TWIN LAKES SHOPPING CENTER

COMMUNITY UNIT PLAN (D.P.-3)

(AMENDMENT 3)

This C.U.P. contains 22.05 acres, or 960,624.14 sq.ft.

C.U.P. GENERAL PROVISIONS

1. Sign control:

A. Maximum sign height adjacent to Amidon and 21st Street North shall not exceed 25 feet in height, except for one (1) shared tenant sign on each of Amidon and 21st Street that may be 30 feet in height. Any new or replacement ground signs shall be spaced at least 150 feet from adjoining signs along the Amidon/21st Street frontages, regardless of parcel ownership. The amount of ground signage shall not exceed 0.8 square feet of lineal frontage on 21st Street and Amidon. No ground signage is permitted on Woodrow. Other sign provisions per City of Wichita Sign Code.

B. No portable or off-site signs shall be permitted.

2. Access Control:

Parcel #1 – 21st St., one (1) existing opening
Parcel #2 – Amidon, one (1) existing opening
– 21st St., one (1) existing opening
– 20th St., one (1) existing opening
Parcel #4 – 21st St., two (2) existing openings
– Woodrow Ave., one (1) existing opening
Parcel #5 – 21st St., one (1) proposed opening
Parcel #7 – Amidon, one (1) existing opening
Parcel #8 – Woodrow Ave., one (1) existing opening

4. Conditions previously waived by the planning commission on July 2, 1964 and again on January 21, 1965:

A. 35' setback adjacent to "AA" on south and "B" on the east.
B. Wall adjacent to the south and east.
C. 10' planting strip adjacent to Amidon.

5. Any open space, signs, logos, drainage facilities, drives or parking areas contained within the described parcels shall be privately owned and maintained. If multiple ownership occurs, an agreement providing for the maintenance of reserves, open space, internal drives, parking areas, drainage improvements, etc., shall be filed with the plat.

6. All parking and drives shall be hard surfaced with concrete or asphalt, and shall share consistent materials and design. Prior to the issuance of any building permits, the applicant shall submit a parking plan documenting compliance with the requirements of the Unified Zoning Code or provision of 1,388 spaces, whichever is less, to be reviewed by the Superintendent of Central Inspection. This plan shall document the square footage of individual uses or occupancy load, based upon the method of computation used by the Unified Zoning Code. The parking requirements shall not be reduced below the requirements of the Unified Zoning Code or 1,388 spaces, whichever is less.

7. Fire lanes:

A. Fire lanes shall be in accordance with the fire code of the city of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading.

B. During building permit review, the fire chief or his designated representatives shall review and approve the site plan regarding fire lane(s) and fire hydrant location, prior to construction.

8. The transfer of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon the present owners, their successors and assigns and their lessees unless amended. Any major changes in this development plan shall be submitted to the planning commission for its consideration.

9. 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.

10. Development or redevelopment of parcels 2– 9 shall be subject to site plan review and approval by the Planning Director. No building permit shall be granted for these parcels without said approval.

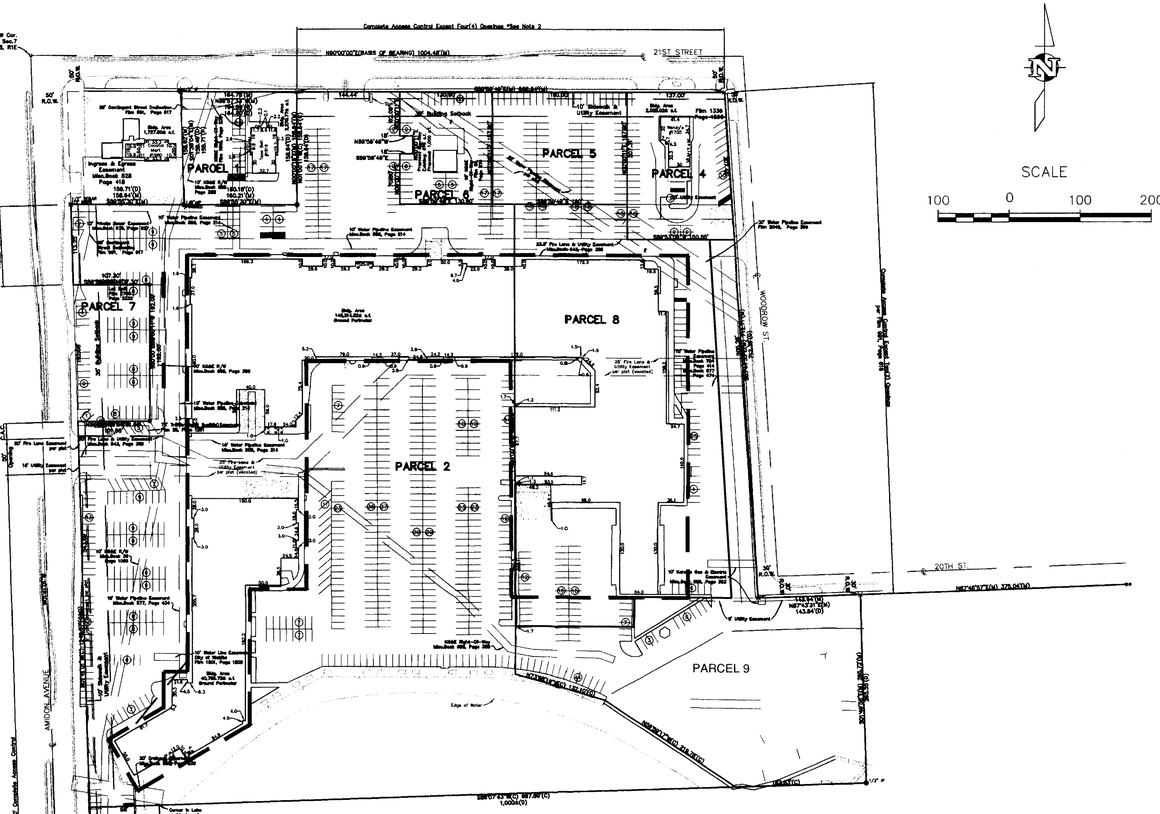
11. No outdoor display or outdoor work and storage areas shall replace required parking areas. All outdoor work and storage areas and outdoor display shall be developed in conformance with the "LC" outdoor display and work and storage area requirements of the UZC.

