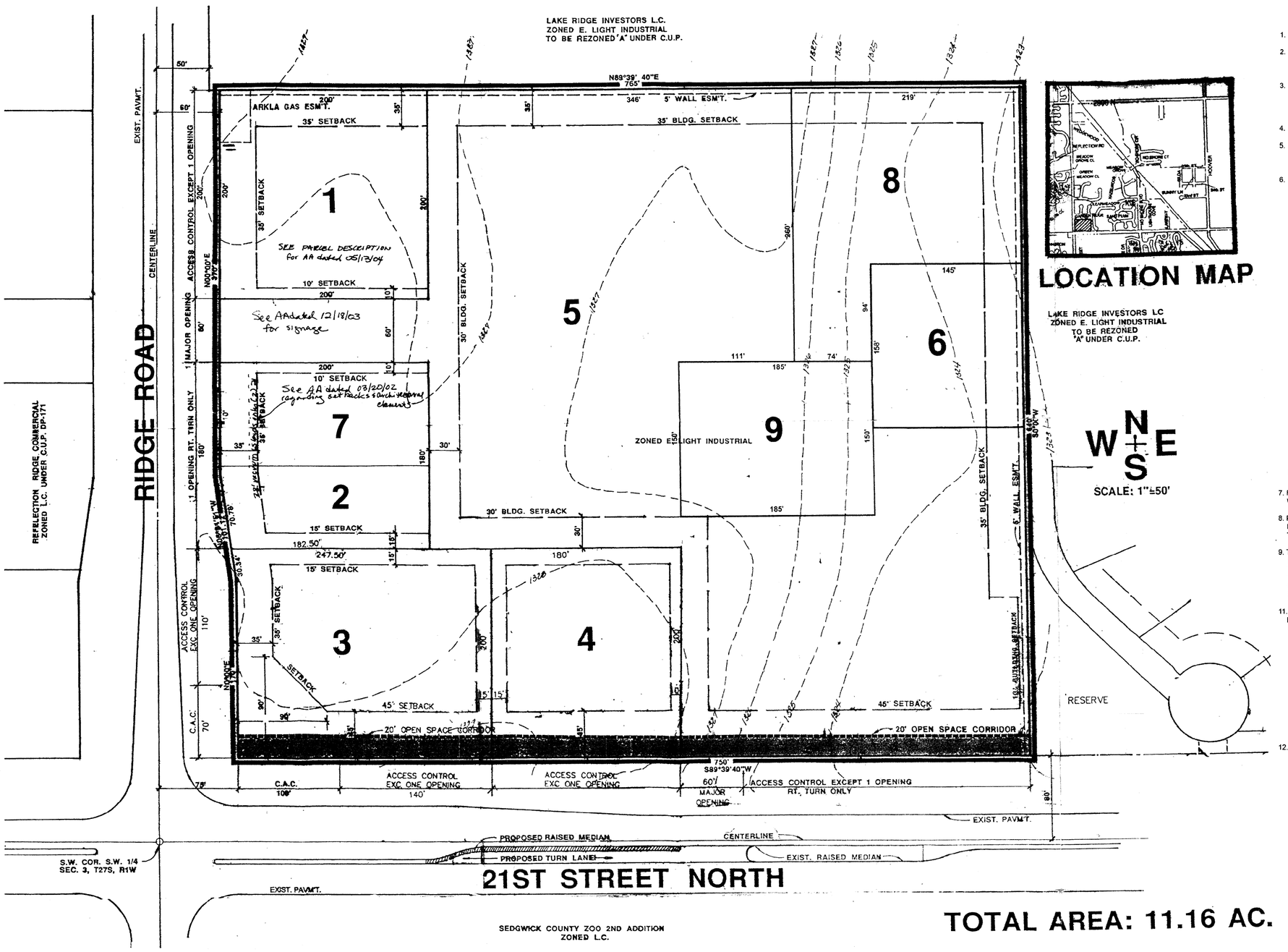


LOCATION MAP

LAKE RIDGE INVESTORS LC
ZONED E. LIGHT INDUSTRIAL
TO BE REZONED
"A" UNDER C.U.P.

N
W E
S

SCALE: 1"=50'

1. THIS DEVELOPMENT CONTAINS : 11.16 ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS NINE (9) PARCELS: WITH LIGHT COMMERCIAL USES. FOR SPECIFIC USES SEE PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW OR SPECIFIED IN PARCEL DESCRIPTIONS BELOW. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. A DRAINAGE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE CITY ENGINEER AND NECESSARY GUARANTEES FOR REQUIRED IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
6. SIGNS ARE PERMITTED UNDER CHAPTER 24.04 OF THE CODE OF THE CITY OF WICHITA. ADDITIONALLY, THE FOLLOWING CONDITIONS APPLY:
   A. NO FLASHING OR MOVING SIGNS SHALL BE PERMITTED.
   B. THE MAXIMUM HEIGHT OF SIGNS SHALL BE 20 FEET.
   C. ONE FREE STANDING MONUMENT-TYPE SIGN IS PERMITTED ON 21ST STREET NORTH FRONTAGE FOR PARCELS 3 & 4. ONE FREE STANDING MONUMENT-TYPE SIGN IS PERMITTED ON RIDGE ROAD FRONTAGE FOR PARCELS 1, 2, 3, 5 AND 7. THREE MONUMENT-TYPE SIGNS SHALL BE PERMITTED ON PARCEL 5 ON 21ST STREET NORTH OF LAKE RIDGE COMMERCIAL C.U.P. EACH SIGN SHALL NOT EXCEED 150 SQ. FT. PER SIGN FACE, EXCEPT THE SIGNS ON PARCELS 2 AND 7 THAT SHALL NOT EXCEED 75 SQUARE FEET PER SIGN FACE, AND THE SIGN FOR PARCEL 1 THAT SHALL NOT EXCEED 100 SQUARE FEET PER SIGN FACE. REGARDLESS OF LEASING OR OWNERSHIP PATTERNS, THE SIGNS SHALL BE SPACED A MINIMUM OF 150 FEET APART, EXCEPT THAT (1) FOR PARCEL 5 ON 21ST STREET THE SIGNS SHALL BE PLACED WITH A MINIMUM OF 105 FEET OF HORIZONTAL SPACING BETWEEN THE WESTERN AND MIDDLE SIGN, AND (2) EXCEPT THAT FOR PARCEL 7 ON RIDGE ROAD THE SIGN SHALL BE PLACED WITH A MINIMUM OF 100 FEET OF HORIZONTAL SPACING BETWEEN IT AND THE SIGN ON PARCEL 2 TO THE SOUTH AND PARCEL 5 TO THE NORTH, AND THAT THE SIGN FOR PARCEL 1 SHALL BE LOCATED JUST SOUTH OF THE GAS EASEMENT AS SHOWN ON THE C.U.P.; FURTHER, THE SIGN FOR PARCEL 5 SHALL BE NO LESS THAN 130 FEET FROM THE SIGN ON PARCEL 1, WITH THE LOCATION BEING DETERMINED BY OBSERVING SIGHT CLEARANCE DISTANCES FROM THE MAJOR ENTRANCES BUT MAXIMIZING THE SPACING BETWEEN THE SIGNS AND, IF NECESSARY, ALLOWING PLACEMENT OF THE SIGN FOR PARCEL 5 ON PARCEL 1.
   D. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS.
9. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
11. ALL LIGHTS SHALL BE SHIELDED --OR-REFLECT-LIGHT-DOWNWARD-OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
   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. THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE, SHALL REVIEW AND APPROVE THE LOCATION AND DESIGN OF ALL FIRE LANES PRIOR TO FINAL APPROVAL OF THE PARKING PLAN.
   B. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
12. ACCESS CONTROL:
   A. ACCESS TO RIDGE ROAD SHALL BE LIMITED TO FOUR (4) OPENINGS. PARCEL 1 SHALL HAVE ACCESS CONTROL EXCEPT ONE OPENING. PARCEL 2 SHALL HAVE ACCESS CONTROL EXCEPT ONE RIGHT TURN ONLY OPENING. PARCEL 3 SHALL HAVE ACCESS CONTROL EXCEPT ONE RIGHT TURN ONLY ON THE NORTH 100'. THERE SHALL BE COMPLETE ACCESS CONTROL ON THE SOUTH 100' OF PARCEL 3. PARCEL 5 SHALL HAVE ACCESS CONTROL EXCEPT ONE MAJOR OPENING.
13. SCREENING WALLS
   A. AN 8 TO 10-FOOT HIGH WALL SHALL BE CONSTRUCTED ALONG THE NORTH AND EAST PROPERTY LINES OF THE C.U.P. WHERE ADJACENT TO RESIDENTIAL ZONING. (SEE AMENDMENT LETTER DATED APRIL 2. 1999); ON PARCEL 1 A MINIMUM HEIGHT OF SIX (6) FEET IN HEIGHT MEASURED ON SIDE WITH THE LEAST AMOUNT OF VERTICAL EXPOSURE ABOVE THE FINISH GRADE TO THE TOP OF THE WALL (PER ADM. ADJ. 03/28/05).
   B. THE ABOVE-MENTIONED SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE).
   C. THE REQUIRED WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5)
   D. FOOT WALL EASEMENT PLATTED SEPARATELY FROM ALL OTHER EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.
14. LANDSCAPING
   A. LANDSCAPING SHALL BE REQUIRED ALONG 21ST STREET NORTH AND RIDGE ROAD FRONTAGE AS PER CHAPTER 10.32 OF THE CITY CODE.
   B. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE LANDSCAPING MENTIONED ABOVE INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF PLANT MATERIALS AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
   C. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE C.U.P. BEING DEVELOPED SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
15. FAILURE TO PROPERLY MAINTAIN THE SCREENING WALLS OR LANDSCAPING MENTIONED ABOVE SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
16. OPEN SPACE CORRIDOR: A 20' OPEN SPACE CORRIDOR SHALL BE PROVIDED ALONG THE SOUTH PROPERTY LINES OF PARCELS 3,4, AND 5 ADJACENT TO 21ST STREET NORTH. CORRIDOR SHALL BE RESTRICTED TO EARTH BERMS, LANDSCAPING, SIDEWALKS, BIKE TRAILS, LIGHTING, IRRIGATION, SIGNAGE AND ENTRY MONUMENTS.
17. TRASH RECEPTACLES, HEATING, AIR CONDITIONING AND MECHANICAL EQUIPMENT SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
18. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.

NOTE: ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S). THOSE PORTIONS OF MAJOR ENTRANCES ON PUBIC RIGHT-OF-WAY WILL BE GUARANTEED AT THE TIME OF PLATTING. THOSE PORTIONS OF MAJOR ENTRANCES ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME BUILDING PERMITS ARE REQUESTED FOR PARCEL NO. 5.

19. MAJOR STREET IMPROVEMENTS FOR RIDGE ROAD AND 21ST STREET NORTH SHALL BE IN CONFORMANCE WITH THE LAKE RIDGE COMMERCIAL C.U.P. DRAWING (UNLESS OTHERWISE DETERMINED NECESSARY BY THE CITY ENGINEER). AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE:
   A. THE RECONSTRUCTION OF THE MEDIAL IN 21ST STREET TO PROVIDE LEFT- TURN BAY, OR A FIFTH -LANE PROVIDING LEFT-TURN STORAGE TO SERVE PARCEL NO. 5.
   B. THE CONSTRUCTION OF CONTINUOUS ACCEL/DECEL LANES ALONG 21ST STREET AND RIDGE ROAD TO SERVE THE OPENINGS TO ALL PARCELS IN THE C.U.P. INCLUDING PARTIAL RECONSTRUCTION OF THE 21ST STREET/RIDGE ROAD INTERSECTION TO PROVIDE FREE-FLOWING, RIGHT-TURNS FOR WESTBOUND 21ST STREET TRAFFIC.
   C. THE WIDENING OF RIDGE ROAD TO PROVIDE A CENTER TURNING LANE TO SERVE PARCELS 1 & 5.
   D. THE CONSTRUCTION OF A TEMPORARY THIRD LANE ON RIDGE ROAD ADJACENT TO THE C.U.P. THE GUARANTEE FOR THE TEMPORARY THIRD LANE SHALL BE HELD BY THE CITY OF WICHITA UNTIL DEVELOPMENT OCCURS OR UNTIL RIDGE ROAD IS WIDENED TO CITY 4-LANE STANDARDS. (PARTIAL DEVELOPMENT WOULD NECESSITATE PARTIAL CONSTRUCTION OF THE THIRD LANE.)
20. BUILDINGS FOR NON-RESIDENTIAL USES ON ALL PARCELS WITHIN THE C.U.P. SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER AND THE SAME PREDOMINANT EXTERIOR BUILDING MATERIAL. METAL SHALL NOT BE PERMITTED AS A PREDOMINANT EXTERIOR BUILDING MATERIAL FOR ANY BUILDING ON THE SITE.
21. AN OVERALL SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CROSS-LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.
22. PARCEL DESCRIPTIONS - SEE LEFT.
23. 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 THE PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

TOTAL AREA: 11.16 AC.

AMENDMENT #1
DP-205 per Adm. Adj. 7-6-00

APPROVED CUP

MAPC 3-25-99 DM

MAPD 1 of 2

REVISIONS:

CREATED:	JANUARY 7, 1991
MODIFIED:	DECEMBER 19, 1991
MODIFIED:	AUGUST 16, 1994
AMENDED:	DECEMBER 14, 1998
REVISED PER ADM. ADJ.:	JULY 6, 2000
REVISED PER ADM. ADJ.:	AUGUST 21, 2000
REVISED PER ADM. ADJ.:	AUGUST 27, 2001
REVISED PER ADM. ADJ.:	MARCH 20, 2002
REVISED PER ADM. ADJ.:	DECEMBER 18, 2003
REVISED PER ADM. ADJ.:	MAY 13, 2004
REVISED PER ADM. ADJ.:	MARCH 28, 2005
REVISED PER ADM. ADJ.:	MARCH 23, 2014
REVISED PER ADM. ADJ.:	MAY 8, 2018

PARCEL NUMBER 1:

PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, LAUNDRIES AND DRY CLEANING, BARBER AND BEAUTY SHOPS, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS, FITNESS CENTERS, AUTOMOBILE RENTAL LOCATION SUBJECT TO THE FOLLOWING:

(1) THE AUTOMOBILE RENTAL AGENCY SHALL BE A LOCAL-MARKET LOCATION WITH A SINGLE COUNTER, SINGLE-OFFICE OPERATION WITH A SIMPLE REAR ACCESS SERVICE BAY LOCATED ON THE SOUTHEAST CORNER OF THE BUILDING IN PARCEL 1;
(2) MAXIMUM AVERAGE ON-HAND COUNT OF 16 VEHICLES;
(3) RENTAL FLEET LIMITED TO SEDANS, SPORT UTILITY VEHICLES AND MINIVANS;
(4) MOVING TRUCK AND TRAILERS SHALL BE LIMITED TO EIGHT AT ANY ONE TIME;
(5) VEHICLE SALES SHALL BE PROHIBITED AT THIS LOCATION;
(6) VEHICLES FOR RENT SHALL BE STORED AS SHOWN ON THE PARKING EXHIBIT SUBMITTED AS PART OF AN ADMINISTRATIVE ADJUSTMENT CUP2018-??; AND
(7) NO BUILDING PERMIT SHALL BE ISSUED FOR PARCEL 1 UNTIL THE WALL REQUIRED BY GENERAL PROVISION #13A HAS BEEN CONSTRUCTED.

GROSS AREA - 0.92 AC. (40,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 12,000 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 14,000 SQ. FT.
FLOOR AREA RATIO - 0.350 MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1 PARKING AS PER CITY CODE
SETBACKS - 35' ALONG RIDGE ROAD AND THE NORTH PROPERTY LINE.
10' ALONG THE SOUTH PROPERTY LINE.

PARCEL NUMBER 2:

PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, PRIVATE CLUBS SUBJECT TO LICENSING, LAUNDRIES AND DRY CLEANING, BARBER AND BEAUTY SHOPS, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS, AND FITNESS CENTERS.

GROSS AREA - 0.34 AC. (14,810 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 4,517 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA – 5,300 SQ. FT.
FLOOR AREA RATIO - 0.352
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1 PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG RIDGE ROAD
15' ALONG THE SOUTH PROPERTY LINE AND
15' ALONG THE NORTH PROPERTY LINE

PARCEL NUMBER 3:

PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, PRIVATE CLUBS SUBJECT TO LICENSING, LAUNDRIES AND DRY CLEANING, BARBER AND BEAUTY SHOPS, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS, FITNESS CENTERS AND SERVICE STATIONS. NOTE: OVERHEAD DOORS ASSOCIATED WITH USES ON THIS PARCEL SHALL NOT FACE 21ST STREET.

GROSS AREA - 1.10 ACRES (48,112 S.F.)
MAXIMUM BUILDING COVERAGE - 14,433 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 14,433 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HE1GHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1 PARKING AS PER CITY CODE.
SETBACKS - 45' ALONG 21ST ST. NORTH ON THE EAST 90'.
35' ALONG RIDGE ROAD ON THE NORTH 110'.
15' ON THE NORTH AND EAST PROPERTY LINES.

PARCEL NUMBER 4:

PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, PRIVATE CLUBS SUBJECT TO LICENSING, LAUNDRIES AND DRY CLEANING, BARBER AND BEAUTY SHOPS, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS, AND FITNESS CENTERS. NOTE: OVERHEAD DOORS ASSOCIATED WITH USES ON THIS PARCEL SHALL NOT FACE 21ST STREET.

GROSS AREA - 0.83 ACRES (36,000 S.F.)
MAXIMUM BUILDING COVERAGE - 10,800 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 12,000 S.F.
FLOOR AREA RATIO - 0.333
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS -1
PARKING - AS PER CITY CODE
SETBACKS - 45' ALONG 21ST ST. NORTH. 15' ALONG THE WEST PROPERTY LINE AND 10' ALONG THE EAST PROPERTY LINE.

