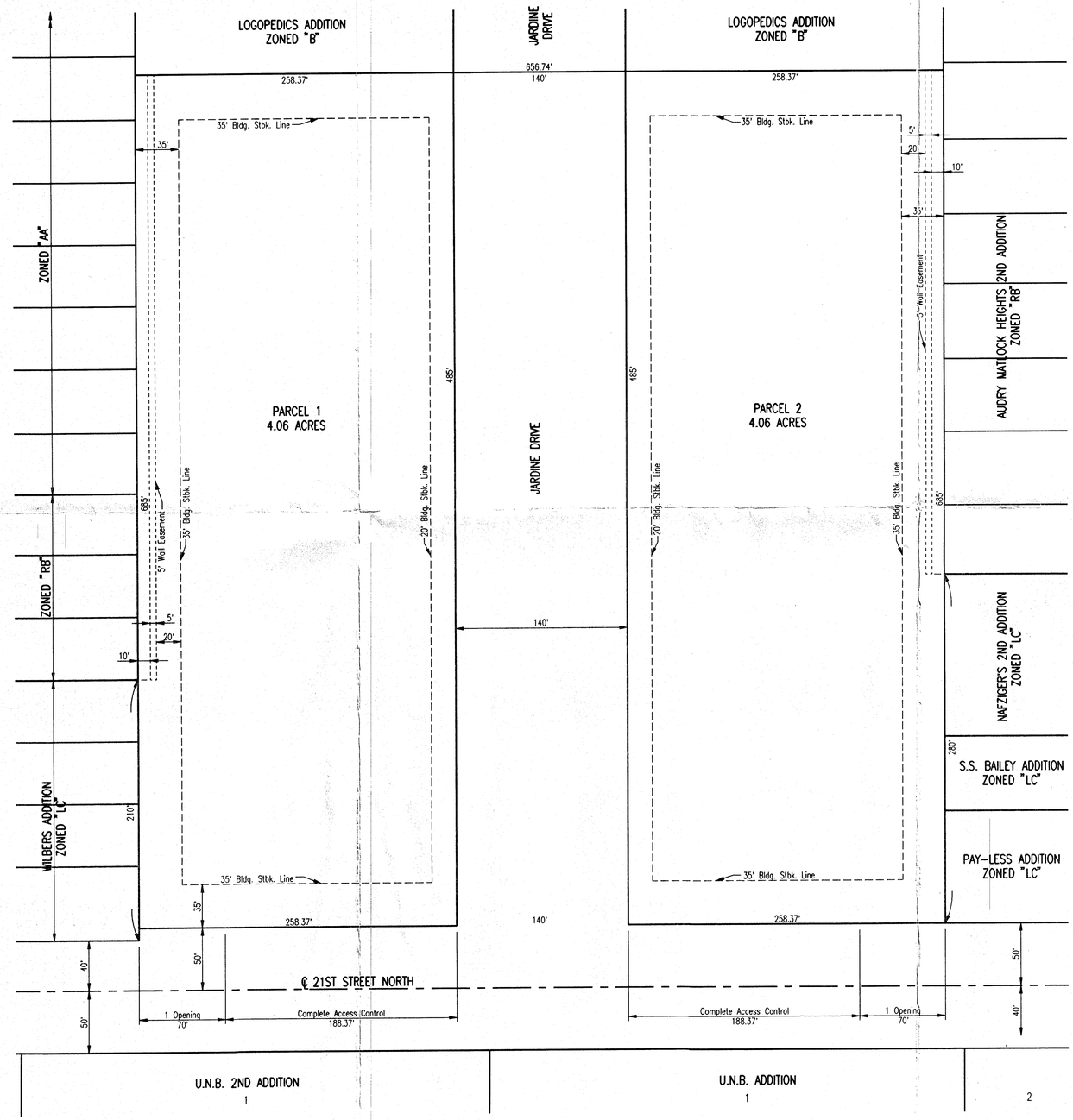
CESSNA 21ST STREET TRAINING/ASSEMBLY COMPLEX C.U.P. DP-220



SCALE: 1"=50'

APPROVED CUP

MAPC 2-29-96 SK
4-2-96 SK

GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 8.12 NET ACRES MORE OR LESS.

