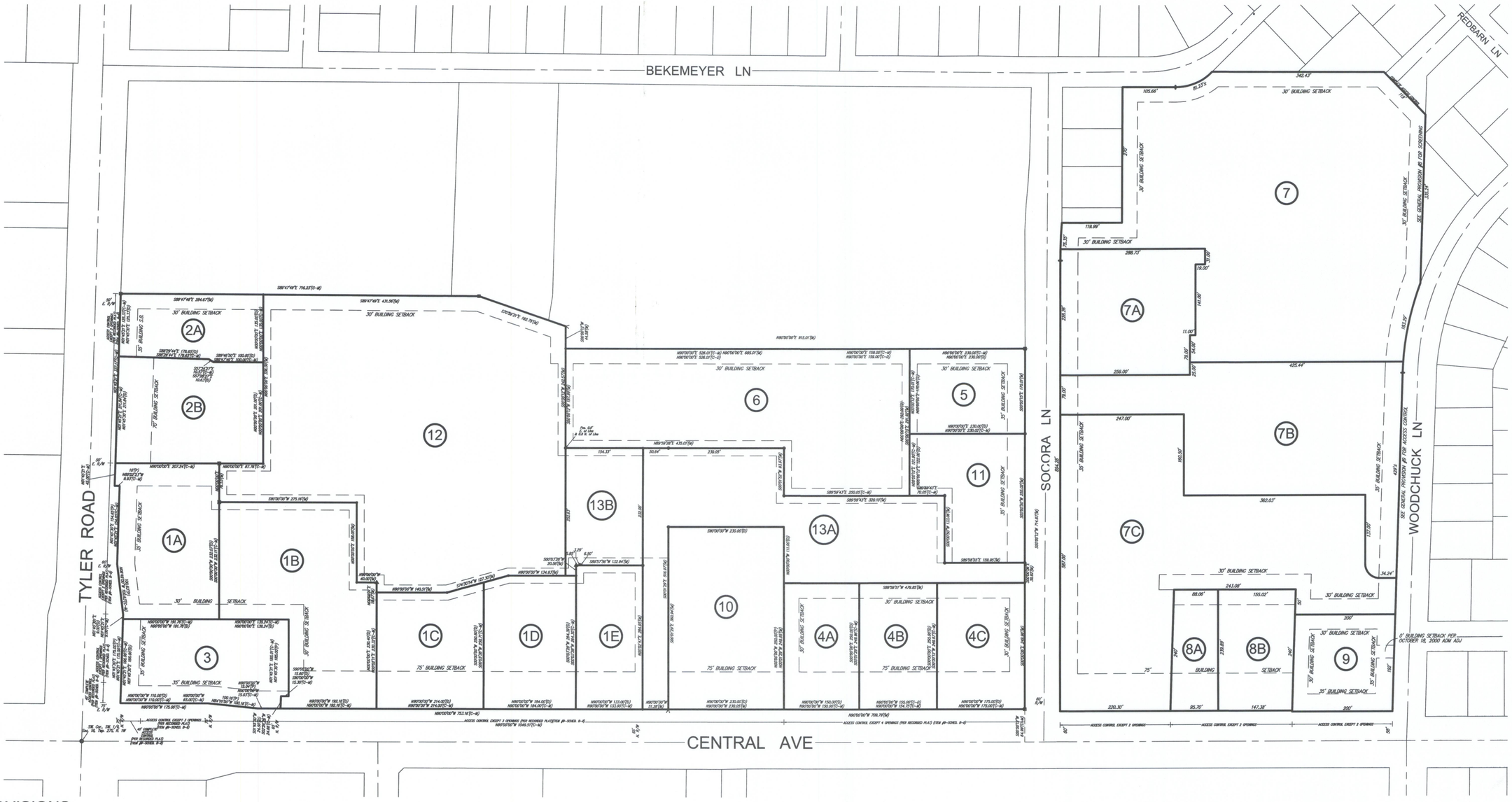
# TYLER ACRES

## COMMERCIAL COMMUNITY UNIT PLAN

### DP-11




## GENERAL PROVISIONS:

1. Total Net Land Area 2,185,430 Sq. Ft. or 50.17 Acres

2. Signs as permitted by zoning ordinance. (See General Provision #17)

3. A planting strip no less than 10 feet in width as indicated, over the south 10 feet of the east 90 feet of Parcel 1, the south 10 feet of Parcels 4, 7, and B, and the east 10 feet of Parcel 7, 7B & 7C adjacent to Woodchuck. A landscape plan prepared by a landscape architect for the planting screen, indicating the type location and specification of plant material and method providing water to the plant material, shall be submitted to the planning department for their review and approval prior to the issuance of building permit(s) for Parcels 1, 4, 7, 7A, 7B, 7C, and B. A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit lot the required landscaping has not been planted.

   A waiver of the 10 foot planting strip along the east and south lines of Parcel 9 is requested until such time as Parcel 9 develops for other uses.

4. Six street trees, approved by the City forester and the Department of Planning, shall be planted prior to occupancy of any building in Parcel 2. A planting strip no less than 10 feet in width, as indicated, over the west 10 feet of the north 290 feet of Parcel 2 is requested to be waved until such time as residential development occurs on the west side of Tyler opposite to said planting strip, A landscape plan prepared by a landscape architect for the planting strip, indicating the type location and specification of plant material And method of providing water to the plant material, shall be submitted to the planning department for their review and approval prior to the issuance of any building permits for Parcel 2.

5. A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials, shall be constructed along the north line of Parcels 1, 2, and 6. Such wall will be reduced to 3 feet in height within 35 feet of Tyler Road. Construction of said wall shall be completed as follows:

   (a) With respect to Parcel 2, said wall shall be completed along the north line of Parcel 2 only, prior to a final certificate of occupancy for any new building within Parcel 2.
   (b) With respect to Parcel 1, the construction of said wall shall be completed as follows:

   (1) Along the north line of Parcels 1, 2, and 6, prior to a final certificate of occupancy for any new building or expansion being placed within the east 500 feet of Parcel 1.
   (2) Along the north line of Parcels 2 and 1, only to a point immediately adjacent to the north line of Parcel 6 in either of the following events:
      (a) Prior to the final certificate of occupancy for any new building along the northern boundary of Parcel; or
      (b) Prior to the final certificate of occupancy for any new building or the expansion of more than 30,000 square feet of existing buildings in any other area of Parcel 1 except the east 500 feet, which event has been provided for the above.

7. The screening requirement along the north line of Parcels 5 and 6 shall be waived because of the institutional use adjacent thereto.

8. A fence 6 to 8 feet in height shall be constructed along the north and east side of Parcel 7 as shown on the plan, provided that a 25-foot landscape yard may be substituted if a landscape plan is submitted in accordance with General Provision #1. All loading docks, trash receptacles or similar uses shall be screened with a fence. See Adm. Adj. dated March 1994 to permit 6' screening wall with 3' planting strip.

9. Access controls shall be as follows:
   Six (6) points of access to Tyler Road, one of which shall be constructed to major entrance standards on Parcel 1.

   Sixteen (16) points of access to Central Avenue, two of which shall be constructed to major entrance standard on Parcel 1. The east major opening shall be guaranteed at the time of replatting.

   Three (3) points of access to Woodchuck. One point of access to Woodchuck from Parcel 7, 7B & 7C upon determination by the Traffic Engineer that an additional access point is needed to reduce congestion in the area.

   Two (2) points of access to Parcel 9.

10. The construction of the deceleration and acceleration lanes along Central Avenue and along Tyler Road from Central Avenue north to the major entrance on Tyler Road, along with the major entrance and accompanying left turn lane on Central Avenue shall be guaranteed at the time of platting.

   The construction of the portion of the major entrances on private property on Central will be required at the time of the issuance of additional building permits on Lot 1 of Tyler Acres Fifth Addition.

11. Signalization of the intersection of Socora and Central shall be guaranteed at the time of platting Parcel 7. The installation of the signalization will be determined by the Traffic Engineer based upon a Traffic Engineering study.

12. Minimum building setbacks shall be as indicated on the plan. In the event that Parcels are developed under the same ownership, the setbacks between Parcels will not be required.

13. Appropriate fire lane easement for Parcel 1, 2, 3, 4, and 6 will be considered at the time of platting and more specifically defined prior to the issuance of building permit(s). Said fire lanes shall be hard surfaced, and twenty-four (24) feet minimum in width, and constructed with a 3 1/2 inch asphalt base with 1 1/2 inch asphalt surface, or the equivalent thereof. No parking shall be allowed in said fire lanes, although it may be used for passenger loading and unloading.

14. Utilities shall be installed underground on all Parcels.

15. Drainage shall be handled at the time of replatting.

16. The transfer of title of all or any portion of the 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 be binding upon present owners, their successors and assigns.

17. One freestanding sign with a maximum size of 135 square feet of signage shall be permitted to be located 80 feet from a sign to be located in the median of the major entrance to Parcel 1 so long as the sign in the median major entrance shall be no closer than 20 feet from the right-of-way line and be subject to design review if the sign exceeds 170 square feet in size. This adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein, and shall not be deemed to add an additional freestanding sign to the total number allowed by Sign Code based on 150-foot spacing or to increase the maximum square footage of signage allowed.

### PARCEL 1A

| | | |
|---|---|---|
| A. | Net Area: | 61,919 sq.ft. or 1.42 acres |
| B. | Maximum Building Coverage: | 18,576 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 24,768 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. | |

### PARCEL 1B

| | | |
|---|---|---|
| A. | Net Area: | 98,151 sq.ft. or 2.25 acres |
| B. | Maximum Building Coverage: | 29,445 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 39,261 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. | |

### PARCEL 1C

| | | |
|---|---|---|
| A. | Net Area: | 50,049 sq.ft. or 1.15 acres |
| B. | Maximum Building Coverage: | 15,015 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 20,020 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. | |

### PARCEL 1D

| | | |
|---|---|---|
| A. | Net Area: | 48,297 sq.ft. or 1.11 acres |
| B. | Maximum Building Coverage: | 14,489 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 19,319 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. | |

### PARCEL 1E

| | | |
|---|---|---|
| A. | Net Area: | 37,896 sq.ft. or 0.87 acres |
| B. | Maximum Building Coverage: | 11,369 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 15,158 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. | |

### PARCEL 2A

| | | |
|---|---|---|
| A. | Net Area: | 37,305 sq.ft. or 0.86 acres |
| B. | Maximum Building Coverage: | 11,191 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 14,922 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Retail Uses, Liquor Store, Financial Institutions (excluding main banks), Restaurant, Office, and Private Club. | |

### PARCEL 2B

| | | |
|---|---|---|
| A. | Net Area: | 60,229 sq.ft. or 1.38 acres |
| B. | Maximum Building Coverage: | 18,069 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 24,092 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Retail Uses, Liquor Store, Financial Institutions (excluding main banks), Restaurant, Office, and Private Club. | |

### PARCEL 3

| | | |
|---|---|---|
| A. | Net Area: | 56,063 sq.ft. or 1.29 acres |
| B. | Maximum Building Coverage: | 16,819 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 22,425 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | Three (3) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Retail Uses, Liquor Store, Financial Institutions (excluding main banks), Restaurant, Office, and Private Club. | |

### PARCEL 4A

| | | |
|---|---|---|
| A. | Net Area: | 37,494 sq.ft. or 0.86 acres |
| B. | Maximum Building Coverage: | 11,248 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 14,997 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Retail Uses, Theater, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Office, and Private Club. | |

### PARCEL 4B

| | | |
|---|---|---|
| A. | Net Area: | 38,697 sq.ft. or 0.89 acres |
| B. | Maximum Building Coverage: | 11,609 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 15,479 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Retail Uses, Theater, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Office, and Private Club. | |

### PARCEL 4C

| | | |
|---|---|---|
| A. | Net Area: | 43,742 sq.ft. or 1.00 acres |
| B. | Maximum Building Coverage: | 13,123 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 17,497 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Retail Uses, Theater, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Office, and Private Club. | |

### PARCEL 5

| | | |
|---|---|---|
| A. | Net Area: | 39,105 sq.ft. or 0.90 acres |
| B. | Maximum Building Coverage: | 11,732 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 15,642 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: All uses as permitted by the "GO" General Office zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for boarding houses, lodging houses, boathouses and cemeteries. | |

### PARCEL 6

| | | |
|---|---|---|
| A. | Net Area: | 159,093 sq.ft. or 3.65 acres |
| B. | Maximum Building Coverage: | 47,728 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 63,637 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | Two (2) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Intermediate Care Facility, Retail Uses, Theater, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. | |

### PARCEL 7

| | | |
|---|---|---|
| A. | Net Area: | 313,341 sq.ft. or 7.19 acres |
| B. | Maximum Building Coverage: | 78,335 sq.ft. or 25 percent |
| C. | Maximum Gross Floor Area: | 84,602 sq.ft. |
| D. | Floor Area Ratio: | 27 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: General Offices, Personal Improvement Service, Medical Facilities, Laboratories, Optician, and other similar uses, Hotel and Motel as permitted by the "GO" General Office zoning district. No residential use is permitted, except a retirement center associated with a nursing home. | |

### PARCEL 7A

| | | |
|---|---|---|
| A. | Net Area: | 67,490 sq.ft. or 1.55 acres |
| B. | Maximum Building Coverage: | 16,872 sq.ft. or 25 percent |
| C. | Maximum Gross Floor Area: | 18,222 sq.ft. |
| D. | Floor Area Ratio: | 27 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: General Offices, Personal Improvement Service, Medical Facilities, Laboratories, Optician, and other similar uses, Hotel and Motel as permitted by the "GO" General Office zoning district. No residential use is permitted, except a retirement center associated with a nursing home. | |

### PARCEL 7B

| | | |
|---|---|---|
| A. | Net Area: | 144,236 sq.ft. or 3.31 acres |
| B. | Maximum Building Coverage: | 36,059 sq.ft. or 25 percent |
| C. | Maximum Gross Floor Area: | 38,944 sq.ft. |
| D. | Floor Area Ratio: | 27 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: General Offices, Personal Improvement Service, Medical Facilities, Laboratories, Optician, and other similar uses, Hotel and Motel as permitted by the "GO" General Office zoning district. No residential use is permitted, except a retirement center associated with a nursing home. | |

### PARCEL 7C

| | | |
|---|---|---|
| A. | Net Area: | 218,502 sq.ft. or 5.02 acres |
| B. | Maximum Building Coverage: | 54,625 sq.ft. or 25 percent |
| C. | Maximum Gross Floor Area: | 58,995 sq.ft. |
| D. | Floor Area Ratio: | 27 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: General Offices, Personal Improvement Service, Medical Facilities, Laboratories, Optician, and other similar uses, Hotel and Motel as permitted by the "GO" General Office zoning district. No residential use is permitted, except a retirement center associated with a nursing home. | |

### PARCEL 8A

| | | |
|---|---|---|
| A. | Net Area: | 22,042 sq.ft. or 0.51 acres |
| B. | Maximum Building Coverage: | 6,613 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 8,817 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Retail Uses, Theater, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Office, and Private Club. | |

### PARCEL 8B

| | | |
|---|---|---|
| A. | Net Area: | 36,271 sq.ft. or 0.83 acres |
| B. | Maximum Building Coverage: | 10,881 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 14,508 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Retail Uses, Theater, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Office, and Private Club. | |

### PARCEL 9

| | | |
|---|---|---|
| A. | Net Area: | 39,980 sq.ft. or 0.92 acres |
| B. | Maximum Building Coverage: | 11,994 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 15,992 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Service Station, Retail Uses, Theater, Liquor Store, Financial Institutions, Office, and Private Club. | |

### PARCEL 10

| | | |
|---|---|---|
| A. | Net Area: | 83,040 sq.ft. or 1.91 acres |
| B. | Maximum Building Coverage: | 24,912 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 33,216 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. | |

### PARCEL 11

| | | |
|---|---|---|
| A. | Net Area: | 49,326 sq.ft. or 1.13 acres |
| B. | Maximum Building Coverage: | 14,798 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 19,731 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Bank and Financial Institutions, all uses as permitted by the "GO" General Office zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for boarding houses, lodging houses, boathouses and cemeteries. | |

### PARCEL 12

| | | |
|---|---|---|
| A. | Net Area: | 317,673 sq.ft. or 7.29 acres |
| B. | Maximum Building Coverage: | 95,302 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 127,069 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: Two (2) for commercial uses and a maximum of 134 dwelling units for multi-family uses (18.3 du/acre). | |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, Skating Rink, Multi-Family Residential, and Animal Care (limited). | |

### PARCEL 13A

| | | |
|---|---|---|
| A. | Net Area: | 123,988 sq.ft. or 2.85 acres |
| B. | Maximum Building Coverage: | 37,196 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 49,595 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Intermediate Care Facility, Retail Uses, Theater, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. | |

### PARCEL 13B

| | | |
|---|---|---|
| A. | Net Area: | 36,199 sq.ft. or 0.83 acres |
| B. | Maximum Building Coverage: | 10,860 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 14,480 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Intermediate Care Facility, Retail Uses, Theater, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. | |

### REVISIONS:

| | | | |
|---|---|---|---|
| Adjusted: | October 16, 1985 | Revised: | August 13, 1982 |
| Adjusted: | April 1, 1988 | Revised: | September 10, 1982 |
| Adjusted: | June 16, 1988 | Revised: | August 17, 1984 |
| Adjusted: | April 18, 1991 | Revised: | October 26, 1984 |
| Adjusted: | January 25, 1993 | Revised: | July 8, 1993 |
| Adjusted: | March 22, 1994 | Revised: | July 21, 1993 |
| Adjusted: | July 26, 1994 | Revised: | July 14, 1994 |
| Adjusted: | December 20, 1994 | Revised: | August 16, 1994 |
| Adjusted: | March 3, 1997 | Revised: | November 10, 1999 |
| Adjusted: | September 2, 2009 | Revised: | May 21, 2009 |
| Adjusted: | October 13, 2009 | Revised: | July 7, 2009 |

Revised per Admin. Adjustment: October 18, 2000
Revised per Admin. Adjustment: April 4, 2003
Revised per Admin. Adjustment: March 30, 2005
Revised per Admin. Adjustment: July 12, 2005
Revised per Admin. Adjustment: October 1, 2005
Revised per Amendment #6: July 21, 2009
Revised per Admin. Adjustment: September 2, 2009
New CUP Drawing Created: January 4, 2010
Revised per Admin. Adjustment (CUP2018-43): October 23, 2018
Revised per Admin. Adjustment (CUP2021-66): February 15, 2022
Revised per Admin. Adjustment (CUP2025-43): January 7, 2026

Dated January 7, 2026
APPROVED CUP
MAPC Per Admin Adjustment
CUP25-43
1 of 4

SCALE: 1" = 100'

# DP-11

TYLER ACRES COMMERCIAL COMMUNITY UNIT PLAN


Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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

January 7, 2026

Guardian, LLC
Attn: Marc Brand
2418 S. Hoover St.
Wichita, KS 67215

Baughman Company, P.A.
Attn: Phil Meyer
315 S. Ellis Ave.
Wichita, KS 67211

**RE: CUP2025-00043**– Administrative Adjustment in the City to the Tyler Acres Commercial Community Unit Plan CUP DP-11 to split Parcel 13 into Parcel 13A and 13B, on property zoned LC Limited Commercial District; generally located on the north side of West Central Avenue and within one-quarter mile east of North Tyler Road.

**Legal Description:** TH PT LOTS 1 & 5 COMM 365 FT E & 65 FT N SW COR SW 1/4 SEC 16-27-1W TH E 753.16 FT FOR POB TH E 51.04 FT N 361 FT E 230 FT S 111 FT E 480 FT TO PT ON E LI SAID LOT 5 TH N 40 F W 160 FT N 133 FT W 320 FT N 72 FT TO LOT COR COMMON TO SAID LOTS 1 & 5 TH N 22 FT W 435 FT S 252.62 FT E 20.97 FT N 20.61 FT E 133 FT S 285 FT TO BEG, Tyler Acres Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We received and reviewed your request for an Administrative Adjustment to CUP DP-11 in order to split Parcel 13 into Parcel 13A and 13B based on a recent Lot Split (LSP2025-00031).

The following reflects the proposed modifications identified in red letters.

## GENERAL PROVISIONS

Parcel 13

| | | |
|---|---|---|
| A. | Net Area: | 160,188 sq. ft. or 3.68 acres |
| B. | Maximum Building Coverage | 48,056 sq. ft. or 30 percent |
| C. | Maximum Gross Floor Area | 64,075 sq. ft. |
| D. | Floor Area Ratio | 40 percent |
| E. | Maximum Number of Buildings | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks | See Drawing |
| H. | Access Points | See Drawing |

I. Permitted Uses
Intermediate Care Facility, Retail Uses, Theater, Restaurant, Office, Private Club, Bowling alley, and Skating Rink

Parcel 13A

| | | |
|---|---|---|
| A. | Net Area: | 123,988 sq. ft. or 2.85 acres |
| B. | Maximum Building Coverage | 37,196 sq. ft. or 30 percent |
| C. | Maximum Gross Floor Area | 49,595 sq. ft. |
| D. | Floor Area Ratio | 40 percent |
| E. | Maximum Number of Buildings | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks | See Drawing |
| H. | Access Points | See Drawing |
| I. | Permitted Uses<br>Intermediate Care Facility, Retail Uses, Theater, Restaurant, Office, Private Club, Bowling alley, and Skating Rink | |

Parcel 13B

| | | |
|---|---|---|
| A. | Net Area: | 36,200 sq. ft. or 0.83 acres |
| B. | Maximum Building Coverage | 10,860 sq. ft. or 30 percent |
| C. | Maximum Gross Floor Area | 14,480 sq. ft. |
| D. | Floor Area Ratio | 40 percent |
| E. | Maximum Number of Buildings | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks | See Drawing |
| H. | Access Points | See Drawing |
| I. | Permitted Uses<br>Intermediate Care Facility, Retail Uses, Theater, Restaurant, Office, Private Club, Bowling alley, and Skating Rink | |

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.

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.

