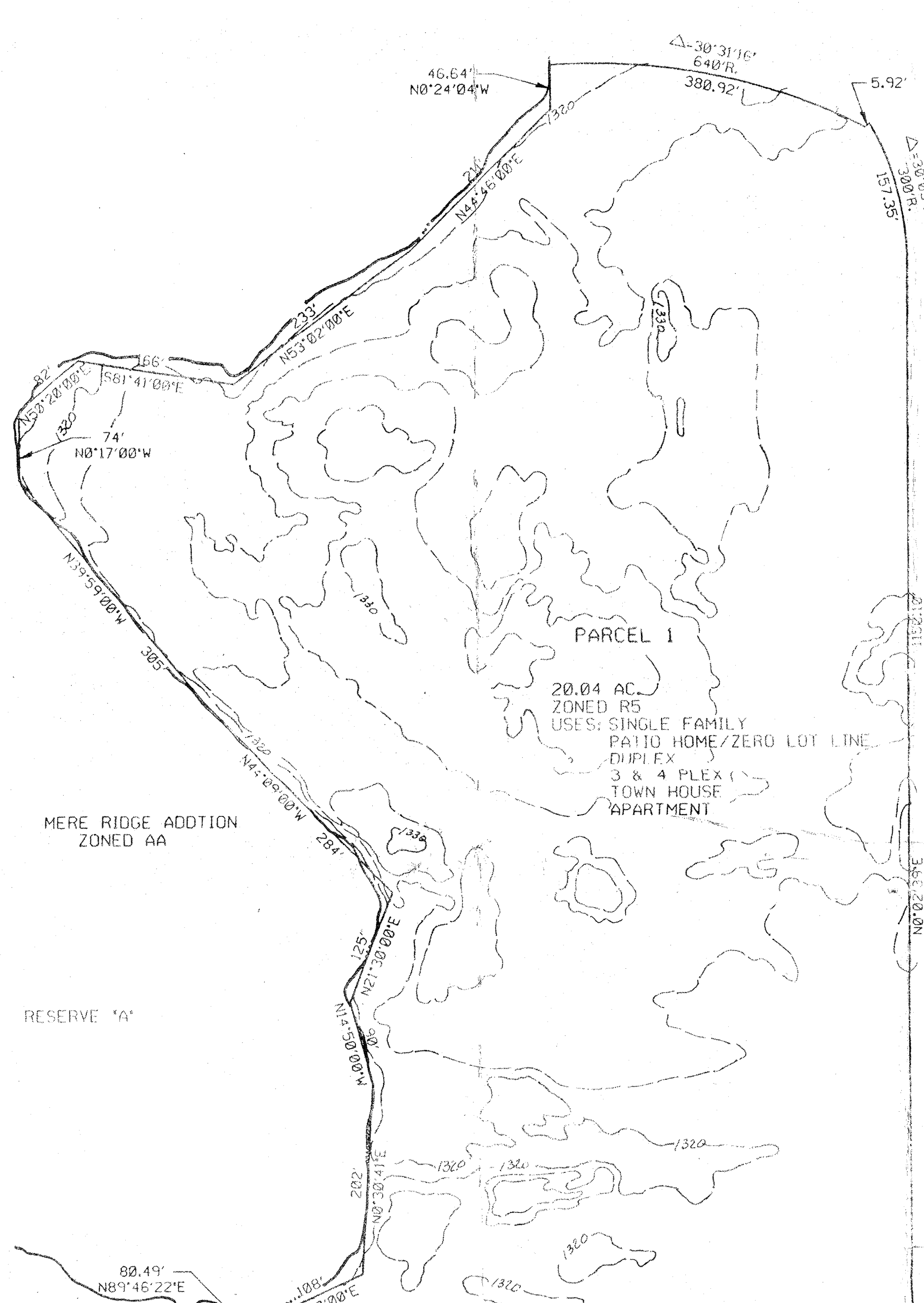


HORSESHOE LAKE C.U.P. DP-75

AMENDED FEBRUARY 7, 1995 REVISED 6/23/95 REVISED 8-28-1997 REVISED PER CUP2017-41 DATED AUGUST 30, 2017
 (REVISED RIDGE ROAD C.U.P.)
 By: Baughman Company, P.A. REVISED PER CUP2019-26 DATED AUGUST 2, 2019

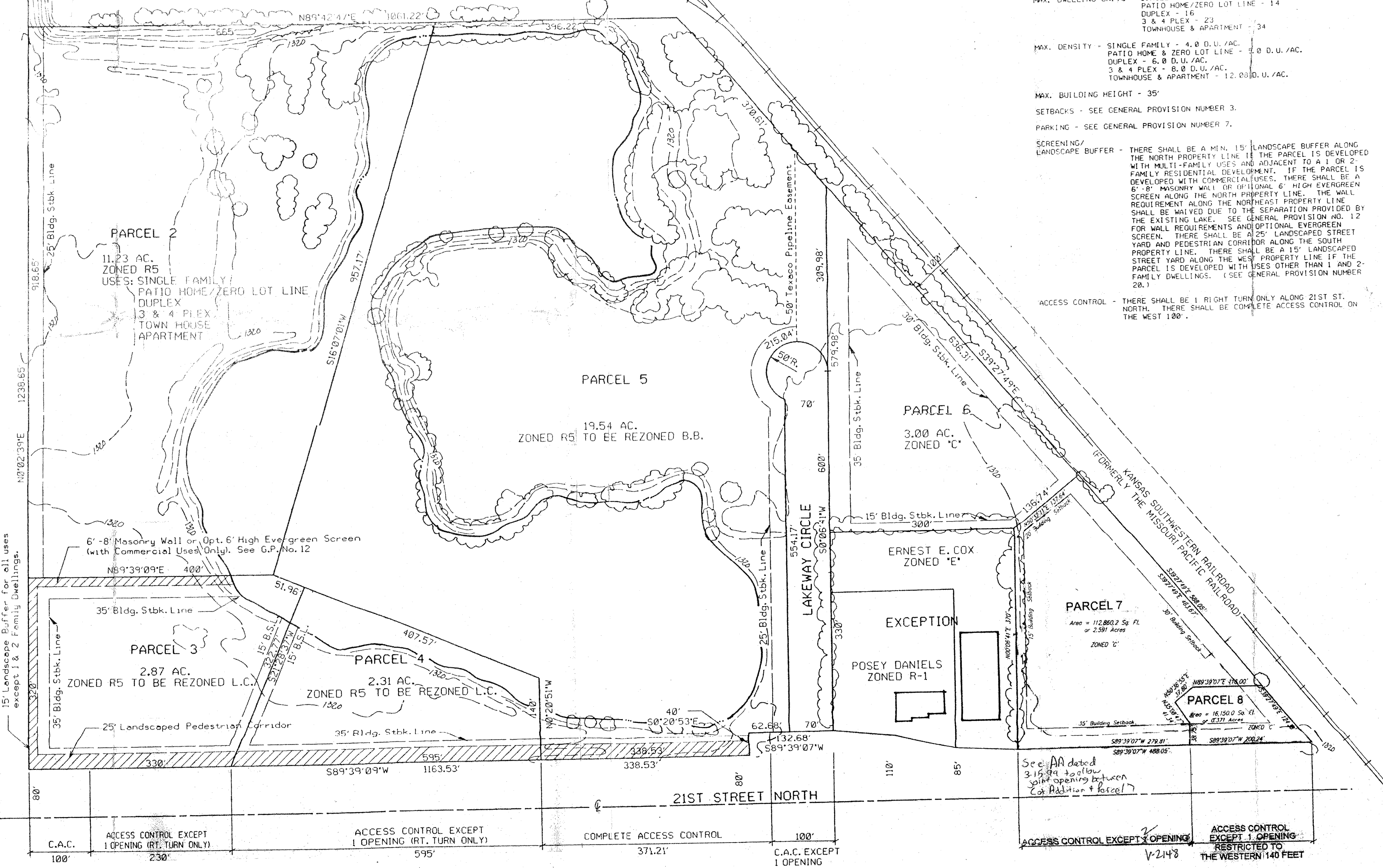
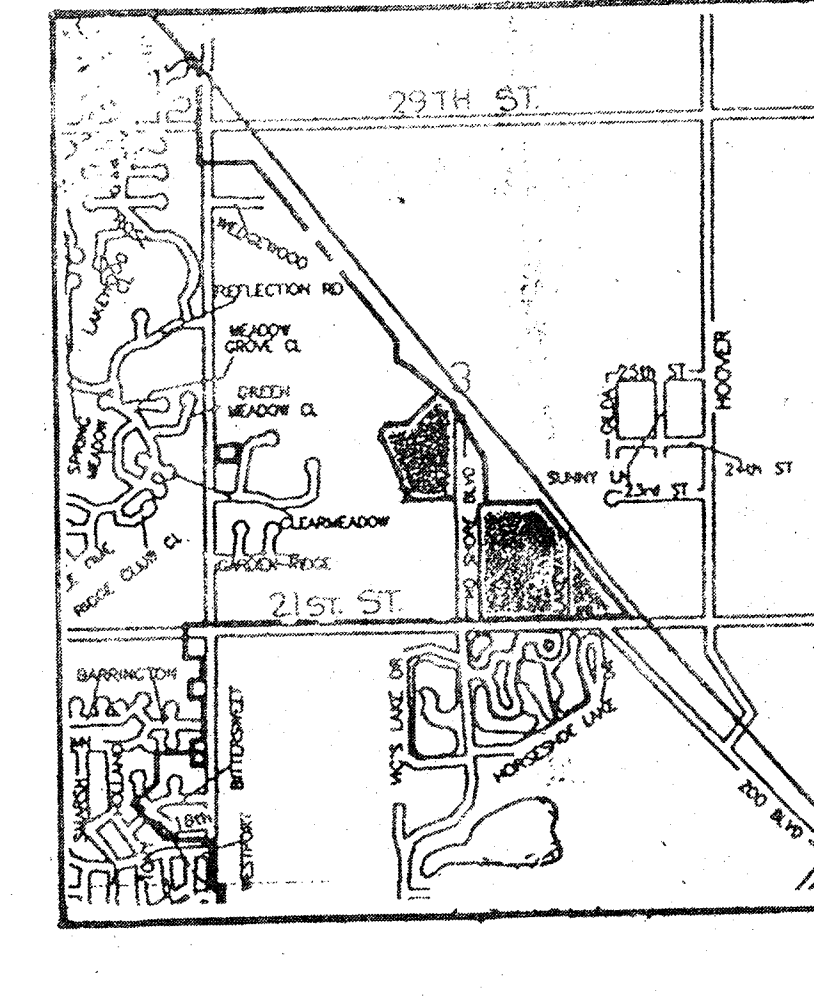
PREPARED FOR: GRANDVIEW INC., 8100 E. 22ND ST. NORTH, BLDG. 1000,
 WICHITA, KANSAS 67226 PH: 684-7300