PARCEL NUMBER 6:

PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER INCLUDING BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESS STORES, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS AND FITNESS CENTERS, RETAIL SHOPS, RESTAURANTS (INCLUDES FAST FOOD), DRY CLEANING, LAUNDRY, BARBER & BEAUTY SHOPS, PRIVATE CLUBS SUBJECT TO LICENSING, TAILORS. STUDIOS, HARDWARE STORES, FURNITURE STORES, THEATERS, GROCERY STORES, AND DEPARTMENT STORES. NOTE: OVERHEAD DOORS ASSOCIATED WITH USES ON THIS PARCEL SHALL NOT FACE 21ST STREET NORTH.

GROSS AREA - 5.19 ACRES (226,031 S.F.)
MAXIMUM BUILDING COVERAGE - 67,809 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 74,816 S.F.
FLOOR AREA RATIO - 0.331
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 5
PARKING - AS PER CITY CODE
SETBACKS - SEE DRAWING

PARCEL NUMBER 6:

PROPOSED USES: SAME AS PARCEL 5.

GROSS AREA – 0.53 ACRES (22,910 S.F.)
MAXIMUM BUILDING COVERAGE – 6,873 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA – 9,380 S.F. (PER ADM. ADJ. 08/21/00)
FLOOR AREA RATIO - 0.409
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - SEE DRAWING

PARCEL NUMBER 7:

PROPOSED USES: SAME AS PARCEL 2, AND CAR WASHES

GROSS AREA – 0.44 ACRES (19,166 S.F.)
MAXIMUM BUILDING COVERAGE – 5,700 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA – 6,688 S.F.
FLOOR AREA RATIO - 0.352
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG RIDGE ROAD
15' ALONG THE SOUTH PROPERTY LINE
10' ALONG THE NORTH PROPERTY LINE

PARCEL NUMBER 8:

PROPOSED USES: SAME AS PARCEL 5.

GROSS AREA – 1.00 ACRES (43,486 S.F.)
MAXIMUM BUILDING COVERAGE – 13,046 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA – 14,394 S.F.
FLOOR AREA RATIO - 0.331
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - SEE DRAWING

PARCEL NUMBER 9:

PROPOSED USES: SAME AS PARCEL 5.

GROSS AREA – 0.64 ACRES (27,732 S.F.)
MAXIMUM BUILDING COVERAGE – 8,320 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA – 9,179.29 S.F.
FLOOR AREA RATIO - 0.331
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - SEE DRAWING

COMMUNITY UNIT PLAN DP-205

LAKE RIDGE COMMERCIAL

OWNER: LAKE RIDGE INVESTORS L.C., 800 MARKET CENTER, 155 N. MARKET, WICHITA, KS. 67202 PH. 265-2727

As per AA CUP2013-20 5-8-2013 klm

APPROVED CUP

MAPC 3-25-99 klm

MAPD Copy 1 of 4

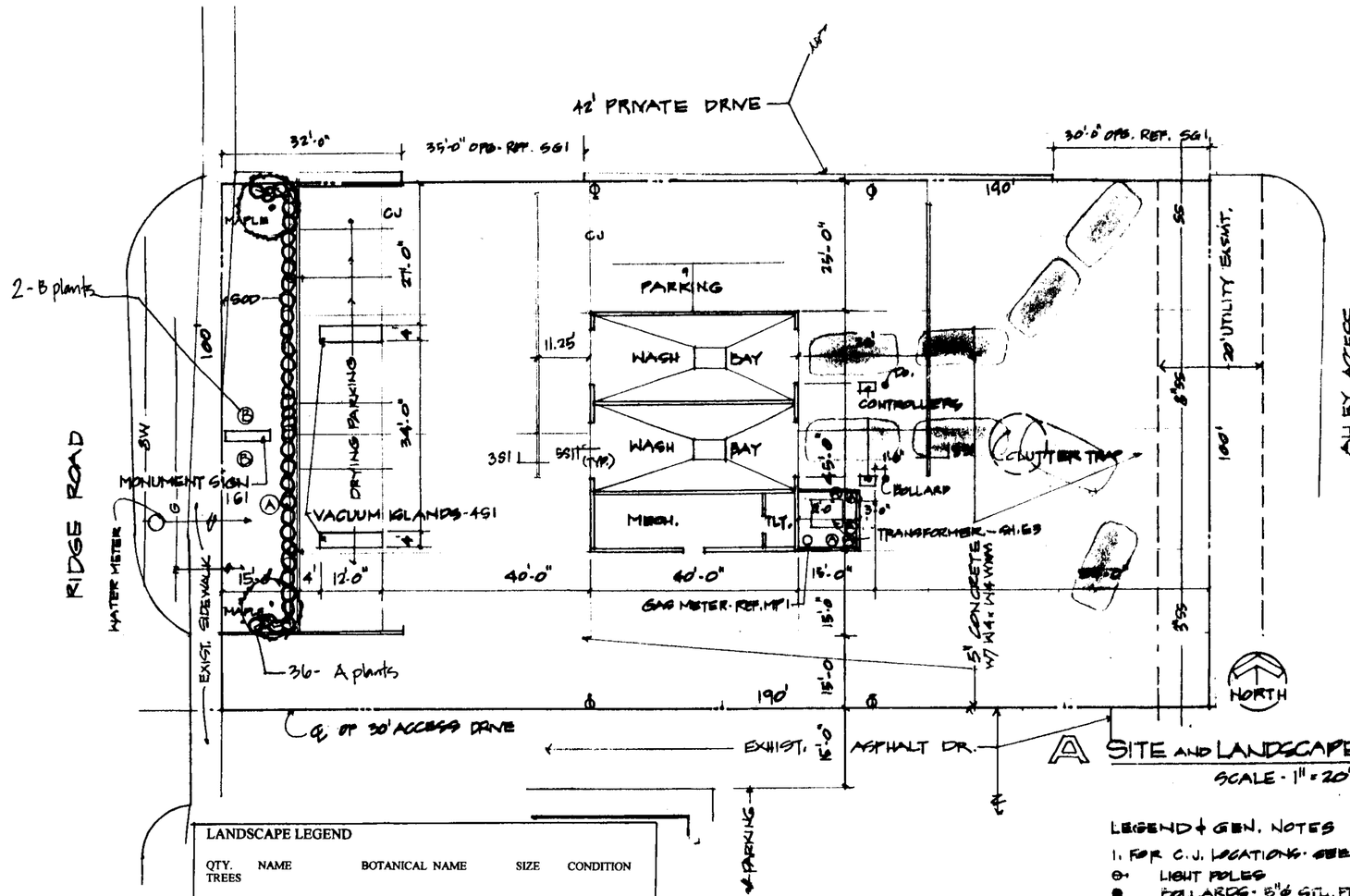
DP-205

LAKE RIDGE COMMERCIAL COMMUNITY UNIT PLAN

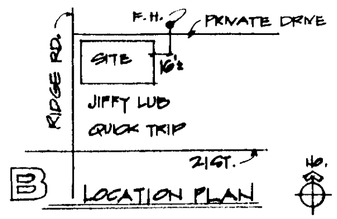
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

50' 25' 0 25' 50' 100'

BILL G. YUNG DESIGN
4912 E. 29TH ST. NORTH, WICHITA, KS. 67220 316·683·5567



A SITE AND LANDSCAPE PLAN
SCALE - 1" = 20'-0"

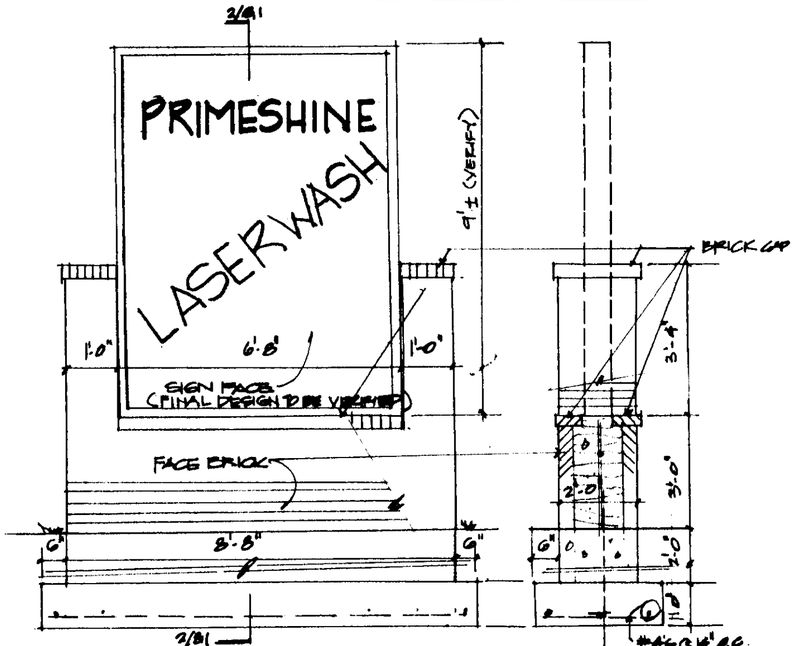


B LOCATION PLAN

LEGEND & GEN. NOTES

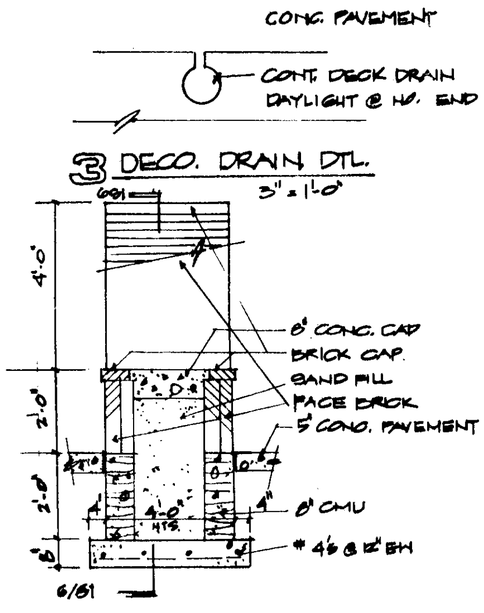
1. FOR C.J. LOCATIONS - SEE SG1.
- ⊖ LIGHT POLES
- ● BOLLARDS - 8" ϕ STL. PIPE x 7'-0" CONC. FILLED - 4' EXPOSED.

LANDSCAPE LEGEND					
QTY.	NAME	BOTANICAL NAME	SIZE	CONDITION
TREES				
2	autumn blaze maple	acer rubrum(autumn blaze)	2" cal.	bb
SHRUBS				
A.	36	rosy glowbarburry	berberis thunbergii var. a trourpurea " rose glow"	2 gal.	cont.
B	2	compact andorra juniper	juniperus horizontalis ' compact andorra'	2 gal	cont.
SOD	BERMUDA GRASS				
IRRIGATION- AUTOMATIC SPRINKLER with RAIN SENSOR					



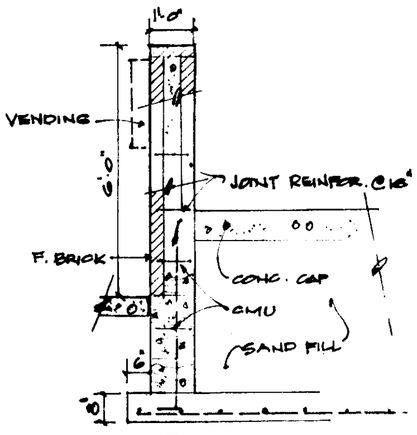
1 MONUMENT SIGN ELEV.
3/8" = 1'-0"

2 SECTION
3/8" = 1'-0"

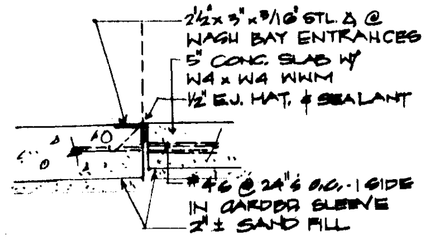


3 DECO. DRAIN DTL.
3" = 1'-0"

4 VACUUM ISLAND DTL.
3/8" = 1'-0"



6 SECTION 2-2 @ VACUUM ISLAND
3/8" = 1'-0"



5 EXPANSION JT. DTL.
1" = 1'-0"

INDEX

S1 SITE PLAN & LANDSCAPING
SG1 SITE GRADING
A1 FLOOR & FOUNDATION PLANS
A2 ELEVATIONS & ROOF FRAMING
MP1 MECHANICAL & PLUMB. PLANS
E1 ELECTRICAL SCHEDULES
E2 SITE ELECTRICAL PLAN
ELECTRICAL LIGHTING & POWER PLANS

LEGAL DESCRIPTION:

THE NORTH 100 FEETOF LOT 2, LAKE RIDGE COMMERCIAL 2nd ADDITION, SEDGWICK COUNTY, KANSAS.

CODE ANALYSIS:

CODES:	97 UBC 97 UMC 98 NEC
ZONING	GC
COND. USE PERMIT	NOT REQUIRED
OCCUPANCY	B
CONSTRUCTION TYPE	5N
ALLOWED AREA	6000 SF
DESIGN AREA	1800 SF
ALLOW. STORIES	2
DESIGN STORIES	1
SIGNS	
1 GROUND SIGN	64 SF
3 WALL SIGNS	
DIRECTIONAL SIGNS @ ENTRANCE/EXITS	
DESIGN LOADS:	
SOIL	2000PSF
ROOF	20PSF
WIND	80 MPH
	EXP. FACTOR B OR C

LANDSCAPE TABULATIONS

Total Landscape Yard shown = 1,500 SQ.FT.
Total Landscape Yard required = 1,000 SQ.FT.
Total trees required = 1,000 ÷ 500 = 2 trees
Solid Shrub parking Lot Screen.

PRINTS ISSUED

11/29/01	FOR APPROVAL
10/2/01	FOR PERMIT
07/27/01	REVISED PLOTTY
11/13/01	

REVISIONS

10/29/01	ADD PLANTS & TRANSFORMER
11/15/01	REVISE LANDSCAPE

CARROL E. LITTLEJOHN - ARCHITECT
759 CRESTLINE
WICHITA, KS
(316) 722-3057
LICENCE NO. 1149

CASEY PARK
2230 N. RIDGE RD.
WICHITA, KS

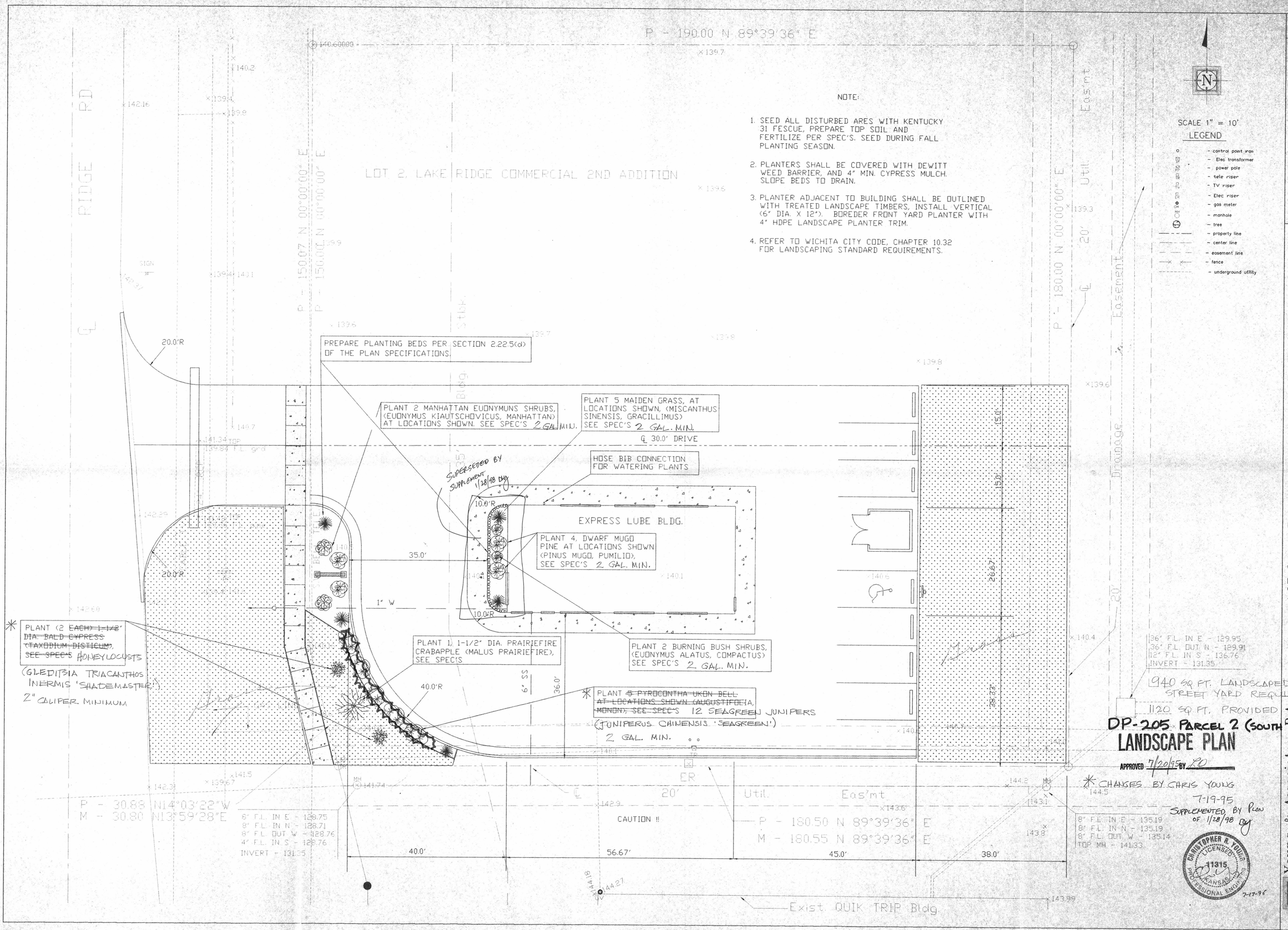
RANDALL L. JOHNSON LICENSED 635 KANSAS LANDSCAPE ARCHITECT

LANDSCAPE PLAN

APPROVED 11/20/01 BY DG
MAPD Copy 1 of 2

REGISTERED ARCHITECT CARROL E. LITTLEJOHN 1149 STATE OF KANSAS

SHEET
S1
OF ____ SHEETS



NOTE:

1. SEED ALL DISTURBED ARES WITH KENTUCKY 31 FESCUE, PREPARE TOP SOIL AND FERTILIZE PER SPEC'S. SEED DURING FALL PLANTING SEASON.
2. PLANTERS SHALL BE COVERED WITH DEWITT WEED BARRIER, AND 4" MIN. CYPRESS MULCH. SLOPE BEDS TO DRAIN.
3. PLANTER ADJACENT TO BUILDING SHALL BE OUTLINED WITH TREATED LANDSCAPE TIMBERS, INSTALL VERTICAL (6" DIA. X 12"). BOREDER FRONT YARD PLANTER WITH 4" HDPE LANDSCAPE PLANTER TRIM.
4. REFER TO WICHITA CITY CODE, CHAPTER 10.32 FOR LANDSCAPING STANDARD REQUIREMENTS.