12. Trash receptacles, loading docks and loading areas, outdoor work and storage areas, and rooftop mechanical equipment on newly developed or redeveloped parcels shall be screened from view from Amidon Street, 21st Street North, Woodrow Street, 20th Street North and the residential areas surrounding the lake.

13. The right-turn lane on Amidon adjacent to Parcel 7 shall be extended to connect with the existing right-turn decel lane to the north, and a ten-foot sidewalk and utility easement shall be dedicated.

14. A landscaped streetyard on the east property line of Parcel 8, consisting of solid evergreen plant materials or masonry or concrete wall with landscaping per the Landscape Ordinance shall be provided along Woodrow except at points of sight clearance.

15. Drinking establishments shall be limited to 12,000 s.f. throughout the entire area covered by this C.U.P., and shall be no closer than 200 feet from the nearest residential property zoning.



PARCEL #1
1. Gross area: 0.59 acres or 25,756.82 sq.ft.

2. Maximum bldg. coverage: 30% or 7,727.05 sq. ft.

3. Maximum bldg. height: four (4) stories or 45 ft.

4. Setback lines: 35 ft. along 21st Street.

5. Parking Required: per U.Z.C.

6. Uses allowed: All uses allowable in "LC" zoning, except adult entertainment establishments and drinking establishments.

PARCEL #2
1. Gross area: 12.55 acres or 546,914.49 sq.ft.

2. Maximum bldg. coverage: 35.7% or 195,412.71 sq. ft.
Existing bldg. coverage: 27.6% or 179,779.69 sq. ft.

3. Maximum bldg. height: two (2) stories or 45 ft.

4. Maximum number of buildings: four (4).

5. Uses allowed: all uses allowable in "GC" zoning except adult entertainment establishments; correctional placement residences, limited and general; day reporting centers, tattooing and body piercing facilities; auditorium or stadium; animal care, general; kennel, hobby; night club in the city; recreation and entertainment, outdoor; riding academy or stable; manufacturing, general; vehicle storage yard; welding or machine shop. On the upper level of the existing building only those uses in "LC" shall be allowed except adult entertainment establishments; correctional placement residences, limited and general; day reporting centers; tattooing and body piercing facilities; night club in the city; (except that area of the upper level zoned 'GC' prior to the approval of this CUP amendment and zone change shall be subject to the 'GC' restrictions of the lower level). Wireless communication facility shall be allowed per CUP 2000-00040 (Amendment #2).

PARCEL #3
1. Gross area: 0.90 acres or 39,121.99 sq.ft.

2. Max. bldg. coverage: 30% or 11,736.60 sq.ft.

3. Maximum bldg. height: two (2) stories or 45 ft.

4. Maximum number of bldgs: 2

5. Permitted uses: Offstreet parking only for uses in Parcels 2–8.

PARCEL #4
1. Gross Area: 0.68 acres or 29,808.52 sq.ft.

2. Max. bldg. coverage: 30% or 8,942.56 sq.ft.

3. Maximum bldg. height: two (2) stories.

4. Maximum number of bldgs: 1

5. Permitted uses: All uses allowed in "LC" except adult entertainment establishments; limited and general; day reporting centers; tattooing and body piercing facilities; night club in the city.

PARCEL #5
1. Gross Area: 0.69 acres or 29,994.85 sq.ft.

2. Maximum bldg. height: two (2) stories.

3. Max. bldg. coverage: 30% or 8,998.46 sq.ft.

4. Max. number of bldgs: 1

5. Permitted uses: Same as Parcel 4

PARCEL #6
1. Gross Area: 0.46 acres or 20,200.42 sq.ft.

2. Maximum bldg. height: two (2) stories.

3. Max. bldg. coverage: 30% or 6,060.13 sq.ft.

4. Max. number of bldgs: 1

5. Permitted uses: Same as Parcel 4

PARCEL #7
1. Gross Area: 0.45 acres or 19,588.47 sq.ft.

2. Maximum bldg. height: two (2) stories.

3. Max. bldg. coverage: 30% or 5,876.54 sq.ft.

4. Max. number of bldgs: 1

5. Permitted uses: Same as Parcel 4

PARCEL #8
1. Gross Area: 3.68 acres or 160335 sq. ft.

2. Maximum bldg. height: two (2) stories.

3. Max. bldg. coverage: 74,000 sq. ft

4. Max. number of bldgs: 2

5. Permitted uses: Same as Parcel 2.

6. Waiver of 10' planting strip along 20th St. and Woodrow Ave., but providing a 5' planting strip containing plant material selected to serve as a sufficient planting strip buffer.

Note: The waiver for reducing the required 10' planting adjacent to Woodrow Ave. and 20th St. to 5' is approved provided the rear of any future store does not face Woodrow Ave.

