HORSESHOE LAKE C.U.P. DP-75

AMENDED FEBRUARY 7, 1995 REVISED 6/23/95 **REVISED: 8-28-1997** By: Baughman Company, P.A.

REVISED PER CUP2017-41 DATED AUGUST 30, 2017

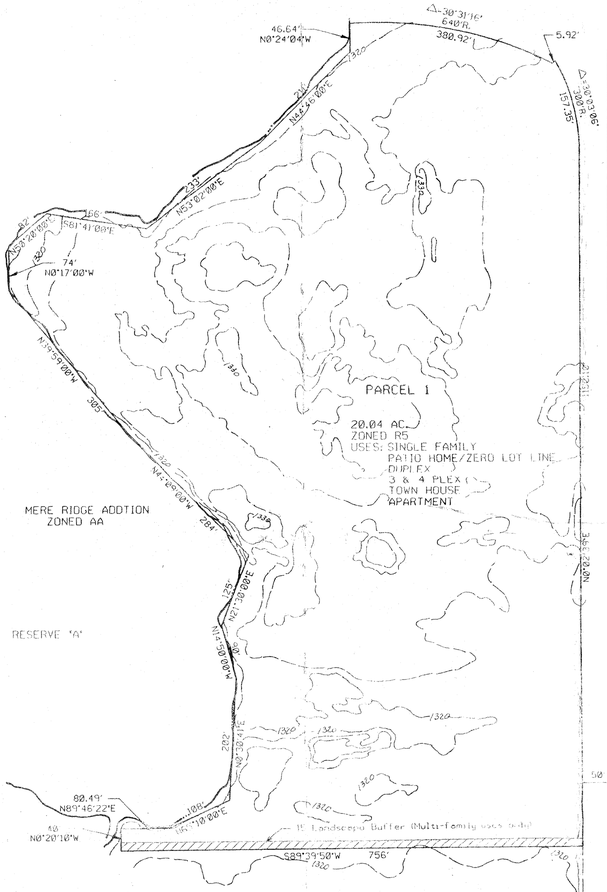
REVISED PER CUP2019-26 DATED AUGUST 2, 2019

(REVISED RIDGE ROAD C.U.P.)

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

APPROVED CUP MAPC 1-26-95 Item W2a 2-7-95 Item

MAPC Copy 1 of 4



GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 61.95± NET ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS 7 PARCELS WITH A COMBINATION OF RESIDENTIAL, OFFICE, AND COMMERCIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.
3. SETBACKS FOR RESIDENTIAL USES: FRONT YARDS - 32'-50' R/W 20', 64'-100' R/W 25' SIDE YARDS - 5' 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 HABITAL PORTIONS OF THE UNITS. IF GARAGES ARE SIDE LOADED THEY MUST BE A MIN. 28 FEET FROM BACK OF CURB. REAR YARDS - 20' MIN. MAY BE REDUCED TO 10' FOR LOTS ABUTTING 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.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. A DRAINAGE PLAN AND GUARANTEES FOR THE DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
6. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
7. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA. IF THE STREET IS DESIGNED WITH PARKING EXCEPTIONS, A RESTRICTIVE COVENANT REQUIRING 4 SPACES PER DWELLING UNIT WILL BE SUBMITTED AT THE TIME OF PLATTING. BACK OUT 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.
8. THE TRANSFER OF THE 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 LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
9. ON NON-RESIDENTIAL USES, ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL AREAS.
10. FIRE LANES SHALL BE DESIGNED IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH THEY MAY BE DESIGNED FOR PASSENGER LOADING AND UNLOADING. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
11. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
12. MASONRY WALL - A SOLID OR SEMI-SOLID WALL CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILT UP OTHER SIMILAR MATERIAL EXCLUDING WOOD OR WOVEN WIRE, AT LEAST SIX FEET, BUT NOT MORE THAN 8 FEET HIGH SHALL BE CONSTRUCTED ALONG THE NORTH PROPERTY LINE OF PARCEL NO. 5 IF PARCEL IS DEVELOPED WITH COMMERCIAL USES (SEE PLAN). CONSTRUCTION OF WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN A UTILITY EASEMENT. A SIX FOOT (MINIMUM HEIGHT SOLID EVERGREEN SCREEN MAY BE SUBSTITUTED FOR THE MASONRY WALL.

SEE 2-23-98 ADM. ADJ. FOR PARCEL 7.

13. A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE A REQUIRED FOR PARCELS 3 THRU 7 IF DEVELOPED WITH NON-RESIDENTIAL USES. THIS WALK SYSTEM SHALL LINK PARCELS TO THE EXISTING BICYCLE PATH AND FUTURE PEDESTRIAN CORRIDOR ALONG 21ST STREET NO. THE LOCATION SIZE AND TYPE OF PEDESTRIANWAY PLAN DEPICTING THE LOCATION SIZE AND TYPE OF MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL ON EACH PHASE OF CONSTRUCTION PRIOR TO ISSUING BUILDING PERMITS.
14. THE APPLICANT SHALL GUARANTEE AT THE TIME OF REPLATTING AN ACCEL/DECEL LAND ALONG THE SOUTH LINE OF PARCELS 3 AND 4.
15. ALL ROOF-TOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT RESIDENTIAL AREAS.
16. ARCHITECTURAL CONTROL - ALL BUILDINGS WITHIN EACH PARCEL (3, 4, AND 7) IF DEVELOPED WITH COMMERCIAL USES SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER, COLOR, TEXTURE, AND SAME PREDOMINATE EXTERIOR BUILDING MATERIAL. ALL LIGHTING WITHIN EACH PARCEL (3, 4 AND 7) SHALL SHARE SIMILAR OR CONSISTENT DESIGN (I.E., FIXTURES, POLES, LAMPS, ETC.). THE PREDOMINATE BUILDING MATERIAL SHALL BE STANDARD SIZE BRICK WITH A RED/BROWN COLOR.
17. ALL PAVING OVER THE EXISTING PIPELINE EASEMENT ALONG THE EAST EDGE OF PARCEL NO. 5 SHALL BE WITH THE APPROVAL OF THE PIPELINE COMPANY AND ANY CHANGE IN ELEVATION OR RE-LOCATION TO THE PIPELINE SHALL BE WITHOUT COST TO THE CITY OF WICHITA.
18. SIGNS - SIGNS SHALL BE IN ACCORDANCE WITH THE CITY CODE. NO SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.

