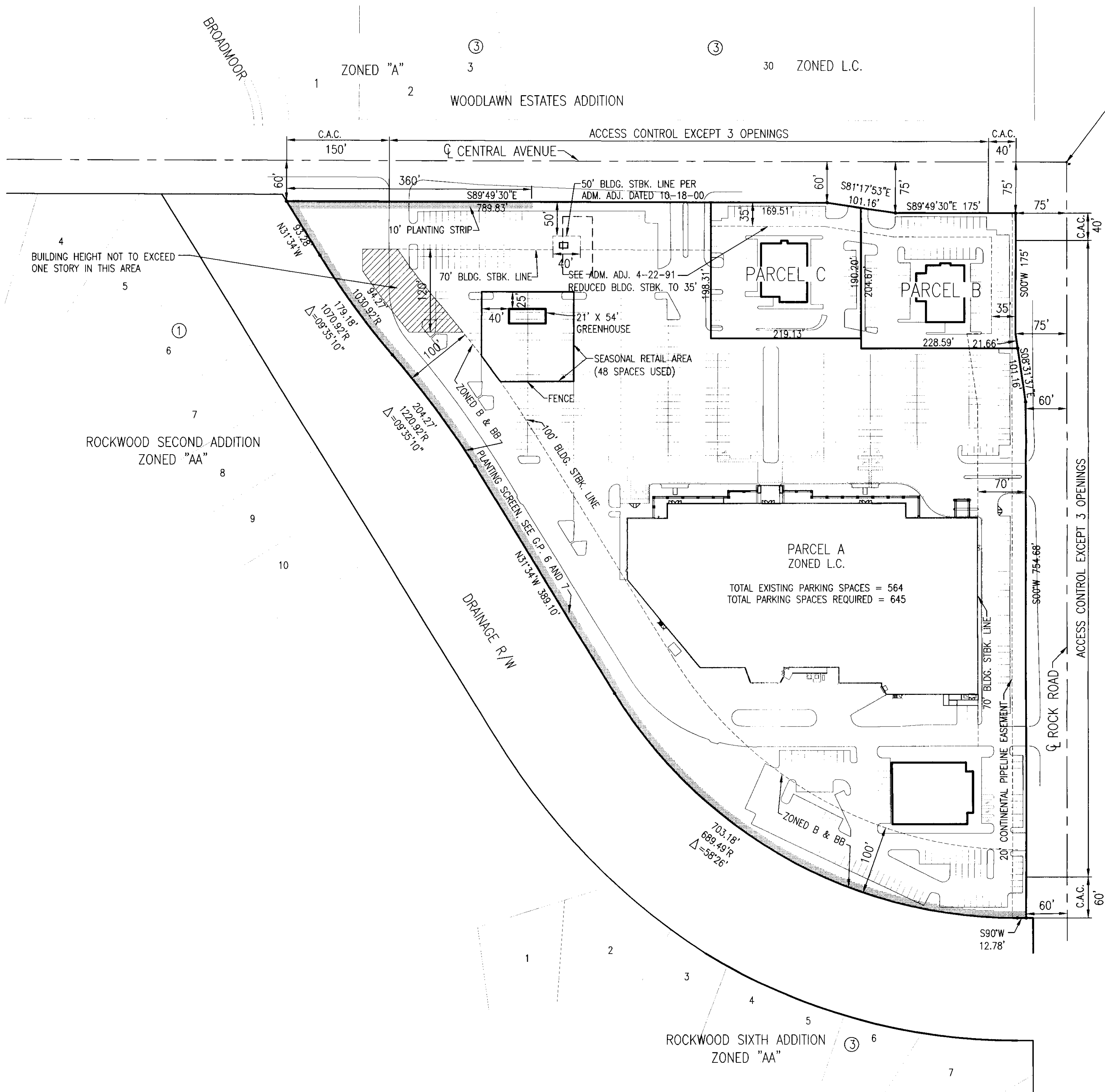


ROCKWOOD CENTER

COMMUNITY UNIT PLAN DP-41
AMENDED DECEMBER 11, 2006



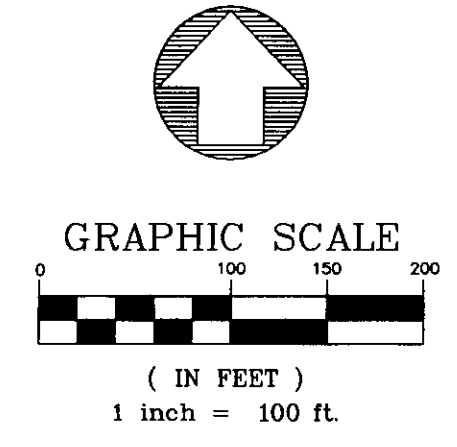
N.E. CORNER, N.E. ¼
SEC. 19, T27S, R2E OF
THE 6th P.M.

DEAN-RUPERT
FIRST ADDITION
ZONED L.C.

K, G & E
c/o HARVEY SIEMENS
P.O. BOX 208
WICHITA, KS 67201

DEAN-RUPERT
SECOND ADDITION
ZONED L.C.

ROCKBOROUGH
ADDITION



GENERAL PROVISIONS

- GROSS AREA 731,323 Sq. Ft. or 16.8± Acres.
- Maximum land coverage by building shall not exceed 30% (219,397.0 Sq. Ft.) of the total site.
- CURB CUTS - The maximum number of curb cuts along Central shall not exceed 3, and the maximum number along Rock Road shall not exceed 3. One of the curb cuts to Central shall be a major entrance and one of the curb cuts to Rock Road shall be a major entrance.
- No offsite or portable signs shall be permitted. Any building sign that is permitted by the Sign Code of the City of Wichita shall not be illuminated if located within 100 feet of or parallel to the drainage right-of-way along the west and south property lines.

SCREENING AND LANDSCAPING

- A 10 foot planting screen shall be provided for the west 360 feet of the north property line on Central Avenue.
- A landscaping plan, prepared by a registered landscape architect, indicating the type, location, and specification of plant materials, and method of providing water and maintenance to the plant materials, shall be submitted to the Subdivision Committee for review and approval at the time of platting. The landscape plan to be submitted for approval in conjunction with this Community Unit Plan shall be substantially the same as the plan submitted May 3, 1971 (and approved May 5, 1971), in conjunction with the "The Market" Community Unit Plan (of which this CUP is an amendment) which was approved by the Board of City Commissioners of the City of Wichita on May 11, 1971.
- In addition thereto, the landscape plan shall indicate and provide for a six (6) foot solid or semi-solid wall constructed of stone, masonry, brick, architectural tile or other similar material (not including wood or woven wire) along the south and west property lines, and shall address where the plant materials will be located adjacent to the wall. The landscaping shall be planted by the next planting season after building construction is completed.

Said wall shall be constructed along the property line when adjacent to a residential district, if the storage area, service area, or rear of a building constructed on the Community Unit Plan site faces the residential district.

A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the trees or plant materials have not been planted.

The landscaping will be reduced to three feet in height for site distances from the building setback lines to Rock Road and Central Avenue.

Failure to properly maintain the wall and landscaping 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.

No wall shall be constructed in any utility easement and a building permit shall be obtained prior to the construction of any wall.

- Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
- All security/parking lights shall be directed so as not to shine directly towards the residentially zoned properties to the north, west, and south.
- All utilities shall be installed underground.
- Drainage shall be handled at the time of replating.
- The building setback lines from all pipeline easements shall be established at the time of platting. Any change or relocation of the pipelines shall be at no cost to the City of Wichita.
- A fire lane, 20 feet in width (with sufficient turning radii at corners for standard fire apparatus) shall be provided around all main structures constructed within parcel A. Said fire lane shall have a 3-1/2 inch asphalt base with 1-1/2 inch asphalt surface. No parking shall be allowed in such fire lane although it may be used for passenger loading and unloading. Prior to final approval of the parking plan, the fire chief or his designated representative shall approve the plan as to the location and design of the fire lane.
- The "B" and "BB" zoned strip adjacent to the westerly property line shall be used for auto parking and truck circulation for the service areas of the buildings. Truck parking for loading and unloading at the service areas shall occur only on the "LC" zoned property.
- The transfer of title of all or any portion of the land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
- The Seasonal Nursery and Garden Center in Parcel A shall be located in a temporary structure and shall operate for no more than 120 days during a calendar year. Prior to utilization of the Outdoor Garden Area, the applicant shall annually submit a report to the Zoning Enforcement Division of the Office of Central Inspection that demonstrates compliance with the approved site plan (See Restricted Area) and conditions specified herein.