2. ACCESS CONTROL
   ACCESS TO 21ST ST. NO. SHALL BE LIMITED TO TWO (2) OPENINGS, ONE OPENING ON THE WEST 70' OF PARCEL ONE AND ONE OPENING ON THE EAST 70' OF PARCEL TWO.

3. BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN OR AS DEFINED IN THE PARCEL DESCRIPTIONS.

4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

5. 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.

6. 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.

7. SCREENING 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 LINE OF PARCEL ONE AND THE EAST LINE OF PARCEL TWO AS SHOWN ON THE PLAN.

   CONSTRUCTION OF WALLS WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN A UTILITY EASEMENT.

   DUE TO THE FACT THAT THE PROPERTY TO THE NORTH IS UNDER THE SAME OWNERSHIP AND THE FUTURE PLANS ARE TO EXPAND THE COMMERCIAL DEVELOPMENT NORTH THE WALL REQUIREMENT HAS BEEN WAIVED IN LIEU OF A 6' WOOD FENCE. - waived per adm adj, dated 5-28-97

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

9. SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 24.04 OF THE SIGN CODE OF THE CITY OF WICHITA WITH THE FOLLOWING EXCEPTION:
   A. NO OFF-SITE, PORTABLE SIGNS, OR SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED.
   B. ALL SIGNS ALONG 21ST ST. NO. SHALL BE GROUND TYPE SIGNS WITH A MAXIMUM HEIGHT OF 20'.
   C. SINGLE TENANT SIGNS SHALL BE LIMITED TO 50 SQUARE FEET AND A MINIMUM OF 150 FOOT SPACING.

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

11. ARCHITECTURAL CONTROL – ALL BUILDINGS WITHIN PARCELS 1 AND 2 SHALL HAVE THE SAME PREDOMINATE EXTERIOR BUILDING MATERIALS WITH CONSISTENT ARCHITECTURAL CHARACTER, COLOR AND TEXTURE ALONG WITH CONSISTENT LIGHTING DESIGN (FIXTURES, POLES, LAMPS, ETC.) UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PLANNING.

12. A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE A REQUIREMENT OF THIS CUP. THIS WALK SYSTEM SHALL LINK PROPOSED BUILDINGS ON PARCELS ONE AND TWO WITH THE EXISTING SIDEWALKS ON 21ST STREET NORTH AND THE EXISTING WALKS TO THE NORTH. 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.

