

LILLIE OFFICE PARK COMMUNITY UNIT PLAN DP-286

GENERAL PROVISIONS:

- Total Land Area:** 751,8750± sq.ft. or 17.26 acres
Net Land Area: 602,595± sq.ft. or 13.83 acres
Total Gross Floor Area: 244,274 sq.ft.
Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Article IV of the Unified Zoning Code, except the parking requirement for office uses shall be calculated at a ratio of 1 space per 333 square feet.
- Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- Signs shall be in accordance with the Sign Code of the City of Wichita, with the following additional requirements:
 - Each parcel is permitted the following free-standing signage:

Parcel 1: One sign with a maximum of 96 sq. ft. of sign area along Maize Road.
Parcel 2: One sign with a maximum of 96 sq. ft. of sign area along Maize Road.
Parcel 3: One sign with a maximum of 96 sq. ft. of sign area along Maize Road.
Parcels 7 & 8: One sign for both parcels combined with a maximum of 48 sq. ft. of sign area along Maize Court.
 - As the frontage develops along the arterial roadways, signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
 - Portable and off-site signs are not permitted.
- Interior window display, animated, banner, commercial balloon, commercial flag or pennant, electronic message, flashing, roof, temporary, and variable message signs shall not be permitted.
- All ground signs must be monument type signs and limited to a maximum height of 16 feet.
- Access shall be limited to Maize Ct. No access shall be permitted to Maize Rd. or McCormick St. (Hidden Valley Rd.)
- All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
- The height of all light poles, including pole base, is limited to 24 feet.
- All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be required as follows:
 - Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita, with the additional requirement that landscaped street yards and parking lot screening and landscaping shall be required along Maize Ct.
 - A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
 - A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.

D. All parcels shall share a similar landscape palette.

12. The screening wall requirement of Sec. III-C.2.b.(2)(d) of the Unified Zoning Code is waived. Screening may be provided by evergreen vegetation or landscaped earth berms in accordance with the provisions of Sec. IV-B.3. of the Unified Zoning Code. A 25-foot buffer shall be maintained along the north, west and south property lines to protect the existing trees. Mature trees within this buffer shall not be removed and may be applied towards the landscape, screening and buffering requirements of the U.Z.C. and Landscape Ordinance.

13. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.

14. Trash receptacles and ground-level mechanical equipment shall be screened from ground-level view with screening walls constructed of materials consistent with the wall materials of the building which the trash receptacle and mechanical equipment supports.

15. All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material consisting of brick, stone or stucco. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent.

Buildings shall be designed with a residential architectural character, including roofs that are mansard, gable or hip in style. Flat roof segments shall be use only in conjunction with the stated residential architectural character elements. Building elevation drawings shall be required for review and approval by the Planning Director prior to the issuance of any building permits to ensure compliance with these provisions.

16. 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. 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.

17. Uses in Parcels 1, 2, 3, 7 and 8 shall be limited to those permitted by-right in the "GO" General Office district, except for the following: Single-family, Duplex, Multi-family, Manufactured home, Accessory apartment, Cemetery, Correctional placement residence (limited and general), Golf course, Parking area (commercial), Recycling collection station (private), Hotel or motel, Marine facility, Asphalt or concrete plant (limited), and Agriculture. Any other use that requires Conditional Use approval in the "GO" district shall only be permitted by separate C.U.P. Amendment approval.

18. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P. A sidewalk shall be provided along both sides of Maize Ct. that connects with the sidewalk along Maize Rd. A site circulation plan shall be required for review and approval by the Planning Director prior to the issuance of any building permits. The site circulation plan shall ensure pedestrian linkages between buildings and the sidewalk system and shall ensure internal vehicular circulation among developments within the CUP, including joint use of ingress/egress openings and ensuring that drive openings are not impacted/blocked by the layout of parking stalls or landscaping.

19. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.

20. The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.

21. 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 or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

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

LEGAL DESCRIPTION:

All of Lillie 2nd Addition, Wichita, Sedgwick County, Kansas.

REVISIONS:

Approved by MAPC: 6/9/05
Approved by City Council: 7/12/05
Administrative Adjustment to match Lillie 2nd Addition: 6/01/07
Administrative Adjustment: 3/8/10
Administrative Adjustment: 4/18/11
Administrative Adjustment: 8/08/12

PARCEL 1

- Net Area:** 71,983 sq. ft. or 1.65 acres
- Maximum Building Coverage:** 21,595 sq.ft. or 30 percent
- Maximum Gross Floor Area:** 25,194 sq.ft.
- Floor Area Ratio:** 35 percent
- Maximum Number of Buildings:** Four (4)
- Maximum building height:** 35 feet
- Setbacks:** See Drawing
- Access Points:** See Drawing
- Permitted Uses:** See General Provision #17.

PARCEL 2

- Net Area:** 251,975 sq. ft. or 5.78 acres
- Maximum Building Coverage:** 96,021 sq.ft. or 38 percent
- Maximum Gross Floor Area:** 113,389 sq.ft.
- Floor Area Ratio:** 45 percent
- Maximum Number of Buildings:** Four (4)
- Maximum building height:** 35 feet
- Setbacks:** See Drawing
- Access Points:** See Drawing
- Permitted Uses:** See General Provision #17.

PARCEL 3

- Net Area:** 163,370 sq. ft. or 3.75 acres
- Maximum Building Coverage:** 57,180 sq.ft. or 35 percent
- Maximum Gross Floor Area:** 65,348 sq.ft.
- Floor Area Ratio:** 40 percent
- Maximum Number of Buildings:** Four (4)
- Maximum building height:** 35 feet
- Setbacks:** See Drawing
- Access Points:** See Drawing
- Permitted Uses:** See General Provision #17.

PARCEL 4

- Net Area:** 320 sq.ft. or 0.01 acres
- Permitted Uses:** Streets, entry monuments, open space, utilities, and landscaping.

PARCEL 5

- Net Area:** 46,428 sq.ft. or 1.06 acres
- Permitted Uses:** Lakes, landscaping, drainage purposes, entry monuments, signage, sidewalks, and utilities as confined to easements.

PARCEL 6

- Net Area:** 48,579 sq.ft. or 1.12 acres
- Permitted Uses:** Lakes, landscaping, drainage purposes, and utilities as confined to easements.

PARCEL 7

- Net Area:** 97,281 sq. ft. or 2.23 acres
- Maximum Building Coverage:** 29,184 sq.ft. or 30 percent
- Maximum Gross Floor Area:** 34,048 sq.ft.
- Floor Area Ratio:** 35 percent
- Maximum Number of Buildings:** Four (4)
- Maximum building height:** 35 feet
- Setbacks:** See Drawing
- Access Points:** See Drawing
- Permitted Uses:** See General Provision #17.

PARCEL 8

- Net Area:** 17,985 sq. ft. or 0.41 acres
- Maximum Building Coverage:** 5,396 sq.ft. or 30 percent
- Maximum Gross Floor Area:** 6,295 sq.ft.
- Floor Area Ratio:** 35 percent
- Maximum Number of Buildings:** One (1)
- Maximum building height:** 35 feet
- Setbacks:** See Drawing
- Access Points:** See Drawing
- Permitted Uses:** See General Provision #17.