SEE AMENDMENT LETTER DATED 7-3-97 FOR PARCEL 4

SIGNS FOR COMMERCIAL USES ON PARCEL 3 SHALL BE LIMITED TO ONE MONUMENT TYPE SIGN WITH A MAXIMUM HEIGHT OF 20 FEET. SIGNS FOR COMMERCIAL USES ON PARCEL 4 SHALL BE LIMITED TO ONE MONUMENT TYPE SIGN WITH A MAXIMUM HEIGHT OF 25.5 FEET (CUP2017-41).

19. 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.
20. LANDSCAPE BUFFERS AND SCREENING - SHALL BE IN ACCORDANCE WITH SECTION 18.32.010 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA. A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO THE PLANT MATERIALS.

FAILURE TO PROPERLY MAINTAIN THE REQUIRED 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.

A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEMS IS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.

21. G.P. NO. 21- REMOVED VIA ADM. ADJUSTMENT 5-14-96
22. THE COMBINED MAXIMUM GROSS FLOOR AREA IN PARCELS 5, 6 AND 7 FOR OFFICE, AND MEDICAL OR DENTAL CLINIC USES SHALL BE 75,000 S.F.

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 - 80
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 - 12.08 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 - 89
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 - 12.08 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 MULTI-FAMILY USES AND IS ADJACENT TO 1 AND 2 FAMILY USES, A 15' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE COMMON PROPERTY LINE. (SEE GENERAL PROVISION NUMBER 20.)

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, OR APARTMENTS, TOWNHOUSES, 3 & 4 PLEX, DUPLEX, PATIO HOMES, ZERO LOT LINE, AND RELATED RECREATIONAL FACILITIES.

COMMERCIAL USES ONLY

GROSS AREA - 2.87 AC. (125,182 S.F.)

MAX. BUILDING COVERAGE - 20,000 S.F.

MAX. GROSS FLOOR AREA - 20,000 S.F.

FLOOR AREA RATIO - 0.160

MAX. BUILDING HEIGHT - 35'

MAX. NUMBER OF BUILDINGS - 1

SETBACKS - 35' ALONG NORTH PROPERTY LINE, NORTH SHORE BLVD. & 21ST STREET NORTH. 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 - 11
PATIO HOME/ZERO LOT LINE - 14
DUPLEX - 16
3 & 4 PLEX - 22
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 - 12.08 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 MIN. 15' LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE IF THE PARCEL IS DEVELOPED WITH MULTI-FAMILY USES AND ADJACENT TO A 1 OR 2 FAMILY RESIDENTIAL DEVELOPMENT. IF THE PARCEL IS DEVELOPED WITH COMMERCIAL USES, THERE SHALL BE A 6'-8' MASONRY WALL OR OPTIONAL 6' HIGH EVERGREEN SCREEN ALONG THE NORTH PROPERTY LINE. THE WALL REQUIREMENT ALONG THE NORTHEAST PROPERTY LINE SHALL BE WAIVED DUE TO THE SEPARATION PROVIDED BY THE EXISTING LAKE. SEE GENERAL PROVISION NO. 12 FOR WALL REQUIREMENTS AND OPTIONAL EVERGREEN SCREEN. 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, OR APARTMENTS, TOWNHOUSES, 3 & 4 PLEX, DUPLEX, PATIO HOMES, ZERO LOT LINE, AND RELATED RECREATIONAL FACILITIES.

COMMERCIAL USES ONLY

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 - 12.08 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 NORTHEAST 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 ~~28.32.040~~ 28.06.030 OF THE CITY CODE. ~~28.06.030~~

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 - 12.08 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' * SIDE YARD SETBACK FOR LOT 24, BLOCK A MAY BE REDUCED TO 1 FOOT 4 INCHES (CUP2019-26)
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. THE LANDSCAPED STREET YARD SHALL BE IN ACCORDANCE WITH SECTION ~~28.32.040~~ OF THE CITY CODE. IF PARCEL 5 IS DEVELOPED WITH NON-RESIDENTIAL USES AND ADJACENT TO RESIDENTIAL USES ALONG THE WEST PROPERTY LINE THE REQUIRED BUFFER SHALL BE WAIVED DUE TO THE SEPARATION BY THE EXISTING LAKE. ~~28.06.030~~

PARCEL 6

PROPOSED USES - OFFICE, OFFICE WAREHOUSE, FITNESS CENTER, MEDICAL AND DENTAL CLINICS, RESIDENTIAL STORAGE, STUDIOS, NURSING HOME, RETIREMENT COMMUNITY, LIGHT MANUFACTURING WITH LESS THAN 10 EMPLOYEES, DAY CARE, SCHOOL (PER ADM. ADJ. 5-14-96) (SEE G.P. NO. 22)

GROSS AREA - 3.00± AC. (130,498 S.F.)