APPROVED CUP
 APR 12 2015
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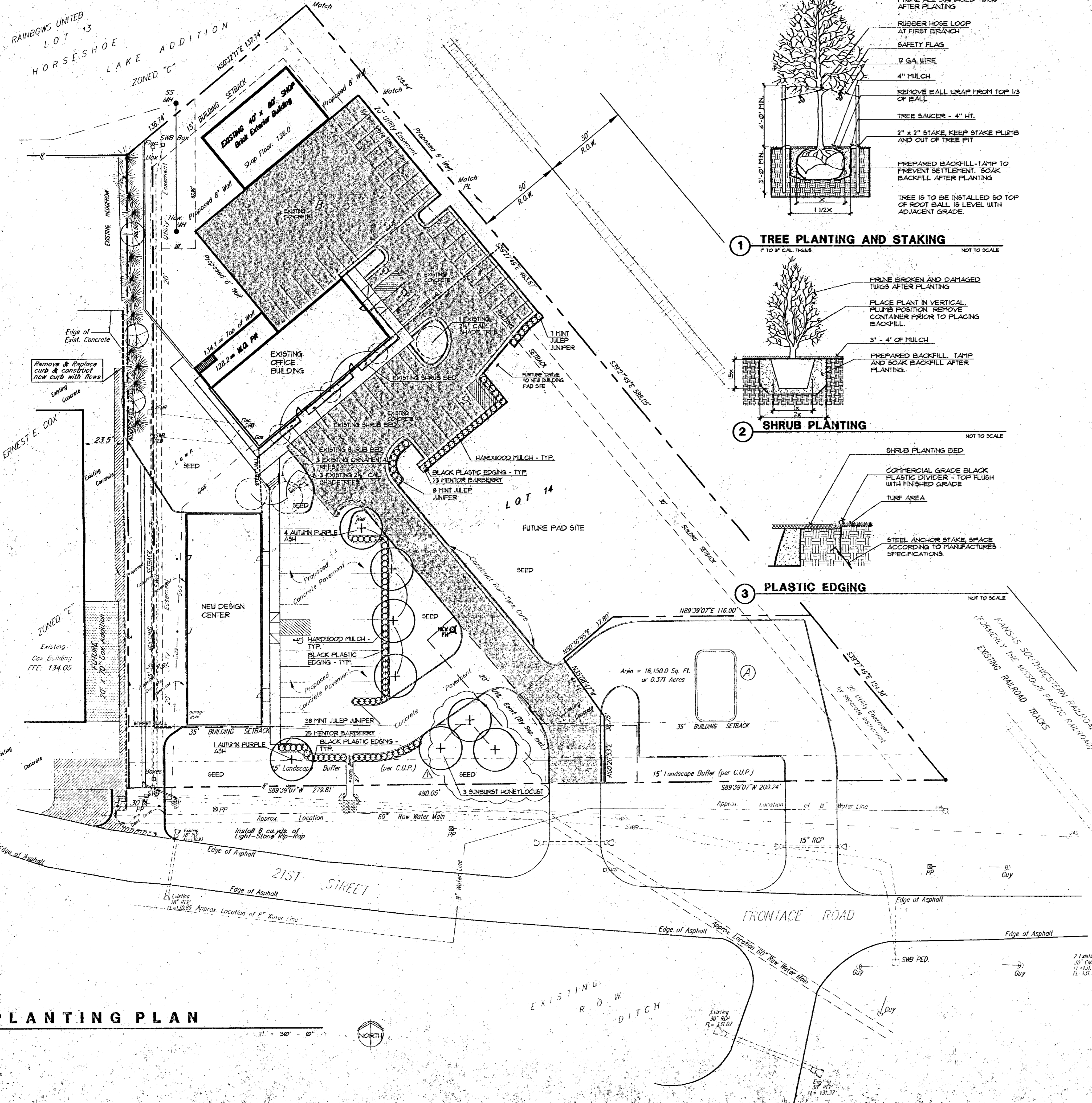
- GENERAL PROVISIONS**
- THIS DEVELOPMENT CONTAINS 61.95 ± NET ACRES.
 - THE PROPOSED DEVELOPMENT CONTAINS 7 PARCELS WITH A COMBINATION OF RESIDENTIAL, OFFICE, AND COMMERCIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.
 - SETBACKS FOR RESIDENTIAL USES: FRONT YARDS - 35' 50' R/W 20' 64' 100' R/W 20' SIDE YARDS - MIN. 15' ADJACENT TO PUBLIC STREETS, ON PATIO HOMES AND ZERO LOT LINE LOTS, SETBACKS MAY BE REDUCED TO 5 FEET FOR GARAGES ONLY. THERE SHALL BE 12 FEET SEPARATING ALL ADJACENT PORTIONS OF THE LOTS. 31' EASEMENT SIDE LOADED THEY MUST BE A MIN. 20 FEET FROM BACK OF CURB. REAR YARD - 20' MIN. MAY BE REDUCED TO 10' FOR LOTS ADJACENT PLATTED OPEN SPACE. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED. FOR SETBACKS ON NON-RESIDENTIAL USES, SEE PARCEL DESCRIPTIONS.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - A DRAINAGE PLAN AND DRAINAGES FOR THE DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
 - FINAL DETERMINATION OF STREETS TO BE OPENED AND PARALLEL WIDTHS SHALL BE RESOLVED BY THE CITY OF WICHITA.
 - PLANNING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ. OF THE CITY CODE OF WICHITA. IF THE STREET IS DESIGNATED WITH PARKING, 4 SPACES PER DWELLING UNIT SHALL BE SUBMITTED AT THE TIME OF PLATTING. BACK-UP PARKING ON PUBLIC STREETS SHALL BE SUBJECT TO THE CONDITIONS AS LISTED IN POLICY STATEMENT NO. 13. THE EXACT LOCATION OF PARKING AREAS SHALL BE DETERMINED AT THE TIME OF PLATTING AS PARKING EASEMENTS.
 - IF THE TRANSFER OF THE TITLE ON ANY 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 LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
 - ON NON-RESIDENTIAL USES, ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL AREAS.
 - THE LOTS SHALL BE BOUND BY THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE FIRE PLAN REGARDING THE DESIGN OF THE FIRE LANE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO DEMONSTRATELY HIDE THEM FROM GROUND VIEW.
 - MOSSERY WALL - A 50.00' OR MORE WALL CONSTRUCTED OF BRICK, STONE, CONCRETE, ASPHALT BLOCKS, 1 1/2" OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR METAL) AT LEAST SIX FEET BUT NOT MORE THAN 10 FEET HIGH, SHALL BE CONSTRUCTED ALONG THE NORTH PROPERTY LINE OF PARCEL NO. 5 IF PARCEL IS DEVELOPED WITH COMMERCIAL USES (SEE PLANNING AND SCREENING PERMITS). THE WALL SHALL BE CONSTRUCTED IN A UTILITY EASEMENT. A SIX FOOT HIGH MASONRY SOLID CONCRETE SCREEN MAY BE SUBSTITUTED FOR THE MOSSERY WALL.
 - G.P. NO. 21 - REMOVED VIA ADM. ADJUSTMENT 5-14-96
 - THE COMBINED MAXIMUM GROSS FLOOR AREA IN PARCELS 5, 6 AND 7 FOR OFFICE, AND MEDICAL OR DENTAL CLINIC USES SHALL BE 70,000 S.F.
- SEE 2-23-98 ADM. ADJ. POL. PAR. 7.

PARCEL 8
 PROPOSED USES - SAME USES IN PARCEL 7 SHALL APPLY FOR PARCEL 8 INCLUDING THE USE OF FUEL OUTLET FACILITY (SEE 8-29-97 ADM. ADJ.) (SEE G.P. NO. 22)
 GROSS AREA - 0.31 AC. (13,804 S.F.)
 MAX. BUILDING COVERAGE - 4,808 S.F.
 MAX. FLOOR AREA - 4,808 S.F.
 MAX. BUILDING HEIGHT - 40 FEET
 MAX. NUMBER OF BUILDINGS - 1
 PARKING - AS PER SECTION 28.04.140 ET SEQ. OF THE CITY CODE
 SCREENING/BUFFER - ALL LANDSCAPING OF PARCEL 7 SHALL COMPLY WITH THE CITY OF WICHITA LANDSCAPE ORDINANCE. THERE SHALL BE NO WALL REQUIRED ALONG THE EAST PROPERTY LINE ADJACENT TO THE RAILROAD RIGHT-OF-WAY.
 ACCESS CONTROL - ACCESS TO 21ST STREET SHALL BE LIMITED TO 1 OPENING (RESTRICTED TO THE WESTERN 100 FEET OF THAT PARCEL).
 SETBACKS - 35 FEET ALONG 21ST STREET NORTH FRONT 20 FEET ALONG R.R. ROW 30' FOR COMMERCIAL USES ONLY