APPROVED CUP

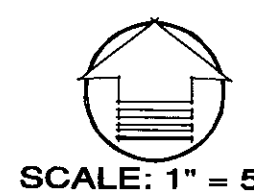
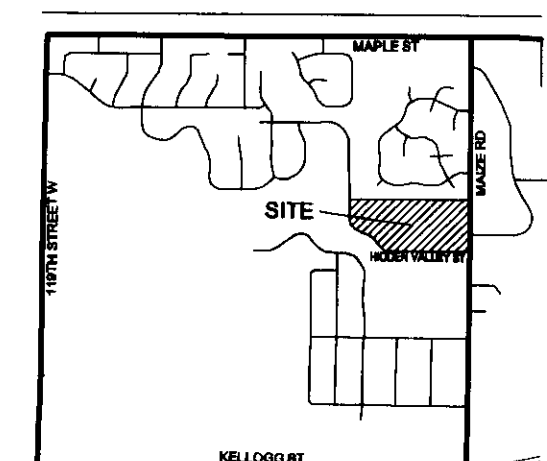
MAP 06-09-05 DM
WCL 07-12-05 DM
MAP 191

DP-286

LILLIE OFFICE PARK
COMMUNITY UNIT PLAN

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE

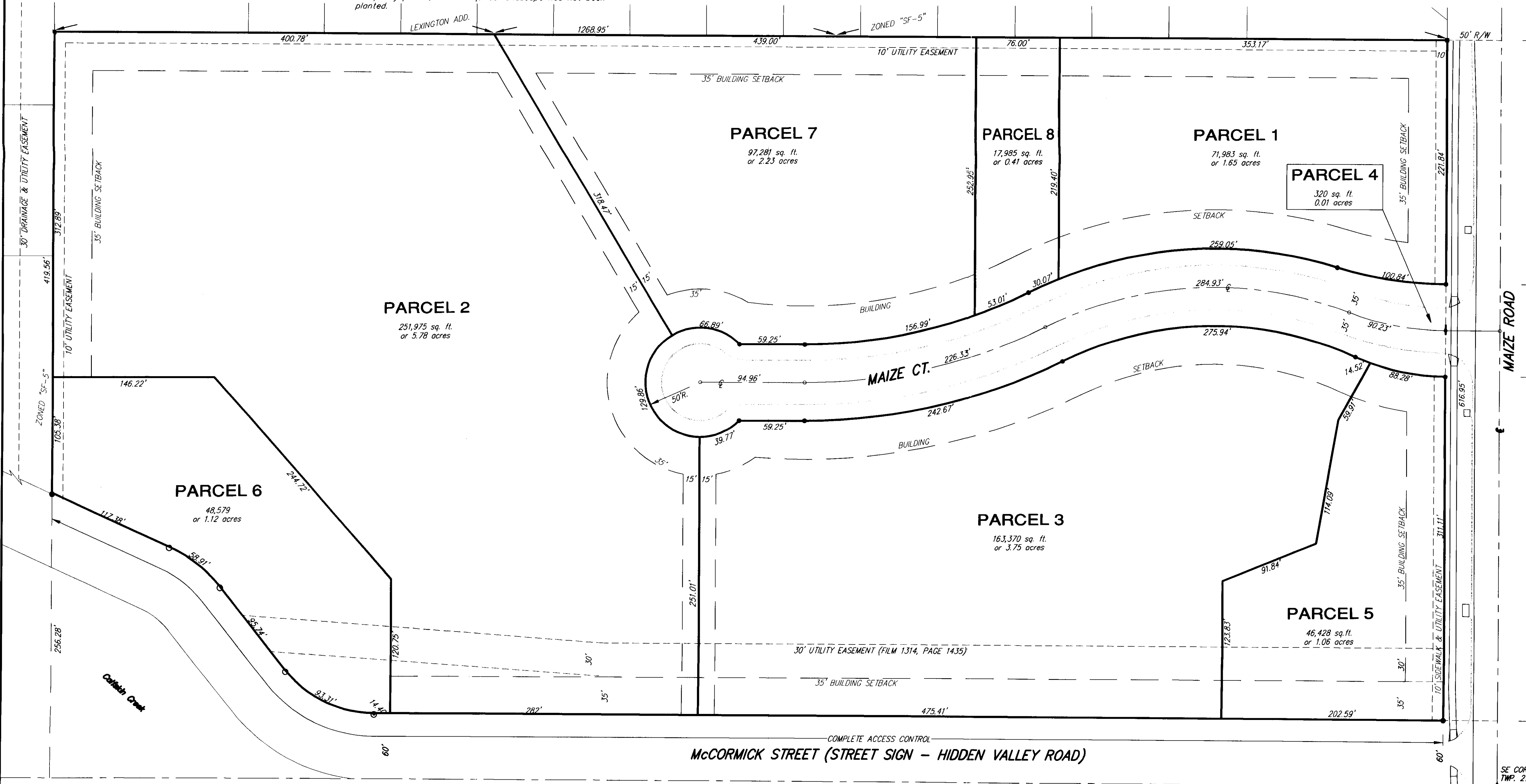
VICINITY MAP



SCALE: 1" = 50'

SE COR. NE1/4, SEC. 30,
TWP. 27-S, R-1-W

McCORMICK STREET (STREET SIGN - HIDDEN VALLEY ROAD)

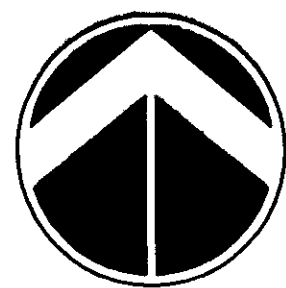


TURF SUMMARY

Pond Reserve (Fescue Seed) 38,000 S.F.
 Medical Site Seeding 44,000 S.F.
 Medical Site Seeding 2,600 S.Y.



SCALE: 1" = 30'



GENERAL NOTES:

1. LANDSCAPE EDGER SHALL BE RYERSON OR PRO-STEEL STEEL EDGER OR CURV-RITE ALUMINUM EDGER.
2. MULCH FOR PLANTING BED AREAS AND 3" DIA. MULCH RING AROUND TREES IN TURF AREAS SHALL BE 3" MIN. DEPTH SHREDDED CYPRESS.
3. BACK-TO-EARTH BRAND COTTON BUR COMPOST PLANTING SOIL AMENDMENT (THOROUGHLY MIXED WITH EXCAVATED PLANT PIT SOIL) FOR ALL PLANTS.
4. SOD SHALL BE KANSAS PREMIUM BLEND TALL FESCUE WITH 10% BLUEGRASS (TO HOLD SOD TOGETHER).
5. SEED SHALL BE KANSAS PREMIUM BLEND TALL FESCUE BRILLION SEED AT HALF-RATE IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. FULL SEEDING RATE SHALL BE 9 POUNDS PER 1000 S.F.
6. ALL SEEDED AND SODDED AREAS, AND PLANTING BED AREAS SHOWN ON PLAN, SHALL BE IRRIGATED BY AUTOMATIC LAWN SPRINKLER SYSTEM EQUIPPED WITH RAIN CLICK OR EQUIV. AUTOMATIC RAIN SHUT-OFF DEVICE. IRRIGATION SYSTEM SHALL ALSO INCLUDE EXISTING TURF-COVERED AREA BETWEEN CURB AND EXISTING SIDEWALK ALONG MAIZE ROAD.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL GOVERN.