MAX. BUILDING COVERAGE - 38,424 S.F.

MAX. GROSS FLOOR AREA - 38,424 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 ~~18.32.010~~ 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
20' 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 HOME, 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 ESTABLISHMENT, RESTAURANTS, SELF SERVICE LAUNDRIES, DRUG STORES, GROCERY STORES, OFFICES (AS PER ADM. ADJUSTMENT DATED 7-31-92), STUDIOS, TAILOR SHOPS NOT EMPLOYING OVER FIVE PERSONS, THEATERS OR PLACES OF PUBLIC ENTERTAINMENT, AND SHOE SHOPS NOT EMPLOYING OVER FIVE PERSONS, AND OUTDOOR CONSTRUCTION STORAGE (SEE 12-17-96 ADM. ADJ. LETTER) (SEE G.P. NO. 22) AND OFFICE ~~ESTATE~~ SALES (SEE ~~—~~-99 ADM. ADJ. LETTER).

GROSS AREA - 2.59 AC. (112,820 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 2 OPENINGS. PER V-2148

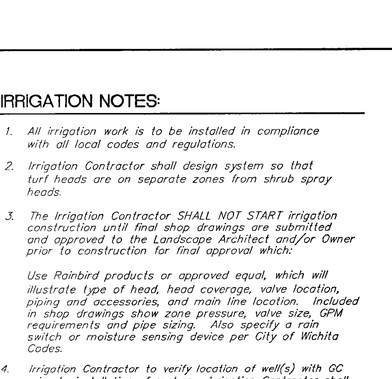
SETBACKS - 35 FEET ALONG 21ST STREET NORTH (FRONT)
15 FEET ALONG WEST AND N.W. PROPERTY LINE
20 FEET ALONG R.R. R.O.W. 30' FOR COMMERCIAL USES ONLY
NOTE: FOR RESIDENTIAL STORAGE USE SIDE AND REAR YARD SETBACKS MAY BE ELIMINATED.

PARCEL 8 INFORMATION IS LOCATED ON LEFT SIDE OF SHEET.

IRRIGATION NOTES:

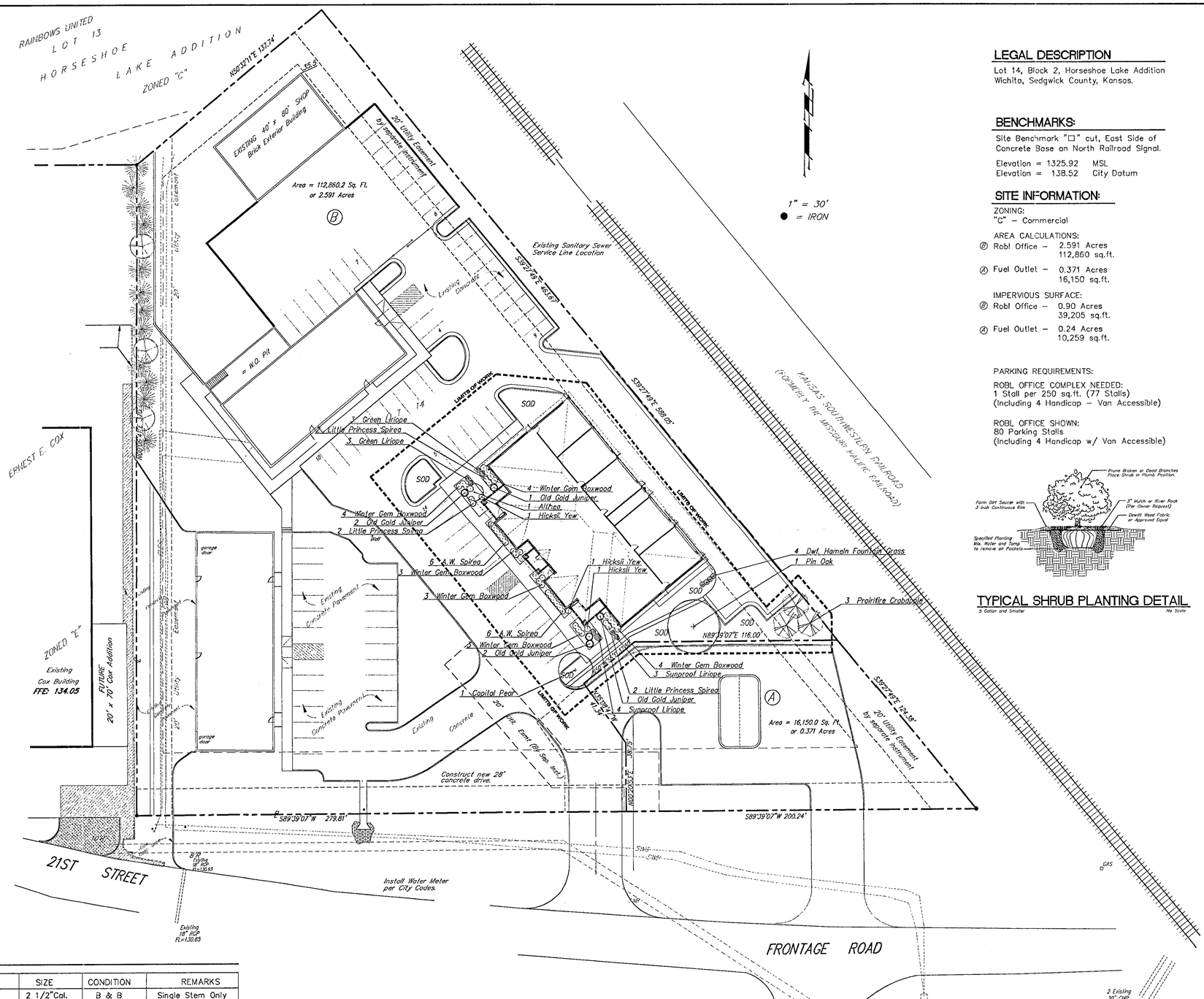
1. All irrigation work is to be installed in compliance with all local codes and regulations.
2. Irrigation Contractor shall design system so that turf heads are on separate zones from shrub spray heads.
3. The Irrigation Contractor SHALL NOT START irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which:

