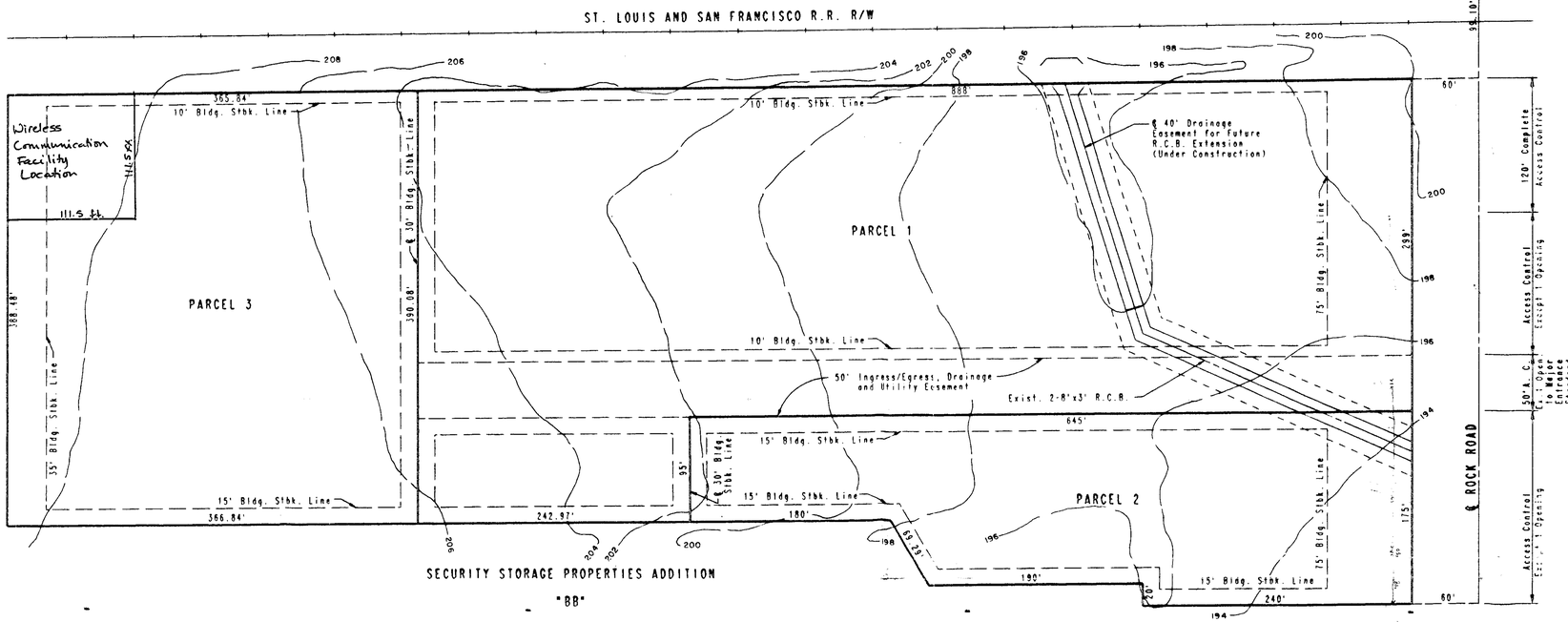
Per Adm Adj 1-26-01

DP-215 AMENDMENT #1

APPROVED CUP
MAPC 2-23-95 AM
BCC 3-21-95 AM
MAPD COPY 10082

C.C.R. COMMERCIAL COMMUNITY UNIT PLAN DP-215

AMENDMENT NUMBER ONE



AMENDED 1-23-95

GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 11.99 NET ACRES MORE OR LESS

2. ACCESS CONTROL
ACCESS TO ROCK ROAD SHALL BE LIMITED TO THREE (3) OPENINGS, ONE (1) MINOR OPENING AND ONE (1) MAJOR OPENING TO PARCEL ONE AND ONE (1) MINOR OPENING TO PARCEL TWO AS SHOWN ON THE PLAN. THERE SHALL BE COMPLETE ACCESS CONTROL TO THE NORTH 120 FEET OF PARCEL ONE

3. BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN. 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. DRAINAGE - A DRAINAGE PLAN AND GUARANTEES FOR DRAINAGE IMPROVEMENTS SHALL BE SUBMITTED AT THE TIME OF PLATTING STRUCTURES MAY BE CONSTRUCTED UPON, OVER AND ACROSS THE DRAINAGE EASEMENT AS SHOWN IN PARCELS ONE AND TWO IN ACCORDANCE WITH THE "EASEMENT ENCROACHMENT AGREEMENT" RECORDED ON FILM 787, PAGE 1198

6. THE 50 FOOT INGRESS/EGRESS, DRAINAGE, AND UTILITY EASEMENT SHOWN IN PARCEL ONE IS TO PROVIDE INGRESS AND EGRESS TO ROCK ROAD FROM PARCELS ONE, TWO, AND THREE. THE PAVEMENT WITHIN SAID EASEMENT SHALL BE A MINIMUM OF TWENTY-FOUR FEET IN WIDTH AND CONSTRUCTED WITH A MINIMUM OF A 3 1/2 INCH ASPHALT BASE WITH A 1 1/2 INCH ASPHALT SURFACE OR THE EQUIVALENT THEREOF

7. FIRE LANES

   A. 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.

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

8. PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.140 OF THE CODE OF THE CITY OF WICHITA UNLESS OTHERWISE APPROVED BY THE BOARD OF ZONING APPEALS

9. MASONRY WALLS - A SOLID OR SEMI-SOLID WALL CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD, OR WOVEN WIRE) AT LEAST SIX FEET BUT NOT MORE THAN EIGHT FEET HIGH SHALL BE CONSTRUCTED ALONG THE WEST AND NORTH LINE OF PARCEL THREE

A 6-8 FOOT MASONRY WALL SHALL BE REQUIRED ALONG THE NORTH SIDE OF PARCEL ONE. THE NORTH SIDE OF THE PROPOSED BUILDING ON PARCEL ONE MAY SERVE AS A PART OF THE REQUIRED WALL IF IT IS DEVELOPED WITH SIMILAR BUILDING MATERIALS AS THE FRONT FACADE, AND NO SERVICE EQUIPMENT, STORAGE, LOADING DOCKS, OR TRASH RECEPTACLES ARE TO BE LOCATED ON THE NORTH SIDE OF THE BUILDING. A CONTINUOUS LANDSCAPE SCREEN OF AT LEAST 6 FEET IN HEIGHT MAY BE SUBSTITUTED FOR THE MASONRY WALL REQUIREMENT ON THE EASTERN PORTION OF PARCEL ONE LOCATED SOUTH OF NONRESIDENTIAL ZONING — Substitute a continuous tall, fast-growing landscape screen on the proposed 320 feet of north side of Parcel 1 - Amd MAPC 9-18-95 — see plan submitted w/ request
CONSTRUCTION OF WALLS WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN UTILITY EASEMENT.

10. LANDSCAPING AND SCREENING SHALL BE IN ACCORDANCE WITH SECTION 10.32.010 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA

A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO PLANT MATERIALS.

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.

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 PLANTED.

11. SIGNS - THE MAXIMUM SQUARE FOOTAGE OF SIGN AREA PERMITTED FOR POLE OR GROUND SIGNS SHALL BE CALCULATED AT 0.8 SQ. FT. PER FOOT OF LINEAR STREET FRONTAGE AS THE FRONTAGE DEVELOPS ALONG ROCK ROAD. POLE OR GROUND SIGNS SHALL BE PLACED A MINIMUM 150 FEET APART, IRRESPECTIVE OF HOW LAND IS LEASED OR SOLD, UNLESS OTHERWISE APPROVED BY THE BOARD OF ZONING APPEALS.

SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 24.04 OF THE SIGN CODE OF THE CITY OF WICHITA WITH THE FOLLOWING EXCEPTIONS:

   A. NO OFF-SITE, PORTABLE SIGNS, OR SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED.

   B. PARCEL THREE SHALL BE PERMITTED ONE SIGN LOCATED WITHIN OR ADJACENT TO THE 50 FOOT INGRESS/EGRESS EASEMENT IN PARCEL ONE ADJACENT TO ROCK ROAD.

   C. PARCELS ONE, TWO, AND THREE SHALL SHARE THE MAXIMUM AREA FOR GROUND OR POLE SIGNS PERMITTED ALONG ROCK ROAD. THE AREA OF EACH PARCEL SHALL BE PRORATED AS FOLLOWS

      PARCEL ONE - 39.5% OR 150 SQ. FT.
      PARCEL TWO - 34.2% OR 130 SQ. FT.
      PARCEL THREE - 26.3% OR 100 SQ. FT.

12. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW

13. ARCHITECTURAL CONTROL - ALL BUILDINGS WITHIN PARCELS ONE AND TWO SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER, COLOR, TEXTURE AND THE SAME PREDOMINATE EXTERIOR BUILDING MATERIAL. METAL SHALL NOT BE PERMITTED AS A PREDOMINATE EXTERIOR BUILDING MATERIAL FOR ANY BUILDING.

ALL LIGHTING WITHIN PARCELS ONE AND TWO SHALL SHARE SIMILAR OR CONSISTENT DESIGN (I.E., FIXTURES, POLES, LAMPS, AND ETC.).

14. OUTSIDE STORAGE SHALL BE LIMITED TO THE SAME REQUIREMENTS OF THE "LC" ZONING DISTRICT, EXCEPT THAT STORAGE OF VEHICLES USED IN CONJUNCTION WITH THE BUSINESSES LOCATED IN "C" ZONED PARCELS IS PERMITTED IF SCREENED FROM VIEW FROM RESIDENTIALLY ZONED PROPERTY. OUTSIDE STORAGE OF BOATS, RECREATIONAL VEHICLES, AND OTHER SIMILAR VEHICLES ASSOCIATED WITH RESIDENTIAL STORAGE USES SHALL BE PERMITTED.

15. A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE A REQUIREMENT OF THIS CUP. THIS WALK SYSTEM SHALL LINK PROPOSED BUILDINGS ON PARCELS ONE, TWO, AND THREE WITH THE MAJOR ENTRANCE AND THE EXISTING SIDEWALKS ON ROCK ROAD. THE PEDESTRIANWAY SYSTEM SHALL NOT BE REQUIRED FOR PARCEL THREE IF IT DEVELOPS WITH RESIDENTIAL STORAGE USES. THE PEDESTRIANWAY SYSTEM SHALL BE ASSURED BY REQUIRED SUBMISSION AND APPROVAL OF CIRCULATION PLANS BY THE PLANNING DIRECTOR FOR EACH PARCEL PRIOR TO ISSUING BUILDING PERMITS.

16. NO SOUND PROJECTING DEVICES OR LOUDSPEAKERS SHALL BE PERMITTED. ALL LIGHTS SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM ADJOINING RESIDENTIAL PROPERTY.

17. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR THIS DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNER, THEIR SUCCESSORS AND ASSIGNS OR THEIR LESSEES UNLESS AMENDED.

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE - RETAIL FURNITURE AND/OR APPLIANCE STORE AND ASSOCIATED WAREHOUSE.

NET AREA - 288,838 SQ. FT. OR 6.58 ACRES ±
MAXIMUM BUILDING COVERAGE - 105,000 SQ. FT. OR 37%
MAXIMUM GROSS FLOOR AREA - 105,000 SQ. FT.
FLOOR AREA RATIO - 37%
MAXIMUM BUILDING HEIGHT - 35 FEET (40 FEET OVER THE WEST 500 FEET)
MAXIMUM NUMBER OF BUILDINGS - 2