MASTER PLANT LIST

NOTE: NEEDS TO BE UPDATED

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION/REMARKS
TREES					
ABM	11	'AUTUMN BLAZE' MAPLE	Acer x freemonii 'Autumn Blaze'	2" cal.	Balled and Burlapped
BJM	1	'BLOODGOOD' JAPANESE MAPLE	Acer palmatum 'Bloodgood'	6" Ht.	Balled and Burlapped
CPO	3	CHINESE PISTACHE	Pistacia chinensis 'Keith Davy'	1 1/2" cal.	Balled and Burlapped
CRC	1	CANADA RED CHERRY	Prunus virginiana 'Schubert'	1 1/2" cal.	Balled and Burlapped
CSS	3	'COLE'S SELECT' SERVICEBERRY	Amelanchier x grandiflora 'Cole's Select'	6" Ht.	Balled and Burlapped
EBSM	1	'EDITH BOGUE' SOUTHERN MAGNOLIA	Magnolia grandiflora 'Edith Bogue'	6" Ht.	Balled and Burlapped
PPC	4	'PRAIRIEFIRE' CRAB	Nyssa 'Prairiefire'	1 1/2" cal.	Balled and Burlapped
SO	2	SHUMARD OAK	Quercus shumardii	2" cal.	Balled and Burlapped
STC	2	'SUGAR TYME' CRAB	Nyssa 'Sugar Tyme'	1 1/2" cal.	Balled and Burlapped
STO	1	SANTOOTH OAK	Quercus acutissima	2" cal.	Balled and Burlapped
WRB	1	WHITE REDBUD	Cercis canadensis 'Albo'	1 1/2" cal.	Balled and Burlapped
SHRUBS, ORNAMENTAL GRASSES AND VINES					
AJ	51	'ARMSTRONG' JUNIPER	Juniperus chinensis 'Armstrong'	2 gal.	Container
AMC	12	'AUTUMN DWARF' CHOKEBERRY	Aronia melanocarpa 'Autumn Magic'	2 gal.	Container
AQH	2	'ALICE' OAKLEAF HYDRANGEA	Hydrangea quercifolia 'Alice'	5 gal.	Container
AV	1	'ALLEGHANY' VIBURNUM	Viburnum x rhytidophyloides	5 gal.	Container
BCB	4	'BRILLIANT RED' CHOKEBERRY	Aronia arbutifolia 'Brilliantissima'	2 gal.	Container
BCJ	1	'BLUE CHIP' JUNIPER	Juniperus horizontalis 'Blue Chip'	5 gal.	Container
BKS	2	'BLACK KNIGHT' BUTTERFLY BUSH	Buddleia davidii 'Black Knight'	3 gal.	Container
BRJ	21	'BLUE RUG' JUNIPER	Juniperus horizontalis 'Wilton'	2 gal.	Container
BSH	1	'BUSH SMILE' HYDRANGEA	Hydrangea x 'Sweet Smile'	5 gal.	Container
BWV	0	BURKWOOD VIBURNUM	Viburnum x burkwoodii	5 gal.	Container
CBB	11	COMPACT BURNING BUSH	Euonymus alatus 'Compactus'	5 gal.	Container
CCM	2	'CATAMBA' CRAPENMYRTLE	Lagerstroemia indica 'Catamba'	5 gal.	Container
CDC	42	'CHICKA RED' DWARF CRAPENMYRTLE	Lagerstroemia indica 'Monred'	2 gal.	Container

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
SHRUBS, ORNAMENTAL GRASSES AND VINES (CONTINUED)					
CPB	21	'CRIMSON PYGMY' BARBERRY	Barberis thunbergii 'Atropurpurea Nana'	4" Ht.	Container
DAS	8	DWARF ALBERTA SPRUCE	Picea glauca 'Conica'	2 gal.	Container
DHW	0	'DARK HORSE' WEGELA	Weigela florida 'Dark Horse'	2 gal.	Container
DSH	15	'DROPMORE SCARLET' HONEYSUCKLE	Lonicera x borealis 'Dropmore Scarlet'	2 gal.	Container
FCM	2	'FIREBIRD' CRAPENMYRTLE	Lagerstroemia indica 'Firebird'	2 gal.	Container
FTJ	3	'FASCINATION' CHASTE TREE (VITEX)	Vitex trifolia l. purpurea 'Fascination'	5 gal.	Container
GLA	5	GLOSSY ABELIA	Abelia x grandiflora	2 gal.	Container
GSY	1	'GOLD SWORD' YUCCA	Yucca filamentosa 'Gold Sword'	5 gal.	Container
HG	3	'HAMELI' DW. CHINESE FOUNTAIN GRASS	Pennisetum alopecuroides 'Hornet'	2 gal.	Container
HRS	1	'HELENE' ROSE OF SHARON	Hibiscus syriacus 'Helene'	5 gal.	Container
MCS	42	'MAGIC CARPET' SPIREA	Spiraea japonica 'Magic Carpet'	2 gal.	Container
MLG	8	'MORNING LIGHT' PLUME GRASS	Miscanthus sinensis 'Morning Light'	3 gal.	Container
MOV	1	'MOHICAN' VIBURNUM	Viburnum lentana 'Mohican'	5 gal.	Container
NCM	1	'NATCHEZ' (WHITE) CRAPENMYRTLE	Lagerstroemia indica 'Natchez'	5 gal.	Container
PMP	5	'PUMILLO' DWARF MUGHO PINE	Pinus mugo var. pumilio	5 gal.	Container
RGA	15	'ROSE GIRARD' AZALEA	Rhododendron 'Rose Girard'	5 gal.	Container
ROB	26	'ROSE GLOW' BARBERRY	Barberis thunbergii var. atropurpurea 'Rose Glow'	2 gal.	Container
RSS	11	'RUBY SPICE' SUMMERSWEET	Clethra alnifolia 'Ruby Spice'	2 gal.	Container
RW	0	'RUMBA' WEGELA	Weigela florida 'Rumba'	2 gal.	Container
SBH	5	'SUNBURST' HYPERICUM	Hypericum frondosum 'Sunburst'	2 gal.	Container
SOF	3	'SPRING GLORY' FORSYTHIA	Forsythia x intermedia 'Spring Glory'	2 gal.	Container
TBL	7	'TINKER BELL' LILAC	Syringa 'Bellinda'	3 gal.	Container
VOW	8	VARIATED DWARF WEGELA	Weigela florida 'Variegata Nana'	2 gal.	Container
VDR	12	'VELMA'S ROYAL DELIGHT' CRAPENMYRTLE	Lagerstroemia indica 'Velma's Royal Delight'	2 gal.	Container
YG	4	'YAKUSHIMA' GRASS	Miscanthus sinensis 'Yakushima'	3 gal.	Container

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
PERENNIALS AND GROUNDCOVERS					
AMH	1	'ALBOMARGINATA' HOSTA	Hosta 'Albomarginata'	1 gal.	Container
BGA	112	'BURGUNDY GLOW' AJUGA	Ajuga reptans 'Burgundy Glow'	4" Pots	Container
BPD	23	'BUTTERED POPCORN' DAYLILY	Hemerocallis 'Buttered Popcorn'	1 gal.	Container
CDL	53	COMMON (ORANGE) DAYLILY	Hemerocallis spp.	1 gal.	Container
CJM	2	'CROWN JEWELS' HARDY HIBISCUS	Hibiscus moscheutos 'Crown Jewels'	3 gal.	Container
CWH	1	'CRIMSON WONDER' HIBISCUS	Hibiscus moscheutos 'Crimson Wonder'	2 gal.	Container
FR	79	'FRANCEE' HOSTA LILY	Hosta 'Francee'	1 gal.	Container
GO	21	'GOLDEN' GALLIARDIA	Gaillardia aristata 'Golden'	1 gal.	Container
GR	74	'GOLDSTURN' BLACK-EYED-SUSAN	Rudbeckia fulgida 'Goldsturn'	1 gal.	Container
HP	42	HARDY ICEPLANT	Delosperma cooperi	1 gal.	Container
HRP	98	'HUSKER RED' PENSTEMON	Penstemon digitalis 'Husker Red'	1 gal.	Container
MC	15	'MOONBEAM' COREOPSIS	Coreopsis verticillata 'Moonbeam'	1 gal.	Container
MNS	248	'MAY NIGHT' SUPERBA SALVIA	Salvia sylvestris x 'Molnacs'	1 gal.	Container
PIP	5	PURPLE HARDY ICEPLANT	Delosperma cooperi 'Purple'	1 gal.	Container
PPCB	164	'PALACE PURPLE' CORAL BELLS	Heuchera micrantha 'Palace Purple'	1 gal.	Container
RRO	67	'ROSEY RETURNS' DAYLILY	Hemerocallis 'Rosey Returns'	1 gal.	Container
RWH	0	'RASPBERRY ROSE' HIBISCUS	Hibiscus mutabilis 'Raspberry Rose'	3 gal.	Container
RS	25	RUSSIAN SAGE	Perovskia spp.	1 gal.	Container
SDD	114	'STELLA DE ORO' DAYLILY	Hemerocallis 'Stella de Oro'	1 gal.	Container
SWP	103	'SISSENGHURST WHITE' PULMONARIA	Pulmonaria officinalis 'Sissenghurst White'	4" Pots	Container
TQC	9	'TEQUILA' COREOPSIS	Coreopsis palmata 'Tequila'	1 gal.	Container
VL	137	'GOLD BAND' VARIATED LIRIOPE	Liriope muscari 'Gold Band'	4" Pots	Container
VJ	270	PERIWINKLE (VINCA)	Vinca minor	4" Pots	Container
ZOC	105	'ZAGREB' COREOPSIS	Coreopsis verticillata 'Zagreb'	1 gal.	Container
MPS	8 SY	PRAIRIE FLOWER MIX SOD	Prairie Flower Mix	Sod	Sod - S.Y.