PARCEL #9

1. Gross Area: 2.62 acres or 114195 sq. ft.

2. Max. bldg. height: two (2) stories

3: Max. bldg. coverage: 30%

4. Max. number of bldgs: 2

5. Permitted uses: Same as Parcel 4

As per AA CUP2018-30 6-27-18

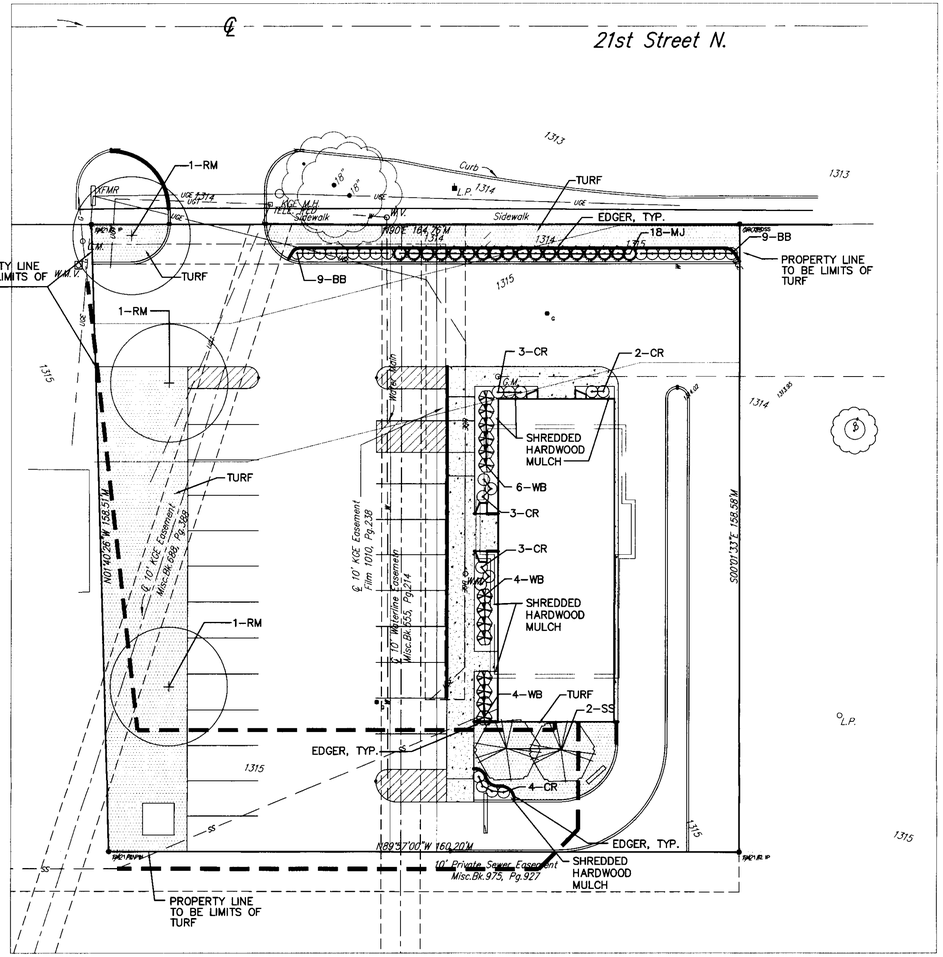
APPROVED CUP
MAPC 08-07-03
WCC 09-09-03
MAPD Copy 2 of 4

DP-3 AMENDMENT #3
Per Admin Adjustments 12-07-04
APPROVED CUP
MAPC 08-07-03 DM
WCC 09-09-03 DM
MAPD Copy 1 of 2

LAST REVISED: 06-27-2018
FILENAME: 02018-cup

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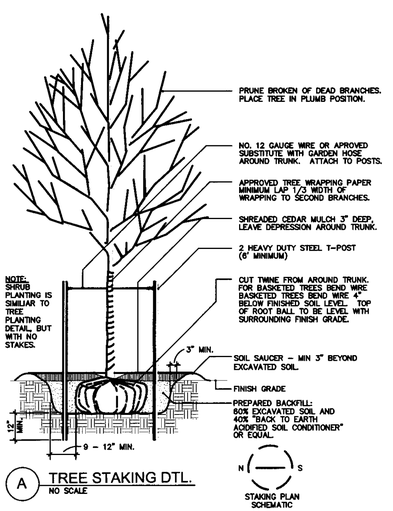
AM CONSULTING Inc.
ENGINEERING SERVICES
142 N. Emporia Wichita, KS 67202
316/265-2870 fax: 316/265-2839



PLANTING PLAN

1" = 20'-0"

NORTH



A TREE STAKING DTL.
NO SCALE

PLANTING SPECIFICATIONS

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

2. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL, IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE, I.E. ADDITION OF LIME, GYPSUM, ETC.

3. REESTABLISH TURF IN ALL THE AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.

4. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD OF NURSERY STOCK". OWNER RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH IN THEIR OPINION FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.

5. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE ROOT-PRUNED THROUGH THE USE OF A VERTICAL SLICING METHOD PRIOR TO PLANTING.

6. WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURELY TIE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON TREE PLANTING DETAIL.

7. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS.

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

9. GUARANTEE ALL SEED AREAS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

10. GUARANTEE TREES AND SHRUBS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN TWO DAYS OF REQUEST PENDING FAVORABLE SEASONAL PLANTING TIMES.

11. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OF SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.

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

13. AT THE COMPLETION OF PLANTING OPERATIONS, ALL PLANTS SHALL BE INSPECTED BY THE OWNER. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.

14. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND REMOVE ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER FINAL ACCEPTANCE.

15. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL.

16. ANY PLANTING BED ADJACENT TO WALKS OR CURBING SHALL HAVE THE GRADE TO A SUFFICIENT DEPTH TO ALLOW TOP OF THE MULCH TO MATCH THE TOP OF WALK OR CURBING.