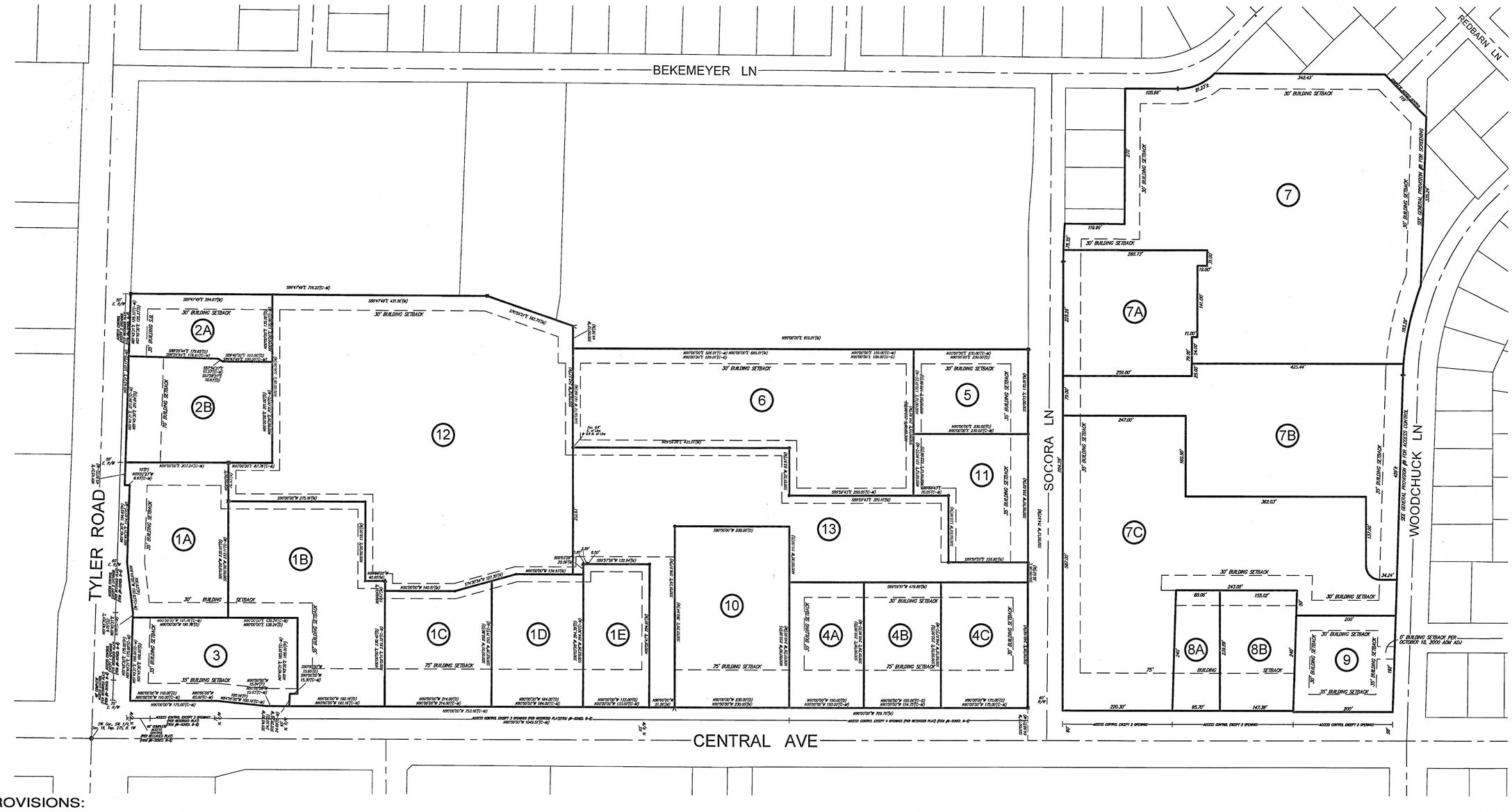
Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR

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

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

# TYLER ACRES
## COMMERCIAL COMMUNITY UNIT PLAN
### DP-11




## GENERAL PROVISIONS:

1. Total Net Land Area 2,185,430 Sq. Ft. or 50.17 Acres

2. Signs as permitted by zoning ordinance. (See General Provision #17)

3. A planting strip no less than 10 feet in width as indicated, over the south 10 feet of the east 90 feet of Parcel 1, the south 10 feet of Parcels 4, 7, and B, and the east 10 feet of Parcel 7, 7B & 7C adjacent to Woodchuck. A landscape plan prepared by a landscape architect for the planting screen, indicating the type location and specification of plant material and method providing water to the plant material, shall be submitted to the planning department for their review and approval prior to the issuance of building permit(s) for Parcels 1, 4, 7, 7A, 7B, 7C, and 8. A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit lot the required landscaping has not been planted.

   A waiver of the 10 foot planting strip along the east and south lines of Parcel 9 is requested until such time as Parcel 9 develops for other uses.

4. Six street trees, approved by the City forester and the Department of Planning, shall be planted prior to occupancy of any building in Parcel 2. A planting strip no less than 10 feet in width, as indicated, over the west 10 feet of the north 290 feet of Parcel 2 is requested to be waved until such time as residential development occurs on the west side of Tyler opposite to said planting strip, A landscape plan prepared by a landscape architect for the planting strip, indicating the type location and specification of plant material And method of providing water to the plant material, shall be submitted to the planning department for their review and approval prior to the issuance of any building permits for Parcel 2.

5. A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials, shall be constructed along the north line of Parcels 1, 2, and 6. Such wall will be reduced to 3 feet in height within 35 feet of Tyler Road. Construction of said wall shall be completed as follows:

   (a) With respect to Parcel 2, said wall shall be completed along the north line of Parcel 2 only, prior to a final certificate of occupancy for any new building within Parcel 2.
   (b) With respect to Parcel 1, the construction of said wall shall be completed as follows:

   (1) Along the north line of Parcels 1, 2, and 6, prior to a final certificate of occupancy for any new building or expansion being placed within the east 500 feet of Parcel 1.
   (2) Along the north line of Parcels 2 and 1, only to a point immediately adjacent to the north line of Parcel 6 in either of the following events:
      (a) Prior to the final certificate of occupancy for any new building along the northern boundary of Parcel; or
      (b) Prior to the final certificate of occupancy for any new building or the expansion of more than 30,000 square feet of existing buildings in any other area of Parcel 1 except the east 500 feet, which event has been provided for the above.

7. The screening requirement along the north line of Parcels 5 and 6 shall be waived because of the institutional use adjacent thereto.

8. A fence 6 to 8 feet in height shall be constructed along the north and east side of Parcel 7 as shown on the plan, provided that a 25-foot landscape yard may be substituted if a landscape plan is submitted in accordance with General Provision #1. All loading docks, trash receptacles or similar uses shall be screened with a fence. See Adm. Adj. dated March 1994 to permit 6' screening wall with 3' planting strip.

9. Access controls shall be as follows:
   Six (6) points of access to Tyler Road, one of which shall be constructed to major entrance standards on Parcel 1.

   Sixteen (16) points of access to Central Avenue, two of which shall be constructed to major entrance standard on Parcel 1. The east major opening shall be guaranteed at the time of replatting.

   Three (3) points of access to Woodchuck. One point of access to Woodchuck from Parcel 7, 7B & 7C upon determination by the Traffic Engineer that an additional access point is needed to reduce congestion in the area.

   Two (2) points of access to Parcel 9.

10. The construction of the deceleration and acceleration lanes along Central Avenue and along Tyler Road from Central Avenue north to the major entrance on Tyler Road, along with the major entrance and accompanying left turn lane on Central Avenue shall be guaranteed at the time of platting.

    The construction of the portion of the major entrances on private property on Central will be required at the time of the issuance of additional building permits on Lot 1 of Tyler Acres Fifth Addition.

11. Signalization of the intersection of Socora and Central shall be guaranteed at the time of platting Parcel 7. The installation of the signalization will be determined by the Traffic Engineer based upon a Traffic Engineering study.

12. Minimum building setbacks shall be as indicated on the plan. In the event that Parcels are developed under the same ownership, the setbacks between Parcels will not be required.

13. Appropriate fire lane easement for Parcel 1, 2, 3, 4, and 6 will be considered at the time of platting and more specifically defined prior to the issuance of building permit(s). Said fire lanes shall be hard surfaced, and twenty-four (24) feet minimum in width, and constructed with a 3 1/2 inch asphalt base with 1 1/2 inch asphalt surface, or the equivalent thereof. No parking shall be allowed in said fire lanes, although it may be used for passenger loading and unloading.

14. Utilities shall be installed underground on all Parcels.

15. Drainage shall be handled at the time of replatting.

16. The transfer of title of all or any portion of the 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 be binding upon present owners, their successors and assigns.

17. One freestanding sign with a maximum size of 135 square feet of signage shall be permitted to be located 80 feet from a sign to be located in the median of the major entrance to Parcel 1 so long as the sign in the median major entrance shall be no closer than 20 feet from the right-of-way line and be subject to design review if the sign exceeds 170 square feet in size. This adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein, and shall not be deemed to add an additional freestanding sign to the total number allowed by Sign Code based on 150-foot spacing or to increase the maximum square footage of signage allowed.

### PARCEL 1A

| | | |
|---|---|---|
| A. | Net Area: | 61,919 sq.ft. or 1.42 acres |
| B. | Maximum Building Coverage: | 18,576 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 24,768 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. | |

### PARCEL 1B

| | | |
|---|---|---|
| A. | Net Area: | 98,151 sq.ft. or 2.25 acres |
| B. | Maximum Building Coverage: | 29,445 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 39,261 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. | |

### PARCEL 1C

| | | |
|---|---|---|
| A. | Net Area: | 50,049 sq.ft. or 1.15 acres |
| B. | Maximum Building Coverage: | 15,015 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 20,020 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. | |

### PARCEL 1D

| | | |
|---|---|---|
| A. | Net Area: | 48,297 sq.ft. or 1.11 acres |
| B. | Maximum Building Coverage: | 14,489 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 19,319 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. | |

### PARCEL 1E

| | | |
|---|---|---|
| A. | Net Area: | 37,896 sq.ft. or 0.87 acres |
| B. | Maximum Building Coverage: | 11,369 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 15,158 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. | |

### PARCEL 2A

| | | |
|---|---|---|
| A. | Net Area: | 37,305 sq.ft. or 0.86 acres |
| B. | Maximum Building Coverage: | 11,191 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 14,922 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Retail Uses, Liquor Store, Financial Institutions (excluding main banks), Restaurant, Office, and Private Club. | |

### PARCEL 2B

| | | |
|---|---|---|
| A. | Net Area: | 60,229 sq.ft. or 1.38 acres |
| B. | Maximum Building Coverage: | 18,069 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 24,092 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Retail Uses, Liquor Store, Financial Institutions (excluding main banks), Restaurant, Office, and Private Club. | |

### PARCEL 3

| | | |
|---|---|---|
| A. | Net Area: | 56,063 sq.ft. or 1.29 acres |
| B. | Maximum Building Coverage: | 16,819 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 22,425 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | Three (3) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Retail Uses, Liquor Store, Financial Institutions (excluding main banks), Restaurant, Office, and Private Club. | |

### PARCEL 4A

| | | |
|---|---|---|
| A. | Net Area: | 37,494 sq.ft. or 0.86 acres |
| B. | Maximum Building Coverage: | 11,248 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 14,997 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Retail Uses, Theater, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Office, and Private Club. | |

### PARCEL 4B

| | | |
|---|---|---|
| A. | Net Area: | 38,697 sq.ft. or 0.89 acres |
| B. | Maximum Building Coverage: | 11,609 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 15,479 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Retail Uses, Theater, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Office, and Private Club. | |

### PARCEL 4C

| | | |
|---|---|---|
| A. | Net Area: | 43,742 sq.ft. or 1.00 acres |
| B. | Maximum Building Coverage: | 13,123 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 17,497 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Retail Uses, Theater, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Office, and Private Club. | |

### PARCEL 5

| | | |
|---|---|---|
| A. | Net Area: | 39,105 sq.ft. or 0.90 acres |
| B. | Maximum Building Coverage: | 11,732 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 15,642 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: All uses as permitted by the "GO" General Office zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for boarding houses, lodging houses, boathouses and cemeteries. | |

### PARCEL 6

| | | |
|---|---|---|
| A. | Net Area: | 159,093 sq.ft. or 3.65 acres |
| B. | Maximum Building Coverage: | 47,728 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 63,637 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | Two (2) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Intermediate Care Facility, Retail Uses, Theater, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. | |

### PARCEL 7

| | | |
|---|---|---|
| A. | Net Area: | 313,341 sq.ft. or 7.19 acres |
| B. | Maximum Building Coverage: | 78,335 sq.ft. or 25 percent |
| C. | Maximum Gross Floor Area: | 84,602 sq.ft. |
| D. | Floor Area Ratio: | 27 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: General Offices, Personal Improvement Service, Medical Facilities, Laboratories, Optician, and other similar uses, Hotel and Motel as permitted by the "GO" General Office zoning district. No residential use is permitted, except a retirement center associated with a nursing home. | |

### PARCEL 7A

| | | |
|---|---|---|
| A. | Net Area: | 67,490 sq.ft. or 1.55 acres |
| B. | Maximum Building Coverage: | 16,872 sq.ft. or 25 percent |
| C. | Maximum Gross Floor Area: | 18,222 sq.ft. |
| D. | Floor Area Ratio: | 27 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: General Offices, Personal Improvement Service, Medical Facilities, Laboratories, Optician, and other similar uses, Hotel and Motel as permitted by the "GO" General Office zoning district. No residential use is permitted, except a retirement center associated with a nursing home. | |

### PARCEL 7B

| | | |
|---|---|---|
| A. | Net Area: | 144,236 sq.ft. or 3.31 acres |
| B. | Maximum Building Coverage: | 36,059 sq.ft. or 25 percent |
| C. | Maximum Gross Floor Area: | 38,944 sq.ft. |
| D. | Floor Area Ratio: | 27 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: General Offices, Personal Improvement Service, Medical Facilities, Laboratories, Optician, and other similar uses, Hotel and Motel as permitted by the "GO" General Office zoning district. No residential use is permitted, except a retirement center associated with a nursing home. | |

### PARCEL 7C

| | | |
|---|---|---|
| A. | Net Area: | 218,502 sq.ft. or 5.02 acres |
| B. | Maximum Building Coverage: | 54,625 sq.ft. or 25 percent |
| C. | Maximum Gross Floor Area: | 58,995 sq.ft. |
| D. | Floor Area Ratio: | 27 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: General Offices, Personal Improvement Service, Medical Facilities, Laboratories, Optician, and other similar uses, Hotel and Motel as permitted by the "GO" General Office zoning district. No residential use is permitted, except a retirement center associated with a nursing home. | |

### PARCEL 8A

| | | |
|---|---|---|
| A. | Net Area: | 22,042 sq.ft. or 0.51 acres |
| B. | Maximum Building Coverage: | 6,613 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 8,817 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Retail Uses, Theater, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Office, and Private Club. | |

### PARCEL 8B

| | | |
|---|---|---|
| A. | Net Area: | 36,271 sq.ft. or 0.83 acres |
| B. | Maximum Building Coverage: | 10,881 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 14,508 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Retail Uses, Theater, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Office, and Private Club. | |

### PARCEL 9

| | | |
|---|---|---|
| A. | Net Area: | 39,980 sq.ft. or 0.92 acres |
| B. | Maximum Building Coverage: | 11,994 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 15,992 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Service Station, Retail Uses, Theater, Liquor Store, Financial Institutions, Office, and Private Club. | |

### PARCEL 10

| | | |
|---|---|---|
| A. | Net Area: | 83,040 sq.ft. or 1.91 acres |
| B. | Maximum Building Coverage: | 24,912 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 33,216 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. | |

### PARCEL 11

| | | |
|---|---|---|
| A. | Net Area: | 49,326 sq.ft. or 1.13 acres |
| B. | Maximum Building Coverage: | 14,798 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 19,731 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Bank and Financial Institutions, all uses as permitted by the "GO" General Office zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for boarding houses, lodging houses, boathouses and cemeteries. | |

### PARCEL 12

| | | |
|---|---|---|
| A. | Net Area: | 317,673 sq.ft. or 7.29 acres |
| B. | Maximum Building Coverage: | 95,302 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 127,069 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: Two (2) for commercial uses and a maximum of 134 dwelling units for multi-family uses (18.3 du/acre). | |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, Skating Rink, Multi-Family Residential, and Animal Care (limited). | |

### PARCEL 13

| | | |
|---|---|---|
| A. | Net Area: | 160,188 sq.ft. or 3.68 acres |
| B. | Maximum Building Coverage: | 48,056 sq.ft. or 30 percent |
| C. | Maximum Gross Floor Area: | 64,075 sq.ft. |
| D. | Floor Area Ratio: | 40 percent |
| E. | Maximum Number of Buildings: | One (1) |
| F. | Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. | Setbacks: | See Drawing |
| H. | Access Points: | See Drawing |
| I. | Permitted Uses: Intermediate Care Facility, Retail Uses, Theater, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. | |

### REVISIONS:

Adjusted: October 16, 1985 Revised: August 13, 1982
Adjusted: April 1, 1988 Revised: September 10, 1982
Adjusted: June 16, 1988 Revised: August 17, 1984
Adjusted: April 18, 1991 Revised: October 26, 1984
Adjusted: January 25, 1993 Revised: July 8, 1993
Adjusted: March 22, 1994 Revised: July 21, 1993
Adjusted: July 26, 1994 Revised: July 14, 1994
Adjusted: December 20, 1994 Revised: August 16, 1994
Adjusted: March 3, 1997 Revised: November 10, 1999
Adjusted: September 2, 2009 Revised: May 21, 2009
Adjusted: October 13, 2009 Revised: July 7, 2009
Revised per Admin. Adjustment: October 18, 2000
Revised per Admin. Adjustment: April 4, 2003
Revised per Admin. Adjustment: March 30, 2005
Revised per Admin. Adjustment: July 12, 2005
Revised per Admin. Adjustment: October 1, 2005
Revised per Amendment #6: July 21, 2009
Revised per Admin. Adjustment: September 2, 2009
New CUP Drawing Created: January 4, 2010
Revised per Admin. Adjustment (CUP2018-43): October 23, 2018
Revised per Admin. Adjustment (CUP2021-66): February 15, 2022

SCALE: 1" = 100'

APPROVED CUP
February 15, 2022
Admin Adjustment cup21-66
Copy 2 of 4

DP-11
TYLER ACRES COMMERCIAL COMMUNITY UNIT PLAN


Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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

December 13, 2021 **REVISED** **FEBRUARY 15, 2022**

TOB, LLC
Attn: Mike Brand
2418 S. Hoover Rd
Wichita, KS 67215

Baughman Company P.A.
Attn: Russ Ewy
315 Ellis Street
Wichita, KS 67211

**RE: CUP2021-00066 – City Administrative Adjustment to Tyler Acres Commercial CUP DP-11 to allow Animal Care, Limited in Parcel 12; generally located at the northeast corner of West Central Avenue and North Tyler Road**

**LEGAL DESCRIPTION: TH PT LOT 1 BEG 753.16 FT E SE COR LOT 3 N 285 FT W 133 FT S 20.61 FT W 134.93 FT SW 127.3 FT W 140.4 FT N 19.54 FT W 40 FT N 158.05 FT W 275 FT N 76.71 FT E 87.7 FT N 335.92 FT E 431.57 FT SE 182.71 FT S 242.52 FT E 435 FT S 94 FT E 320 FT S 133 FT E 160 FT S 40 FT W 480 FT N 111 FT W 230 FT S 361 FT W 51.04 FT TO BEG TYLER ACRES 5TH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS**

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-11, to allow Animal Care, Limited as a permitted use in Parcel 12 and modify Parcels 12 and 13. Modification is shown in red, bolded and italicized text as follows:

Parcel 12:
I. Permitted Uses: Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, Skating Rink, Multi-Family Residential, ***and Animal Care, Limited***.

Net Area: ***317,673 sq. ft. or 7.29 acres***
Maximum Building Coverage: ***95,302 sq. ft.*** or 30 percent
Maximum Gross Floor Area: ***127,069 sq. ft.***

Parcel 13:
Net Area: ***160188 sq. ft. or 3.68 acres***
Maximum Building Coverage: ***48,056 sq. ft.*** or 30 percent
Maximum Gross Floor Area: ***64,075 sq. ft.***

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

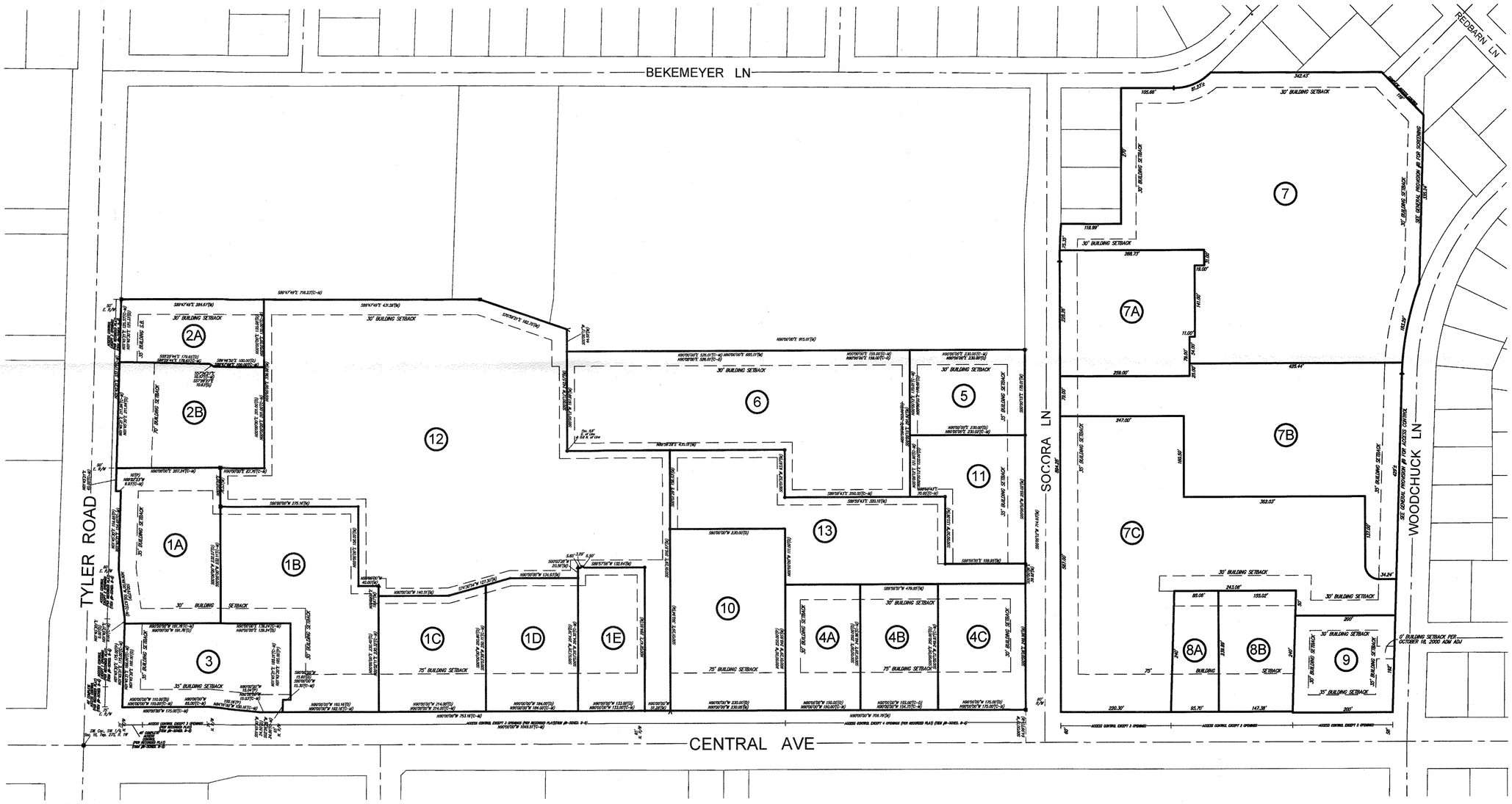
The "Development Application" sign should now be removed from the property. Please submit four (4) copies and one (1) electronic copy of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Scott Wadle, Director
Metropolitan Area Planning Department

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

cc: MABCD; Bryan Frye, CM District V
Cory Buchta, CSR District V

# TYLER ACRES
## COMMERCIAL COMMUNITY UNIT PLAN
### DP-11




## GENERAL PROVISIONS:

1. Total Net Land Area 2,185,430 Sq. Ft. or 50.17 Acres
2. Signs as permitted by zoning ordinance. (See General Provision #17)
3. A planting strip no less than 10 feet in width as indicated, over the south 10 feet of the east 90 feet of Parcel 1, the south 10 feet of Parcels 4, 7, and 8, and the east 10 feet of Parcel 7, 7B & 7C adjacent to Woodchuck. A landscape plan prepared by a landscape architect for the planting screen, indicating the type location and specification of plant material and method providing water to the plant material, shall be submitted to the planning department for their review and approval prior to the issuance of building permit(s) for Parcels 1, 4, 7, 7A, 7B, 7C, and 8. A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit lot the required landscaping has not been planted.