LANDSCAPE ORDINANCE CALCULATIONS:

FRONTAGE OF SITE = 630', AVG. DEPTH OF LOT = 315'

SQUARE FOOTAGE FACTOR = 15

REQUIRED L.S. STREET YARD = 630 x 15 = 9,450 SF

LANDSCAPED STREET YARD PROVIDED = 18,426 SF

STREET YARD TREES REQUIRED = 9,450/500 = 18.9 ROUNDS UP TO 19 SHADE TREES EQUIV.

TREES PROVIDED = 16.5 SHADE PLUS 38 SHRUBS = 20 SHADE TREE EQUIVALENT

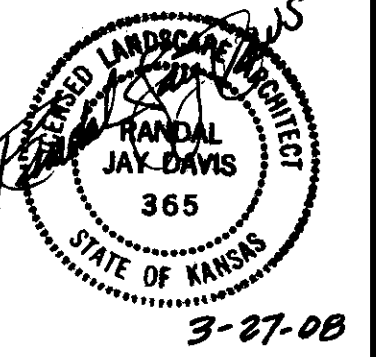
PARKING STALLS PROVIDED = 54

PARKING LOT TREES REQUIRED = 2.7 ROUNDS UP TO 3

PARKING LOT TREES PROVIDED = 8; (NONE REQUIRED TO BE IN INTERIOR ISLANDS)

ALL PARKING STALLS ARE CONTINUOUSLY SCREENED FROM MAIZE COURT BY SHRUB PLANTINGS.

MKEC
 ENGINEERING
 CONSULTANTS, INC.
 411 N. WEBB ROAD
 WICHITA, KS. 67206
 316-684-9600



LANDSCAPE PLAN FOR LILLIE MEDICAL PARK FAMILY HEALTH AND REHAB. FACILITY

LANDSCAPE PLAN

SHEET TITLE
 07359
 PROJECT NUMBER

RJD / RJD / JAG
 DESIGNED DRAWN CHECKED

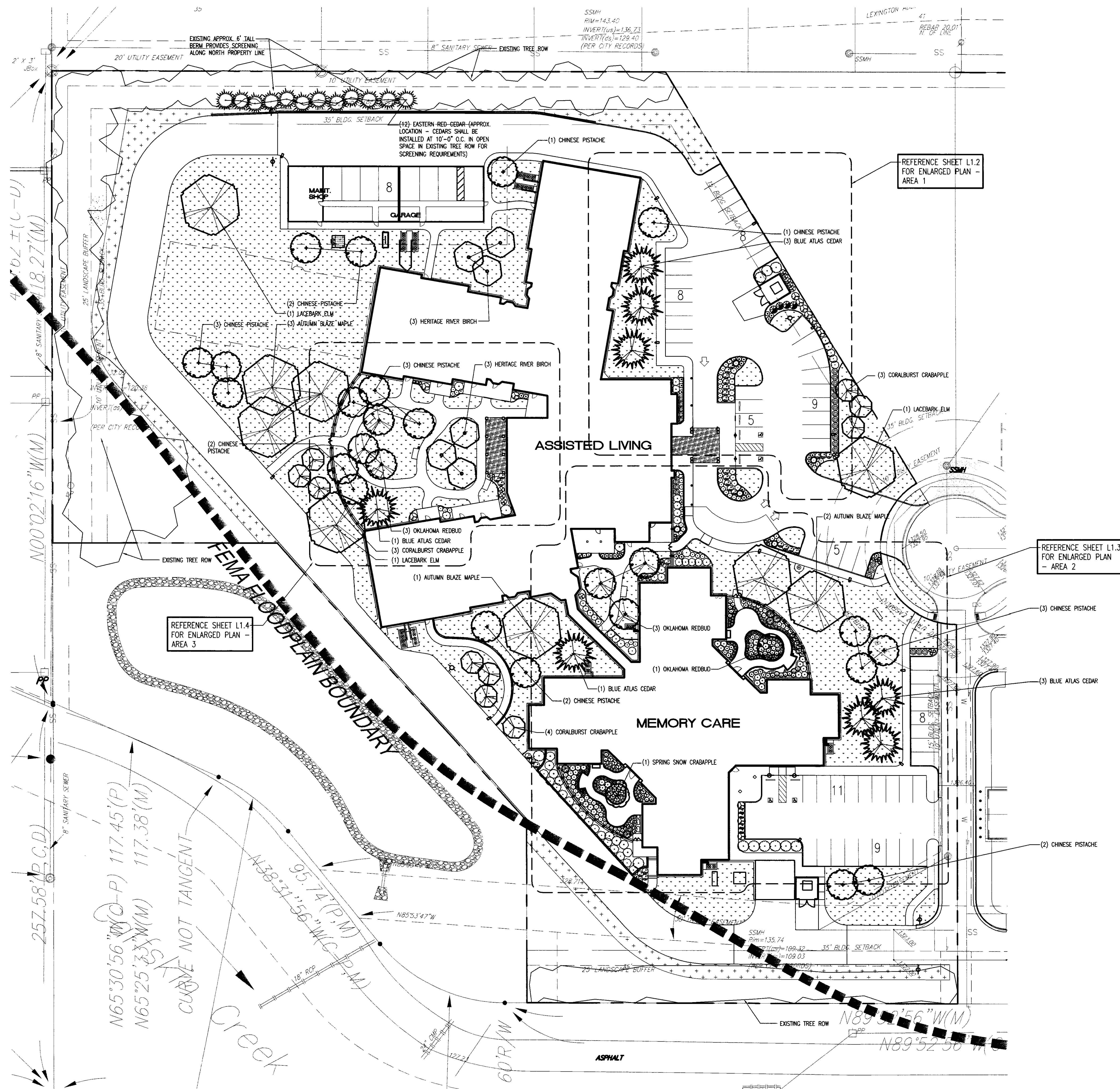
ISSUED
 January 2008

REVISED
 AUGUST 2007

OCTOBER 2007

SHEET NO.

J:\CIVIL\07359 - LILLIE MEDICAL - PARK L1 - BUDGET.DWG



LANDSCAPE CALCULATIONS

LANDSCAPED STREET/PAVING CALCULATIONS
STREET FRONTAGE = 130 FT.
SQ. FT. FACTOR = 20
TOTAL REQUIRED LANDSCAPE STREET/PAVING = 130 X 20 = 2,600 SQ. FT.
TOTAL PROVIDED LANDSCAPE STREET/PAVING = OVER 10,000 SQ. FT.
TOTAL REQUIRED LANDSCAPE STREET/PAVING TREES = 2,600 / 500 = 5 SHADE TREES
TOTAL PROVIDED LANDSCAPE STREET/PAVING TREES = MORE THAN 10 SHADE TREES PROVIDED

PARKING LOT SHADE TREE CALCULATIONS
TOTAL REQUIRED PARKING LOT SHADE TREES = 63 TOTAL OPEN PARKING SPACES / 20 = 4 SHADE TREES REQUIRED
TOTAL PROVIDED PARKING LOT SHADE TREES = MORE THAN 4 SHADE TREES PROVIDED