17. FERTILIZER WITH MILORGANITE, DISTRIBUTED UNIFORMLY AT THE RATE OF 1000 POUNDS PER ACRE.

18. PRIOR TO SEEDING, MOW, GRUB RAKE ALL VEGETATION WHICH MIGHT INTERFERE AND REMOVE ALL DEBRIS FROM THE SITE. THOROUGHLY TILL AREA AFTER PREPARATION, TO A DEPTH OF AT LEAST 6 INCHES.

19. SUBMIT TYPEWRITTEN INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF LANDSCAPE WORK.

20. LABEL AT LEAST 1 TREE, 1 SHRUB, AND 1 GROUND COVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.

21. PLANT TREES, SHRUBS AND GROUND COVERS DURING NORMAL SEASON FOR SUCH WORK. DO NOT PLANT IN FROZEN GROUND.

22. MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE BY OWNER. MAINTENANCE CONSISTS OF SPRAYING PRUNING, WATERING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. REMOVE AND REPLACE PLANT MATERIAL FOUND TO BE DEAD OR IN AN UNHEALTHY CONDITION.

GENERAL PLANTING NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCH./LANDSCAPE ARCH. FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF THE 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 LANDSCAPE ARCH. OR OWNER'S REPRESENTATIVE'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCH. RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.

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

5. UTILITIES HAVE BEEN SHOWN ON THE PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.

6. SEED TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TALL FESCUE. SOW AT RATE SPECIFIED BY SEED PRODUCER.

7. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.

8. 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.

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

10. CULTIVATE GROUND COVER PLANTING BEDS TO DEPTH OF 8". 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.

11. 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.

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. PLANT GROUND COVER/ANNUALS 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.

15. STEEL EDGER BY "PROSTEEL, INC.". EDGER TO BE 10 GAUGE (1/8" X 4" HIGH) AND PAINTED GREEN. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. TOP OF EDGER TO ALIGN WITH SIDEWALK/CURB WHERE OCCURS. GRADE TO BE 1" BELOW TOP OF EDGER ON LAWN SIDE. REFER TO EDGER DETAIL.

16. USE SHREDDED CEDAR WOOD MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR TO PROVIDE SAMPLE TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL.

17. PLACE 4" OF MULCH IN ALL TREE SAUCERS. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS.

18. TREAT PLANTING BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.

19. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.

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

21. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.

GENERAL IRRIGATION NOTES

1. THE IRRIGATION SYSTEM TO BE PROVIDED BY THE GENERAL CONTRACTOR. THE SYSTEM IS TO COVER THE ENTIRE PLANTED AREA AS SHOWN ON PLAN.

2. PLANS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. SUBMITTALS SHALL INCLUDE IRRIGATION DESIGN DRAWINGS AND MANUFACTURER'S TECHNICAL DATA SUFFICIENT TO EXHIBIT THE CONTRACTOR'S INTENDED SYSTEM DESIGN. PLANS SHALL BE TO SCALE AND WELL DRAWN. QUANTITIES AND TYPES OF HEADS, VALVES AND CONTROLLER SHALL BE LISTED. SUBMIT PROJECT RECORD (AS BUILT) DRAWINGS PROVIDING A PERMANENT RECORD OF THIS WORK AT COMPLETION OF THE PROJECT.

3. THE IRRIGATION CONTRACTOR SHALL COORDINATE WORK WITH THE ELECTRICAL CONTRACTOR.

4. VERIFY EXISTING STATIC PRESSURE PRIOR TO DESIGNING THE SYSTEM. THE CITY WATER SUPPLY WILL BE THE SOURCE OF WATER FOR THE SYSTEM.

5. COORDINATE IRRIGATION SYSTEM INSTALLATION WITH LANDSCAPE WORK.

6. THE IRRIGATION SYSTEM IS TO BE DESIGNED WITH RAIN BIRD SPRINKLER MANUFACTURING CO. OR EQUAL PRODUCTS AND MATERIALS. OTHER MANUFACTURERS AS APPROVED BY ARCHITECT

7. COORDINATE LOCATION OF THE CONTROLLER WITH THE OWNER.

8. INSTALL BACKFLOW PREVENTER, SHUT OFF VALVE AND MANUAL DRAIN VALVE PER LOCAL PLUMBING CODES. PROVIDE PLASTIC TRUNCATED ENCLOSURE FOR THE BACKFLOW PREVENTER AS PROVIDED BY THE MANUFACTURER.

9. PROVISIONS SHALL BE MADE TO WINTERIZE THE PIPING SYSTEM.

LANDSCAPE CODE CALCULATIONS

LANDSCAPED STREET YARD REQUIRED

Landscaped Street Yard Required:
164.76 Total feet of frontage
x 8 Req'd square foot factor
1,318 Total sq. ft. required

Landscaped Street Yard Shown:
2,633 Total sq. ft.

Shade Trees Required:
1,318 ÷ 500 = 2.6 or say 3 trees required

Shade Trees Shown:
2 shade trees and 10 shrubs = 3 trees

BUFFERS REQUIRED
None required

PARKING LOT SCREENING AND LANDSCAPING
Parking lot is screened w/shrubs

Parking Lot Trees Required
23 Total stalls
÷20 (one tree per 20 spaces)
1.15 or say 2 tree req'd.

(One-half of the req'd. street yard trees may be used to fulfill parking lot tree requirement. one-half of 3 street yard trees = 1.5)

1 parking lot tree provided by street yard tree

LEGAL DESCRIPTION

A tract of land in Block 1, Lakeview Estates, Wichita, Kansas, described as follows: Beginning at a point 208.71 feet east and 50.00 feet south more or less of the N.W. Corner of the NE1/4, Sec. 7, Twp. 27-S, R-1-E of the 6th P.M., said point also being the most Northerly point in Block 1, Lakeview estates; thence Bearing S88°16'00"E along the north line of said block 1 in said Lakeview Estates, a distance of 164.80 feet; thence bearing S01°44'00"W, a distance of 158.64 feet; thence bearing N88°11'20"W, a distance of 160.18 feet to a corner point in said Lakeview Estates; thence bearing N00°03'46"E along the westerly line of said Block 1, a distance of 159.49 feet (158.71 feet Platted) to the point of beginning.