SCALE 1" = 10'

LEGEND

- control point iron
- Elec transformer
- power pole
- tele riser
- TV riser
- Elec riser
- gas meter
- manhole
- tree
- property line
- center line
- easement line
- fence
- underground utility

Revisions

1. REVISED 7/3/95
2. REVISED 7/16/95

LOT 2, LAKE RIDGE COMMERCIAL 2ND ADDITION

LANDSCAPE PLAN

Xpress Lube
21st. and Ridge Road, Wichita KS

DP-205 PARCEL 2 (SOUTH PORTION)

LANDSCAPE PLAN

APPROVED 7/20/95 BY LO

* CHANGES BY CHRIS YOUNG 7-19-95

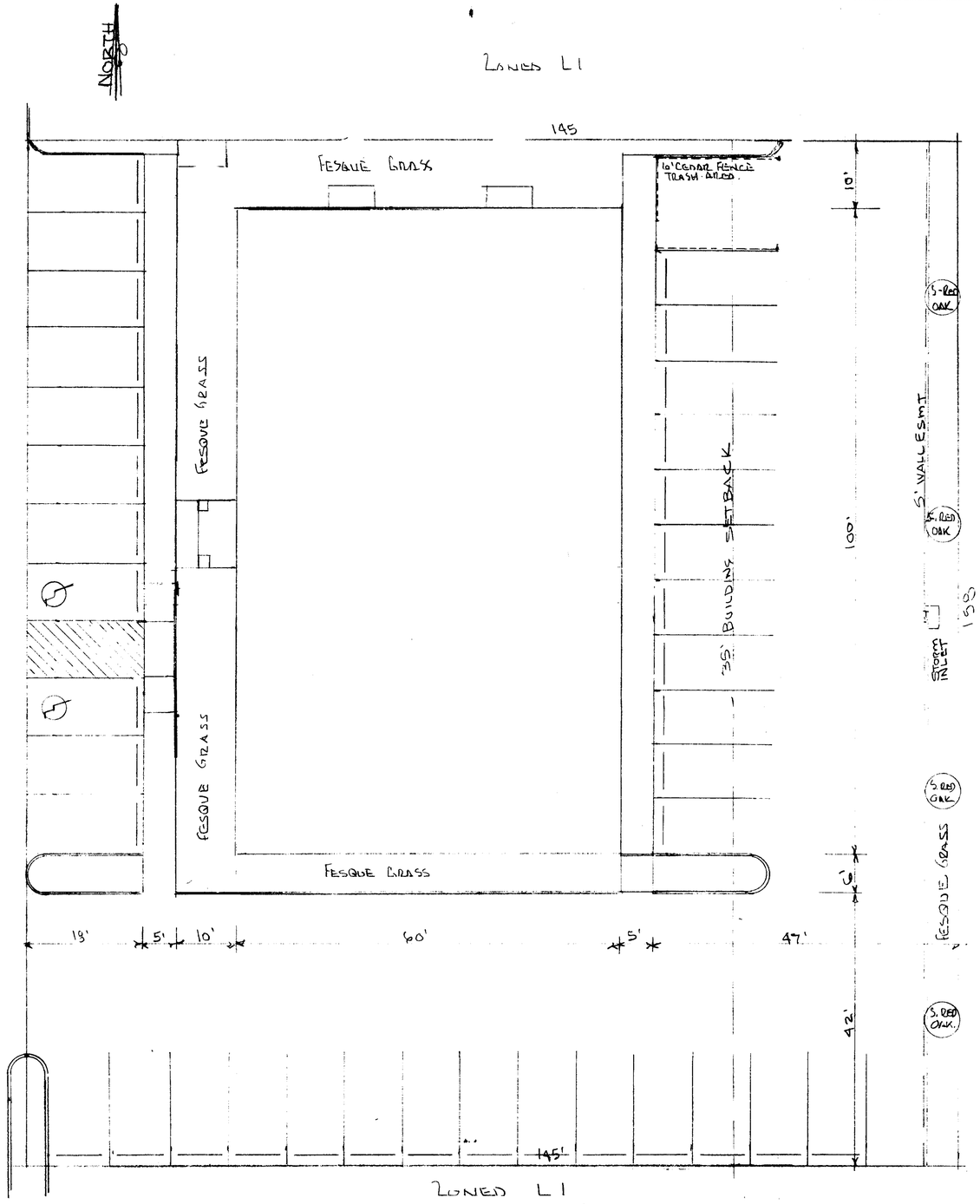
SUPPLEMENTED BY PLAN OF 1/28/98 DJG

CHRISTOPHER R. YOUNG LICENSED 11315 KANSAS PROFESSIONAL ENGINEER 7-17-95

Young & Associates, P.A.
Civil and Environmental Engineers
100 S. Georgie, Derby Kansas, 67037 (316) 788-2552

Design By: CRY	Drawn By: JDG	Date: JUNE, 1995	
Sheet No. C-3	Project No. 595-003-103	Est. Date: 7/17/95	

MAPD COPY 1 OF 1



LANDSCAPE PLAN

SCALE: 1" = 10'-0"

LEGAL –

THAT PART OF LOT 5 - LAKE RIDGE COMMERCIAL 2ND ADDIT. WICHITA, SEDGWICK CO. KS. DESCRIBED AS FOLLOWS. COMMENCING @ NE CORNER OF SAID LOT 5. THENCE SO. 00°00'00" E. ALONG THE EAST LINE OF SAID LOT 5 - 167.40 FT FOR A POINT OF BEGINNING. THENCE CONTINUING S. 00°00'00" E ALONG THE EAST LINE OF SAID LOT 5, 158.00 FT; THENCE N. 90°00'00" W PERPENDICULAR TO THE EAST LINE OF SAID LOT 5, 145.00 FT. THENCE N. 00°00'00" E PARALLEL WITH THE EAST LINE OF SAID LOT 5 - 158.00 FT., THENCE N 90°00'00" E. PERPENDICULAR TO THE EAST LINE OF SAID LOT 5, 145.00 FT. TO THE POINT OF BEGINNING

LANDSCAPING

1. ONLY LANDSCAPING REQUIRED IS - BUFFER TREES AT EAST LINE - FOR RESIDENTIAL ADJACENT BOUNDRY - 4 SHADES REQUIRED PROVIDED - 4 - SHUMARD RED OAK.
2. BALANCE OF UNPAVED AREA TO HAVE SEEDED FESQUE GRASS
3. BALANCE OF NON REQUIRED PLANTINGS WILL BE PROVIDED BY OWNERS - BY PRIVATE AGREEMENT WITH LANDSCAPERS, BUT NOT A PART OF THIS CONTRACT.

[redacted]

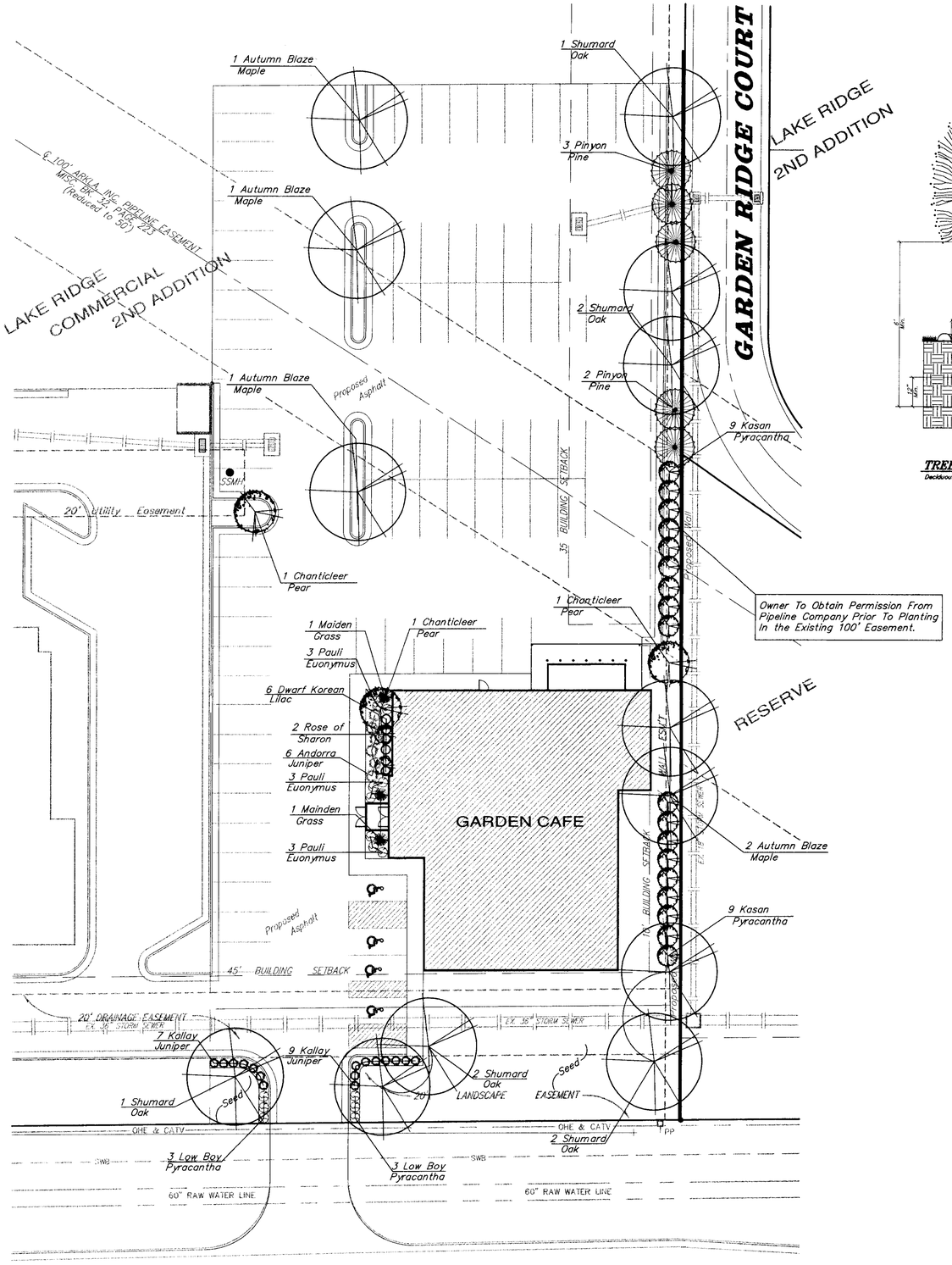
LANDSCAPE PLAN

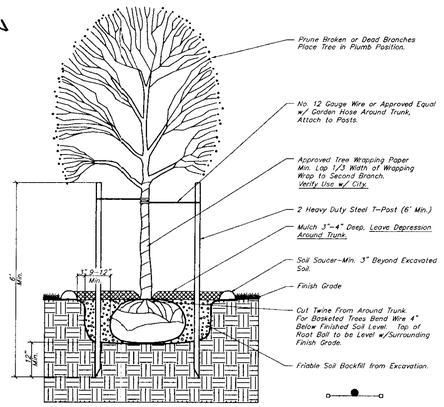
APPROVED 8/17/00 BY DG

[redacted]

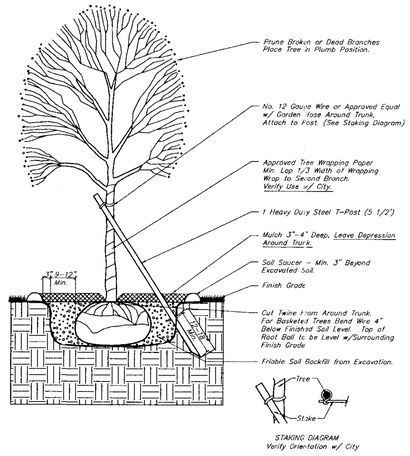
ARCHITECT

6090 | 2





TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 2" Cal. — *No Scale*



TREE PLANTING & STAKING DETAIL
Deciduous Trees 2" Cal. and Smaller
Evergreen Trees 6' Height and Smaller — *No Scale*

LANDSCAPE CALCULATIONS

CITY OF WICHITA LANDSCAPE ORDINANCE

STREETYARD REQUIREMENT = 145 L.F. Frontage
x 15
2,175 sq.ft. Required

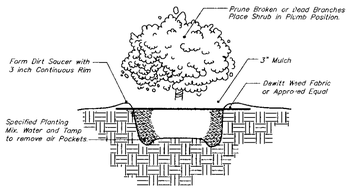
TREE REQUIREMENT = 1 Shade Tree every 500 sq.ft. of Streetyard.
(5 Shade Trees Required)

STREETYARD SHOWN = 3,136 sq.ft. Streetyard w/ 5 Shade Trees

PARKING LOT TREES REQUIRED = 5 Shade Tree
PARKING LOT TREES SHOWN = 3 Shade Trees
(1/2 Streetyard Tree Requirement To Be Used To Satisfy Parking Lot Tree Requirement)

BUFFER REQUIREMENT = 8 Shade Trees
BUFFER PROVIDED = 5 Shade Trees
4 Evergreen Trees
2 Ornamental Trees

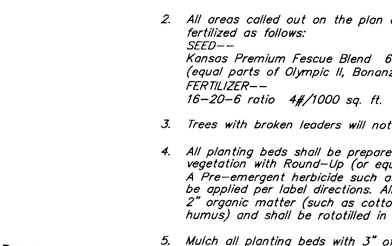
LANDSCAPE REQUIREMENT = Parking Lot Screening



TYPICAL SHRUB PLANTING DETAIL
5 Gallon and Smaller — *No Scale*

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
5	*Acer fremanii 'Autumn Blaze'*	Autumn Blaze Maple	2 1/2"Cal. Min.	B & B	Single Stem Only
7	*Quercus shumardii*	Shumard Red Oak	2 1/2"Cal. Min.	B & B	Single Stem Only
5	*Pinus edulis*	Pinyon Pine	1 1/2"Cal. Min.	B & B	Single Stem Only
2	*Pyrus calleryana 'Chanticleer'*	Chanticleer Pear	1 1/2"Cal. Min.	B & B	Single Stem Only
9	*Euonymus patens 'Pauli'*	Pauli Euonymus	2 gal.	Cont.	
2	*Hibiscus syriacus*	Rose of Sharon	5 gal.	Cont.	
16	*Juniperus chinensis pfitzeriana 'Kallay'*	Kallay Juniper	2 gal.	Cont.	
6	*Juniperus horizontalis 'Plumosa'*	Andorra Juniper	2 gal.	Cont.	
3	*Miscanthus sinesis 'Gracillimus'*	Maiden Grass	5 gal.	Cont.	
6	*Pyracantha coccinea 'Low Boy'*	Low Boy Pyracantha	2 gal.	Cont.	
18	*Pyracantha coccinea 'Kasan'*	Kasan Pyracantha	5 gal.	Cont.	
6	*Syringa meyeri*	Dwarf Korean Lilac	2 gal.	Cont.	



LEGAL DESCRIPTION:

Part of Lot 5, Lake Ridge Commercial 2nd Addition, Wichita, Sedgwick County, Kansas more particularly described as follows: Beginning at the SE corner of said Lot 5; thence N00°00'00"W along the east line of said Lot 5, 240 feet; thence S89°39'36"W parallel with the south line of said Lot 5, 145 feet; thence S00°00'00"E parallel with the east line of said Lot 5, 240 feet to the south line of said Lot 5; thence N89°39'36"E along the south line of said Lot 5, 145 feet to the point of beginning.