   A waiver of the 10 foot planting strip along the east and south lines of Parcel 9 is requested until such time as Parcel 9 develops for other uses.
4. Six street trees, approved by the City forester and the Department of Planning, shall be planted prior to occupancy of any building in Parcel 2. A planting strip no less than 10 feet in width, as indicated, over the west 10 feet of the north 290 feet of Parcel 2 is requested to be waved until such time as residential development occurs on the west side of Tyler opposite to said planting strip, A landscape plan prepared by a landscape architect for the planting strip, indicating the type location and specification of plant material And method of providing water to the plant material, shall be submitted to the planning department for their review and approval prior to the issuance of any building permits for Parcel 2.
5. A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials, shall be constructed along the north line of Parcels 1, 2, and 6. Such wall will be reduced to 3 feet in height within 35 feet of Tyler Road. Construction of said wall shall be completed as follows:
   (a) With respect to Parcel 2, said wall shall be completed along the north line of Parcel 2 only, prior to a final certificate of occupancy for any new building within Parcel 2.
   (b) With respect to Parcel 1, the construction of said wall shall be completed as follows:
   (1) Along the north line of Parcels 1, 2, and 6, prior to a final certificate of occupancy for any new building or expansion being placed within the east 500 feet of Parcel 1.
   (2) Along the north line of Parcels 2 and 1, only to a point immediately adjacent to the north line of Parcel 6 in either of the following events:
      (a) Prior to the final certificate of occupancy for any new building along the northern boundary of Parcel; or
      (b) Prior to the final certificate of occupancy for any new building or the expansion of more than 30,000 square feet of existing buildings in any other area of Parcel 1 except the east 500 feet, which event has been provided for the above.
7. The screening requirement along the north line of Parcels 5 and 6 shall be waived because of the institutional use adjacent thereto.
8. A fence 6 to 8 feet in height shall be constructed along the north and east side of Parcel 7 as shown on the plan, provided that a 25-foot landscape yard may be substituted if a landscape plan is submitted in accordance with General Provision #1. All loading docks, trash receptacles or similar uses shall be screened with a fence. See Adm. Adj. dated March 1994 to permit 6' screening wall with 3' planting strip.
9. Access controls shall be as follows:
   Six (6) points of access to Tyler Road, one of which shall be constructed to major entrance standards on Parcel 1.

   Sixteen (16) points of access to Central Avenue, two of which shall be constructed to major entrance standard on Parcel 1. The east major opening shall be guaranteed at the time of replatting.

   Three (3) points of access to Woodchuck. One point of access to Woodchuck from Parcel 7, 7B & 7C upon determination by the Traffic Engineer that an additional access point is needed to reduce congestion in the area.

   Two (2) points of access to Parcel 9.
10. The construction of the deceleration and acceleration lanes along Central Avenue and along Tyler Road from Central Avenue north to the major entrance on Tyler Road, along with the major entrance and accompanying left turn lane on Central Avenue shall be guaranteed at the time of platting.

    The construction of the portion of the major entrances on private property on Central will be required at the time of the issuance of additional building permits on Lot 1 of Tyler Acres Fifth Addition.
11. Signalization of the intersection of Socora and Central shall be guaranteed at the time of platting Parcel 7. The installation of the signalization will be determined by the Traffic Engineer based upon a Traffic Engineering study.
12. Minimum building setbacks shall be as indicated on the plan. In the event that Parcels are developed under the same ownership, the setbacks between Parcels will not be required.
13. Appropriate fire lane easement for Parcel 1, 2, 3, 4, and 6 will be considered at the time of platting and more specifically defined prior to the issuance of building permit(s). Said fire lanes shall be hard surfaced, and twenty-four (24) feet minimum in width, and constructed with a 3 1/2 inch asphalt base with 1 1/2 inch asphalt surface, or the equivalent thereof. No parking shall be allowed in said fire lanes, although it may be used for passenger loading and unloading.
14. Utilities shall be installed underground on all Parcels.
15. Drainage shall be handled at the time of replatting.
16. The transfer of title of all or any portion of the 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 be binding upon present owners, their successors and assigns.
17. One freestanding sign with a maximum size of 135 square feet of signage shall be permitted to be located 80 feet from a sign to be located in the median of the major entrance to Parcel 1 so long as the sign in the median major entrance shall be no closer than 20 feet from the right-of-way line and be subject to design review if the sign exceeds 170 square feet in size. This adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein, and shall not be deemed to add an additional freestanding sign to the total number allowed by Sign Code based on 150-foot spacing or to increase the maximum square footage of signage allowed.

### PARCEL 1A

| | |
|---|---|
| A. Net Area: | 61,919 sq.ft. or 1.42 acres |
| B. Maximum Building Coverage: | 18,576 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 24,768 sq.ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. |

### PARCEL 1B

| | |
|---|---|
| A. Net Area: | 98,151 sq.ft. or 2.25 acres |
| B. Maximum Building Coverage: | 29,445 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 39,261 sq.ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. |

### PARCEL 1C

| | |
|---|---|
| A. Net Area: | 50,049 sq.ft. or 1.15 acres |
| B. Maximum Building Coverage: | 15,015 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 20,020 sq.ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. |

### PARCEL 1D

| | |
|---|---|
| A. Net Area: | 48,297 sq.ft. or 1.11 acres |
| B. Maximum Building Coverage: | 14,489 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 19,319 sq.ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. |

### PARCEL 1E

| | |
|---|---|
| A. Net Area: | 37,896 sq.ft. or 0.87 acres |
| B. Maximum Building Coverage: | 11,369 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 15,158 sq.ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. |

### PARCEL 2A

| | |
|---|---|
| A. Net Area: | 37,305 sq.ft. or 0.86 acres |
| B. Maximum Building Coverage: | 11,191 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 14,922 sq.ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Retail Uses, Liquor Store, Financial Institutions (excluding main banks), Restaurant, Office, and Private Club. |

### PARCEL 2B

| | |
|---|---|
| A. Net Area: | 60,229 sq.ft. or 1.38 acres |
| B. Maximum Building Coverage: | 18,069 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 24,092 sq.ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Retail Uses, Liquor Store, Financial Institutions (excluding main banks), Restaurant, Office, and Private Club. |

### PARCEL 3

| | |
|---|---|
| A. Net Area: | 56,063 sq.ft. or 1.29 acres |
| B. Maximum Building Coverage: | 16,819 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 22,425 sq.ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum Number of Buildings: | Three (3) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Retail Uses, Liquor Store, Financial Institutions (excluding main banks), Restaurant, Office, and Private Club. |

### PARCEL 4A

| | |
|---|---|
| A. Net Area: | 37,494 sq.ft. or 0.86 acres |
| B. Maximum Building Coverage: | 11,248 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 14,997 sq.ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Retail Uses, Theater, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Office, and Private Club. |

### PARCEL 4B

| | |
|---|---|
| A. Net Area: | 38,697 sq.ft. or 0.89 acres |
| B. Maximum Building Coverage: | 11,609 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 15,479 sq.ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Retail Uses, Theater, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Office, and Private Club. |

### PARCEL 4C

| | |
|---|---|
| A. Net Area: | 43,742 sq.ft. or 1.00 acres |
| B. Maximum Building Coverage: | 13,123 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 17,497 sq.ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Retail Uses, Theater, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Office, and Private Club. |

### PARCEL 5

| | |
|---|---|
| A. Net Area: | 39,105 sq.ft. or 0.90 acres |
| B. Maximum Building Coverage: | 11,732 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 15,642 sq.ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | All uses as permitted by the "GO" General Office zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for boarding houses, lodging houses, boathouses and cemeteries. |

### PARCEL 6

| | |
|---|---|
| A. Net Area: | 159,093 sq.ft. or 3.65 acres |
| B. Maximum Building Coverage: | 47,728 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 63,637 sq.ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum Number of Buildings: | Two (2) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Intermediate Care Facility, Retail Uses, Theater, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. |

### PARCEL 7

| | |
|---|---|
| A. Net Area: | 313,341 sq.ft. or 7.19 acres |
| B. Maximum Building Coverage: | 78,335 sq.ft. or 25 percent |
| C. Maximum Gross Floor Area: | 84,602 sq.ft. |
| D. Floor Area Ratio: | 27 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | General Offices, Personal Improvement Service, Medical Facilities, Laboratories, Optician, and other similar uses, Hotel and Motel as permitted by the "GO" General Office zoning district. No residential use is permitted, except a retirement center associated with a nursing home. |

### PARCEL 7A

| | |
|---|---|
| A. Net Area: | 67,490 sq.ft. or 1.55 acres |
| B. Maximum Building Coverage: | 16,872 sq.ft. or 25 percent |
| C. Maximum Gross Floor Area: | 18,222 sq.ft. |
| D. Floor Area Ratio: | 27 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | General Offices, Personal Improvement Service, Medical Facilities, Laboratories, Optician, and other similar uses, Hotel and Motel as permitted by the "GO" General Office zoning district. No residential use is permitted, except a retirement center associated with a nursing home. |

### PARCEL 7B

| | |
|---|---|
| A. Net Area: | 144,236 sq.ft. or 3.31 acres |
| B. Maximum Building Coverage: | 36,059 sq.ft. or 25 percent |
| C. Maximum Gross Floor Area: | 38,944 sq.ft. |
| D. Floor Area Ratio: | 27 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | General Offices, Personal Improvement Service, Medical Facilities, Laboratories, Optician, and other similar uses, Hotel and Motel as permitted by the "GO" General Office zoning district. No residential use is permitted, except a retirement center associated with a nursing home. |

### PARCEL 7C

| | |
|---|---|
| A. Net Area: | 218,502 sq.ft. or 5.02 acres |
| B. Maximum Building Coverage: | 54,625 sq.ft. or 25 percent |
| C. Maximum Gross Floor Area: | 58,995 sq.ft. |
| D. Floor Area Ratio: | 27 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | General Offices, Personal Improvement Service, Medical Facilities, Laboratories, Optician, and other similar uses, Hotel and Motel as permitted by the "GO" General Office zoning district. No residential use is permitted, except a retirement center associated with a nursing home. |

### PARCEL 8A

| | |
|---|---|
| A. Net Area: | 22,042 sq.ft. or 0.51 acres |
| B. Maximum Building Coverage: | 6,613 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 8,817 sq.ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Retail Uses, Theater, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Office, and Private Club. |

### PARCEL 8B

| | |
|---|---|
| A. Net Area: | 36,271 sq.ft. or 0.83 acres |
| B. Maximum Building Coverage: | 10,881 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 14,508 sq.ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Retail Uses, Theater, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Office, and Private Club. |

### PARCEL 9

| | |
|---|---|
| A. Net Area: | 39,980 sq.ft. or 0.92 acres |
| B. Maximum Building Coverage: | 11,994 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 15,992 sq.ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Service Station, Retail Uses, Theater, Liquor Store, Financial Institutions, Office, and Private Club. |

### PARCEL 10

| | |
|---|---|
| A. Net Area: | 83,040 sq.ft. or 1.91 acres |
| B. Maximum Building Coverage: | 24,912 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 33,216 sq.ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. |

### PARCEL 11

| | |
|---|---|
| A. Net Area: | 49,326 sq.ft. or 1.13 acres |
| B. Maximum Building Coverage: | 14,798 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 19,731 sq.ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Bank and Financial Institutions, all uses as permitted by the "GO" General Office zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for boarding houses, lodging houses, boathouses and cemeteries. |

### PARCEL 12

| | |
|---|---|
| A. Net Area: | 380,216 sq.ft. or 8.73 acres |
| B. Maximum Building Coverage: | 114,065 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 152,086 sq.ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum Number of Buildings: | Two (2) for commercial uses and a maximum of 160 dwelling units for multi-family uses (18.3 du/acre). |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, Skating Rink, Multi-Family Residential, and Animal Care (limited). |

### PARCEL 13

| | |
|---|---|
| A. Net Area: | 97,645 sq.ft. or 2.24 acres |
| B. Maximum Building Coverage: | 29,294 sq.ft. or 30 percent |
| C. Maximum Gross Floor Area: | 39,058 sq.ft. |
| D. Floor Area Ratio: | 40 percent |
| E. Maximum Number of Buildings: | One (1) |
| F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet. | |
| G. Setbacks: | See Drawing |
| H. Access Points: | See Drawing |
| I. Permitted Uses: | Intermediate Care Facility, Retail Uses, Theater, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink. |

### REVISIONS:

Adjusted: October 16, 1985 Revised: August 13, 1982
Adjusted: April 1, 1988 Revised: September 10, 1982
Adjusted: June 16, 1988 Revised: August 17, 1984
Adjusted: April 18, 1991 Revised: October 26, 1984
Adjusted: January 25, 1993 Revised: July 8, 1993
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Adjusted: July 26, 1994 Revised: July 14, 1994
Adjusted: December 20, 1994 Revised: August 16, 1994
Adjusted: March 3, 1997 Revised: November 10, 1999
Adjusted: September 2, 2009 Revised: May 21, 2009
Adjusted: October 13, 2009 Revised: July 7, 2009
Revised per Admin. Adjustment: October 18, 2000
Revised per Admin. Adjustment: April 4, 2003
Revised per Admin. Adjustment: March 30, 2005
Revised per Admin. Adjustment: July 12, 2005
Revised per Admin. Adjustment: October 1, 2005
Revised per Amendment #6: July 21, 2009
Revised per Admin. Adjustment: September 2, 2009
New CUP Drawing Created: January 4, 2010
Revised per Admin. Adjustment (CUP2018-43): October 23, 2018
Revised per Admin. Adjustment (CUP2021-66): December 13, 2021

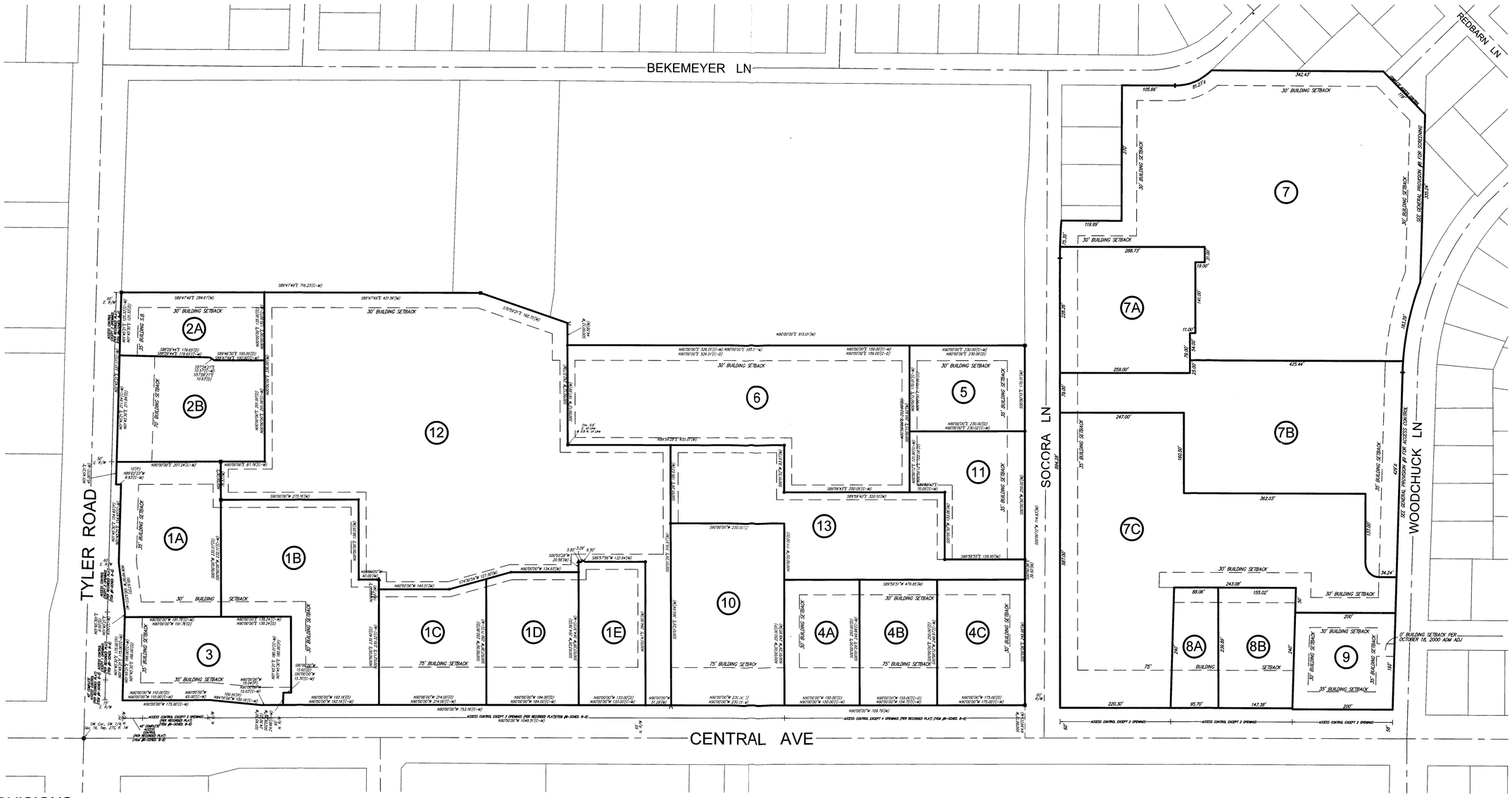
SCALE: 1" = 100'

As per AA CUP2021-00066 12-13-2021 klm
Amendment #6 7-21-2009
APPROVED CUP
MAPC 12-13-84 klm
WCC 1-8-85 klm
MAPD Copy 1 of 4

# DP-11
## TYLER ACRES COMMERCIAL COMMUNITY UNIT PLAN


Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316.262.7271 F 316.262.0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

# TYLER ACRES
## COMMERCIAL COMMUNITY UNIT PLAN
### DP-11




## GENERAL PROVISIONS:

1. Total Net Land Area 2,185,430 Sq. Ft. or 50.17 Acres

2. Signs as permitted by zoning ordinance. (See General Provision #17)

3. A planting strip no less than 10 feet in width as indicated, over the south 10 feet of the east 90 feet of Parcel 1, the south 10 feet of Parcels 4, 7, and 8, and the east 10 feet of Parcel 7, 7B & 7C adjacent to Woodchuck. A landscape plan prepared by a landscape architect for the planting screen, indicating the type location and specification of plant material and method providing water to the plant material, shall be submitted to the planning department for their review and approval prior to the issuance of building permit(s) for Parcels 1, 4, 7, 7A, 7B, 7C, and 8. A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit lot the required landscaping has not been planted.

   A waiver of the 10 foot planting strip along the east and south lines of Parcel 9 is requested until such time as Parcel 9 develops for other uses.

4. Six street trees, approved by the City forester and the Department of Planning, shall be planted prior to occupancy of any building in Parcel 2. A planting strip no less than 10 feet in width, as indicated, over the west 10 feet of the north 290 feet of Parcel 2 is requested to be waved until such time as residential development occurs on the west side of Tyler opposite to said planting strip. A landscape plan prepared by a landscape architect for the planting strip, indicating the type location and specification of plant material And method of providing water to the plant material, shall be submitted to the planning department for their review and approval prior to the issuance of any building permits for Parcel 2.

5. A 5 to 8 foot high solid or semi–solid wall of brick, stone, masonry, architectural stone or similar materials, shall be constructed along the north line of Parcels 1, 2, and 6. Such wall will be reduced to 3 feet in height within 35 feet of Tyler Road. Construction of said wall shall be completed as follows:

   (a) With respect to Parcel 2, said wall shall be completed along the north line of Parcel 2 only prior to a final certificate of occupancy for any new building within Parcel 2.
   (b) With respect to Parcel 1, the construction of said wall shall be completed as follows:
   (1) Along the north line of Parcels 1, 2, and 6, prior to a final certificate of occupancy for any new building or expansion being placed within the east 500 feet of Parcel 1.
   (2) Along the north line of Parcels 2 and 1, only to a point immediately adjacent to the north line of Parcel 6 in either of the following events:
      (a) Prior to the final certificate of occupancy for any new building along the northern boundary of Parcel; or
      (b) Prior to the final certificate of occupancy for any new building or the expansion of more than 30,000 square feet of existing buildings in any other area of Parcel 1 except the east 500 feet, which event has been provided for the above.

7. The screening requirement along the north line of Parcels 5 and 6 shall be waived because of the institutional use adjacent thereto.

8. A fence 6 to 8 feet in height shall be constructed along the north and east side of Parcel 7 as shown on the plan, provided that a 25–foot landscape yard may be substituted if a landscape plan is submitted in accordance with General Provision #1. All loading docks, trash receptacles or similar uses shall be screened with a fence. See Adm. Adj. dated March 1994 to permit 6' screening wall with 3' planting strip.

9. Access controls shall be as follows:
   Six (6) points of access to Tyler Road, one of which shall be constructed to major entrance standards on Parcel 1.

   Sixteen (16) points of access to Central Avenue, two of which shall be constructed to major entrance standard on Parcel 1. The east major opening shall be guaranteed at the time of replatting.

   Three (3) points of access to Woodchuck. One point of access to Woodchuck from Parcel 7, 7B & 7C upon determination by the Traffic Engineer that an additional access point is needed to reduce congestion in the area.

   Two (2) points of access to Parcel 9.

10. The construction of the deceleration and acceleration lanes along Central Avenue and along Tyler Road from Central Avenue north to the major entrance on Tyler Road, along with the major entrance and accompanying left turn lane on Central Avenue shall be guaranteed at the time of platting.

    The construction of the portion of the major entrances on private property on Central will be required at the time of the issuance of additional building permits on Lot 1 of Tyler Acres Fifth Addition.

11. Signalization of the intersection of Socora and Central shall be guaranteed at the time of platting Parcel 7. The installation of the signalization will be determined by the Traffic Engineer based upon a Traffic Engineering study.