   Use Rainbird products or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City of Wichita Codes.
4. Irrigation Contractor to verify location of well(s) with GC prior to installation of system. Irrigation Contractor shall verify static pressure and volume of well water supply prior to installation of system. Alternate Bid cost with city water with meter installation included.
5. Prior to construction, the Irrigation Contractor shall determine locations of all existing and proposed utilities and electrical wiring.
6. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
7. All turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using spray heads.
8. Heads will be adjusted to NOT spray on buildings, walks, and drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so as not to be susceptible to damage by automobile overhangs.
9. Irrigation Contractor is responsible to coordinate with the Paving Contractor to locate and install required sleeving for irrigation lines prior to any paving. Combine piping whenever possible to save on sleeving material. Sleeves shall be a min. of 20" below finish grade. Verify final depth with paving contractor for adequate coverage.
10. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
11. Irrigation Controller is to be located per Owner/G.C requested location.



TREE PLANTING + STAKING DETAIL

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



LEGAL DESCRIPTION

Lot 14, Block 2, Horseshoe Lake Addition
Wichita, Sedgwick County, Kansas.

BENCHMARKS:

Site Benchmark "□" cut, East Side of Concrete Base on North Railroad Signal.

Elevation = 1325.92 MSL
Elevation = 138.52 City Datum

SITE INFORMATION:

ZONING:
"C" – Commercial

AREA CALCULATIONS:
(P) Robl Office – 2.591 Acres, 112,860 sq.ft.
(A) Fuel Outlet – 0.371 Acres, 16,150 sq.ft.

IMPERVIOUS SURFACE:
(P) Robl Office – 0.90 Acres, 39,205 sq.ft.
(A) Fuel Outlet – 0.24 Acres, 10,259 sq.ft.

PARKING REQUIREMENTS:

ROBL OFFICE COMPLEX NEEDED:
1 Stall per 250 sq.ft. (77 Stalls)
(Including 4 Handicap – Van Accessible)

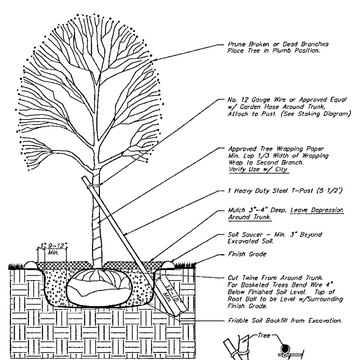
ROBL OFFICE SHOWN:
80 Parking Stalls
(Including 4 Handicap w/ Van Accessible)

TYPICAL SHRUB PLANTING DETAIL

3 Gallon and Smaller
No Scale

LANDSCAPE NOTES:

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "Sod" shall be seeded and fertilized as follows:
   SOD--
   Kansas Premium Fescue Sod
   (equal parts of the top fescue brands for 2001)
   FERTILIZER--
   28-4-6 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 10-12".
5. Mulch all planting beds with 3" of mulch. Mulch all tree saucer wells with 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
6. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be from Pro-Steel Company, using 10 gauge thickness, commercial grade, or approved equal.
7. General Contractor to supply all topsoil to site. Landscape contractor to coordinate with G.C. to make sure all grade issues are worked out before final planting begins.
8. 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.
9. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 887-2470. 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.
12. 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.
13. The landscape contractor is responsible to coordinate with the G.C. to install the plants and maintain the grounds, until final acceptance from the owner.
14. The landscape contractor shall submit bid with unit prices for all plants, which include mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
15. The landscape contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
16. Fall planting season shall be September 1 thru end of October. Spring planting season shall be April 1 thru end of June. For grass seeding, fall season shall be September 1 thru mid of October. Spring season for seeding shall be from March 15 thru mid May.



TREE PLANTING + STAKING DETAIL

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

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
1	*Quercus palustris*	Pin Oak	2 1/2"Cal.	B & B	Single Stem Only
3	*Malus 'Prairifire'*	Prairifire Crobapple	1 1/2"Cal.	B & B	Single Stem Only
1	*Pyrus calleryana 'Capital'*	Capital Pear	1 1/2"Cal.	B & B	Single Stem Only
21	*Buxus microphylla 'Winter Gem'*	Winter Gem Boxwood	2 gal.	Cont.	Full & Healthy
1	*Hibiscus syriacus*	Althea	5 gal.	Cont.	Full & Healthy
6	*Juniperus chinensis 'Armstrong Aureo'*	Old Gold Juniper	2 gal.	Cont.	Full & Healthy
12	*Spiraea x bumalda 'Anthony Waterer'*	Anthony Waterer Spirea	2 gal.	Cont.	Full & Healthy
6	*Spiraea x japonica 'Little Princess'*	Little Princess Spirea	2 gal.	Cont.	Full & Healthy
3	*Taxus x media 'Hicksii'*	Hicksii Juniper	2 gal.	Cont.	Full & Healthy
6	*Liriope muscari 'Green'*	Green Liriope	1 gal.	Cont.	Triangular Spacing
7	*Liriope muscari*	Silver Sunproof Liriope	1 gal.	Cont.	Triangular Spacing
4	*Pennisetum alopecuroides 'Hameln'*	Dwf. Hameln Fountain Grass	1 gal.	Cont.	Triangular Spacing

LANDSCAPE ORDINANCE CALCULATIONS

** New Building Added to Existing Complex. Calculations Completed for Parking Lot Addition

This Portion of Project Has No Street Frontage.
Parking Lot Screening Was Completed in Previous Phase.

