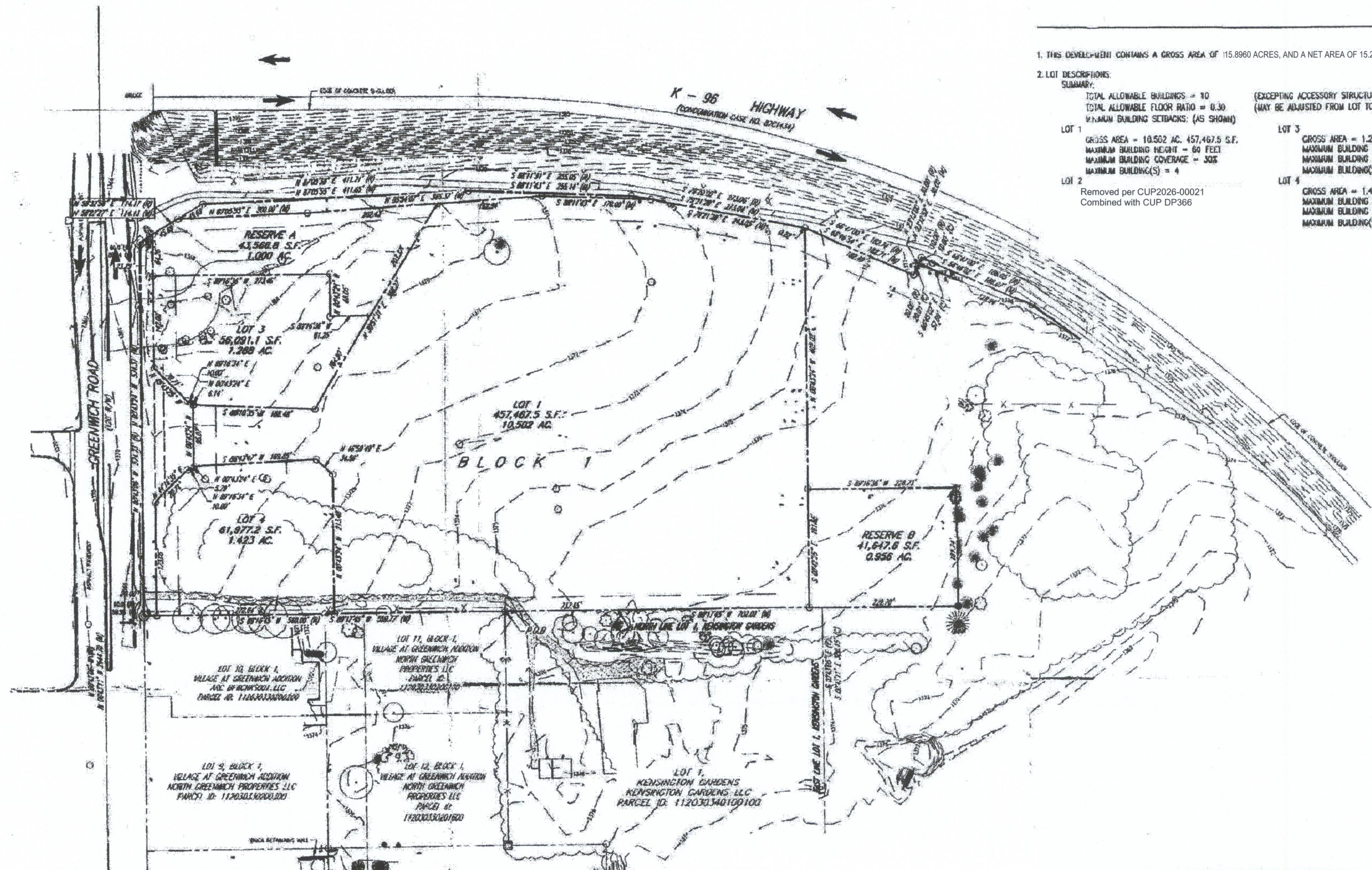
GreenbergFarrow
COA#:
21 South Evergreen Avenue
Suite 200
Arlington Heights, IL 60005
t: 847 788 9200 f: 847 788 9537

PROJECT TEAM



DEVELOPMENT GUIDELINES

GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS A GROSS AREA OF 15.8960 ACRES, AND A NET AREA OF 15.2605 ACRES, MORE OR LESS.

2. LOT DESCRIPTIONS:
   SUMMARY:
   TOTAL ALLOWABLE BUILDINGS = 10 (EXCEPTING ACCESSORY STRUCTURES)
   TOTAL ALLOWABLE FLOOR RATIO = 0.30 (MAY BE ADJUSTED FROM LOT TO LOT)
   MINIMUM BUILDING SETBACKS: (AS SHOWN)

   LOT 1
   GROSS AREA = 10.502 AC. 457,467.5 S.F.
   MAXIMUM BUILDING HEIGHT = 60 FEET
   MAXIMUM BUILDING COVERAGE = 30%
   MAXIMUM BUILDING(S) = 4

   LOT 2
   Removed per CUP2026-00021
   Combined with CUP DP366

   LOT 3
   GROSS AREA = 1.288 AC. OR 56,091.1 S.F.
   MAXIMUM BUILDING HEIGHT = 60 FEET
   MAXIMUM BUILDING COVERAGE = 30%
   MAXIMUM BUILDING(S) = 2

   LOT 4
   GROSS AREA = 1.423 AC. OR 61,977.2 S.F.
   MAXIMUM BUILDING HEIGHT = 60 FEET
   MAXIMUM BUILDING COVERAGE = 30%
   MAXIMUM BUILDING(S) = 2

3. THE FOLLOWING USES ARE PERMITTED FOR ALL LOTS WITHIN THE COMMUNITY UNIT PLAN (CUP):
   ALL LOTS ALLOW FOR ALL USES PERMITTED WITHIN THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE'S LIMITED INDUSTRIAL (LI) ZONING DISTRICT, EXCEPT THE USES LISTED BELOW:
   A. CORRECTIONAL FACILITY, CORRECTIONAL PLACEMENT RESIDENCES (GENERAL AND LIMITED), PAWN SHOP, AND SEXUALLY ORIENTED BUSINESS IN THE CITY
   B. THE USES PERMITTED BY THE CUP ARE ONLY THOSE USES PERMITTED BY RIGHT AND NOT BY CONDITIONAL USE UNLESS SPECIFICALLY IDENTIFIED.

4. ARCHITECTURAL CONTROLS:
   ALL BUILDINGS WITHIN THE CUP SHALL SHARE A UNIFORM ARCHITECTURAL CHARACTER, COLOR, AND SAME PREDOMINATE EXTERIOR BUILDING MATERIAL; AS DETERMINED BY THE DIRECTOR OF PLANNING. ALL BUILDING WALLS AND ROOFS SHALL HAVE PREDOMINATELY EARTH-TONE COLORS, WITH VIVID LIMITED TO INCIDENTAL ACCENTS. THE PREDOMINANT EXTERIOR BUILDING MATERIALS SHALL BE MASONRY, UNLESS APPROVED BY THE DIRECTOR OF PLANNING.
   LOT 4 IS PERMITTED A MIX OF BUILDING MATERIALS TO INCLUDE MASONRY AND CEDAR WOOD SIDING.

5. SETBACKS:
   SETBACKS ARE AS FOLLOWS OR AS SPECIFIED IN WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE. IF CONTIGUOUS LOTS ARE TO BE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE LOTS ARE NOT REQUIRED.

6. LANDSCAPE FOR THIS SITE SHALL BE REQUIRED AS FOLLOWS:
   A. LANDSCAPED STREET YARDS, BUFFERS, AND PARKING LOT LANDSCAPING AND SCREENING – SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA LANDSCAPE ORDINANCE.
   B. A LANDSCAPE PLAN SHALL BE PREPARED BY A KANSAS LANDSCAPE ARCHITECT FOR THE ABOVE REFERENCED LANDSCAPING, INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF ALL PLANT MATERIAL. THIS PLAN SHALL BE SUBMITTED TO THE METROPOLITAN AREA PLANNING DEPARTMENT (MAPD) FOR ITS REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMIT(S).
   C. A FINANCIAL GUARANTEE FOR THE PLANT MATERIAL APPROVED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE CUP BEING DEVELOPED SHALL BE REQUIRED PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT, IF THE REQUIRED LANDSCAPE HAS NOT BEEN PLANTED.

7. PARKING:
   ALL PARCELS, SHALL BE IN ACCORDANCE WITH THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION IV-A.

8. SCREENING FOR THIS SITE SHALL BE REQUIRED AS FOLLOWS:
   A. ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW INCLUDING VIEWS FROM ADJOINING K-96 EXPRESSWAY AND AS PER WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION IV-B.
   B. TRASH RECEPTACLES, LOADING DOCKS, OUTDOOR STORAGE, AND LOADING AREAS SHALL BE SCREENED TO REASONABLE HIDE THEM FROM GROUND VIEW INCLUDING VIEWS FROM ADJOINING K-96 EXPRESSWAY.
   C. A MASONRY WALL ALONG THE EAST AND SOUTH BOUNDARY OF LOT 1 SHALL BE REQUIRED WITH THIS CUP.
   D. UNLESS OTHERWISE STATED ABOVE, SCREENING SHALL BE IN ACCORDANCE WITH THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION III-C.2.B AND SECTION IV-B.

9. LIGHTING:
   A. LIGHTING SHALL BE IN ACCORDANCE WITH THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION IV-B.
   B. ALL LOTS SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (FIXTURES, POLES, LAMPS, ETC.), AS APPROVED BY THE DIRECTOR OF THE MAPD.
   C. ALL LIGHTING (PARKING, SECURITY, BUILDING, OUTDOOR SALES, ETC.) SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT IN A DOWNWARD DIRECTION AND DIRECTED AWAY FROM RESIDENTIAL AREAS (NORTHEAST).

10. SIGNS:
    ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE SIGN CODE FOR THE CITY OF WICHITA FOR LIMITED INDUSTRIAL (LI) ZONING DISTRICT, AND AS SPECIFIED BELOW:
    A. NO FLASHING, MOVING, PORTABLE, OFF-SITE BILLBOARD OR ROOF SIGNS SHALL BE PERMITTED.
    B. BUILDING SIGNAGE SHALL BE PERMITTED WITHIN THE CUP AND PER CURRENT SIGN CODE.
    C. ACCENT LIGHTING OF MONUMENT SIGNS SHALL BE PERMITTED.
    D. WINDOW SIGNAGE SHALL BE LIMITED TO 25% OF WINDOW AREA.
    E. REMOVED
    F. ALL SIGNS ALONG GREENWICH ROAD SHALL BE MONUMENT, PYLON TYPE, OR POLE TYPE. THERE ARE THREE SIZES OF PROPOSED SIGNS: SMALL TENANT, MEDIUM DEVELOPMENT/TENANT, AND LARGE DEVELOPMENT IDENTIFICATION/TENANT PYLON.
       SMALL TENANT MONUMENTS ARE LIMITED AS FOLLOWS:
       ALLOWED LOCATIONS – LOTS 1, 2, 3, AND 4.
       MAXIMUM HEIGHT – 10 FEET *LOT 4 IS PERMITTED MONUMENT SIGN HEIGHT OF 16 FEET.
       MAXIMUM SIGN AREA – 150 SQUARE FEET EACH
       MINIMUM DISTANCE BETWEEN SIGNS – 150 FEET EXCEPT, WHEN ADJACENT TO "MEDIUM TO LARGE" SIGN 50 FEET.
       MEDIUM DEVELOPMENT IDENTIFICATION / TENANT PYLONS ARE LIMITED AS FOLLOWS:
       ALLOWED LOCATIONS – ONE ALONG GREENWICH ROAD FRONTAGE
       MAXIMUM HEIGHT – 30 FEET
       MAXIMUM SIGN AREA – 380 SQUARE FEET EACH
       MINIMUM DISTANCE BETWEEN SIGNS – 150 FEET
       LARGE DEVELOPMENT IDENTIFICATION / TENANT PYLONS ARE LIMITED AS FOLLOWS:
       ALLOWED LOCATIONS – TWO ALONG K-96 EXPRESSWAY FRONTAGE
       MAXIMUM HEIGHT – 50 FEET
       MAXIMUM SIGN AREA – 527 SQUARE FEET EACH
       MINIMUM DISTANCE BETWEEN SIGNS – 300 FEET
    THE DEVELOPER/OWNERS SHALL BE RESPONSIBLE FOR ALLOCATING THE SIGN AREAS.
    K-96 EXPRESSWAY – TOTAL ALLOWED SIGN AREA 1,055 SQUARE FEET
    GREENWICH ROAD – TOTAL ALLOWED SIGN AREA 560 SQUARE FEET

11. CIRCULATION:
    A PEDESTRIAN CIRCULATION PLAN SHALL BE PREPARED, SUBMITTED, AND APPROVED BY THE DIRECTOR OF THE MAPD PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S). THE PLAN(S) SHALL PROVIDE CONNECTS TO THE BUILDINGS WITHIN THE CUP AND TO THE ADJOINING MUNICIPAL BIKEWAY. CROSS-LOT ACCESS AGREEMENTS SHALL BE REQUIRED AND PROVIDED TO THE OFFICE OF CENTRAL INSPECTION STAFF.

12. RESERVES:
    THE LOCATION, SIZE, AND USES OF RESERVES SHALL BE DETERMINED AT THE TIME OF FINAL PLATTING; HOWEVER, THE LOCATION AND SIZE OF THE RESERVES SHALL GENERALLY BE THE SAME AS INDICATED ON THE CUP UNLESS MODIFIED BY A CUP ADJUSTMENT OR AMENDMENT. SIGNS PER G.P. 10 ARE ALLOWED WITHIN THE RESERVES.

13. TITLE:
    THE TRANSFER OF THE TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE CUP 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 AND AMENDED. HOWEVER, THE DIRECTOR OF THE MAPD, WITH THE CONCURRENCE OF THE ZONING ADMINISTRATOR, MAY APPROVE MINOR ADJUSTMENT TO THE CONDITIONS IN THIS OVERLAY, CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN, WITHOUT FILING A FORMAL ORDINANCE AMENDMENT.

14. NO OCCUPANCY PERMITS SHALL BE ISSUED FOR ANY DEVELOPMENT WITHOUT SERVICES BY MUNICIPAL WATER AND SEWER SERVICES. ALL PROPOSED NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.

15. GRADING / DRAINAGE PLANS:
    A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. DRAINAGE FOR THIS DEVELOPMENT SHALL BE VIA OFF-SITE DRAINAGE BASINS. FINAL DETERMINATION OF MINIMUM PAD ELEVATIONS (AT LEAST 2 FEET HIGHER THAN THE 100 YEAR FLOOD ELEVATION), STREET RIGHT(S)-OF-WAY, EASEMENTS, AND PAVEMENT WIDTHS ON PUBLIC PRIVATE STREETS SHALL BE RESOLVED AT THE TIME OF RE-PLATTING. DRAINAGE REQUIREMENTS AND IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. IF NECESSARY, THE CUP DEVELOPMENT PLAN SHALL BE ADJUSTED OR AMENDED TO REFLECT FINAL DRAINAGE REQUIREMENTS.

16. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND APPROVED BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

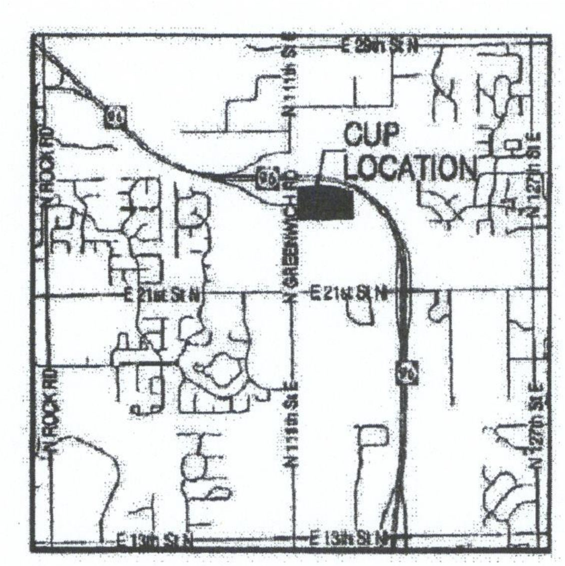
17. ANY MAJOR CHANGES WITHIN THE CUP SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE GOVERNING BODY FOR THEIR CONSIDERATION. AMENDMENTS, ADJUSTMENTS, OR INTERPRETATIONS TO THE CUP SHALL BE DONE IN ACCORDANCE WITH THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE.

18. Entertainment: Allow 'nightclub in the city' limited to line dancing only on Lot 4.

per AA CUP2017-14 klm

LEGAL DESCRIPTION

Lot 1, 3, & 4, Block 1, Wichita Crossing, An Addition to Wichita, Sedgwick County, Kansas



VICINITY MAP
SCALE: 1"=3000'

Revisions:
Administrative Adjustment CUP 2017-14
Administrative Adjustment CUP 2018-08
CUP Amendment #1 CUP 2026-00021 08-04-2026

APPROVED CUP
MAPC 2-20/14 DM

COMMUNITY UNIT PLAN DP-328
K-96 & GREENWICH SOUTH
SCALE: 1"=100'

as per AA CUP2018-05 3-8-2018 klm
APPROVED CUP
MAPC 2-20-14 klm
SUPERSEDED
MAPD Copy 1 of 4

APPROVED CUP
MAPC 2-20-2014 klmorgan
SUPERSEDED
DRAWING NOT TO SCALE
MAPD Copy 1 of 4

APPROVED CUP
MAPC 6/25/26
CUP2026-00021
1 of 4

CURRENT OWNER / LAND SELLER:	DEVELOPER / LAND BUYER:		
KENSINGTON GARDENS, LLC ATTN: WILLIAM L. COZINE 11500 E. 21 ST. N. WICHITA, KS. 67206 T. 316-634-0500	The Seitz Group Development & Select Retail Properties ATTN: R. ERIC SEITZ 5729 LEBANON ROAD, SUITE 144 FRISCO, TX 75034 T. 214-705-1078	Carlos I. Cabré, P.E. Development & Engineering Consultant 2201 Long Prairie, Suite 107-322 Flower Mound, Texas 75022 carlos@cabre.us	DATE: OCTOBER 19, 2015 SCALE: 1"=100' JOB NUMBER: 12-09 SHEET: CUP DP-328

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
05/02/17	AA TO CUP2017-14
03/09/18	AA TO CUP2018-00005
08/04/26	Amendment to CUP2026-00021

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

LICENSE NO.