12. Minimum building setbacks shall be as indicated on the plan. In the event that Parcels are developed under the same ownership, the setbacks between Parcels will not be required.

13. Appropriate fire lane easement for Parcel 1, 2, 3, 4, and 6 will be considered at the time of platting and more specifically defined prior to the issuance of building permit(s). Said fire lanes shall be hard surfaced, and twenty–four (24) feet minimum in width, and constructed with a 3 1/2 inch asphalt base with 1 1/2 inch asphalt surface, or the equivalent thereof. No parking shall be allowed in said fire lanes, although it may be used for passenger loading and unloading.

14. Utilities shall be installed underground on all Parcels.

15. Drainage shall be handled at the time of replatting.

16. The transfer of title of all or any portion of the 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 be binding upon present owners, their successors and assigns.

17. One freestanding sign with a maximum size of 135 square feet of signage shall be permitted to be located 80 feet from a sign to be located in the median of the major entrance to Parcel 1 so long as the sign in the median major entrance shall be no closer than 20 feet from the right–of–way line and be subject to design review if the sign exceeds 170 square feet in size. This adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein, and shall not be deemed to add an additional freestanding sign to the total number allowed by Sign Code based on 150–foot spacing or to increase the maximum square footage of signage allowed.

## PARCEL 1A

A. Net Area: 61,919 sq.ft. or 1.42 acres
B. Maximum Building Coverage: 18,576 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 24,768 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink.

## PARCEL 1B

A. Net Area: 98,151 sq.ft. or 2.25 acres
B. Maximum Building Coverage: 29,445 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 39,261 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink.

## PARCEL 1C

A. Net Area: 50,049 sq.ft. or 1.15 acres
B. Maximum Building Coverage: 15,015 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 20,020 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink.

## PARCEL 1D

A. Net Area: 48,297 sq.ft. or 1.11 acres
B. Maximum Building Coverage: 14,489 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 19,319 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink.

## PARCEL 1E

A. Net Area: 37,896 sq.ft. or 0.87 acres
B. Maximum Building Coverage: 11,369 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 15,158 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink.

## PARCEL 2A

A. Net Area: 37,305 sq.ft. or 0.86 acres
B. Maximum Building Coverage: 11,191 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 14,922 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
Retail Uses, Liquor Store, Financial Institutions (excluding main banks), Restaurant, Office, and Private Club.

## PARCEL 2B

A. Net Area: 60,229 sq.ft. or 1.38 acres
B. Maximum Building Coverage: 18,069 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 24,092 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
Retail Uses, Liquor Store, Financial Institutions (excluding main banks), Restaurant, Office, and Private Club.

## PARCEL 3

A. Net Area: 56,063 sq.ft. or 1.29 acres
B. Maximum Building Coverage: 16,819 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 22,425 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: Three (3)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
Retail Uses, Liquor Store, Financial Institutions (excluding main banks), Restaurant, Office, and Private Club.

## PARCEL 4A

A. Net Area: 37,494 sq.ft. or 0.86 acres
B. Maximum Building Coverage: 11,248 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 14,997 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
Retail Uses, Theater, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Office, and Private Club.

## PARCEL 4B

A. Net Area: 38,697 sq.ft. or 0.89 acres
B. Maximum Building Coverage: 11,609 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 15,479 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
Retail Uses, Theater, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Office, and Private Club.

## PARCEL 4C

A. Net Area: 43,742 sq.ft. or 1.00 acres
B. Maximum Building Coverage: 13,123 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 17,497 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
Retail Uses, Theater, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Office, and Private Club.

## PARCEL 5

A. Net Area: 39,105 sq.ft. or 0.90 acres
B. Maximum Building Coverage: 11,732 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 15,642 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
All uses as permitted by the "GO" General Office zoning district of the Wichita–Sedgwick County Unified Zoning Code, except for boarding houses, lodging houses, boathouses and cemeteries.

## PARCEL 6

A. Net Area: 159,093 sq.ft. or 3.65 acres
B. Maximum Building Coverage: 47,728 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 63,637 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
Intermediate Care Facility, Retail Uses, Theater, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink.

## PARCEL 7

A. Net Area: 313,341 sq.ft. or 7.19 acres
B. Maximum Building Coverage: 78,335 sq.ft. or 25 percent
C. Maximum Gross Floor Area: 84,602 sq.ft.
D. Floor Area Ratio: 27 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
General Offices, Personal Improvement Service, Medical Facilities, Laboratories, Optician, and other similar uses, Hotel and Motel as permitted by the "GO" General Office zoning district. No residential use is permitted, except a retirement center associated with a nursing home.

## PARCEL 7A

A. Net Area: 67,490 sq.ft. or 1.55 acres
B. Maximum Building Coverage: 16,872 sq.ft. or 25 percent
C. Maximum Gross Floor Area: 18,222 sq.ft.
D. Floor Area Ratio: 27 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
General Offices, Personal Improvement Service, Medical Facilities, Laboratories, Optician, and other similar uses, Hotel and Motel as permitted by the "GO" General Office zoning district. No residential use is permitted, except a retirement center associated with a nursing home.

## PARCEL 7B

A. Net Area: 144,236 sq.ft. or 3.31 acres
B. Maximum Building Coverage: 36,059 sq.ft. or 25 percent
C. Maximum Gross Floor Area: 38,944 sq.ft.
D. Floor Area Ratio: 27 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
General Offices, Personal Improvement Service, Medical Facilities, Laboratories, Optician, and other similar uses, Hotel and Motel as permitted by the "GO" General Office zoning district. No residential use is permitted, except a retirement center associated with a nursing home.

## PARCEL 7C

A. Net Area: 218,502 sq.ft. or 5.02 acres
B. Maximum Building Coverage: 54,625 sq.ft. or 25 percent
C. Maximum Gross Floor Area: 58,995 sq.ft.
D. Floor Area Ratio: 27 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
General Offices, Personal Improvement Service, Medical Facilities, Laboratories, Optician, and other similar uses, Hotel and Motel as permitted by the "GO" General Office zoning district. No residential use is permitted, except a retirement center associated with a nursing home.

## PARCEL 8A

A. Net Area: 22,042 sq.ft. or 0.51 acres
B. Maximum Building Coverage: 6,613 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 8,817 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
Retail Uses, Theater, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Office, and Private Club.

## PARCEL 8B

A. Net Area: 36,271 sq.ft. or 0.83 acres
B. Maximum Building Coverage: 10,881 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 14,508 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
Retail Uses, Theater, Liquor Store, Financial Institutions (excluding main banks, but including, but not limited to branch banks), Restaurant, Office, and Private Club.

## PARCEL 9

A. Net Area: 39,980 sq.ft. or 0.92 acres
B. Maximum Building Coverage: 11,994 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 15,992 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
Service Station, Retail Uses, Theater, Liquor Store, Financial Institutions, Office, and Private Club.

## PARCEL 10

A. Net Area: 83,040 sq.ft. or 1.91 acres
B. Maximum Building Coverage: 24,912 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 33,216 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink.

## PARCEL 11

A. Net Area: 49,326 sq.ft. or 1.13 acres
B. Maximum Building Coverage: 14,798 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 19,731 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
Bank and Financial Institutions, all uses as permitted by the "GO" General Office zoning district of the Wichita–Sedgwick County Unified Zoning Code, except for boarding houses, lodging houses, boathouses and cemeteries.

## PARCEL 12

A. Net Area: 380,216 sq.ft. or 8.73 acres
B. Maximum Building Coverage: 114,065 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 152,086 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: Two (2) for commercial uses and a maximum of 160 dwelling units for multi–family uses (18.3 du/acre).
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
Shopping Center Facilities, Retail Uses, Theater, Liquor Store, Financial Institutions, Restaurant, Office, Private Club, Bowling Alley, Skating Rink, and Multi–Family Residential.

## PARCEL 13

A. Net Area: 97,645 sq.ft. or 2.24 acres
B. Maximum Building Coverage: 29,294 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 39,058 sq.ft.
D. Floor Area Ratio: 40 percent
E. Maximum Number of Buildings: One (1)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Permitted Uses:
Intermediate Care Facility, Retail Uses, Theater, Restaurant, Office, Private Club, Bowling Alley, and Skating Rink.

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New CUP Drawing Created: January 4, 2010
Revised per Admin. Adjustment (CUP2018–43): October 23, 2018

SCALE: 1" = 100'

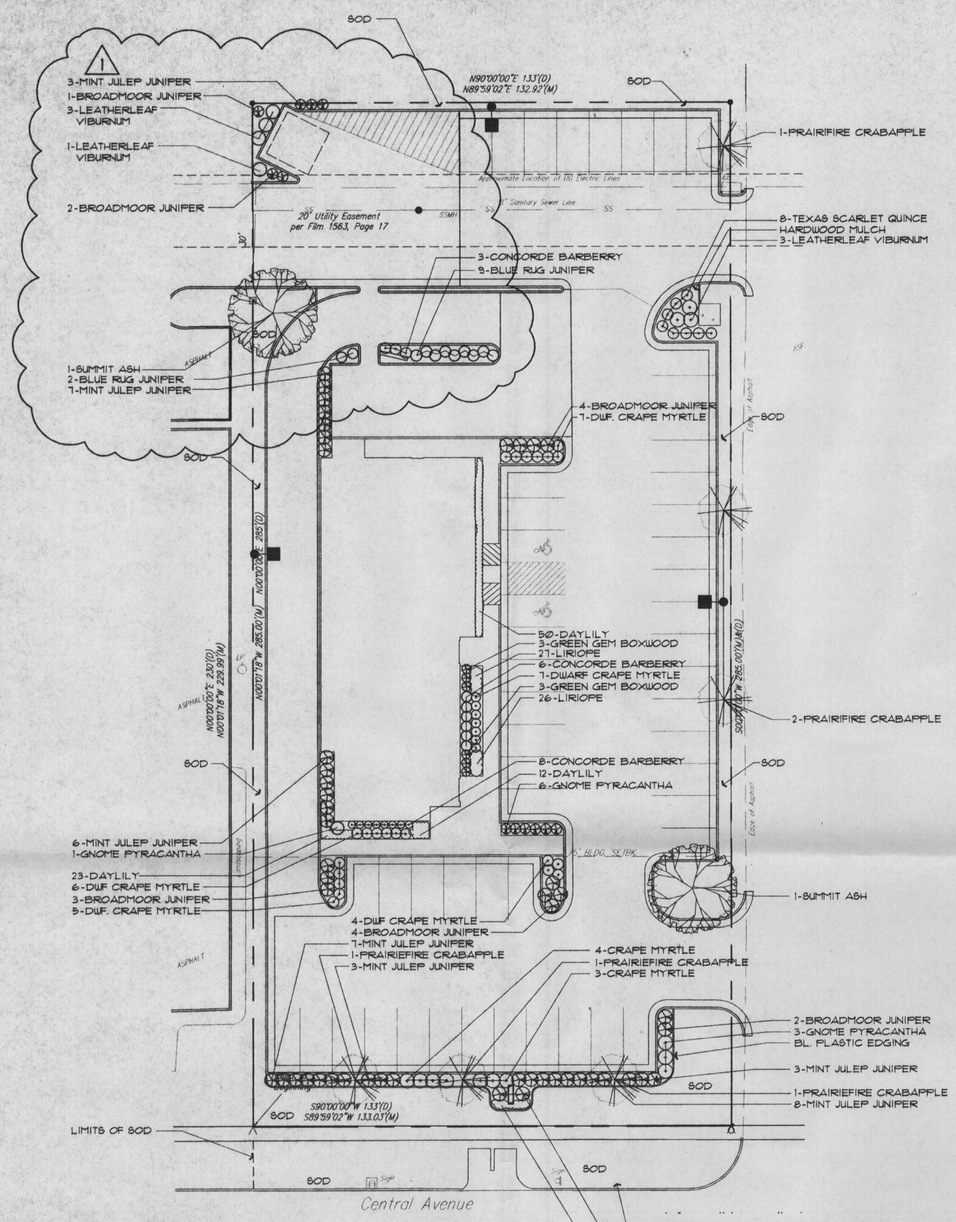
As per Admin Adj CUP2018-43 10-23-18

APPROVED CUP
MAPC 12-13-84
WCC 1-8-85
MAPD Copy 234
Amendment #6 7-21-2009

DP-11

TYLER ACRES COMMERCIAL COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE




## PLANTING PLAN

1" = 20' - 0"

0 20' 40'

## PLANT MATERIAL SCHEDULE

| QTY. | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | REMARKS |
|---|---|---|---|---|---|
| 2 | FRAXINUS PENNSYLVANICA 'SUMMIT' | SUMMIT ASH | 2" CAL. | B & B | |
| 5 /6 | MALUS 'PRAIRIFIRE' | PRAIRIFIRE CRABAPPLE | 2" CAL. | B & B | |
| 17 | BERBERIS THUNBERGII 'CONCORDE' | CONCORDE BARBERRY | 3 GAL. | CONT. | |
| 6 | BUXUS X 'GREEN GEM' | GREEN GEM BOXWOOD | 3 GAL. | CONT. | |
| 10 /8' | CHAENOMELES JAPONICA 'TEXAS SCARLET' | TEXAS SCARLET QUINCE | 3 GAL. | CONT. | |
| 0 /5' | JUNIPERUS CHINENSIS 'KETELEERI' | KETELEERI JUNIPER | 5 GAL. | CONT | |
| 40 3' | JUNIPERUS CHINENSIS 'MINT JULEP' | MINT JULEP JUNIPER | 5 GAL. | CONT | |
| 8 /8' | JUNIPERUS HORIZONTALIS | BLUE RUG JUNIPER | 5 GAL. | CONT | |
| 18 | JUNIPERUS SABINA 'BROADMOOR' | BROADMOOR JUNIPER | 5 GAL. | CONT | |
| 36 | LAGERSTROEMIA INDICA | DWARF CRAPEMYRTLE | 3 GAL. | CONT | |
| 12 | PYRACANTHA COCCINEA 'GNOME' | GNOME PYRACANTHA | 5 GAL. | CONT | |
| 3 /7' | VIBURNUM RHYTIDOPHYLLUM | LEATHERLEAF VIBURNUM | 5 GAL. | CONT | |
| 97 | HEMEROCALLIS | DAYLILY | 4" POT | CONT. | SPACING 18" O. C. |
| 53 | LIRIOPE MUSCARI | MAJESTIC LIRIOPE | 4" POT | CONT. | SPACING 12" O. C. |

## GENERAL PLANTING NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.

2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.

3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.

4. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.

5. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.

6. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL UTILITY LOCATOR SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITES.

7. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.

8. SOD TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF FINE LEAFED FESCUE.

9. SEED TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF FINE LEAFED FESCUE. SOW AT RECOMMENDED RATE FOR SOIL TYPES AND EXISTING COVERAGE.

10. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.

11. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.

12. 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.

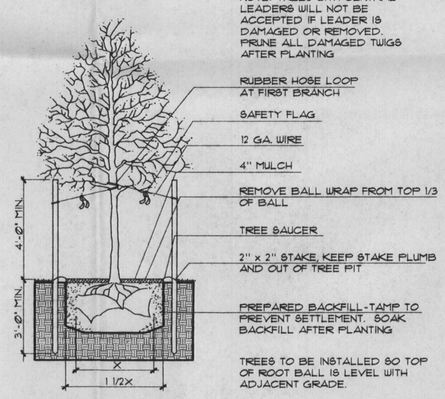
13. ALL LANDSCAPE EDGING IS TO BE A COMMERCIAL GRADE BLACK PLASTIC EDGING. INSTALL EDGING WITH STAKES AND AT ELEVATION SPECIFIED BY MANUFACTURER.

14. INSTALL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS AND TREE SAUCERS. PLACE 3"-4" OF MULCH IN ALL PLANT BEDS AND TREE SAUCERS.

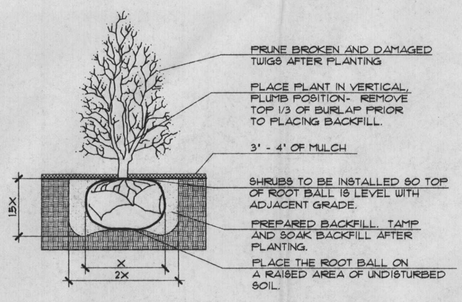
15. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

16. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.

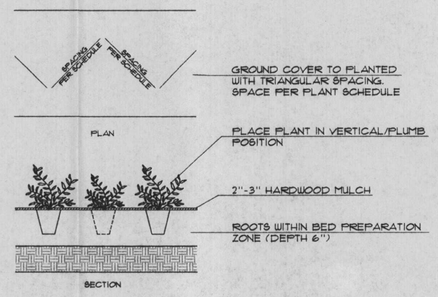
17. TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM.



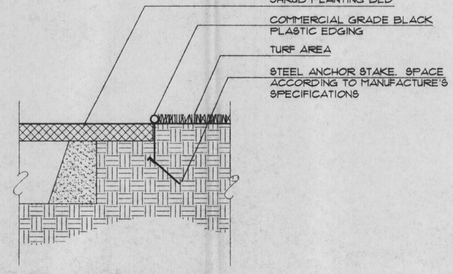

1 TREE PLANTING DETAIL — NO SCALE




2 SHRUB PLANTING DETAIL — NO SCALE




3 GROUND COVER DETAIL — NO SCALE




4 PLASTIC EDGING — NO SCALE

## STREET YARD LANDSCAPE AREA

| | |
|---|---|
| STREET FRONTAGE | 133.00 LF |
| SQUARE FOOT FACTOR | X 10 SF/LF |
| REQUIRED STREET YARD AREA | 1,330.00 SF |
| PROVIDED STREET YARD AREA | 3,261.55 SF |
| REQUIRED STREET YARD TREES (ONE SHADE TREE/800 SF REQ. STREET YARD AREA) | 3 TREES |
| PROVIDED STREET YARD TREES | 2 SHADE TREES + 10 SHRUBS |
| REQUIRED PARKING LOT TREES (1 SHADE TREE/20 PARKING STALLS) | 3 TREES |
| PROVIDED PARKING LOT TREES | 1½ TREES PROVIDED BY STREET YARD TREES + 1 SHADE + 1 ORNAMENTAL |

PARKING LOT SCREENING IS PROVIDED BY SHRUBS

NO BUFFER IS REQUIRED

56 PROVIDED PARKING STALLS + 2 HANDICAP PARKING STALLS

PLANT MATERIAL TO BE WATERED BY A PERMANENT, UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

## LEGAL DESCRIPTION

PART OF LOT 1, TYLER ACRES FIFTH ADDITION, WICHITA, KANSAS, SEDGWICK COUNTY, KANSAS, COMMENCING AT A POINT 365 FEET EAST AND 65 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, SAID POINT BEING THE LOT CORNER COMMON TO LOTS 1 AND 3 IN SAID ADDITION; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1, 620.16 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE SOUTH LINE OF SAID LOT 1, 133 FEET; THENCE NORTH AT RIGHT ANGLES 285 FEET; THENCE WEST AT RIGHT ANGLES 133 FEET; THENCE SOUTH 285 FEET TO THE POINT OF BEGINNING.

wdm architects
Wilson Darnell Mann P.A.
105 N. Washington Wichita, Kansas 67202
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STEPHEN KURTIS WILSON LICENSED KANSAS LANDSCAPE ARCHITECT
07-28-03

DP-11 Portion of Parcel 1

LANDSCAPE PLAN

APPROVED 6/4/03 BY DS

MAPD Cmte 1 of 2

Krispy Kreme DOUGHNUTS

Krispy Kreme Doughnuts
Central and Tyler
Wichita, Kansas

PRINCIPAL IN CHARGE: dga
PROJECT MANAGER: dga
DRAWN BY: tja

| NO. | REASON | DATE |
|---|---|---|
| 1 | New Dumpster & Trash Comp. Location | 7/28/03 |

PLANTING PLAN

02009

06/02/03 L1

NORTH WOODCHUCK STREET

℄ OF N. WOODCHUCK

UNDERGROUND TELEPHONE LINE

3 Autumn Blaze Maple
3 Canaert Juniper
Sawtooth Oak
Sawtooth Oak
2 Canaert Juniper
2 Lacebark Elm
3 Prairifire Crabapple
2 Austrian Pine
2 Lacebark Elm
3 Austrian Pine

Existing Screen Wall
Existing Screen Wall
Existing Chinese Pistache & Shrub Group (Dead)

18 PARKING SPACES

PROPERTY LINE

Austrian Pine
Cleveland Select Pear
Snowdrift Crabapple
Snowdrift Crabapple
Cleveland Select Pear
Cleveland Select Pear

INSITE BUILDING

6 Anthony Waterer Spirea
6 Tamarix Juniper
6 Anthony Waterer Spirea
2 Chinese Pistache
2 Cleveland Select Pear

light pole
light pole

26 PARKING SPACES
26 PARKING SPACES
22 PARKING SPACES
18 PARKING SPACES

EXISTING COMMERCIAL

Sawtooth Oak
New Lawn
7 Compact Andorra Juniper
4 Chinese Fountain Grass
5 Crimson Pygmy Barberry
5 Norman Spirea
4 Broadmoor Juniper
5 Crimson Pygmy Barberry
2 Oklahoma Redbud
4 Broadmoor Juniper
5 Norman Spirea

2 Austrian Pine
2 Kallay Juniper
4 Chinese Fountain Grass
2 Dwarf Mugo Pine
20 Stella d'Oro Daylily
2 Dwarf Mugo Pine
4 Chinese Fountain Grass
2 Kallay Juniper
Cleveland Select Pear
4 Crimson Pygmy Barberry

5 PARKING SPACES
6 PARKING SPACES

PARKING LOT

FIRE HYDRANT
13 PARKING SPACES

Existing Chinese Pistache
Existing Chinese Pistache
Existing Chinese Pistache
Existing Austrian Pine

New Lawn
Existing Light Pole
Existing River Birch (3-stem)
Amur Maple
New Lawn
2 Autumn Purple Ash
New Lawn
New Lawn
3 Chinese Pistache
New Lawn
Autumn Purple Ash
New Lawn
Existing Light Pole
Existing Pear

Existing Lawn
Existing Schumard Oak (6")

EXISTING PARKING LOT

PROPERTY LINE
Existing Parking Island with Existing Lacebark Elm
PROPERTY LINE

PROPERTY LINE

DP-11 PARCEL 7

# LANDSCAPE PLAN

APPROVED 11/20/01 BY DG
MAPD Copy 2 of 2

## Landscape Plan

Insite Medical Specialists Building

7330 North Socora
~~757 North Woodchuck~~, Wichita, KS


LANDSCAPE ARCHITECTS PLANNERS

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Tel. 316.262.4525
Fax. 316.262.7316


project 01065
date 15 Nov. 2001
drawn by DWF DJF
revisions
north
scale 1" = 20'-0"
sheet 1 of 2

REGISTERED LANDSCAPE ARCHITECT DAVID W. FOSTER NO. 316 STATE OF KANSAS 11/15/01


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## Planting Specifications

**General**

1. The Landscape Contractor shall provide all plants, materials, labor and equipment to complete the installation of trees, planting beds, and installation of lawn areas according to these specifications and the planting plan. The Landscape Contractor shall be responsible for repair to disturbed areas.

