



Wichita-Sedgwick County Metropolitan Area Planning Department

March 12, 2021

The Inn At Tallgrass
Attn: Don Kennedy
2280 N. Tara
Wichita, KS 67226

RE: CUP2021-00010 – City Administrative Adjustment to Tallgrass Commercial and Office Park CUP DP-92 to modify allowed uses in Parcel 7.

LEGAL DESCRIPTION: Lot 13, Block 1, Tallgrass 5th Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-92 to modify allowed uses in Parcel 7. The proposed language modifications of Parcel 7 are indicated in red, bold, italic font:

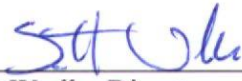
Parcel 7

Proposed Uses: Apartments for rent by day, week, month ***or standard apartment lease agreements of over 6 months.*** All other ***General Office*** uses are prohibited. No commercial activity shall be allowed except for the sale of incidental goods which directly support and are limited to the service of guests including the vending of food and non-alcoholic beverages, news media, tobacco, candies and toiletries. All such sales are to be within the rental office area for such use except for the sale of similar items ***through vending machines within each building.*** Additionally, clubhouse and recreational facilities may be constructed in this parcel after being submitted to the M.A.P.D. for review and approval.

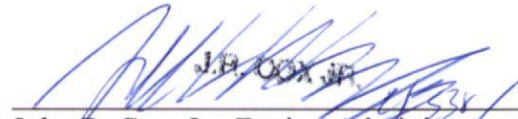
On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. 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.



Scott Wadle, Director
Metropolitan Area Planning Department



John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Becky Tuttle, CM District II
Corey Buchta, CSR District II

APPROVED 2/2/22 BY NES

DP-92
page 1 of 2

INTRUST TALLGRASS RENOVATION

8202 E 21ST ST
WICHITA, KS 67206

[illegible]

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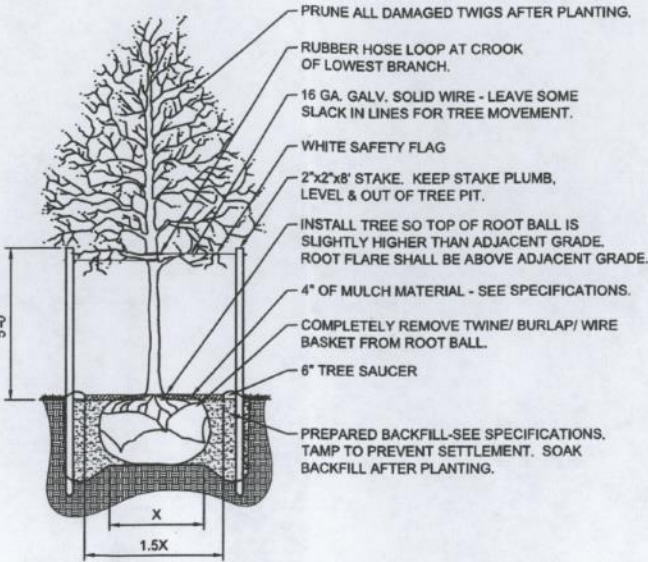
PLANTING PLAN SHEET

L-001

PLANTING NOTES

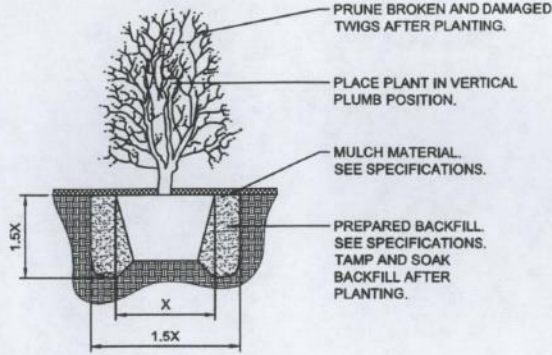
1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK. REPORT ANY ISSUES IN SITE CONDITIONS AND CONSTRUCTION THAT MAY AFFECT THE PLANTING LAYOUT TO THE PROJECT ARCHITECT PRIOR TO STARTING CONSTRUCTION.
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. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATIVE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. LANDSCAPE CONTRACTOR IS TO STAKE ALL PLANT MATERIAL (TREE AND SHRUB) LOCATIONS AS WELL AS PLANTER BED EDGER LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR IS TO CONTACT OWNER'S REPRESENTATIVE FOR PRE-INSTALLATION CONFERENCE AND FINAL APPROVAL OF STAKING. ADJUST PLANT LOCATIONS ONLY AS NECESSARY TO AVOID SITE CONFLICTS.
5. UTILITIES HAVE BEEN SHOWN ON THE PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING UTILITY LOCATOR SERVICES. 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 SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ANY BERMS SHOWN ON PLANS ARE REFLECTED ON GRADING PLAN. FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
7. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
8. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
9. CULTIVATE GROUND COVER PLANTING BEDS TO A DEPTH OF 6". TILL COMPOST AND WELL-ROTTED MANURE INTO THE PLANTING BED AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/ MANURE TO THREE (3) PARTS SOIL.
10. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
11. 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. CUTS OF ONE INCH (1") OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
12. TREE TRUNKS SHALL BE STRAIGHT.
13. PLANT GROUND COVER/ PERENNIALS WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
14. STEEL EDGING MATERIAL SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE. SECURE EDGE MATERIAL IN SOIL WITH MINIMUM TWO STAKES PER SECTION.
15. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT PLANTING BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
16. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF PLANT MATERIALS AS DESCRIBED WITHIN SPECIFICATIONS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS HEALTHY CONDITION.
17. USE HARDWOOD CHIP MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUBMIT A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1" TO 3" ONLY. PLACE 3" TO 4" OF MULCH IN ALL SHRUB BEDS. PLACE 1" OF MULCH IN GROUND COVER BEDS. PLACE 4" OF MULCH IN ALL TREE SAUCERS.
18. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.

19. ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND LANDSCAPE ARCHITECT AT SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER.
20. ANY VEGETATED AREAS DISTURBED BY THE CONSTRUCTION PROCESS MUST BE RESTORED BY REPAIRING THE SOIL BED AND RE-ESTABLISHING ORIGINAL PLANTINGS.
21. LANDSCAPE CONTRACTOR IS REQUIRED TO REMOVE THE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/ FINAL ACCEPTANCE.
22. ALL TREES SHALL BE CALIPERED, AND UNDERSIZED TREES SHALL BE REJECTED.
23. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPE PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
24. IF SHOWN, CONTRACTOR SHALL VERIFY THE AMOUNT OF PLANT MATERIALS SHOWN ON THE PLANS MATCHES THE QUANTITY SHOWN ON THE PLANT SCHEDULE. QUANTITIES LISTED ON PLANS SUPERSEDE THOSE ON PLANT MATERIALS LIST. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
25. FERTILIZE ALL PLANT MATERIALS AND TURF WITH MILORGANITE FERTILIZER AT MANUFACTURERS RECOMMENDED RATE.
26. REFER TO IRRIGATION CONCEPT PLAN FOR AREAS AND METHODS FOR IRRIGATION.
27. APPLY MYKE (OR EQUAL) MYCORRHIZAL FUNGI TO PLANT MATERIAL PER THE MANUFACTURERS INSTRUCTIONS.
28. PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON THE PLANS UNLESS NOTED OTHERWISE.
29. 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 TREE 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.
30. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. DO NOT INSTALL WEED BARRIER IN PLANTING AREAS.
31. PERMANENT IRRIGATION SYSTEM WILL BE INSTALLED FOR A PORTION OF THE SITE - SEE SITE IRRIGATION PLAN. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS LOCATED IN AREAS OUTSIDE OF THE IRRIGATION SYSTEM COVERAGE. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS HEALTHY CONDITION UNTIL PROJECT COMPLETION AND OWNER TAKES POSSESSION.
32. TREE DIAMETER MEASUREMENT SHALL BE TAKEN FROM DBH (DIAMETER AT BREAST HEIGHT OF 4.5' ABOVE GROUND).



TREE PLANTING NOTES

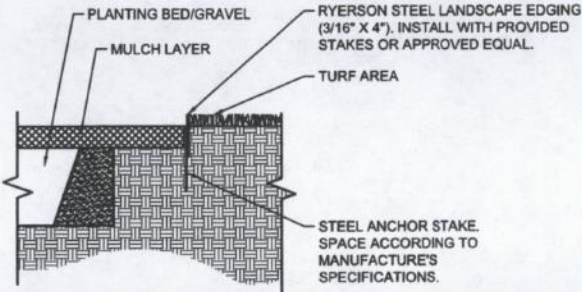
1. TREES THAT NATURALLY GROW WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF CENTRAL LEADER IS PRUNED, DAMAGED, OR DOES NOT EXIST.
2. INSTALL TREE SO TOP OF ROOT BALL IS SLIGHTLY HIGHER THAN ADJACENT GRADE.