PARCEL A

- A. Net Area: 643,546.11 sq. ft. or 14.77 acres
- B. Maximum Building Coverage: 193,063 sq. ft. (30%)
- C. Maximum Gross Floor Area: 257,417 sq. ft.
- D. Floor Area Ratio: 0.40
- E. Maximum Number of Buildings: 8
- F. Maximum Building Height to conform to the Unified Zoning Code of the City of Wichita, but shall be no greater than 80 feet.
- G. Setbacks: Rock Road - 35 feet and 70 feet
Central Avenue - 35 feet, 50 feet and 70 feet
Southwesterly property line - 100 feet (except the "CO" zoned area in the northwest corner as shown on the plan).
- H. Parking ratio is per Unified Zoning Code of the City of Wichita.
- I. Proposed Uses: shopping center, offices, restaurants (including drive-thru ordering facilities limiting the ordering facilities to a phone order board which eliminates any type of outdoor speaker board), financial institutions, private clubs, health spas, postal facilities, vehicle showroom and leasing (no outdoor storage), nurseries and garden centers as per Section III-D.6.z of the Unified Zoning Code (see plan for restricted area), service station without vehicle repair.

PARCEL B

- A. Net Area: 44,571.28 sq. ft. or 1.02 acres
- B. Maximum Building Coverage: 13,371 sq. ft. (30%)
- C. Maximum Gross Floor Area: 17,828 sq. ft.
- D. Floor Area Ratio: 0.40
- E. Maximum Number of Buildings: 2
- F. Maximum Building Height to conform to the Unified Zoning Code of the City of Wichita, but shall be no greater than 80 feet.
- G. Setbacks: Rock Road - 35 feet and 70 feet
Central Avenue - 35 feet
- H. Parking ratio is per Unified Zoning Code of the City of Wichita.
- I. Proposed Uses: shopping center, offices, restaurants (including drive-thru ordering facilities limiting the ordering facilities to a phone order board which eliminates any type of outdoor speaker board), financial institutions, private clubs, health spas, postal facilities, vehicle showroom and leasing (no outdoor storage), nurseries and garden centers as per Section III-D.6.z of the Unified Zoning Code (see plan for restricted area), service station without vehicle repair.

PARCEL C

- A. Net Area: 43,196.82 sq. ft. or 0.99 acres
- B. Maximum Building Coverage: 12,959 sq. ft. (30%)
- C. Maximum Gross Floor Area: 17,278 sq. ft.
- D. Floor Area Ratio: 0.40
- E. Maximum Number of Buildings: 1
- F. Maximum Building Height to conform to the Unified Zoning Code of the City of Wichita, but shall be no greater than 80 feet.
- G. Setbacks: Central Avenue - 35 feet
- H. Parking ratio is per Unified Zoning Code of the City of Wichita.
- I. Proposed Uses: shopping center, offices, restaurants (including drive-thru ordering facilities with a speaker board that is not audible from properties zoned for residential use), financial institutions, private clubs, health spas, postal facilities, vehicle showroom and leasing (no outdoor storage), nurseries, and garden centers as per Section III-D.6.z of the Unified Zoning Code (see plan for restricted area), service station without vehicle repair.

DP-41 AMENDMENT #3

01-18-07 DM

MAPD Copy 1 of 2

DP-41 ROCKWOOD CENTER COMMUNITY UNIT PLAN

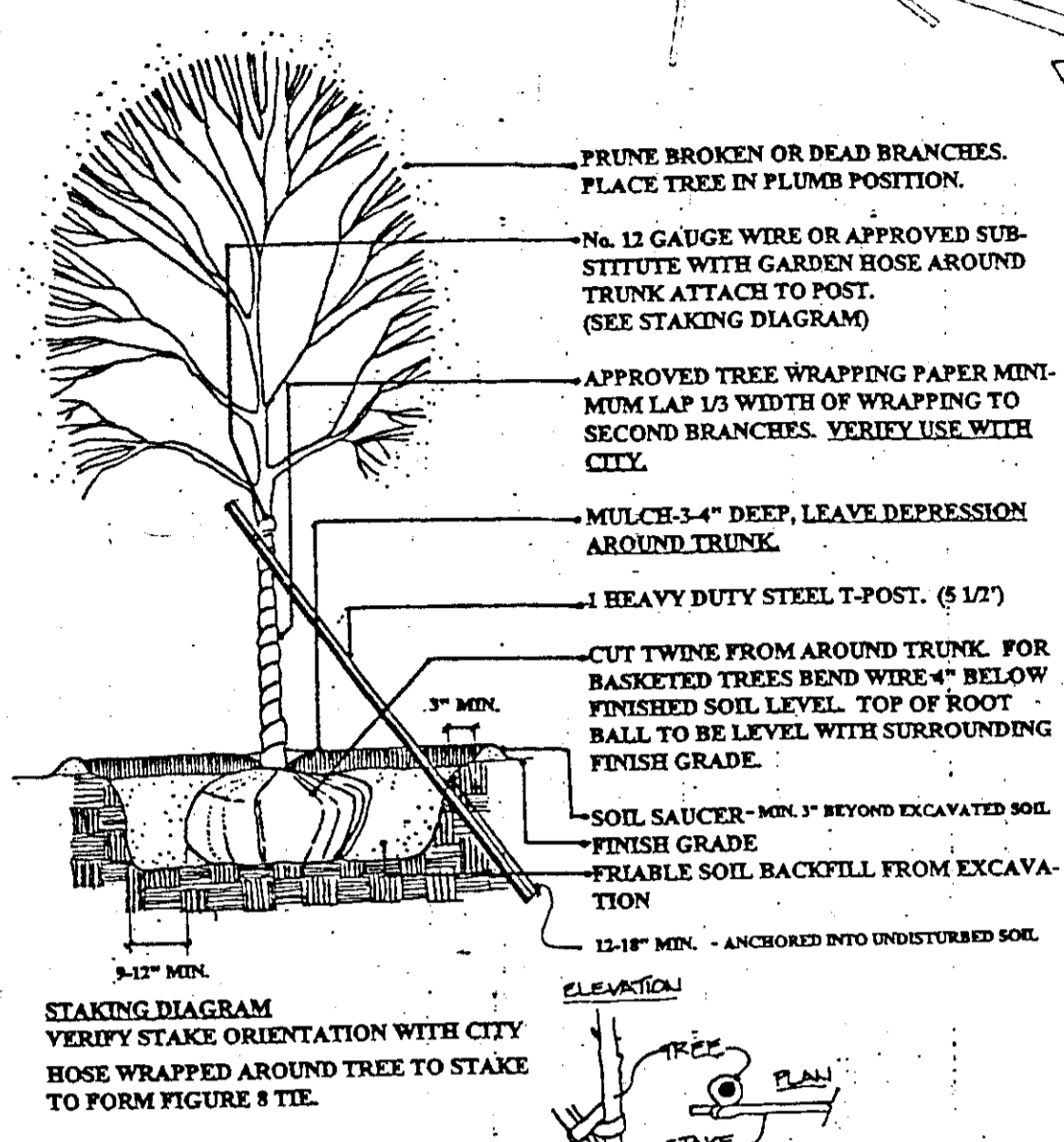
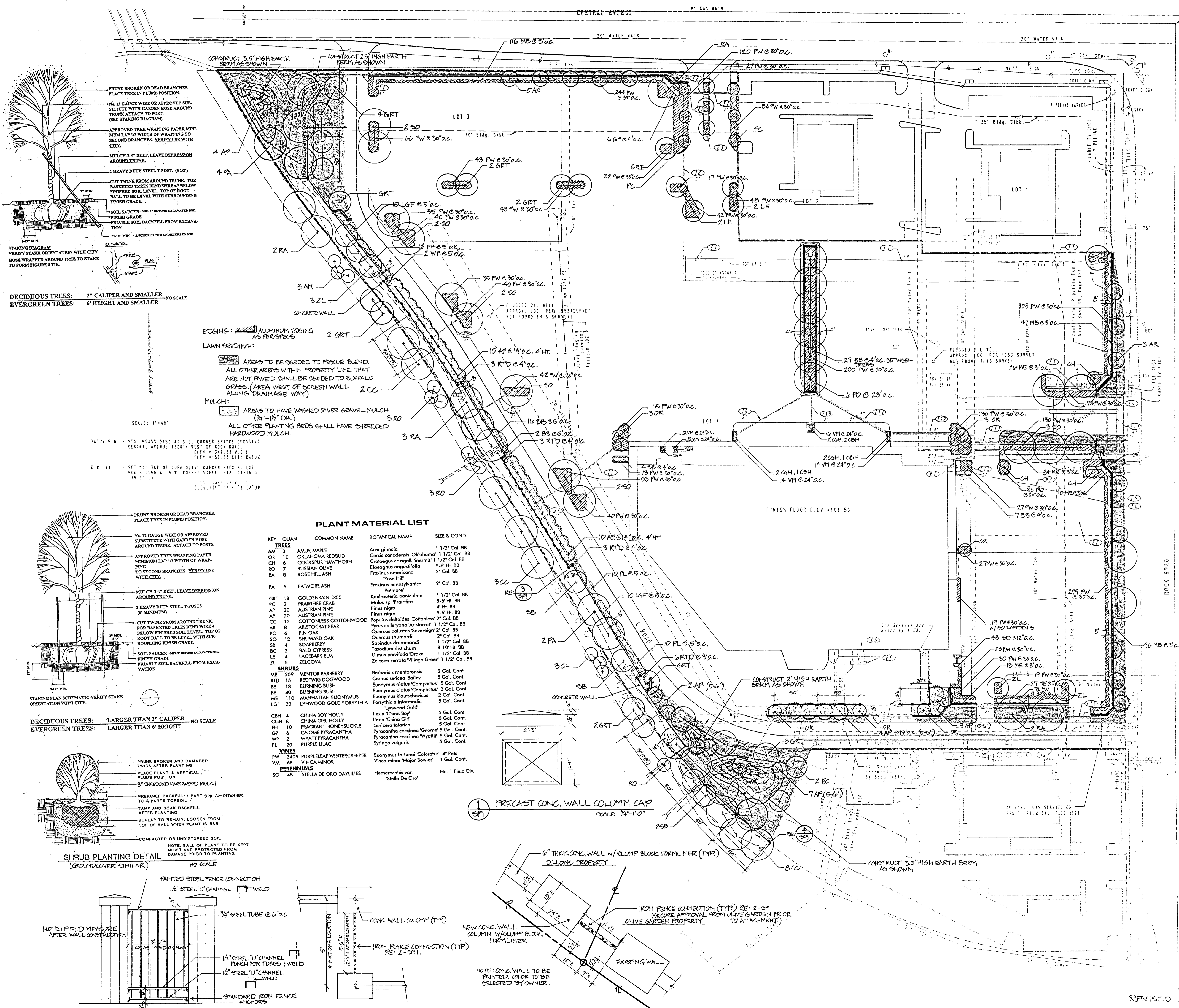
Pickering Firm
Incorporated