PROJECT MANAGER
MARISA KOLMAN

QUALITY CONTROL
SARAH DREIER

DRAWN BY
AMANDA WESTHOFF

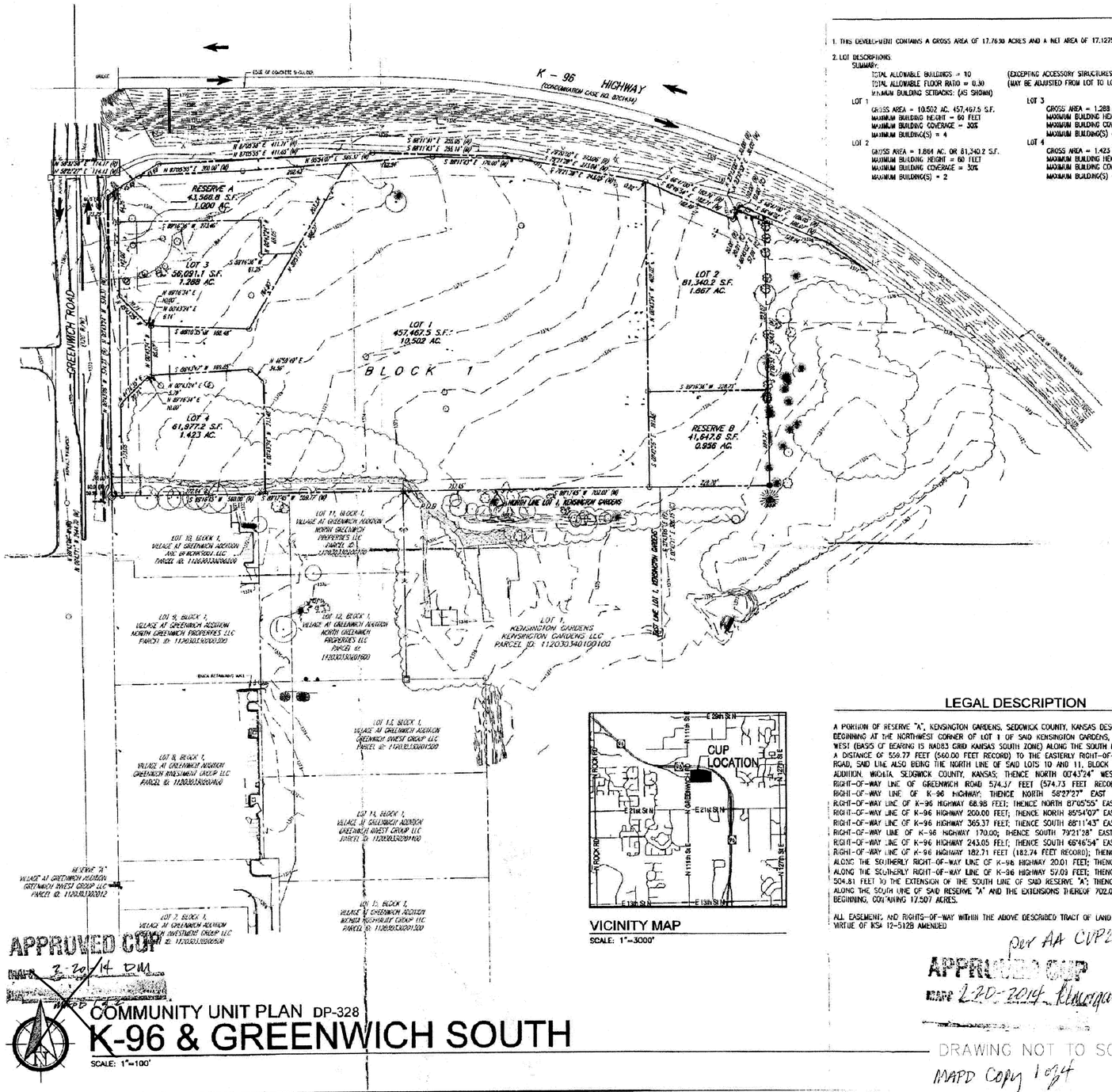
PROJECT NAME
TEXAS ROADHOUSE

WICHITA KANSAS
2526 N. GREENWICH RD

PROJECT NUMBER
20161030.0

SHEET TITLE
AA TO CUP2018-00005

SHEET NUMBER
CUP DP-328



VICINITY MAP
SCALE: 1"=3000'

APPRUVED CUP
MAPC 2-20-14 DM

COMMUNITY UNIT PLAN DP-328

K-96 & GREENWICH SOUTH

SCALE: 1"=100'

as per AA CUP2018-05 3-8-2018 klm

APPRUVED CUP
MAPC 2-20-14 klm

MAPD Copy 1 of 4

DEVELOPMENT GUIDELINES

GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS A GROSS AREA OF 17.7630 ACRES AND A NET AREA OF 17.1275 ACRES, MORE OR LESS.

2. LOT DESCRIPTIONS:
SUMMARY:
TOTAL ALLOWABLE BUILDINGS = 10 (EXCEPTING ACCESSORY STRUCTURES)
TOTAL ALLOWABLE FLOOR RATIO = 0.30 (MAY BE ADJUSTED FROM LOT TO LOT)
MINIMUM BUILDING SETBACKS: (AS SHOWN)

LOT 1
GROSS AREA = 10.502 AC. OR 457,467.5 S.F.
MAXIMUM BUILDING HEIGHT = 60 FEET
MAXIMUM BUILDING COVERAGE = 30%
MAXIMUM BUILDING(S) = 4

LOT 2
GROSS AREA = 1.867 AC. OR 81,340.2 S.F.
MAXIMUM BUILDING HEIGHT = 60 FEET
MAXIMUM BUILDING COVERAGE = 30%
MAXIMUM BUILDING(S) = 2

LOT 3
GROSS AREA = 1.288 AC. OR 56,091.1 S.F.
MAXIMUM BUILDING HEIGHT = 60 FEET
MAXIMUM BUILDING COVERAGE = 30%
MAXIMUM BUILDING(S) = 2

LOT 4
GROSS AREA = 1.423 AC. OR 61,977.2 S.F.
MAXIMUM BUILDING HEIGHT = 60 FEET
MAXIMUM BUILDING COVERAGE = 30%
MAXIMUM BUILDING(S) = 2

3. THE FOLLOWING USES ARE PERMITTED FOR ALL LOTS WITHIN THE COMMUNITY UNIT PLAN (CUP):
ALL LOTS ALLOW FOR ALL USES PERMITTED WITHIN THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE'S LIMITED INDUSTRIAL (LI) ZONING DISTRICT, EXCEPT THE USES LISTED BELOW:
A. CORRECTIONAL FACILITY, CORRECTIONAL PLACEMENT RESIDENCES (GENERAL AND LIMITED), PAWN SHOP, AND SEXUALLY ORIENTED BUSINESS IN THE CITY
B. THE USES PERMITTED BY THE CUP ARE ONLY THOSE USES PERMITTED BY RIGHT AND NOT BY CONDITIONAL USE UNLESS SPECIFICALLY IDENTIFIED.

4. ARCHITECTURAL CONTROLS:
ALL BUILDINGS WITHIN THE CUP SHALL SHARE A UNIFORM ARCHITECTURAL CHARACTER, COLOR, AND SAME PREDOMINATE EXTERIOR BUILDING MATERIAL; AS DETERMINED BY THE DIRECTOR OF PLANNING. ALL BUILDING WALLS AND ROOFS SHALL HAVE PREDOMINATELY EARTH-TONE COLORS, WITH VIVID LIMITED TO INCIDENTAL ACCENTS. THE PREDOMINANT EXTERIOR BUILDING MATERIALS SHALL BE MASONRY, UNLESS APPROVED BY THE DIRECTOR OF PLANNING.
LOT 4 IS PERMITTED A MIX OF BUILDING MATERIALS TO INCLUDE MASONRY AND CEDAR WOOD SIDING.

5. SETBACKS:
SETBACKS ARE AS FOLLOWS OR AS SPECIFIED IN WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE. IF CONTIGUOUS LOTS ARE TO BE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE LOTS ARE NOT REQUIRED.

6. LANDSCAPE FOR THIS SITE SHALL BE REQUIRED AS FOLLOWS:
A. LANDSCAPED STREET YARDS, BUFFERS, AND PARKING LOT LANDSCAPING AND SCREENING - SHALL BE IN ACCORDANCE WITH THE CITY OF WICHITA LANDSCAPE ORDINANCE.
B. A LANDSCAPE PLAN SHALL BE PREPARED BY A KANSAS LANDSCAPE ARCHITECT FOR THE ABOVE REFERENCED LANDSCAPING, INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF ALL PLANT MATERIAL. THIS PLAN SHALL BE SUBMITTED TO THE METROPOLITAN AREA PLANNING DEPARTMENT (MAPD) FOR ITS REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMIT(S).
C. A FINANCIAL GUARANTEE FOR THE PLANT MATERIAL APPROVED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE CUP BEING DEVELOPED SHALL BE REQUIRED PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT, IF THE REQUIRED LANDSCAPE HAS NOT BEEN PLANTED.

7. PARKING:
ALL PARCELS, SHALL BE IN ACCORDANCE WITH THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION IV-A.

8. SCREENING FOR THIS SITE SHALL BE REQUIRED AS FOLLOWS:
A. ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW INCLUDING VIEWS FROM ADJOINING K-96 EXPRESSWAY AND AS PER WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE SECTION IV-B.
B. TRASH RECEPTACLES, LOADING DOCKS, OUTDOOR STORAGE, AND LOADING AREAS SHALL BE SCREENED TO REASONABLE RULE THEM FROM GROUND VIEW INCLUDING VIEWS FROM ADJOINING K-96 EXPRESSWAY.
C. A MASONRY WALL ALONG THE EAST AND SOUTH BOUNDARIES OF LOT 2 AND SOUTH BOUNDARY OF LOT 1 SHALL NOT BE REQUIRED WITH THIS CUP SINCE THE ABUTTING PROPERTIES LAND USE IS A CEMETERY.
D. UNLESS OTHERWISE STATED ABOVE, SCREENING SHALL BE IN ACCORDANCE WITH THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION II-C.2.B AND SECTION IV-B.

9. LIGHTING:
A. LIGHTING SHALL BE IN ACCORDANCE WITH THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION IV-B.
B. ALL LOTS SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (FIXTURES, POLES, LAMPS, ETC.), AS APPROVED BY THE DIRECTOR OF THE MAPD.
C. ALL LIGHTING (PARKING, SECURITY, BUILDING, OUTDOOR SALES, ETC.) SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT IN A DOWNWARD DIRECTION AND DIRECTED AWAY FROM RESIDENTIAL AREAS (NORTHEAST).

10. SIGNS:
ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE SIGN CODE FOR THE CITY OF WICHITA FOR LIMITED INDUSTRIAL (LI) ZONING DISTRICT, AND AS SPECIFIED BELOW:
A. NO FLASHING, MOVING, PORTABLE, OFF-SITE BILLBOARD OR ROOF SIGNS SHALL BE PERMITTED.
B. BUILDING SIGNAGE SHALL BE PERMITTED WITHIN THE CUP AND PER CURRENT SIGN CODE.
C. ACCENT LIGHTING OF MONUMENT SIGNS SHALL BE PERMITTED.
D. WINDOW SIGNAGE SHALL BE LIMITED TO 25% OF WINDOW AREA.
E. REMOVED
F. ALL SIGNS ALONG GREENWICH ROAD SHALL BE MONUMENT, PYLON TYPE, OR POLE TYPE. THERE ARE THREE SIZES OF PROPOSED SIGNS: SMALL TENANT, MEDIUM DEVELOPMENT/TENANT, AND LARGE DEVELOPMENT IDENTIFICATION/TENANT PYLON.
SMALL TENANT MONUMENTS ARE LIMITED AS FOLLOWS:
ALLOWED LOCATIONS - LOTS 1, 2, 3, AND 4.
MAXIMUM HEIGHT - 10 FEET (LOT 4 IS PERMITTED MONUMENT SIGN HEIGHT OF 16 FEET.
MAXIMUM SIGN AREA - 150 SQUARE FEET EACH
MINIMUM DISTANCE BETWEEN SIGNS - 150 FEET EXCEPT, WHEN ADJACENT TO "MEDIUM TO LARGE" SIGN 50 FEET.
MEDIUM DEVELOPMENT IDENTIFICATION / TENANT PYLONS ARE LIMITED AS FOLLOWS:
ALLOWED LOCATIONS - ONE ALONG GREENWICH ROAD FRONTAGE
MAXIMUM HEIGHT - 30 FEET
MAXIMUM SIGN AREA - 360 SQUARE FEET EACH
MINIMUM DISTANCE BETWEEN SIGNS - 150 FEET
LARGE DEVELOPMENT IDENTIFICATION / TENANT PYLONS ARE LIMITED AS FOLLOWS:
ALLOWED LOCATIONS - TWO ALONG K-96 EXPRESSWAY FRONTAGE
MAXIMUM HEIGHT - 50 FEET
MAXIMUM SIGN AREA - 527 SQUARE FEET EACH
MINIMUM DISTANCE BETWEEN SIGNS - 300 FEET
THE DEVELOPER/OWNERS SHALL BE RESPONSIBLE FOR ALLOCATING THE SIGN AREAS.
K-96 EXPRESSWAY - TOTAL ALLOWED SIGN AREA 1,055 SQUARE FEET
GREENWICH ROAD - TOTAL ALLOWED SIGN AREA 660 SQUARE FEET

11. CIRCULATION:
A PEDESTRIAN CIRCULATION PLAN SHALL BE PREPARED, SUBMITTED, AND APPROVED BY THE DIRECTOR OF THE MAPD PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S). THE PLAN(S) SHALL PROVIDE CONNECTS TO THE BUILDINGS WITHIN THE CUP AND TO THE ADJOINING MUNICIPAL BIKEWAY. CROSS-LOT ACCESS AGREEMENTS SHALL BE REQUIRED AND PROVIDED TO THE OFFICE OF CENTRAL INSPECTION STAFF.

12. RESERVES:
THE LOCATION, SIZE, AND USES OF RESERVES SHALL BE DETERMINED AT THE TIME OF FINAL PLATTING, HOWEVER, THE LOCATION AND SIZE OF THE RESERVES SHALL GENERALLY BE THE SAME AS INDICATED ON THE CUP UNLESS MODIFIED BY A CUP ADJUSTMENT OR AMENDMENT. SIGNS PER G.P. 10 ARE ALLOWED WITHIN THE RESERVES.

13. TITLE:
THE TRANSFER OF THE TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE CUP 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 AND AMENDED. HOWEVER, THE DIRECTOR OF THE MAPD, WITH THE CONCURRENCE OF THE ZONING ADMINISTRATOR, MAY APPROVE MINOR ADJUSTMENT TO THE CONDITIONS IN THIS OVERLAY, CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN, WITHOUT FILING A FORMAL ORDINANCE AMENDMENT.

14. NO OCCUPANCY PERMITS SHALL BE ISSUED FOR ANY DEVELOPMENT WITHOUT SERVICES BY MUNICIPAL WATER AND SEWER SERVICES. ALL PROPOSED NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.

15. GRADING / DRAINAGE PLANS:
A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. DRAINAGE FOR THIS DEVELOPMENT SHALL BE VIA OFF-SITE DRAINAGE BASINS. FINAL DETERMINATION OF MINIMUM PAD ELEVATIONS (AT LEAST 2 FEET HIGHER THAN THE 100 YEAR FLOOD ELEVATION), STREET RIGHT(S)-OF-WAY, EASEMENTS, AND PAVEMENT WIDTHS ON PUBLIC/PRIVATE STREETS SHALL BE RESOLVED AT THE TIME OF RE-PLATTING. DRAINAGE REQUIREMENTS AND IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. IF NECESSARY, THE CUP DEVELOPMENT PLAN SHALL BE ADJUSTED OR AMENDED TO REFLECT FINAL DRAINAGE REQUIREMENTS.

16. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND APPROVED BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

17. ANY MAJOR CHANGES WITHIN THE CUP SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE GOVERNING BODY FOR THEIR CONSIDERATION. AMENDMENTS, ADJUSTMENTS, OR INTERPRETATIONS TO THE CUP SHALL BE DONE IN ACCORDANCE WITH THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE.