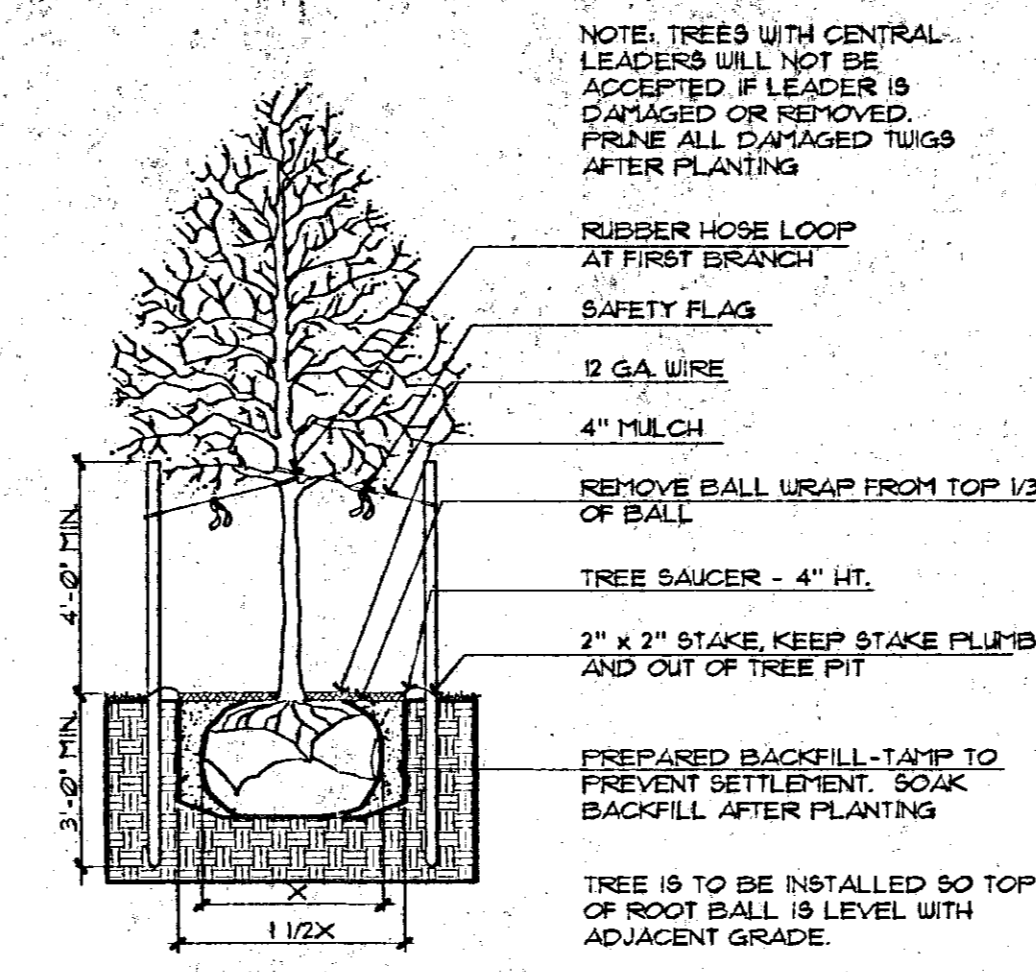


- PARCEL DESCRIPTIONS:**
- PARCEL 1**
 USES - SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, DUPLEX, 3 & 4 PLEX, TOWNHOUSE, GARDEN APARTMENTS, AND RELATED RECREATIONAL FACILITIES.
 GROSS AREA - 20.04 ± AC.
 MAX. DWELLING UNITS - SINGLE FAMILY - 89
 PATIO HOME/ZERO LOT LINE - 100
 DUPLEX - 120
 3 & 4 PLEX - 160
 TOWNHOUSE & APARTMENT - 242
 MAX. DENSITY - SINGLE FAMILY - 4.0 D.U./AC.
 PATIO HOME & ZERO LOT LINE - 5.0 D.U./AC.
 DUPLEX - 6.0 D.U./AC.
 3 & 4 PLEX - 8.0 D.U./AC.
 TOWNHOUSE & APARTMENT - 12.00 D.U./AC.
 MAX. BUILDING HEIGHT - 35'
 SETBACKS - SEE GENERAL PROVISION NUMBER 3.
 PARKING - SEE GENERAL PROVISION NUMBER 7.
 SCREENING/LANDSCAPE BUFFER - THERE SHALL BE A 15' LANDSCAPE BUFFER REQUIRED ALONG THE SOUTH PROPERTY LINE, IF THE PARCEL IS DEVELOPED WITH MULTI-FAMILY USES. (SEE GENERAL PROVISION NUMBER 20.)
- PARCEL 2**
 USES - SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, DUPLEX, 3 & 4 PLEX, TOWNHOUSE, GARDEN APARTMENTS, AND RELATED RECREATIONAL FACILITIES.
 GROSS AREA - 11.23 ± AC.
 MAX. DWELLING UNITS - SINGLE FAMILY - 44
 PATIO HOME/ZERO LOT LINE - 56
 DUPLEX - 66
 3 & 4 PLEX - 80
 TOWNHOUSE & APARTMENT - 135
 MAX. DENSITY - SINGLE FAMILY - 4.0 D.U./AC.
 PATIO HOME & ZERO LOT LINE - 5.0 D.U./AC.
 DUPLEX - 6.0 D.U./AC.
 3 & 4 PLEX - 8.0 D.U./AC.
 TOWNHOUSE & APARTMENT - 12.00 D.U./AC.
 MAX. BUILDING HEIGHT - 35'
 SETBACKS - SEE GENERAL PROVISION NUMBER 3.
 PARKING - SEE GENERAL PROVISION NUMBER 7.
 SCREENING/LANDSCAPE BUFFER - IF THE PARCEL IS DEVELOPED WITH COMMERCIAL USES THE WALL REQUIREMENT ALONG THE NORTH AND EAST PROPERTY LINE SHALL BE WAIVED DUE TO THE SEPARATION PROVIDED BY THE EXISTING LAKE. THERE SHALL BE A 25' LANDSCAPED STREET YARD AND PEDESTRIAN CORRIDOR ALONG THE SOUTH PROPERTY LINE. THE LANDSCAPED STREET YARDS SHALL BE IN ACCORDANCE WITH SECTION 28.06.030 OF THE CITY CODE.
 ACCESS CONTROL - THERE SHALL BE 1 RIGHT TURN ONLY ALONG 21ST ST. NORTH.
- PARCEL 3**
 USES - RESTAURANTS (NO DRIVE-THRU), RETAIL SHOPS, MEDICAL AND DENTAL OFFICES OR CLINICS, PHARMACIES, BANKS OR FINANCIAL INSTITUTIONS, STUDIOS, FITNESS CENTERS, DRY CLEANING, DAY CARE CENTERS, OFFICES, HOMES, RETIREMENT COMMUNITY, RELATED RECREATIONAL FACILITIES.
 GROSS AREA - 19.54 ± AC.
 NET ACRES - 10.0 ± AC.
 MAX. DWELLING UNITS - PATIO HOME/ZERO LOT LINE - 50
 DUPLEX - 60
 3 & 4 PLEX - 80
 TOWNHOUSE & APARTMENT - 120
 MAX. DENSITY - PATIO HOME & ZERO LOT LINE - 5.0 D.U./AC.
 DUPLEX - 6.0 D.U./AC.
 3 & 4 PLEX - 8.0 D.U./AC.
 TOWNHOUSE & APARTMENT - 12.00 D.U./AC.
 MAX. BUILDING HEIGHT - 35'
 SETBACKS - SEE GENERAL PROVISION NUMBER 3.
 PARKING - SEE GENERAL PROVISION NUMBER 7.
 NON-RESIDENTIAL USES
 GROSS AREA - 19.54 ± AC. (851,287 S.F.)
 NET AREA - 10.0 ± AC. (435,600)
 MAX. BUILDING COVERAGE - 60,000 S.F.
 MAX. GROSS FLOOR AREA - 75,000 S.F.
 FLOOR AREA RATIO - 0.172
 MAX. BUILDING HEIGHT - 45'
 MAX. NUMBER OF BUILDINGS - 6
 SETBACKS - FRONT YARD - 25'
 SIDE YARD - 5'
 REAR YARD - 15'
 PARKING - SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ. OF THE CITY CODE.
 RESIDENTIAL USES
 MAX. DWELLING UNITS - SINGLE FAMILY - 11
 DUPLEX - 16
 3 & 4 PLEX - 23
 TOWNHOUSE & APARTMENT - 34
 MAX. DENSITY - SINGLE FAMILY - 4.0 D.U./AC.
 PATIO HOME & ZERO LOT LINE - 5.0 D.U./AC.
 DUPLEX - 6.0 D.U./AC.
 3 & 4 PLEX - 8.0 D.U./AC.
 TOWNHOUSE & APARTMENT - 12.00 D.U./AC.
 MAX. BUILDING HEIGHT - 35'
 SETBACKS - SEE GENERAL PROVISION NUMBER 3.
 PARKING - SEE GENERAL PROVISION NUMBER 7.
 SCREENING/LANDSCAPE BUFFER - THERE SHALL BE A 15' LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE IF THE PARCEL IS DEVELOPED WITH MULTI-FAMILY USES AND ADJACENT TO A R.R. OR 6' 8" MOSSERY WALL OR 6 FEET HIGH EVERGREEN SCREEN ALONG THE NORTH PROPERTY LINE. THE WALL REQUIREMENT ALONG THE NORTH PROPERTY LINE SHALL BE WAIVED DUE TO THE SEPARATION PROVIDED BY THE EXISTING LAKE. THERE SHALL BE A 25' LANDSCAPED STREET YARD AND PEDESTRIAN CORRIDOR ALONG THE SOUTH PROPERTY LINE. THERE SHALL BE A 15' LANDSCAPED STREET YARD ALONG THE WEST PROPERTY LINE IF THE PARCEL IS DEVELOPED WITH USES OTHER THAN 1 AND 2-FAMILY DWELLINGS. (SEE GENERAL PROVISION NUMBER 20.)
 ACCESS CONTROL - THERE SHALL BE 1 RIGHT TURN ONLY ALONG 21ST ST. NORTH. THERE SHALL BE COMPLETE ACCESS CONTROL ON THE WEST 100'.
- PARCEL 4**
 USES - RESTAURANTS (NO DRIVE-THRU), RETAIL SHOPS, MEDICAL AND DENTAL OFFICES OR CLINICS, PHARMACIES, BANKS OR FINANCIAL INSTITUTIONS, STUDIOS, FITNESS CENTERS, DRY CLEANING, DAY CARE CENTERS, OFFICES, HOMES, RETIREMENT COMMUNITY, RELATED RECREATIONAL FACILITIES.
 GROSS AREA - 2.31 AC. (100,413 S.F.)
 MAX. BUILDING COVERAGE - 10,000 S.F.
 MAX. GROSS FLOOR AREA - 10,000 S.F.
 FLOOR AREA RATIO - 0.100
 MAX. BUILDING HEIGHT - 35'
 MAX. NUMBER OF BUILDINGS - 1
 SETBACKS - 35' ALONG 21ST STREET NORTH AND 15' ALONG THE EAST PROPERTY LINE
 PARKING - SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ. OF THE CITY CODE.
 RESIDENTIAL USES
 MAX. DWELLING UNITS - SINGLE FAMILY - 9
 PATIO HOME/ZERO LOT LINE - 11
 DUPLEX - 12
 3 & 4 PLEX - 18
 TOWNHOUSE & APARTMENT - 27
 MAX. DENSITY - SINGLE FAMILY - 4.0 D.U./AC.
 PATIO HOME & ZERO LOT LINE - 5.0 D.U./AC.
 DUPLEX - 6.0 D.U./AC.
 3 & 4 PLEX - 8.0 D.U./AC.
 TOWNHOUSE & APARTMENT - 12.00 D.U./AC.
 MAX. BUILDING HEIGHT - 35'
 SETBACKS - SEE GENERAL PROVISION NUMBER 3.
 PARKING - SEE GENERAL PROVISION NUMBER 7.
 SCREENING/LANDSCAPE BUFFER - IF THE PARCEL IS DEVELOPED WITH COMMERCIAL USES THE WALL REQUIREMENT ALONG THE NORTH AND EAST PROPERTY LINE SHALL BE WAIVED DUE TO THE SEPARATION PROVIDED BY THE EXISTING LAKE. THERE SHALL BE A 25' LANDSCAPED STREET YARD AND PEDESTRIAN CORRIDOR ALONG THE SOUTH PROPERTY LINE. THE LANDSCAPED STREET YARDS SHALL BE IN ACCORDANCE WITH SECTION 28.06.030 OF THE CITY CODE.
 ACCESS CONTROL - THERE SHALL BE 1 RIGHT TURN ONLY ALONG 21ST ST. NORTH.
- PARCEL 5**