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

14. 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 DESCRIPTION

PARCEL ONE

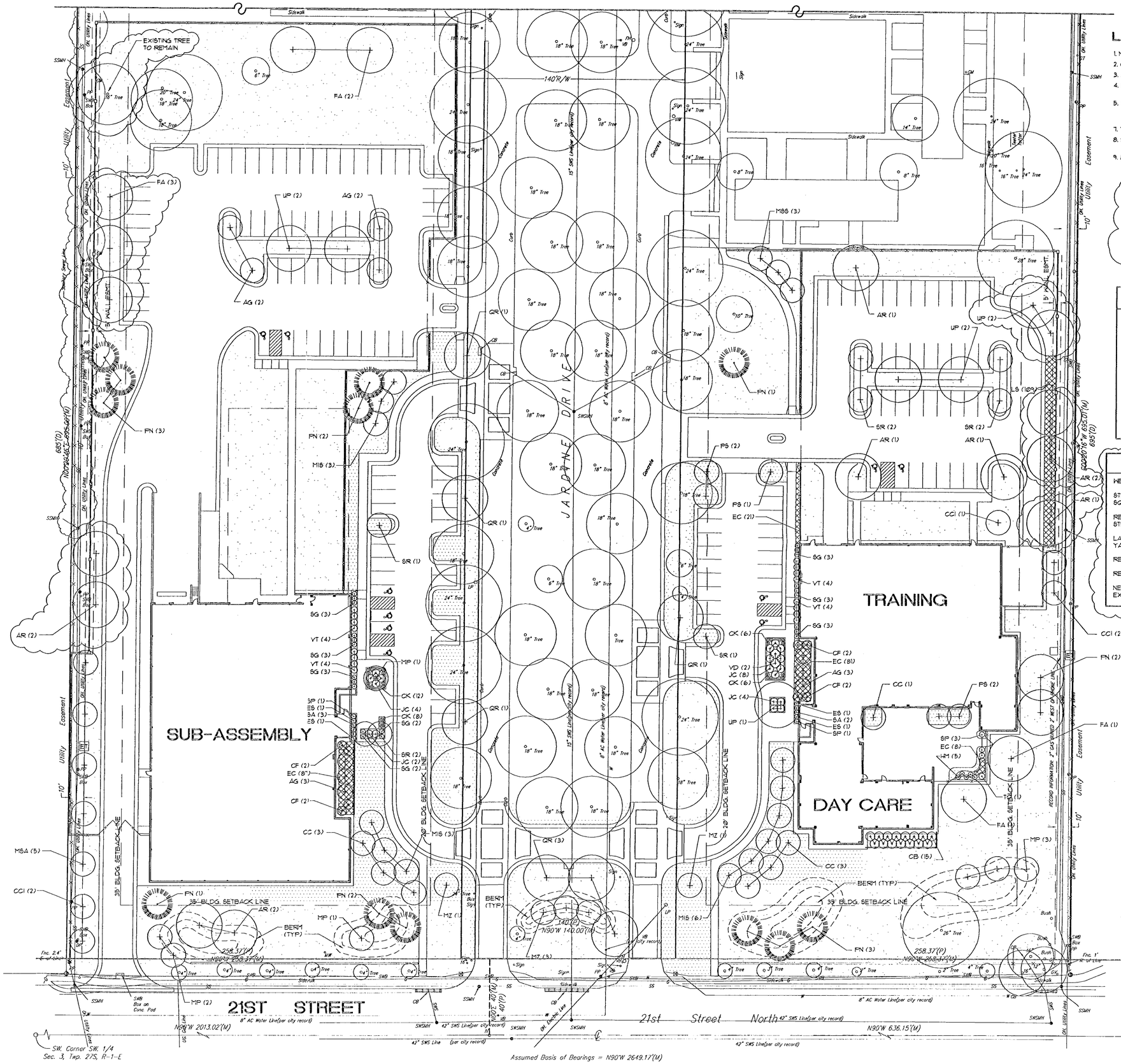
PROPOSED USES: ALL USES PERMITTED IN "C" COMMERCIAL ZONING DISTRICT EXCEPT FOR ADULT ENTERTAINMENT (AS DEFINED IN THE CITY CODE), TAVERNS, DRINKING ESTABLISHMENTS, CAR LOTS, AND CAR WASHING..

NET AREA: 4.06 Ac.± (176,984 S.F.)
MAXIMUM BUILDING COVERAGE: 53,095 S.F. (30%)
MAXIMUM GROSS FLOOR AREA: 70,793 S.F.
FLOOR AREA RATIO: 0.40
MAXIMUM BUILDING HEIGHT – 35 FEET
SETBACKS: 35 FEET ALONG THE NORTH AND WEST PROPERTY LINES
20 FEET ALONG JARDINE DRIVE
35 FEET ALONG 21ST STREET NORTH
MAXIMUM NUMBER OF BUILDINGS – 3

PARCEL TWO

PROPOSED USES: ALL USES PERMITTED IN "L.C." LIGHT COMMERCIAL ZONING DISTRICT EXCEPT FOR ADULT ENTERTAINMENT (AS DEFINED IN THE CITY CODE), TAVERNS, DRINKING ESTABLISHMENTS, CAR LOTS, AND CAR WASHING.