LANDSCAPE BUFFER SCREEN CALCULATIONS
NORTH PROPERTY LINE = 401 FT. / 30 = 14 TREES REQUIRED (OVER 14 EXISTING TREES PROVIDED INCLUDING MORE THAN 5 EVERGREENS)
401 FT. / 30 X 5 = 67 SHRUBS REQUIRED (12 EVERGREEN TREES PROVIDED - EXISTING TREE ROW PROVIDES SOLID SCREENING AT ALL OTHER LOCATIONS)
WEST PROPERTY LINE = 313 FT. / 30 = 11 TREES REQUIRED (OVER 11 EXISTING TREES PROVIDED INCLUDING MORE THAN 4 EVERGREENS)
313 FT. / 30 X 5 = 50 SHRUBS REQUIRED (0 SHRUBS PROVIDED - EXISTING TREE ROW PROVIDES SOLID SCREENING)
SOUTH PROPERTY LINE = 283 FT. / 30 = 10 TREES REQUIRED (OVER 10 EXISTING TREES PROVIDED INCLUDING MORE THAN 4 EVERGREENS)
283 FT. / 30 X 5 = 47 SHRUBS REQUIRED (0 SHRUBS PROVIDED - EXISTING TREE ROW PROVIDES SOLID SCREENING)

LANDSCAPE NOTES

- CONTRACTOR SHALL PROVIDE FINISH GRADING AND FESCUE SODDING OF AREAS SHOWN ON PLAN.
- TURF GRASS SHALL BE KANSAS PREMIUM FESCUE BLEND SOD.
- ALL SHRUB BEDS AND LAWN AREAS SHALL BE WATERED VIA AN INGROUND IRRIGATION SYSTEM SUPPLIED BY A WATER WELL. THE IRRIGATION SYSTEM SHALL INCLUDE A MOISTURE SENSING SHUT-OFF DEVICE.
- ALL SHRUB BEDS SHALL RECEIVE A 3" LAYER OF 1" TO 2" WASHED NATIVE RIVER GRAVEL W/ LANDSCAPE FABRIC UNDERLAYMENT.
- NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT ARCHITECT'S APPROVAL.
- QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
- PLANTING BED EDGING SHALL BE 4" STEEL EDGING (COLOR: GREEN) OR APPROVED EQUAL. INSTALL STEEL EDGING ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- LANDSCAPE FABRIC UNDERLAYMENT SHALL BE DUPONT LANDSCAPE PRO PROFESSIONAL GRADE LANDSCAPE FABRIC OR APPROVED EQUAL. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS: DUPONT (GARDENPRODUCTSUSA.DUPONT.COM) 1.800.448.9835
- ANY PLANTING BED ADJACENT TO WALKS OR CURBING SHALL HAVE THE GRADE LOWERED TO A SUFFICIENT DEPTH TO ALLOW THE TOP OF THE MULCH TO MATCH THE TOP OF WALK OR CURBING.
- WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL, SOIL SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE. I.E. ADDITION OF LIME, GYPSUM, ETC. REFERENCE SPECS. FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL SUBMIT A SAMPLE OF THE PROPOSED WASHED RIVER GRAVEL FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- REFERENCE GRADING PLAN FOR ALL PROPOSED SLOPES IN SHRUB BEDS AND LAWN AREAS. G.C. SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION IN ALL PAVED AND UNPAVED AREAS.

PLANT LIST (FOR SHEET L1.1, L1.2, L1.3, L1.4)

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
TREES				
RE: 1/L1.1, 2/L1.1				
6	AUTUMN BLAZE MAPLE	ACER RUBRUM X FREEMANII	3" CAL	B&B
8	BLUE ATLAS CEDAR	CEDRUS ATLANTICA 'GLAUCA'	8-10' HT	B&B
19	CHINESE PISTACHE	PISTACHIA CHINENSIS	3" CAL	B&B
6	COMPACT BAILEY AMUR MAPLE	ACER GINNALA 'BAILEY COMPACT'	3" CAL	B&B
10	CORAL BUST CRABAPPLE	MALUS 'CORALBUST'	3" CAL	B&B
6	HERITAGE CLUMP RIVER BIRCH	BETULA NIGRA 'HERITAGE'	10-12' HT.	B&B
4	LACEBARK ELM	ULMUS PARVIFOLIA	3" CAL	B&B
7	OKLAHOMA REDBUD	CERCIS RENIFORMIS 'OKLAHOMA'	3" CAL	B&B
1	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	3" CAL	B&B
4	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	6-8' HT.	B&B
5	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	5-6' HT.	B&B

SHRUBS

RE: 3/L1.1				
10	ANDORRA COMPACT JUNIPER	JUNIPERUS 'ANDORRA COMPACTA'	5 GAL.	CONT.
13	BRIGHT RED CHOKEBERRY	ARONIA ARBUTIFOLIA	5 GAL.	CONT.
1	BURKWOOD VIBURNUM	VIBURNUM X BURKWOODII	5 GAL.	CONT.
26	COMPACT ABELIA	ABELIA X GRANDIFLORA 'COMPACTA'	3 GAL.	CONT.
21	COMPACT ANDORRA JUNIPER	JUNIPERUS 'ANDORRA COMPACTA'	5 GAL.	CONT.
34	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	3 GAL.	CONT.
14	DWARF BURNING BUSH	EUONYMUS ALATUS	5 GAL.	CONT.
8	DWARF KOREAN LILAC	SYRINGA MEYER 'PALIBIN'	5 GAL.	CONT.
12	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	5' HT.	B&B
26	EMERALD GAETI EUONYMUS	EUONYMUS FORTUNEI 'EMERALD GAETI'	5 GAL.	CONT.
3	ENDLESS SUMMER HYDRANGEA	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	5 GAL.	CONT.
39	FIREPOWER NANDINA	NANDINA DOMESTICA 'FIREPOWER'	3 GAL.	CONT.
5	GOLDEN PRIVET	LIGUSTRUM X VICARY	5 GAL.	CONT.
54	GOLDMOUND SPIREA	SPIRAEA X BUNALDA 'GOLDMOUND'	2 GAL.	CONT.
14	GRAND BLUE CARYOPTERIS	CARYOPTERIS X CLANDONENSIS 'INDOVERS'	3 GAL.	CONT.
16	GREENMOUND JUNIPER	PROCEMBENS NANA	5 GAL.	CONT.
17	JAPANESE KERRIA	KERRIA JAPONICA 'PACTA'	5 GAL.	CONT.
24	LITTLE HENRY SWEETSPICE	TEA VIRGINICA 'SPRICH'	3 GAL.	CONT.
58	MAGIC CARPET SPIREA	SPIREA JAPONICA 'MAGIC CARPET'	3 GAL.	CONT.
3	NEWPORT VIBURNUM	VIBURNUM FLUCTUUM 'NANUM NEWPORT'	5 GAL.	CONT.
17	NORRA YEW	TAXUS X MEDIA 'NIGRA'	5 GAL.	CONT.
2	OKALFA HYDRANGEA	HYDRANGEA QUERIFOLIA	5 GAL.	CONT.
20	PAUL EUONYMUS	EUONYMUS KAUTSCHOVICUS 'PAUL'	5 GAL.	CONT.
30	PINK POPPET WEIGELA	WEIGELA FLORIDA 'PINK POPPET'	5 GAL.	CONT.
10	PRESIDENT GREY LILAC	SYRINGA VULGARIS 'PRES. GREY'	5 GAL.	CONT.
5	ROSE OF SHARON	HIBISCUS SYRIACUS 'HELENE'	5 GAL.	CONT.
8	SARCOXIP EUONYMUS	EUONYMUS FORTUNEI 'SARCOXIP'	5 GAL.	CONT.
16	TOR SPIREA	SPIREA BETULIFOLIA 'TOR'	2 GAL.	CONT.
24	WINTERGREEN BOXWOOD	BUXUS SEMPERVIRENS 'WINTERGREEN'	5 GAL.	CONT.