 USES - DUPLEX, PATIO HOMES, ZERO LOT LINE, TOWNHOUSE, APARTMENT, OR OFFICE, MEDICAL OR DENTAL CLINIC, FITNESS CENTER, NURSING HOMES, RETIREMENT COMMUNITY, RELATED RECREATIONAL FACILITIES. (SEE G.P. NO. 22)
 RESIDENTIAL USES
 GROSS AREA - 19.54 ± AC.
 NET ACRES - 10.0 ± AC.
 MAX. DWELLING UNITS - PATIO HOME/ZERO LOT LINE - 50
 DUPLEX - 60
 3 & 4 PLEX - 80
 TOWNHOUSE & APARTMENT - 120
 MAX. DENSITY - PATIO HOME & ZERO LOT LINE - 5.0 D.U./AC.
 DUPLEX - 6.0 D.U./AC.
 3 & 4 PLEX - 8.0 D.U./AC.
 TOWNHOUSE & APARTMENT - 12.00 D.U./AC.
 MAX. BUILDING HEIGHT - 35'
 SETBACKS - SEE GENERAL PROVISION NUMBER 3.
 PARKING - SEE GENERAL PROVISION NUMBER 7.
 NON-RESIDENTIAL USES
 GROSS AREA - 19.54 ± AC. (851,287 S.F.)
 NET AREA - 10.0 ± AC. (435,600)
 MAX. BUILDING COVERAGE - 60,000 S.F.
 MAX. GROSS FLOOR AREA - 75,000 S.F.
 FLOOR AREA RATIO - 0.172
 MAX. BUILDING HEIGHT - 45'
 MAX. NUMBER OF BUILDINGS - 6
 SETBACKS - FRONT YARD - 25'
 SIDE YARD - 5'
 REAR YARD - 15'
 PARKING - SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ. OF THE CITY CODE.
 ACCESS CONTROL - ACCESS TO 21ST ST. NORTH SHALL BE LIMITED TO ONE OPENING ALONG THE EAST 100' FEET OF THE PARCEL.
 SCREENING/LANDSCAPE BUFFERS - THERE SHALL BE A 25' LANDSCAPED STREET YARD AND PEDESTRIAN CORRIDOR ALONG THE SOUTH PROPERTY LINE. THERE SHALL BE A 15' LANDSCAPED STREET YARD ALONG THE WEST PROPERTY LINE. THERE SHALL BE NO WALL REQUIRED ALONG THE EAST PROPERTY LINE ADJACENT TO THE RAILROAD RIGHT-OF-WAY. (SEE G.P. NO. 22)
 PARCEL 5 INFORMATION IS LOCATED ON LEFT SIDE OF SHEET.
- PARCEL 6**
 PROPOSED USES - OFFICE, OFFICE WAREHOUSE, FITNESS CENTER, MEDICAL AND DENTAL CLINICS, RESIDENTIAL STORAGE, STUDIOS, NURSING HOMES, RETIREMENT COMMUNITY, LIGHT MANUFACTURING WITH LESS THAN 10 EMPLOYEES, NEIGHBORHOOD SHOPPING CENTER TYPE USES INCLUDING THE FOLLOWING: BAKERIES NOT EMPLOYING MORE THAN FIVE PERSONS, BANKS, BARBER SHOPS, BEAUTY PARLORS, CATERING ESTABLISHMENTS, RESTAURANTS, SELF-SERVICE LAUNDRIES, DRUG STORES, GROCERY STORES, OFFICES (AS PER ADM. ADJUSTMENT DATED 7-31-02), STUDIOS, TAILOR SHOPS NOT EMPLOYING OVER FIVE PERSONS, THEATERS OR PLACES OF PUBLIC ENTERTAINMENT, AND SHOWS NOT EMPLOYING OVER FIVE PERSONS, AND OUTDOOR CONSTRUCTION STORAGE (SEE 12-17-96 ADM. ADJ. LETTER) (SEE G.P. NO. 22) AND OFFICE SETBACKS (SEE 12-17-96 ADM. ADJ. LETTER) (SEE G.P. NO. 22)
 GROSS AREA - 3.00 ± AC. (130,498 S.F.)
 MAX. BUILDING COVERAGE - 38,484 S.F.
 MAX. GROSS FLOOR AREA - 38,484 S.F.
 FLOOR AREA RATIO - 0.294
 MAX. BUILDING HEIGHT - 40'
 MAX. NUMBER OF BUILDINGS - 5
 PARKING - AS PER SECTION 28.04.140 ET SEQ. OF THE CITY CODE.
 SCREENING/BUFFER - THERE SHALL BE A 15' LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE IF ACROSS FROM RESIDENTIAL USES. SAID BUFFER SHALL BE IN ACCORDANCE WITH SECTION 28.06.030 OF THE CITY CODE. THERE SHALL BE NO WALL REQUIRED ALONG THE EAST PROPERTY LINE ADJACENT TO THE RAILROAD RIGHT-OF-WAY.
 SETBACKS - 35' ALONG WEST PROPERTY LINE (FRONT)
 15' ALONG SOUTH AND S.E. PROPERTY LINE
 30' ALONG R.R. R/W. 30' FOR COMMERCIAL USES ONLY
 NOTE: FOR RESIDENTIAL STORAGE USE SIDE AND REAR YARD SETBACKS MAY BE ELIMINATED.
- PARCEL 7**
 PROPOSED USES - OFFICE, OFFICE WAREHOUSE, FITNESS CENTER, MEDICAL AND DENTAL CLINICS, RESIDENTIAL STORAGE, STUDIOS, NURSING HOMES, RETIREMENT COMMUNITY, LIGHT MANUFACTURING WITH LESS THAN 10 EMPLOYEES, NEIGHBORHOOD SHOPPING CENTER TYPE USES INCLUDING THE FOLLOWING: BAKERIES NOT EMPLOYING MORE THAN FIVE PERSONS, BANKS, BARBER SHOPS, BEAUTY PARLORS, CATERING ESTABLISHMENTS, RESTAURANTS, SELF-SERVICE LAUNDRIES, DRUG STORES, GROCERY STORES, OFFICES (AS PER ADM. ADJUSTMENT DATED 7-31-02), STUDIOS, TAILOR SHOPS NOT EMPLOYING OVER FIVE PERSONS, THEATERS OR PLACES OF PUBLIC ENTERTAINMENT, AND SHOWS NOT EMPLOYING OVER FIVE PERSONS, AND OUTDOOR CONSTRUCTION STORAGE (SEE 12-17-96 ADM. ADJ. LETTER) (SEE G.P. NO. 22) AND OFFICE SETBACKS (SEE 12-17-96 ADM. ADJ. LETTER) (SEE G.P. NO. 22)
 GROSS AREA - 2.87 ± AC. (125,800 S.F.)
 MAX. BUILDING COVERAGE - 33,597 S.F.
 MAX. FLOOR AREA - 33,597 S.F.
 MAX. BUILDING HEIGHT - 40 FEET
 MAX. NUMBER OF BUILDINGS - 4
 PARKING - AS PER SECTION 28.04.140 ET SEQ. OF THE CITY CODE
 SCREENING/BUFFER - ALL LANDSCAPING OF PARCEL 7 SHALL COMPLY WITH THE CITY OF WICHITA LANDSCAPE ORDINANCE. THERE SHALL BE NO WALL REQUIRED ALONG THE EAST PROPERTY LINE ADJACENT TO THE RAILROAD RIGHT-OF-WAY.
 ACCESS CONTROL - ACCESS TO 21ST STREET SHALL BE LIMITED TO OPENINGS.
 SETBACKS - 35 FEET ALONG 21ST STREET NORTH (FRONT)
 15 FEET ALONG WEST AND N.W. PROPERTY LINE
 20 FEET ALONG R.R. R/W. 30' FOR COMMERCIAL USES ONLY
 NOTE: FOR RESIDENTIAL STORAGE USE SIDE AND REAR YARD SETBACKS MAY BE ELIMINATED.
- PARCEL 8**
 PROPOSED USES - OFFICE, OFFICE WAREHOUSE, FITNESS CENTER, MEDICAL AND DENTAL CLINICS, RESIDENTIAL STORAGE, STUDIOS, NURSING HOMES, RETIREMENT COMMUNITY, LIGHT MANUFACTURING WITH LESS THAN 10 EMPLOYEES, NEIGHBORHOOD SHOPPING CENTER TYPE USES INCLUDING THE FOLLOWING: BAKERIES NOT EMPLOYING MORE THAN FIVE PERSONS, BANKS, BARBER SHOPS, BEAUTY PARLORS, CATERING ESTABLISHMENTS, RESTAURANTS, SELF-SERVICE LAUNDRIES, DRUG STORES, GROCERY STORES, OFFICES (AS PER ADM. ADJUSTMENT DATED 7-31-02), STUDIOS, TAILOR SHOPS NOT EMPLOYING OVER FIVE PERSONS, THEATERS OR PLACES OF PUBLIC ENTERTAINMENT, AND SHOWS NOT EMPLOYING OVER FIVE PERSONS, AND OUTDOOR CONSTRUCTION STORAGE (SEE 12-17-96 ADM. ADJ. LETTER) (SEE G.P. NO. 22) AND OFFICE SETBACKS (SEE 12-17-96 ADM. ADJ. LETTER) (SEE G.P. NO. 22)
 GROSS AREA - 0.31 ± AC. (13,804 S.F.)
 MAX. BUILDING COVERAGE - 4,808 S.F.
 MAX. FLOOR AREA - 4,808 S.F.
 MAX. BUILDING HEIGHT - 40 FEET
 MAX. NUMBER OF BUILDINGS - 1
 PARKING - AS PER SECTION 28.04.140 ET SEQ. OF THE CITY CODE
 SCREENING/BUFFER - ALL LANDSCAPING OF PARCEL 7 SHALL COMPLY WITH THE CITY OF WICHITA LANDSCAPE ORDINANCE. THERE SHALL BE NO WALL REQUIRED ALONG THE EAST PROPERTY LINE ADJACENT TO THE RAILROAD RIGHT-OF-WAY.
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 NOTE: FOR RESIDENTIAL STORAGE USE SIDE AND REAR YARD SETBACKS MAY BE ELIMINATED.