2. Rough grading shall be by the General Contractor.The Landscape Contractor shall be responsible for finished grading prior to grass installation and planting operations.

3. Prior to landscape work, flag all underground utilities by calling Kansas One-Call (Phone: 1-800-344-7233).

4. Notify the Owner of variances between the plan and site conditions which affect planting operations.

5. Prior to the start of fine grading, if season permits, the Landscape Contractor shall spray to kill weeds and grass in planting bed and lawn areas. Use Round-up or similar chemical in as many applications as required for complete kill.

6. The Landscape Contractor shall be responsible to coordinate landscape work with work of the Irrigation Contractor and other Contractors affected by landscape work.

## Materials and Installation Requirements

Materials shall be approved by the Owner before start of work. Materials and grass may be rejected at any time during the installation.

**Topsoil** shall be provided by the Landscape Contractor as required for finished grading. This is intended only for low areas of the rough grade or for planting beds and not the entire site.

**Plant Materials** shall meet current American National Standards Institute standards and exhibit a vigorous and healthy condition.

**Grass** seed or sod to be an approved fine-bladed fescue blend. Provide estimates for sod as directed by Owner.

**Mulch** to be premium grade cypress or recycled hardwood mulch. Bed areas to be 2 1/2" – 3" deep. Prior to the mulch installation, rake smooth the ground surface. Provide bid alternate for cedar mulch.

**Landscape Edge** to be Ryerson Steel Edge (1/8" x 4" x 16') or equal product to form a smooth curved or straight line as shown on the plan. Unless noted otherwise, all bed areas on the plan shall be outlined with landscape edge. The installation of edging and planting work shall not block the natural drainage of water. Stake as recommended by Manufacturer.

**Soil Amendments** Use 4 parts soil from excavation to 1 part "Back to Earth" cotton bur compost or horticultural peat moss for planting backfill.

**Fertilizer** for planting backfill to be Milorganite (6-2-0) or other approved product installed per Manufacturer's instructions.

**Pre-emergent** weed control such as Dacthal, Treflan or approved similar product shall be installed per Manufacturer's instruction in all beds except tree wells. Do not apply in tree wells of individual trees in grass areas.

**Tree Wrap** shall be 4" Forces wrap or other approved product (i.e. DeWitt Tree Wrap). Securely wrap from ground level to second level of branches on the trunk. Use of wrap is at the Landscape Contractor's discretion.

## Plant Schedule

| Quantity | Common Name | Botanical Name | Size | Specification |
|---|---|---|---|---|
| **TREES** | | | | |
| 1 | Amur Maple | *Acer ginnala* | 1 3/4"-2" Cal | B&B |
| 3 | Autumn Blaze Maple | *Acer x freemani 'Autumn Blaze'* | 2" –2 1/2" Cal | B&B |
| 2 | 'Oklahoma' Redbud | *Cercis canadensis 'Oklahoma'* | 2" –2 1/2" Cal | B&B |
| 3 | Autumn Purple White Ash | *Fraxinus americana 'Autumn Purple'* | 2" –2 1/2" Cal | B&B |
| 5 | Canaert Juniper | *Juniperus virginiana 'Canaertii'* | 6'–7' height | B&B |
| 3 | 'Prairifire' Crabapple | *Malus sp. 'Prairifire'* | 1 3/4" –2" Cal | B&B |
| 2 | 'Snowdrift' Crabapple | *Malus sp. 'Snowdrift'* | 1 3/4" –2" Cal | B&B |
| 8 | Austrian Pine | *Pinus nigra var. nigra* | 7'–8' height | B&B |
| 5 | Chinese Pistache | *Pistacia chinensis* | 2" –2 1/2" Cal | B&B |
| 6 | Cleveland Select Pear | *Pyrus calleryana 'Cleveland Select'* | 2" –2 1/2" Cal | B&B |
| 3 | Sawtooth Oak | *Quercus acutissima* | 2" –2 1/2" Cal | B&B |
| 4 | Lacebark Elm | *Ulmus parvifolia* | 2" –2 1/2" Cal | B&B |
| 45 | **Total Trees** | | | |
| **SHRUBS** | | | | |
| 14 | Crimson Pygmy Barberry | *Berberis thunbergii 'Crimson Pygmy'* | 2 gallon | Container |
| 4 | Kallay Compact Pfitzer Juniper | *Juniperus chinensis 'Kallay'* | 5 gallon | Container |
| 7 | Compact Andorra Juniper | *Juniperus horizontalis 'Compact Andorra'* | 2 gallon | Container |
| 8 | Broadmoor Juniper | *Juniperus sabina 'Broadmoor'* | 2 gallon | Container |
| 6 | Tamarix Juniper | *Juniperus sabina var. tamariscifolia* | 2 gallon | Container |
| 4 | Dwarf Mugo Pine | *Pinus mugho var. mugho 'Pumilio'* | 15"-18" spread | Container |
| 10 | Norman Spirea | *Spiraea japonica 'Norman'* | 2 gallon | Container |
| 12 | Anthony Waterer Spirea | *Spiraea x bumalda 'Anthony Waterer'* | 2 gallon | Container |
| 65 | **Total Shrubs** | | | |
| **GROUNDCOVERS, VINES & PERENNIALS** | | | | |
| 20 | Stella d'Oro Daylily | *Hemerocallis sp. 'Stella d'Oro'* | 1 gallon | Container |
| 20 | **Total Groundcovers, Vines & Perennials** | | | |
| **ORNAMENTAL GRASSES** | | | | |
| 12 | Chinese Fountain Grass | *Pennisetum alopecuroides* | 1 gallon | Container |
| 12 | **Total Ornamental Grasses** | | | |

*Note: In case of a discrepancy between the Plant Schedule and the Plans, the Plans shall govern.*

## Landscape Ordinance Notes

1. **Legal Description:** A tract of land in Lot 1 in Tyler Acres 6th Addition, in Wichita, Sedgwick County, Kansas. (757 North Woodchuck)

2. **Required Landscape for Street Yard and Trees:** Requirements as per Tyler Acres CUP (DP–11).

3. **Required Buffer Trees:** 520' along east side / 40 = 13 shade trees. Per CUP, add shrubs estimated at 410' wall length / 6' on center = 69 shrubs or 7 shade trees. Total buffer trees = 20 shade trees. Masonry wall exists along Woodchuck Street.

4. **Planned Buffer Trees:** 9 shade trees + 10 evergreen trees + 3 ornamental trees = 20.5 shade trees

5. **Required Parking Lot Trees:** 134 new parking spaces / 20 = 7 shade trees.

6. **Planned Parking Lot Trees:** 3 existing shade trees and 1 Pine at west side + 5 ornamental trees and 2 shade trees in planting islands = 8.5 shade trees.

7. **Watering:** Watering for installation purposes shall be provided by hose bibs at the buildings. New Lawn and Landscape areas are to be routinely watered by an underground irrigation system equipped with a rain sensing device.

# Landscape Plan

Insite Medical Specialists Building

757 North Woodchuck, Wichita, KS


LANDSCAPE ARCHITECTS PLANNERS

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project 01065

date 15 Nov. 2001

drawn by DWF DJF

revisions

north

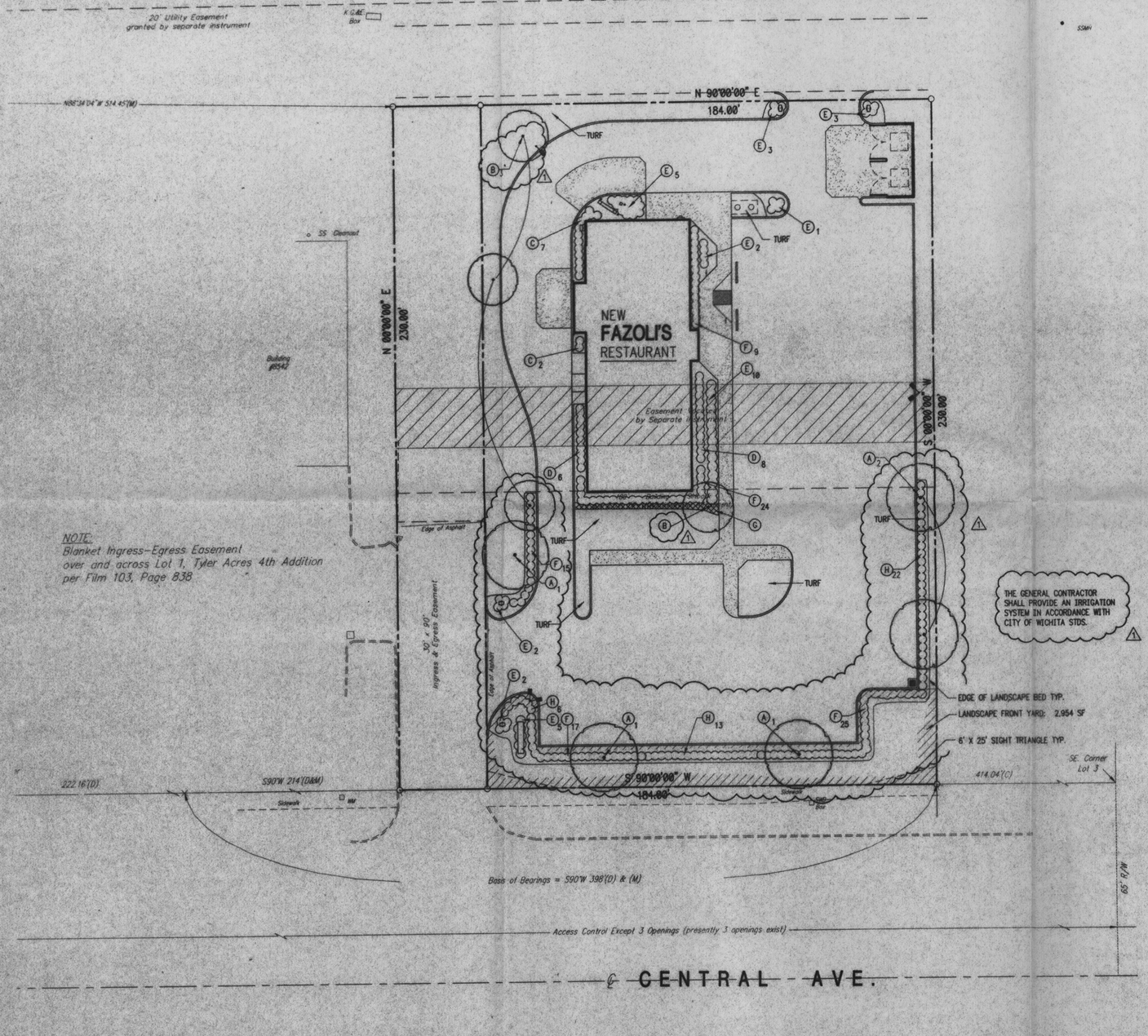
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sheet 2 of 2

REGISTERED LANDSCAPE ARCHITECT DAVID W. FOSTER NO. 316 STATE OF KANSAS 11/15/01


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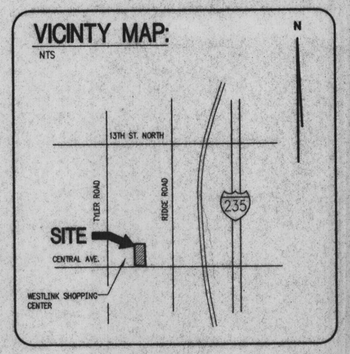
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NOTE:
Blanket Ingress-Egress Easement over and across Lot 1, Tyler Acres 4th Addition per Film 103, Page 838

## VICINITY MAP:

NTS




## GENERAL NOTES:

1. SEE SHEET S-1 FOR GENERAL NOTES.

## GRADING NOTES:

1. ALL FILL TO BE COMPACTED TO 95% A.A.S.H.O. STANDARD COMPACTION.

## LANDSCAPE NOTES:

1. REFER TO SPECIFICATION SECTION 2200 AND DRAWINGS C1, C2, C3, C4, C5, C6, AND C7.
2. THE GENERAL CONTRACTOR SHALL LEAVE THE SITE AT FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
3. PLANT MATERIAL: ALL PLANTS SHALL BE HEALTHY, VIGOROUS AND REPRESENTATIVE OF SPECIES SPECIFIED. ALL PLANTS SHALL BE WELL BRANCHED AND PROPORTIONED AND FREE OF ALL INSECTS, DISEASES, BARK BRUISES, SCRAPES, CRACKED BRANCHES AND PHYSICAL DAMAGE. SUBSTITUTION OF SPECIES OR SIZE MUST HAVE PRIOR APPROVAL.
4. PLANT GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWELVE (12) MONTHS. THE GUARANTEE SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE. THIS REPLACEMENT SHALL NOT BE CONSIDERED A "GUARANTEED" REPLACEMENT.
5. TOPSOIL REQUIREMENTS FOR PLANTING OPERATIONS AND GRADING/MOUNDS SHALL BE NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF CLAY LUMPS, STONES, ROOTS AND OTHER FOREIGN MATTER. ALL FILL TO BE COMPACTED TO 85% ASTM D698 STANDARD COMPACTION.
6. MULCH: ALL PLANTING BEDS SHALL BE MULCHED WITH CRUSHED BRICK OR APPROVED EQUAL – 3" DEEP OVER WEED PREV. FABRIC.
7. PLANTING PERIOD: EXECUTE ALL LAWNWORK AND PLANTING BETWEEN SEPTEMBER 1ST AND NOVEMBER 15TH, OR AS OTHERWISE DIRECTED BY THE OWNER.
8. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS AND WITH THE GENERAL PLANTING SPECIFICATIONS AS SET FORTH BY THE GOVERNING MUNICIPALITY.
9. THE BRANCHES OF DECIDUOUS TREES AND SHRUBS MAY BE SELECTIVELY THINNED BY UP TO 1/3 IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE, HOWEVER, IN NO CASE SHALL TRIMMING RESULT IN REDUCING THE OVERALL SIZE OF THE PLANT BELOW THAT SPECIFIED. NEVER CUT CENTRAL GROWTH LEADER ON EVERGREEN TREES.
10. CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL UNDERGROUND UTILITIES. CONTRACTOR TO NOTIFY LONG JOHN SILVER'S REPRESENTATIVE OF ANY UNDERGROUND OBSTRUCTIONS AND RECEIVE APPROVAL IF NECESSARY, TO MOVE PLANTS FROM LOCATIONS SHOWN ON PLANS.
11. LANDSCAPE MATERIALS SHALL BE LOCATED SO AS NOT TO OBSTRUCT VISUAL OR PHYSICAL ACCESS TO FIRE HYDRANTS. LOCATE ALL LANDSCAPE MATERIALS IN CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS AT TRANSFORMERS, METERS, OVERHEAD LINES, ETC. SEE SITE UTILITIES PLAN.
12. REMOVE ALL EXCESS ORGANIC MATERIAL FROM SITE AND DISPOSE OF IT IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
13. FERTILIZE ALL PLANT AREAS ACCORDING TO GOOD HORTICULTURAL PRACTICE FOR EACH PLANT TYPE AND SOIL CONDITION.
14. ALL NON-SHRUB AREAS MUST BE FINISHED WITH LOCALLY GROWN SOD OF A VARIETY PRODUCING FINE TURFGRASS SUITABLE OF THIS LOCATION.
15. PLANTING LOCATIONS SHOWN ARE GRAPHICAL REPRESENTATIONS ONLY.
16. EXISTING LANDSCAPING AROUND EXISTING SIGN TO BE REMOVED.
17. ALL EXISTING TREES AND WOODS TO BE REMOVED UNLESS OTHERWISE NOTED.
18. ALL SOIL ON THIS SITE IS TO BE FILL. ROCK WAS FOUND TO BE 2'± BELOW GRADE. ALL SOIL IN LANDSCAPE AREAS TO BE CLEAN, WEED FREE TOPSOIL TO A DEPTH OF 8".

## PLANT LIST:

| KEY | PLANT | QUANITY | REMARKS |
|---|---|---|---|
| (A) | 'OCTOBER GLORY' RED MAPLE<br>Acer rubrum 'October Glory' | 5 | 2" cal.<br>BALLED/BURLAP |
| (B) | 'CAPITOL' PEAR<br>Pyrus calleryana 'Capitol' | 4 | 1-1/2" cal.<br>BALLED/BURLAP |
| (C) | BURNING BUSH<br>Euonymus alata | 9 | 24" ht.<br>BALLED/BURLAP |
| (D) | CHINESE HOLLY<br>Ilex meserveae | 14 | 5 GALLON<br>CAN. |
| (E) | 'ANDORA' JUNIPER<br>Juniperus hor 'Andora' | 33 | 3 GALLON<br>CAN. |
| (F) | 'MINT JULEP' CHINESE JUNIPER<br>Juniperus chin. 'Mint Julep' | 76 | 24" ht.<br>CAN. OR B/B |
| (G) | FLOWERING ANNUALS<br>Red, White, Pink Mix | AS REQ'D. | FLAT |
| (H) | 'MENTOR' BARBERRY<br>Berberis x mentorinsis | 41 | 3 GALLON<br>CAN. |

## LANDSCAPE CALCULATIONS:

LANDSCAPE STREET YARD: 184 LF X 10 SF = 1,840 SF
YARD PROVIDED: 2,954 SF

TREE REQUIREMENTS: 46 PARKING STALLS = 3 SHADE TREES/8 ORNAMENTALS

DP-11
PARCEL 1 (PORTION)
LANDSCAPE PLAN
APPROVED 7/9/96 BY [illegible]

## LANDSCAPE PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE:
0 10 20 40

REVISIONS:
1 07/03/96 - CODE
2
3
4
5
6
7
8
9
10
11
12

JOB NO.: 96159

FAZOLI'S RESTAURANT
CENTRAL AVENUE
WICHITA, KANSAS

The Roberts Group, PSC
2329 Southland Drive
Suite 100
Lexington, KY 40503
(606) 276-2006

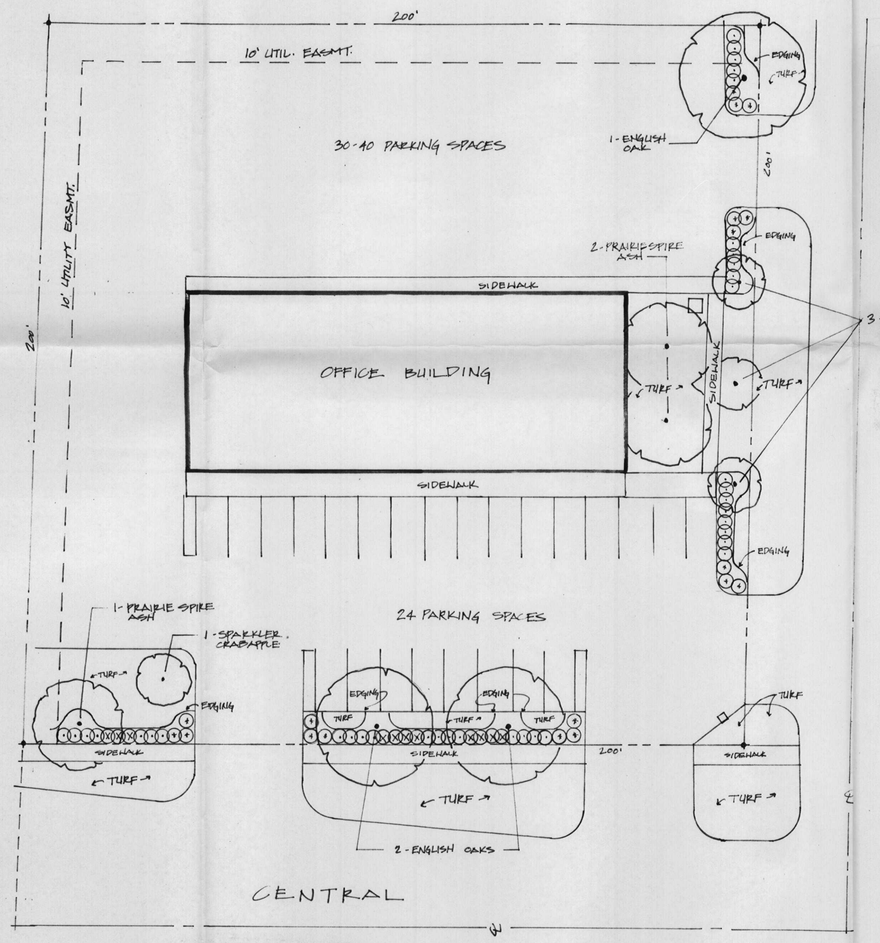
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DATE: 06/10/96
DRAWN BY: TRG
CHECKED BY: TRG

LANDSCAPE PLAN

SHEET NO.
C-4

MAPD 1 of 1




DESCRIPTION:

Tyler Acres (3rd Edition) Wichita, KS.

Described as beginning at the S.E. corner of the S.W. 1/4, Section 16, TWP. 27-S; or R-1-W; thence west 230 feet; thence north 250 feet; thence east 230 feet; thence south 250 feet to beginning.

NOTES

1. ALL SHRUBS AND ORNAMENTAL GRASSES SHALL BE 18" IN HEIGHT (MINIMUM) WHEN PLANTED.
2. UNDERGROUND IRRIGATION SHALL BE PROVIDED WITH MOISTURE SENSOR.
3. ALL TURF AREAS SHALL BE SODDED WITH FESCUE.
4. ALL EDGING SHALL BE PLASTIC TYPE AND BLACK IN COLOR.
5. ALL SHRUB BEDS SHALL BE COVERED WITH 2" SHREADED CYPRESS MULCH.
6. ALL SHRUB BEDS SHALL HAVE WEED BARRIER FABRIC BENEATH MULCH.
7. ROOT BARRIER MATERIAL SHALL BE INSTALLED ON ALL TREES PLANTED WITHIN 6' OF SIDEWALKS. ROOT BARRIER SHALL BE PLACED AT THE SIDEWALK ON THE TREE SIDE.

STREET YARD REQUIREMENTS

STREET YARD AREA: 2,000 s.f. per Ch.10,32
PROVIDED: 4,300 s.f. plus 10-foot buffer on Woodchuck per DP-11

SHADE TREES REQ'D: 4
PROVIDED: 8 → in street yard plus 2 add'l in parking lot.