18. Entertainment: Allow 'nightclub in the city' limited to line dancing only on Lot 4.

per AA CUP2017-14 klm

LEGAL DESCRIPTION

A PORTION OF RESERVE "A", KENSINGTON GARDENS, SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID KENSINGTON GARDENS, THENCE SOUTH 89°17'45" WEST (BASIS OF BEARING IS NAD83 GRID KANSAS SOUTH ZONE) ALONG THE SOUTH LINE OF SAID RESERVE "A" A DISTANCE OF 559.77 FEET (560.00 FEET RECORD) TO THE EASTERLY RIGHT-OF-WAY LINE OF GREENWICH ROAD, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOTS 10 AND 11, BLOCK 1, VILLAGE AT GREENWICH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS; THENCE NORTH 00°43'24" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GREENWICH ROAD 574.37 FEET (574.73 FEET RECORD) TO THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY; THENCE NORTH 58°27'27" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 68.98 FEET; THENCE NORTH 87°05'55" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 200.00 FEET; THENCE NORTH 85°54'07" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 365.37 FEET; THENCE SOUTH 88°11'43" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 170.00; THENCE SOUTH 79°21'28" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 243.05 FEET; THENCE SOUTH 66°46'54" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 182.71 FEET (182.74 FEET RECORD); THENCE NORTH 23°12'52" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 20.01 FEET; THENCE SOUTH 66°46'52" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF K-96 HIGHWAY 57.09 FEET; THENCE SOUTH 01°00'53" EAST 504.81 FEET TO THE EXTENSION OF THE SOUTH LINE OF SAID RESERVE "A"; THENCE SOUTH 89°17'45" WEST ALONG THE SOUTH LINE OF SAID RESERVE "A" AND THE EXTENSIONS THEREOF 702.02 FEET TO THE POINT OF BEGINNING, CONTAINING 17.507 ACRES.

ALL EASEMENTS AND RIGHTS-OF-WAY WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED BY VIRTUE OF KSA 12-5128 AMENDED

APPRUVED CUP
MAPC 2-20-2014 klmorgan

DRAWING NOT TO SCALE

MAPD Copy 1 of 4

CURRENT OWNER / LAND SELLER:	KENSINGTON GARDENS, LLC ATTN: WILLIAM L. COZINE 1500 E. 21 ST. N. WICHITA, KS, 67206 T. 316-634-0500
DEVELOPER / LAND BUYER:	SPIRITSHOP GROUP ATTN: R. ERIC SEITZ 5729 LEBANON ROAD, SUITE 144 FRISCO, TX 75034 T. 214-705-1078
	Carlos I. Cabré, P.E. Development & Engineering Consultant 2201 Long Prairie, Suite 107-322 Flower Mound, Texas 75022 carlos@cabre.us
DATE:	OCTOBER 19, 2015
SCALE:	1"=100'
JOB NUMBER:	12-09
SHEET:	CUP DP-328

GreenbergFarrow
CORE
21 South Evergreen Avenue
Suite 200
Arlington Heights, IL 60005
t: 847 788 9200 f: 847 788 9537

PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
05/02/17	AA TO CUP2017-14
03/09/18	AA TO CUP2018-00005

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
LICENSE NO.

PROJECT MANAGER
MARISA KOLMAN

QUALITY CONTROL
SARAH DREIER

DRAWN BY
AMANDA WESTHOFF

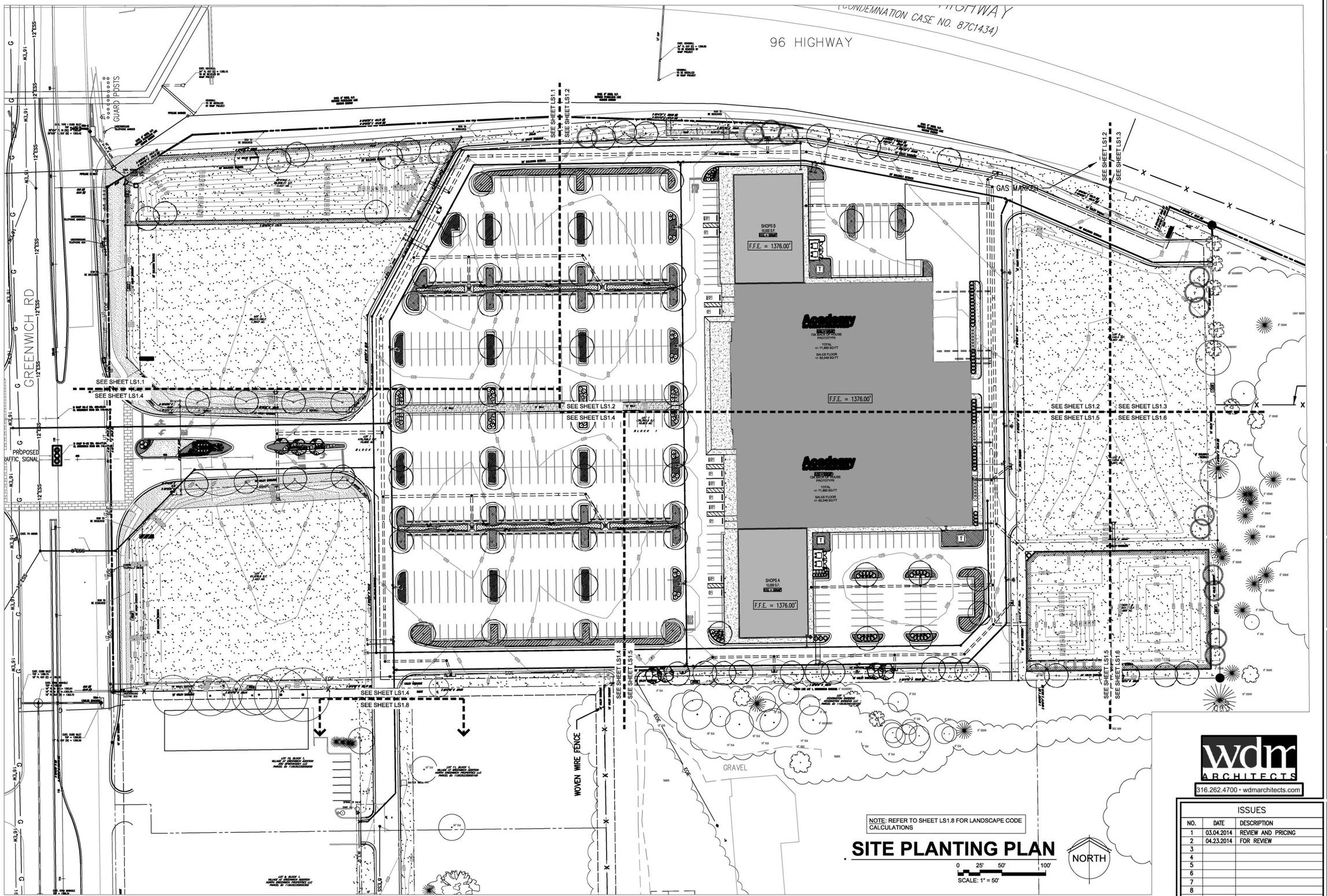
PROJECT NAME
TEXAS ROADHOUSE

WICHITA
KANSAS
2526 N. GREENWICH RD

PROJECT NUMBER
20161030.0

SHEET TITLE
AA TO CUP2018-00005

SHEET NUMBER
CUP DP-328



NOTE: REFER TO SHEET LS1.8 FOR LANDSCAPE CODE CALCULATIONS

SITE PLANTING PLAN

0 25' 50' 100'

SCALE: 1" = 50'

NORTH

THE SEITZ GROUP
DEVELOPMENT & SALE OF RETAIL PROPERTIES
5729 LEBANON ROAD, SUITE 144
FRISCO, TX 75034
T. 214-705-1078 F. 214-407-8912

WICHITA CROSSING

A PORTION OF LOT 1 AND RESERVE "A",
KENSINGTON GARDENS
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

Carlos I. Cabré, P.E.
Senior Vice President - Civil Engineering
2201 Long Prairie, Suite 107-322
Flower Mound, Texas 75022
972.899.0054

DRAWING TITLE: SITE PLANTING PLAN

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ISSUES

NO.	DATE	DESCRIPTION
1	03.04.2014	REVIEW AND PRICING
2	04.23.2014	FOR REVIEW
3		
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DATE:

SCALE: 1"=50'

JOB NUMBER: 12–09

DRAWING NUMBER: LS1.0

SITE PLANTING PLAN

SCALE: 1" = 20'

NORTH

0 10' 20' 40'

EXST. 8" STEEL H.P. REFINED PETROLEUM LINE NUSTAR ENERGY

HEADWALL TO BE INSTALLED BY RAMP PROJECT

PIPELINE MARKER

EXST. TYPE I CURB INLET SBM-2
TOP = 1367.76 (NAVD88)
38"X24" FL IN (SE) = 1363.97
38"X24" FL OUT (N) = 1363.42

UNDERGROUND TELEPHONE MARKER

24" RCP ± 124 LF @ 4.27%

EXST. 8" STEEL H.P. REFINED PETROLEUM LINE NUSTAR ENERGY

EXST. HEADWALL
FL = 1365.66 SOUTH
1368.81 CITY.

PIPELINE MARKER

UNDERGROUND TELEPHONE MANHOLE

UNDERGROUND TELEPHONE BOX

ROW TO BE DEDICATED

60.0 (R)
59.94 (C)

23.29

INSTALL SOD THIS AREA. SEE PLANT SCHEDULE

N 58°32'58" E 114.17 (R)
N 58°27'27" E 114.13 (M)

N 87°05'38" E 411.71 (R)
N 87°05'35" E 411.85 (M)

ROW TO BE DEDICATED

(2) BALDCYPRESS

SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES

15' UTILITY EASEMENT

N 87°05'35" E 200.00

20' BUILDINGS SETBACK

(1) GREENVASE ZELKOVA

RESERVE A
29,906.41 S.F.
0.687 AC.

(2) BALDCYPRESS

S 89°16'36" W 332.70

SEED DISTURBED AREAS WITH SEED MIX #3

(1) GREENVASE ZELKOVA

ROW TO BE DEDICATED

212.42

15' UTILITY EASEMENT

SEED DISTURBED AREAS WITH SEED MIX #1

35' BUILDINGS SETBACK

(750) WILDFLOWER MIX

(1) GREENVASE ZELKOVA

N 3°29'47" E 108.28

(125) CONEFLOWER MIX

(2) LACEBARK ELM

(100) CONEFLOWER MIX

10' UTILITY EASEMENT

N 2°26'... E 120.05

(2) LACEBARK ELM
(3) FEATHER REED GRASS
(45) BIOSWALE MIX #1
(100) BIOSWALE MIX #2

(2) LACEBARK ELM
(3) FEATHER REED GRASS
(125) BIOSWALE MIX #1

(175) BIOSWALE MIX #1
(250) BIOSWALE MIX #2
(3) FEATHER REED GRASS
(80) BIOSWALE MIX #1

(3) FEATHER REED GRASS
(200) BIOSWALE MIX #1

SEED DISTURBED AREAS WITH SEED MIX #1

(100) CONEFLOWER MIX

(1) LACEBARK ELM
(100) CONEFLOWER MIX

(3) BLUE CHIP JUNIPER
(2) HONEYLOCUST
(4) LIMEMOUND SPIREA
(4) DAYLILY

(4) DAYLILY
(2) HONEYLOCUST
(4) BLUE CHIP JUNIPER

10' WALK

(3) LIMEMOUND SPIREA
(3) LIMEMOUND SPIREA

(4) BLUE CHIP JUNIPER
(4) DAYLILY

(4) DAYLILY
(4) LIMEMOUND SPIREA
(3) BLUE CHIP JUNIPER

SEE SHEET LS1.1

SEE SHEET LS1.2

SEE SHEET LS1.1

SEE SHEET LS1.4

35' BUILDINGS SETBACK

15' UTILITY EASEMENT

ROW TO BE DEDICATED

160.64

SEED DISTURBED AREAS WITH SEED MIX #2

LOT 3
59,013.16S.F.
1.3547 AC.

LIMITS OF SOD

INSTALL SOD THIS AREA. SEE PLANT SCHEDULE

N 15°43'25" W 70.71

(4) LONDON PLANETREE

INSTALL SOD THIS AREA. SEE PLANT SCHEDULE

LIMITS OF SOD

ROW TO BE DEDICATED

5' SIDEWALK

N 88°16'34" E
10.00'
N 49°43'24" E
8.59

30.00'

5' SIDEWALK

S 88°10'35" W 189.85

10' UTILITY EASEMENT

N 07°02'24" W 85.48

10' UTILITY EASEMENT

N 53°37'00" E 94.56

5' SIDEWALK

⊕ RAMP NS-E STA. 450+86.84
CL GREENWICH ROAD STA 119+24.28

120+00

GUARD R

THE SHUTZ GROUP
DEVELOPMENT & SALE OF RETAIL PROPERTIES
5729 LEBANON ROAD, SUITE 144
FRISCO, TX 75034
T. 214-705-1078 F. 214-407-8912

WICHITA CROSSING

A PORTION OF LOT 1 AND RESERVE "A",
KENSINGTON GARDENS
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

Carlos I. Cabré, P.E.
Landscape Architecture & Engineering Consultant
2221 Long Prairie, Suite 107-322
Flower Mound, Texas 75022
cabre@sbcglobal.net

wdm ARCHITECTS
316.262.4700 • wdmarchitects.com

DRAWING TITLE: SITE PLANTING PLAN

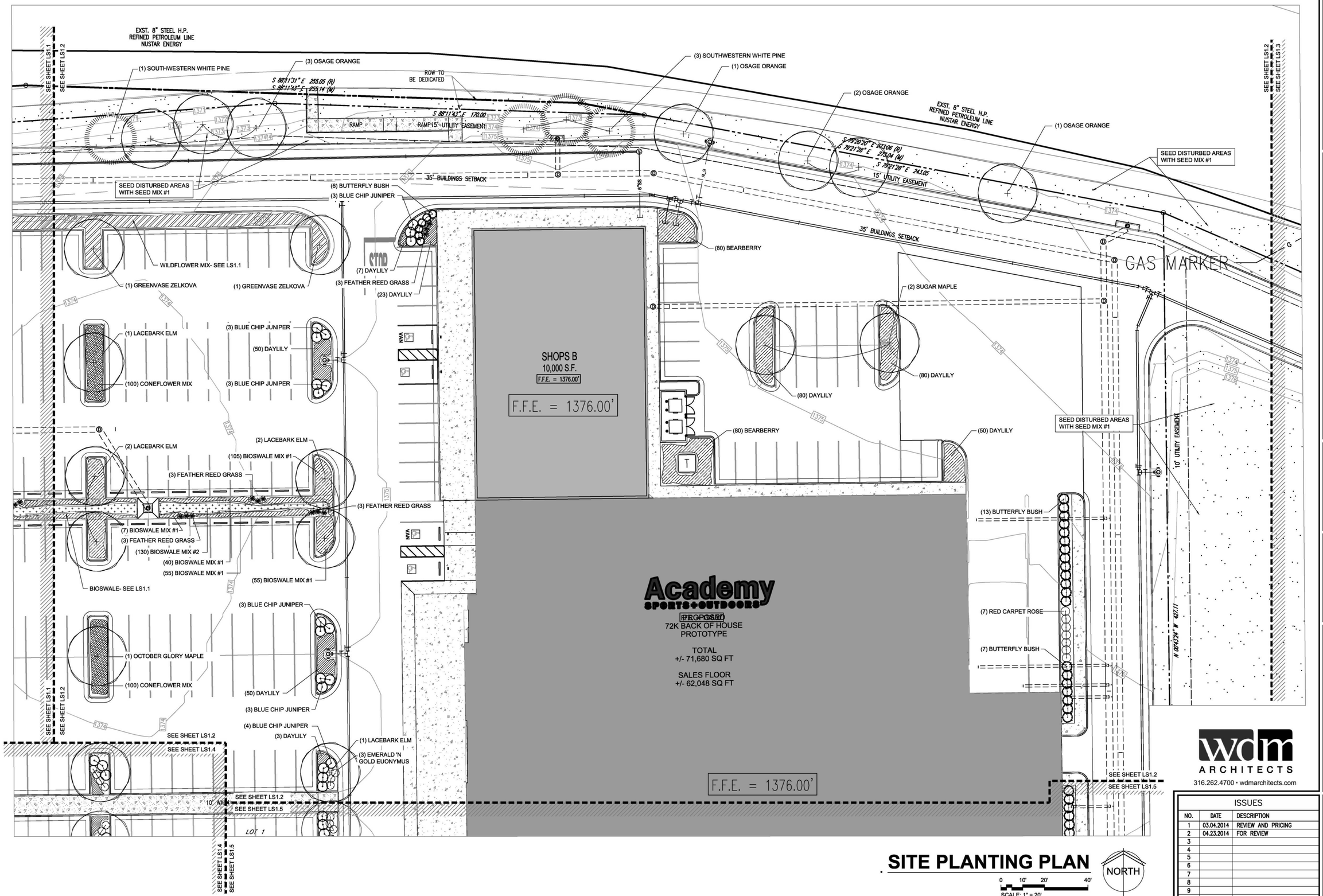
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DATE:

SCALE:

JOB NUMBER: 12-09

DRAWING NUMBER: LS1.1



SITE PLANTING PLAN

0 10' 20' 40'
SCALE: 1" = 20'

NORTH

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2201 Long Prairie, Suite 107-322
Flower Mound, Texas 75022
(469) 635-6414