NET AREA: 4.06 Ac.± (176,984 S.F.)
MAXIMUM BUILDING COVERAGE: 53,095 S.F. (30%)
MAXIMUM GROSS FLOOR AREA: 70,793 S.F.
FLOOR AREA RATION: 0.40
MAXIMUM BUILDING HEIGHT – 35 FEET
SETBACKS: 35 FEET ALONG THE NORTH AND EAST PROPERTY LINES
20 FEET ALONG JARDINE DRIVE
35 FEET ALONG 21ST STREET NORTH
MAXIMUM NUMBER OF BUILDINGS – 3



LANDSCAPE NOTES:

1. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL.
2. QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
3. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
4. EDGING SHALL BE RYERSON STL. EDGING OR OWNER APPROVED EQUAL. INSTALL STAKES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
5. THE PLANTING BEDS RECEIVING MULCH SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
7. TURF AREAS SHALL BE SEEDED WITH K-31 FESCUE.
8. RE-ESTABLISH ALL THE AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W. W/ K-31 FESCUE.
9. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL, SOIL SHALL BE IMPROVED. RE: SPECIFICATIONS

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, LOGOPEDICS ADDITION, THENCE NORTH ALONG THE WEST LINE OF LOT 1, 6.85 FEET± THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF LOT 1, 90 FEET± THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF LOT 1, 43 FEET± THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT1, 283.32 FEET TO THE CENTERLINE OF JARDINE DRIVE± THENCE SOUTH ALONG CENTERLINE OF JARDINE DRIVE 173.5FEET± THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF LOT 1 AND LOT 2, 328.32 FEET TO EAST LINE OF LOT2± THENCE SOUTH ALONG THE EAST LINE OF LOT 2, 46.85 FEET TO THE SOUTHEAST CORNER OF LOT 2± THENCE WEST ALONG THE SOUTH LINE OF LOTS 1 & 2, 656.74 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESIGNATED AS JARDINE DRIVE, ALL WITHIN LOTS 1 AND 2, LOGOPEDICS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

LEGEND

- SHRUBS
- LANDSCAPE EDGING
- TURF AREA - SEED
- TURF AREA - SOD
- GROUNDCOVERS
- EXISTING TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE

LANDSCAPE ORDINANCE CALCULATIONS

WEST LOT		EAST LOT	
STREET FRONTAGE	258 L.F.	STREET FRONTAGE	258 L.F.
SQ. FT. FACTOR	20 S.F./L.F.	SQ. FT. FACTOR	20 S.F./L.F.
REQUIRED LANDSCAPED STREET YARD	5,160 S.F.	REQUIRED LANDSCAPED STREET YARD	5,160 S.F.
LANDSCAPED STREET YARD PROVIDED	11,400 S.F.	LANDSCAPED STREET YARD PROVIDED	18,459 S.F.
REQUIRED BUFFERS	415 L.F.	REQUIRED BUFFERS	195 L.F.
REQUIRED BUFFER TREES	11	REQUIRED BUFFER TREES	5
NEW TREES PROVIDED	8	BUFFER TREES PROVIDED	5
EXISTING TREES TO REMAIN	1 - (16")		

(A) LANDSCAPE PLAN
SCALE: 1" = 30'-0"

DP-220
PARCELS 1 & 2 (portions)
LANDSCAPE PLAN
APPROVED 9/30/96 BY [illegible]
(See modification memo attached)

LANDSCAPE PLAN

McCLUGGAGE VAN SICKLE & PERRY
ARCHITECTS • PLANNERS • LANDSCAPE ARCHITECTS
125 S. WASHINGTON WICHITA, KANSAS 67202
P.O. BOX 3948 WICHITA, KANSAS 67201
PH. 316.262.0451 • FAX 316.262.5465

CESSNA 21ST STREET CAMPUS
CESSNA AIRCRAFT COMPANY
WICHITA, KANSAS
Cessna
A Textron Company

REGISTERED LANDSCAPE ARCHITECT
STEPHEN M. PERRY
158
9/23/96

PROJECT NO. 9545
DATE: AUGUST 12, 1996
REVISED: SEPTEMBER 23, 1996

SHEET
SP4.1
OF 13 SHEETS

MAPD COPY 1 of 1