Planning · Architecture
Engineering · Management

6775 Lenox Center Court
Memphis, TN 38115

901.726.0810
901.272.8911 fax

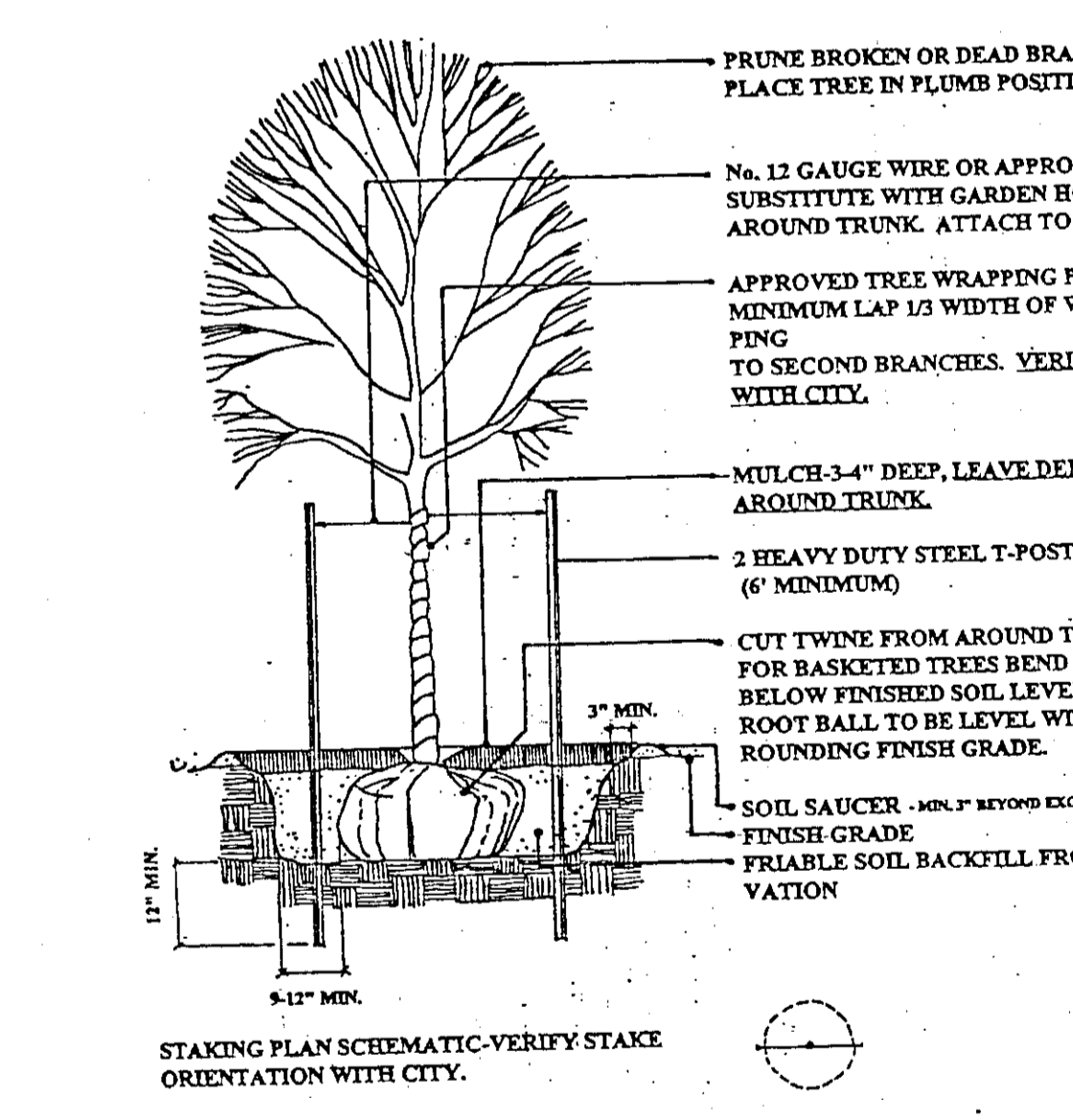
K.E. CORNER
SEC. 19, T23S, R2E
OF THE 6TH P.M.