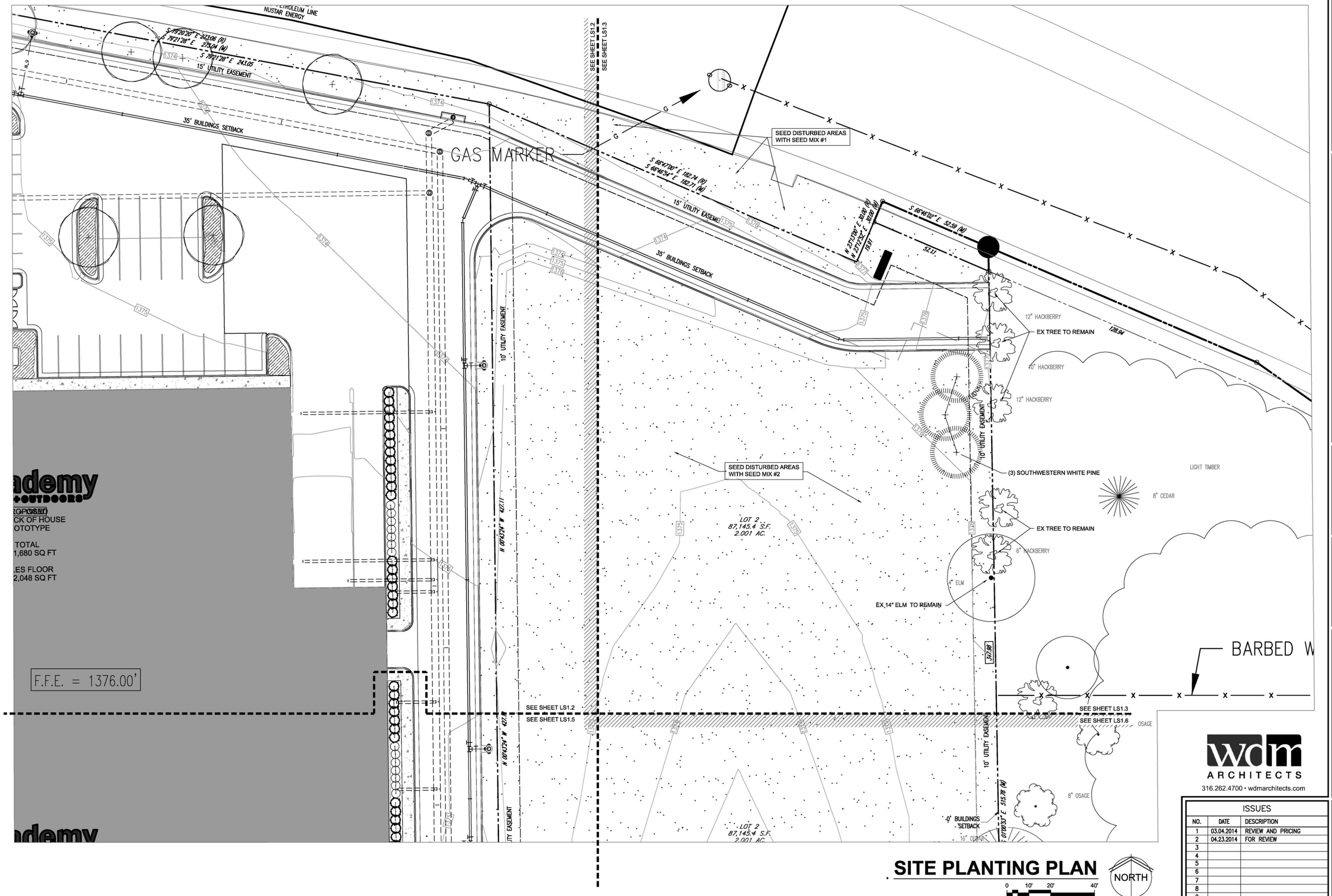
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DATE:
SCALE:
JOB NUMBER: 12–09
DRAWING NUMBER: LS1.2



SITE PLANTING PLAN

0 10' 20' 40'

SCALE: 1" = 20'

NORTH

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FRISCO, TX 75034
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WICHITA CROSSING

A PORTION OF LOT 1 AND RESERVE "A",
KENSINGTON GARDENS
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

Carlos J. Cabré, P.E.
Development & Civil Engineering Consultant
2201 Long Prairie, Suite 107-232
Flower Mound, Texas 75022
Ph/Fax 972-539-1414

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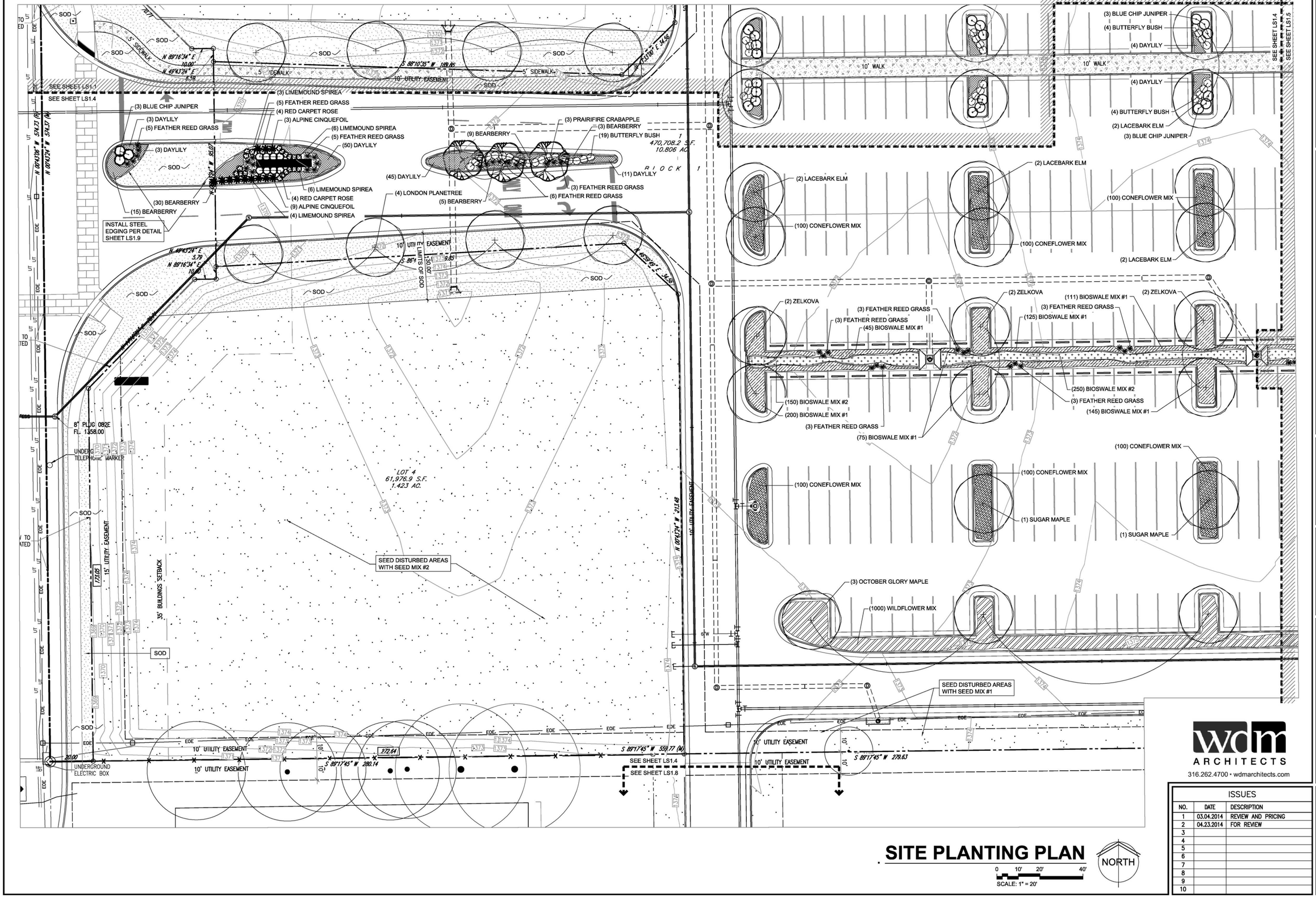
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DATE:

SCALE:

JOB NUMBER: 12-09

DRAWING NUMBER: LS1.3



SITE PLANTING PLAN

0 10' 20' 40'
SCALE: 1" = 20'

NORTH

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FRISCO, TX 75034
T. 214-705-1078 F. 214-407-8912

WICHITA CROSSING

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CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

Carlos I. Cabré, P.E.
Civil Engineering & Land Development Consultant
2201 Long Prairie, Suite 107-322
Flower Mound, Texas 75022
Office: 972.539.1414

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DATE:
SCALE:
JOB NUMBER: 12–09
DRAWING NUMBER: LS1.4

F.F.E. = 1376.00'

SEE SHEET LS1.1 | SEE SHEET LS1.2 | SEE SHEET LS1.3
SEE SHEET LS1.4 | SEE SHEET LS1.5

LOT 1
70,708.2 S.F.
10.806 AC.

Academy SPORTS+OUTDOORS

PROPOSED
72K BACK OF HOUSE
PROTOTYPE

TOTAL
+/- 71,680 SQ FT

SALES FLOOR
+/- 62,048 SQ FT

SHOPS A
10,000 S.F.
F.F.E. = 1376.00'

F.F.E. = 1376.00'

"SSWR-ASO" STA 0+05
INSTALL: (1) CLEANOUT

(3) EMERALD 'N GOLD EUONYMUS
(4) BLUE CHIP JUNIPER
(1) LACEBARK ELM
(3) DAYLILY
(3) BLUE CHIP JUNIPER
(41) DAYLILY
(2) LACEBARK ELM
(3) BLUE CHIP JUNIPER
(3) FEATHER REED GRASS
(91) BIOSWALE MIX #1
(3) FEATHER REED GRASS
(115) BIOSWALE MIX #2
(3) FEATHER REED GRASS
(55) BIOSWALE MIX #1
(2) ZELKOVA
(3) BLUE CHIP JUNIPER
(41) DAYLILY
(3) BLUE CHIP JUNIPER
SEE LS1.4 FOR WILDFLOWER MIX QUANTITY
(2) ZELKOVA
(3) FEATHER REED GRASS
(4) LIMEMOUND SPIREA
(5) BLUE CHIP JUNIPER
(2) OKLAHOMA REDBUD
(1) OCTOBER GLORY MAPLE
(3) OSAGE ORANGE
SEED DISTURBED AREAS WITH SEED MIX #1

(7) BUTTERFLY BUSH
(7) RED CARPET ROSE
(7) BUTTERFLY BUSH
(7) RED CARPET ROSE
(4) BUTTERFLY BUSH
SEED DISTURBED AREAS WITH SEED MIX #2
SEED DISTURBED AREAS WITH SEED MIX #3
SEED DISTURBED AREAS WITH SEED MIX #1

(91) BEARBERRY
(250) BEARBERRY
(5) DAYLILY
(6) BUTTERFLY BUSH
(5) DAYLILY
(4) ROSE OF SHARON
(7) BUTTERFLY BUSH
(5) DAYLILY
(2) LACEBARK ELM
(3) FEATHER REED GRASS
(350) WILDFLOWER MIX
(2) OSAGE ORANGE
(5) DAYLILY
(3) FEATHER REED GRASS
(2) LACEBARK ELM
(6) BUTTERFLY BUSH
(6) BUTTERFLY BUSH
(3) FEATHER REED GRASS
(5) DAYLILY
(5) DAYLILY
(5) DAYLILY
(3) OSAGE ORANGE
(2) OSAGE ORANGE

N 00°43'15" W 195.51'
S 00°43'08" E (M)
S 00°43'11" E 380.15' (M)
10' UTILITY EASEMENT
20' BUILDING SETBACK
S 89°16'41" W 492.41'
S 89°17'45" W 702.02' (M)
NORTH LINE LOT 1, KENSINGTON GARDENS
LOT 1,
KENSINGTON GARDENS
KENSINGTON GARDENS LLC
PARCEL ID: 1120303401000100
POB
EOE
8" ELM
8" CEDAR
8" HACKBERRY
10" ELM
6" ELM

SITE PLANTING PLAN

0 10' 20' 40'
SCALE: 1" = 20'

NORTH

THE SHUZ GROUP
DEVELOPMENT & SALE OF RETAIL PROPERTIES
5729 LEBANON ROAD, SUITE 144
FRISCO, TX 75034
T. 214-705-1078 F. 214-407-8912

Carlos I. Cabré, P.E.
Senior Project Manager & Engineering Consultant
2201 Long Prairie, Suite 107-322
Flower Mound, Texas 75022
cabre@wdmarchitects.com

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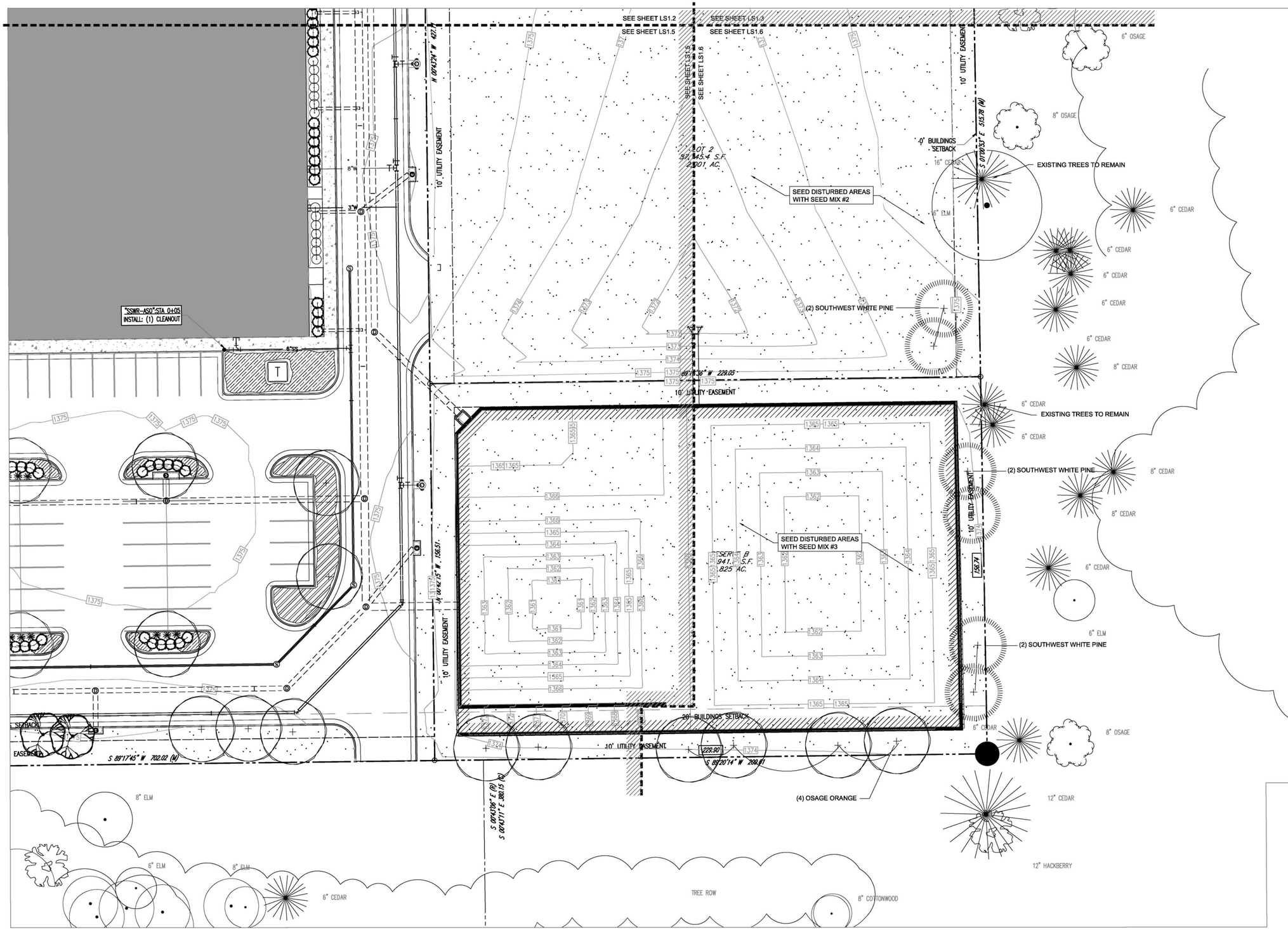
WICHITA CROSSING

A PORTION OF LOT 1 AND RESERVE "A",
KENSINGTON GARDENS
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

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DATE:
SCALE:
JOB NUMBER: 12–09
DRAWING NUMBER: LS1.5



SITE PLANTING PLAN

0 10' 20' 40'

SCALE: 1" = 20'

NORTH

THE SHUZ GROUP
DEVELOPMENT & SALE OF RETAIL PROPERTIES
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2201 Long Prairie, Suite 107-322
Flower Mound, Texas 75022
cicabre@aol.com