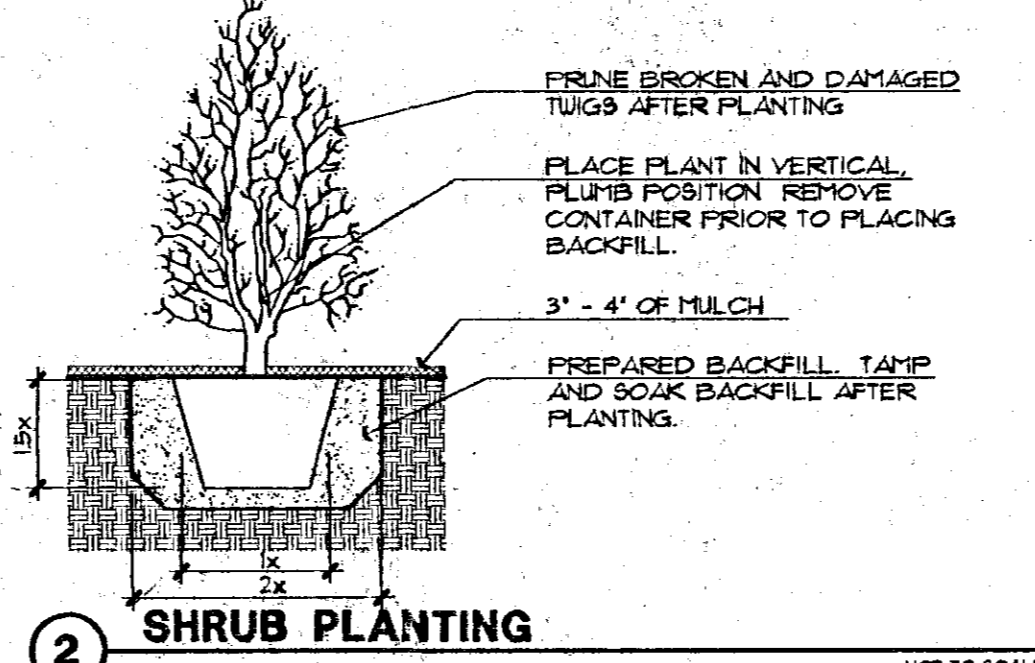




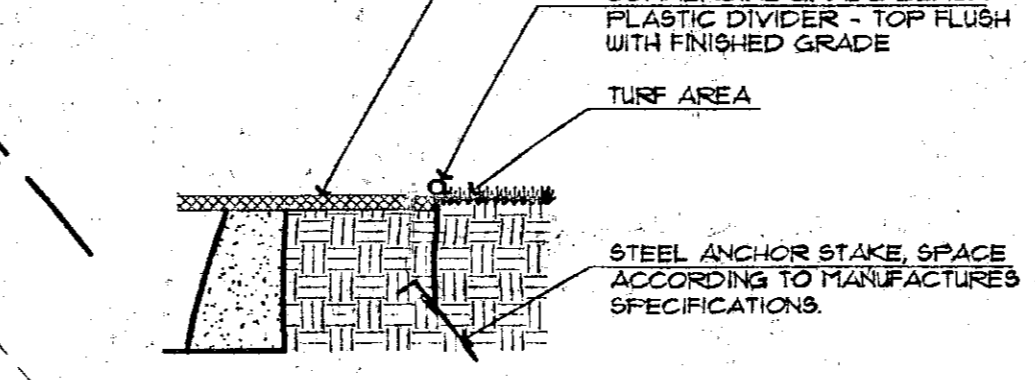
PLANTING PLAN
1" = 30' - 0"



1 TREE PLANTING AND STAKING
NOT TO SCALE



2 SHRUB PLANTING
NOT TO SCALE



3 PLASTIC EDGING
NOT TO SCALE

PLANTING GENERAL NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIALS SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER AT (316) 681-2410. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- GENERAL CONTRACTOR SHALL PROVIDE 4\"/>

LANDSCAPE CODE:

LOT 14, BLOCK 2, HORSESHOE LAKE ADDITION, WICHITA KANSAS, SEDGWICK COUNTY, KANSAS.

LANDSCAPE CODE:

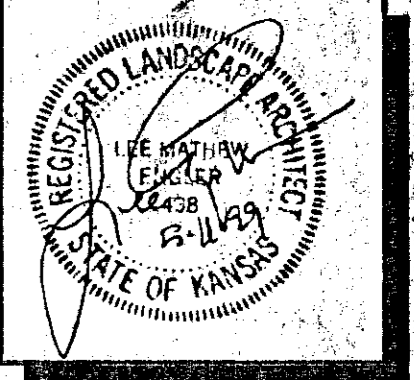
REQUIRED STREET YARD CALCULATIONS	
STREET YARD FRONTAGE	280.00' 21st Street
AVERAGE LOT DEPTH	35.00'
SQUARE FOOTAGE FACTOR	15 SQ. FT. PER LIN. FT.
TOTAL STREET YARD REQUIRED	280.00 (X) 15 SQFT. 4200.00 SQFT.
STREET YARD PROVIDED	36,579.00 SQFT.
PROVIDED PARKING LOT STALLS	80 STALL (Including 4 handicap)
REQUIRED STREET YARD TREES	3 SHADE TREES
REQUIRED PARKING LOT TREES	4 SHADE TREE
TOTAL STREET YARD TREES PROVIDED	3 EXISTING SHADE TREES 3 EXISTING ORNAMENTAL TREES 3 NEW SHADE TREES 9 1/2 TREE CREDITS
TOTAL PARKING LOT TREES PROVIDED	PARKING LOT TREES ARE PROVIDED BY USING 1/2 OF PROVIDED STREET YARD TREES
SITE INFORMATION	
TOTAL SITE AREA	112,260.00 SQFT.
TOTAL IMPERVIOUS AREA	59,230.00 SQFT.
TOTAL PERMEABLE AREA	53,562.00 SQFT.

PLANT MATERIAL SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
5	FRAXINUS AMERICANA "AUTUMN PURPLE"	AUTUMN PURPLE ASH	2 1/2" CAL.	B + B	AS SHOWN
3	GLEDITSIA TRICANTHOS "SUNBURST"	SUNBURST HONEYLOCUST	2 1/2" CAL.	B + B	AS SHOWN
48	BERBERIS X MENTORENSIS	MENTOR BARBERRY	5 GAL.	CONT.	AS SHOWN
53	JUNIPERUS CHINENSIS "SEAGREEN"	SEAGREEN JUNIPER	5 GAL.	CONT.	AS SHOWN

Wilson Darrell Mann

105 N. Washington
Wichita, Kansas 67202
316-262-4700
fax 316-262-0002



**ROBL OFFICE COMPLEX
DESIGN CENTER**

21st and Lakeway Circle
Wichita, KS

DP-75
Parcel 7
Revisions Plan
Approved 7/25/97
LANDSCAPE PLAN
APPROVED 5/14/99 BY DS