SHRUB PLANTING DETAIL

1" = 1'-0"

329333-01



STEEL EDGING DETAIL

1" = 1'-0"

DETAIL-FILE

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	STONE (LANDSCAPE)/MEXICAN BEACH(2'-3')	1.97 cy
2	STEEL EDGING	126 lf
3	SHOVEL-CUT EDGING	174 lf
4	DECORATIVE BOULDER (SMALL)	4

SEED/SOD SCHEDULE

	PRairie DROPseed/ CONEFLOWER MIX Echinacea purpurea 'Magnus' / Magnus Purple Coneflower Sporobolus heterolepis / Prairie Dropseed	228 sf 158 79	2 gal., Pot 2 gal., Pot	66% @ 12" oc 33% @ 12" oc
	SOD - FESCUE KANSAS PREMIUM FESCUE BLEND- INCLUDING BLUE GRASS. SOURCED LOCALLY	2,821 sf		

PLANT SCHEDULE							
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		QTY
	CER OKL	Cercis canadensis texensis 'Oldahome'	Oldahome Texas Redbud	1.5" Cal.	B&B		2
	JUN SK2	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	6" Ht.	B&B		5
	PIC PUB	Picea pungens 'Baker'	Baker Colorado Spruce	1.5" Cal.	B&B		2
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		QTY
	BOU BLO	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	2 gal.	Pot		51
	BUD BCJ	Buddleja x 'Blue Chip Jr.' TM	Blue Chip Jr. Lo & Behold Butterfly Bush	2 gal.	Pot		29
	COR KLS	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	2 gal.	Pot		8
	COR FAR	Cornus stolonifera 'Farrow' TM	Arctic Fire Red Twig Dogwood	2 gal.	Pot		2
	HYP FRO	Hypericum frondosum 'Sunburst'	Sunburst St. John's Wort	2 gal.	Pot		13
	SCH SCO	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	2 gal.	Pot		39
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	COR ZAG	Coreopsis verticillata 'Zagreb'	Zagreb Tickseed	1 gal.	Pot	18" o.c.	50

LH SHELLEN
ARCHITECTURE

SHELLENARCH.COM
800 E. First Suite 140 Wichita, KS 67202
316.263.4300



INTRUST TALLGRASS RENOVATION

8202 E 21ST ST
WICHITA, KS 67206

PROJECT NO. BM-0001
ISSUE: DATE:
FOR PERMIT SET 1.24.22

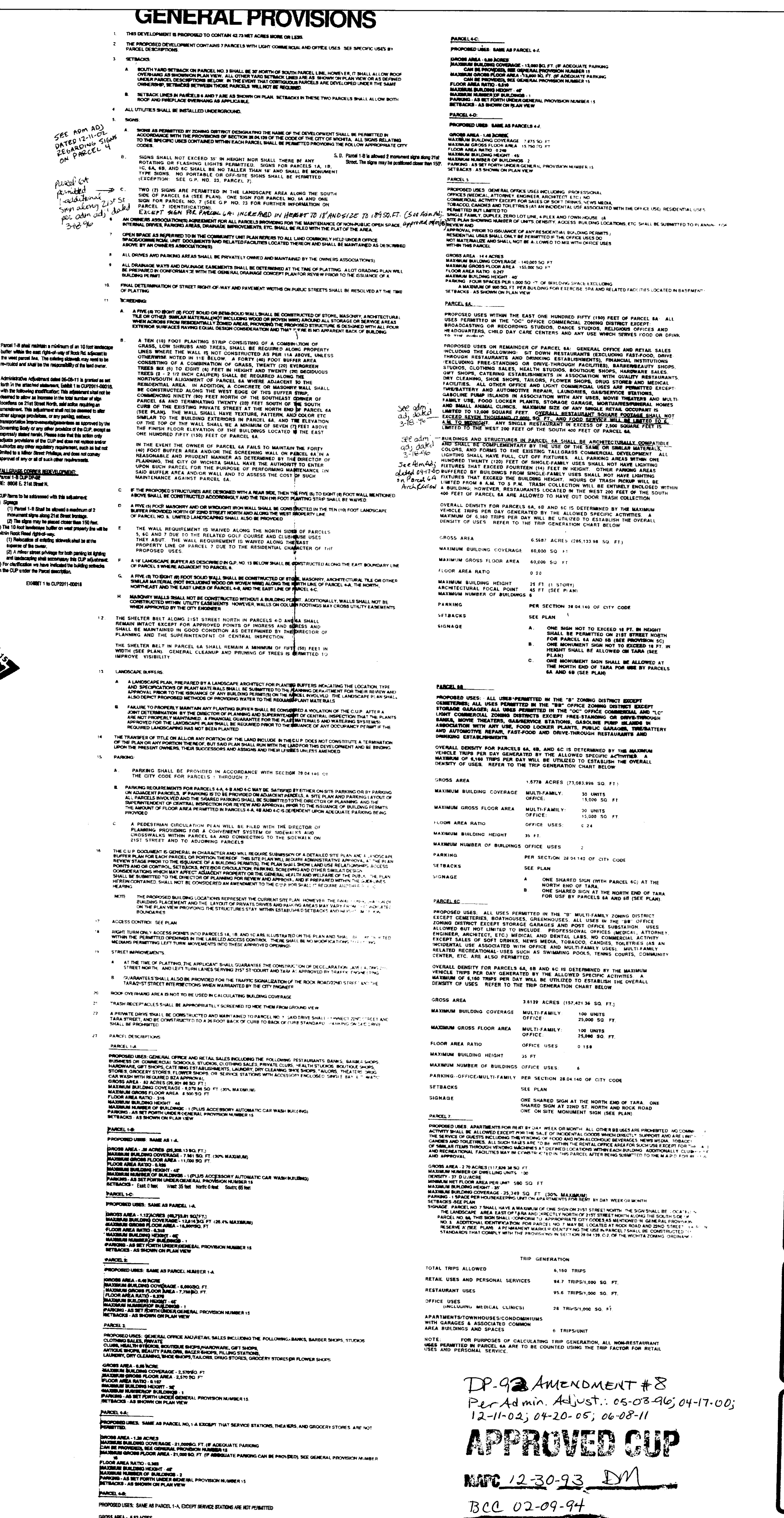
PEC
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
300 SOUTH TOPEKA WICHITA, KS 67202
316-262-2891 www.pec1.com