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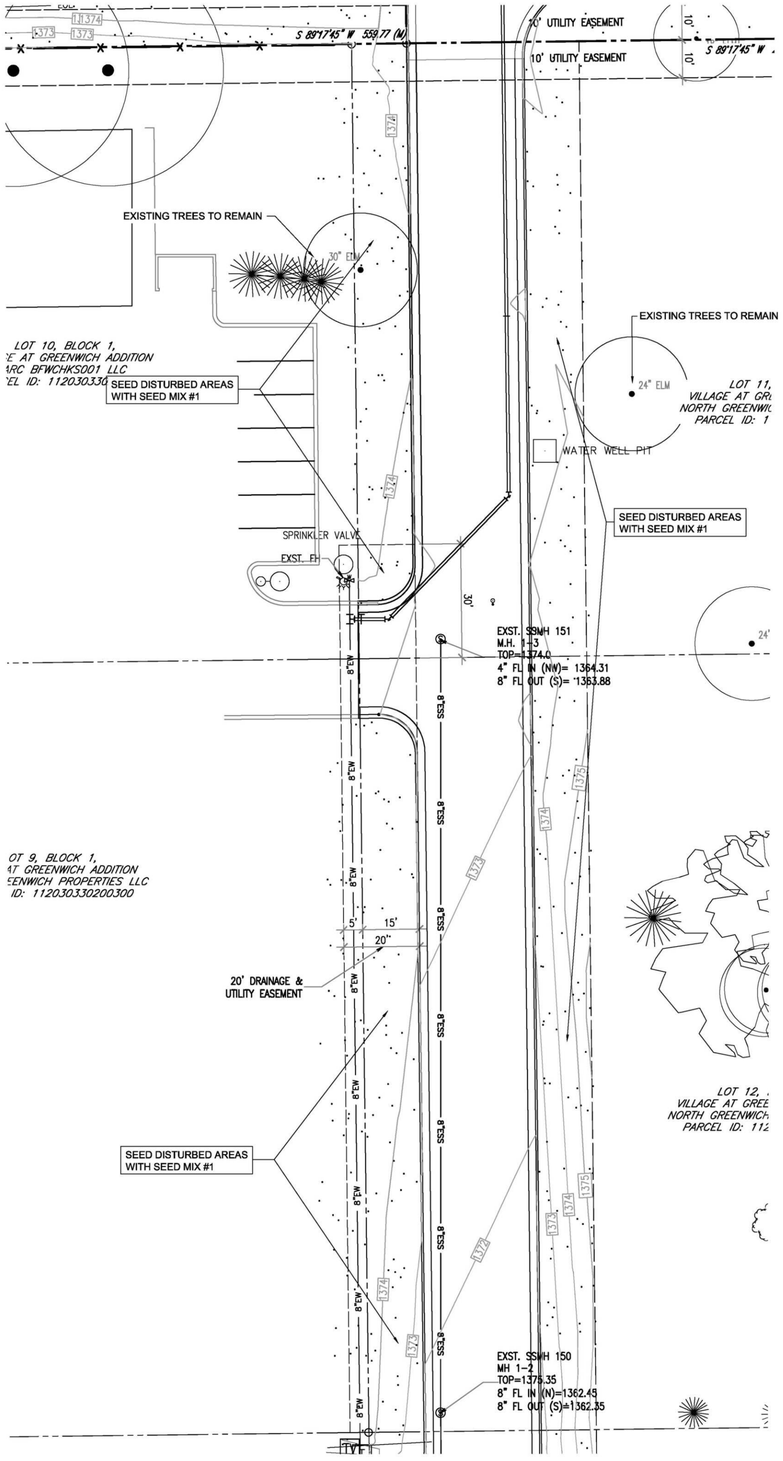
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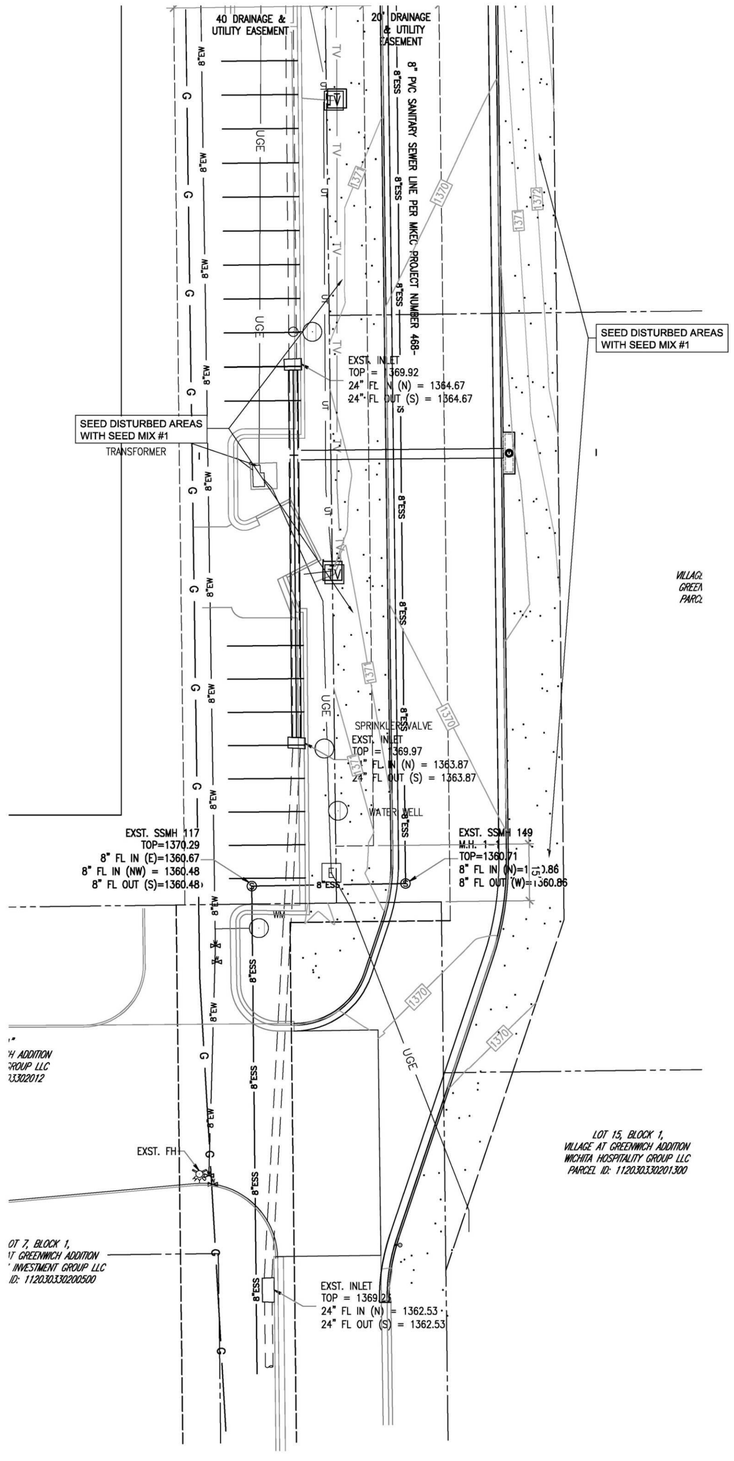
DRAWING NUMBER: LS1.6



SITE PLANTING PLAN

0 10' 20' 40'
SCALE: 1" = 20'

NORTH



SITE PLANTING PLAN

0 10' 20' 40'
SCALE: 1" = 20'

NORTH

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Development & Engineering Consultant
2201 Long Prairie, Suite 107-322
Flower Mound, Texas 75022
Northstarcivil.com

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DATE:
SCALE:
JOB NUMBER: 12-09
DRAWING NUMBER: LS1.7

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES				
Acer rubrum 'Legacy'	Sugar Maple 'Legacy'	2" CAL.	B&B	
Acer rubrum 'October Glory'	October Glory Maple	2" CAL.	B&B	
Cercis reniformis 'Oklahoma'	Oklahoma Redbud	2" CAL.	B&B	
Gleditsia trianthos var. inermis	Shademaster Honeylocust	2" CAL.	B&B	
Maclura pomifera 'Wichita'	Wichita Osage Orange	2" CAL.	B&B	THORNLESS
Malus spp. 'Prairifire'	Prairifire Crabapple	2" CAL.	B&B	
Platanus x acerfolia 'Bloodgood'	Bloodgood London Planetree	3" CAL.	B&B	
Taxodium distichum	Baldcypress	2" CAL.	B&B	
Ulmus parvifolia	Lacebark Elm	2" CAL.	B&B	
Zelkova serrata 'Greenvase'	Greenvase Japanese Zelkova	2" CAL.	B&B	
EVERGREEN TREES				
Pinus strobiformis	Southwestern White Pine	6'-0" H	B&B	
SHRUBS				
Buddleia davidii var. nanhoensis	Nanho Blue Compact Butterfly Bush	2 GAL.	CONT.	
Euonymus fortunei 'Emerald n Gold'	Emerald n Gold Euonymus	1 GAL.	CONT.	
Hibiscus syriacus 'Helene'	Helene Rose of Sharon	3 GAL.	CONT.	
Potentilla neumanniana 'Nana'	Alpine Cinquefoil	2 GAL.	CONT.	
Rosa x noare	Red Carpet Rose	2 GAL.	CONT.	
Spiraea x bumalda 'Monhub'	Limemound Spirea	2 GAL.	CONT.	
GRASSES/ GROUNDCOVER				
Arctostaphulos uva-ursi 'Massachusetts'	Massachusetts' Bearberry	3" POT	CONT.	18" O.C.
Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	1 GAL.	CONT.	
Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	3" POT	CONT.	18" O.C.

GRASS SCHEDULE

BOTANICAL NAME		COMMON NAME	PLANTING RATE	MIX %
SEED MIX #1				
50%	Buchloe dactyloides	Buffalo Grass	①	
25%	Bouteloua curtipendula	Sideoats gramms		
25%	Schizachyrium scoparium	Little Bluestem		
SEED MIX #2				
50%	Lolium multiflorum	Annual ryegrass	①	
25%	Bouteloua curtipendula	Sideoats gramms		
25%	Schizachyrium scoparium	Little Bluestem		
SEED MIX #3				
25%	WILDFLOWER MIX		②	
25%	Buchloe dactyloides	Buffalo Grass		
25%	Bouteloua curtipendula	Sideoats gramma		
25%	Schizachyrium scoparium	Little Bluestem		
SOD				
25%	KANSAS PREMIUM FESCUE BLEND		③	

① SEED AT 2 LBS PER 1,000SF. PLANT AT ¼" DEPTH. FERTILIZE WITH 1 POUND NITROGEN PER 1,000 SF PER YEAR

② SEED AT 9.35 LBS/ ACRE. FERTILIZE WITH 1LB NITROGEN PER 1000SF

③ LOCALLY HARVESTED FREE OF TWINE

SECIALTY GARDEN SCHEDULE

	BOTANICAL NAME	COMMON NAME	MATURE SIZE	SIZE	COND.	REMARKS
BIOSWALE MIX #1						
% OF MIX	SEDGES					
17.6%	Carex vulpinoidea	FOX SEDGE	1'-3'	3" POT	CONT.	PLANT AT 18" O.C.
23.5%	Carex bicknellii	BICKNELL'S SEDGE	1'-3'	3" POT	CONT.	
	FORBS					
5.9%	Agastache foeniculum	LAVENDER HYSSOP	1'-3'	3" POT	CONT.	
5.9%	Allium cernuum	NODDING PINK ONION	1'-2'	3" POT	CONT.	
2.9%	Aster laevis	SMOOTH ASTER	2'-4'	3" POT	CONT.	
2.9%	Aster prenanthoides	CROOKED STEM ASTER	1'-3'	3" POT	CONT.	
5.9%	Eupatorium coelestinum	MISTFLOWER	1'-3'	3" POT	CONT.	
5.9%	Echinacea purpurea	PURPLE CONEFLOWER	3'-4'	3" POT	CONT.	
2.9%	Gentiana andrewsii	BOTTLE GENTIAN	1'-2'	3" POT	CONT.	
5.9%	Geranium maculatum	WILD GERANIUM	1'-2'	3" POT	CONT.	
5.9%	Lobelia siphilica	GREAT BLUE LOBELIA	1'-4'	3" POT	CONT.	
5.9%	Tradescantia ohiensis	OHIO SPIDERWORT	2'-4'	3" POT	CONT.	
2.9%	Veronicastrum virginicum	CULVER'S ROOT	3'-5'	3" POT	CONT.	
5.9%	Zizea aurea	GOLDEN ALEXANDERES	1'-2'	3" POT	CONT.	
BIOSWALE MIX #2						
PLANT MIX %	SEDGES					
42.6%	Carex vulpinoidea	FOX SEDGE	1'-3'	3" POT	CONT.	PLANT AT 18" O.C.
	FORBS					
6.4%	Allium cernuum	NODDING PINK ONION	1'-2'	3" POT	CONT.	
4.3%	Aster prenanthoides	CROOKED STEM ASTER	1'-3'	3" POT	CONT.	
4.3%	Chelone glabra	WHITE TURTLEHEAD	2'-4'	3" POT	CONT.	
4.3%	Eupatorium coelestinum	MISTFLOWER	1'-3'	3" POT	CONT.	
6.4%	Echinacea coelestinum	PURPLE CONEFLOWER	3'-4'	3" POT	CONT.	
6.4%	Gentiana andrewsii	BOTTLE GENTIAN	1'-2'	3" POT	CONT.	
4.3%	Iris shrevei	WILD IRIS	2'-3'	3" POT	CONT.	
4.3%	Lobelia siphilica	GREAT BLUE LOBELIA	1'-4'	3" POT	CONT.	
4.3%	Phlox glaberrima	MARSH PHLOX	2'-4'	3" POT	CONT.	
6.4%	Veronicastrum virginicum	CULVER'S ROOT	3'-5'	3" POT	CONT.	
6.4%	Zizea aurea	GOLDEN ALEXANDERES	1'-2'	3" POT	CONT.	
WILDFLOWER MIX						
	SEDGE/GRASSES					
34%	Sporobolus heterolepis	PRAIRIE DROPSEED	2'-4'	3" POT	CONT.	PLANT AT 18" O.C.
	WILDFLOWERS/FORBS					
7%	Allium cernuum	NODDING PINK ONION	1'-2'	3" POT	CONT.	
7%	Aster ericoides	HEATH ASTER	1'-3'	3" POT	CONT.	
7%	Aster prenanthoides	CROOKED STEM ASTER	1'-3'	3" POT	CONT.	
7%	Dalea purpurea	PURPLE PRAIRIE CLOVER	1'-2'	3" POT	CONT.	
6%	Echinacea purpurea	Purple Coneflower	2'-4'	3" POT	CONT.	
4%	Geum triflorum	PRAIRIE SMOKE	6"	3" POT	CONT.	
4%	Penstemon ovatus	BROAD-LEAVED PENSTEMON	1'-3'	3" POT	CONT.	
4%	Phlox pilosa	DOWNY PHLOX	1'-2'	3" POT	CONT.	
6%	Aquilegia canadensis	COLUMBINE	1'-3'	3" POT	CONT.	
6%	Sisyrinchium campestre	PRAIRIE BLUE-EYED GRASS	6"-1'	3" POT	CONT.	
6%	Solidago speciosa	SHOWY GOLDENROD	1'-3'	3" POT	CONT.	
2%	Tradescantia occidentallis	WESTERN SPIDERWORT	1'	3" POT	CONT.	
CONEFLOWER MIX						
25%	Echinacea purpurea 'Magnus'	Magnus Coneflower		3" pot	CONT.	18" o.c.
25%	Echinacea purpurea	Purple Coneflower		3" pot	CONT.	18" o.c.
25%	Echinacea 'Ruby Giant'	Ruby Giant Coneflower		3" pot	CONT.	18" o.c.
25%	Echinacea 'Sunrise'	Sunrise Coneflower		3" pot	CONT.	18" o.c.