ORNAMENTAL GRASSES AND PERENNIALS

RE: 3/L1.1 (SM)				
19	AJUCA	AJUCA REPTENS "JUNGLE BEAUTY"	1 GAL.	CONT.
28	FEATHER REED GRASS	CLAMAGROSTIS X ACUTIFLORA "KARL FOERSTER"	3 GAL.	CONT.
33	BLUE RUSSIAN SAGE	PEROVSKIA	1 GAL.	CONT.
12	HEUCHERA	HEUCHERA "GREEN SPICE"	1 GAL.	CONT.
11	WIDE BRIM HOSTA	HOSTA "WIDE BRIM"	1 GAL.	CONT.

SITE LEGEND

- KANSAS PREMIUM FESCUE BLEND SOD
- PREPARE AND SEED ALL FIELD VERIFIED DISTURBED AREAS W/ KANSAS NATIVE SHORTGRASS MIX (MAX SHALL INCLUDE BLUE GRAMA, SIDEOATS GRAMA, SAND DROOPSEED, & PRAIRIE JUNEGRASS). SEEDING RATE SHALL BE 6 LBS PER ACRE.
- TREES, SHRUBS, AND PERENNIALS
RE: 1.2, 3/L1.1
- 4" STEEL EDGING
RE: LANDSCAPE NOTES #7

DP-2286 Parcel 2
LANDSCAPE PLAN
APPROVED 02/21/11 BY [Signature]
MEETS #22C SCREENING
SHEET 1 of 4
MAP LOG 1 of 2

GLMV Architecture
125 S. Washington Wichita, KS 67202
420 S. Emporia Wichita, KS 67202
Tel: (316) 262-0451 Fax: (316) 262-5465
www.glmv.com

**WEST WICHITA ASSISTED LIVING
629 S. MAIZE COURT
WICHITA, KS 67209**

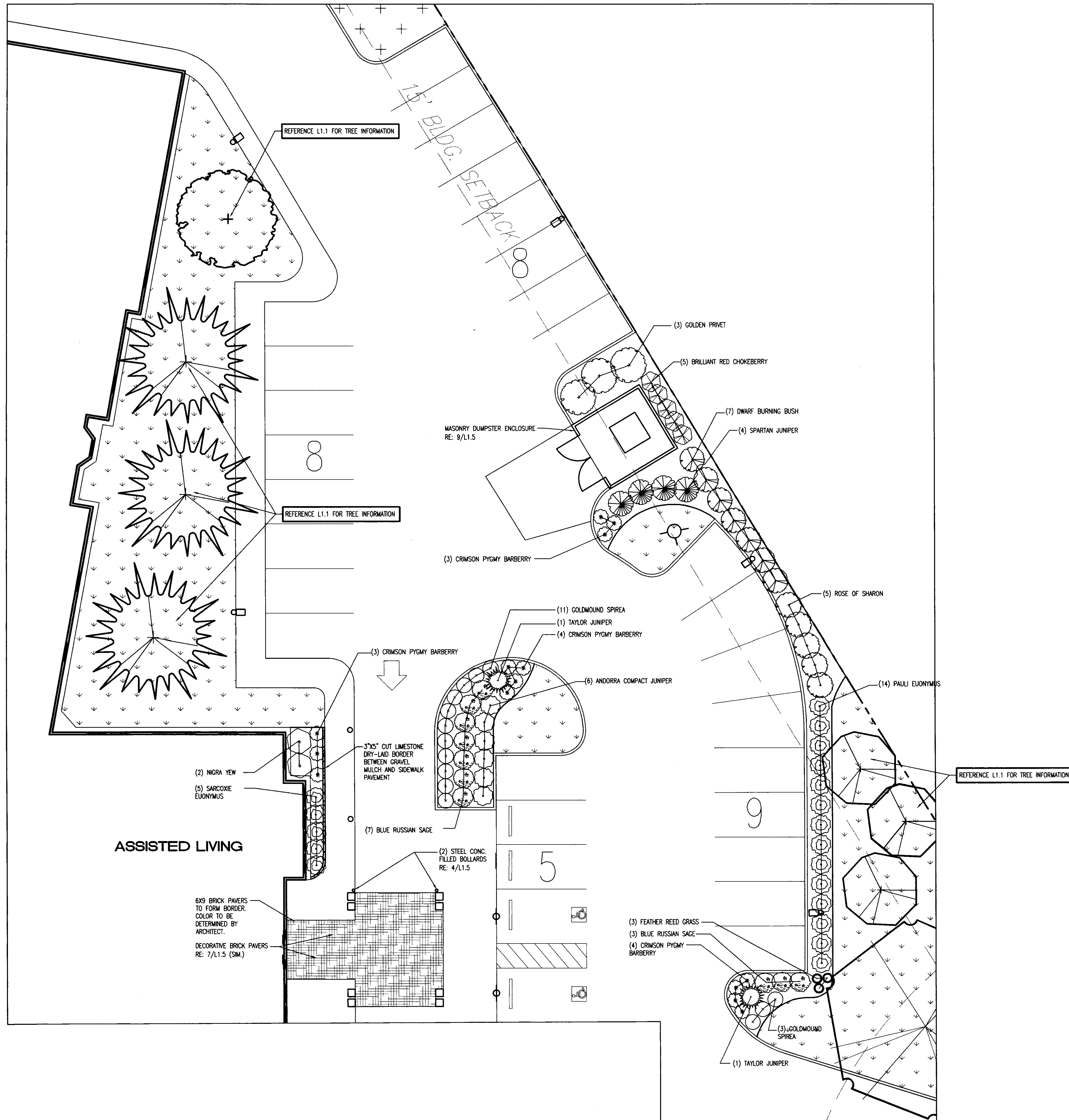
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LANDSCAPE PLAN

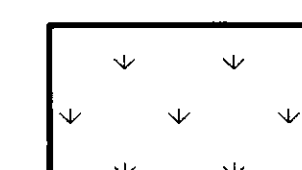
Job No. 109035
Date 4/21/2011
Drawn JL/RH
Checked KEY/MDM

L1.1

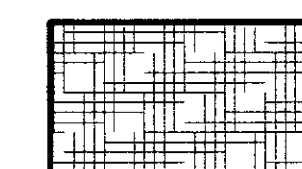
E
D
C
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A



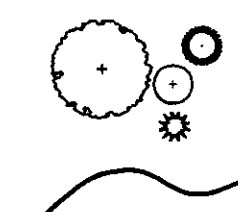
SITE LEGEND



KANSAS PREMIUM FESCUE BLEND SOD



DECORATIVE BRICK PAVERS W/ CONC. BORDER
RE: 7/L1.5



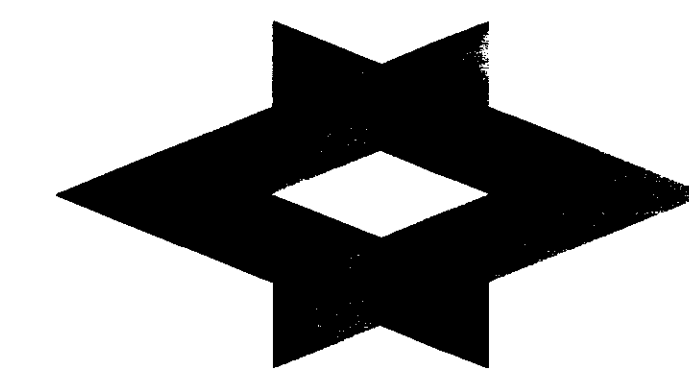
TREES, SHRUBS, AND PERENNIALS
RE: 1,2,3/L1.5

4" STEEL EDGING
RE: LANDSCAPE NOTES #7

A ENLARGED LANDSCAPE PLAN -AREA 1

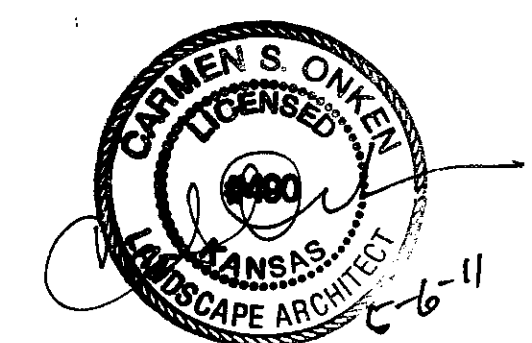
*REFERENCE L1.1 FOR PLANT LISTS

SCALE: 1" = 10'-0"