BENCHMARK:

"□" SE Corner of Curb Inlet in NE Corner of Parking Lot in Lot 4 Lake Ridge Commercial 2nd Addition.
Elevation: 1411.45 City Datum

PLANTING NOTES:

1. *All landscape work shall be done in accordance with industry standards.*
2. *All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:*
   SEED--
   Kansas Premium Fescue Blend 6-8#/1000 sq. ft.
   (equal parts of Olympic II, Bonanza, Apache, and Monarch varieties.)
   FERTILIZER--
   16-20-6 ratio 4#/1000 sq. ft.
3. *Trees with broken leaders will not be accepted.*
4. *All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 8-12".*
5. *Mulch all planting beds with 3" of mulch. Mulch all tree saucer wells with 4" of mulch. Mulch material to be shredded cypress mulch.*
6. *Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be Cobra Commercial Heavy Duty Grade from Old Dutch Materials Company or approved equal.*
7. *Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.*
8. *Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.*
9. *Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.*
10. *Irrigation for establishment of plantings is to be provided by hose-bib off building. Contractor shall submit an alternate bid that includes: drip irrigation for shrub beds and pop-up irrigation system for turf areas. Shop drawings for irrigation system for all areas shall be submitted for approval.*
11. *Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.*

DP-205
PARCEL 5 (PORTION)
LANDSCAPE PLAN
APPROVED 1/22/99 BY DDy

REVISED: 1/21/99

REGISTERED LANDSCAPE ARCHITECT PAUL J. MEYER 478 1/20/99 STATE OF KANSAS

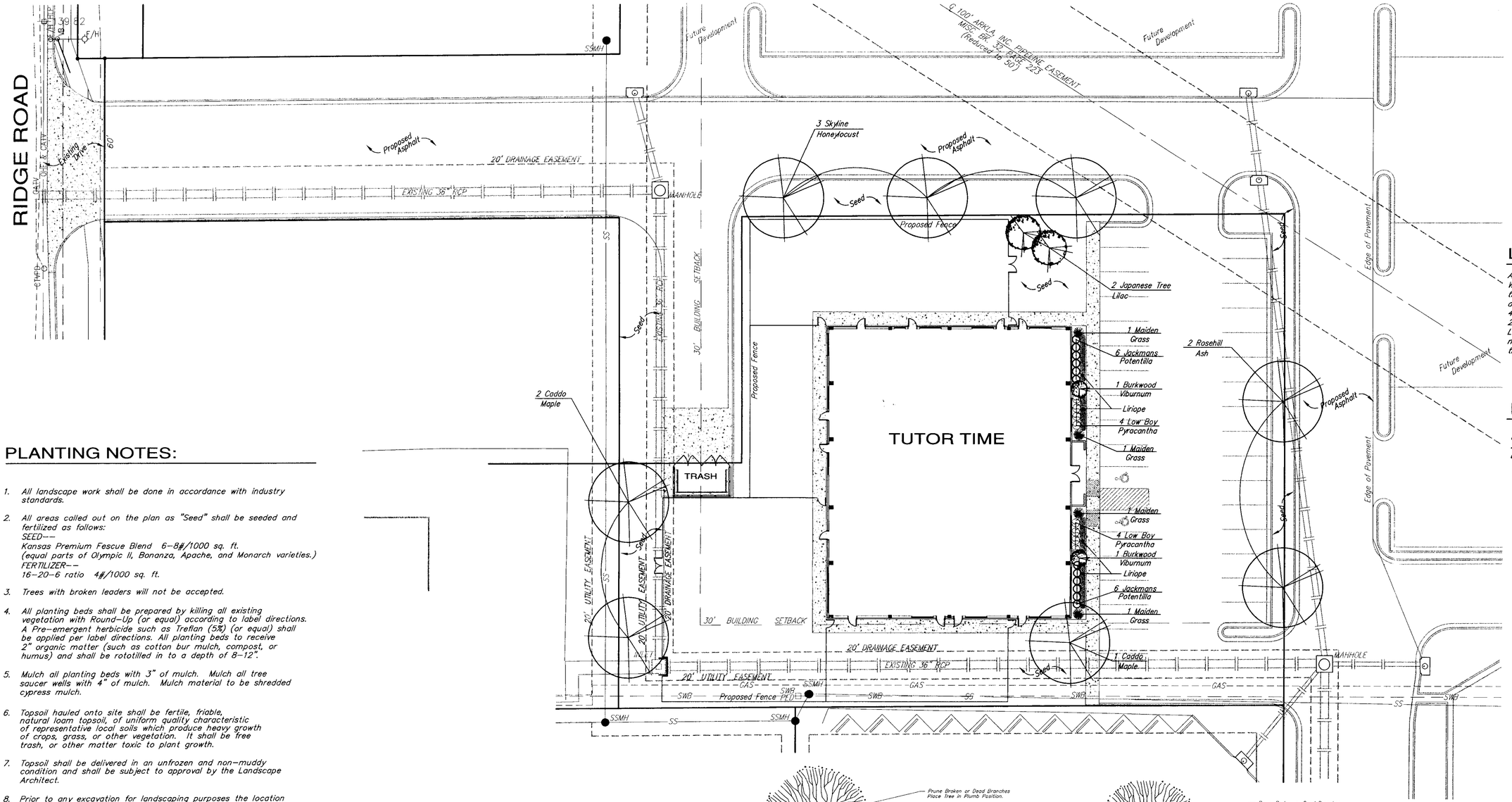
GARDEN CAFE
LANDSCAPE PLAN
LAKE RIDGE COMMERCIAL 2ND

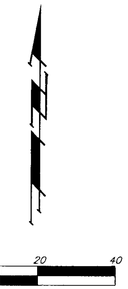
BAUGHMAN COMPANY, P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 * 315 ELLIS * WICHITA, KANSAS 67211

PROJECT NUMBER | SHEET OF

DESIGN	DRAWN	APPROVED	DATE	SCALE
JAB	JAB	PJM	NOV. 1998	1" = 20'

ENG\GARDEN\LSCAPE



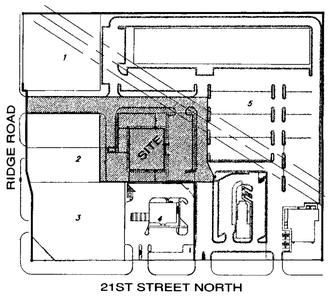


LEGAL DESCRIPTION:

A tract of land in Lot 5, Lake Ridge Commercial 2nd Addition Wichita, Sedgwick County, described as follows: Beginning at the SE corner of Lot 2 in said Addition; thence NOE along the east line of Lot 2, 90 feet; thence N89°39'36"E, 45 feet; thence NOE, 90 feet; thence N89°39'36"E, 200 feet; thence SOW, 180 feet to the NE corner of Lot 4 in said Addition; thence S89°39'36"W along the north line of Lots 3 and 4 in said Addition, 245 feet to the point of beginning.

BENCHMARK:

"□" SE Corner of Curb Inlet in NE Corner of Parking Lot in Lot 4 Lake Ridge Commercial 2nd Addition.
Elevation: 141.45 City Datum



LOCATION MAP

PLANTING NOTES:

1. *All landscape work shall be done in accordance with industry standards.*
2. *All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:*
   SEED---
   Kansas Premium Fescue Blend 6-8#/1000 sq. ft.
   (equal parts of Olympic II, Bonanza, Apache, and Monarch varieties.)
   FERTILIZER---
   16-20-6 ratio 4#/1000 sq. ft.
3. *Trees with broken leaders will not be accepted.*
4. *All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 8-12".*
5. *Mulch all planting beds with 3" of mulch. Mulch all tree saucer wells with 4" of mulch. Mulch material to be shredded cypress mulch.*
6. *Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.*
7. *Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.*
8. *Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.*
9. *Irrigation for establishment of plantings is to be provided by hose-bib off building. Contractor shall submit an alternate bid that includes; drip irrigation for shrub beds and pop-up irrigation system for turf areas. Shop drawings for irrigation system for all areas shall be submitted for approval.*
10. *Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.*

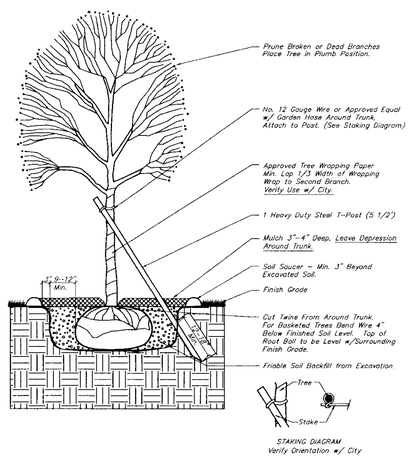
LANDSCAPE CALCULATIONS

CITY OF WICHITA LANDSCAPE ORDINANCE

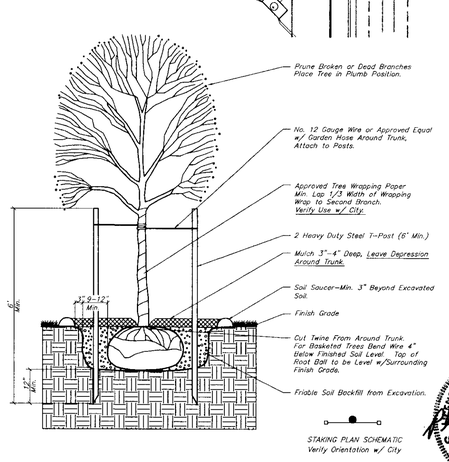
- *PARKING LOT TREES REQUIRED = 2 Shade Tree*
- *PARKING LOT TREES SHOWN = 2 Shade Trees*
- *STREETYARD REQUIREMENT = NONE*
- *BUFFER REQUIREMENT = NONE*
- *PARKING LOT SCREENING = NONE*

PLANT SCHEDULE

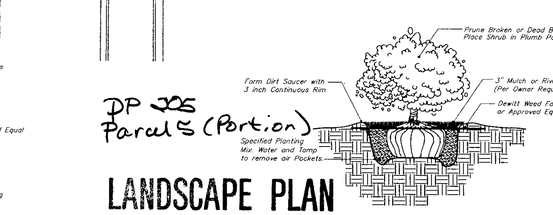
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
3	*Acer saccharum 'Caddo'*	Caddo Sugar Maple	2 1/2"Cal. Min.	B & B	Single Stem Only
3	*Gleditsia triacanthos 'Skyline'*	Skyline Honeylocust	2 1/2"Cal. Min.	B & B	Single Stem Only
2	*Fraxinus americana 'Rosehill'*	Rosehill Ash	2 1/2"Cal. Min.	B & B	Single Stem Only
2	*Syringa japonica*	Japanese Lilac Tree	1 1/2"Cal. Min.	B & B	Single Stem Only
2	*Miscanthus sinesis 'Gracillimus'*	Maiden Grass	5 gal.	Cont.	
12	*Potentilla fruticosa ' Jackmani'*	Jackmans Potentilla	2 gal.	Cont.	
8	*Pyracantha coccinea 'Low Boy'*	Low Boy Pyracantha	2 gal.	Cont.	
2	*Viburnum 'burkwoodi'*	Burkwood Viburnum	5 gal.	Cont.	
100	*Liripoe 'Majestic'*	Liriope	1 gal.	Cont.	



TREE PLANTING & STAKING DETAIL
Deciduous Trees 2" Cal. and Smaller
Evergreen Trees 6' Height and Smaller
No Scale



TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 2" Cal.
No Scale



DP 225
Parcel 5 (Portion)

LANDSCAPE PLAN

APPROVED 4/1/99 BY DG

~~TYPICAL~~ SHRUB PLANTING DETAIL
5 Gallon and Smaller — No Scale

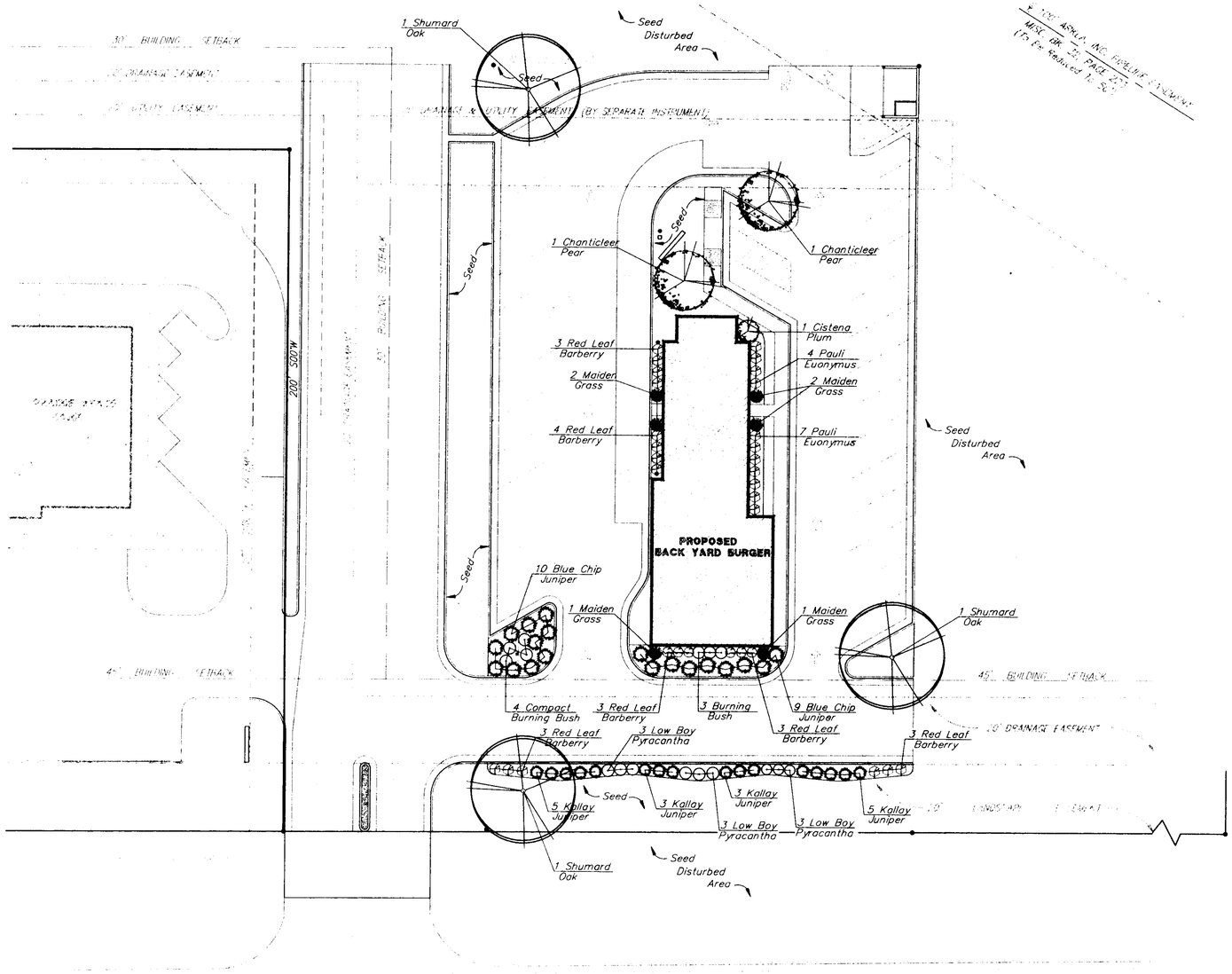
PHILIP J. MEYER 478 3/1/99 — REGISTERED LANDSCAPE ARCHITECT — STATE OF KANSAS

TUTOR TIME
LANDSCAPE PLAN
LAKE RIDGE COMMERCIAL 2ND

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

PROJECT NUMBER	SHEET
---	-- OF --

DESIGN	DRAWN	APPROVED	DATE	SCALE
JAB	JAB	PJM	MARCH 99	SHOWN



SCALE: 1" = 20'

• = IRON

LEGAL DESCRIPTION:

Part of Lot 5, Lake Ridge Commercial 2nd Addition, Wichita, Sedgwick County, Kansas, More Particularly Described as Commencing at the SE Corner of Lot 4, in said Lake Ridge Commercial Addition S89°39'36"W, along the South line of said Lot 5, 60 feet to a point of beginning; thence N00°W, 225 feet; thence N89°39'36"E, parallel with the South line of said Lot 5, 125 feet; thence S00°W, 225 feet to a point on the South line of said Lot 5; thence S89°39'36"W, along the South line of said Lot 5, 125 feet to the point of beginning.

BENCHMARK:

"□" SE Corner of Curb Inlet in NE Corner of Parking Lot in Lot 4 Lake Ridge Commercial 2nd Addition.
Elevation: 141.45 City Datum

PLANTING NOTES:

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:
   SEED--
   Kansas Premium Fescue Blend 6-8#/1000 sq. ft.
   (equal parts of Olympic II, Bonanza, Apache, and Monarch varieties.)
   FERTILIZER--
   16-20-6 ratio 4#/1000 sq. ft.
3. Trees with broken leaders or no central leader will not be accepted.
4. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 8-12".
5. Mulch all planting beds with 2" of mulch. Mulch all tree saucer wells with 4" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
6. Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be Cobra Commercial Heavy Duty Grade from Old Dutch Materials Company or approved equal.
7. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
8. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
9. Irrigation for establishment of plantings is to be provided by hose-bib off building. Contractor shall submit an alternate bid that includes: drip irrigation for shrub beds and pop-up irrigation system for turf areas. Shop drawings for irrigation system for all areas shall be submitted for approval.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect prior to starting construction.

DP-205
PARCEL 5 (PORTION)
LANDSCAPE PLAN
APPROVED 1/15/98 BY DSY

Landscape Requirements:

125' Street Frontage x 10 sq. ft. = 1,250 sq. ft.
Landscaped Street Yard Required

Street Yard Trees Required = 3 Shade Trees
Street Yard Trees Shown = 2 Shade Tree
Substitute Shrubs = 10 Shrubs

Parking Lot Trees Required = 2 Shade Trees
Parking Lot Trees Shown = 2 Shade Trees

Parking Lot Screening is Provided with Shrubs
30 Parking Spaces

Planting Schedule:

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
3	*Quercus shumardii*	Shumard Red Oak	2 1/2"Cal.	B & B	Single Stem Only
2	*Pyrus calleryana 'Chanticleer'*	Chanticleer Pear	1 1/2"Cal.	B & B	Single Stem Only
19	*Berberis thunbergii 'atropurpurea'*	Red Leaf Barberry	2 gal.	Cont.	
7	*Euonymus alatus 'compacta'*	Compact Burning Bush	2 gal.	Cont.	
11	*Euonymus patens 'Paulii'*	Pauli Euonymus	2 gal.	Cont.	
16	*Juniperus chinensis pfitzeriana 'Kallay'*	Kallay Juniper	2 gal.	Cont.	
19	*Juniperus horizontalis 'Blue Chip'*	Blue Chip Juniper	2 gal.	Cont.	
6	*Miscanthus sinesis 'gracillimus'*	Maiden Grass	2 gal.	Cont.	
1	*Prunus cistena*	Cistena Plum	5 gal.	Cont.	
9	*Pyracantha angustifolia 'Low Boy'*	Low Boy Pyracantha	2 gal.	Cont.	