LEGEND

TURF

PLANT SCHEDULE

ABRV.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
		SHADE TREE				
RM	3	RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2-2 1/2" CAL.	B & B	
		ORNAMENTAL TREE				
SS	2	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2-2 1/2" CAL.	B & B	
		DECIDUOUS SHRUBS				
CR	11	FLOWER CARPET ROSE	ROSA	5 GAL.	CONT.	COLOR RED
BB	18	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	5 GAL.	CONT.	
		EVERGREEN SHRUB				
MJ	18	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MINT JULEP'	5 GAL.	CONT.	
WB	16	WILLIAM PENN BARBERRY	BERBERIS GLADWYNENSIS 'WILLIAM PENN'	5 GAL.	CONT.	

DP-3 Portion of Parcel 1
APPROVED
05/25/07 BY DS
MAPD Copy 1 of 2

PROPOSED TACO BELL
SITE PLANTING PLAN
21ST & AMIDON, WICHITA, KS
CED PROJ. NO.: 20061493

CERTIFIED ENGINEERING DESIGN, P.A.
810 WEST DOUGLAS, SUITE C
WICHITA, KANSAS 67203
PH.(316)262-8808 FAX.(316)262-1669

DESIGNED: HDF	SCALE: 1" = 20'	SHEET 1
DRAWN: HDF	DATE: 5-16-07	
CHECKED: HDF	CED FILE: CED-1XXX	TOTAL 3

1" =20'

TACO BELL

CONSULTANT'S SEAL

THE BREIDENTHAL PARTNERSHIP
ARCHITECTURE ■ INTERIOR DESIGN ■ PLANNING
7829 EAST ROCKHILL ■ SUITE 301 ■ WICHITA, KANSAS ■ 67206
P: 316.651.0203 F: 316.651.0271 E: mlb@tbp.kscoxmail.com

SHEET TITLE: SITE PLANTING PLAN

TACO BELL RESTAURANT
1919 W. 21ST. STREET
WICHITA, KANSAS 67203

SITE NO. ..-....

REVISIONS

NO.	DATE	DESCRIPTION

CONTRACT DATE: -

BUILDING TYPE: T70

PROTOTYPE ISSUE DATE: JULY04-N

SITE NUMBER: ..-....

SHEET NUMBER: C 1.4

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 UTILITIES.

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 TALL FESCUE BLEND OR OTHER TURF GRASS RECOMMENDED FOR THE SPECIFIC AREA.

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 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.

11. 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.

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

13. 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.

14. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.

15. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.

16. REESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SEED, SOD OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.

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

18. TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM. SEE SHEET L2.1.

LANDSCAPE CODE CALCULATIONS

LANDSCAPED STREET YARD

Landscaped Street Yard Required:
131 LF 21st Street
x 8 square footage factor
1,048 total landscaped street yard required

Landscaped Street Yard Provided:
920 Total sq. ft. provided

Street Yard Trees Required:
1,048 ÷ 500 = 2 trees required
(up to ½ can be provided by shrubs)

Shade Trees Provided:
2 shade trees provided

PARKING LOT SCREENING AND LANDSCAPING

Parking lot screening provided

Parking Lot Trees Required

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

One-half of 2 street yard trees = 1

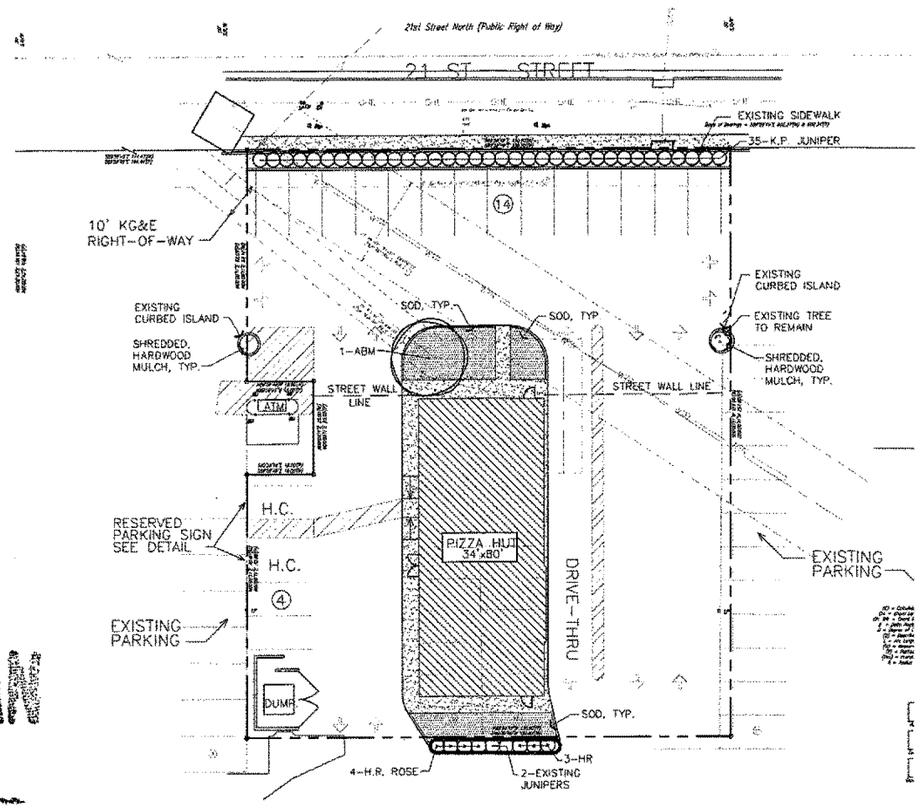
18 parking stalls ÷ 20 = 1 tree required