LANDSCAPE CODE CALCULATIONS

METHOD 2

TOTAL LINEAL FEET OF STREET FRONTAGE	1869 LF
GREATEST PERPENDICULAR DISTANCE	-705 LF
ADJUSTED STREET FRONTAGE	1,164 SF
ADJUSTED STREET FRONTAGE	1,164 SF
SQ. FT. FACTOR FROM TABLE 2.1	x 20
TOTAL LANDSCAPED STREET YARD REQ'D	23,280 SF
PROVIDED STREET YARD AREA	64,425 SF PROVIDED

REQUIRED STREET YARD TREES	
(ONE SHADE TREE/500 SF REQ. STREET YARD AREA)	64,425 SF/ 500=
(ONE SHADE TREE/500 SF REQ. STREET YARD AREA)	46.5 = 47 TREES REQUIRED
PROVIDED STREET YARD TREES	80 SHADE TREES + 3 ORNAMENTAL TREES =81.5 TOTAL

REQUIRED PARKING LOT TREES	
(1 SHADE TREE/20 PARKING STALLS)	516 SPACES / 20=
REQUIRED PARKING LOT TREES	25.8 = 26 TREES REQUIRED
PROVIDED PARKING LOT TREES	55 TREES PROVIDED

NO PARKING LOT SHRUB SCREENING REQUIRED- PARKING LOT IS MORE THAN 150' FROM GREENWICH RD, AND K-96 HWY IS ELEVATED

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

REQUIRED BUFFERS

REQUIRED BUFFER = 1 TREE PER 40LF

RESERVE "B" (EAST SIDE)	157 LF / 40 = 3.9 or 4 TREES
PROVIDED	4 TREES
RESERVE "B" (SOUTH SIDE)	230 LF / 40 = 5.8 or 6 TREES
PROVIDED	6 TREES
LOT 2 (EAST SIDE)	348 LF / 40 = 8.7 or 9 TREES
	9 TREES TOTAL
LOT 1 (SOUTH SIDE)	470 LF / 40 = 11.8 or 12 TREES
PROVIDED	10 SHADE TREES AND 4 ORNAMENTAL TREES= 12 TREES

THE SHTZ GROUP
DEVELOPMENT & SALE OF RETAIL PROPERTIES
5729 LEBANON ROAD, SUITE 144
FRISCO, TX 75034
T. 214-705-1078 F. 214-407-8912

WICHITA CROSSING

A PORTION OF LOT 1 AND RESERVE "A",
KENSINGTON GARDENS
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

Carlos J. Cabré, P.E.
Landscape Architecture & Engineering Consultant
2201 Long Prairie, Suite 107-322
Flower Mound, Texas 75022
Mobile: 972-571-4

DRAWING TITLE: SITE PLANTING PLAN

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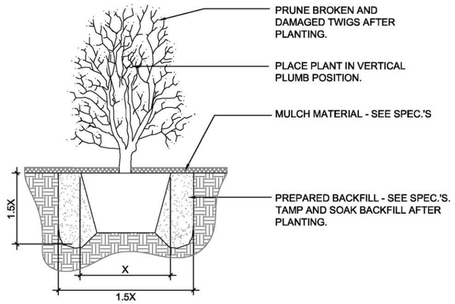
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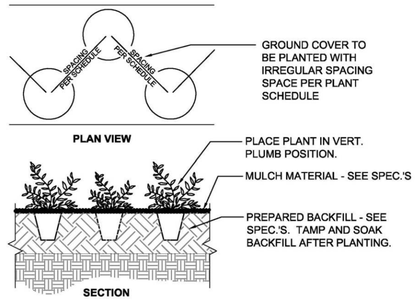
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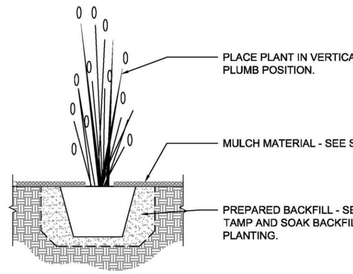
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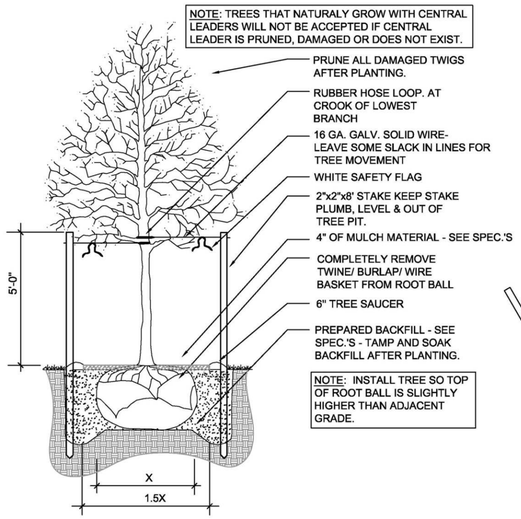
1 SHRUB PLANTING DETAIL
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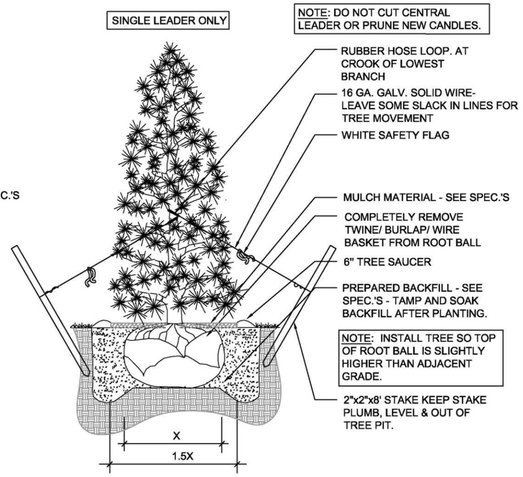
2 GROUNDCOVER PLANTING DETAIL
N.T.S.



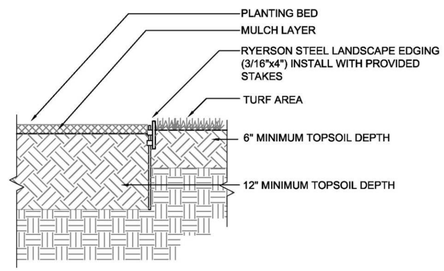
3 ORNAMENTAL GRASS PLANTING DETAIL
N.T.S.



4 TREE PLANTING DETAIL
N.T.S.

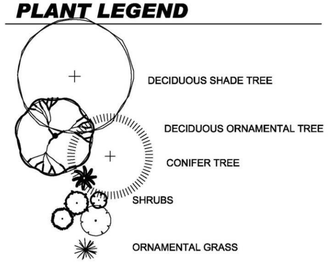


5 EVERGREEN TREE PLANTING DETAIL
N.T.S.



6 STEEL EDGING
N.T.S.

PLANT LEGEND



SITE PLANTING NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK. REPORT ANY ISSUES IN SITE CONDITIONS AND CONSTRUCTION THAT MAY EFFECT THE PLANTING LAYOUT TO THE PROJECT ARCHITECT PRIOR TO STARTING CONSTRUCTION.

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 LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATIVE 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. LANDSCAPE CONTRACTOR IS TO STAKE ALL PLANT MATERIAL (TREE AND SHRUB) LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT FOR PRE-INSTALLATION CONFERENCE AND FINAL APPROVAL OF STAKING. ADJUST PLANT LOCATIONS ONLY AS NECESSARY TO AVOID SITE CONFLICTS.

5. REFER TO CIVIL PLAN FOR UTILITY ROUTINGS. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. IDENTIFY EXACT UTILITY LOCATIONS BY CONTACTING UTILITY LOCATOR SERVICES. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.

6. PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON PLANS UNLESS NOTED TO BE REMOVED.

7. GENERAL CONTRACTOR SHALL PROVIDE 4" OF QUALITY TOPSOIL AT ALL PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR. REMOVE ALL SOIL WITHIN PLANTING AREAS TO A DEPTH OF 30" AND MODIFY PER SPECIFICATIONS AND NOTES THIS SHEET. REMOVE ANY CONCRETE/ RUBBISH ENCOUNTERED DURING CONSTRUCTION.

8. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

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

10. FERTILIZE ALL PLANTS WITH MILORGANITE FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.

11. CULTIVATE GROUND COVER PLANTING BEDS TO DEPTH OF 12". TILL COMPOST AND WELL-ROTTED MANURE INTO THE PLANTING BED AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/MANURE TO THREE (3) PARTS SOIL.

12. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.

13. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

14. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH (1") OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.

15. PLANT GROUND COVER/ANNUALS/PERENNIALS WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE TRIANGULAR, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.

16. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. DO NOT INSTALL WEED BARRIER IN PLANTING AREAS.

17. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH IN ALL PLANTING AREAS EXCEPT FOR BIOSWALE PLANTINGS. PLACE 3" TO 4" IN ALL PLANTING BEDS. THE BIOSWALE PLANTINGS SHALL HAVE 3" DEPTH OF MINERAL MULCH- CRUSHED GRANITE-$\frac{1}{4}$" AND SMALLER. LANDSCAPE CONTRACTOR SHALL SUBMIT A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION.

18. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY AND AT THE COMPLETION OF PLANTING OPERATIONS.

19. ALL PLANTS SHALL BE INSPECTED AT SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER.

20. LANDSCAPE CONTRACTOR IS TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/FINAL ACCEPTANCE.

21. ANY VEGETATED AREA DISTURBED BY THE CONSTRUCTION PROCESS MUST BE RESTORED BY REPAIRING THE SOIL BED AND REESTABLISHING ORIGINAL PLANTINGS.

22. TURF AND PLANTING AREAS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. IRRIGATION SYSTEM IS TO BE INSTALLED PRIOR TO PLANT MATERIALS.

23. SEE SEED/ SOD SCHEDULE FOR SPECIES.

24. SEED/ SOD ALL DISTURBED AREAS- SEE PLANS FOR EXACT METHOD

THE SEITZ GROUP
DEVELOPMENT & SALE OF RETAIL PROPERTIES
5729 LEBANON ROAD, SUITE 144
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T. 214-705-1078 F. 214-407-8912

WICHITA CROSSING
A PORTION OF LOT 1 AND RESERVE "A", KENSINGTON GARDENS
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Carlos I. Cabré P.E.
Development & Engineering Consultant
2301 Long Prairie, Suite 107-232
Flower Mound, Texas 75022
817-421-0014

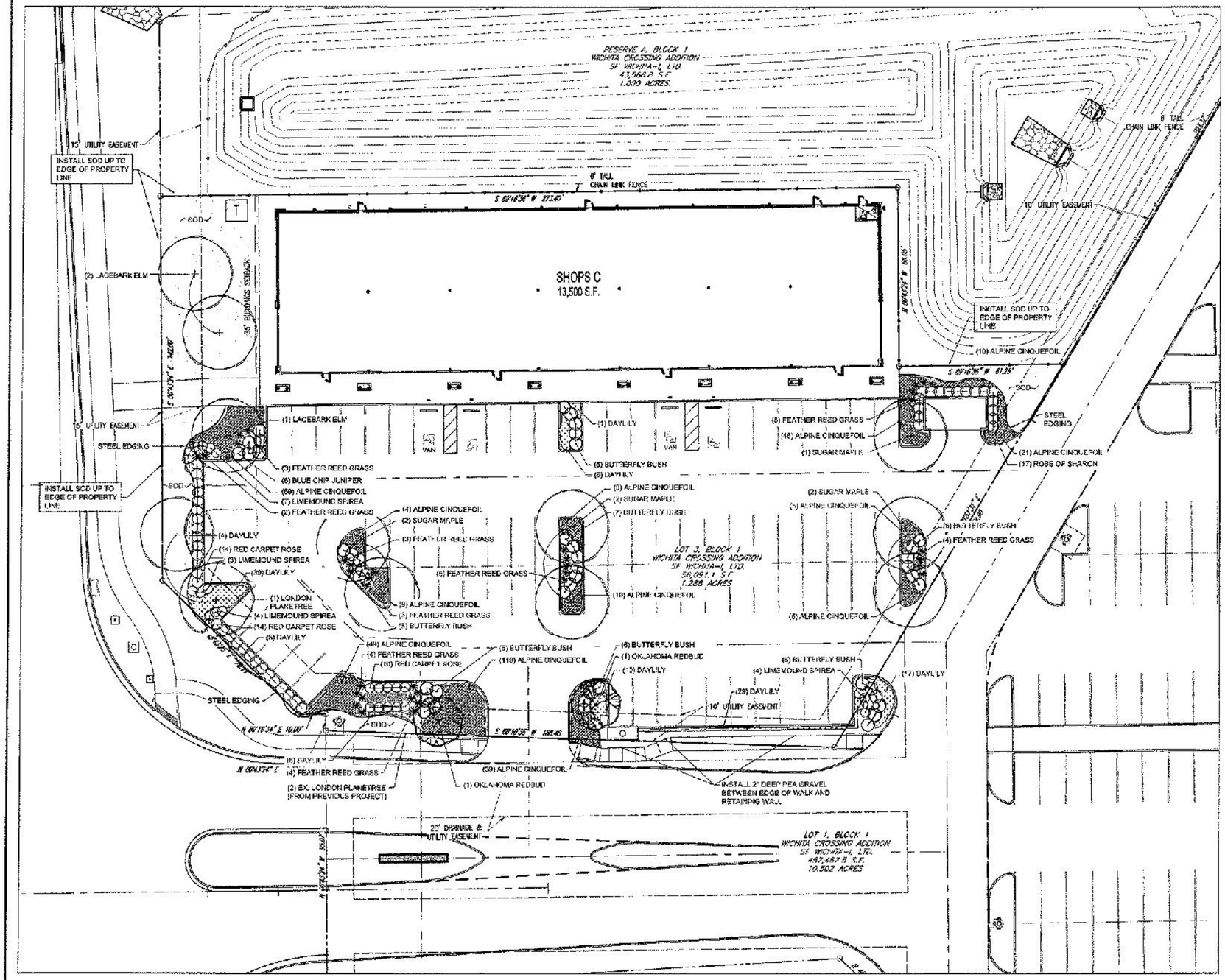
DRAWING TITLE: SITE PLANTING PLAN

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ISSUES

NO.	DATE	DESCRIPTION
1	03.04.2014	REVIEW AND PRICING
2	04.23.2014	FOR REVIEW
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DATE:
SCALE:
JOB NUMBER: 12-09
DRAWING NUMBER: LS1.9



SITE PLANTING PLAN

SCALE: 1" = 20'

NORTH

LANDSCAPE PLAN
APPROVED 3/4/15 BY NCS
DP-328

page 1 of 2

SITE PLANTING NOTES

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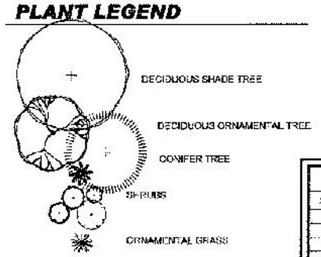
18. PERMANENT IRRIGATION SYSTEM WILL BE INSTALLED FOR A PORTION OF THE SITE- SEE IRRIGATION CONCEPT PLAN. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS LOCATED IN AREAS OUTSIDE OF THE IRRIGATION SYSTEM COVERAGE. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS HEALTHY CONDITION UNTIL PROJECT COMPLETION AND OWNER TAKES POSSESSION.

19. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY AND AT THE COMPLETION OF PLANTING OPERATIONS.

20. ALL PLANTS SHALL BE INSPECTED AT SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER.

21. LANDSCAPE CONTRACTOR IS TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/FINAL ACCEPTANCE.

PLANT LEGEND



WDM ARCHITECTS
WDM Architects P.A.
105 North Washington
Wichita, KS 67202-2815
T 316.262.4700
F 316.262.0002
wdmarchitects.com

ISSUES		
NO.	DATE	DESCRIPTION

LANDPLAN DEVELOPMENT & SURVEYING
5729 LEBANON ROAD, SUITE 144
FRISCO, TX 75034
T. 214-705-1078 F. 214 407-8912

WICHITA CROSSING - LOT 3

LOT 3, BLOCK 1, WICHITA CROSSING
AN ADDITION TO WICHITA
SEDGWICK COUNTY KANSAS

Carlos I. Cabré, P.E.
Civil Engineering & Surveying Consultant

DRAWING TITLE: SITE PLANTING PLAN

DATE:
SCALE:
JOB NUMBER: 12-09
DRAWING NUMBER: LS1.1

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES				
Acer rubrum 'Legacy'	Sugar Maple 'Legacy'	2" CAL.	B&B	
Cercis canadensis 'Oklahoma'	Oklahoma Redbud	2" CAL.	B&B	
Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	3" CAL.	B&B	
Ulmus parvifolia	Lacebark Elm	2" CAL.	B&B	
SHRUBS				
Buddleia davidii var. nanhoensis	Nanho Blue Compact Butterfly Bush	2 GAL.	CONT.	
Hibiscus syriacus 'Helene'	Helene Rose of Sharon	3 GAL.	CONT.	
Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	3 GAL.	CONT.	
Potentilla neumanniana 'Nana'	Alpine Cinquefoil	1" POT	CONT.	
Rosa x noare	Red Carpet Rose	5 GAL.	CONT.	
Spiraea x bumalda 'Monhub'	Limemound Spirea	3 GAL.	CONT.	
GRASSES/ GROUNDCOVER				
Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	1 GAL.	CONT.	
Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1" POT	CONT.	18" O.C.

GRASS SCHEDULE

SOD				
SFA	KANSAS 'PRAIRIAN' FESCUE BLEND		①	

① LOCALLY HARVESTED FREE OF TWINE

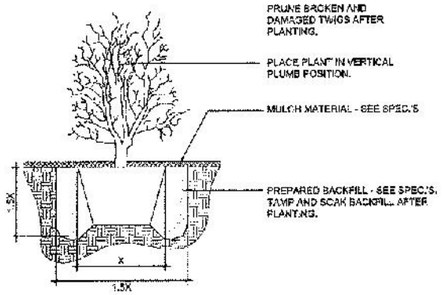
LANDSCAPE CODE CALCULATIONS

TOTAL LINEAL FEET OF STREET FRONTAGE	219.3 SF
SQ. FT. FACTOR FROM TABLE 2.1	x 10
TOTAL LANDSCAPED STREET YARD REQ'D	2,193 SF
PROVIDED STREET YARD AREA	4,318.8 SF PROVIDED
REQUIRED STREET YARD TREES	
(ONE SHADE TREE/300 SF REQ. STREET YARD AREA)	2,193 SF/ 500=
(ONE SHADE TREE/300 SF REQ. STREET YARD AREA)	4.4 = 5 TREES REQUIRED
PROVIDED STREET YARD TREES	5 SHADE TREES TOTAL
REQUIRED PARKING LOT TREES	
(1 SHADE TREE/20 PARKING STALLS)	84 SPACES / 20=
REQUIRED PARKING LOT TREES	8.4 = 9 TREES REQUIRED
PROVIDED PARKING LOT TREES	10 SHADE TREES + 2 ORNAMENTAL TREES= 11 TREES TOTAL

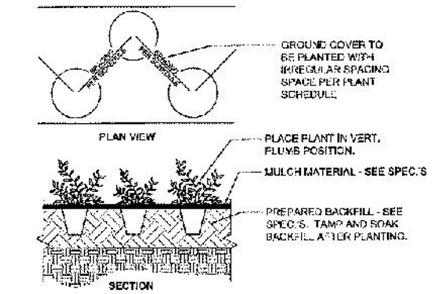
PARKING LOT SCREENING PROVIDED BY SHRUB SCREEN

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

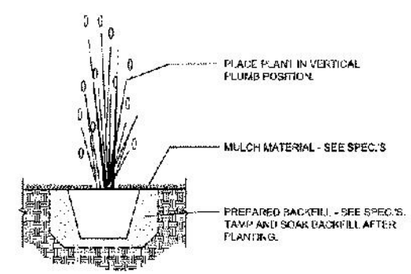
NO REQUIRED BUFFERS



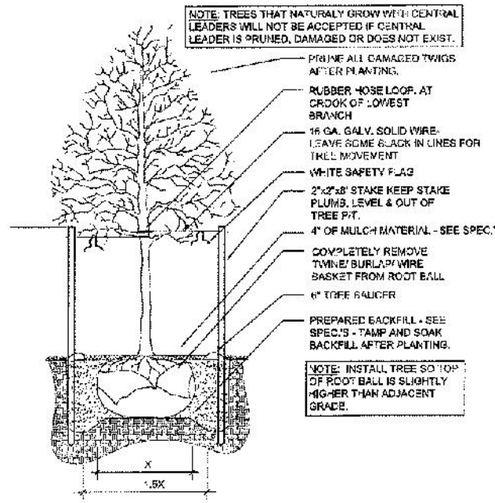
1 **SHRUB PLANTING DETAIL**
N.T.S.