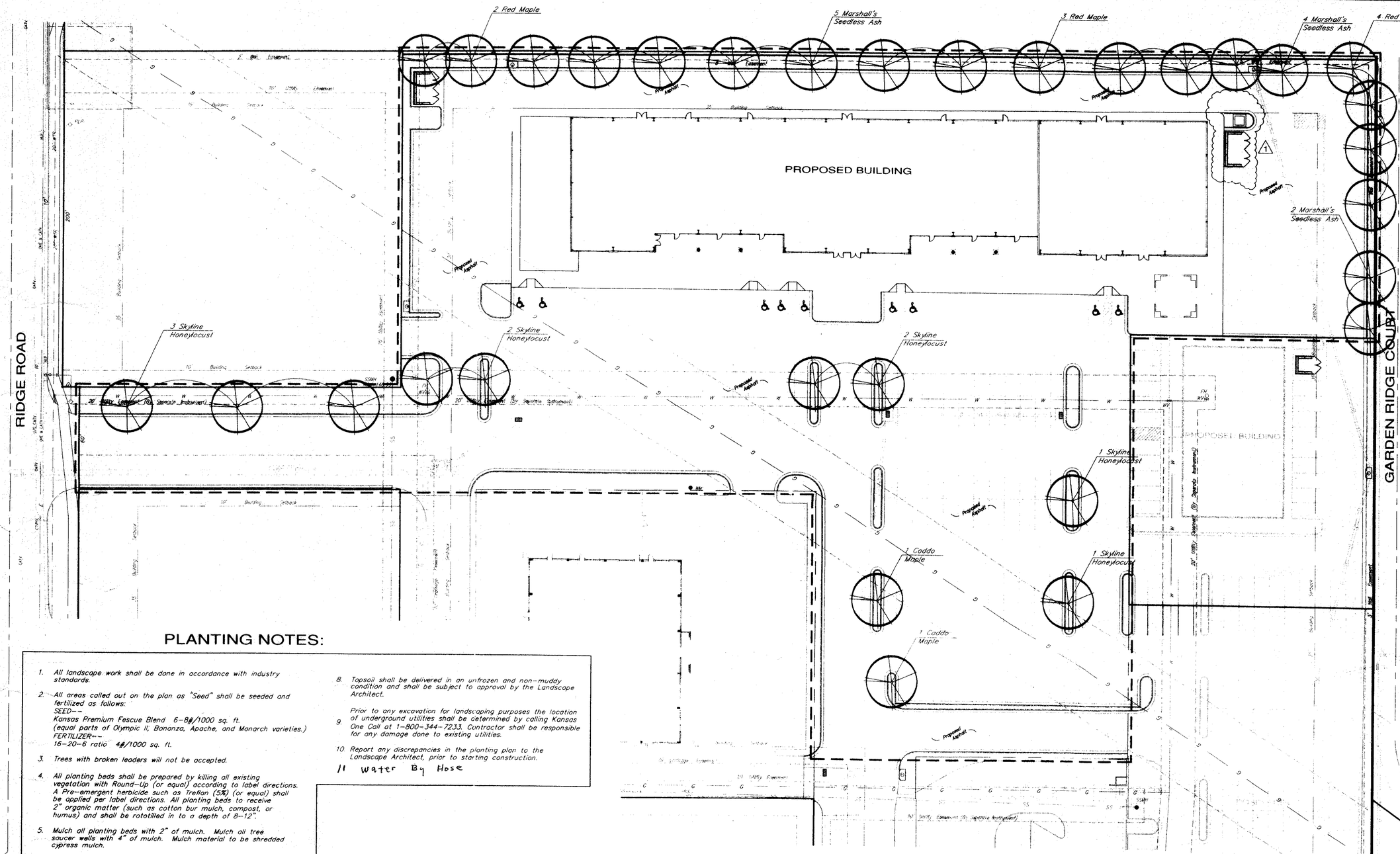
BACKYARD BURGER
LANDSCAPE PLAN
21ST STREET NORTH

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

PROJECT NUMBER				SHEET
DESIGN	DRAWN JAB	APPROVED PJM	DATE 1/12/98	SCALE 1" = 20'

OF

ENG/BURGER/LAYOUT



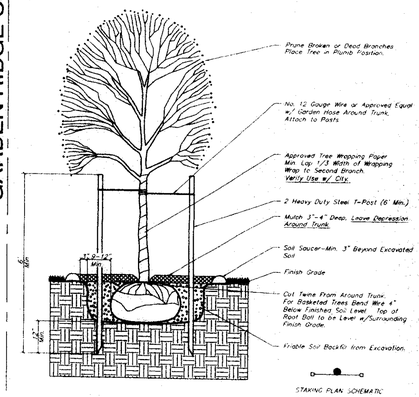
SCALE: 1" = 30'

BENCHMARK:

"□" SE Corner of Curb Inlet in NE Corner of Parking Lot in Lot 4 Lake Ridge Commercial 2nd Addition.
Elevation: 1411.45 City Datum

LEGAL DESCRIPTION

Lot 5, Lake Ridge Commercial 2nd Addition, Wichita, Sedgwick County, Kansas.



TREE PLANTING & STAKING DETAIL

Deciduous Trees Larger than 2" Cal.
Evergreen Trees Larger than 6' Height
No Scale

DP-205 PARCELS (PORTION)

LANDSCAPE PLAN

APPROVED 1/30/01 MAPD Corey Porter

RECEIVED
JAN 05 2001

RECEIVED
SEP 12 2000

PHILIP J. MEYER 4721 5/15/00 STATE OF KANSAS

PLANTING NOTES:

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:
   SEED---
   Kansas Premium Fescue Blend 6-8#/1000 sq. ft.
   (equal parts of Olympic II, Bonanza, Apache, and Monarch varieties.)
   FERTILIZER---
   16-20-6 ratio 4#/1000 sq. ft.
3. Trees with broken leaders will not be accepted.
4. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 8-12".
5. Mulch all planting beds with 2" of mulch. Mulch all tree saucer wells with 4" of mulch. Mulch material to be shredded cypress mulch.
6. Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be Cobra Commercial Heavy Duty Grade from Old Dutch Materials Company or approved equal.
7. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
8. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
9. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
10. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.

11 water By Hose

21ST STREET NORTH

LANDSCAPE CALCULATIONS

CITY OF WICHITA LANDSCAPE ORDINANCE

BUFFER REQUIREMENT =
- NORTH PROPERTY LINE: 575.00 L.F. 15 TREES REQUIRED
- EAST PROPERTY LINE: 167.00 L.F. 5 TREES REQUIRED
- NORTH PROPERTY LINE: 15 TREES PROVIDED
- EAST PROPERTY LINE: 5 TREES PROVIDED

PARKING LOT REQUIREMENT =
- 207 STALLS PROVIDED: 11 TREES REQUIRED
- 207 STALLS PROVIDED: 11 TREES PROVIDED

NO SCREENING REQUIRED

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
9	*Acer rubrum*	Red Maple	2 1/2"Cal. Min.	B & B	Single Stem Only
2	*Acer saccharum 'Caddo'*	Caddo Sugar Maple	2 1/2"Cal. Min.	B & B	Single Stem Only
11	*Fraxinus pennsylvanica 'Marshall's Seedless'*	Marshall's Seedless Ash	2 1/2"Cal. Min.	B & B	Single Stem Only
9	*Gleditsia triacanthos 'Skyline'*	Skyline Honeylocust	2 1/2"Cal. Min.	B & B	Single Stem Only

1 REVISION: MAY 5, 2000

LAKE RIDGE COMMERCIAL 2ND ADDITION
LANDSCAPE PLAN
COMMERICIAL BUILDING

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

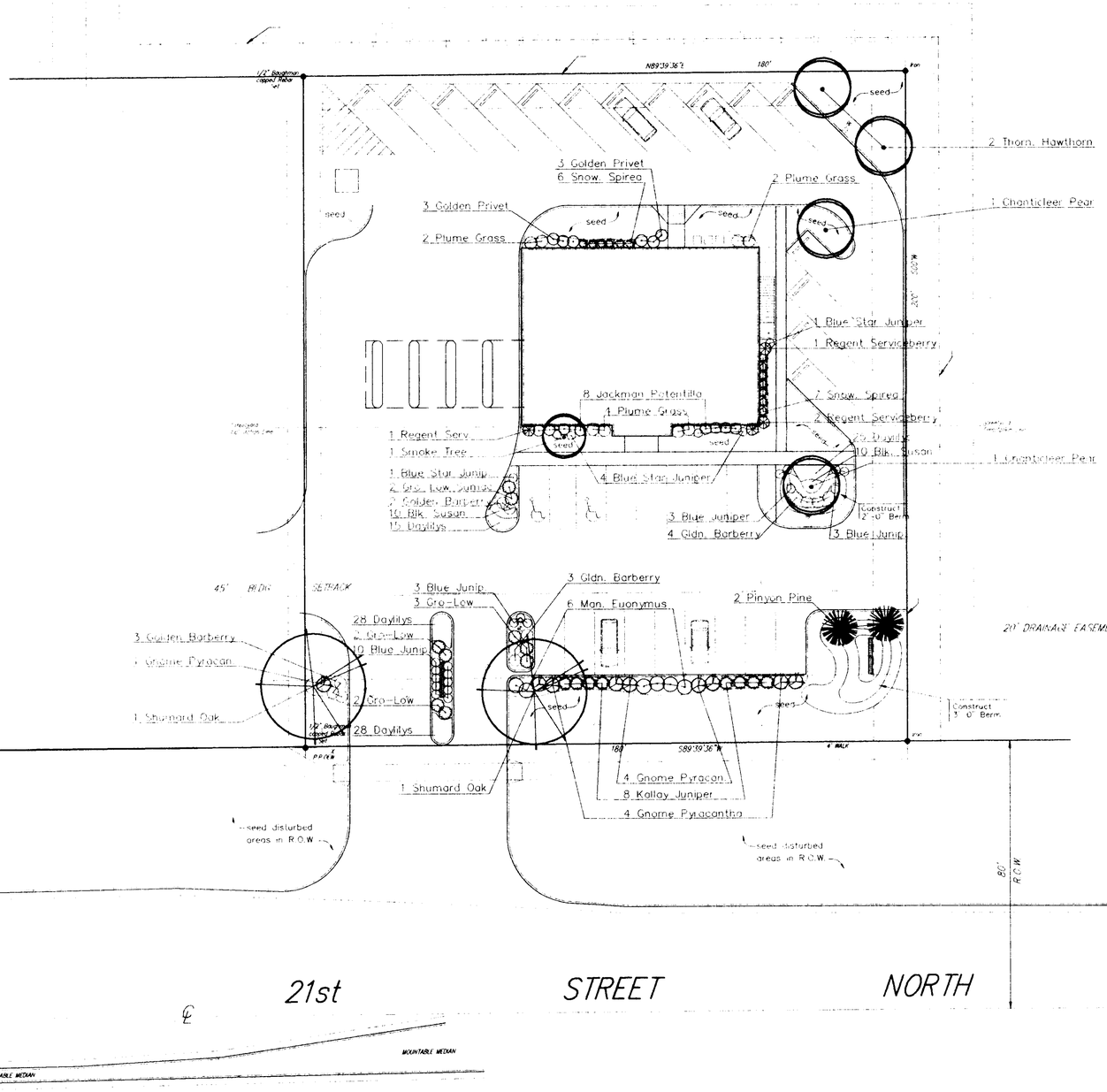
PROJECT NUMBER				SHEET
DESIGN JAB	DRAWN JAB	APPROVED PJM	DATE DEC. 1999	SCALE 1"=30'	OF

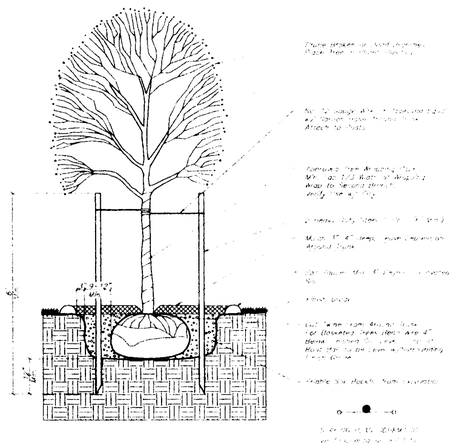
LEGAL DESCRIPTION:

LOT 4, Lake Ridge Commercial 2nd Addition, to Wichita, Sedgwick County, Kansas.

NORTH

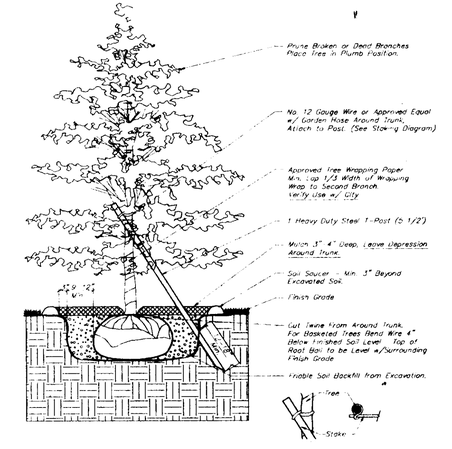
SCALE: 1" = 20'-0"





TREE PLANTING & STAKING DETAIL

Deciduous Trees Larger than 2" Cal. — No Scale
Evergreen Trees Larger than 6' Height



TREE PLANTING & STAKING DETAIL

Deciduous Trees 2" Cal. and Smaller — No Scale
Evergreen Trees 6' Height and Smaller

PLANTING NOTES:

1. All work shall be done in accordance with these Landscape Specifications and Local Industry Standards.
2. Trees with broken leaders will not be accepted.
3. Topsoil hauled onto site shall be fertile, friable natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy yields of crops, grass, or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
4. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
5. Contractor to install Dewitt Weed Barrier Fabric, or approved equal in all planting beds prior to mulching.
6. Mulch 4" deep around trees and 2" deep in all shrub planting beds with shredded cypress mulch.
7. Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be Cobra Commercial Heavy Duty Grade from Old Dutch Materials Co. or approved equal.
8. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions.
9. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
10. All areas which are called out as "Seed" are to be seeded and fertilized as follows:
    SEED -
    Kansas Premium fescue Blend--6-8#/1000 sq.ft. equal parts of Olympic II, Bonanza, Apache, and Monarch fescue varieties.
    FERTILIZER
    16-20-0 ratio- 4#/1000 sq.ft. or approved equals.
11. Irrigation Water for establishment and maintenance of plant materials on this project will be provided by a quick coupler system. Landscape Contractor shall also submit an alternate bid for an automatic Irrigation System with rain switch or moisture sensing device per City of Wichita Codes.
12. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling KS. One-call system at 687-2470. Contractor shall be responsible for any damage done to existing utilities.
13. The landscape contractor is to be responsible for all permits required, and is to see that all work is performed in accordance with state and local codes.
14. The landscape contractor is responsible for construction and final grading of earth berms (See note #3). Construct earth berms so as not to collect and/or stand water.

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
2	*Quercus shumardii*	Shumard Oak	3" Cal.	B & B	Single Stem Only
1	*Cotinus Coggygria 'Royal Purple'*	Smoke Tree 'Royal Purple'	5' Ht.	B & B	Single Stem Only
2	*Crataegus crusgalli 'inermis'*	Thornless Cockspur Hawthorn	1 1/2" Cal.	B & B	Single Stem Only
2	*Pyrus calleryana 'Chanticleer'*	Chanticleer Pear	1 1/2" Cal.	B & B	Single Stem Only
8	*Juniperus chinensis 'Pfitzeriana Kaizy'*	Pfitzer Compact Juniper	5 Gal.	Cont.	
25	*Juniperus horizontalis 'Blue Star'*	Blue Star Juniper	2 Gal.	Cont.	
2	*Pinus edulis*	Pinyon Pine	6' Ht.	B & B	Single Stem Only
4	*Amerianchier stavonifera 'Regent'*	Regent Serviceberry	2" Cal.	Cont.	
12	*Berberis thunbergii atro. 'Golden'*	Golden Barberry	2 Gal.	Cont.	
6	*Euonymus patens 'Manhattan'*	Manhattan Euonymus	5 Gal.	Cont.	
6	*Ligustrum x vicary*	Golden vicary Privet	5 Gal.	Cont.	
8	*Miscanthus sinense 'Gracillimus'*	Plume Grass (Maiden Grass)	2 Gal.	Cont.	
8	*Potentilla fruticosa 'Jackman'*	Jackman Potentilla	2 Gal.	Cont.	
9	*Pyracantha angustifolia 'Gnome'*	Gnome Pyracantha	5 Gal.	Cont.	
9	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	2 Gal.	Cont.	
13	*Spiraea nipponica 'Snowmound'*	Snowmound Spirea	2 Gal.	Cont.	
96	*Hemerocallis hybrids*	Daylily	1 Gal.	Cont.	18" on center
20	*Rudbeckia*	Black-eyed Susan(yellow/red)	1 Gal.	Cont.	18" on center

LANDSCAPE ORDINANCE CALCULATIONS

Landscape Required: 1,800 sq.ft.
Landscape Shown: 4,778 sq.ft.

Shade Trees Required: Four (4) Shade
Shade Trees Shown: Two (2) Shade, Four (4) Ornamental

Parking Lot Trees Required: One (1) shade or equal

Parking Lot Trees Shown: Three (3) Ornamental

Parking Stalls Required: 14 Stalls
Parking Stalls Shown: 31 Stalls

DP-205 PARCEL 4

LANDSCAPE PLAN

APPROVED 1/11/95 BY K.D.