PROPOSED PLANT MATERIAL

| SYMBOL | | |
|---|---|---|
| | 3 - ASH, 'PRAIRIE SPIRE' (Fraxinus Pennsylvanica) | 2"-CAL. |
| | 4 - CRABAPPLE, 'SPARKLER' (Malus sp. 'Sparkler') | 1"-CAL. |
| ⊙ | 37 - EUONYMUS, 'MANHATTAN' (Euonymus Kiautschovicus 'Manhattan') | 2-GAL |
| ⊗ | 11 - PYRACANTHA, 'GNOME' (Pyracantha coccinea 'Gnome') | 2-GAL |
| ⊕ | 18 - SPIREA 'FROEBEL' (Spirea Bumalda 'Froebeli') | 2-GAL. |
| | 3 - OAK, 'ENGLISH' (Quercus robra) | 2"-CAL. |

NORTH

DP-11 PARCEL 9

REVISED
LANDSCAPE PLAN
APPROVED 10/5/95 BY BO

LANDSCAPE PLAN

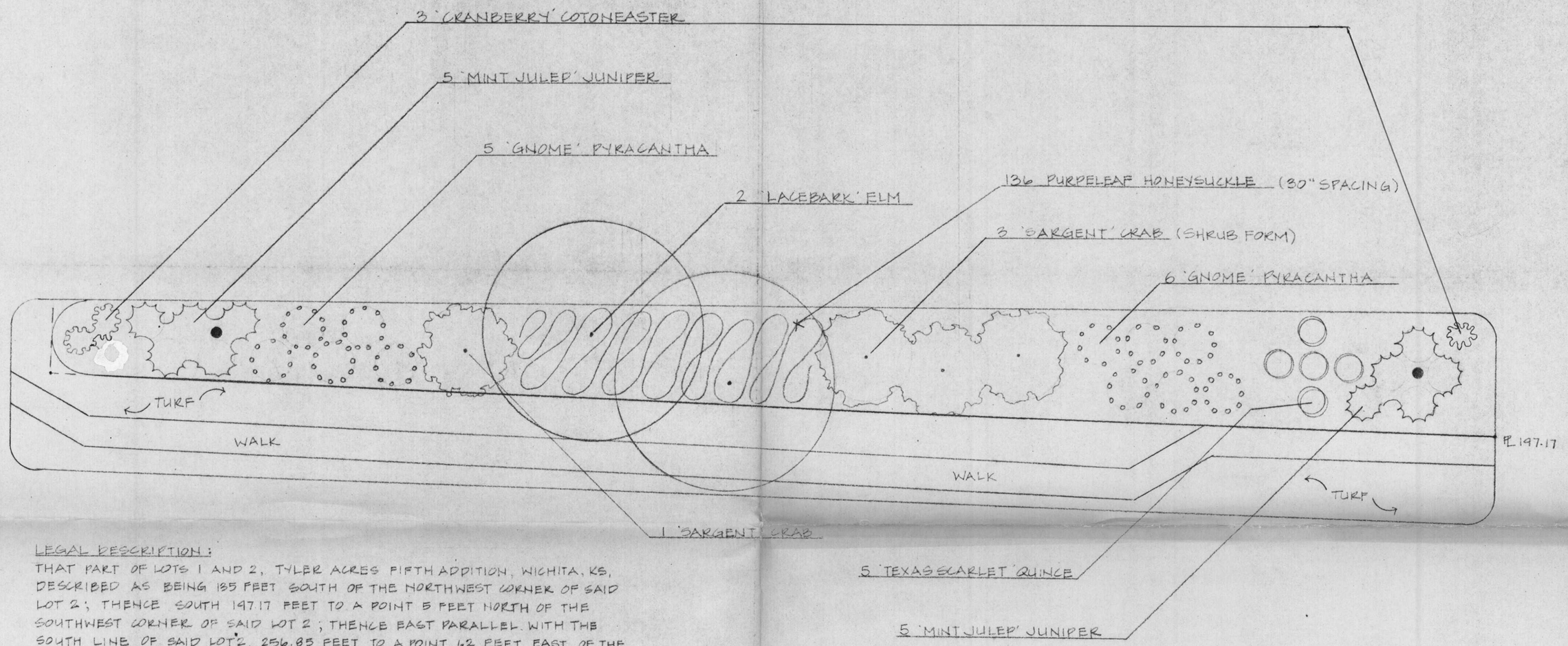
MR. NEVILLE'S DENTISTRY OFFICES

SCALE 1" = 20'

Brady Nursery Inc.

DESIGN BY: MARK PAYTON
DATE: 5/13/95
REVISED: 9/19/95

MAPD COPY 1 of 1




LEGAL DESCRIPTION:

THAT PART OF LOTS 1 AND 2, TYLER ACRES FIFTH ADDITION, WICHITA, KS, DESCRIBED AS BEING 135 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 197.17 FEET TO A POINT 5 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, 256.85 FEET TO A POINT 62 FEET EAST OF THE EAST LINE OF SAID LOT 2; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 2, 196.12 FEET TO A POINT 135 SOUTH OF THE NORTH LINE OF SAID LOT 1; THENCE WEST 252.80 FEET TO BEGINNING.

WATERING SOURCE:

IN-GROUND SPINKLER SYSTEM

PLANT LIST:

| COMMON NAME | SCIENTIFIC NAME | # | SIZE |
|---|---|---|---|
| LACEBARK ELM | ULMUS PARVIFOLIA | 2 | 2-2.5" BB |
| SARGENT CRAB | MALUS 'SARGENT' | 4 | 1" MIN. 5 GAL |
| MINT JULEP JUNIPER | JUNIPERUS CHINENSIS 'MINT JULEP' | 10 | 18" MIN. HT. |
| GNOME PYRACANTHA | PYRACANTHA COCCINEA | 11 | 18" MIN. HT. |
| CRANBERRY COTONEASTER | COTONEASTER APICULATUS | 3 | 18" MIN. HT. |
| TEXAS SCARLET QUINCE | CHANAMOLES SP. 'TEXAS SCARLET' | 5 | 18" MIN. HT. |
| PURPLELEAF HONEYSUCKLE | LONICERA JAPONICA 'PURPUREA' | 80 | 3" POT |

TOTAL LANDSCAPE AREA FIGURE:

**LOT FRONTAG = 197.17 FT. X 10 FT. = 1971.7 SQ. FT.**

LANDSCAPE AREA SUPPLIED ~ 2631.25 SQ. FT.

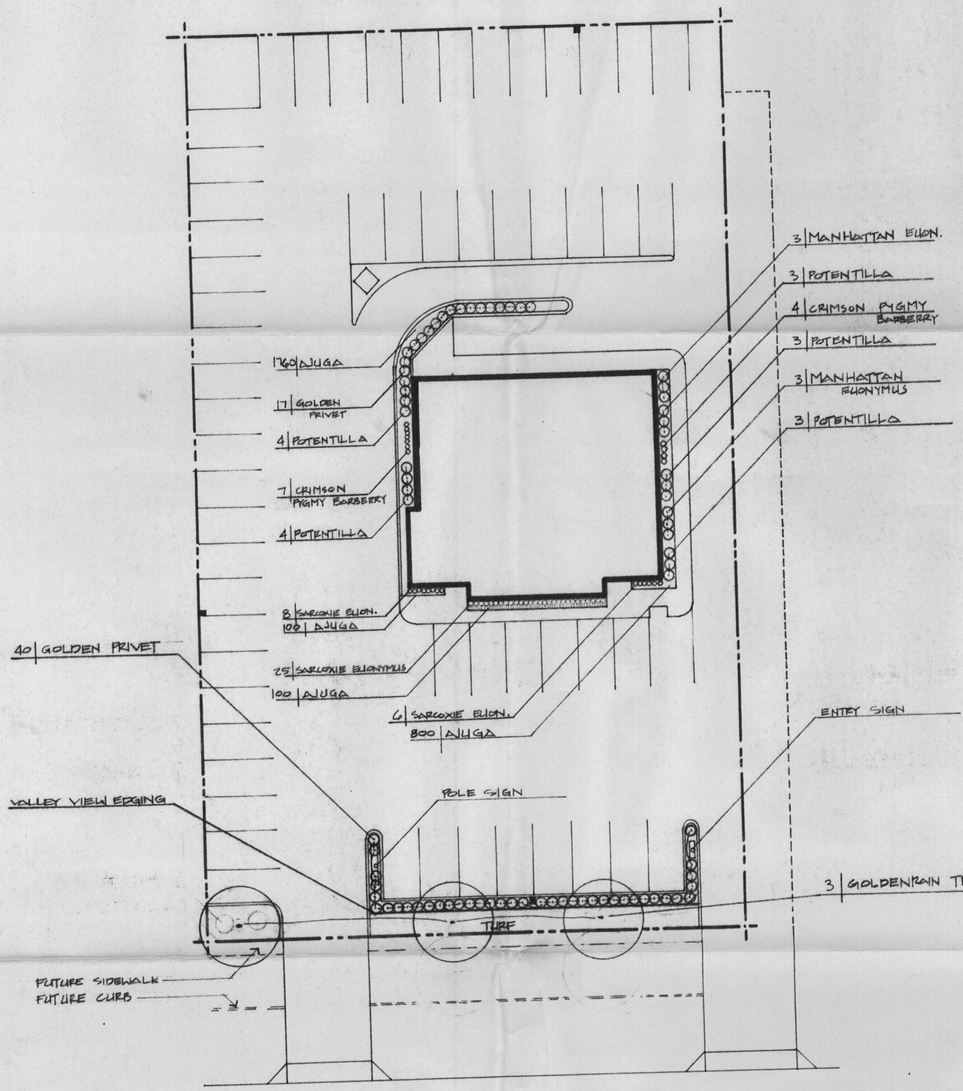
DP-11 PARCEL 2 (partial)

# LANDSCAPE PLAN

APPROVED 2/23/95 BY [illegible]

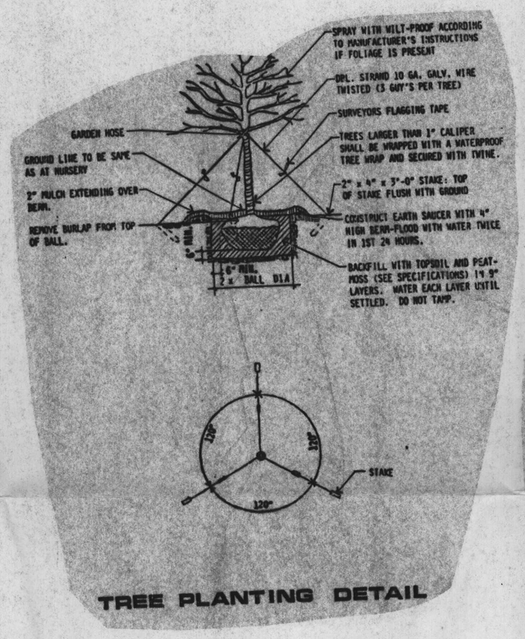
SPAGHETTI JACKS
756 NORTH TYLER
BRADY NURSERY
DESIGNER ~ DUSTYN BRITTING
JANUARY 1995
SCALE ~ 1" = 10'

MAPD COPY 1 OF 1

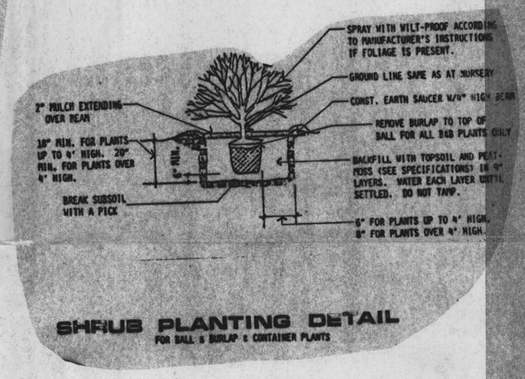



PLANTING PLAN 1"=20'

NORTH




TREE PLANTING DETAIL




SHRUB PLANTING DETAIL
FOR BALL & BURLAP & CONTAINER PLANTS

## PLANT LIST

| QUANTITY | COMMON NAME | SIZE | SPACING |
|---|---|---|---|
| 57 | GOLDEN PRIVET | 5 GAL | 3'-0" |
| 11 | CRIMSON PYGMY BARBERRY | 1 GAL | A.S. |
| 3 | GOLDENRAIN TREE | 2" CAL. | A.S. |
| 6 | MANHATTAN EUONYMUS | 5 GAL. | A.S. |
| 1000 | AJUGA | 2½" POT | 12" O.C. |
| 39 | SARCOXIE EUONYMUS | 1 GAL. | 18" O.C. |
| 17 | POTENTILLA | 5GAL | A.S. |

*A.S. - AS SHOWN

## PROPERTY LEGAL DESCRIPTION

WEST 150' OF LOT 4
TYLER ACRES FIFTH ADDITION
WICHITA, KANSAS

NOTES:
1. ALL PLANTING BEDS SHALL BE MULCHED WITH CYPRESS MULCH 2" DEEP.

LANDSCAPE PLAN
DP-11 PARCEL 4 (PARTIAL)
APPROVED 6-17-86

M.A.P.D. COPY 1 OF 2

LARRY C. REED, A.S.L.A.
REGISTERED LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECTURE • SITE PLANNING
1121 N. RIDGEWOOD 316/685-7456
WICHITA, KANSAS 67208

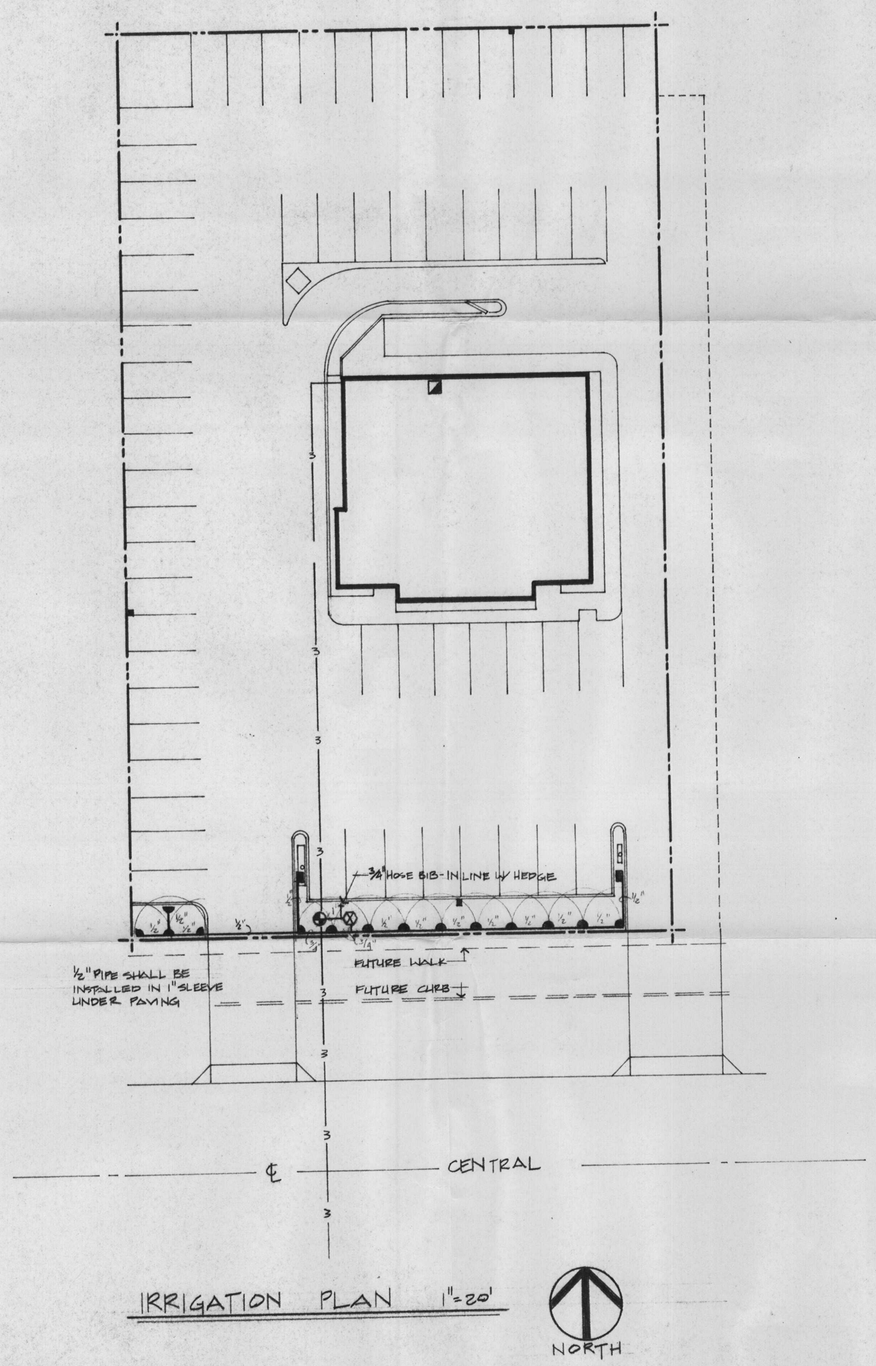
GRANDY'S
EAST OF CENTRAL & TYLER RD. WICHITA, KANSAS
RESTAURANT MANAGEMENT COMPANY
555 N. WOODLAWN SUITE 3102 WICHITA, KS.

REGISTERED LANDSCAPE ARCHITECT LARRY C. REED 211 STATE OF KANSAS

REVISIONS
6/16/86 REMOVED SOLANUS & ROSE OF SHARON

DATE: 6/13/86

PAGE 1/2




IRRIGATION PLAN 1"=20'

## PROPERTY LEGAL DESCRIPTION

WEST 150' OF LOT 4
TYLER ACRES FIFTH ADDITION
WICHITA, KANSAS

## LEGEND & NOTES

- ⊗ AUTOMATIC MASTER VALVE & VACUUM BRKR. RAINBIRD 100-PE-PRS VALVE & RAINBIRD AVB-075 BRKR.
- RAINBIRD 1806-SAM-SBH-FLT (6" POP-UP W/ SHRUB HEAD)
- RAINBIRD 1806-SAM-SBQ-FLT (6" POP-UP W/ SHRUB HEAD)
- RAINBIRD 1806-SAM-15 SST (6" POP-UP W/ SHRUB HEAD
- CONTROLLER SHALL BE RAINBIRD CRC-4A

* ALL PIPE AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL PLUMBING CODES
* EXIST'G WATER PRESSURE MINIMUM IS 60PSI

LARRY C. REED, A.S.L.A.
REGISTERED
LANDSCAPE ARCHITECT
LANDSCAPE CONTRACTOR & SITE PLANNING
1021 N. RIDGEWOOD
WICHITA, KANSAS 67208
316/685-7436

# GRANDY'S

EAST OF CENTRAL & TYLER RD. WICHITA, KANSAS

RESTAURANT MANAGEMENT COMPANY
555 N. WOODLAWN SUITE 3102 WICHITA, KS.

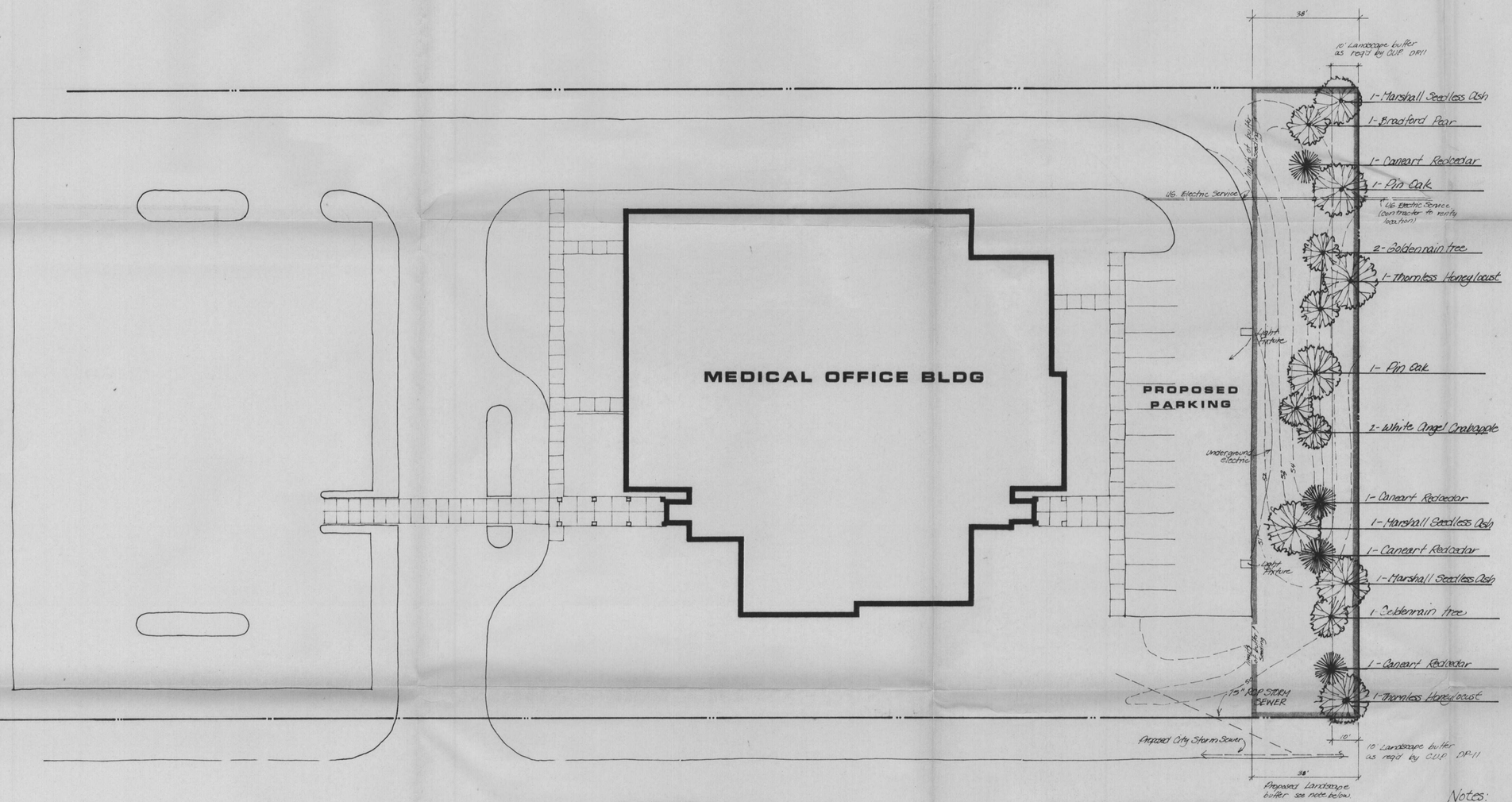
REGISTERED LANDSCAPE ARCHITECT
LARRY C REED 211
STATE OF KANSAS

REVISIONS
6/16/86 ADD HOSE BIB.

DATE: 6/13/86

PAGE 2/2

DP-11 PARCEL 4
PG. 2/2 6-17-86




## PLANT LIST

| quan | Plant Name | size | cond. |
|---|---|---|---|
| 3 | Marshall Seedless Ash | 1½" | BB |
| 1 | Bradford Pear | 6-8' | BB |
| 4 | Canaert Redcedar | 6' | BB |
| 2 | Pin Oak | 1½" | BB |
| 3 | Golden rain tree | 6-8' | BB |
| 2 | Thornless Honeylocust | 1½" | BB |
| 2 | White Angel Crabapple | 6' | BB |

scale 1"=20'

Notes:
1. Proposed buffer to include an additional 28' to the parking lot. This shall provide the opportunity to incorporate the required 10' Landscape Buffer into the planting plan for the remainder of the site.
2. The entire 38' Landscape buffer is to be irrigated by an automatic sprinkling system in conjunction w/ system for irrigating remainder of project.
3. Landscape contractor to verify location of any underground utilities prior to installation of plant material. Please note the underground electric service line @ east side of buffer.
4. 38' Proposed buffer to be seated w/ K31 fescue, approx. 8400 sq.ft. (Contractor to verify.)
5. This site plan was drawn from H.N.T.B. 'Medical Office Bldg., Site Plan Wichita, KS. Sheet A2, Feb 15, 1984, supplied by owner.
6. Earthberm proposed is by H.N.T.B & is to be constructed prior to planting.