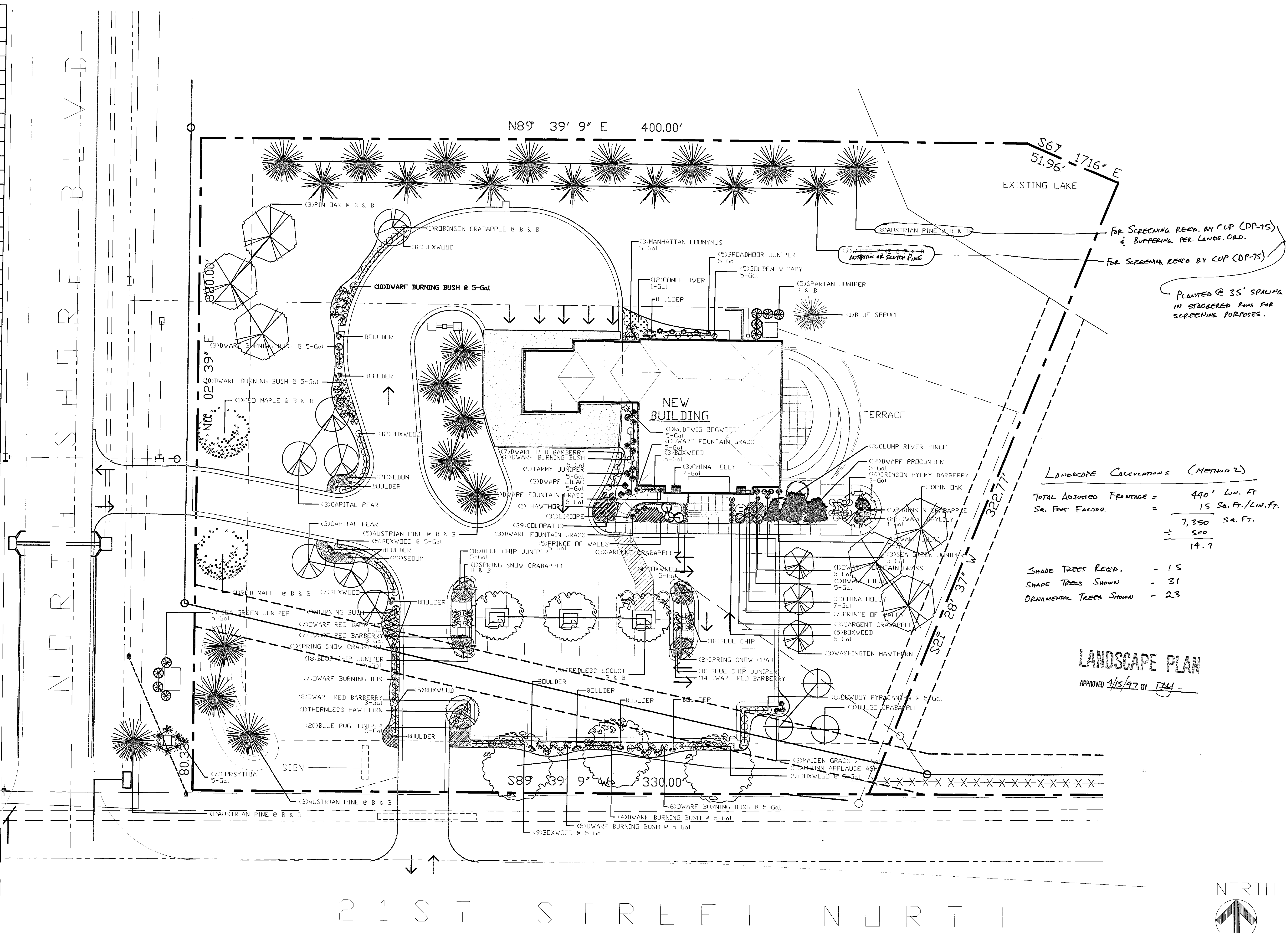
PRINTS ISSUED
04/14/1999
city approval
05/11/1999

WDM No. d.b. SDW
c.b. LME

PLANTING PLAN
LS1
of

PLANTING SCHEDULE

QTY.	COMMON NAME	SIZE	ROOT
(3)	PIN OAK	2"-Gal.	B & B
(2)	RED MAPLE	2'-2 1/2"	B & B
(6)	CAPITAL PEAR	2"-Gal.	B & B
(3)	WASHINGTON HAWTHORN	10"	B & B
(1)	BLUE SPRUCE	7'-8"	B & B
(3)	CLUMP RIVER BIRCH	10'-12"	B & B
(4)	SPRING SNOW CRABAPPLE	2"-Gal.	B & B
(3)	SEEDLESS LOCUST	2"-Gal.	B & B
(3)	AUTUMN APPLAUSE ASH	2'-2 1/2"	B & B
(2)	COCKSPUR HAWTHORN	2"-Gal.	B & B
(2)	ROBINSON CRABAPPLE	2"-Gal.	B & B
(6)	SARGENT CRABAPPLE	4'-5"	B & B
(44)	SEDUM	1'-Gal.	CONTAINER
(7)	FORSYTHIA	5'-Gal.	CONTAINER
(2)	BLUE RUG JUNIPER	5'-Gal.	CONTAINER
(5)	DWARF RED BARBERRY	3'-Gal.	CONTAINER
(7)	BLUE CHIP JUNIPER	5'-Gal.	CONTAINER
(5)	BURNING BUSH	5'-Gal.	CONTAINER
(9)	TAMMY JUNIPER	5'-Gal.	CONTAINER
(8)	DWARF LILAC	5'-Gal.	CONTAINER
(9)	DWARF FOUNTAIN GRASS	5'-Gal.	CONTAINER
(3)	MAIDEN GRASS	5'-Gal.	CONTAINER
(7)	BOXWOOD	5'-Gal.	CONTAINER
(3)	COLDRIDGE	1'-Gal.	CONTAINER
(3)	COLDRATUS EUONYMUS	1'-Gal.	CONTAINER
(1)	PRINCE OF WALES JUNIPER	5'-Gal.	CONTAINER
(8)	LOWBOY PYRACANTHA	5'-Gal.	CONTAINER
(6)	CHINA HOLLY	5'-Gal.	CONTAINER
(5)	SPARTAN JUNIPER	5'-Gal.	CONTAINER
(2)	DWARF PROCEMBENS JUNIPER	5'-Gal.	CONTAINER
(9)	GOLDEN VICARY	5'-Gal.	CONTAINER
(5)	BROADHOOD JUNIPER	5'-Gal.	CONTAINER
(3)	MANHATTAN EUONYMUS	5'-Gal.	CONTAINER
(1)	REDTIG DOGWOOD	5'-Gal.	CONTAINER
(2)	DWARF DAYLILY	1'-Gal.	CONTAINER
(1)	CONEFLOWER	1'-Gal.	CONTAINER
(6)	BLOOD GRASS	1'-Gal.	CONTAINER
(6)	DWARF KELSEY DOGWOOD	2'-Gal.	CONTAINER
(1)	COREOPSIS	1'-Gal.	CONTAINER
(9)	DWARF RED DAYLILY	1'-Gal.	CONTAINER



LANDSCAPE CALCULATIONS (METHOD 2)

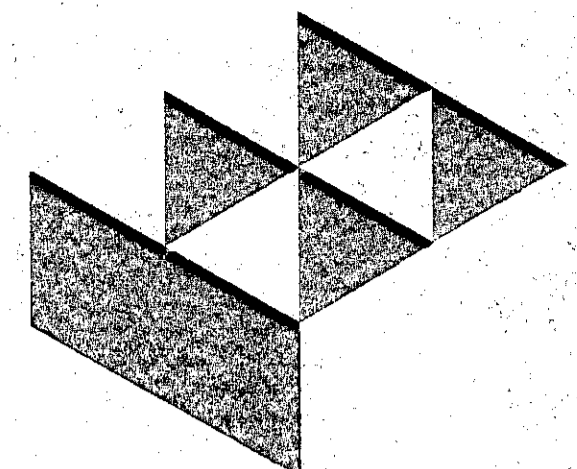
TOTAL ADJUSTED FRONTAGE =	490' LIN. FT.
Sq. Foot Factor =	15 Sq. Ft./LIN. FT.
	7,350 SQ. FT.
	± 500
	14.7

SHADE TREES REQ'D.	- 15
SHADE TREES SHOWN	- 31
ORNAMENTAL TREES SHOWN	- 23

TREE TOP
 NURSERY & LANDSCAPING INC.
 5910 E. 37th NORTH
 WICHITA, KS 67220

A LANDSCAPE PLAN FOR:
TELEPHONE CREDIT UNION
 RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

SCALE: 1" = 20'-0"



GessenLivingston

Architecture
420 South Emporia
Wichita, KS 67202
Tel (316) 265-9387
Fax (316) 265-9966