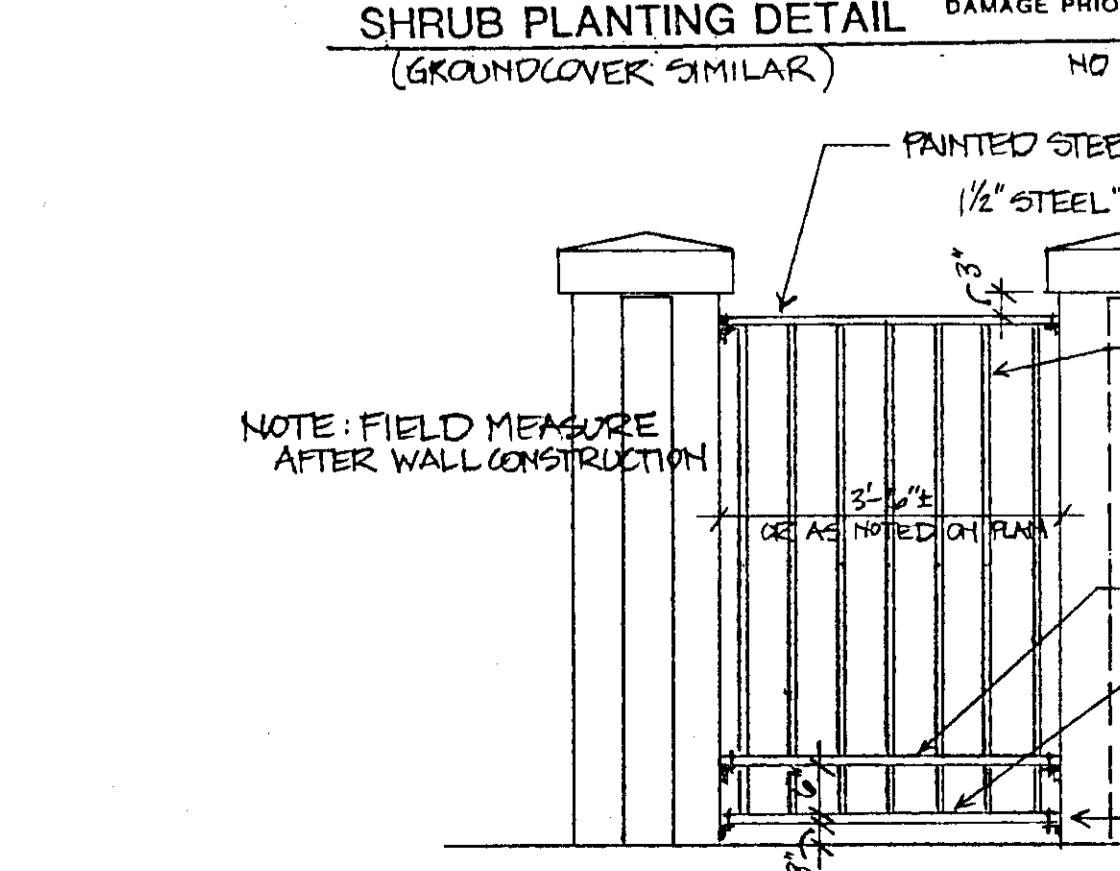
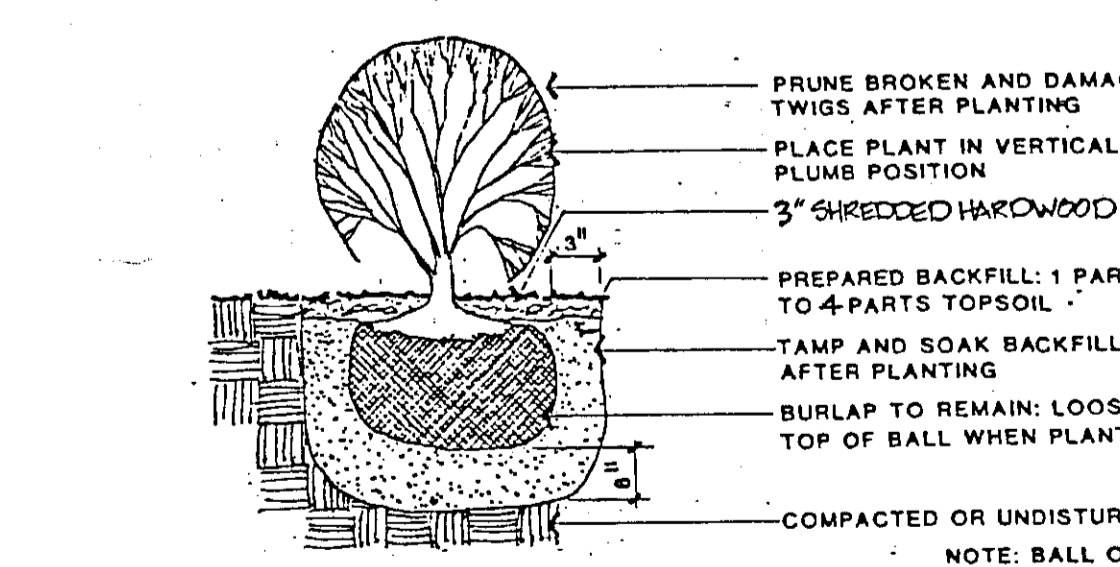
DECIDUOUS TREES: 2" CALIPER AND SMALLER NO SCALE
EVERGREEN TREES: 6' HEIGHT AND SMALLER

EDGING: ALUMINUM EDGING 45 PER SPEC. 2 GRT
LAWN SEEDING: AREAS TO BE SEED TO PEGUE BLEND. ALL OTHER AREAS WITHIN PROPERTY LINE THAT ARE NOT PAVED SHALL BE SEED TO BUFFALO GRASS. (AREA WEST OF SCREEN WALL ALONG DRAINAGE WAY)
MULCH: AREAS TO HAVE WASHED RIVER GRAVEL MULCH (3/8"-1/2" DIA). ALL OTHER PLANTING BEDS SHALL HAVE SHREDDED HARDWOOD MULCH.

SCALE: 1"=40'
PATON P.W. STD. PRESS DISC AT S.E. CORNER BRIDGE CROSSING CENTRAL AVENUE 1330' E. WEST OF ROCK ROAD. LEV. 1047.23 W.S.L. LEV. 1055.83 CITY DATUM
E.W. #1 SEE "TOP" OF CURB OLIVE GARDEN PAVING LOT NORTH CURB AT N.W. CORNER STREET 51A 1410E S. 18' 5" E11
ELEV. 1047.23 W.S.L. LEV. 1055.83 CITY DATUM

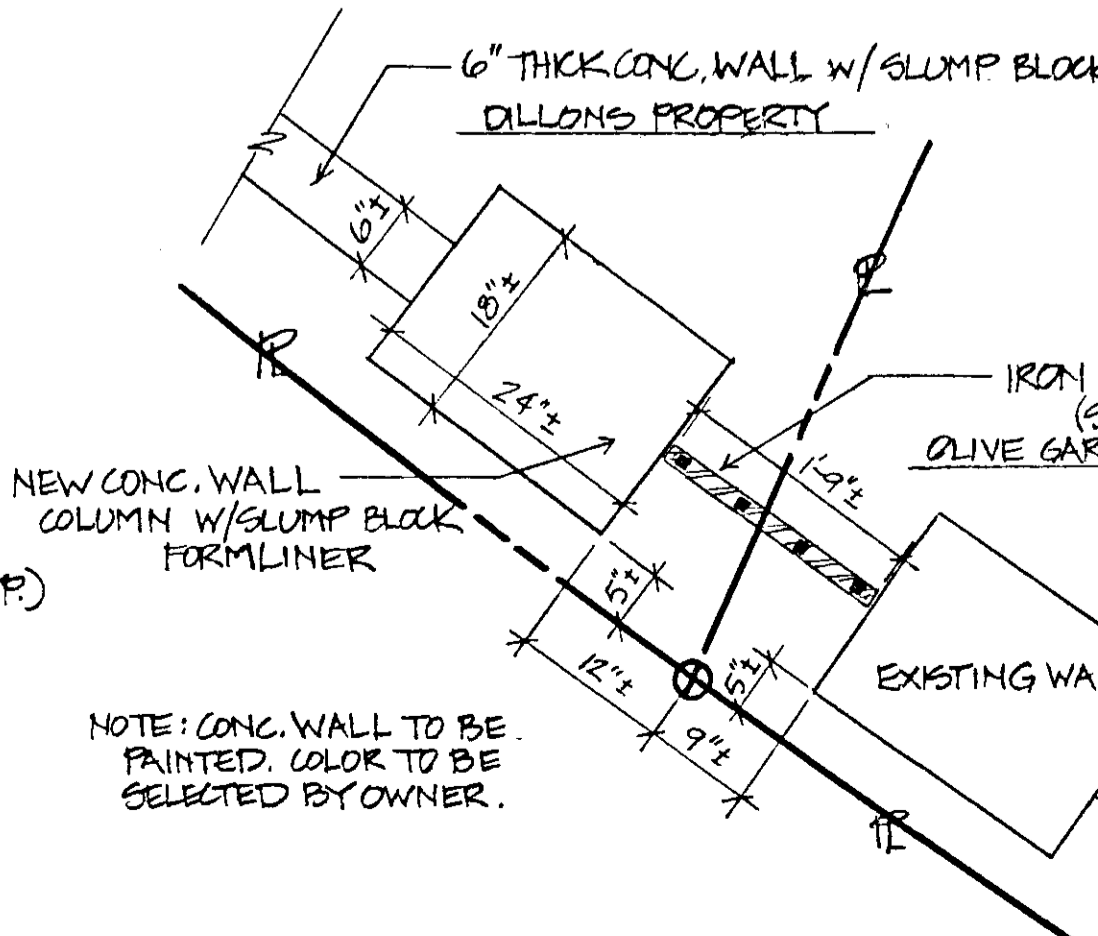
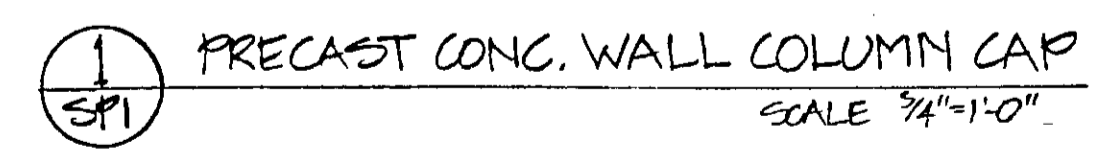