RELEASED LANDSCAPE ARCHITECT — DAVID L. MEYER — 478 — 1/9/95 — STATE OF KANSAS

GRANT STATE BANK

LANDSCAPE PLAN

LOT 4, LAKE RIDGE COMM. 2ND ADDITION

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-2691 • 515 S. 151st • WICHITA, KANSAS 67235

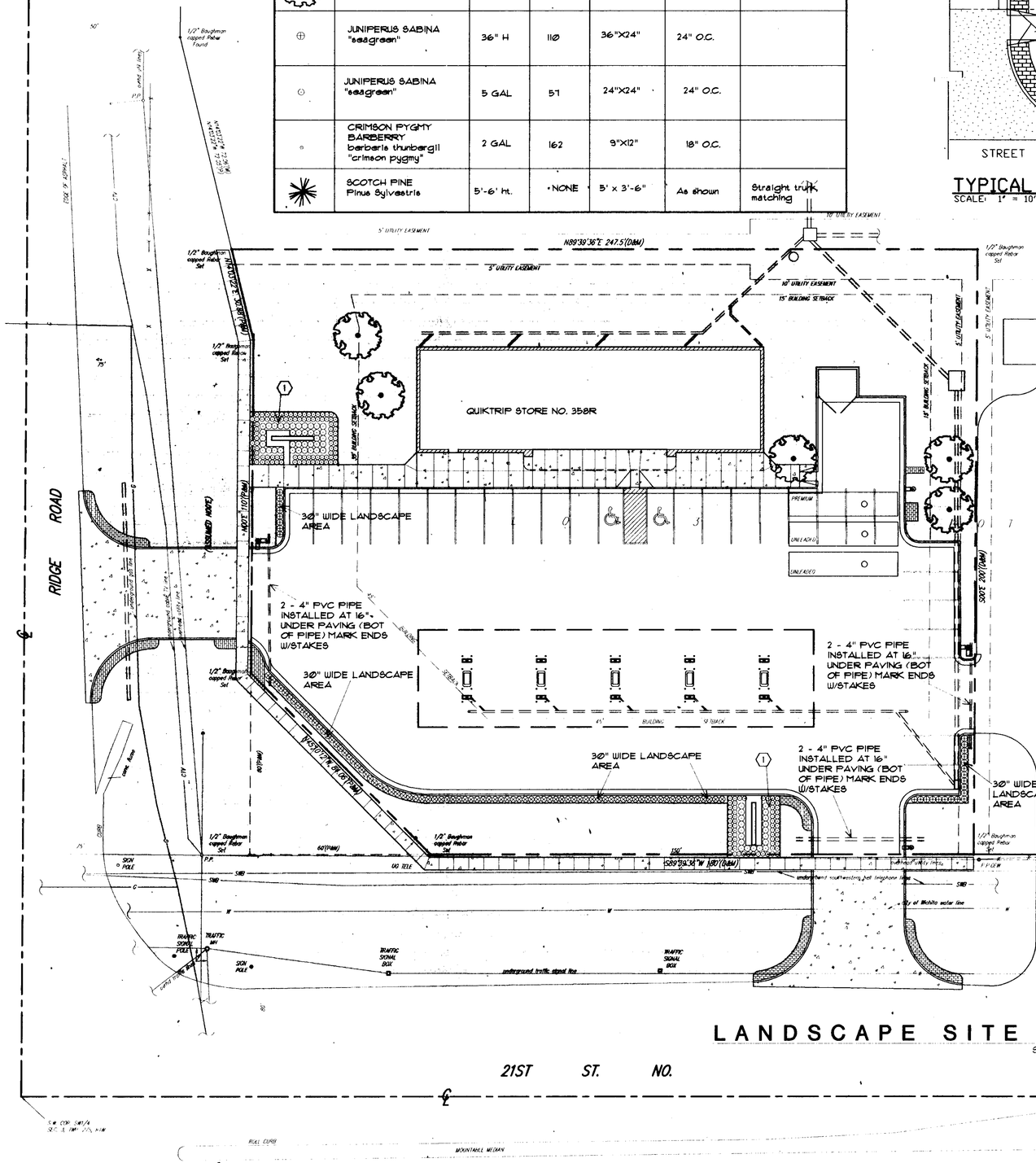
PROJECT NUMBER				SHEET
				4 OF 4
DESIGN	DRAWN	APPROVED	DATE	SCALE
		DLM	12-19-1994	1" = 20'

SDNCOPY SCAPE1 94-10-139

MAPD COPY 1 OF 1

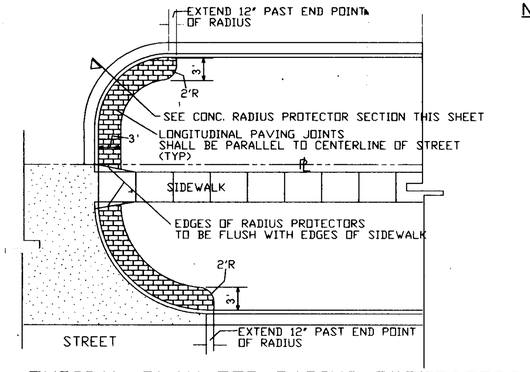
PLANTS AND TREES

SYMBOL	COMMON NAME BOTANICAL NAME	SIZE	QUANTITY REQ'D.	MIN. HEIGHT & SPREAD	SPACING	REMARKS
	LOCUST SHADEMASTER gleditsia triacanthos "shademaster"	2" CALIPER	5		AS SHOWN	STRAIGHT TRUNK MATCHING
⊕	JUNIPERUS SABINA "seagreen"	36" H	110	36"X24"	24" O.C.	
⊙	JUNIPERUS SABINA "seagreen"	5 GAL	57	24"X24"	24" O.C.	
◦	CRIMSON PYGMY BARBERRY barberis thunbergii "crimson pygmy"	2 GAL	162	9"X12"	18" O.C.	
✱	SCOTCH PINE Pinus Sylvestris	5'-6' ht.	NONE	5' x 3'-6"	As shown	Straight trunk matching



LANDSCAPE SITE PLAN

SCALE: 1" = 20'-0"



TYPICAL PLAN FOR RADIUS PROTECTORS

SCALE: 1" = 10'-0"

LEGAL DESCRIPTION

LOT 3, LAKE RIDGE COMMERCIAL 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

LANDSCAPE CALCULATIONS

AVERAGE DEPTH = 220'

LENGTH OF FRONTAGE = 320.88'

LANDSCAPE AREA REQUIRED = 3208.80 SF

LANDSCAPE AREA PROVIDED = 8699.00 SF

7 SHADE TREES OR 5 SHADE TREES AND 20 SHRUBS REQUIRED

27 PARKING SPACES REQUIRE 2 PARKING LOT TREES

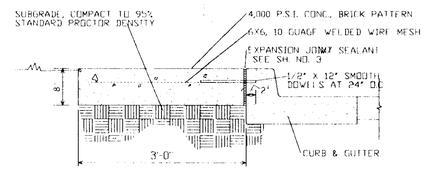
LEGEND

MARK	QUIKTRIP NUMBER AND DESCRIPTION
	TURF TYPE, FINE BLADED FESCUE SOD
	SEEDING, SEE QUIKTRIP REPRESENTATIVE
	RADIUS PROTECTORS - NORMAL CONCRETE PAVING (NO COLOR ADDED) SCORED WITH BRICK PATTERN - SEE DETAILS
1	D-1 CONCEPT MODIFIED

Scale 1" 20'

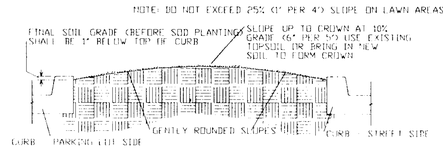
Found Corners are of unidentified origin unless identified on sketch
(F) Platted
(M) Measured
(D) Described
Bearing Base Assumed

NOTE: SEE LANDSCAPE SPECIFICATIONS PROVIDED BY QUIKTRIP



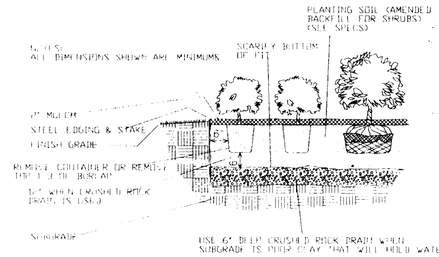
CONC. RADIUS PROTECTOR SECTION

SCALE: 3/4" = 1'-0"



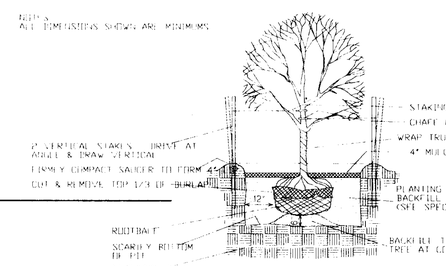
LAWN SECTION

SCALE: 1/2" = 1'-0"



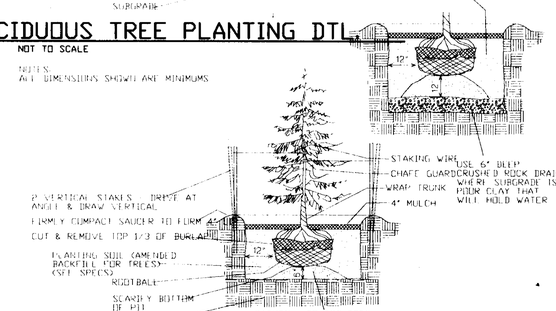
SHRUB PLANTING DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING DTL.

NOT TO SCALE



EVERGREEN TREE PLANTING DTL.

NOT TO SCALE

NOTE: SEE LANDSCAPE SPECIFICATIONS PROVIDED BY QUIKTRIP

STEPHEN B. HOLLOWAY LICENSED 1822 KANSAS PROFESSIONAL ARCHITECT

HOLLOWAY ARCHITECTS

1900 WEST 87TH STREET PARKWAY
SUITE 160, LENEXA, KANSAS 66216
913-894-0707 FAX 913-894-9291

QUIKTRIP NO. 358R

RIDGE RD. & 21ST ST. NO.
WICHITA, KANSAS

QT

QuikTrip

DP-205
PARCEL 3

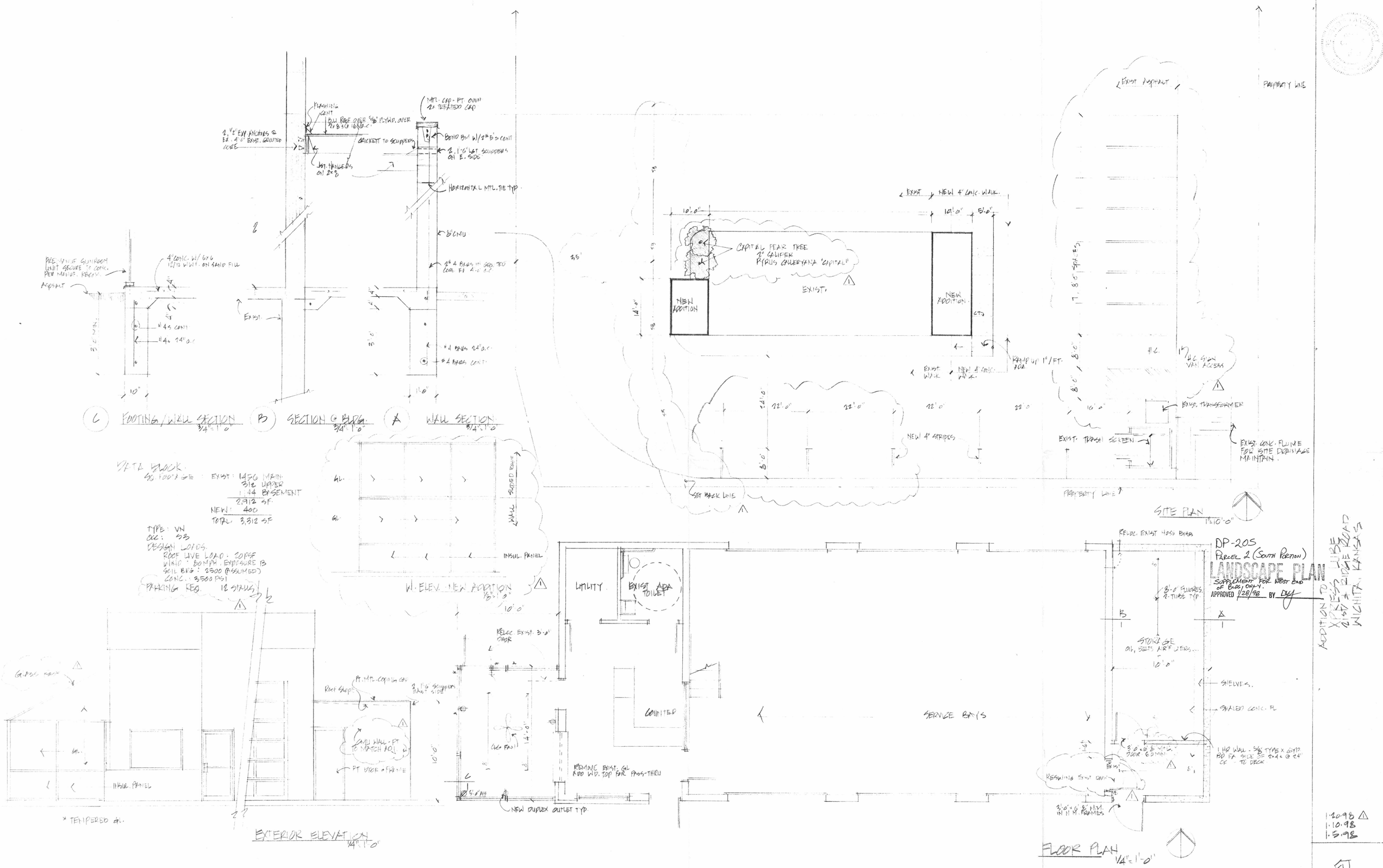
REVISED
LANDSCAPE PLAN

APPROVED 7/10/95 BY RO

FILE: QT358RDWG

REVISIONS
1/23/95
7/6/95

DATE: 11/12/94
SHEET NUMBER
4
OF 4



DP-205
PARCEL 2 (SOUTH PORTION)
LANDSCAPE PLAN
SUPPLEMENT FOR WEST END OF BLDG. ONLY.
APPROVED 1/28/98 BY [signature]

ADDITION TO XPRESS LUBE
2151 & 2155 ROAD
WICHITA, KANSAS

1.20.98 △1
1.10.98
1.5.98

KEY CONSTRUCTION INC.

1 OF 1

DP-205
MAPD copy 2 of 2

LANDSCAPE PLAN

12/9/14 BY NES

APPROVED

Landscape Schedule

USE	SYMBOL	COMMON NAME / Botanical Name	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS		WINTERGREEN BOXWOOD *Microphylla koreana* OR GREEN MOUNTAIN BOXWOOD *Buxus 'Green Mountain'*	24"ø X 24" HT MIN	297 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
TREES		CRAPE MYRTLE *Lagerstroemia Indica*	3" CALIPER (TOTAL) 8' HT	4 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
		SKYLINE HONEY LOCUST *Gleditsia Triocanthos (Skyline)*	3" CALIPER 12' HT	12 EA.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
MISC		FESCUE SOD		36,050 S.F.	
		FESCUE SEED		S.F.	

CONTRACTOR TO VERIFY LANSCAPE QUANTITIES

STREET YARD REQUIREMENT

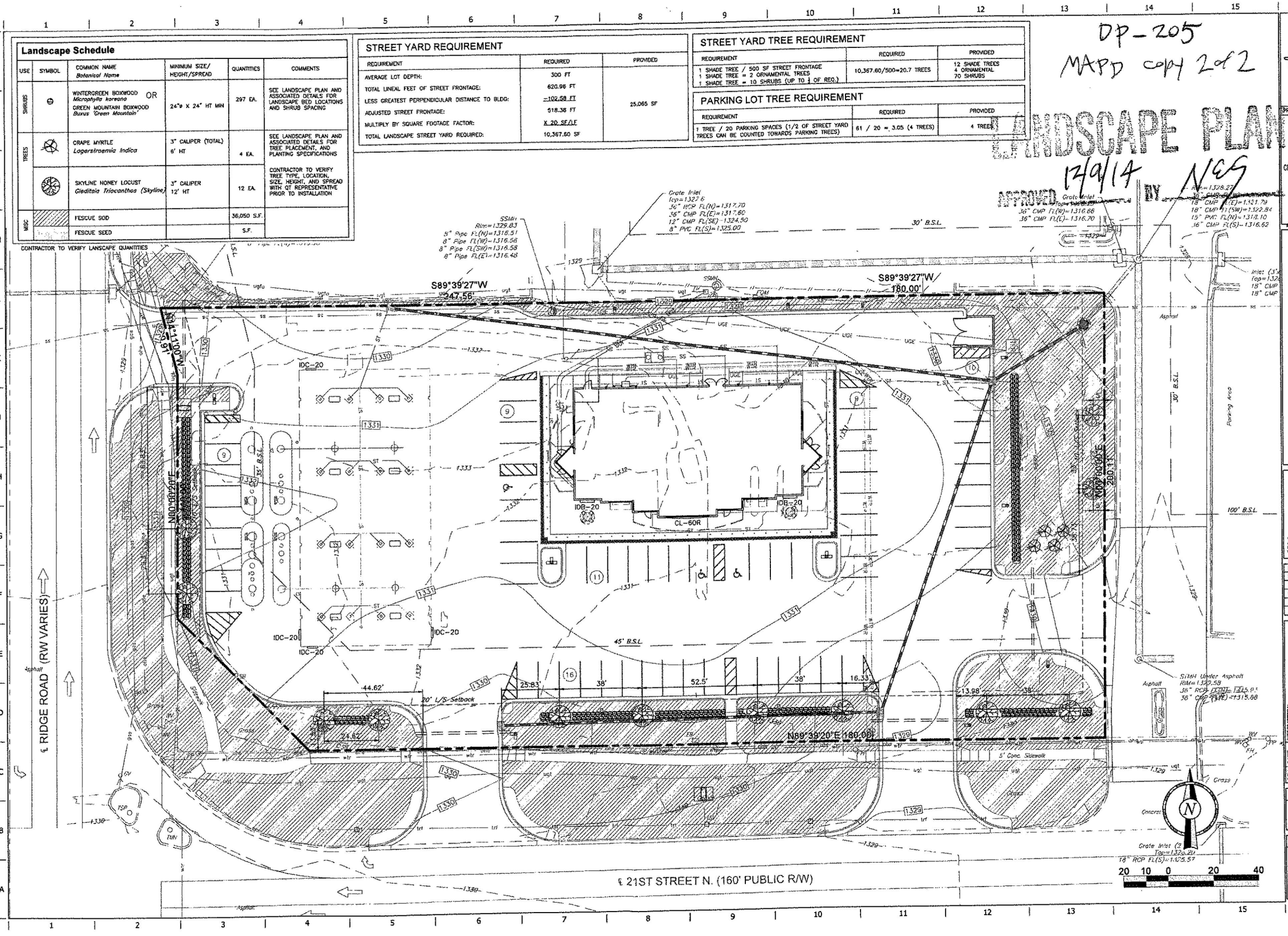
REQUIREMENT	REQUIRED	PROVIDED
AVERAGE LOT DEPTH:	300 FT	
TOTAL LINEAL FEET OF STREET FRONTAGE:	620.96 FT	
LESS GREATEST PERPENDICULAR DISTANCE TO BLDG:	-102.58 FT	
ADJUSTED STREET FRONTAGE:	518.38 FT	25,065 SF
MULTIPLY BY SQUARE FOOTAGE FACTOR:	X 20 SF/LF	
TOTAL LANDSCAPE STREET YARD REQUIRED:	10,367.60 SF	