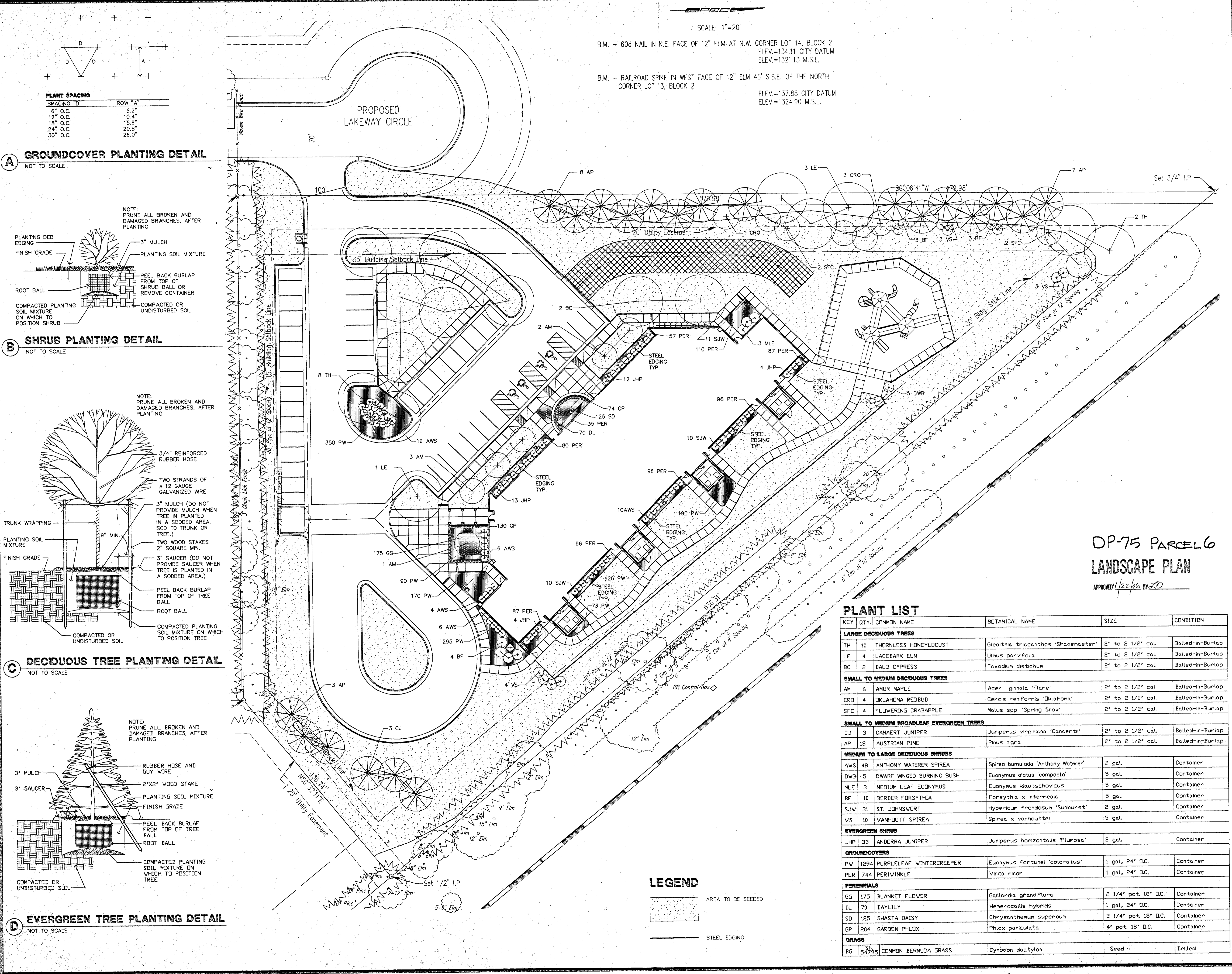
RAINBOWS UNITED SCHOOL WEST FACILITY
 KANSAS
 WICHITA

SITE LANDSCAPE PLAN

JOB NO. 904.000
DATE 4-5-96
DRAWN TDM
CHECKED MEK

LP1
OF

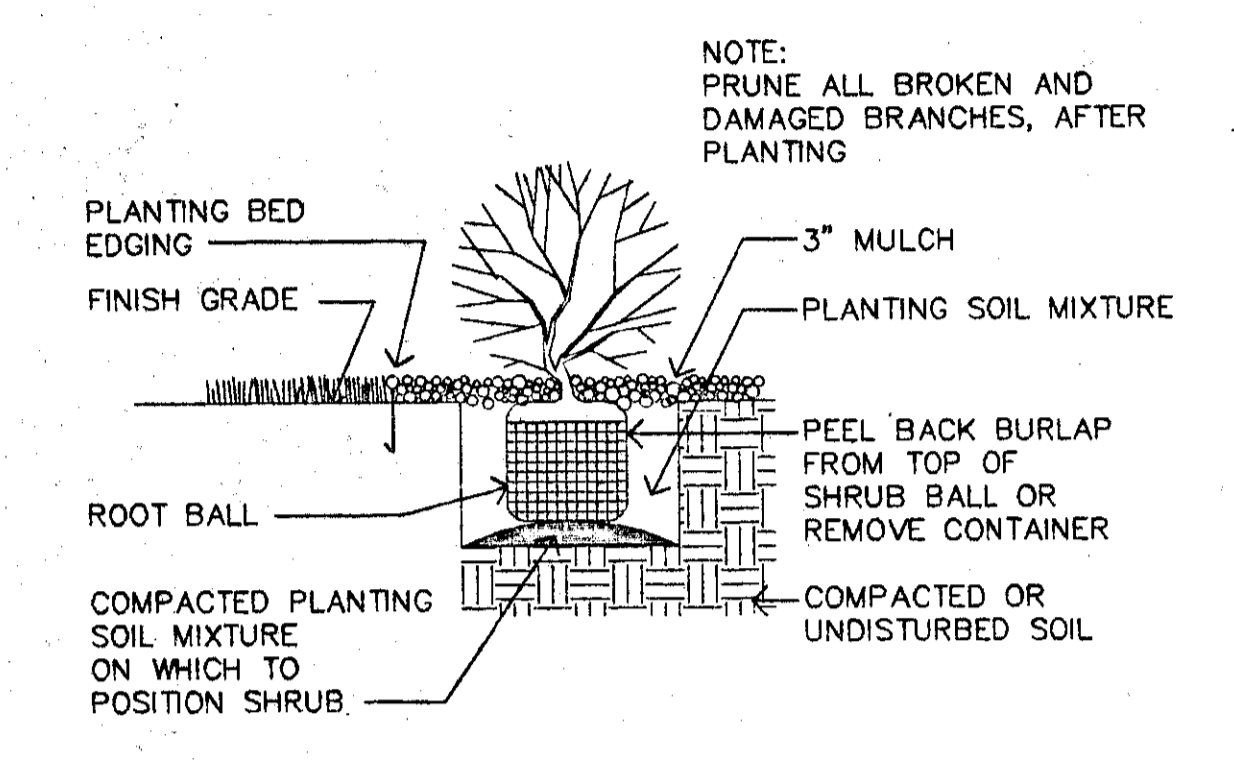
MAPD COPY 1 of 1



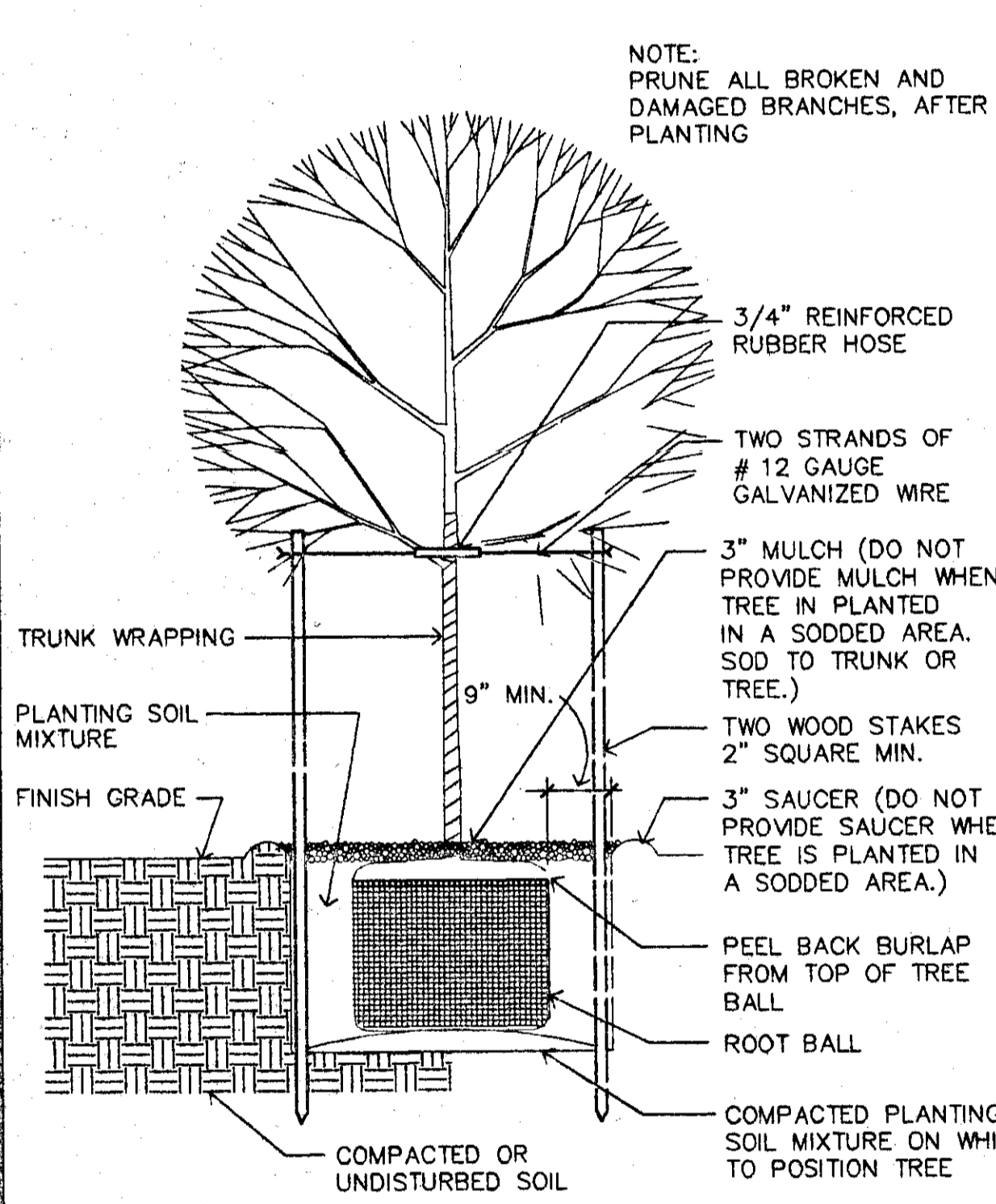
PLANT SPACING

SPACING "D"	ROW "A"
6" O.C.	5.2'
12" O.C.	10.4'
18" O.C.	15.6'
24" O.C.	20.8'
30" O.C.	26.0'