DECIDUOUS TREES: LARGER THAN 2" CALIPER NO SCALE
EVERGREEN TREES: LARGER THAN 6' HEIGHT

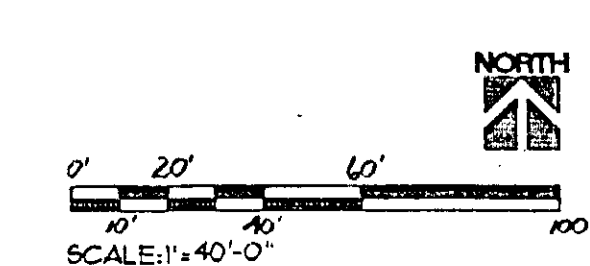


PLANT MATERIAL LIST

KEY	QUAN	COMMON NAME	BOTANICAL NAME	SIZE & COND.
TREES				
AM	3	AMUR MAPLE	Acer ginnala	1 1/2" Cal. BB
OK	10	OKLAHOMA REDBUD	Cercis canadensis 'Oklahoma'	1 1/2" Cal. BB
CH	6	COCKSPUR HAWTHORN	Crataegus crusgalli 'inermis'	1 1/2" Cal. BB
RO	7	RUSSIAN OLIVE	Elaeagnus angustifolia	5-6' H. BB
RA	8	ROSE HILL ASH	Fraxinus americana 'Rose Hill'	2" Cal. BB
PA	6	PATMORE ASH	Fraxinus pennsylvanica 'Patmore'	2" Cal. BB
PC	18	GOLDENRAIN TREE	Koeleria paniculata	1 1/2" Cal. BB
PF	2	PRAIRIE FIRE CRAB	Morus sp. 'Prairie'	4" H. BB
AP	20	AUSTRIAN PINE	Pinus nigra	5-6' H. BB
AO	20	AUSTRIAN PINE	Pinus nigra	5-6' H. BB
CC	13	COTTONWOOD	Populus deltoides 'Cottonwood'	2" Cal. BB
AR	8	ARISTOCRAT PEAR	Pyrus calleryana 'Aristocrat'	1 1/2" Cal. BB
SO	12	SHUMARD OAK	Quercus shumardii	2" Cal. BB
SB	4	SOAPBERRY	Sapindus drummondii	1 1/2" Cal. BB
BC	2	BALD CYPRESS	Taxodium distichum	8-10" H. BB
LE	4	LACEBARK ELM	Ulmus parvifolia 'Drake'	1 1/2" Cal. BB
ZL	2	ZELCOVA	Zelkova serrata 'Village Green'	1 1/2" Cal. BB
SHRUBS				
MB	259	MENTOR BARBERRY	Barberis x mentorensis	2 Gal. Cont.
RTD	15	REDTIG DOGWOOD	Cornus sericea 'Bailey'	5 Gal. Cont.
BB	18	BURNING BUSH	Euonymus alatus 'Compactus'	5 Gal. Cont.
BB	40	BURNING BUSH	Euonymus alatus 'Compactus'	2 Gal. Cont.
ME	110	MANHATTAN EUONYMUS	Euonymus kiautschowicus	5 Gal. Cont.
LF	20	L'YNWOOD GOLD FORSYTHIA	Forsythia intermedia 'Lynwood Gold'	5 Gal. Cont.
CBH	4	CHINA BOY HOLLY	Ilex x 'China Boy'	5 Gal. Cont.
CGH	8	CHINA GIRL HOLLY	Ilex x 'China Girl'	5 Gal. Cont.
PH	10	FRAGRANT HONEYSUCKLE	Lonicera tatarica	5 Gal. Cont.
GP	6	GNOME PYRACANTHA	Pyracantha coccinea 'Gnome'	5 Gal. Cont.
WP	2	WYATT PYRACANTHA	Pyracantha coccinea 'Wyatt'	5 Gal. Cont.
PL	20	PURPLE LILAC	Syringa vulgaris	5 Gal. Cont.
VINES				
PW	2405	PURPLELEAF WINTERCREEPER	Euonymus fortunei 'Coloratus'	4" Pots
VM	58	VINCA MINOR	Vinca minor 'Major Bowles'	1 Gal. Cont.
PERENNIALS				
SO	48	STELLA DE ORO DAYLILIES	Hemerocallis var. 'Stella De Oro'	No. 1 Field Div.



PLANTING PLAN



DP-41
REVISED
LANDSCAPE PLAN #3
APPROVED 10/14/94 BY 20

(SEE 2-3-91 PLAN FOR SE. 450' FEET)

Professional Engineering Consultants, P.A.

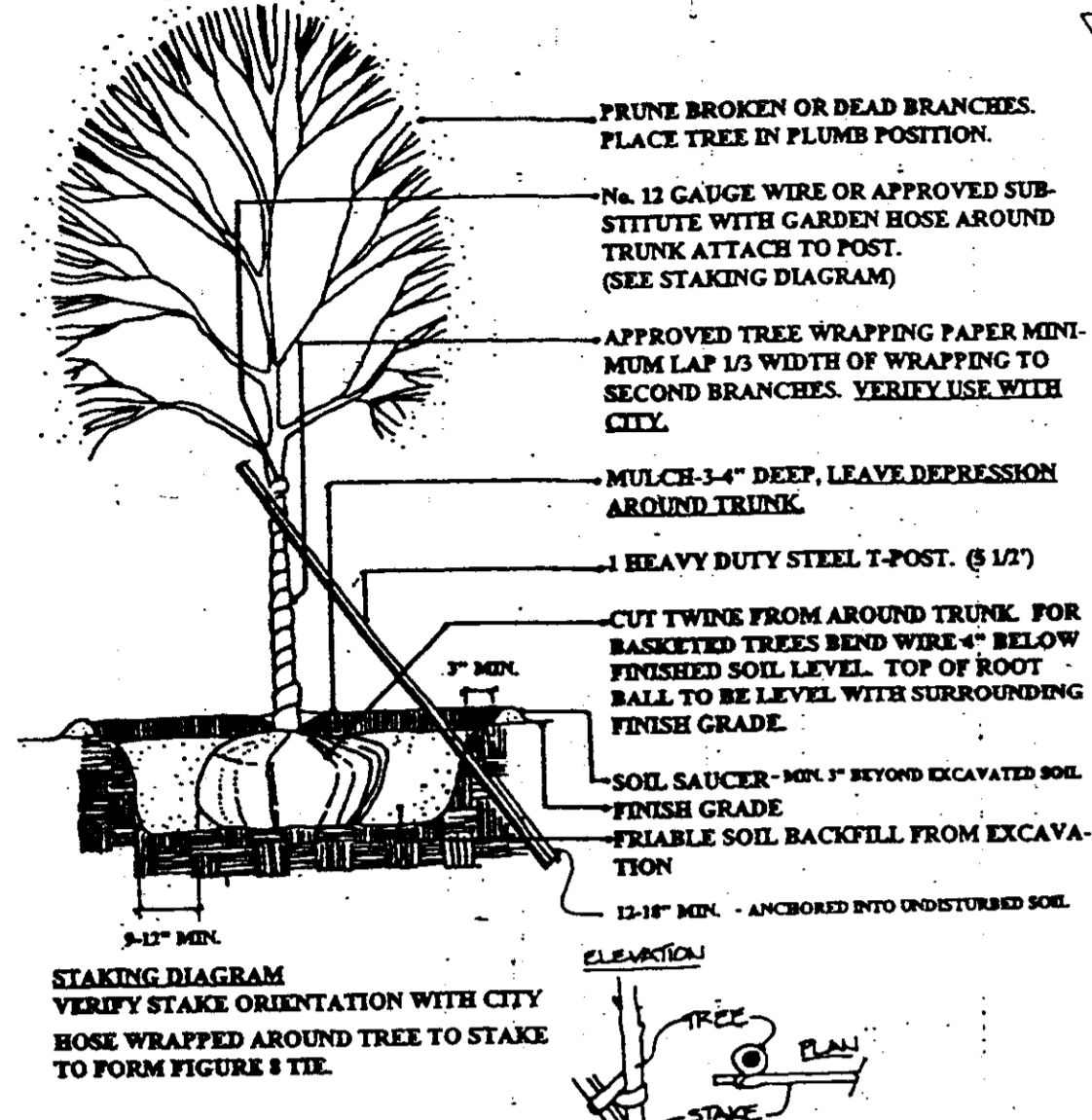
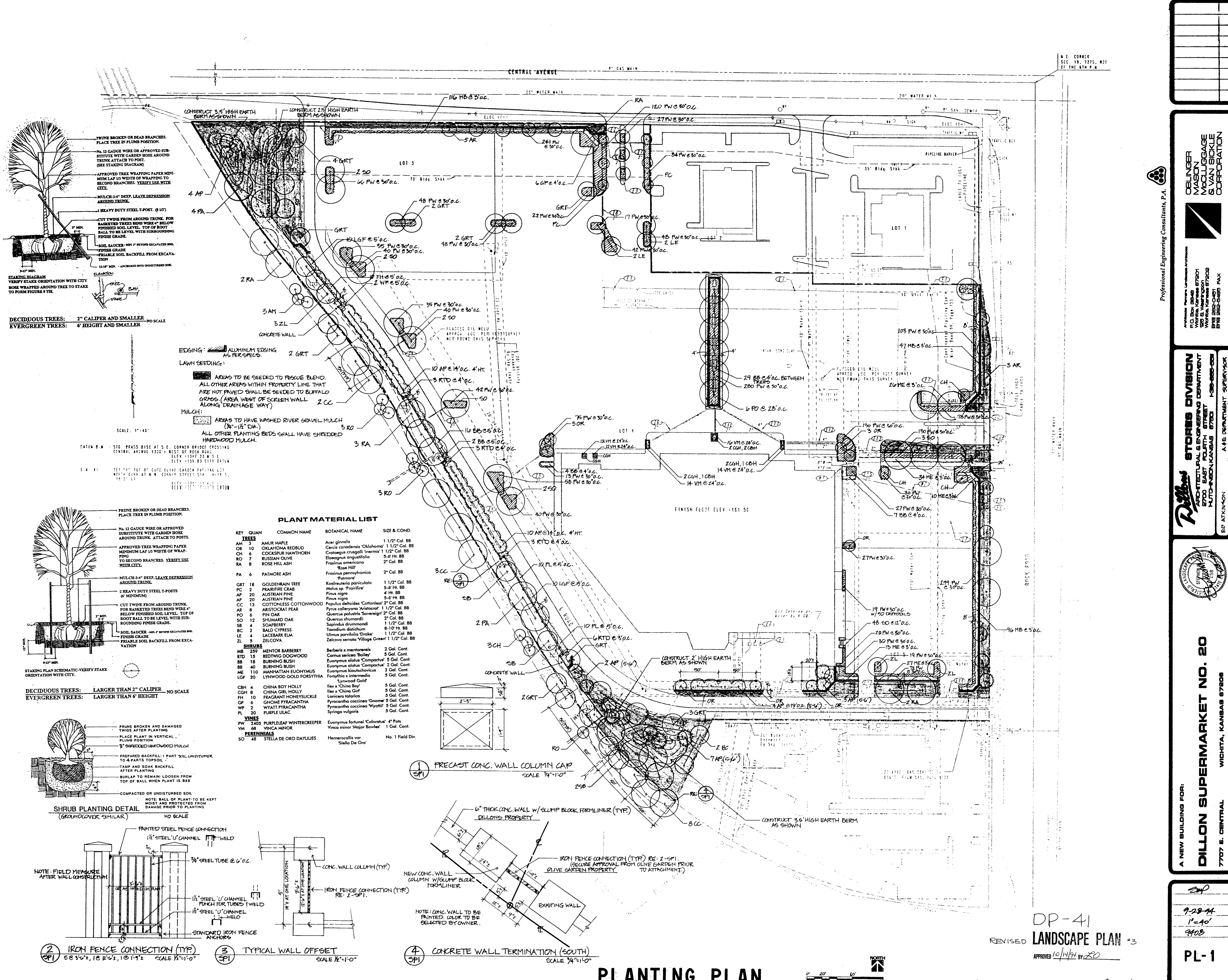
OBLINGER MASON MCGILGIBBLE & VAN SICKLE CORPORATION