STREET YARD TREE REQUIREMENT

REQUIREMENT	REQUIRED	PROVIDED
1 SHADE TREE / 500 SF STREET FRONTAGE 1 SHADE TREE = 2 ORNAMENTAL TREES 1 SHADE TREE = 10 SHRUBS (UP TO 1/2 OF REQ.)	10,367.60/500=20.7 TREES	12 SHADE TREES 4 ORNAMENTAL 70 SHRUBS

PARKING LOT TREE REQUIREMENT

REQUIREMENT	REQUIRED	PROVIDED
1 TREE / 20 PARKING SPACES (1/2 OF STREET YARD TREES CAN BE COUNTED TOWARDS PARKING TREES)	61 / 20 = 3.05 (4 TREES)	4 TREES



KAMLAN DALE FORSYTHE LICENSED PROFESSIONAL ENGINEER 10891 12-23-14 KANSAS

PROJECT NO.: 20142173

CED
CERTIFIED ENGINEERING DESIGN, P.A.
1935 W. MAPLE STREET
WICHITA, KANSAS 67213
PH.(316)262-8608
FAX.(316)262-1669

QuikTrip No. 0358R

7120 WEST 21ST STREET NORTH
WICHITA,KS

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PROTOTYPE: P-80 (08/01/14)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: L100

FILE LOCATION:S:\Drawing Files\Project AMG 9-16-13\QT #0358\DWG\03-0358 Civil.dwg TAB NAME:Landscape USER:rgoodrich SAVED:12/9/2014 11:42 AM PLOTTED:12/9/2014 11:41 AM

Wichita-Sedgwick County Metropolitan Area Planning Department

May 8, 2018

Builders INC.
1081 S. Glendale
Wichita, KS 67218

Budget Rent-a-Car
Attn: Adam Taylor
1895 Midfield Road
Wichita, KS 67209

RE: CUP2018-20 – City Administrative Adjustment to Lake Ridge Commercial CUP DP-205 to Parcel 1 to allow rental of moving trucks and trailers.

Description: LOT 1 & THAT PT LOT 5 BEG SE COR LOT 1 S 20 FT W 190 FT N 20 FT E 190 FT TO BEG & W 5 FT N 200 FT LOT 5 LAKE RIDGE COMMERCIAL 2ND ADD, Wichita, Sedgwick County, KS

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-205 to reflect changes to Parcel 1 and a portion of Parcel 5 to allow rental of moving trucks and trailers.

The proposed change allows for a maximum of eight (8) moving trucks and trailers on the lot at any one time as shown on the site plan submitted. The CUP adjustment further allows a maximum on-hand average of 16 vehicles including sedans, sports utility vehicles and pick-up trucks.

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 and on the approved site plan. 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.

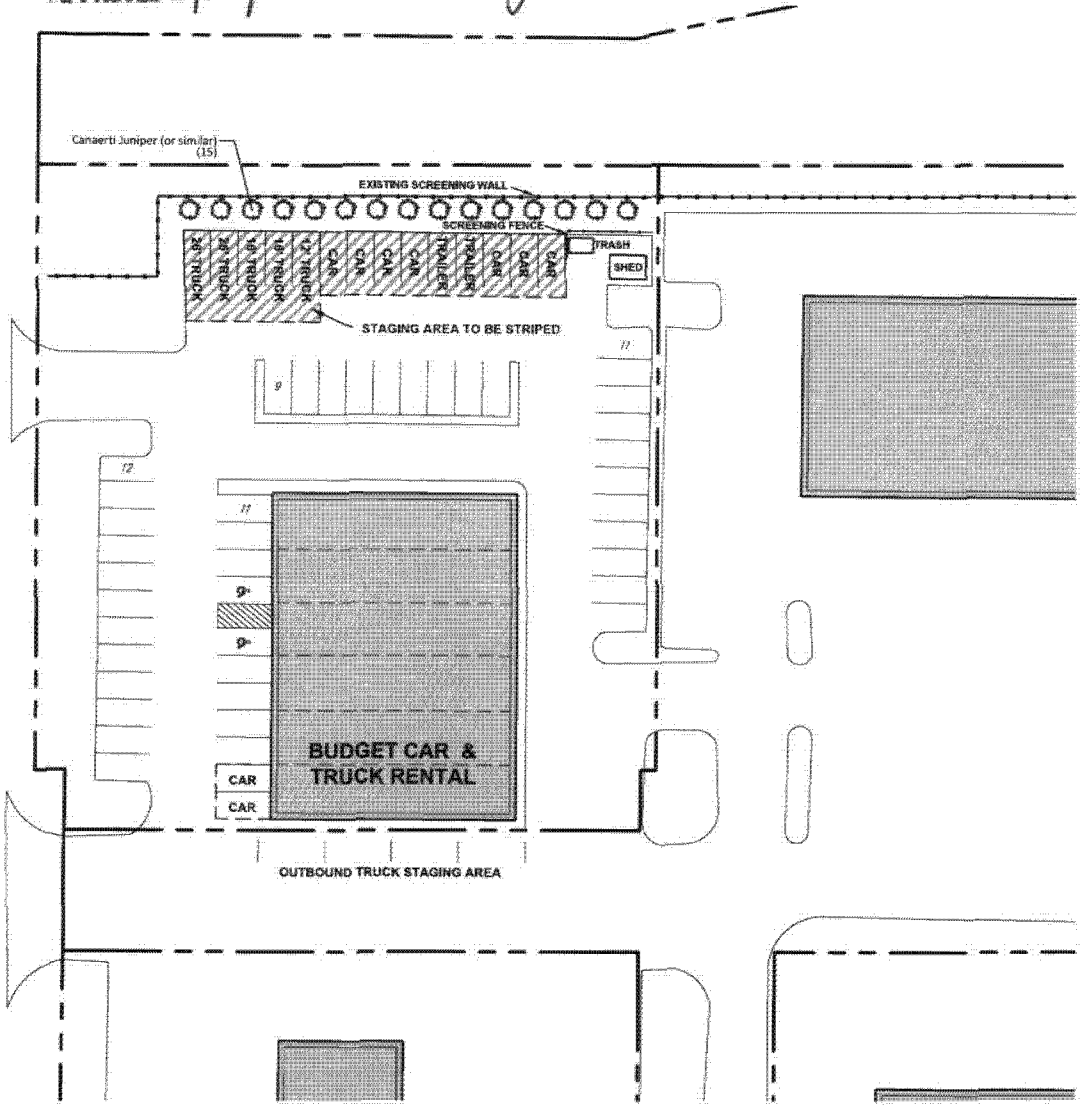
Dale Miller, Director
Metropolitan Area Planning Department

Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD;
Bryan Frye, CM District V
Laura Rainwater, CSR, District V

SITE PLAN

APPROVED 5/8/2018 BY



Budget Car and Truck Rental of Wichita

Current vehicle (Sedan, Van, SUV, Pick up) rentals:

- Maximum number of cars, vans and SUV's on the lot at a time: 10

Proposed Truck Business:

- Maximum number of trucks on lot at a time: 8
- Restricted to an "Outbound" location only, which will reduce the number of returns and truck traffic at the location.
- Primary truck cleaning will be done off-site.

Typical volume patterns:

- Monday typically has a higher number of standing fleet due to customer returns over the weekend.
- Tuesday through Thursday has fairly low vehicle standing fleet (3 to 5 vehicles)
- Friday is typically a busy outgoing rental day with both cars and trucks. Outgoing transactions could be between 10 to 15 vehicles.

Site Information:

Building coverage:	7,420 square feet
Parking requirement:	22 spaces
Total on-site parking:	57 spaces
Rental vehicle parking:	16 spaces
Net parking provided:	41 spaces

Note: Parking spaces to be used for rental vehicle storage shall be noted either by signage or pavement markings per City standards.

SCALE: 1" = 40'

PARKING EXHIBIT

LOT 1 - LAKE RIDGE COMMERCIAL 2ND ADDITION

MARCH 21, 2018 BAUGHMAN

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 23, 2014

Vintage Construction
Attn: Mark Cox
400 South Broadway
Wichita, KS 67202

K. E. Miller Engineering, P. A.
117 East Lewis
Wichita, KS 7202

RE: CUP2014-00007 – Administrative Adjustment to DP-205 Lake Ridge Commercial Community Unit Plan ("CUP") to create Parcels 8 and 9 out of Parcel 5 on property located north of West 21st Street North, east of North Ridge Road.

We have received and reviewed your request for an Administrative Adjustment to create new Parcels 8 and 9 out of existing Parcel 5. Existing Parcel 5 contains 297,230 square feet (6.82 acres). Proposed Parcel 8 is to contain 43,486 square feet (.998 acre). Proposed Parcel 9 is to contain 27,732 square feet (.64 acre). Reconfigured Parcel 5 would contain 226,031 square feet (5.19 acres). Proposed uses for the two new parcels and for the reconfigured Parcel 5 are proposed to remain the same as permitted on Parcel 5 as described below.

Parcel Number 8
Proposed Uses: Same as Parcel 5
Total area: .998 acre (43,486 square feet)
Maximum building coverage: 13,046 square feet (30%)
Maximum gross floor area: 14,394 square feet
Floor area ratio: .331
Maximum building height: 35 feet
Maximum number of buildings: 1
Parking: Per city code
Front setbacks: see drawing.

Parcel Number 9
Proposed Uses: Same as Parcel 5
Total area: .64 acre (27,732 square feet)
Maximum building coverage: 8,320 square feet (30%)
Maximum gross floor area: 9,179.29 square feet
Floor area ratio: .331

Maximum building height: 35 feet
Maximum number of buildings: 1
Parking: Per city code
Front setbacks: see drawing.

Parcel Number 5
Proposed Uses: Neighborhood shopping center including banks and financial institutions, offices, medical and dental offices or clinics, tire, battery and accessory stores, pharmacies, small animal clinics, day care centers, fitness centers, retail shops, restaurants (including fast food), dry cleaning, laundry, barber and beauty shops, private clubs subject to licensing, tailors, studios, hardware stores, furniture stores, theaters, grocery stores, and department stores. Note: overhead doors associated with uses on this parcel shall not face 21st Street North.
Total area: 5.19 acres (226,031 square feet)
Maximum building coverage: 67,809 square feet (30%)
Maximum gross floor area: 74,816 square feet
Floor area ratio: .331
Maximum building height: 35 feet
Maximum number of buildings: 5
Parking: Per city code
Front setbacks: see drawing.

On the basis of our review, an adjustment to the CUP in the manner you have requested and granted herein would be consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation from the original plan.

Our signatures below indicate that an administrative adjustment has been granted to adjust the CUP as follows:

Parcel Number 8
Proposed Uses: Same as Parcel 5
Total area: ~~1.00 acres~~ .998 acre (43,486 square feet)
Maximum building coverage: 13,046 square feet (30%)
Maximum gross floor area: 14,394 square feet
Floor area ratio: .331
Maximum building height: 35 feet
Maximum number of buildings: 1
Parking: Per city code
~~Front~~ sSetbacks: see drawing and 10 feet along the west and southern parcel line.

Parcel Number 9
Proposed Uses: Same as Parcel 5
Total area: .64 acre (27,732 square feet)
Maximum building coverage: 8,320 square feet (30%)
Maximum gross floor area: 9,179.29 square feet

Floor area ratio: .331
Maximum building height: 35 feet
Maximum number of buildings: 1
Parking: Per city code
~~Front~~ sSetbacks: see drawing and 10 feet along all four side of the parcel.

Parcel Number 5
Proposed Uses: Neighborhood shopping center including banks and financial institutions, offices, medical and dental offices or clinics, tire, battery and accessory stores, pharmacies, small animal clinics, day care centers, fitness centers, retail shops, restaurants (including fast food), dry cleaning, laundry, barber and beauty shops, private clubs subject to licensing, tailors, studios, hardware stores, furniture stores, theaters, grocery stores, and department stores. Note: overhead doors associated with uses on this parcel shall not face 21st Street North.
Total area: 5.19 acres (226,031 square feet)
Maximum building coverage: 67,809 square feet (30%)
Maximum gross floor area: 74,816 square feet
Floor area ratio: .331
Maximum building height: 35 feet
Maximum number of buildings: 5
Parking: Per city code
~~Front~~ sSetbacks: see drawing and 10 feet where abutting Parcels 8 and 9.

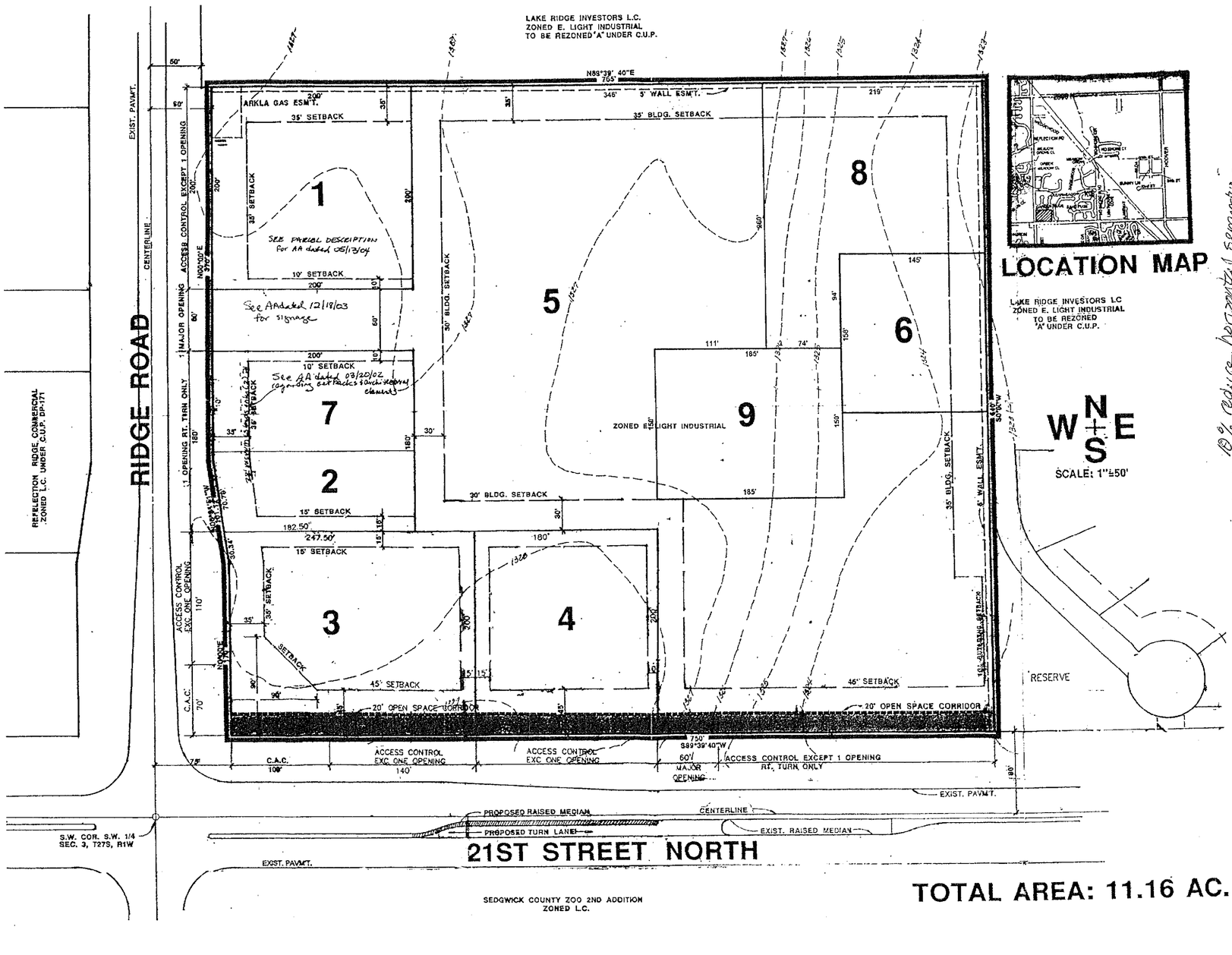
This adjustment shall not be deemed to alter any other provisions of the CUP, except as expressly stated herein.

The zoning notification signs may now be removed from the property.

John L. Schlegel
Director of Planning

Rick Stubbs and/or Donte Martin
Building Plan Review Administrator /
Superintendent of OCI

cc: Central National Bank, 4838 W. Central, Wichita, KS 67212
Paul Hays, Office of Central Inspection
J. R. Cox, Office of Central Inspection



LOCATION MAP

LAKE RIDGE INVESTORS LC
ZONED E. LIGHT INDUSTRIAL
TO BE REZONED
"A" UNDER C.U.P.