# REQUIRED LANDSCAPE BUFFER
# ST. FRANCIS MEDICAL OFFICE BLDG. CUP DP - 11

Approved Landscape Plan
for portion of Parcel 7 - DP11

BILL G. YUNG DESIGN
8225 E. 35TH. ST. NORTH, WICHITA, KS. 67226 316-683-3567

date / May 1984
rev.

sheet title
Landscape Buffer Plan

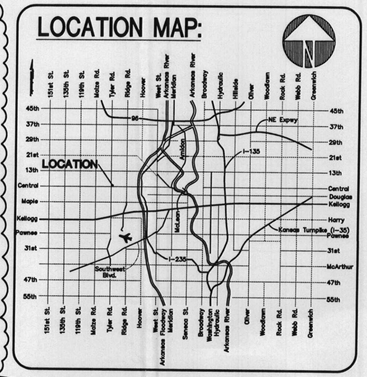
project
Medical Office Building
St. Francis Wichita KS

sheet 1 of 1

## LANDSCAPE CALCULATIONS:

| | |
|---|---|
| AVERAGE LOT DEPTH: | 165.97' + 145.53' = 311.50/2 = 155.75' |
| REQ'ED LANDSCAPE STREET YARD: | 155.75' X 8 SQ. FT. LIN. FOOT = 1,246 SF |
| LANDSCAPE STREET YARD PROVIDED: | 1,586.30 SF |
| SHADE TREE REQUIREMENT: | 1 SHADE TREE/500 SF X 1,246 SF = 3 TREES |
| SHADE TREES PROVIDED: | 3 TREES |
| REQ'ED PARKING LOT SCREENING | PROVIDED AS SHOWN |
| REQ'ED PARKING LOT TREES: | 1 SHADE TREE/20 PARKING STALLS X 38 PARKING STALLS = 2 SHADE TREES. |
| PARKING LOT TREES PROVIDED: | 2 SHADE TREES |

## LOCATION MAP:




## PLANT LIST:

MULCH NOTE:
AREAS ADJACENT TO BUILDING:
CRUSHED BRICK, LAVA ROCK OR OTHER DARK COLORED, NON-FLAMMABLE MULCH.
ALL OTHER AREAS:
CLASS "A" SHREDDED EXPRESS MULCH OWNER APPROVED EQUAL.

IRRIGATION NOTE:
LAWN AND PLANT BEDS WILL BE IRRIGATED; SYSTEM TO BE INCLUDED IN CONTRACTOR'S BID. THE IRRIGATION SYSTEM WILL INCLUDE ALL PIPING, HEADS, CONTROLLER, BACK PREVENTOR, WIRING, SLEEVES UNDER HARD SURFACES AND OTHER NORMAL EQUIPMENT TO PROVIDE 100% COVERAGE OF ALL PLANTED AND LAWN AREAS. PROVIDE SHOP DRAWINGS FOR APPROVAL BY OWNER PRIOR TO BEGINNING ANY CONST. ON SITE.
THE SYSTEM MUST BE PROVIDED WITH A RAIN SHUT-OFF OR MOISTURE SENSING DEVICE.
TURF AREAS SHALL BE IRRIGATED SEPERATELY FROM PLANTING BEDS, DRIP IRRIGATION IN BEDS IS RECOMMENDED.

| KEY | PLANT | REMARKS |
|---|---|---|
| | 'RED SUNSET' MAPLE<br>Acer rubrum 'Red Sunset' | 2" CAL. BALLED/BURLAP |
| | REDBUD<br>Cercis canadensis | 1" CAL/6' HT MIN B/B OR CAN |
| | JUDD VIBURNUM<br>Viburnum x Juddi | 5 GALLON CAN. |
| | 'DWARF BUFORD' HOLLY<br>Illex cornata 'Dwarf Bufordii' | 5 GALLON CAN. |
| | GOLD COAST JUNIPER<br>Juniperus chinensis 'Gold Coast' | 24" ht. CAN. |
| | DWARF BURNING BUSH<br>Eunonymus alata 'Compacta" | 24" ht. CAN, 3'-6" O.C. |
| | GNOME PYRACANTHA<br>Pyracantha angustifolia 'Gnome' | 24" ht. CAN, 3'-6" O.C. |

## LEGAL DESCRIPTION:

LOTS 1 AND 3, TYLER ACRES 5TH ADDITION

## GENERAL NOTES:

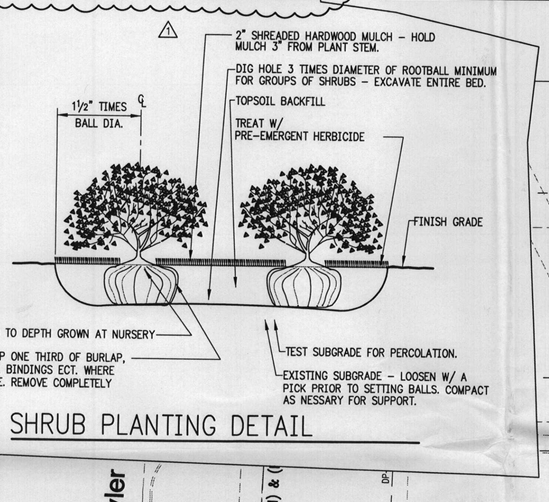
1. SEE SHEET C-1 FOR GENERAL NOTES.

## GRADING NOTES:

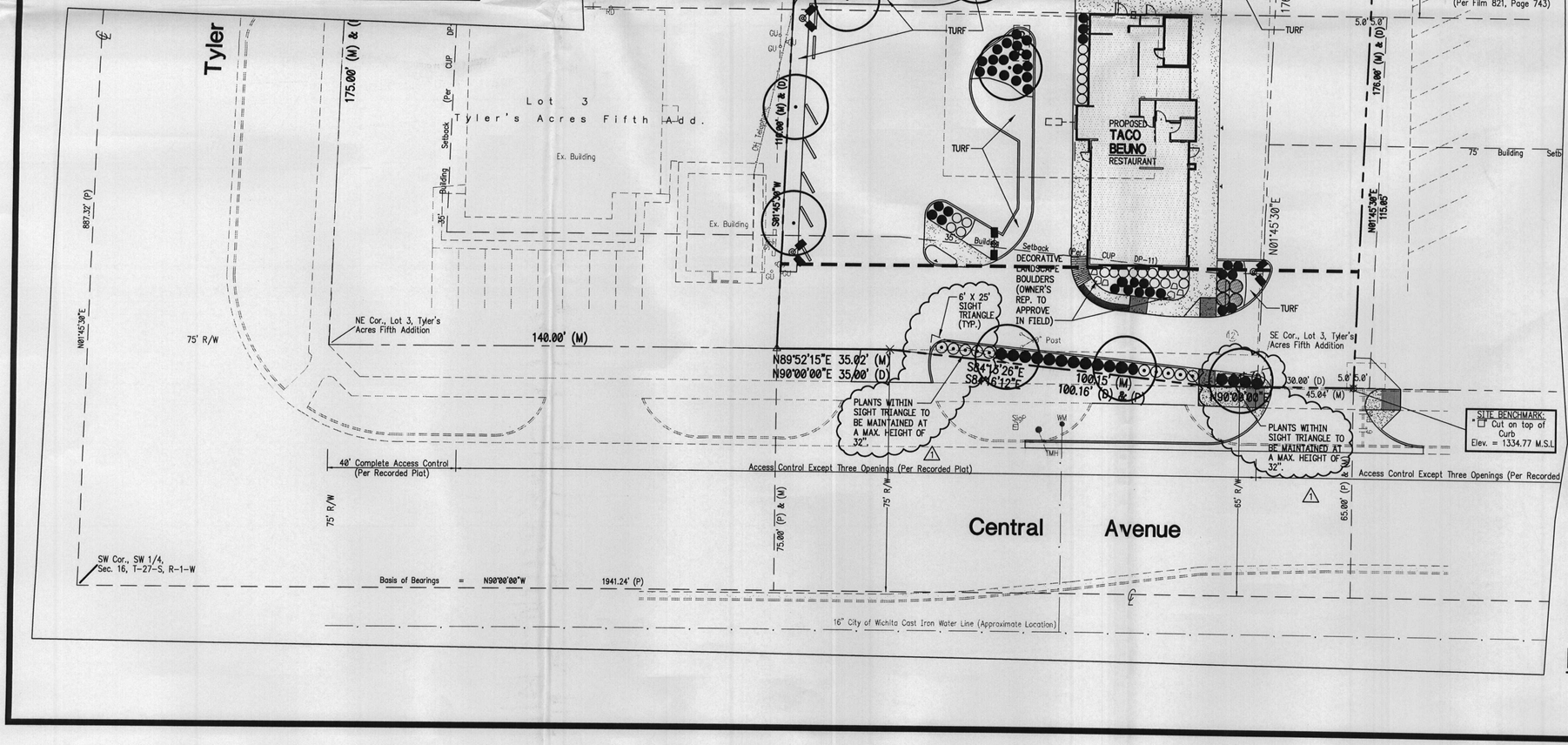
1. ALL FILL TO BE COMPACTED TO 95% A.A.S.H.O. STANDARD COMPACTION.

## LANDSCAPE NOTES:

1. REFER TO SPECIFICATION SECTION 2200 AND DRAWINGS C1, C2, C3, C4, C5, AND C6. REFER TO TO GEOTECHNICAL REPORT AVAILABLE FROM THE G.C. FOLLOW RECOMENDATIONS FOUND THEREIN.
2. THE GENERAL CONTRACTOR SHALL LEAVE THE SITE AT FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
3. PLANT MATERIAL: ALL PLANTS SHALL BE HEALTHY, VIGOROUS AND REPRESENTATIVE OF SPECIES SPECIFIED. ALL PLANTS SHALL BE WELL BRANCHED AND PROPORTIONED AND FREE OF ALL INSECTS, DISEASES, BARK BRUISES, SCRAPES, CRACKED BRANCHES AND PHYSICAL DAMAGE. SUBSTITUTION OF SPECIES OR SIZE MUST HAVE PRIOR APPROVAL.
4. PLANT GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWELVE (12) MONTHS. THE GUARANTEE SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE. THIS REPLACEMENT SHALL NOT BE CONSIDERED A "GUARANTEED" REPLACEMENT.
5. TOPSOIL REQUIREMENTS FOR PLANTING OPERATIONS AND GRADING/MOUNDS SHALL BE NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF CLAY LUMPS, STONES, ROOTS AND OTHER FOREIGN MATTER. ALL FILL TO BE COMPACTED TO 85% ASTM D698 STANDARD COMPACTION.
6. MULCH: ALL PLANTING BEDS SHALL BE MULCHED 3" DEEP OVER WEED PREVENTIVE FABRIC.
7. PLANTING PERIOD: EXECUTE ALL LAWNWORK AND PLANTING DATES AS DIRECTED BY THE OWNER.
8. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS AND WITH THE GENERAL PLANTING SPECIFICATIONS AS SET FORTH BY THE GOVERNING MUNICIPALITY.
9. THE BRANCHES OF DECIDUOUS TREES AND SHRUBS MAY BE SELECTIVELY THINNED BY UP TO 1/3 IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE, HOWEVER, IN NO CASE SHALL TRIMMING RESULT IN REDUCING THE OVERALL SIZE OF THE PLANT BELOW THAT SPECIFIED. NEVER CUT CENTRAL GROWTH LEADER ON EVERGREEN TREES.
10. CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL UNDERGROUND UTILITIES. CONTRACTOR TO NOTIFY TACO BUENO REPRESENTATIVE OF ANY UNDERGROUND OBSTRUCTIONS AND RECEIVE APPROVAL IF NECESSARY, TO MOVE PLANTS FROM LOCATIONS SHOWN ON PLANS.
11. LANDSCAPE MATERIALS SHALL BE LOCATED SO AS NOT TO OBSTRUCT VISUAL OR PHYSICAL ACCESS TO FIRE HYDRANTS. LOCATE ALL LANDSCAPE MATERIALS IN CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS AT TRANSFORMERS, METERS, OVERHEAD LINES, ETC. SEE SITE UTILITIES PLAN.
12. REMOVE ALL EXCESS ORGANIC MATERIAL FROM SITE AND DISPOSE OF IT IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
13. FERTILIZE ALL PLANT AREAS ACCORDING TO GOOD HORTICULTURAL PRACTICE FOR EACH PLANT TYPE AND SOIL CONDITION.
14. ALL NON-SHRUB AREAS MUST BE FINISHED WITH LOCALLY GROWN SOD OF A VARIETY PRODUCING FINE TURFGRASS SUITABLE OF THIS LOCATION.
15. PLANTING LOCATIONS SHOWN ARE GRAPHICAL REPRESENTATIONS ONLY.



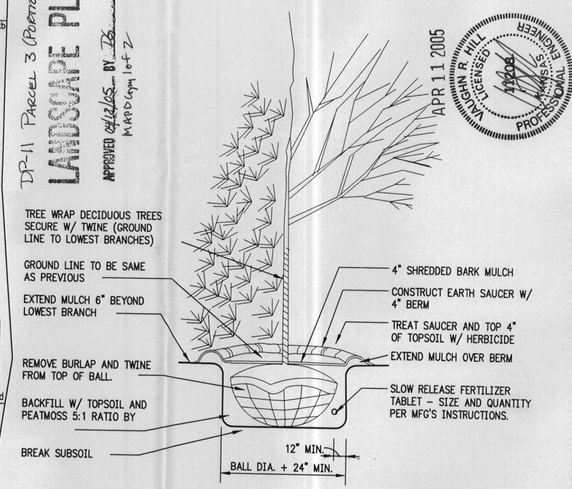

## SHRUB PLANTING DETAIL




DP-11 PARCEL 3 (PORTION)/PARCEL 1 (PORTION)

## LANDSCAPE PLAN

APPROVED 04/26/05 BY MAPD Copy 1 of 2




## PLANTING & STAKING DETAIL

SCALE: N.T.S.

EVERGREENS UNDER 8' AND SMALL TREES 2" CAL. AND UNDER

## LANDSCAPE PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE:

0 10 20 40

VAUGHN R. HILL LICENSED LANDSCAPE ARCHITECT PROFESSIONAL ENGINEER APR 11 2005

JOB NO. : 04346

PROJECT: TACO BUENO CENTRAL & TYLER WICHITA, KANSAS

OWNER: TACO BUENO RESTAURANTS, INC. 3033 KELLWAY DRIVE, SUITE 122 CARROLLTON, TEXAS 75006 (972) 417-4827

CONSTRUCTION SET 3/30/05

ARCHITECT/ENGINEER: VAUGHN R. HILL, P.E. JANET L. PUGH, R.A. 239C SOUTHLAND DRIVE LEXINGTON, KENTUCKY 40503 (859)-276-2006

/DATE: 1/17/05

DRAWN BY: TRG

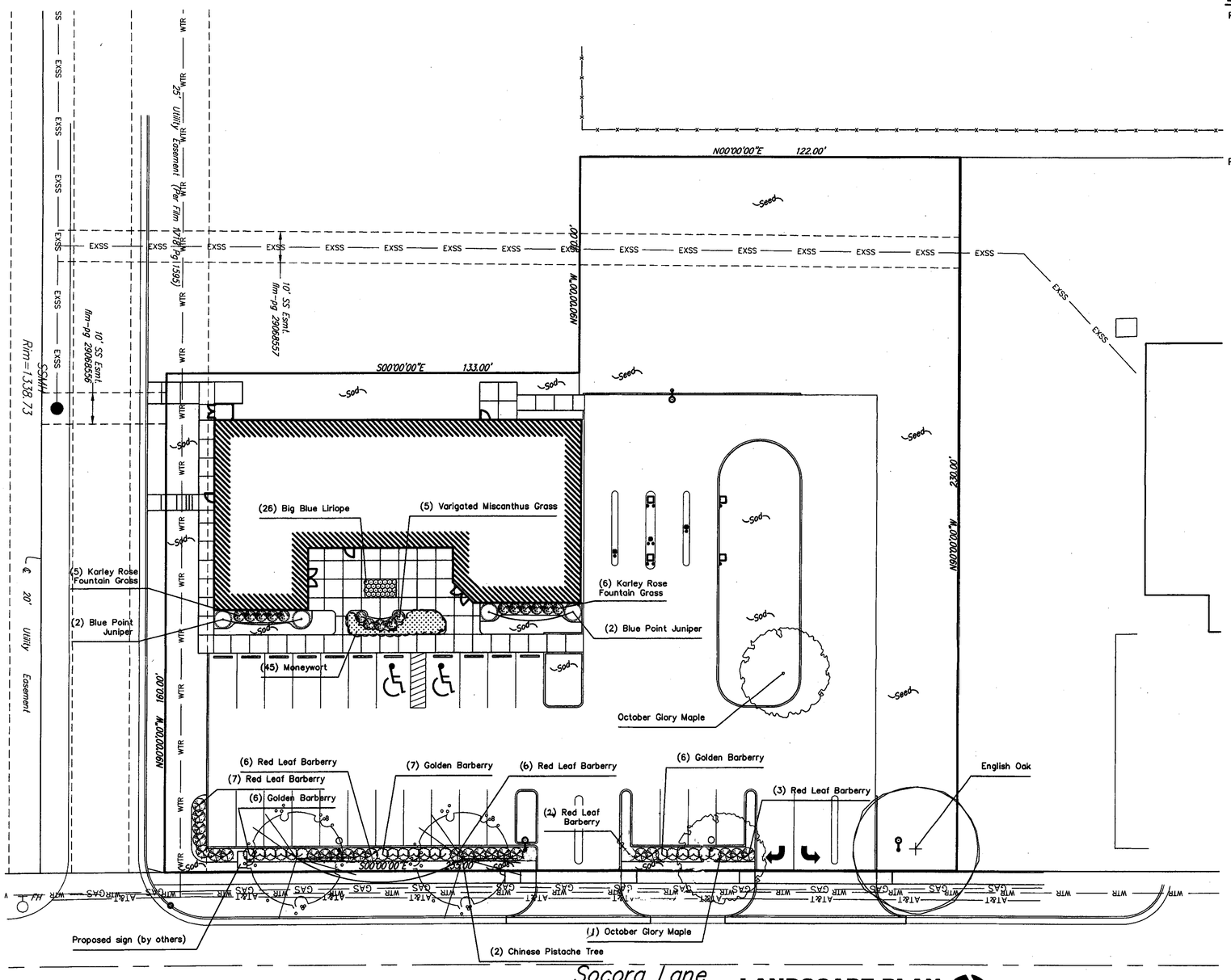
CHECKED BY: TRG

REVISIONS:

| | |
|---|---|
| 1 | PER CO. PLANNING 03/09/05 |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

LANDSCAPE PLAN

SHEET NO. C-4




## LANDSCAPE PLAN
Scale 1"= 20'-0"

## LANDSCAPE CALCULATION

Required:

| | |
|---|---|
| Street Yard Landscape | |
| Street Frontage | 255 LF |
| Average Lot Depth | 195 LF |
| Square Foot Factor | 10 SF per LF |
| Street Yard Landscape Total | 2,550 SF |
| Street Yard Trees Required | |
| (1 per 500 SF of Street Yard) | 6 Shade Trees |
| Parking Lot Screen Required | Along N. Socora St. |
| Landscape Buffer | Not Required |
| Parking Lot Trees | |
| 26 Stalls | 2 Shade Trees (1 Tree from Street Trees) |

Provided:

| | |
|---|---|
| Street Yard Landscape | 6,220 SF |
| Street Yard Trees | 6 Total |
| | 5 Shade |
| | 2 Ornamental |
| Parking Lot Screen | Provided |
| Parking Lot Trees | 1 Total |

## Plant List

| Count | SCIENTIFIC | COMMON | SIZE | METHOD | NOTE |
|---|---|---|---|---|---|
| 2 | Acer rubrum 'October Glory' | Ocotber Glory Maple | 2" Cal | B&B | Full & Healthy |
| 2 | Pistacia chinensis | Chinese Pistache | 2" Cal | B&B | Full & Healthy |
| 1 | Quercus robur 'Fastigiata' | English Oak | 2" Cal | B&B | Full & Healthy |
| 4 | Juniperus chinensis 'Blue Point' | Blue Point Juniper | 6'-8' | B&B | Full & Healthy |
| 26 | Liriope 'Big Blue' | Big Blue Liriope | 1 Gal | Cont | Full & Healthy |
| 24 | Berberis thunbergi atropurpurea | Red Leaf Barberry | 5 Gal | Cont | Full & Healthy |
| 19 | Berberis thunbergi atropurpurea 'Golden' | Golden Barberry | 5 Gal | Cont | Full & Healthy |
| 5 | Miscanthus sinensis 'Morning Light' | Varigated Miscanthus Grass | 5 Gal | Cont | Full & Helathy |
| 11 | Pennisetum 'Karley Rose' | Karley Rose Fountain Grass | 5 Gal | Cont | Full & Helathy |
| 45 | Lysimachia nummalaria | Moneywort | 4" Pot | Cont | Full & Healthy |

DP-11 PARCEL 11

LANDSCAPE PLAN

APPROVED 04-15-10 BY DG

MAPD Copy 1 of 2

## SITE INFORMATION:

| | |
|---|---|
| PARKING PROVIDED: | 24 standard parking stalls |
| | 2 Universal handicap assesssable stalls |
| | 26 Total Stalls |
| TOTAL SITE AREA: | 49,340 sq. ft. = 1.13 acre |
| DISTURBED SITE AREA: | 40,800 sq. ft. = 0.94 acre |
| IMPERVIOUS AREA: | 28,120 sq. ft. = 0.65 acre |
| BUILDING AREA: | 6,186 sq. ft. |

## BENCHMARK

"□" Chiseled on Top of Curb, middle of North return of Private Drive, 10' East of the southeast parcel corner. Elevation=1337.87 (NGVD 88)

## LEGAL DESCRIPTION

A portion of Lot 5, Tyler Acres Fifth Addition, Wichita, Kansas, Sedgwick County, Kansas, described as commencing at the SE. corner of said Lot 5; thence N00°00'00"E, along the east line of said Lot 5, 40.00 feet to the Point of Beginning; thence S90°00'00"W, parallel with the south line of said Lot 5, 160.00 feet; thence N00°00'00"E, parallel with the east line of said Lot 5, 133.00 feet; thence S90°00'00"W, parallel with the south line of said Lot 5, 70.00 feet to a point 250.00 feet east of the west line of said Lot 5; thence N00°00'00"E, parallel with the east line of said Lot 5, 122.00 feet to a point 170.00 feet south of the north line of said Lot 5; thence N90°00'00"E, parallel with the north line of said Lot 5, 230.00 feet to a point on the east line of said Lot 5, and 170.00 feet south of the NE. corner of said Lot 5; thence S00°00'00"W, along the east line of said Lot 5, 255.00 feet to the Point of Beginning.