Professional Engineering Consultants, P.A.
P.O. Box 8848
1200 E. Wacker Drive
Wichita, Kansas 67202
913 262-0451
913 262-0485 FAX

Stores Division
ARCHITECTURAL & ENGINEERING DEPARTMENT
2700 EAST FOURTH STREET
MUTCHINGS KANSAS 67202
913-838-8511
A/E DEPARTMENT SUPERVISOR
ED ATKINSON

Dillon SUPERMARKET NO. 20
7707 E. CENTRAL
WICHITA, KANSAS 67208

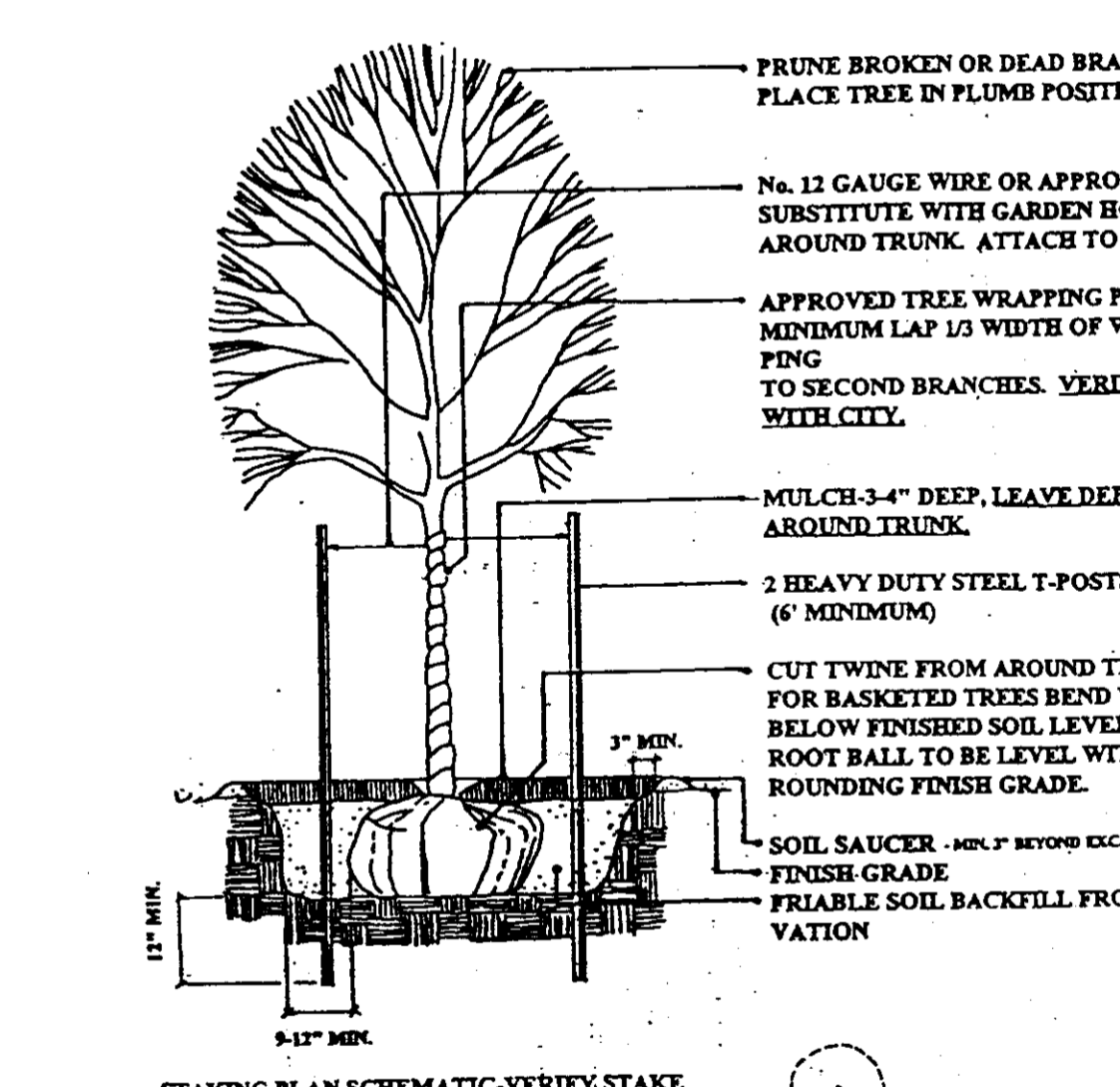
A NEW BUILDING FOR:
9-28-94
1"=40'
9408
PL-1
M.A.P.D. 1 of 1