PARCEL TWO

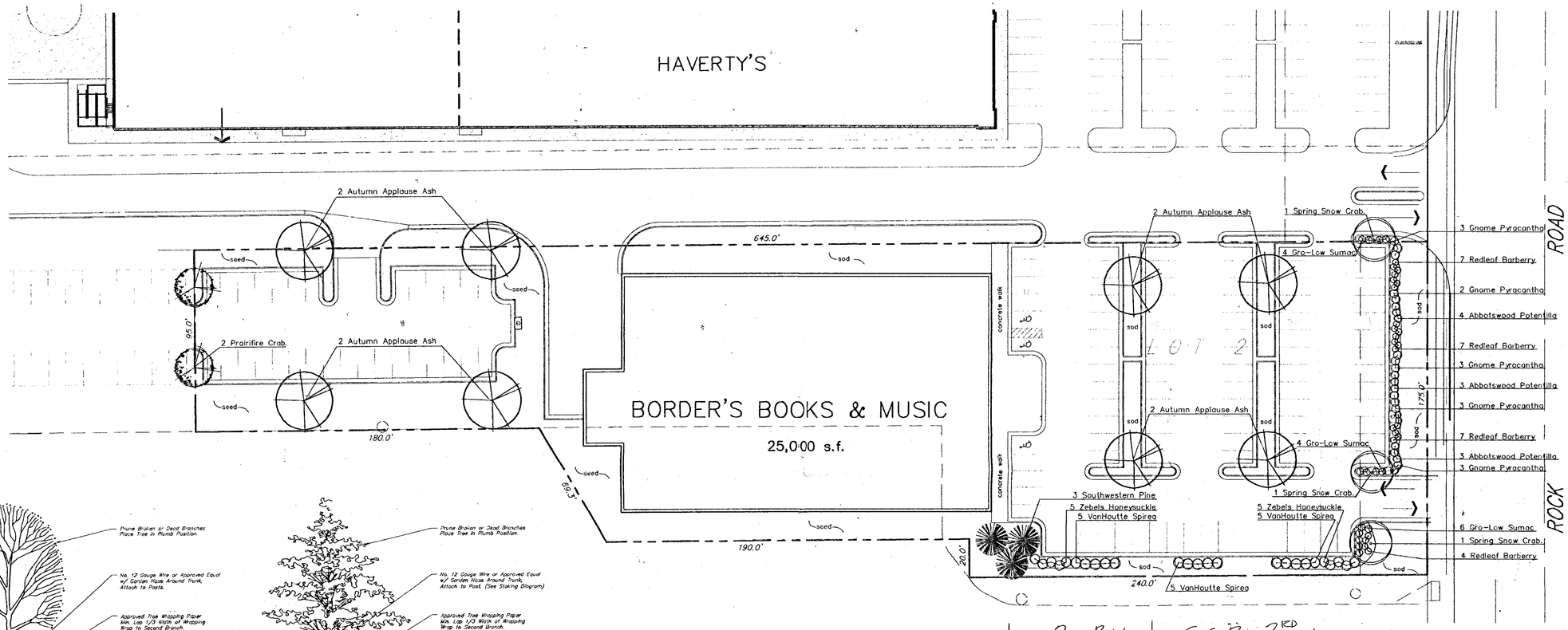
PROPOSED USE - BOOK STORES, OFFICE, RETAIL SHOPS, MEDICAL AND DENTAL CLINICS AND OTHER USES PERMITTED BY THE ZONING DISTRICT. NO RESTUARANTS, FINANCIAL INSTITUTIONS OR CONVENIENCE STORES SHALL BE PERMITTED.

NET AREA - 92,924 SQ. FT. OR 2.13 ACCRES ±
MAXIMUM BUILDING COVERAGE - 27,875 SQ. FT. OR 30%
MAXIMUM GROSS FLOOR AREA - 35,000 SQ. FT.
FLOOR AREA RATIO - 38%
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 1

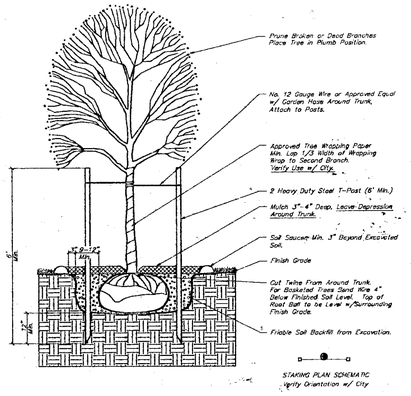
PARCEL THREE

PROPOSED USE - OFFICES, HEALTH AND FITNESS CLUB, OFFICE WAREHOUSE, LIGHT MANUFACTURING (WITH LESS THAN 10 EMPLOYEES) GYMNASTIC SCHOOL, RESIDENTIAL STORAGE UNITS, BUSINESS OR COMMERCIAL SCHOOL, MEDICAL AND DENTAL CLINICS, PHARMACY, DAY CARE CENTER, PRINT SHOP, LAUNDRY AND DRY CLEANING, AND CHURCH. ALL OTHER RETAIL USE WITHIN THIS PARCEL SHALL BE PERMITTED PROVIDING THE MAXIMUM FLOOR AREA DEVOTED TO RETAIL SALES DOES NOT EXCEED 50% OF THE TOTAL FLOOR AREA FOR EACH INDIVIDUAL USE OR TENANT. Wireless communication facility not to exceed 150 feet as depicted on CUP drawing. — per Adm Adj letter dated 1-26-01 shall be allowed in west 111.5 feet of North 145 ft. of Parcel 3