## LANDSCAPE NOTES:

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "Sod" or "Seed" shall be installed and fertilized as follows:
   SOD---Kansas Premium Fescue Sod
   SEED--Kansas Premium Fescue Seed
   FERTILIZER---16-20-8 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 10-12".
5. Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
6. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
7. General Contractor to supply and place at a depth of 4", all topsoil on site.
8. 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 trash, or other matter toxic to plant growth.
9. Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. 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.
12. The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
13. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
14. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
15. The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
16. General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
17. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
18. Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.

Issue Date
3.3.2010


RENOVATION ARCHITECTURE PRESERVATION SUSTAINABILITY

RANDAL STEINER
ARCHITECT, PA

333 N. WACO
WICHITA, KS 67202
PHONE: 316.265.3222
FAX: 316.265.4648

RSAARCHITECT.COM


| Revision Schedule | |
|---|---|
| Revision Number | Revision Date |

CATHOLIC FAMILY
Federal Credit Union
717 N. Socora | Wichita, Kansas

PHILIP J. MEYER LICENSED 878 KANSAS LANDSCAPE ARCHITECT 3/10/10

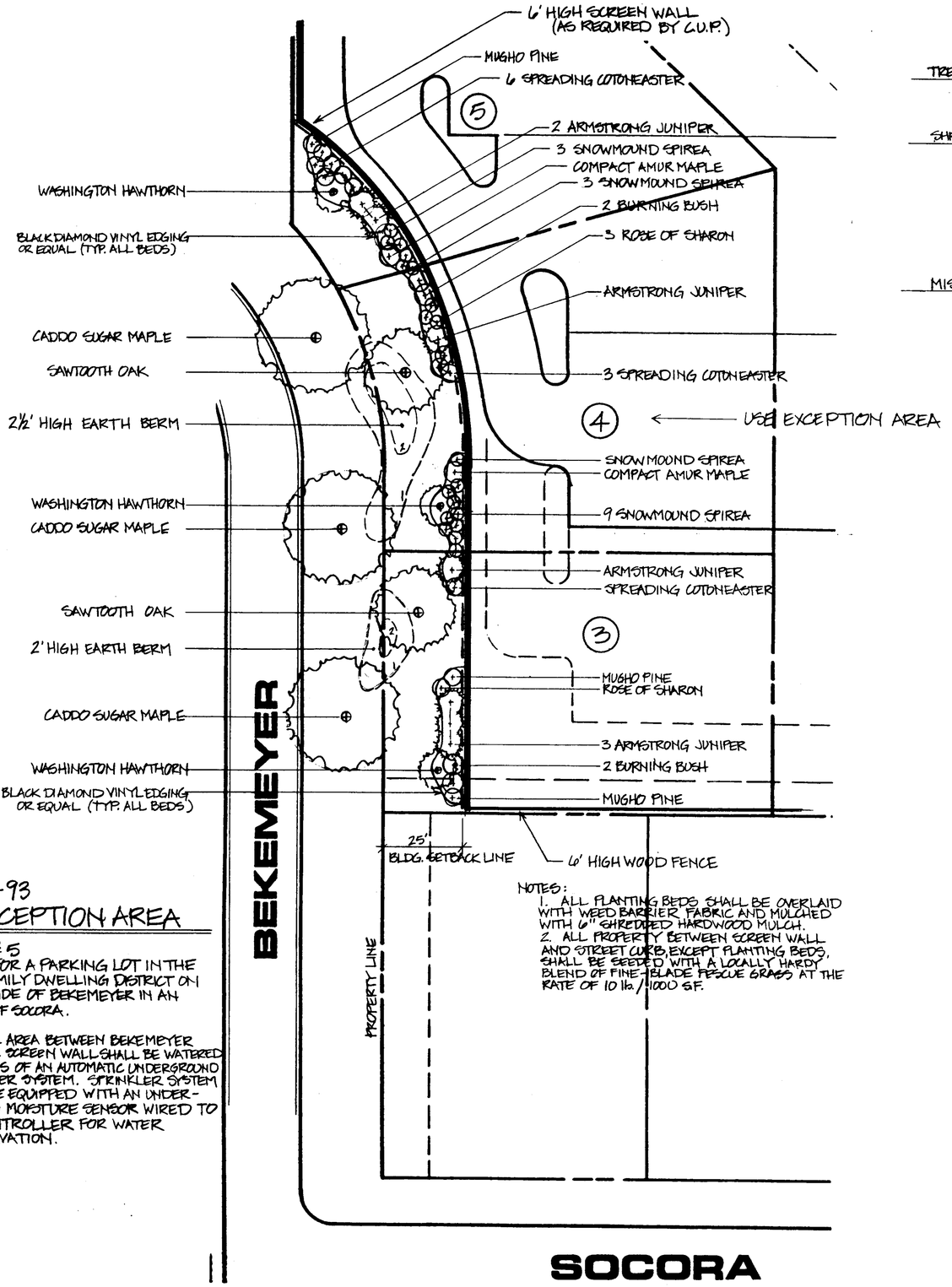

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE

Baughman Company, P.A.
315 Ellis Wichita, KS 67211
P316-262-7271 F316-262-0149


E:\Projects\Catholic Family Fed CU_09-09-E379\Engineering\civil.dwg

SHEET
C1.6
Landscape Plan

COPYRIGHT © 2009




NOTES:
1. ALL PLANTING BEDS SHALL BE OVERLAID WITH WEED BARRIER FABRIC AND MULCHED WITH 6" SHREDDED HARDWOOD MULCH.
2. ALL PROPERTY BETWEEN SCREEN WALL AND STREET CURB, EXCEPT PLANTING BEDS, SHALL BE SEEDED WITH A LOCALLY HARDY BLEND OF FINE-BLADE FESCUE GRASS AT THE RATE OF 10 lb./1000 S.F.

BZA 26-93
USE EXCEPTION AREA

LOTS 3, 4 & 5
EXCEPTION FOR A PARKING LOT IN THE "AA" ONE-FAMILY DWELLING DISTRICT ON THE SOUTH SIDE OF BEKEMEYER IN AN AREA EAST OF SOCORA.

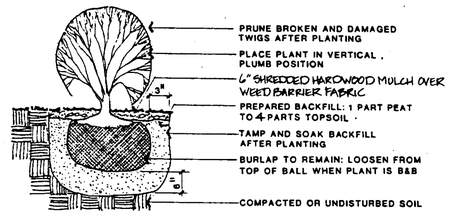
NOTE: ALL AREA BETWEEN BEKEMEYER AND THE SCREEN WALL SHALL BE WATERED BY MEANS OF AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM. SPRINKLER SYSTEM SHALL BE EQUIPPED WITH AN UNDERGROUND MOISTURE SENSOR WIRED TO THE CONTROLLER FOR WATER CONSERVATION.

## BZA 26-93 EXCEPTION AREA PLANT LIST

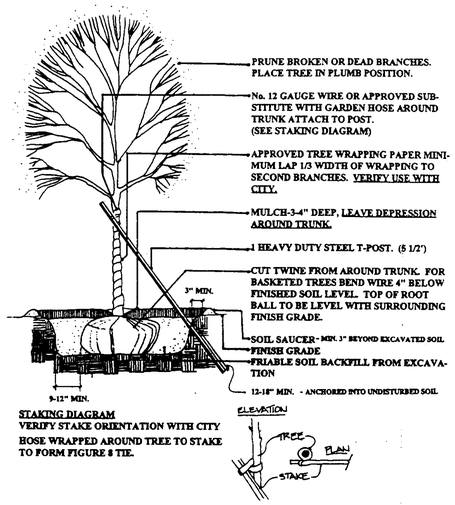
| | QUAN. | COMMON NAME | BOTANICAL NAME | SIZE AND CONDITION |
|---|---|---|---|---|
| TREES | 3 | CADDO SUGAR MAPLE | Acer saccharum 'Caddo' | 2-2½" CAL. BB |
| | 3 | WASHINGTON HAWTHORN | Crataegus phaenopyrum | 6-8' HT. MULTI-STEM FORM |
| | 2 | SAWTOOTH OAK | Quercus acutissima | 2-2½" CAL. BB |
| SHRUBS | 2 | COMPACT AMUR MAPLE | Acer ginnala compacta | 4' HT. SHRUB FORM 7 GAL. CONT. |
| | 10 | SPREADING COTONEASTER | Cotoneaster divaricata | 5 GAL. CONT. |
| | 4 | BURNING BUSH | Euonymus alatus | 5 GAL. CONT. |
| | 4 | ROSE OF SHARON | Hibiscus syriacus | 5 GAL. CONT. |
| | 7 | ARMSTRONG JUNIPER | Juniperus chinensis pfitzeriana 'Armstrong' | 3' DIA. 5 GAL. CONT. |
| | 3 | MUGHO PINE | Pinus mugo | 30" DIA. 5 GAL. CONT. |
| | 16 | SNOWMOUND SPIREA | Spirea nipponica 'Snowmound' | 2 GAL. CONT. |

MISC. 200 L.F. ± BLACK DIAMOND OR EQUAL VINYL EDGING. INSTALL AS PER MANUFACTURER'S RECOMMENDATION.
85 C.Y. ± SELECT FILL FOR EARTH BERMS - TOP WITH 6" TOPSOIL (INCLUDED IN QUANTITY)
8,175 S.F. ± SEEDED LAWN (82 lb. LOCALLY HARDY FINE-BLADE FESCUE BLEND)
25 C.Y. ± SHREDDED HARDWOOD MULCH

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

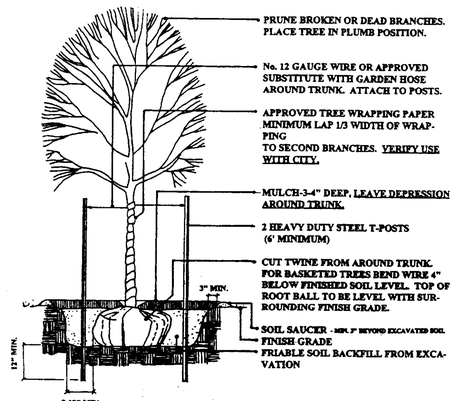



SHRUB PLANTING DETAIL




STAKING DIAGRAM
VERIFY STAKE ORIENTATION WITH CITY
HOSE WRAPPED AROUND TREE TO STAKE TO FORM FIGURE 8 TIE.

DECIDUOUS TREES: 2" CALIPER AND SMALLER
EVERGREEN TREES: 6' HEIGHT AND SMALLER
NO SCALE




STAKING PLAN SCHEMATIC-VERIFY STAKE ORIENTATION WITH CITY.

DECIDUOUS TREES: LARGER THAN 2" CALIPER
EVERGREEN TREES: LARGER THAN 6' HEIGHT
NO SCALE

BZA 26-93
LANDSCAPE PLAN
APPROVED 1/26/94 BY BO

NORTH SCALE 1" = 20'

10-19-93 DLL Outl

OBLINGER MASON McCLUGGAGE & VAN SICKLE CORPORATION
Architects Planners Landscape Architects
P.O. Box 3948
Wichita, Kansas 67201
854 N. Main
Wichita, Kansas 67203
(316) 262-0451
(316) 262-0485 FAX

ST. FRANCIS
HEALTH AND FITNESS CENTER
WEST WICHITA MEDICAL PARK
WICHITA, KANSAS

PROJECT NO. 9334
DATE: 1/24/94
REVISED: 1/26/94
DRAWN SMP CHECKED

SHEET
OF SHEETS

W. BEKEMEYER ST

N. SOCORA ST.

N. WOODCHUCK ST.

EXISTING FENCE

30' BUILDING SETBACK

OUTLINE OF EXISTING HOUSES

10' UTILITY EASEMENT

NEW BUILDING

EXISTING BUILDING

EXISTING FENCE

30' BUILDING SETBACK

30' BUILDING SETBACK

30' BUILDING SETBACK

LB LB LB

4 38 4 21 2 27 6 39 24 22 24 18 17 20 20 20 16 17 2 11 2 2 11 2 18

N

SCALE: 1" = 30'-0"

DP-11 Portion of Parcel 7

# LANDSCAPE PLAN

APPROVED 05-25-10 BY ZG
MAPD Copy 1 of 2

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

DAVID R. SCHILLING
Kansas
684
6-24-10
LANDSCAPE ARCHITECT

## GENESIS HEALTH CLUB

854 NORHT SOCORA STREET
WICHITA, KANSAS

LANDSCAPE PLAN

| | |
|---|---|
| DRAWN BY: | DRS |
| DATE: | 6.07.10 |

| NO. | REVISION | DATE |
|---|---|---|
| 1 | CITY NOTES | 6.24.10 |
| | | |
| | | |

SHEET: L1

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

CITY OF WICHITA

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

March 25, 2016

Landmark Property Management c/o Corey Way
156 N. Emporia
Wichita, KS 67202

Kaw Valley Engineering, attn. Tim Austin
200 N. Emporia Ste 100
Wichita, KS 67202

**RE: CUP2016-11 -CUP Administrative Adjustment to DP-67 to allow Recreation and Entertainment, Indoor as a permitted use in the LC Limited Commercial zoned Parcel 2, generally located at the southeast corner of E. 21st Street North and Woodlawn Boulevard.**

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-67, the Northborough Community Unit Plan (CUP). We understand that you wish to redevelop the former Hobby Lobby space in Parcel 2 with an indoor go-cart track. The LC zoned Parcel 2 has the following proposed uses: shopping center and/or offices, professional, personal services, comparison and convenience shopping, parking, and seasonal nursery and garden center. Recreation and Entertainment, Indoor is a permitted use in the LC zoning district, similar uses exist within this CUP. Therefore, Parcel 2 uses may be adjusted to add Recreation and Entertainment, Indoor.

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

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

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

Dale Miller
Director of Planning

Thomas J. Stolz
MABCD Director

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

February 4, 2011

George Palmer and Kimberly Palmer
810 N. Tyler
Wichita, KS 67212

**RE: DP-11 - Administrative Adjustment to reduce setback for Parcel 2A abutting Tyler Road on Tyler Acres Community Unit Plan, generally located east of Tyler Road approximately 1/8 mile north of Central. (CUP2011-00004)**

Dear Mr. and Ms. Palmer:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-11 Tyler Acres Community Unit Plan ("CUP"). We understand that you desire to reduce the setback for Parcel 2A abutting Tyler Road. Currently the setback is 70 feet. We understand that you wish to expand an existing vehicle repair, limited, business, on property zoned LC Limited Commercial ("LC") and are asking to reduce the setback, to a 45-foot setback.

Building setbacks for DP-11 vary from 30 feet (on the northern property line adjoining "SF-5" Single-Family Residential zoning, developed with churches and single-family residences except for approximately 400 feet with no setback required between residences and office use), to 35 feet for Parcels 3 and 1A along Tyler and 70 feet for Parcel 2B along Tyler.

The standard CUP setback is 35 feet. At the time the CUP initially was approved, the property directly west of Tyler Road was vacant and zoned for residential use. The 70-foot setback apparently was designed to provide a greater buffer for future residential use across Tyler. Today the property west of Tyler Road is zoned GC General Commercial ("GC") and has a more intensive use, a car dealership. The 35-foot setback conforms to CUP guidelines and is typical of other development in the vicinity.

On the basis of our review, we feel that adjusting the CUP would be consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation from the original plan.

Our signatures below indicate that an administrative adjustment has been granted to reduce the setback for Parcel 2A along Tyler Road to 35 feet. This adjustment shall not be deemed to alter any other provision of the CUP except stated herein.

Please provide four (4) revised copies of the CUP drawing. The zoning notification signs may now be removed from the property.

| | |
|---|---|
| John L. Schlegel | Kurt A. Schroeder |
| Director of Planning | Superintendent of Central Inspection |

cc: Paul Hays, Office of Central Inspection (email)
Leonard Fox, Office of Central Inspection (email)
Richard Chamberlin, Office of Central Inspection (email)
Dale Miller, MAPD (email)
Baughman Company, PA, Attn: Russ Ewy, 315 Ellis, Wichita, KS 67211

February 18, 2011

George Palmer and Kimberly Palmer
810 N. Tyler
Wichita, KS 67212

**RE: DP-11 - Administrative Adjustment to reduce parking requirement for Parcel 2A of Tyler Acres Community Unit Plan, generally located east of Tyler Road approximately 1/8 mile north of Central. (CUP2011-00008)**

Dear Mr. and Ms. Palmer:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-11 Tyler Acres Community Unit Plan ("CUP"). We understand that you desire to reduce the parking requirement for Parcel 2A, generally located east of Tyler Road approximately 1/8 mile north of Central.

Adjustments to parking requirements are allowed by administrative review and action if the proposed adjustment complies with the criteria for Community Unit Plan administrative adjustment in Article V, Section V-E.14, which includes the finding that the proposed adjustment would not have one or more of the negative impacts stated in Article V, Section V-I.6, Section V-I.6.b, which states:

> "creates more adverse impacts on existing Uses in surrounding areas than that reasonably might result from development of the site in strict compliance with the adjusted standard.

On two occasions of a site inspection, it was noted that the site already may have an inadequate quantity of paved parking surface to meet its current needs. On both occasions, around six vehicles were observed parked in an unpaved (gravel) area behind the building. This area is adjacent to an undeveloped parcel slated for future development, and no screening exists between the two parcels. Vehicles parked on the unpaved surfacing is out of compliance with basic code requirements of Article IV, Section IV-A.2.b that they all parking areas be surfaced with concrete, asphaltic concrete, asphalt or other comparable surfacing.

Based on these factors, we feel the request to reduce the parking requirements by 25 percent would serve to ratify the continued parking of vehicles in conflict with code requirements, would not be consistent with the approved CUP, and will have an adverse effect on the CUP or on adjacent properties. Therefore, the request is not granted.

Your options are to comply with the parking and paving requirements by paving the required number of spaces, or if you feel this decision is in error to file an appeal (must be done in a timely manner) or file for a variance from the parking standards.

| | |
|---|---|
| John L. Schlegel | Kurt A. Schroeder |
| Director of Planning | Superintendent of Central Inspection |

cc: Paul Hays, Office of Central Inspection (email)
John Cox, Office of Central Inspection
Leonard Fox, Office of Central Inspection (email)
Richard Chamberlin, Office of Central Inspection (email)
Dale Miller, MAPD (email)
Smith Construction, Attn: Alan Smith, 4620 Esthner, Wichita, KS 67209

September 29, 2011

Vision Partners, L.L.C.
Attn: George Laham
150 N. Market Street
Wichita, KS 67202

**RE:** **CUP2011-00028** Amendment #14 to Parcel 11, DP-12 Kellogg Mall Community Unit Plan to: divide Parcel 11 into three parcels, add land area to the parcel, permit additional signage, increase building and sign height, add access drives, reduce building setbacks, increase maximum gross floor area and reduce distance between signs on property generally located northeast of Towne East Mall Drive and Kellogg/U.S. 400.

Dear Ladies and Gentlemen:

At its regular meeting on **September 8, 2011**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** Amendment #1 to DP-12, Kellogg Mall CUP:

a. The splitting of Parcel 11 (5.46 acres) into three distinct parcels, 11a (2.42 acres), 11b (1.57 acres) and 11c (1.47 acres), subject to the completion of a Lot Split.

b. The reduction of building setbacks to 10 feet along the east, 25 feet along the west and 20 feet along the north property lines (the southern setback would remain at 35 feet).

c. Maximum building coverage on Parcels 11a, 11b and 11c is limited to 37 percent (Parcel 11a, 39,012 square feet; Parcel 11b, 24,885 square feet and Parcel 11c, 23,728 square feet) except a maximum gross floor area up to 100 percent for office or hotel uses is allowed but is limited by the maximum building coverage for each parcel.

d. Two right-in/right-out openings on each side of a full movement drive aligned with the Rusty Eck Ford entry drive located to the west on Towne East Mall Drive are permitted subject to the locations being approved by the Traffic Engineer and the completion of a vacation application. Guarantee the installation of a raised median in Towne East Mall Drive beginning north of the full movement access drive to Parcel 11b, as approved by the Traffic Engineer. Permit one right-in and right-out drive to the Kellogg frontage road from the southeast corner of proposed Parcel 11c.

e. Subject to Federal Aviation Administration approval, increase the maximum building height to 50 feet for all uses except that office or hotel uses on Parcels 11a, 11b and 11c are permitted 10 stories or 120 feet.

f. Modify the list of permitted uses to: all uses permitted under the LC zoning district by right for Parcels 11a, 11b and 11c.

g. Parcel 11a: signs are permitted in the setback area, up to two monument or pylon signs are permitted having a sign area not to exceed 100 square feet, 30-foot maximum height, a minimum of 150 feet between signs, except that distance may be reduce to 50 feet when adjacent to a tall sign.

Parcel 11b: signs are permitted in the setback area, one monument or pylon type sign with a maximum sign area of 100 square feet, except within the south 80 feet, where a second 55-foot maximum height sign with a maximum area of 400 square feet shall be permitted, 30-foot maximum height. The 55-foot tall sign may advertise for parcels within the CUP. Minimum distance between signs shall be 150 feet, except 50 feet when adjacent to tall signs.

Parcel 11c: along Kellogg Drive, one 65-foot tall sign with a sign area not to exceed 400 square feet and one 65-foot tall sign at the corner of Kellogg Drive and Towne East Mall Drive with a sign area not to exceed 400 square feet. Along Towne East Mall Drive a maximum of two monument or pylon signs with a maximum height of 30 feet and a sign area not to exceed 100 square feet are permitted. The 65-foot tall signs may advertise for parcels within the CUP. Minimum distance between signs shall be 150 feet, except 50 feet when adjacent to tall signs.

h. Any major changes to this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

i. 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.

j. The applicant shall submit 4 revised copies of the C.U.P. to the Metropolitan Area Planning Department within 60 days after approval of this case by MAPC, or the Governing Body, if required, or the request shall be considered denied and closed. The revised copies shall include prior Administrative Adjustments and corrections, as needed to ensure the document is accurate and complete.

The action of the MAPC is final unless an appeal is filed with the City Clerk within 14 days of the September 8, 2011, MAPC meeting. The Planning Department did not receive any protests or appeals; therefore, the request is approved per the action of the MAPC indicated above.

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,

Dale Miller
Current Plans Manager
Current Plans Division

Copies to: MKEC Engineering Consultants, Inc., Attn: Brian Lindebak, 411 N. Webb Road, Wichita, KS 67206
Eastridge, Pat Winters, 746 S Governeour St., Wichita, KS 67207
Minneha Township, Don Gragg, #50 E. St. Cloud Place, Wichita, KS 67230
WCC II, Attn: Pete Meitzner, Mail Stop 1-13, via email
NA II, Attn: Antoine Sherfield, Mail Stop 1-135, via email
Julianne Kallman, Engineering Mail Stop 1-71, via email
JR Cox, Office of Central Inspection, via email