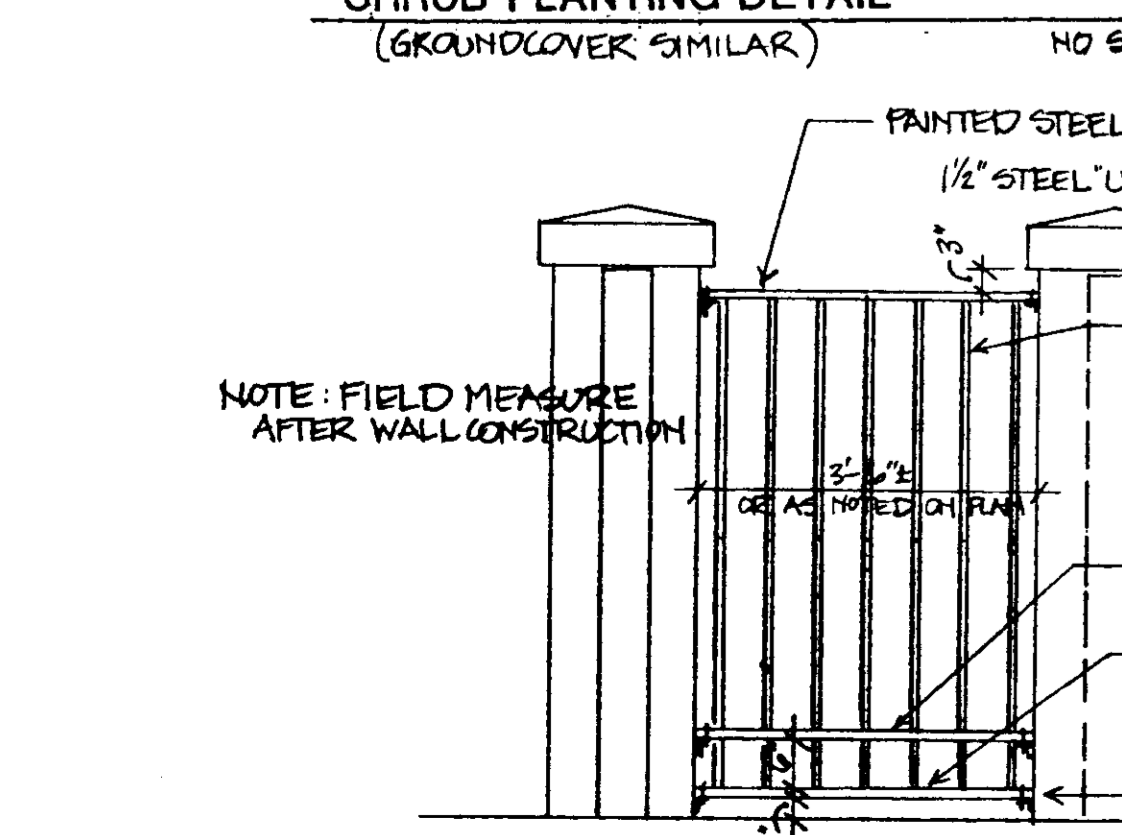
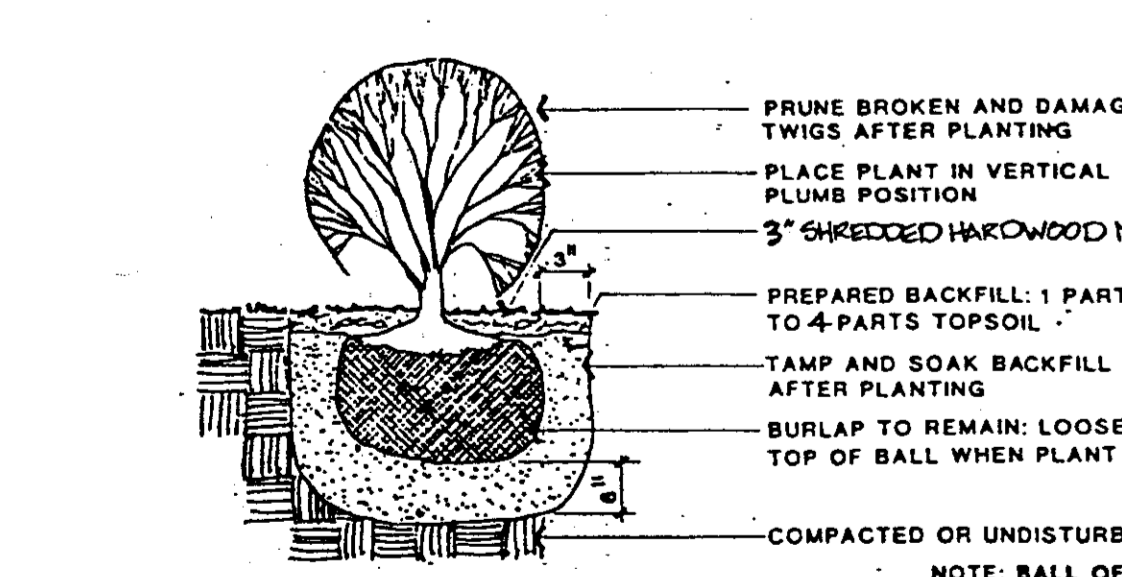
DECIDUOUS TREES: 2" CALIPER AND SMALLER
EVERGREEN TREES: 6' HEIGHT AND SMALLER

EDGING: ALUMINUM EDGING AS PER SPECS.
LAWN SEEDING:
AREAS TO BE SEED TO PEGUE BLEND. ALL OTHER AREAS WITHIN PROPERTY LINE THAT ARE NOT PAVED SHALL BE SEED TO BUFFALO GRASS. (AREA WEST OF SCREEN WALL ALONG DRAINAGE WAY)
MULCH:
AREAS TO HAVE WASHED RIVER GRAVEL MULCH (3/4" - 1 1/2" DIA.)
ALL OTHER PLANTING BEDS SHALL HAVE CHREDD HAWKWOOD MULCH.

SCALE: 1" = 40'