Parking lot trees provided:
1 parking lot tree provided (existing)

LANDSCAPE PLAN

APPROVED 5/5/16 BY NCS

DP-3



PLANTING LEGEND

SOD/SEED

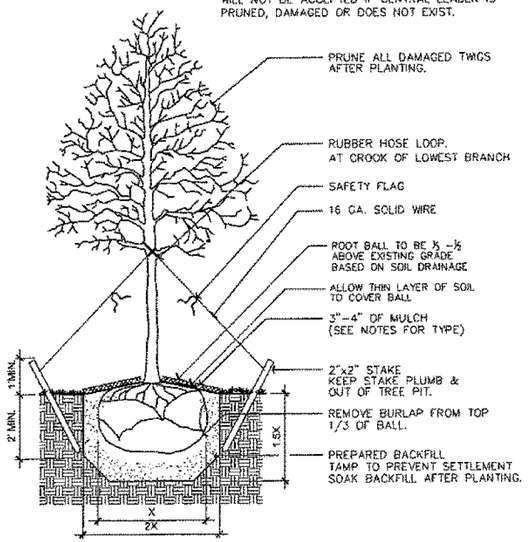
SIDEWALK

LEGAL DESCRIPTION

Lot 1, Block 1, Twin Lakes Addition, Wichita, Sedgwick County, Kansas.

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
	SHADE TREES				
1	AUTUMN BLAZE MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	2-1/2" CAL.	B & B	
	EVERGREEN SHRUBS				
35	KALLAY PFITZER JUNIPER	JUNIPERUS CHINENSIS PFITZERIANA	3 GAL.	CONT.	
	DECIDUOUS SHRUBS				
7	HOME RUN ROSE	ROSA 'WEKEISBAKO'	3 GAL.	CONT.	



1 TREE PLANTING DETAIL
IN TURF AREAS — NO SCALE

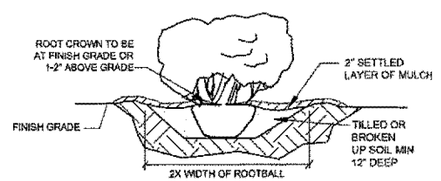
PLANTING PLAN

SCALE: 1" = 20'-0"

0 20' 40'

North

UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.