TOTAL AREA: 11.16 AC.

1. THIS DEVELOPMENT CONTAINS : 11.16 ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS NINE (9) PARCELS: WITH LIGHT COMMERCIAL USES. FOR SPECIFIC USES SEE PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW OR SPECIFIED IN PARCEL DESCRIPTIONS BELOW. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. A DRAINAGE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE CITY ENGINEER AND NECESSARY GUARANTEES FOR REQUIRED IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
6. SIGNS ARE PERMITTED UNDER CHAPTER 24.04 OF THE CODE OF THE CITY OF WICHITA. ADDITIONALLY, THE FOLLOWING CONDITIONS APPLY:
   A. NO FLASHING OR MOVING SIGNS SHALL BE PERMITTED.
   B. THE MAXIMUM HEIGHT OF SIGNS SHALL BE 20 FEET.
   C. ONE FREE STANDING MONUMENT-TYPE SIGN IS PERMITTED ON 21ST STREET NORTH FRONTAGE FOR PARCELS 3 & 4. ONE FREE STANDING MONUMENT-TYPE SIGN IS PERMITTED ON RIDGE ROAD FRONTAGE FOR PARCELS 1, 2, 3, 5 AND 7. THREE MONUMENT-TYPE SIGNS SHALL BE PERMITTED ON PARCEL 5 ON 21ST STREET NORTH OF LAKE RIDGE COMMERCIAL C.U.P. EACH SIGN SHALL NOT EXCEED 150 SQ. FT. PER SIGN FACE, EXCEPT THE SIGNS ON PARCELS 2 AND 7 THAT SHALL NOT EXCEED 75 SQUARE FEET PER SIGN FACE, AND THE SIGN FOR PARCEL 1 THAT SHALL NOT EXCEED 100 SQUARE FEET PER SIGN FACE. REGARDLESS OF LEASING OR OWNERSHIP PATTERNS, THE SIGNS SHALL BE SPACED A MINIMUM OF 150 FEET APART, EXCEPT THAT (1) FOR PARCEL 5 ON 21ST STREET THE SIGNS SHALL BE PLACED WITH A MINIMUM OF 105 FEET OF HORIZONTAL SPACING BETWEEN THE WESTERN AND MIDDLE SIGN, AND (2) EXCEPT THAT FOR PARCEL 7 ON RIDGE ROAD THE SIGN SHALL BE PLACED WITH A MINIMUM OF 100 FEET OF HORIZONTAL SPACING BETWEEN IT AND THE SIGN ON PARCEL 2 TO THE SOUTH AND PARCEL 5 TO THE NORTH, AND THAT THE SIGN FOR PARCEL 1 SHALL BE LOCATED JUST SOUTH OF THE GAS EASEMENT AS SHOWN ON THE C.U.P.; FURTHER, THE SIGN FOR PARCEL 5 SHALL BE NO LESS THAN 130 FEET FROM THE SIGN ON PARCEL 1, WITH THE LOCATION BEING DETERMINED BY OBSERVING SIGHT CLEARANCE DISTANCES FROM THE MAJOR ENTRANCES BUT MAXIMIZING THE SPACING BETWEEN THE SIGNS AND, IF NECESSARY, ALLOWING PLACEMENT OF THE SIGN FOR PARCEL 5 ON PARCEL 1.
   D. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS.
9. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
11. ALL LIGHTS SHALL BE SHIELDED --OR-REFLECT-LIGHT-DOWNWARD-OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
   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. THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE, SHALL REVIEW AND APPROVE THE LOCATION AND DESIGN OF ALL FIRE LANES PRIOR TO FINAL APPROVAL OF THE PARKING PLAN.
   B. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
12. ACCESS CONTROL:
   A. ACCESS TO RIDGE ROAD SHALL BE LIMITED TO FOUR (4) OPENINGS. PARCEL 1 SHALL HAVE ACCESS CONTROL EXCEPT ONE OPENING. PARCEL 2 SHALL HAVE ACCESS CONTROL EXCEPT ONE RIGHT TURN ONLY OPENING. PARCEL 3 SHALL HAVE ACCESS CONTROL EXCEPT ONE RIGHT TURN ONLY ON THE NORTH 100'. THERE SHALL BE COMPLETE ACCESS CONTROL ON THE SOUTH 100' OF PARCEL 3. PARCEL 5 SHALL HAVE ACCESS CONTROL EXCEPT ONE MAJOR OPENING.
13. SCREENING WALLS
   A. AN 8 TO 10-FOOT HIGH WALL SHALL BE CONSTRUCTED ALONG THE NORTH AND EAST PROPERTY LINES OF THE C.U.P. WHERE ADJACENT TO RESIDENTIAL ZONING. (SEE AMENDMENT LETTER DATED APRIL 2, 1999) ON PARCEL 1 A MINIMUM HEIGHT OF SIX (6) FEET IN HEIGHT MEASURED ON SIDE WITH THE LEAST AMOUNT OF VERTICAL EXPOSURE ABOVE THE FINISH GRADE TO THE TOP OF THE WALL (PER ADM. ADJ. 03/28/05).
   B. THE ABOVE-MENTIONED SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE).
   C. THE REQUIRED WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5)
   D. FOOT WALL EASEMENT PLATTED SEPARATELY FROM ALL OTHER EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.
14. LANDSCAPING
   A. LANDSCAPING SHALL BE REQUIRED ALONG 21ST STREET NORTH AND RIDGE ROAD FRONTAGE AS PER CHAPTER 10.32 OF THE CITY CODE.
   B. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE LANDSCAPING MENTIONED ABOVE INDICATING THE TYPE, LOCATION, AND SPECIFICATIONS OF PLANT MATERIALS AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
   C. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED ON THE LANDSCAPE PLAN FOR THAT PORTION OF THE C.U.P. BEING DEVELOPED SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
15. FAILURE TO PROPERLY MAINTAIN THE SCREENING WALLS OR LANDSCAPING MENTIONED ABOVE SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
16. OPEN SPACE CORRIDOR: A 20' OPEN SPACE CORRIDOR SHALL BE PROVIDED ALONG THE SOUTH PROPERTY LINES OF PARCELS 3,4, AND 5 ADJACENT TO 21ST STREET NORTH. CORRIDOR SHALL BE RESTRICTED TO EARTH BERMS, LANDSCAPING, SIDEWALKS, BIKE TRAILS, LIGHTING, IRRIGATION, SIGNAGE AND ENTRY MONUMENTS.
17. TRASH RECEPTACLES, HEATING, AIR CONDITIONING AND MECHANICAL EQUIPMENT SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
18. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.

NOTE: ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S). THOSE PORTIONS OF MAJOR ENTRANCES ON PUBIC RIGHT-OF-WAY WILL BE GUARANTEED AT THE TIME OF PLATTING. THOSE PORTIONS OF MAJOR ENTRANCES ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME BUILDING PERMITS ARE REQUESTED FOR PARCEL NO. 5.

19. MAJOR STREET IMPROVEMENTS FOR RIDGE ROAD AND 21ST STREET NORTH SHALL BE IN CONFORMANCE WITH THE LAKE RIDGE COMMERCIAL C.U.P. DRAWING (UNLESS OTHERWISE DETERMINED NECESSARY BY THE CITY ENGINEER). AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE:
   A. THE RECONSTRUCTION OF THE MEDIAL IN 21ST STREET TO PROVIDE LEFT- TURN BAY, OR A FIFTH -LANE PROVIDING LEFT-TURN STORAGE TO SERVE PARCEL NO. 5.
   B. THE CONSTRUCTION OF CONTINUOUS ACCEL/DECEL LANES ALONG 21ST STREET AND RIDGE ROAD TO SERVE THE OPENINGS TO ALL PARCELS IN THE C.U.P. INCLUDING PARTIAL RECONSTRUCTION OF THE 21ST STREET/RIDGE ROAD INTERSECTION TO PROVIDE FREE-FLOWING, RIGHT-TURNS FOR WESTBOUND 21ST STREET TRAFFIC.
   C. THE WIDENING OF RIDGE ROAD TO PROVIDE A CENTER TURNING LANE TO SERVE PARCELS 1 & 5.
   D. THE CONSTRUCTION OF A TEMPORARY THIRD LANE ON RIDGE ROAD ADJACENT TO THE C.U.P. THE GUARANTEE FOR THE TEMPORARY THIRD LANE SHALL BE HELD BY THE CITY OF WICHITA UNTIL DEVELOPMENT OCCURS OR UNTIL RIDGE ROAD IS WIDENED TO CITY 4-LANE STANDARDS. (PARTIAL DEVELOPMENT WOULD NECESSITATE PARTIAL CONSTRUCTION OF THE THIRD LANE.)
20. BUILDINGS FOR NON-RESIDENTIAL USES ON ALL PARCELS WITHIN THE C.U.P. SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER AND THE SAME PREDOMINANT EXTERIOR BUILDING MATERIAL. METAL SHALL NOT BE PERMITTED AS A PREDOMINANT EXTERIOR BUILDING MATERIAL FOR ANY BUILDING ON THE SITE.
21. AN OVERALL SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CROSS-LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.
22. PARCEL DESCRIPTIONS - SEE LEFT.
23. 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 THE PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

AMENDMENT #1
DP-205 per Adm. Adj. 7-6-00

APPROVED CUP

MAPC 3-25-99 Dm

MAPD 1 of 2

REVISIONS:

CREATED:	JANUARY 7, 1991
MODIFIED:	DECEMBER 19, 1991
MODIFIED:	AUGUST 16, 1994
AMENDED:	DECEMBER 14, 1998
REVISED PER ADM. ADJ.:	JULY 8, 2000
REVISED PER ADM. ADJ.:	AUGUST 21, 2000
REVISED PER ADM. ADJ.:	AUGUST 27, 2001
REVISED PER ADM. ADJ.:	MARCH 20, 2002
REVISED PER ADM. ADJ.:	DECEMBER 16, 2003
REVISED PER ADM. ADJ.:	MAY 13, 2004
REVISED PER ADM. ADJ.:	MARCH 28, 2005
REVISED PER ADM. ADJ.:	MARCH 23, 2014
REVISED PER ADM. ADJ.:	MAY 8, 2018

PARCEL NUMBER 1:

PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, LAUNDRIES AND DRY CLEANING, BARBER AND BEAUTY SHOPS, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS, FITNESS CENTERS, AUTOMOBILE RENTAL LOCATION SUBJECT TO THE FOLLOWING:

(1) THE AUTOMOBILE RENTAL AGENCY SHALL BE A LOCAL-MARKET LOCATION WITH A SINGLE COUNTER. SINGLE-OFFICE OPERATION WITH A SIMPLE REAR ACCESS SERVICE BAY LOCATED ON THE SOUTHEAST CORNER OF THE BUILDING IN PARCEL 1;
(2) MAXIMUM AVERAGE ON-HAND COUNT OF 16 VEHICLES;
(3) RENTAL FLEET LIMITED TO SEDANS, SPORT UTILITY VEHICLES AND MINIVANS;
(4) MOVING TRUCK AND TRAILERS SHALL BE LIMITED TO EIGHT AT ANY ONE TIME;
(5) VEHICLE SALES SHALL BE PROHIBITED AT THIS LOCATION;
(6) VEHICLES FOR RENT SHALL BE STORED AS SHOWN ON THE PARKING EXHIBIT SUBMITTED AS PART OF AN ADMINISTRATIVE ADJUSTMENT CUP2018-77; AND
(7) NO BUILDING PERMIT SHALL BE ISSUED FOR PARCEL 1 UNTIL THE WALL REQUIRED BY GENERAL PROVISION #13A HAS BEEN CONSTRUCTED.

GROSS AREA - 0.92 AC. (40,000 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 12,000 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 14,000 SQ. FT.
FLOOR AREA RATIO - 0.350 MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1 PARKING AS PER CITY CODE
SETBACKS - 35' ALONG RIDGE ROAD AND THE NORTH PROPERTY LINE.
10' ALONG THE SOUTH PROPERTY LINE.

PARCEL NUMBER 2:

PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, PRIVATE CLUBS SUBJECT TO LICENSING, LAUNDRIES AND DRY CLEANING, BARBER AND BEAUTY SHOPS, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS, AND FITNESS CENTERS.

GROSS AREA - 0.34 AC. (14,810 SQ. FT.)
MAXIMUM BUILDING COVERAGE – 4,917 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA – 5,300 SQ. FT.
FLOOR AREA RATIO - 0.352
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1 PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG RIDGE ROAD
15' ALONG THE SOUTH PROPERTY LINE AND
15' ALONG THE NORTH PROPERTY LINE

PARCEL NUMBER 3:

PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, PRIVATE CLUBS SUBJECT TO LICENSING, LAUNDRIES AND DRY CLEANING, BARBER AND BEAUTY SHOPS, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS, FITNESS CENTERS AND SERVICE STATIONS. NOTE: OVERHEAD DOORS ASSOCIATED WITH USES ON THIS PARCEL SHALL NOT FACE 21ST STREET.

GROSS AREA - 1.10 ACRES (48,112 S.F.)
MAXIMUM BUILDING COVERAGE - 14,433 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 14,433 S.F.
FLOOR AREA RATIO - 0.300
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1 PARKING AS PER CITY CODE.
SETBACKS - 45' ALONG 21ST ST. NORTH ON THE EAST 90'.
35' ALONG RIDGE ROAD ON THE NORTH 110'.
15' ON THE NORTH AND EAST PROPERTY LINES.

PARCEL NUMBER 4:

PROPOSED USES: CONVENIENCE STORES, RESTAURANTS (INCLUDES FAST FOOD), RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESSORY STORES, PRIVATE CLUBS SUBJECT TO LICENSING, LAUNDRIES AND DRY CLEANING, BARBER AND BEAUTY SHOPS, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS, AND FITNESS CENTERS. NOTE: OVERHEAD DOORS ASSOCIATED WITH USES ON THIS PARCEL SHALL NOT FACE 21ST STREET.

GROSS AREA - 0.83 ACRES (36,000 S.F.)
MAXIMUM BUILDING COVERAGE - 10,800 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 12,000 S.F.
FLOOR AREA RATIO - 0.333
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS -1
PARKING - AS PER CITY CODE
SETBACKS - 45' ALONG 21ST ST. NORTH. 15' ALONG THE WEST PROPERTY LINE AND 10' ALONG THE EAST PROPERTY LINE.

PARCEL NUMBER 5:

PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER INCLUDING BANKS AND FINANCIAL INSTITUTIONS, OFFICES, MEDICAL AND DENTAL OFFICES OR CLINICS, TIRE, BATTERY AND ACCESS STORES, PHARMACIES, SMALL ANIMAL CLINICS, DAY CARE CENTERS AND FITNESS CENTERS, RETAIL SHOPS, RESTAURANTS (INCLUDES FAST FOOD), DRY CLEANING, LAUNDRY, BARBER & BEAUTY SHOPS, PRIVATE CLUBS SUBJECT TO LICENSING, TAILORS, STUDIOS, HARDWARE STORES, FURNITURE STORES, THEATERS, GROCERY STORES, AND DEPARTMENT STORES. NOTE: OVERHEAD DOORS ASSOCIATED WITH USES ON THIS PARCEL SHALL NOT FACE 21ST STREET NORTH.

GROSS AREA - 5.19 ACRES (226,031 S.F.)
MAXIMUM BUILDING COVERAGE - 67,809 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 74,816 S.F.
FLOOR AREA RATIO - 0.331
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 5
PARKING - AS PER CITY CODE
SETBACKS - SEE DRAWING

PARCEL NUMBER 6:

PROPOSED USES: SAME AS PARCEL 5.

GROSS AREA – 0.53 ACRES (22,910 S.F.)
MAXIMUM BUILDING COVERAGE – 6,873 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA – 9,300 S.F. (PER ADM. ADJ. 08/21/00)
FLOOR AREA RATIO - 0.409
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - SEE DRAWING

PARCEL NUMBER 7:

PROPOSED USES: SAME AS PARCEL 2, AND CAR WASHES

GROSS AREA – 0.44 ACRES (19,166 S.F.)
MAXIMUM BUILDING COVERAGE – 5,700 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA – 6,688 S.F.
FLOOR AREA RATIO - 0.352
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - 35' ALONG RIDGE ROAD
15' ALONG THE SOUTH PROPERTY LINE
10' ALONG THE NORTH PROPERTY LINE

PARCEL NUMBER 8:

PROPOSED USES: SAME AS PARCEL 5.

GROSS AREA – 1.00 ACRES (43,486 S.F.)
MAXIMUM BUILDING COVERAGE – 13,046 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA – 14,394 S.F.
FLOOR AREA RATIO - 0.331
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - SEE DRAWING

PARCEL NUMBER 9:

PROPOSED USES: SAME AS PARCEL 5.

GROSS AREA – 0.64 ACRES (27,732 S.F.)
MAXIMUM BUILDING COVERAGE – 8,320 S.F. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA – 9,179.29 S.F.
FLOOR AREA RATIO - 0.331
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER CITY CODE
SETBACKS - SEE DRAWING

As per AA CUP2020-00062 Rlm 12-17-2020

APPROVED CUP

MAPC 3-25-99 Rlm

MAPD Copy 1 of 4

As per AA CUP2018-70 5-8-2018 Rlm

APPROVED CUP

MAPC 3-25-99 Rlm

MAPD Copy 1 of 4

COMMUNITY UNIT PLAN DP-205

LAKE RIDGE COMMERCIAL

OWNER: LAKE RIDGE INVESTORS L.C., 800 MARKET CENTER, 155 N. MARKET, WICHITA, KS. 67202 PH. 265-2727

DP-205

LAKE RIDGE COMMERCIAL
COMMUNITY UNIT PLAN

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7321 • 316 ELLIS • WICHITA, KANSAS 67211

50' 25' 0 25' 50' 100'

BILL G. YUNG DESIGN
4912 E. 29TH ST. NORTH, WICHITA, KS. 67220 316-683-5567