Parking Lot Trees Required: 19÷20 = 0.95= 1 Trees
Parking Lot Stalls Shown: 1 Shade Tree, 1 Ornamental Tree

DP-75 PORTION OF PARCEL 7

LANDSCAPE PLAN

APPROVED 09/24/02 BY DS

MAPD Copy 2 of 2

ROBL OFFICE PARK-PHASE 3

LANDSCAPE PLAN

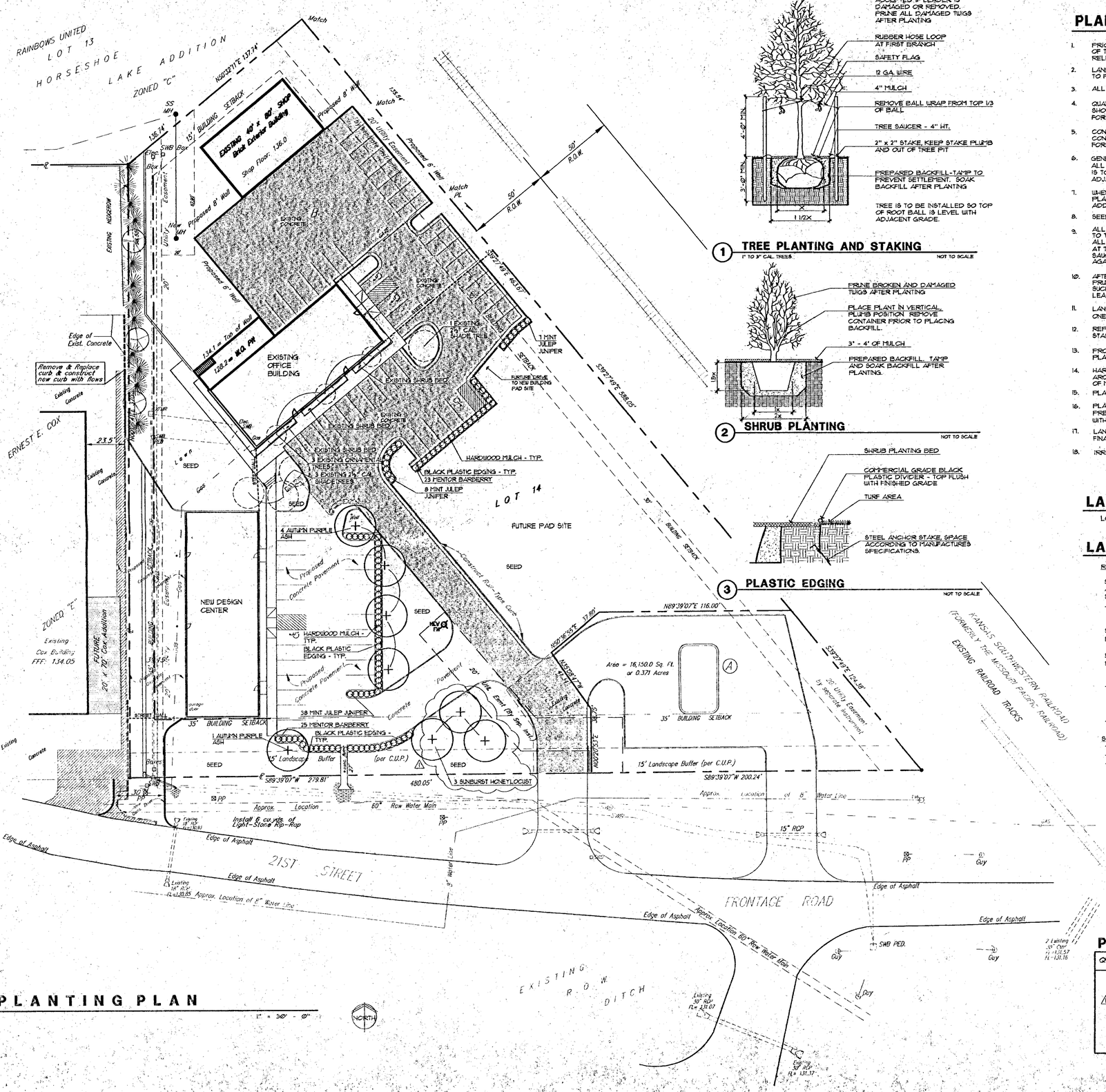
21ST STREET AND LAKEWAY CIRCLE

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

PROJECT NUMBER

DESIGN	DRAWN	APPROVED	DATE	SCALE	SHEET
BDT	BDT	PJM	SEPT 2002	1"=30'	1 OF 1

ENG\ROBL OFFICE\LSCAPE.DWG



PLANTING PLAN

1" = 30' - 0"