2 SHRUB PLANTING
NO SCALE

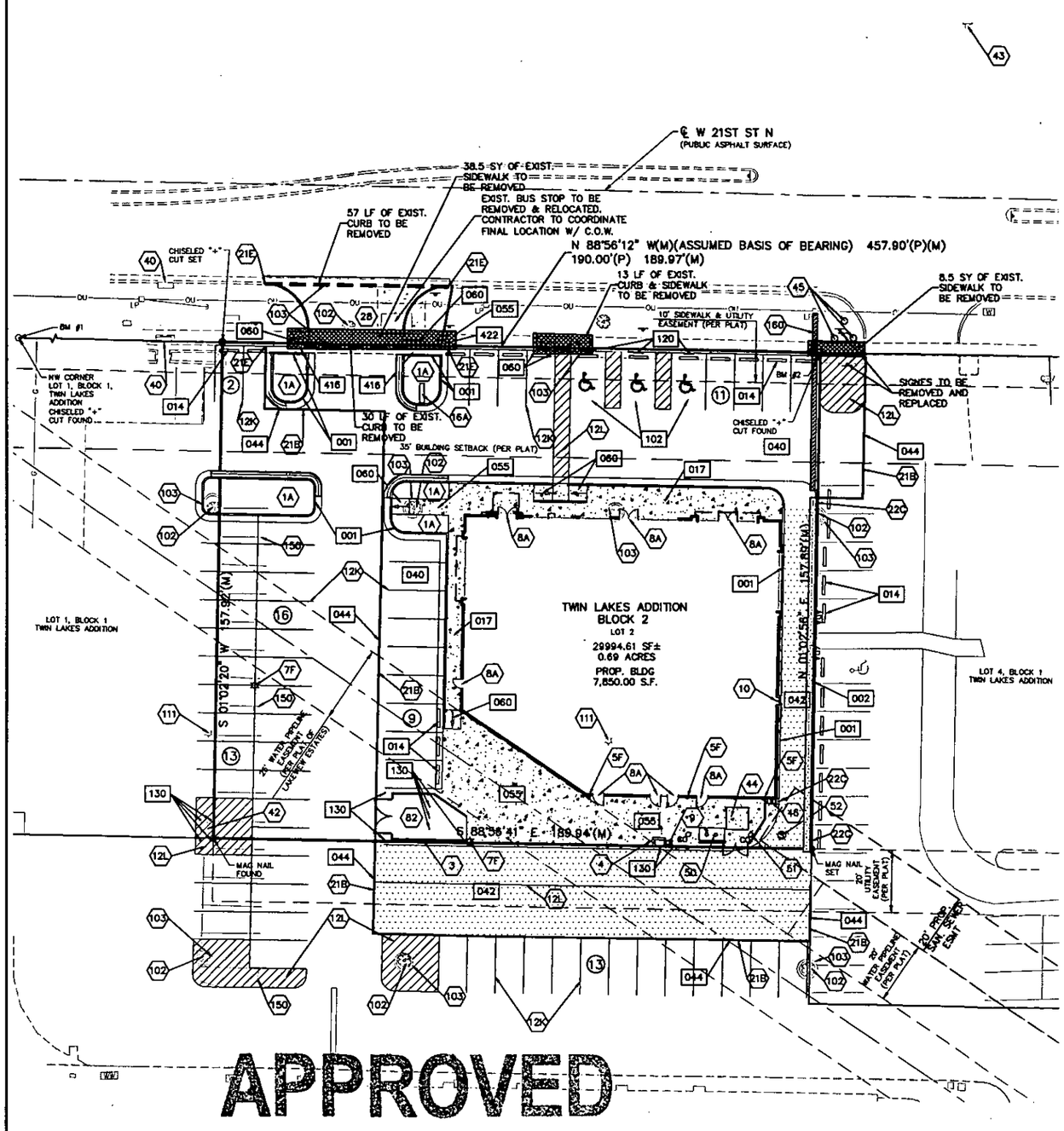
REVISIONS	BY

CONFEDERATED BUILDERS
503 N. Buckner (316) 788-3701 Derby, KS 67037

ARCHITECT'S SEAL

PIZZA HUT
1877 W 21ST STREET NORTH
WICHITA, KANSAS

DRAWN:	CHECKED:
TF	
DATE: 5-05-16	
PLANTING PLAN	
SCALE: 1" = 20'	
SHEET L1	



DEMOLITION GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE ALL BUILDINGS, UTILITIES, PAVEMENT, FOUNDATIONS, FENCES, CURBS AND ALL OTHER STRUCTURES FROM WITHIN PROPERTY LINES EXCEPT AS DESIGNATED "TO REMAIN" OR "TO BE REMOVED BY OTHERS", IN ACCORDANCE WITH THE SPECIFICATIONS AND THE CITY OF WICHITA AND STATE REGULATIONS. SITE CONDITIONS SHOWN WERE AS OF MAY 24, 2017.
2. ALL UTILITY PIPE LINES TO BE ABANDONED SHALL BE PLUGGED PER CITY AND STATE REGULATIONS.
3. DRIVES, PAVING AND OTHER STRUCTURES ON STREET OR HIGHWAY RIGHT-OF-WAY SHALL BE REMOVED AS NECESSARY TO CONSTRUCT IMPROVEMENTS SHOWN ON THESE PLANS. REMOVAL AND DISPOSAL SHALL BE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
4. ALL PAVING WITHIN PROPERTY TO BE REMOVED AND DISPOSED OF IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
5. ALL EXISTING UTILITIES ETC. LOCATED WITHIN THE BOUNDARIES OF THE PROPOSED BUILDING SHALL BE COMPLETELY REMOVED TO 10 FEET OUTSIDE OF BUILDING LINE.
6. ALL HAZARDOUS ASBESTOS AND OTHER HAZARDOUS MATERIALS MUST BE IDENTIFIED AND REMOVED PRIOR TO ANY BUILDING DEMOLITION, IN STRICT CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
7. CONTRACTOR SHALL VERIFY THAT ALL UTILITIES TO EXISTING STRUCTURES HAVE BEEN DISCONNECTED PRIOR TO COMMENCING DEMOLITION.
8. EXISTING POWER LINES AND APPURTENANCES TO BE RELOCATED BY WESTAR ELECTRIC.
9. CONTRACTOR SHALL CONTACT THE CITY TO CONFIRM REMOVAL OF THE EXISTING SEWER AND WATER LINE APPURTENCES.

DEMOLITION NOTES:

(102) REMOVE TREES
(103) REMOVE CURB
(111) CONTRACTOR TO REMOVE EXIST. LIGHT POLE
(150) CONTRACTOR TO BLACK OUT PARKING STRIPING
(160) WESTAR TO REMOVE 57 LF OF OVERHEAD POWER

LEGEND:

- CURB REMOVAL
- RAMP DOWN ARROW
- PROP. SIDEWALK
- HEAVY DUTY CONCRETE
- SIDEWALK REMOVAL
- OVERHEAD POWER REMOVAL
- CURB AND GUTTER W/ REVERSE FLOW IN GUTTER

LEGAL DESCRIPTION:

PARCEL 1:
LOT 2, BLOCK 1, TWIN LAKES ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

PARCEL 2:
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE "RECIPROCAL EASEMENT AGREEMENT" FILED ON FILM 982, PAGE 1091 FOR INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC OVER AND ACROSS THE PROPERTY AS DESCRIBED THEREIN.

PARKING REQUIREMENTS

REQUIRED PARKING: 45 STALLS - 112 SEATS (RESTAURANT)/3=37.33
- 2,238 S.F. (OFFICE)/333=6.72

PROVIDED PARKING: 64 STALLS (INCLUDING 3 HC STALLS)

CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE CITY OF WICHITA STANDARD SPECIFICATIONS.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
5. ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
6. WHEN ASPHALT PAVING IS USED CURB AND GUTTER DETAIL 001 SHALL BE USED.