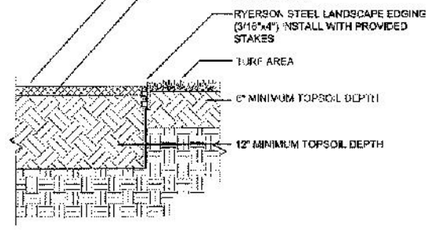
2 **GROUNDCOVER PLANTING DETAIL**
N.T.S.



3 **ORNAMENTAL GRASS PLANTING DETAIL**
N.T.S.



4 **TREE PLANTING DETAIL**
N.T.S.



5 **STEEL EDGING**
N.T.S.

page 2of2

MISSION GROUP
DEVELOPMENT & SHELTER RETAIL PROPERTIES
5729 LEBANON ROAD, SUITE 144
FRISCO, TX 75034
T. 214-705-1078 F. 214-457-8912

WICHITA CROSSING - LOT 3

LOT 3, BLOCK 1, WICHITA CROSSING
AN ADDITION TO WICHITA
SEDGWICK COUNTY, KANSAS

Carlos I. Cabré, P.E.
Development & Highway Consultant

DRAWING TITLE: PLANTING NOTES

ISSUES		
NO.	DATE	DESCRIPTION

DATE:
SCALE:
JOB NUMBER: 12-09
DRAWING NUMBER: LS1.2



FRONT ELEVATION (WEST)



RIGHT ELEVATION (SOUTH)



REAR ELEVATION (EAST)



LEFT ELEVATION (NORTH)

EXTERIOR FINISH SCHEDULE

BUILDING ITEMS	DESCRIPTION	BUILDING ITEMS	DESCRIPTION
WOOD SIDING, TRIM, & WOOD SHUTTERS	PRE-STAINED CEDAR, HENRY POOR LUMBER CEDARTONE TWP #1501 STAIN FORMULA	METAL DOORS AND FRAMES	PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK
FRONT ENTRANCE DOORS	METAL DOORS (FAUX WOOD) STEELCRAFT "GRAIN-TECH" (MAPLE FINISH)	BRICK VENEER	CLAYMEX OLD DENVER
TRIM, METAL FLASHING AND GUTTERS	PAINT #1 SHERWIN WILLIAMS PAINTS, GREEN	BRICK VENEER (ALTERNATE)	GENERAL SHALE PHOENIX C652
		METAL ROOF	METAL SALES 5V-CRIMP, GALVALUME
DOWNSPOUTS & SPLIT-FACE CMU	PAINT #2: SHERWIN WILLIAMS PAINTS, #2195 "ROADSIDE" FINISH COLOR TO MATCH PRE-STAINED CEDAR	DUMPSTER GATES & BOLLARDS	PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK

DISCLAIMER NOTE:
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES

APPROVED

DP-328 Arch Rev per GP#4

Date: 5-17-17

GreenbergFarrow
21 S. Evergreen Ave. Suite 200
Arlington Heights, Illinois 60005
t: 847 788 9200 f: 847 788 9536

TEXAS ROADHOUSE
WICHITA, KS
7163 SF
20161030.0

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"
A2.0

03/30/17

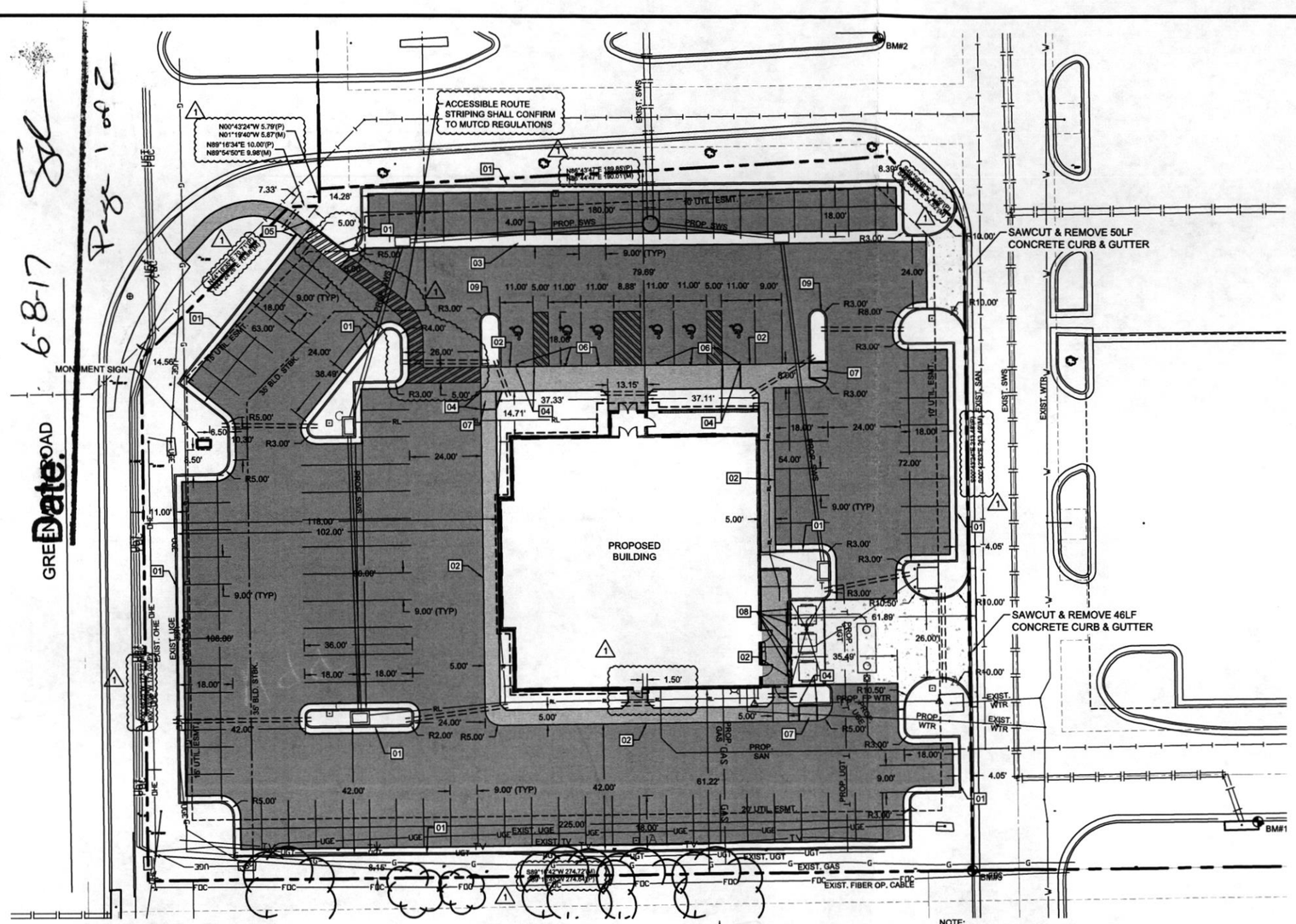
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DP-328 Ped Circ Per 6P #11

6-8-17

Page 1 of 2

Date:



NOTE:
1. SEE PAVING DETAIL SHEETS FOR ADDITIONAL INFORMATION.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

HARDSCAPE LEGEND

- 5.5" ASPHALT PAVEMENT
- 6" CONCRETE PAVEMENT
- 4" CONCRETE SIDEWALK
- PROPERTY LINE
- IRRIGATION SLEEVES

UTILITIES LEGEND

- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORMWATER SEWER
- EXISTING UNDERGROUND TELEVISION
- EXISTING OVERHEAD ELECTRIC
- EXISTING FIBER OPTIC CABLE
- EXISTING WATERLINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND GAS
- EXISTING SANITARY SEWER
- EXISTING STORMWATER SEWER

Legal Description: Per Commitment Number NCS-841034-COL

PARCEL 1:
LOT 4, BLOCK 1, WICHITA CROSSING, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

1

DETAIL LEGEND

KEY	DETAIL	DESCRIPTION
1	FULL CURB	6" CONCRETE CURB (FULL)
2	TURN DOWN EDGE	6" TURN DOWN EDGE CURB
3	FLUME	4' WIDE CONCRETE FLUME
4	CURB TRANSITION	CURB TRANSITION (6")
5	CURB TRANSITION	CURB TRANSITION (2')
6	ADA SIGNAGE	BOLLARD HANDICAP SIGN
7	ADA RAMP	WHEEL CHAIR RAMP
8	BOLLARD	CONC. BOLLARD
9	STANDUP CURB	6" CONC. STANDUP CURB

PAVING NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS. ALL CONSTRUCTION SHALL BE COMPLETED FOLLOWING CURRENT CITY STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
2. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE NOTICE TO UTILITY COMPANIES A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION, AS FOLLOWS:

   KANSAS ONE-CALL 687-2470

   THE CONTRACTOR MUST NOTIFY THE FOLLOWING IN CASE OF AN EMERGENCY:

AT&T	1-316-246-8464
BLACK HILLS ENERGY (GAS)	1-800-694-8989
CITY OF WICHITA WATER	1-316-268-4555
CITY OF WICHITA SEWER	1-316-268-4073
CITY OF WICHITA STORMWATER	1-316-268-4090
CITY OF WICHITA TRAFFIC	1-316-268-4034
COX COMMUNICATIONS	1-888-249-3530
KANSAS GAS SERVICE	1-888-482-4950
WESTAR ENERGY	1-800-544-4857

3. UTILITY SERVICE LINES, POLES, ETC. ARE TO BE ADJUSTED AS NECESSARY BY OTHERS PRIOR TO CONSTRUCTION UNLESS THE PLANS SPECIFICALLY CALL FOR THEIR ADJUSTMENT BY ITS OWNER DURING CONSTRUCTION. EXISTING UTILITIES AND THEIR LOCATION, AS SHOWN ON THE PLAN, REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY WHICH DO NOT CONFLICT WITH PROPOSED CONSTRUCTION.
4. RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES AND EXCESS EXCAVATION WHICH IS TO BE WASTED SHALL BE DISPOSED OF ON SITES TO BE PROVIDED BY THE CONTRACTOR. THESE SITES SHALL BE APPROVED BY THE ENGINEER AS TO SUITABILITY, APPEARANCE AND SITE LOCATION. LOCATIONS, IN THE OPINION OF THE ENGINEER, THAT WILL LEAVE AN UNSIGHTLY APPEARANCE WILL NOT BE APPROVED. ALL DISPOSAL SITES MUST BE APPROVED BY THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT. MATERIAL EITHER STOCKPILED OR DISPOSED OF IN A FLOOD PLAIN WOULD REQUIRE A KANSAS STATE BOARD OF AGRICULTURE PERMIT. ANY MATERIAL DUMPED IN WATERS OF THE UNITED STATES OR WETLANDS IS SUBJECT TO U.S. CORPS OF ENGINEERS PERMITTING REGULATIONS. ANY MATERIAL BURIED OR STOCKPILED BEYOND APPROVED CONSTRUCTION LIMITS WOULD REQUIRE ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.
5. TREES AND SHRUBS IN PUBLIC RIGHT-OF-WAY WHICH ARE IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR WITH THE ENGINEER'S APPROVAL. TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH PROPOSED NEW CONSTRUCTION SHALL BE SAVED AND PROTECTED FROM DAMAGE EXCEPT AS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
7. IF TRAFFIC WILL BE IMPACTED BY CONSTRUCTION, A TRAFFIC CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY TRAFFIC ENGINEER, BRIAN COON AT traffic@wichita.gov BEFORE CONSTRUCTION CAN BEGIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL MEASURES TO FACILITATE CONSTRUCTION. ALL CONSTRUCTION ZONE MARKINGS AND SIGNAGE SHALL CONFORM TO THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS PUBLISHED BY THE US DEPT. OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION. ALL COSTS ASSOCIATED WITH CONSTRUCTION MARKINGS AND SIGNAGE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
8. ALL AREAS DISTURBED DURING CONSTRUCTION THAT WILL NOT BE UNDER PROPOSED PAVEMENT SHALL BE SEEDED AND MULCHED. COST SHALL BE CONSIDERED SUBSIDIARY TO PROJECT SEEDING.
9. EXISTING UTILITIES AND THEIR LOCATION, AS SHOWN ON THE PLANS REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. LOCATION INFORMATION HAS BEEN OBTAINED FROM THE VARIOUS COMPANIES AND IS EITHER FROM COMPANY UTILITY DRAWINGS OR COMPANY PROVIDED FIELD LOCATIONS. THE PLAN LOCATIONS SHOWN ARE NOT GUARANTEED. ADDITIONAL EXISTING UTILITIES MAY ALSO BE ENCOUNTERED.
10. EXCEPT WHEN REQUIRED FOR SAFETY, TRAFFIC CONTROL SHALL NOT BLOCK ANY LANES OR SIDEWALKS WHEN WORK IS NOT BEING PERFORMED.
11. A SAW CUT OF AT LEAST ONE-HALF THE DEPTH OF THE EXISTING SURFACE COURSES OR ONE-FOURTH THE DEPTH OF THE EXISTING TOTAL PAVEMENT THICKNESS SHALL BE PROVIDED AT LOCATIONS WHERE PROPOSED CONSTRUCTION ABUTS AN EXISTING SURFACE OR PAVEMENT FOR WHICH PARTIAL REMOVAL OF THAT SURFACE OR PAVEMENT IS REQUIRED. SAW JOINT TO FACILITATE REMOVAL WITHIN THREE (3) FEET OF EXISTING JOINTS WILL NOT BE PERMITTED AND FOR SUCH INSTANCES THE LIMITS OF REMOVAL SHALL EXTEND TO THE EXISTING JOINT. SUCH SAW CUTS WILL NOT BE PAID FOR DIRECTLY AND THIS COST SHALL BE CONSIDERED AS SUBSIDIARY TO THE REMOVAL OF SURFACE OR PAVEMENT.
12. FOLLOW THE LINK BELOW FOR DETAILS ON SPECIFIC CITY OF WICHITA STANDARD DETAILS: http://www.wichita.gov/government/departments/pw/standardsconstruction
13. CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT PREPARED BY TERRACON, PROJECT # 01175004, DATED MARCH 22, 2017 FOR SUBGRADE MATERIALS AND COMPACTION REQUIREMENTS.
14. IRRIGATION SLEEVES - INSTALL (1)1-1/2" & (1)4" PVC CLASS 200 SDR 21 IRRIGATION SLEEVES AS SHOWN. EXTEND SLEEVES 24 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION. PROVIDE T-POST MARKER & STAMP MARKING IN CURB.
15. ALL SIGNAGE & STRIPING SHALL BE PER CURRENT MUTCD. ALL STRIPING SHALL BE WHITE IN COLOR. PAINT ALL PARKING STALLS W/ 4" WIDE STRIPE. ALL HATCHED AREAS SHALL BE PAINTED W/ 4" WIDE, WHITE STRIPE, 45° TO PARKING STALL OR CROSS WALK @ 3' O.C.

1

BENCHMARKS

BM#1 PK Nail and Washer in northeast corner of curb inlet on south side of very south access drive south of parking area for Academy Sports store. 96.6 feet east of southeast corner of subject property being Lot 4, Block 1, Wichita Crossing Addition. Elevation=1374.49 NAVD 88

BM#2 PK Nail and Washer on top of curb in east nose of second island east of Greenwich Rd. on access drive along north side of subject property, 39 feet north of very northeast property corner, being Lot 4, Block 1, Wichita Crossing Addition. Elevation=1374.56 NAVD 88

BM#3 Plus Cut top of curb being the southeast boundary corner of subject property. Southeast corner of Lot 4, Block 1, Wichita Crossing Addition. Elevation=1375.85 NAVD 88

MKEC
Wichita, KS • 316.684.9600

IMPROVEMENT PLANS FOR:

TEXAS ROADHOUSE

WICHITA, KANSAS

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www.mkec.com
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PAVING PLAN

PROJECT NO.	17035
DATE	05/03/2017
SCALE	AS NOTED

DESIGNED	DRAWN	CHECKED
MLP	MLP	MLP

NO.	REVISION	DATE
1	PERMIT RESPONSE	05/31/2017

SHEET NO.
C101

J:\PROJECTS\2017\17035\035_LAHAM_WICHITA CROSSING ADD_17035 CADS\ITS\00 CIVIL\PAVPAVING PLAN.DWG

APPROVED

DP-328 Ped Circ per CPC #1
6-8-17
SK
Page 2 of 2

GREENWICH ROAD

CAUTION!!! EXISTING TREES TO REMAIN

CAUTION!!! EXISTING SIDEWALK TO REMAIN

CAUTION!!! EXISTING FENCE TO REMAIN

PROPOSED BUILDING FFE: 1374.00

PROP. SWS INLET FL IN: 1371.7

PROP. SWS INLET FL IN: 1372.2

PROP. SWS INLET FL IN: 1372.2

PROP. SWS INLET FL IN: 1372.2

PROP. SWS INLET FL IN: 1372.4

PROP. SWS MH TOP: 1372.8

ACCESSIBLE ROUTE REFER TO NOTE 14

REFER TO INSET

PROP. SWS

PROP. SAN

PROP. SVD

PROP. GAS

PROP. WTR

PROP. UGT

EXIST. SAN

EXIST. SWS

EXIST. WTR

EXIST. UGE

EXIST. TV

EXIST. GAS

EXIST. FIBER OP. CABLE

20' UTIL. ESMT.