NOTE: TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

1 TREE PLANTING AND STAKING
1" TO 3" CAL. TREES — NOT TO SCALE

2 SHRUB PLANTING
NOT TO SCALE

3 PLASTIC EDGING
NOT TO SCALE

PLANTING GENERAL NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
4. 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.
5. 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.
6. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SEED AND PLANTING AREAS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR. FINISH GRADE IS TO BE SET SO TOP OF MULCH LAYER IN PLANTING BEDS OR EARTH IN TURF AREA IS 1" BELOW ADJACENT PAVEMENT.
7. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE, i.e. ADDITION OF LIME GYPSUM, ETC.
8. SEED TYPE SHALL BE FESCUE, LOCALLY AVAILABLE HARDY BLEND.
9. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
10. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED.
11. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER FINAL ACCEPTANCE.
12. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO STARTING CONSTRUCTION
13. PROFESSIONAL BLACK PLASTIC EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS, PLACE EDGING FLUSH WITH GRADE.
14. HARDWOOD MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUPPLY LANDSCAPE ARCHITECT WITH A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1"-3" ONLY.
15. PLACE 3"-4" OF MULCH IN ALL SHRUB BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS
16. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN GROUND COVER AREAS.
17. LANDSCAPE CONTRACTOR SHALL PROVIDE WATERING FOR ALL LANDSCAPE MATERIAL UNTIL FINAL ACCEPTANCE BY OWNER.
18. IRRIGATION IS TO BE PROVIDED BY HOSE BIBS LOCATED ON EXTERIOR OF NEW AND EXISTING BUILDINGS.

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	-	350.0'
SQUARE FOOTAGE FACTOR	-	15 SQ. FT. PER LIN. FT.
TOTAL STREET YARD REQUIRED	-	280.00 (X) 15 SQFT. 4200.0' SQ.FT.
STREET YARD PROVIDED	-	36,529.00 SQFT.
PROVIDED PARKING LOT STALLS	-	80 STALL (Including 4 handicap)
REQUIRED STREET YARD TREES	-	8 SHADE TREES
REQUIRED PARKING LOT TREES	-	4 SHADE TREE
TOTAL STREET YARD TREES PROVIDED	-	3 EXISTING SHADE TREES 3 EXISTING ORNAMENTAL TREES 5 NEW SHADE TREES 9½ TREE CREDITS
TOTAL PARKING LOT TREES PROVIDED	-	PARKING LOT TREES ARE PROVIDED BY USING ½ OF PROVIDED STREET YARD TREES

SITE INFORMATION

TOTAL SITE AREA	-	112,860.00 SQFT.
TOTAL IMPERVIOUS AREA	-	59,238.00 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	2½" CAL.	B & B	AS SHOWN
⚠3	GLEDITSIA TRICANTHOS "SUNBURST"	SUNBURST HONEYLOCUST	2½" CAL.	B & B	
48	BERBERIS X MENTORENSIS	MENTOR BARBERRY	5 GAL.	CONT.	AS SHOWN
53	JUNIPERUS CHINENSIS 'SEAGREEN'	SEAGREEN JUNIPER	5 GAL.	CONT.	AS SHOWN

Wilson Darnell Mann
architecture site planning interior design graphics
105 N. Washington
Wichita, Kansas 67202
316 . 262 . 4700
fax 316 . 262 . 0002