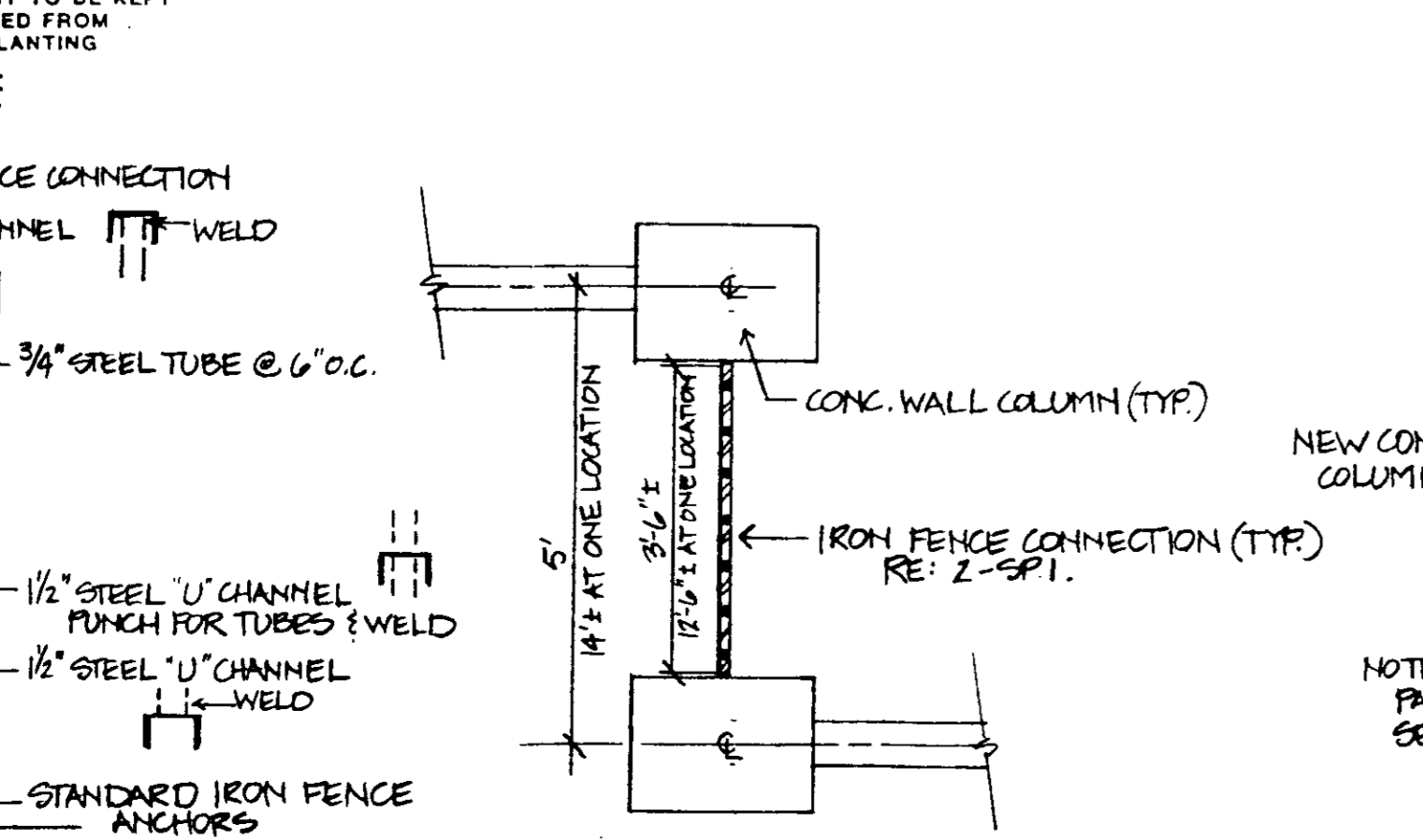
DECIDUOUS TREES: LARGER THAN 2" CALIPER
EVERGREEN TREES: LARGER THAN 6' HEIGHT



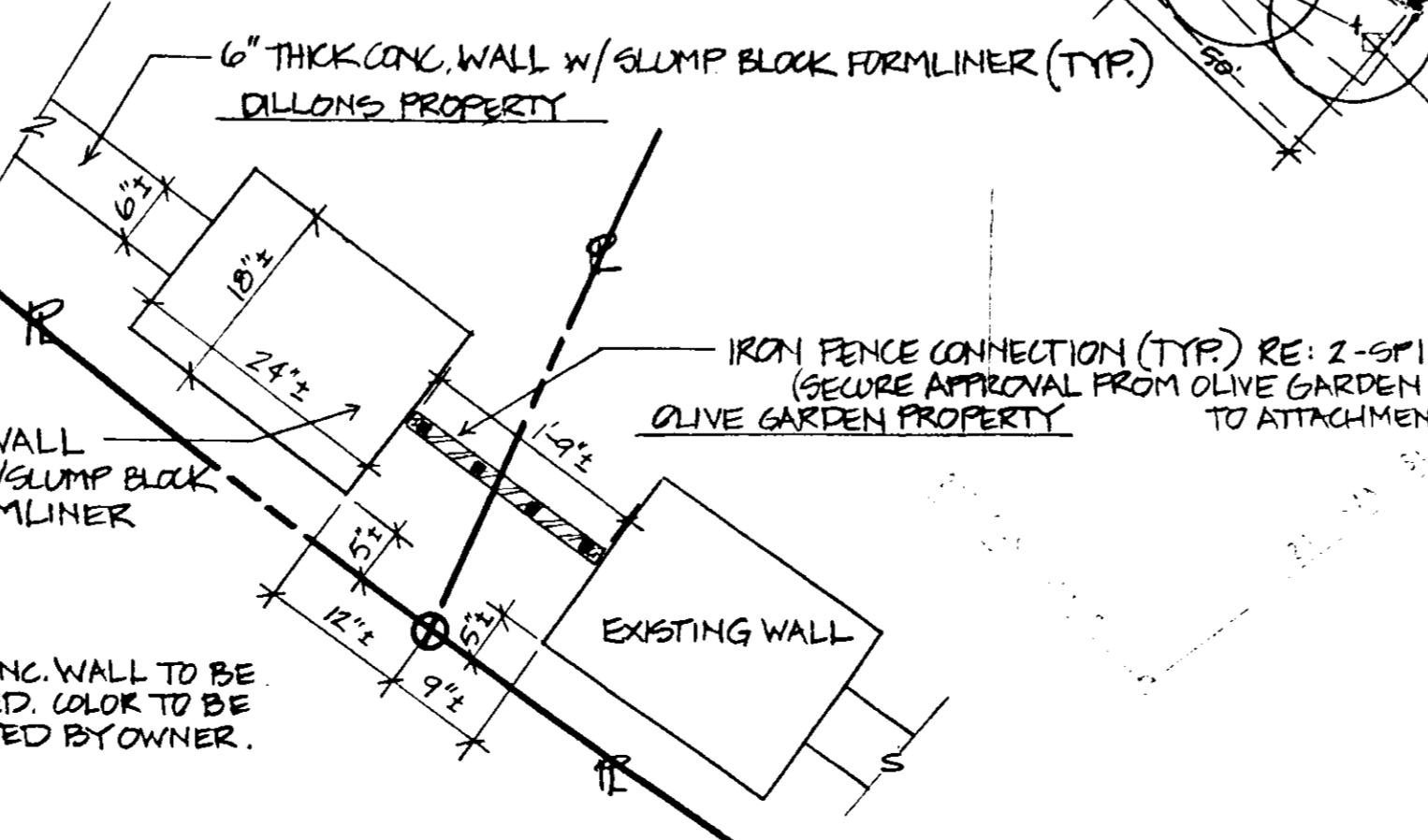
2 IRON FENCE CONNECTION (TYP) SCALE 1/2" = 1'-0"

PLANT MATERIAL LIST

KEY	QUAN	COMMON NAME	BOTANICAL NAME	SIZE & COND.
TREES				
AM	3	AMUR MAPLE	Acer ginnala	1 1/2" Cal. BB
OR	10	OKLAHOMA REDBUD	Cercis canadensis 'Oklahoma'	1 1/2" Cal. BB
CH	6	COCKSPUR HAWTHORN	Crataegus crusgalli 'Inermis'	1 1/2" Cal. BB
RO	7	RUSSIAN OLIVE	Elaeagnus angustifolia	5-6' Ht. BB
RA	8	ROSE HILL ASH	Fraxinus americana	2" Cal. BB
PA	6	PATMORE ASH	Fraxinus pennsylvanica 'Patmore'	2" Cal. BB
GRT	18	GOLDENRAIN TREE	Koeleria paniculata	1 1/2" Cal. BB
PC	2	PRAIRIE GRAB	Melilotus sp. 'Prairiefire'	5-6' Ht. BB
AP	20	AUSTRIAN PINE	Pinus nigra	4" Ht. BB
AP	20	AUSTRIAN PINE	Pinus nigra	5-6' Ht. BB
CC	13	COTTONLESS COTTONWOOD	Populus deltoides 'Cottonless'	2" Cal. BB
AR	8	ARISTOCRAT PEAR	Pyrus calleryana 'Aristocrat'	1 1/2" Cal. BB
PO	6	PIN OAK	Quercus palustris 'Sovereign'	2" Cal. BB
SO	12	SHUMARD OAK	Quercus shumardii	2" Cal. BB
SB	4	SOABERRY	Sapindus drummondii	1 1/2" Cal. BB
BC	2	BALD CYPRESS	Taxodium distichum	8-10" Ht. BB
LE	4	LACEBARK ELM	Ulmus parviflora 'Droke'	1 1/2" Cal. BB
ZL	5	ZELCOVA	Zelcova serotina 'Village Green'	1 1/2" Cal. BB
SHRUBS				
MB	250	MENTOR BARBERRY	Barberis x mentorensis	2 Gal. Cont.
RTD	15	REDWING DOGWOOD	Cornus sericea 'Bailey'	5 Gal. Cont.
BB	18	BURNING BUSH	Euonymus alatus 'Compactus'	5 Gal. Cont.
BB	40	BURNING BUSH	Euonymus alatus 'Compactus'	2 Gal. Cont.
ME	110	MANHATTAN EUONYMUS	Euonymus kiautschowicus	2 Gal. Cont.
LG	20	LYNWOOD GOLD FORSYTHIA	Forsythia x intermedia 'Lynwood Gold'	5 Gal. Cont.
CBH	4	CHINA BOY HOLLY	Ilex x 'China Boy'	5 Gal. Cont.
CGH	8	CHINA GIRL HOLLY	Ilex x 'China Girl'	5 Gal. Cont.
PH	10	FRAGRANT HONEYSUCKLE	Lonicera latifolia	5 Gal. Cont.
GP	6	GNOME PYRACANTHA	Pyracantha coccinea 'Gnome'	5 Gal. Cont.
WP	2	WYATT PYRACANTHA	Pyracantha coccinea 'Wyattii'	5 Gal. Cont.
PL	20	PURPLE LIAC	Syringa vulgaris	5 Gal. Cont.
VINES				
PW	2405	PURPLELEAF WINTERCREEPER	Euonymus fortunei 'Coloratus'	4" Pots
VM	68	VINCA MINOR	Vinca minor 'Major Bowles'	1 Gal. Cont.
PERENNIALS				
SO	48	STELLA DE ORO DAYLILIES	Hemerocallis var. 'Stella De Oro'	No. 1 Field Div.

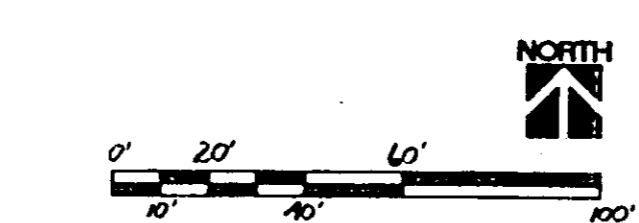


3 TYPICAL WALL OFFSET SCALE 1/2" = 1'-0"



4 CONCRETE WALL TERMINATION (SOUTH) SCALE 3/4" = 1'-0"

PLANTING PLAN



DP-41
REVISED
LANDSCAPE PLAN #3
APPROVED 10/14/94 BY 280

OBINGER MASON
CONCRETE
BLOCK
SILL
CORPORATION

Professional Engineering Consultants, P.A.

Stores Division
ARCHITECTURAL & ENGINEERING DEPARTMENT
1200 S. WASHINGTON
WICHITA, KANSAS 67202
PHONE 852-0481
FAX 852-0480

DILLON SUPERMARKET NO. 20
WICHITA, KANSAS 67208
7707 E. CENTRAL

A NEW BUILDING FOR:
A.P.E. DEPARTMENT SUPERVISOR

9-28-94
1" = 40'
9408
PL-1