30' UTIL. ESMT.

GRADING NOTES

1. MKEC ENGINEERING HAS PREPARED THESE PLANS IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
2. EXISTING LAWN AND TREES OUTSIDE THE NOTED LIMITS OF CONSTRUCTION SHALL BE OFF LIMITS TO ANY TYPE OF CONSTRUCTION ACTIVITY EXCEPT TO FINAL SEEDING OPERATIONS. TEMPORARY CONSTRUCTION FENCE SHALL BE ERECTED AROUND THESE SITES PRIOR TO THE START OF ANY CONSTRUCTION. WORK SHALL BE LIMITED AS MUCH AS POSSIBLE TO WITHIN THE LIMITS OF GRADING. USE SMALLER EQUIPMENT WHERE NECESSARY.
3. A MIN. 6 INCH LAYER OF TOPSOIL SHALL BE STRIPPED IN ALL AREAS OF CUT AND FILL WHERE PRACTICAL. THE CONTRACTOR SHALL STOCKPILE, AMEND, AND RE-SPREAD TOPSOIL PER LANDSCAPE PLAN ON ALL DISTURBED AREAS TO BE SODDED, SEEDED, AND LANDSCAPED. STOCKPILE LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE.
4. THE FINISHED GRADE INDICATES THE SURFACE ELEVATION AFTER THE LAYER OF TOPSOIL HAS BEEN PLACED. IN CASES WHERE GRADING IS DIRECTED UNDER TREE DRIP LINES, NO TOPSOIL STRIPPING SHALL BE PERFORMED WITHIN THESE AREAS.
5. THIS IS DESIGN GRADING. ALL GRADES SHALL BE CONTOURED SMOOTHLY WITH GENTLE ROUNDING/SHAPING OF ALL AFFECTED LAND SURFACES. ABRUPT TRANSITIONS AT THE TOP OF SLOPES WHERE PROPOSED GRADES MEET EXISTING ARE NOT ACCEPTABLE. SURVEY STAKES ARE FOR GENERAL GRADING PURPOSES ONLY. NOT ALL SLOPES ARE CONSTANT AND THEREFORE THE GRADING PLANS SHALL BE REFERRED TO FOR FINAL GRADE SHAPING. THE GRADING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE ADDITION OF THE TOPSOIL LAYER.
6. THE SITE GRADING OPERATIONS, WHEN COMPLETED, SHALL RESULT IN ALL AREAS BEING GRADED TO "PLAN SUBGRADE ELEVATION". THE "PLAN SUBGRADE ELEVATION" IN THE PARKING LOT AND DRIVEWAY AREAS SHALL BE DETERMINED BY CHECKING THE PAVEMENT SECTION DETAILS AND REFERRING TO PAVING PLAN FOR LOCATIONS AND LIMITS OF VARIOUS PAVEMENT SECTIONS.
7. RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES AND EXCESS EXCAVATION WHICH IS TO BE WASTED SHALL BE DISPOSED OF ON SITES TO BE PROVIDED BY THE CONTRACTOR. THESE SITES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE AS TO SUITABILITY, APPEARANCE AND SITE LOCATION. LOCATIONS THAT, IN THE OPINION OF THE OWNER'S REPRESENTATIVE, WILL LEAVE AN UNSIGHTLY APPEARANCE WILL NOT BE APPROVED. ALL DISPOSAL SITES MUST BE APPROVED BY THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT. MATERIAL EITHER STOCKPILED OR DISPOSED OF IN A FLOOD PLAIN WOULD REQUIRE A KANSAS STATE BOARD OF AGRICULTURE PERMIT. ANY MATERIAL DUMPED IN WATERS OF THE UNITED STATES OR WETLANDS IS SUBJECT TO U.S. CORPS OF ENGINEERS PERMITTING REGULATIONS. ANY MATERIAL BURIED OR STOCKPILED BEYOND APPROVED CONSTRUCTION LIMITS WOULD REQUIRE ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.
8. EXISTING UTILITY VAULTS, RISERS, VALVES, ETC. SHALL BE ADJUSTED TO PROPOSED GRADES WHERE IN CONFLICT, WHETHER SPECIFICALLY CALLED OUT OR NOT. WHEN LOCATED IN SIDEWALK OR PAVEMENT AREAS, TOPS SHALL BE SET FLUSH WITH THE SIDEWALK OR PAVEMENT. COST SHALL BE SUBSIDIARY TO PROJECT.
9. MATERIAL SHALL BE CONSIDERED UNSUITABLE FOR SUBGRADE IF IT CONTAINS ORGANIC MATTER, SOFT SPONGY EARTH, OR OTHER MATTER OF A NATURE THAT COMPACTION TO THE SPECIFIED DENSITY IS UNOBTAINABLE. OVEREXCAVATED MATERIAL SHALL BE DISPOSED OF AS DIRECTED BY OWNER.
10. CONTRACTOR SHALL PROOF ROLL THE SUBGRADE TO OBTAIN DESIRED COMPACTION. ANY AREAS THAT "PUMP" OR WHERE COMPACTION IS NOT OBTAINED SHALL BE EXCAVATED OUT AND REPLACED WITH SUITABLE MATERIAL.
11. IN-SITU SOIL BELOW FINISHED PAVEMENT SHALL BE SCARIFIED, BROKEN UP AND UNIFORMLY MIXED FOR A MINIMUM DEPTH OF SIX INCHES (6"). SOIL SHALL BE ADJUSTED TO -2.0% TO +4.0% OF OPTIMUM MOISTURE CONTENT BASED ON THE STANDARD PROCTOR CURVE, THEN COMPACTED TO 98% OF MAXIMUM DRY DENSITY (ASTM D-698).
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL TRENCHES OR EXCAVATIONS MADE IN THE SUBGRADE ARE BACKFILLED PROPERLY, ADJUSTED TO THE REQUIRED UNIFORM MOISTURE CONTENT, AND COMPACTED TO THE SPECIFIED DENSITY.
13. TOPSOIL REPLACEMENT DEPTHS SHALL BE AS FOLLOWS: LAWNS 6", PLANTING BEDS & INTERNAL PARKING LOT MEDIANS 24".
14. ALL GRADES WITH THE ACCESSIBLE ROUTE SHALL NOT EXCEED 2% IN ANY DIRECTION.

1

N

SCALE: 1"=10'
0 10 20

GRADING INSET

UTILITIES LEGEND

W	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED STORMWATER SEWER
TV	EXISTING UNDERGROUND TELEVISION
OHE	EXISTING OVERHEAD ELECTRIC
FOC	EXISTING FIBER OPTIC CABLE
W	EXISTING WATERLINE
UGT	EXISTING UNDERGROUND TELEPHONE
UGE	EXISTING UNDERGROUND ELECTRICAL
G	EXISTING UNDERGROUND GAS
	EXISTING SANITARY SEWER
	EXISTING STORMWATER SEWER

GRADING LEGEND

	PROPERTY LINE
	LIMITS OF GRADING
1329.86	SPOT ELEVATIONS

N

SCALE: 1"= 20'
0 10 20 40

PROPOSED BUILDING FFE: 1374.00

MKEC
Wichita, KS • 316.684.9600

IMPROVEMENT PLANS FOR:

TEXAS ROADHOUSE

WICHITA, KANSAS

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GRADING PLAN

PROJECT NO.	17035
DATE	05/03/2017
SCALE	AS NOTED

DESIGNED	DRAWN	CHECKED
MLP	MLP	MLP

NO.	REVISION	DATE
1	PERMIT RESPONSE	05/31/2017

SHEET NO.
C200

J:\PROJECTS\2017\17035\035_LAWAL_WICHITA CROSSING ADD_17035 CAD\SHT\035 CIVIL\GRD\GRADING PLAN.DWG

Wichita-Sedgwick County Metropolitan Area Planning Department

March 9, 2018

Wichita Crossing, LLC
Laham Development Company
Attn: Amy Liebau
150 N. Market
Wichita, KS 67202

Texas Roadhouse Holdings, LLC
Attn: Caitlin Kincaid
6040 Dutchmans Lane
Louisville, KY 40205

GreenbergFarrow
Attn: Marisa Kolman
21 S Evergreen Avenue, Suite 200
Arlington Heights, IL 60005

RE: **CUP2018-00005** - City amendment to K-96 & Greenwich Community Unit Plan (CUP) DP-328 request to allow a "Nightclub in the City"; generally located southeast of K-96 Highway and North Greenwich Road (2526 N. Greenwich Road)

Dear Applicant:

At its regular meeting on **March 8, 2018**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request with the following conditions:

1. The site shall be developed and maintained in general conformance with the approved site plan, and in conformance with all applicable regulations, including but not limited to: licensing requirements, building, fire and utility regulations or codes.
2. General Provision #18 language shall allow "nightclub in the city" limited to line dancing only.
3. The amendment shall apply only to Lot 4, Block 1 of the K-96 & Greenwich South Community Unit Plan DP-328.
4. The applicant shall submit four copies of the approved CUP within 60 days of final approval to the Metropolitan Area Planning Department or the amendment shall be deemed null and void.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **March 22, 2018**. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **March 22, 2018 at 5:00 p.m.**

If there are no protests, the MAPC's approval is final. If there are protests, this application will be presented to the Wichita City Council on **Tuesday, April 10, 2018, beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita,

Kansas.

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,

Kathy L. Morgan

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: MABCD
Pete Meitzner, Council Member District II
Laura Rainwater, CSR District II

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 21, 2017

Wichita Crossing, LLC
Attn: Amy J. Liebau, Laham Development Co. LLC
150 N. Market
Wichita, KS 67202

Texas Roadhouse Holdings LLC
Attn: Caitlin Kincaid
6040 Dutchmans Lane
Louisville, KY 40205

GreenbergFarrow
Attn: Marisa Kolman
21 S. Evergreen Ave., #200
Arlington Heights, IL 60005

RE: CUP2017-14 – City Administrative Adjustment to CUP DP-328 to General Provision #4 to adjust allowed building materials and General Provision #10F to adjust allowable sign height on CUP Lot 4 in LI Limited Industrial zoned property located on the southeast corner of K-96 Hwy and Greenwich Road (2520 N Greenwich Rd.)

Legal Description: Lot 2, Block 1, Wichita Crossing Addition, Wichita, Sedgwick County, KS

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to DP-328, adjust to Lot 2, Block 1, Wichita Crossing to adjust General Provision #4 and General Provision #10F to allow changes in building material and sign height as approved in the application.

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

Dale Miller, Director
Metropolitan Area Planning Department

Kortney D. Capello, Assistant Director
Metropolitan Area Building and Construction Department

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

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 10, 2015

SF – Wichita – I, L.P.
5729Lebanon Rd, STE 144
Frisco, TX 75034

Matt Rinker
7400 Gaylord Pkwy
Frisco, TX 75034

RE: CUP2015-26 – City CUP Administrative Adjustment to DP-328 of the K-96 & Greenwich South Community Unit Plan; generally located on the east side of Greenwich Road south of K-96 (2450 N. Greenwich Rd.)

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-328, the K-96 & Greenwich South Community Unit Plan ("CUP"). We understand that you wish to change General Provision 10 (F) as follows:

F. All signs along Greenwich Rd., shall be Monument, Pylon Type, or Pole type. There are three sizes of proposed signs: Small Tenant, Medium Development Tenant, and Large Development Identification/Tenant Pylon.

Small Tenant Monuments are limited as follows:

- Allowed Locations – Lots 1, 2, 3, and 4
- Maximum Height – 10 Feet
- Maximum Sign Area – 150 Square Feet Each
- Minimum Distance Between Signs – 150 feet, except when adjacent to "Medium to Large" sign – 50 feet

Medium Development Identification/Tenant Pylons are limited as follows:

- Allowed Locations – One along Greenwich Road Frontage
- Maximum Height – 30 feet
- Maximum Sign Area – 360 square feet each
- Minimum Distance Between Signs – 150 feet

Large Development Identification/Tenant Pylons are limited as follows:

- Allowed Locations – Two along K-96 Expressway Frontage
- Maximum Height – 50 feet
- Maximum Sign Area – 527square feet
- Minimum Distance Between signs – 300 feet

The Developer/Owners shall be responsible for allocating the sign areas.
K-96 Expressway – Total Allowed Sign Area – 1,055 square feet
Greenwich Road – Total Allowed Sign Area – 660 square feet

Changes to Provision 10 (F) render Provision 10 (E) obsolete and shall be removed from CUP DP-328 General Provision 10.

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

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein. This approval applies only to General Provision 10 (E) and (F).

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

W. David Barber, Interim Director
Metropolitan Area Planning Department

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

cc: J.R. Cox, MABCD
Pete Meitzner, CM District II
Janet Johnson, Community Liaison District II

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 28, 2014

Kensington Gardens, LLC
Attn: W. Ashley Cozine
1147 S. Broadway
Wichita, Kansas 67211

The Seitz Group
Attn: R. Eric Seitz
5729 Lebanon Road, Suite 144
Frisco, TX 75034

RE: **CUP2014-00001** – Amendment of the K-96 & Greenwich South Community Unit Plan (CUP), DP-328 generally located at the southeast corner of North Greenwich Road and K-96 Highway.

Dear Gentlemen:

At its regular meeting on February 20, 2014, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to APPROVE the request subject platting within one year and the following conditions:

A. The site shall be developed and maintained in general conformance with the approved CUP.
B. Dedication of additional right-of-way, drainage or utility easements or reserves shall be finalized at the time of replatting.
C. A revised CUP drawing shall be submitted that changes the designation from lot numbers to parcel numbers. The revised CUP shall also show any other modifications required by the final plat or CUP approval processes to make the CUP drawing consistent with CUP conventions. The revised copies of the CUP shall be submitted to the Metropolitan Area Planning Department within 60 days of final approval or the request shall be considered denied and closed.
D. Building permits for any uses requiring LI zoning or permitted by DP-328 shall not be issued until the final plat has been recorded.
E. General Provision 13 shall be amended to read: The transfer of the title on all or any portion of the land included in the CUP does not constitute a termination of the plan or any part thereof; said plan whither original, amended or administratively adjusted shall run with the land for commercial development and be binding upon the present owners, their successors and assigns ~~and amended~~. However, the director of the MAPD, with the concurrence of the zoning administrator may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan with~~out filing a formal ordinance amendment~~ an administrative adjustment.

F. Prior to publishing the ordinance/resolution establishing the zone change, the applicant's shall record a document with the Register of Deeds indicating that this tract (referenced as DP-328) includes special conditions for development on this property.

Property owners opposed to the application may file with the City Clerk signed written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed within 14 days of the MAPC's action or by 5:00 p.m. on **March 6, 2014**. Property owners may file written protest petitions on land use related items heard by the MAPC. In order to be considered a "valid" petition towards a three-quarters majority vote requirement, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **March 6, 2014, at 5:00 p.m.**

If there are not any protests filed, the action of the MAPC will be final. If there are protests this application will be forwarded to the City Council for consideration at one of its regular meetings. You will be notified of that meeting date should it become necessary.

District Advisory Board (DAB II) will consider this case at their meeting on Tuesday, March 4, 2014, beginning at 6:30 p.m. at Fire Station #20, 2255 South Greenwich Road, Wichita, Kansas.

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

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: WCC II, Pete Meitzner, Mail Stop 1-13
N.A. II, Alana Haynes, Mail Stop 1-135
Jeff Van Zandt, City Law, Mailstop 1-134
Julianne Kallman, Engineering, Mail Stop 1-71

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 26, 2012

Kensington Gardens, LLC
c/o William L. Cozine
11500 East 21st Street North
Wichita, KS 67206

RE: **CUP2012-00026 and ZON2012-00026** - Creation of K-96 and Greenwich South Community Unit Plan (CUP), DP-328 and zone change from SF-5 Single-family Residential ("SF-5") to LI Limited Industrial ("LI") generally located on the southeast corner of K-96 Highway and North Greenwich Road.

Dear Ladies and Gentlemen:

At its regular meeting on **November 20, 2012**, the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request subject to replatting within 1-year and subject to the following condition:

A. The site shall be developed and maintained in conformance with the standards contained within the CUP except that there shall be a twenty-foot building setback along K-96 (as initially requested); a zero-foot building setback along the east property line (as initially requested) and a twenty-foot building setback along the southern line of Parcels 3 and 4. The requirement for a screening wall is waived.
B. Dedication of additional right-of-way as determined at the time of platting.
C. The applicant shall submit four-copies of the approved CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied or closed.

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, c/o Greg Allison, 411 North Webb Road, Wichita, KS 67206
WCC II, Pete Meitzner, Mail Stop 1-13
N.A. II, Antoine Sherfield, Mail Stop 1-135

Rick Stubbs, OCI, Mailstop 1-72
Paul Hays, OCI, Mailstop 1-72
J. R. Cox, OCI, Mailstop 1-72
Jeff Van Zandt, City Law, Mailstop 1-134
Julianne Kallman, Engineering, Mail Stop 1-71
Fairmont HOA, 8100 E. 22nd Street North, #1000, Wichita, KS 67226