REGISTERED LANDSCAPE ARCHITECT — LEE M. MANN — EXPIRES 12-31-99 — STATE OF KANSAS

ROBL OFFICE COMPLEX
DESIGN CENTER

21st and Lakeway Circle
Wichita, KS

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

DP-75
(Parcel 7
Revisioned Plan
Approved 9/25/97

LANDSCAPE PLAN
APPROVED 5/11/99 BY DG

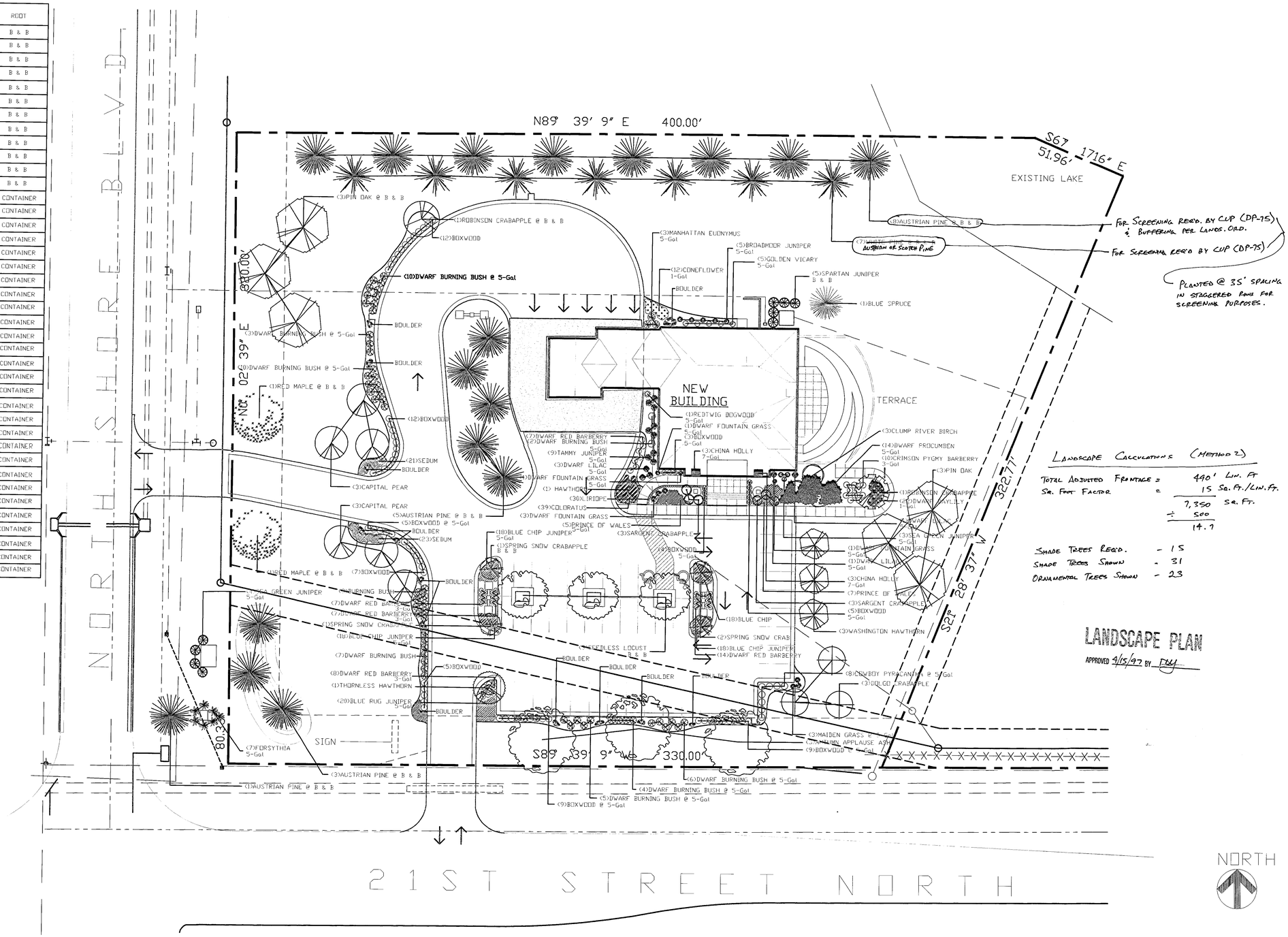
WDM No.	d.b. SDW
	c.b. LMB

PLANTING PLAN

LS1
of

PLANTING SCHEDULE

QTY. COMMON NAME	SIZE	ROOT
(3)PIN OAK	2"-Cal.	B & B
(2)RED MAPLE	2-2 1/2"	B & B
(6)CAPITAL PEAR	2"-Cal.	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"-Cal.	B & B
(3)SEEDLESS LOCUST	2"-Cal.	B & B
(3)AUTUMN APPLAUSE ASH	2-2 1/2"	B & B
(2)COCKSPUR HAWTHORN	2"-Cal.	B & B
(2)ROBINSON CRABAPPLE	2"-Cal.	B & B
(6)SARGENT CRABAPPLE	4-5'	B & B
(44)SEDUM	1-Gal.	CONTAINER
(7)FORSYTHIA	5-Gal.	CONTAINER
(20)BLUE RUG JUNIPER	5-Gal.	CONTAINER
(53)DWARF RED BARBERRY	3-Gal.	CONTAINER
(72)BLUE CHIP JUNIPER	5-Gal.	CONTAINER
(58)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
(76)BOXWOOD	5-Gal.	CONTAINER
(30)LIRIOPE	1-Gal.	CONTAINER
(39)COLORATUS EUONYMUS	1-Gal.	CONTAINER
(12)PRINCE OF WALES JUNIPER	5-Gal.	CONTAINER
(8)COWBOY PYRACANTHA	5-Gal.	CONTAINER
(6)CHINA HOLLY	5-Gal.	CONTAINER
(5)SPARTAN JUNIPER	5-Gal.	CONTAINER
(23)DWARF PROCUMBENS JUNIPER	5-Gal.	CONTAINER
(8)GOLDEN VICARY	5-Gal.	CONTAINER
(5)BROADMOOR JUNIPER	5-Gal.	CONTAINER
(3)MANHATTAN EUONYMUS	5-Gal.	CONTAINER
(1)REDTWIG DOGWOOD	5-Gal.	CONTAINER
(22)DWARF DAYLILY	1-Gal.	CONTAINER
(12)CONEFLOWER	1-Gal.	CONTAINER
(6)BLOOD GRASS	1-Gal.	CONTAINER
(6)DWARF KELSEY DOGWOOD	2-Gal.	CONTAINER
(12)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

LANDSCAPE PLAN

APPROVED 4/15/97 BY FWJ

NORTH

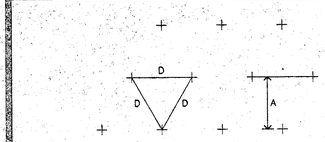
SCALE: 1" = 20'-0"

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

A LANDSCAPE PLAN FOR:

TELEPHONE CREDIT UNION

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

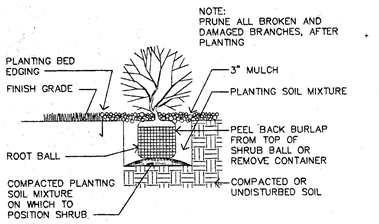


PLANT SPACING

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"

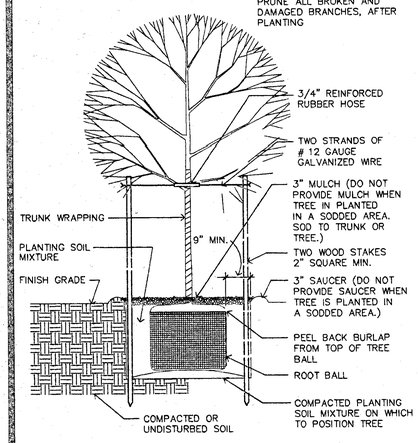
A GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