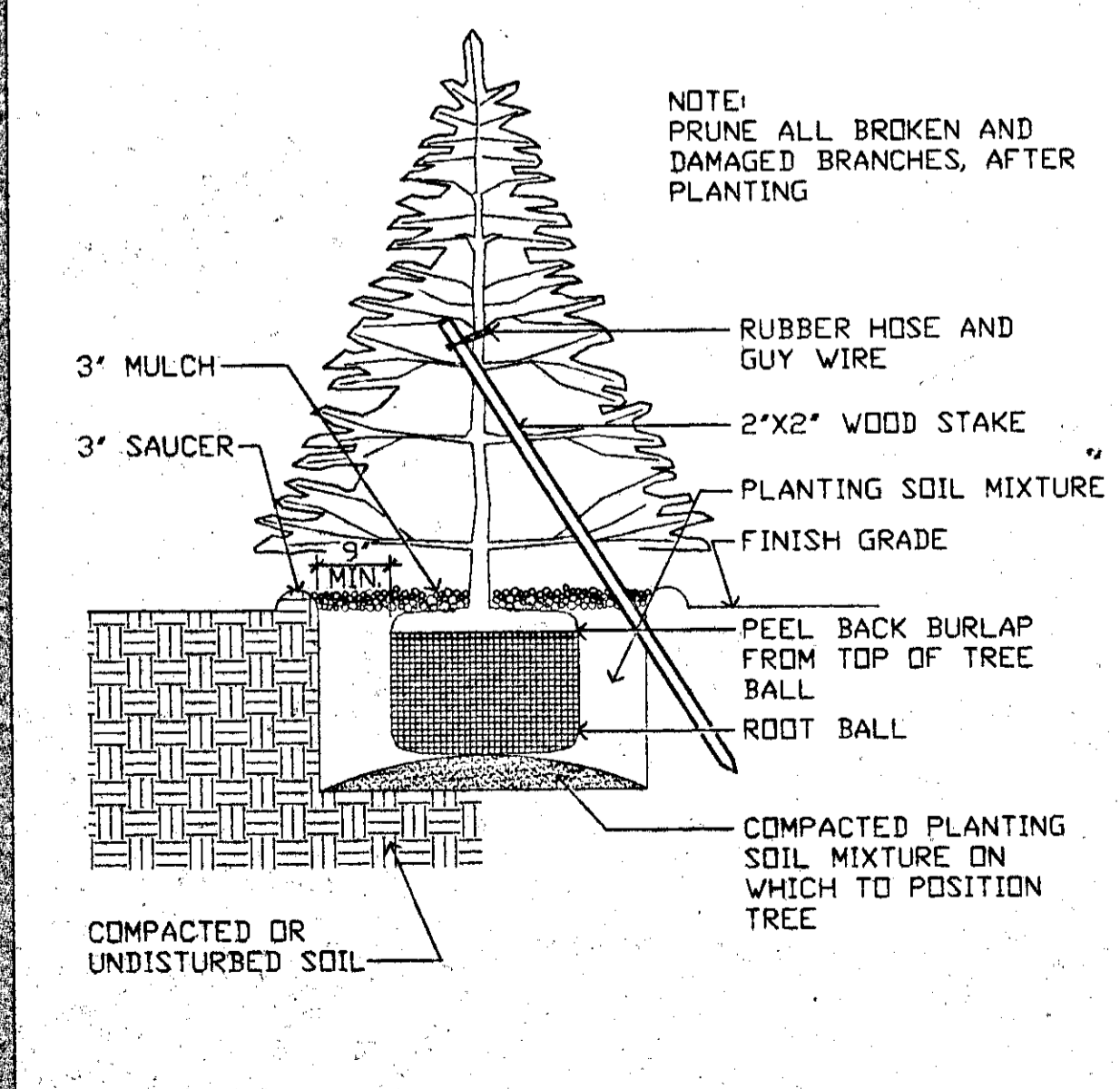
A GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



B SHRUB PLANTING DETAIL
NOT TO SCALE



C DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



D EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

SCALE: 1"=20'

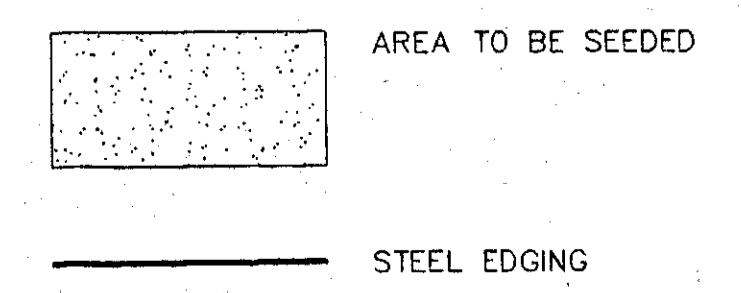
B.M. - 60d NAIL IN N.E. FACE OF 12" ELM AT N.W. CORNER LOT 14, BLOCK 2
ELEV.=134.11 CITY DATUM
ELEV.=1321.13 M.S.L.

B.M. - RAILROAD SPIKE IN WEST FACE OF 12" ELM 45' S.S.E. OF THE NORTH
CORNER LOT 13, BLOCK 2
ELEV.=137.88 CITY DATUM
ELEV.=1324.90 M.S.L.

PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
LARGE DECIDUOUS TREES					
TH	10	THORNLESS HONEYLOCUST	Gleditsia triacanthos 'Shademaster'	2" to 2 1/2" cal.	Balled-in-Burlap
LE	4	LACEBARK ELM	Ulmus parvifolia	2" to 2 1/2" cal.	Balled-in-Burlap
BC	2	BALD CYPRESS	Taxodium distichum	2" to 2 1/2" cal.	Balled-in-Burlap
SMALL TO MEDIUM DECIDUOUS TREES					
AM	6	AMUR MAPLE	Acer ginnala 'Flame'	2" to 2 1/2" cal.	Balled-in-Burlap
CRD	4	OKLAHOMA REDBUD	Cercis reniformis 'Oklahoma'	2" to 2 1/2" cal.	Balled-in-Burlap
SFC	4	FLOWERING CRABAPPLE	Malus spp. 'Spring Snow'	2" to 2 1/2" cal.	Balled-in-Burlap
SMALL TO MEDIUM BROADLEAF EVERGREEN TREES					
CJ	3	CANAERT JUNIPER	Juniperus virginiana 'Canaertii'	2" to 2 1/2" cal.	Balled-in-Burlap
AP	18	AUSTRIAN PINE	Pinus nigra	2" to 2 1/2" cal.	Balled-in-Burlap
MEDIUM TO LARGE DECIDUOUS SHRUBS					
AWS	48	ANTHONY WATERER SPIREA	Spiraea bumulada 'Anthony Waterer'	2 gal.	Container
DWB	5	DWARF WINGED BURNING BUSH	Euonymus alatus 'compacta'	5 gal.	Container
MLE	3	MEDIUM LEAF EUONYMUS	Euonymus kiautschovicus	5 gal.	Container
BF	10	BORDER FORSYTHIA	Forsythia x intermedia	5 gal.	Container
SJW	31	ST. JOHN SWORT	Hypericum frondosum 'Sunburst'	2 gal.	Container
VS	10	VANHOUTT SPIREA	Spiraea x vanhouttei	5 gal.	Container
EVERGREEN SHRUB					
JHP	33	ANDORRA JUNIPER	Juniperus horizontalis 'Plumosa'	2 gal.	Container
GROUNDCOVERS					
PW	1294	PURPLELEAF WINTERCREEPER	Euonymus fortunei 'coloratus'	1 gal, 24" D.C.	Container
PER	744	PERIWINKLE	Vinca minor	1 gal, 24" D.C.	Container
PERENNIALS					
GG	175	BLANKET FLOWER	Gallardia grandiflora	2 1/4" pot, 18" D.C.	Container
DL	70	DAYLILY	Henrocallis hybrids	1 gal, 24" D.C.	Container
SD	125	SHASTA DAISY	Chrysanthemum superbum	2 1/4" pot, 18" D.C.	Container
GP	204	GARDEN PHLOX	Phlox paniculata	4" pot, 18" D.C.	Container
GRASS					
BG	54795	COMMON BERMOUDA GRASS	Cynodon dactylon	Seed	Drilled

LEGEND





Wichita-Sedgwick County Metropolitan Area Planning Department

March 10, 2017

Steven Enterprises, LLC
Attn: Chelsea Rissmiller, Executive Assistant
7333 E. Kellogg
Wichita, KS 67207

RE: CUP2017-07 – City CUP Administrative Adjustment to General Provision 16 of the Horseshoe Lake CUP DP-75; generally located on the north side of West 21st Street North between North Shore Boulevard and Lakeway Circle (6200 W. 21st Street N.)

Legal Description: Lot 11, Block 2, Horseshoe Lake Addition, Wichita, Sedgwick County, KS

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to DP-75, the Horseshoe Lake Community Unit Plan (“CUP”). We understand that you wish to adjust General Provision #16 Architectural Control on Parcel 4 to allow the existing commercial masonry building on Lot 11, Block 2, Horseshoe Lake Addition (6200 W. 21st Street North) to be painted black.


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

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

1. The Administrative Adjustment applies only to the General Provision #16 for Parcel 4

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


Dale Miller, Director
Metropolitan Area Planning Department


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

cc: MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Services Representative District V

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov



SITE PLAN

APPROVED 3/10/2017 BY *Blmorge*



Wichita-Sedgwick County Metropolitan Area Planning Department

August 30, 2017

Stephen Enterprises LLC
Attn: Terry West
7333 E Kellogg Drive
Wichita, KS 67207

Ferris Consulting
Attn: Greg Ferris
P.O. Box 573
Wichita, KS 67201

RE: CUP2017-41 – City CUP Administrative Adjustment General Provisions #18, Horseshoe Lake Community Unit Plan DP-75 to allow an increase in height for signage from 20-feet to 25-1/2-feet on Parcel 4

LEGAL: Lot 11, Block 2, Horseshoe Lake Addition, Wichita, Sedgwick County, KS

Dear Applicant:

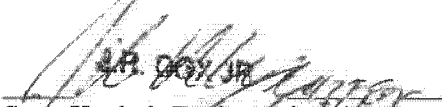
We received and reviewed your request for an Administrative Adjustment to DP-75 G.P. #18 to permit an increase in sign height from 20 feet to 25-1/2 feet on Parcel 4. The CUP currently permits a 20 foot tall sign. The current Sign Code would allow a 30-foot sign (pre applicants administrative adjustment request letter) in the existing zoning district at this location.

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

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

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, Community Liaison District V

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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