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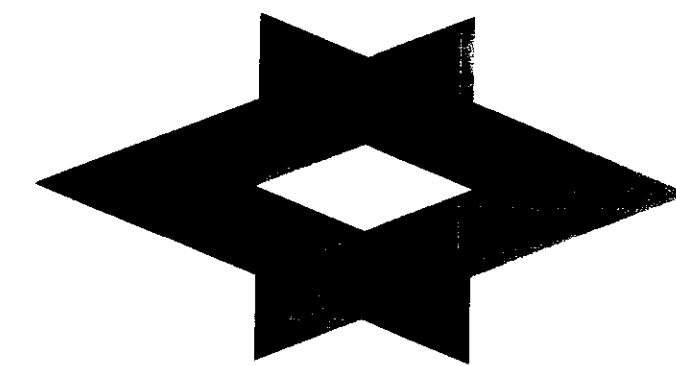
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629 S. MAIZE COURT
WICHITA, KS 67209**

Mark	Date	CITY COMMENTS	Description
	05/06/2011		

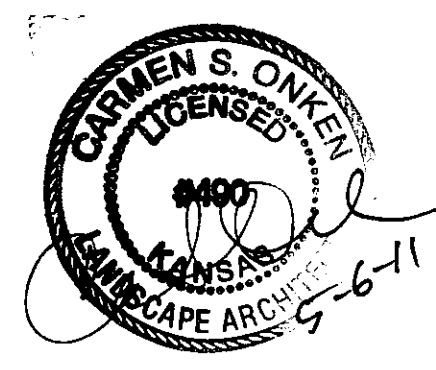
**ENLARGED
LANDSCAPE PLAN
AREA 1**

Job No. 109035
Date 4/21/2011
Drawn JL/RH
Checked KEY/MDM

L1.2



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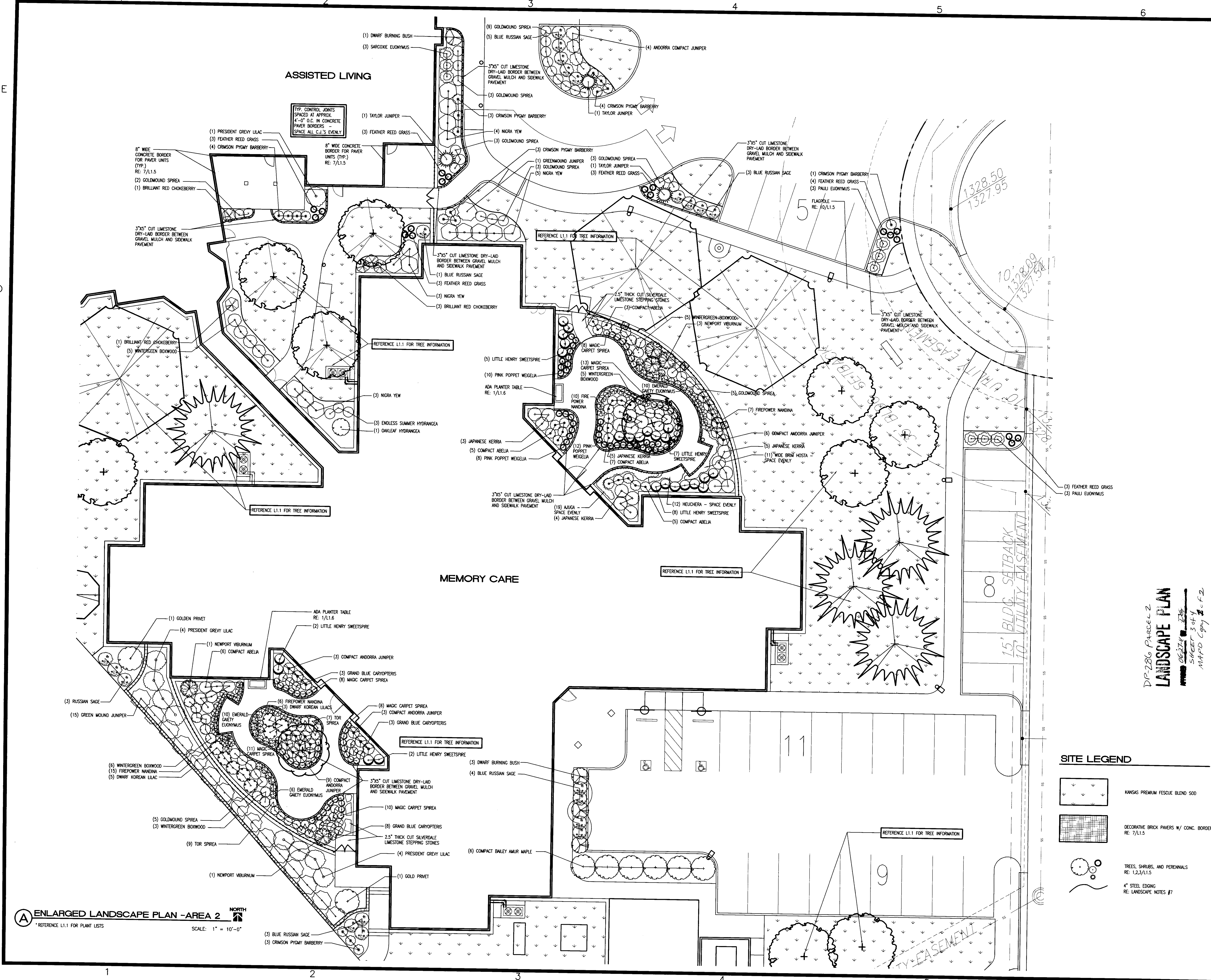
**WEST WICHITA ASSISTED LIVING
629 S. MAIZE COURT
WICHITA, KS 67209**

Mark	Date	CITY COMMENTS	Description
	05/06/2011		

**ENLARGED
LANDSCAPE PLAN
AREA 2**

Job No. 109035
Date 4/21/2011
Drawn JL/RH
Checked KEY/MDM

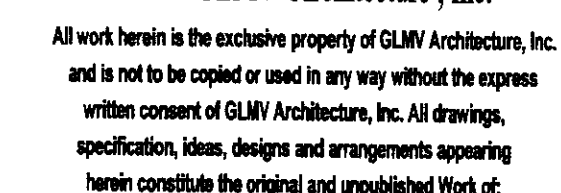
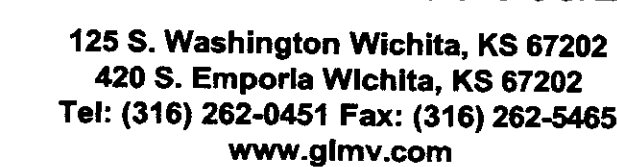
L1.3



DP-286 PARCEL 2
LANDSCAPE PLAN
DATE 06/21/11
SHEET 3 of 4
M4-PD Copy 2 of 2

- SITE LEGEND**
- KANSAS PREMIUM FESCUE BLEND 500
 - DECORATIVE BRICK PAVERS W/ CONC. BORDER RE: 7/L1.5
 - TREES, SHRUBS, AND PERENNIALS RE: 1,2,3/L1.5
 -

ENLARGED LANDSCAPE PLAN - AREA 2
*REFERENCE L1.1 FOR PLANT LISTS
SCALE: 1" = 10'-0"
NORTH



GLM/Architecture, Inc.