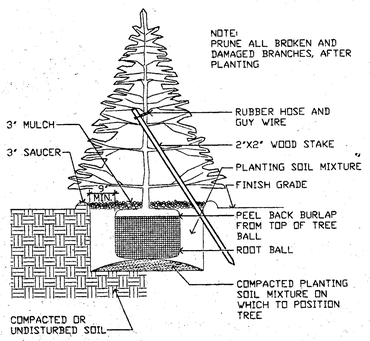
B SHRUB PLANTING DETAIL

NOT TO SCALE



C DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



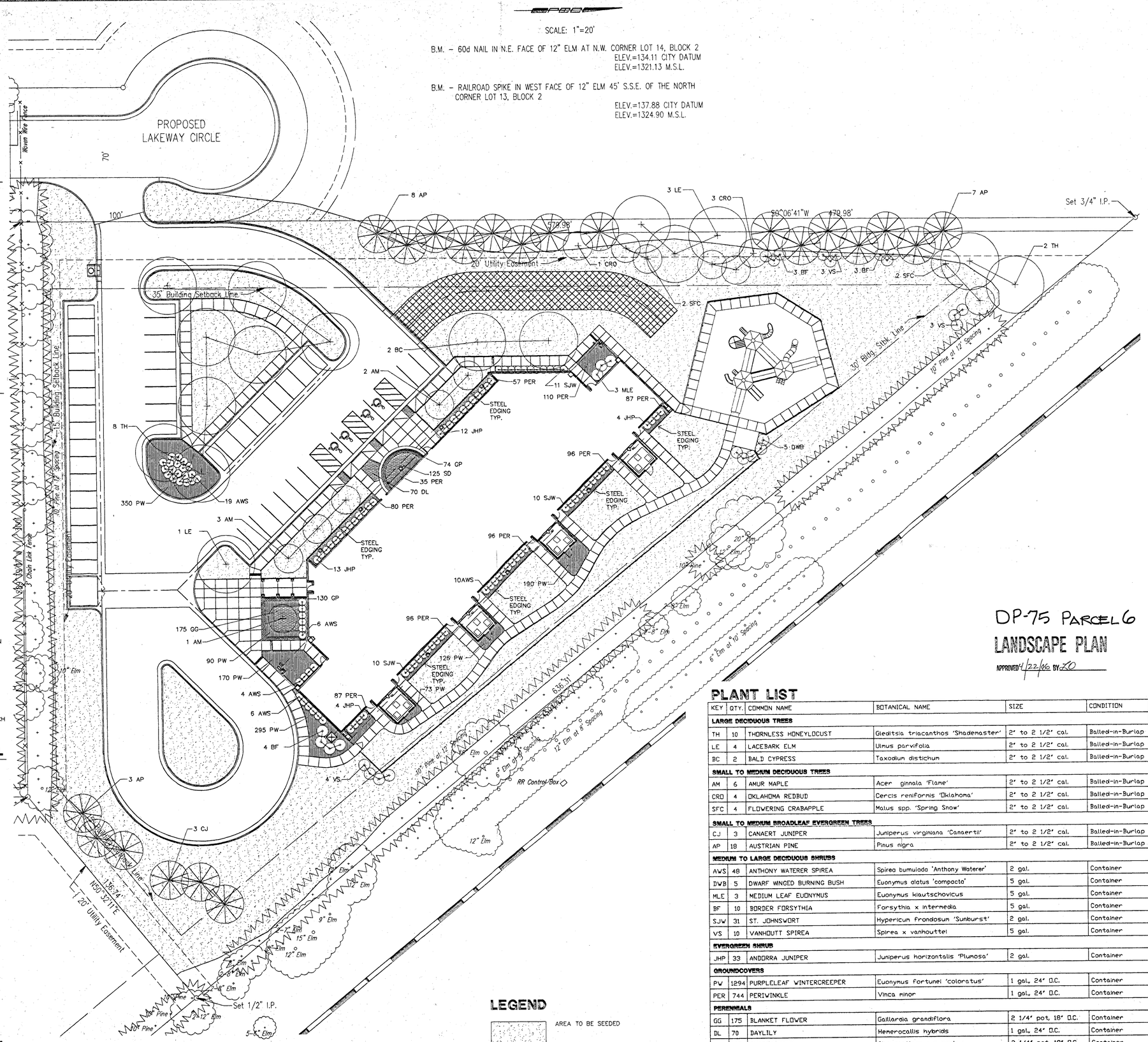
D EVERGREEN TREE PLANTING DETAIL

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.



LEGEND

AREA TO BE SEEDED

STEEL EDGING

DP-75 PARCEL 6

LANDSCAPE PLAN

APPROVED 4/22/96 BY: ZO

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
CRO	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	Spirea 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. JOHNSWORT	Hypericum frondosum 'Sunburst'	2 gal.	Container
VS	10	VANHOUTT SPIREA	Spirea 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" O.C.	Container
PER	744	PERIWINKLE	Vinca minor	1 gal, 24" O.C.	Container
PERENNIALS					
GG	175	BLANKET FLOWER	Gaillardia grandiflora	2 1/4" pot, 18" O.C.	Container
DL	70	DAYLILY	Hemerocallis hybrids	1 gal, 24" O.C.	Container
SD	125	SHASTA DAISY	Chrysanthemum superbum	2 1/4" pot, 18" O.C.	Container
GP	204	GARDEN PHLOX	Phlox paniculata	4" pot, 18" O.C.	Container
GRASS					
BG	SF 54795	COMMON BERMUDA GRASS	Cynodon dactylon	Seed	Drilled

GossenLivingston
Architecture
420 South Emporia
Wichita, KS 67202
Tel (316) 265-9387
Fax (316) 265-5646

RAINBOWS UNITED SCHOOL WEST FACILITY

WICHITA KANSAS

SITE LANDSCAPE PLAN

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

LP1 OF

MAPD COPY 1 OF 1

CITY OF WICHITA

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



SITE PLAN

APPROVED 3/10/2017 BY

CITY OF WICHITA

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