NET AREA - 142,803 SQ. FT. OR 3.27 ACRES ±
MAXIMUM BUILDING COVERAGE - 42,780 SQ. FT. OR 30%
MAXIMUM GROSS FLOOR AREA - 57,040 SQ. FT.
FLOOR AREA RATIO - 40%
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 10

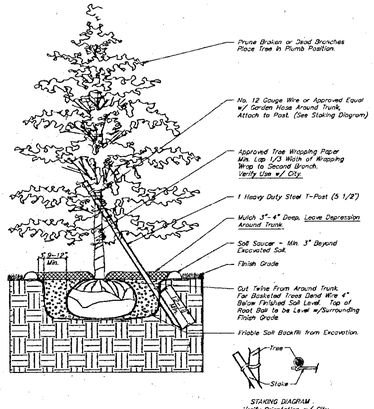


Lot 2 Blk 1 C.C.R. 3RD ADDITION



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 8' Height and Smaller — No Scale

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
8	*Fraxinus americana 'Autumn Applause'*	Autumn Applause Ash	2" Cal.	B & B	Single Stem Only
2	*Malus species 'Prairifire'*	Prairifire Crabapple	1 1/2" Cal.	B & B	Single Stem Only
3	*Malus species 'Spring Snow'*	Spring Snow Crabapple	1 1/2" Cal.	B & B	Single Stem Only
3	*Pinus strobiformus*	Southwestern White Pine	5' Ht.	B & B	Single Stem Only
25	*Berberis thunbergii atropurpurea*	Redleaf Barberry	2 Gal.	Cont.	
10	*Lonicera korolkowi 'Zabeli'*	Zebel's Honeysuckle	2 Gal.	Cont.	
10	*Potentilla fruticosa 'Abbotswood'*	Abbotswood Potentilla	2 Gal.	Cont.	
14	*Pyracantha angustifolia 'Gnome'*	Gnome Pyracantha	2 Gal.	Cont.	
14	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	2 Gal.	Cont.	
15	*Spiraea vanhouttei*	Vanhoutte Spirea	2 Gal.	Cont.	

PLANTING NOTES:

1. All work shall be done in accordance with these Landscape Specifications and Local Industry Standards.
2. Trees with broken leaders will not be accepted.
3. 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 of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
4. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
5. Contractor to install Dewitt Weed Barrier Fabric or approved equal in all planting beds prior to mulching.
6. Mulch 4" deep around trees and 2" deep in all shrub planting beds with shredded cypress mulch.
7. 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 Co. or approved equal.
8. 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.
9. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
10. All areas which are called out as "Sod" are to be seeded and fertilized as follows:

    SOD--
    Kansas Improve Fescue Sod

    All areas which are called out as "Seed" are to be seeded and fertilized as follows:

    SEED--
    Kansas Premium Fescue Blend - 6-8 lbs./1000 sq.ft.

    FERTILIZER--
    16-20-6 ratio-4#/1000 sq.ft. or approved equals.
11. Irrigation-Water for establishment and maintenance of plant materials on this project will be provided by an Automatic Irrigation System with a rain switch or moisture sensing device per City of Wichita Codes.
12. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling KS One-call system at 687-2470. Contractor shall be responsible for any damage done to existing utilities.
13. 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.
14. The landscape contractor shall submit bid with unit prices for all plants; which include mulch, installation, guarantee, and etc.

LANDSCAPE PLAN

APPROVED 6/9/95 BY [illegible]

DP-215
PARCEL 2

LANDSCAPE ORDINANCE CALCULATIONS

Landscape Required:	20 x 175 = 3,500 sq.ft.
Landscape Shown:	9,100 sq.ft.
Shade Trees Required:	Seven (7) Shade
Shade Trees Shown:	Seven (7) Shade, Three (3) Ornamental
Parking Lot Trees Required:	Five (5) Shade or equal
Parking Lot Trees Shown:	Five (5) Shade
Parking Stalls Required:	75 Stalls
Parking Stalls Shown:	124 Stalls

LICENSED LANDSCAPE ARCHITECT PHILIP J. MEYER 678 4/30/95 STATE OF KANSAS

BORDERS BOOK AND MUSIC STORE
LANDSCAPE PLAN
WICHITA, KANSAS

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

PROJECT NUMBER				SHEET OF
DESIGN JJL	DRAWN JJL	APPROVED PJM	DATE APRIL 1995	SCALE 1"=30'

MAPD COPY 1 OF 1