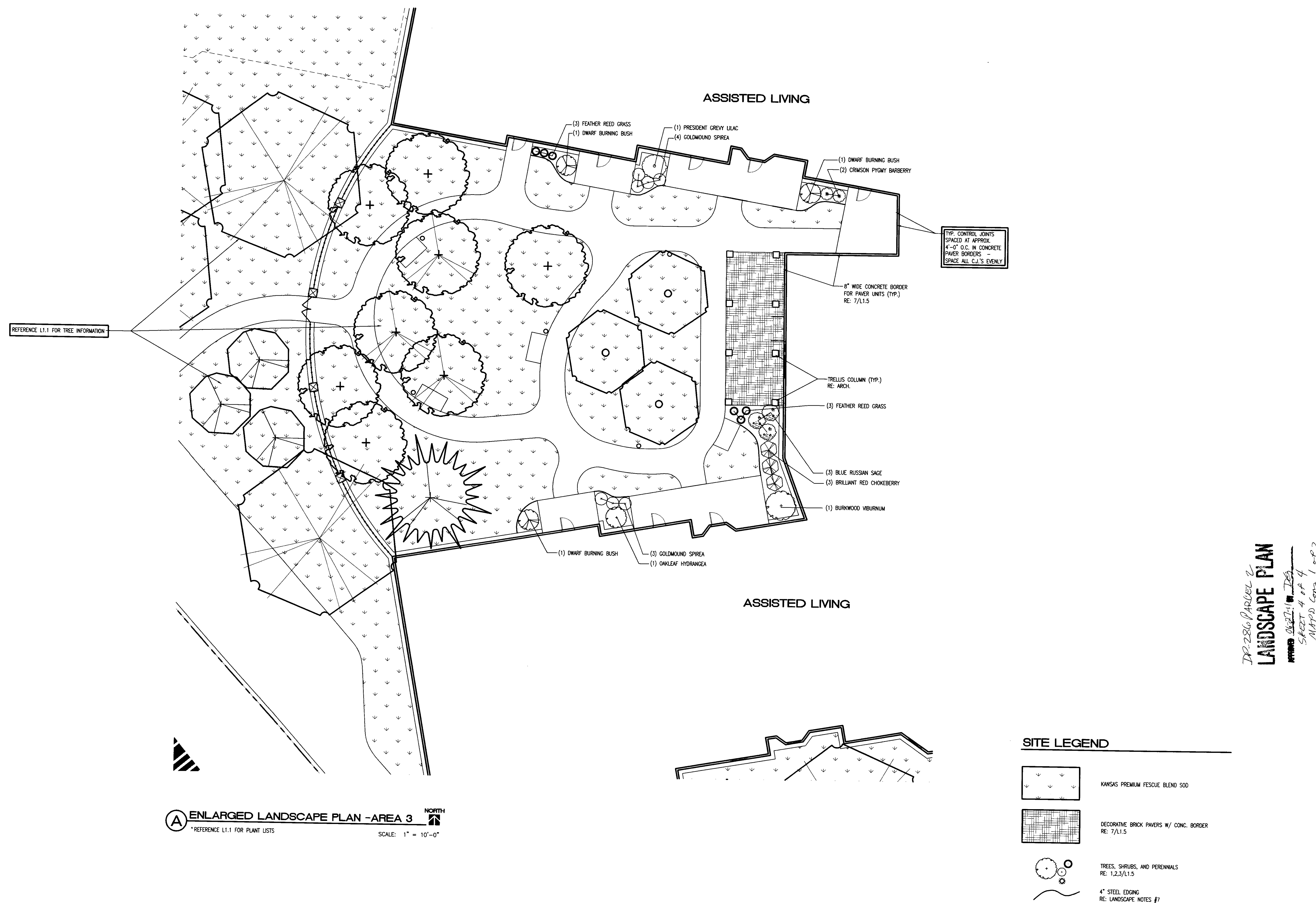
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WICHITA, KS 67209**

[illegible]

**ENLARGED
LANDSCAPE PLAN
AREA 3**

Checked KEY/MDM

L1.4





Wichita-Sedgwick County Metropolitan Area Planning Department

September 28, 2012

Physicians Development Group, LLC
7200 W. 13th Street North
Wichita, KS 67212

Baughman Company, PA attn: Russ Ewy
315 Ellis
Wichita, KS 67212

RE: CUP2012-24 - City request for an Administrative Adjustment to CUP DP-286, to add a parcel and reconfigure Parcels 1 & 7 based on an associated lot split, generally located 1/2-mile south of Maple Street, on the west side of Maize Road, on the north side of Maize Court.

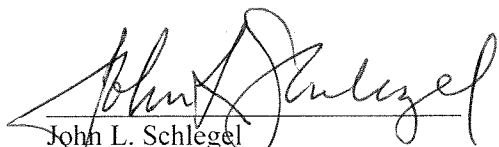
Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-286 Lillie Office Park Commercial Community Unit Plan ("CUP"). We understand you wish to create Parcel 8, adjusting parcel lines on Parcels 1 and 7, consistent with a replat. Building coverage and floor area will be distributed proportionately to the new parcel as indicated on the revised CUP. Uses permitted on the newly created parcels do not change.

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

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

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



John L. Schlegel
Director of Planning



Rick Stubbs
Co-Interim Superintendent of Central Inspection

cc: Paul Hays, Office of Central Inspection
Jeff Longwell, CM District V
Megan Buckmaster, NA District V

April 18, 2011

Physicians Development, LLC
Attn: Butch Nuss
7200 W 13th Street North, Suite #5
Wichita, KS 67212

WWAL Development, LLC
Attn: Butch Nuss
7200 W 13th Street North, Suite #5
Wichita, KS 67212

RE: DP-286 - Administrative Adjustment to create Parcel 7 from Parcels 1 and 2 on DP-286 Lillie Office Park Community Unit Plan ("CUP"), generally located on west side of Maize Road approx. 1/3 mile south of Maple. (CUP2011-00012)

Dear Mr. Lillie:

We received and reviewed your request for an administrative adjustment to adjust Parcels 1 and 7 on DP-286 Lillie Office Park Community Unit Plan on property zoned GO General Office ("GO"), generally located on west side of Maize Road approx. 1/3 mile south of Maple. We understand that you have requested to create Parcel 7 from Parcels 1 and 2 and to shift the boundary from that shown on Lillie Second Addition to a revised boundary per a lot shift.

On the basis of our review, we feel that adjusting the CUP in the manner you have requested 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 as follows herein. This adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

Parcel 1:

A.	Net Area:	187,280 <u>124,203</u> sq. ft. or 4.30 <u>2.85</u> acres
B.	Maximum Building Coverage:	56,184 <u>37,261</u> sq. ft. (30%)
C.	Maximum Gross Floor Area:	65,548 <u>43,471</u> sq. ft.

- D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: Four (4)
F. Maximum Building Height: 35 feet
G. Setbacks See Drawing
H. Access Points: See Drawing
I. Permitted Uses: See General Provision #17

Parcel 2:

- A. Net Area: ~~251,944~~251,975 sq. ft. or 5.78 acres
B. Maximum Building Coverage: ~~100,788~~96,021 sq. ft. (~~40~~38%)
C. Maximum Gross Floor Area: ~~113,375~~113,389 sq. ft.
D. Floor Area Ratio: 45 percent
E. Maximum Number of Buildings: Four (4)
F. Maximum Building Height: 35 feet
G. Setbacks See Drawing
H. Access Points: See Drawing
I. Permitted Uses: See General Provision #17.

Parcel 7:

- A. Net Area: 63,047 sq. ft. or 1.45 acres
B. Maximum Building Coverage: 18,914 sq. ft. (30%)
C. Maximum Gross Floor Area: 22,066 sq. ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: Four (4)
F. Maximum Building Height: 35 feet
G. Setbacks See Drawing
H. Access Points: See Drawing
I. Permitted Uses: See General Provision #17.

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

John L. Schlegel
Director of Planning

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Dale Miller, MAPD
Paul Hays, Office of Central Inspection
J.R. Cox, Office of Central Inspection
Leonard Fox, Office of Central Inspection
Baughman Company, PA, Attn: Russ Ewy, 315 Ellis, Wichita, KS 67211
Neil Strahl, MAPD