DETAILS - SEE DETAIL SHEET NO. C-13 THRU C-15 FOR THE FOLLOWING DETAILS

001	CONCRETE CURB AND GUTTER
002	VARIABLE HEIGHT CURB AND GUTTER
014	CONCRETE WHEEL STOPS
017	CURB WALK/ CURB (AT BUILDING)
040	REGULAR DUTY CONCRETE PAVEMENT
042	HEAVY DUTY CONCRETE PAVING
044	THICKENED EDGE OF PAVING
055	CONCRETE SIDEWALK
060	ACCESSIBLE RAMPS
102	90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
120	ACCESSIBLE PARKING SIGNAGE
130	GUARD POST DETAIL
416	CONCRETE DRAINAGE FLUME
422	SIDEWALK TRENCH DRAIN

NOTES:

1A	SEEDED LANDSCAPE AREA (SEE LANDSCAPE PLANS)
3	PREORDER MENU BOARD (SEE ARCH. PLANS)
4	MENU BOARD (SEE ARCH. PLANS)
5F	ROOF DRAIN (SEE ARCH. PLANS)
7F	PROP. LIGHT POLE (SEE ARCH. PLANS)
8A	DOOR (SEE ARCH. PLANS)
9	ORDER BOX (SEE ARCH. PLANS)
10	DRIVE-THROUGH WINDOW (SEE ARCH. PLANS)
12K	WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
12L	YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2161 LEAD FREE OR APPROVED EQUAL)
16A	PYLON SIGN (SEE ARCH. PLANS)
21B	SAW CUT EXISTING PAVEMENT & MATCH EXISTING CROSS-SLOPE
21E	SAW CUT & REMOVE EXISTING CURB AND GUTTER & MATCH EXISTING PAVEMENT
22C	CURB VARIES IN HEIGHT FROM 0" TO 6" (SEE GRADING PLAN)
28	STANDARD DRIVE ENTRANCE (SEE C.O.W. STANDARD DETAIL SHEET C-15)
40	EXIST. CURB INLET (SEE UTILITY PLAN)
42	EXIST. WESTAR PULL BOX
43	EXIST. FIRE HYDRANT (SEE UTILITY PLAN)
44	PROP. TRANSFORMER PAD (SEE UTILITY PLAN)
45	PROP. WATER METER
46	PROP. GAS METER (SEE UTILITY PLAN)
50	PROP. GREASE INTERCEPTOR (SEE UTILITY PLAN)
51	PROP. CLEAN OUT (SEE UTILITY PLAN)
52	PROP. SANITARY SEWER MANHOLE BY OTHERS (SEE CITY OF WICHITA PROJ. NO. 468-85220)
82	DUMPSTER ENCLOSURE (SEE ARCH. PLANS)

THIS PLAN SHEET IS PART OF AN OVERALL KAW VALLEY ENGINEERING PLAN SET FOR THE SPECIFIC IMPROVEMENTS CONTEMPLATED THEREIN. AS SUCH, THE INFORMATION REFLECTED HEREIN SHOULD ONLY BE INTERPRETED WITHIN THE CONTEXT OF THE COMPLETE PLAN SET.

DATUM BENCHMARK:

VERTICAL DATUM IS NAVD 88.

BENCHMARKS:

BM #1: TOP OF CHISELED "+" 65+/- FEET WEST FROM THE NORTHWEST PROPERTY CORNER OF LOT 1, TWIN LAKES ADDITION.

ELEV=1314.30 (NAVD 88)

BM #2: TOP OF CHISELED "+" AT THE NORTHEAST PROPERTY CORNER OF LOT 2, TWIN LAKES ADDITION.

ELEV=1314.13 (NAVD 88)

APPROVED

DP-3 Site Plan per GP #10

Date: 11-1-17

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
4	10/25/17	SITE REVISIONS	SRS	EAM	TRA
3	10/5/17	SIDEWALK ACCESSIBLE RAMP REV.	SRS	EAM	TRA
2	7/26/17	FINAL REVISIONS	SRS	EAM	TRA
1	6/30/17	FOR C.O.W. REVIEW/ NOT FOR CONSTRUCTION	SRS	JDL	TRA

SCOTT R. SERVIS
ENGINEERING
7874
8/15/17
KANSAS
PROFESSIONAL ENGINEER

SCOTT R. SERVIS
ENGINEER
KS # 17874

KAW VALLEY ENGINEERING
200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH: (316) 440-4304 | FAX: (316) 440-4309
info@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION # E-113. EXPIRES 12/31/18

TWIN LAKES RETAIL
1735 W 21ST W
WICHITA, KS

SITE/DEMOLITION PLAN

PROJ. NO.	G17_0464
DESIGNER	SRS
DRAWN BY	JSB
CFN	0464SP
SHEET	C-3
REV	4

Wichita-Sedgwick County Metropolitan Area Planning Department

June 27, 2018

US Acquisition Property XVI
Attn: Jeff Peshut
156 N. Emporia
Wichita, KS 67202

Kaw Valley Engineering, Inc.
Attn: Levi Bond
200 N. Emporia, Suite 100
Wichita, KS 67202

RE: CUP2018-00030 – City Administrative Adjustments to Twin Lakes Shopping Center CUP DP-3 as a result of modifications of a lot split LSP2018-11.

Legal Description: LOT 3, BLOCK 1, TWIN LAKES ADDITION, WICHITA, SEDGWICK COUNTY, KS (1701 W. 20th Street)

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment CUP2018-30 to reflect the creation of Parcel 9 out of a portion of Parcel 8 per lot split LSP2018-11 for Lot 3 Block 1, Twin Lakes Addition to Wichita, Sedgwick County, Kansas.

The following parcel descriptions reflect the proposed modifications:

General Provision #10: Development or redevelopment of parcels 2-9 shall be…

Parcel 8:

Gross Area:	3.68 Acres (160,335 Sq. Ft.)
Maximum Building Height:	Two (2) Stories
Maximum Building Coverage:	74,000 Sq. Ft.

Parcel 9:

Gross Area:	2.62 Acres (114,195 Sq. Ft.)
Maximum Building Height:	Two (2) Stories
Maximum Building Coverage:	30 %
Maximum Number of Buildings:	Two (2)
Permitted Uses:	Same as Parcel 4

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. A cross lot access agreement is on file with the Recorder of Deeds of Sedgwick County.

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

Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Cindy Claycomb, CM District VI
Brandon Findley, CSR, District VI