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PLANTING
NOTES &
DETAILS

L-501

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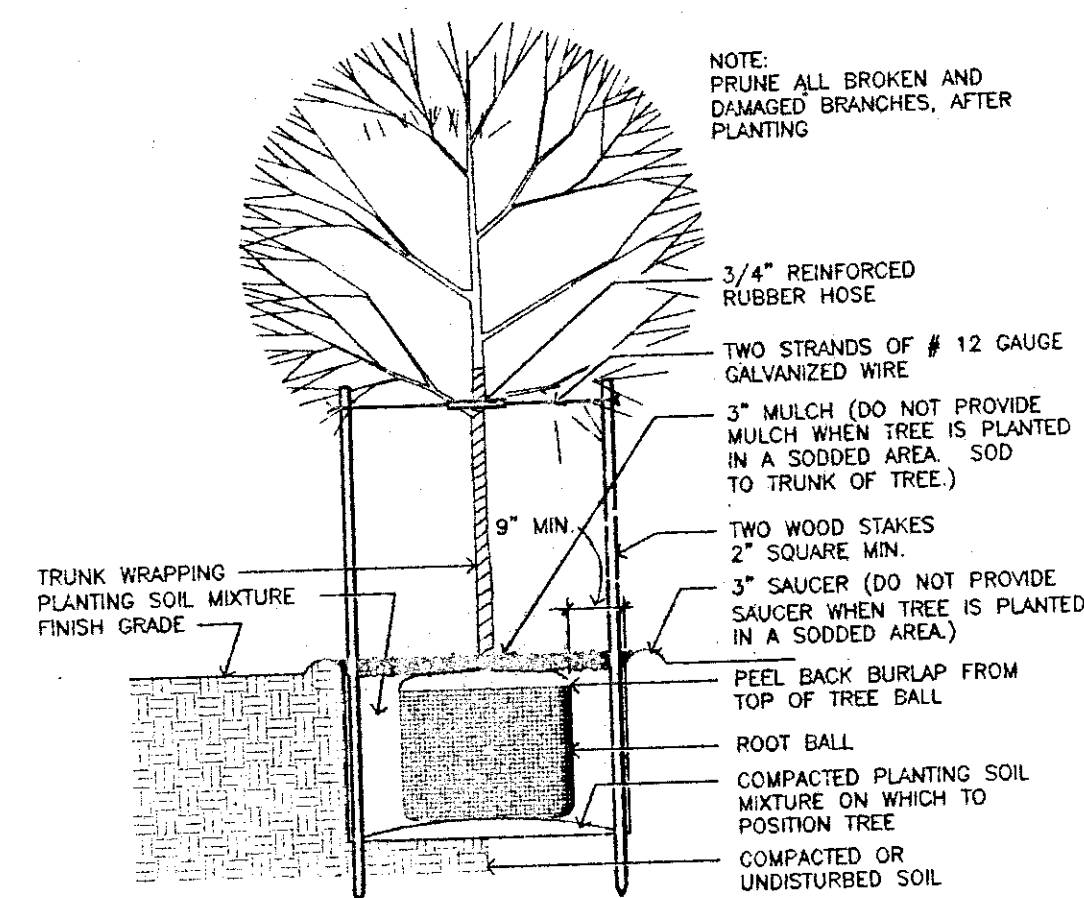


MKEC
ENGINEERING
CONSULTANTS, INC.

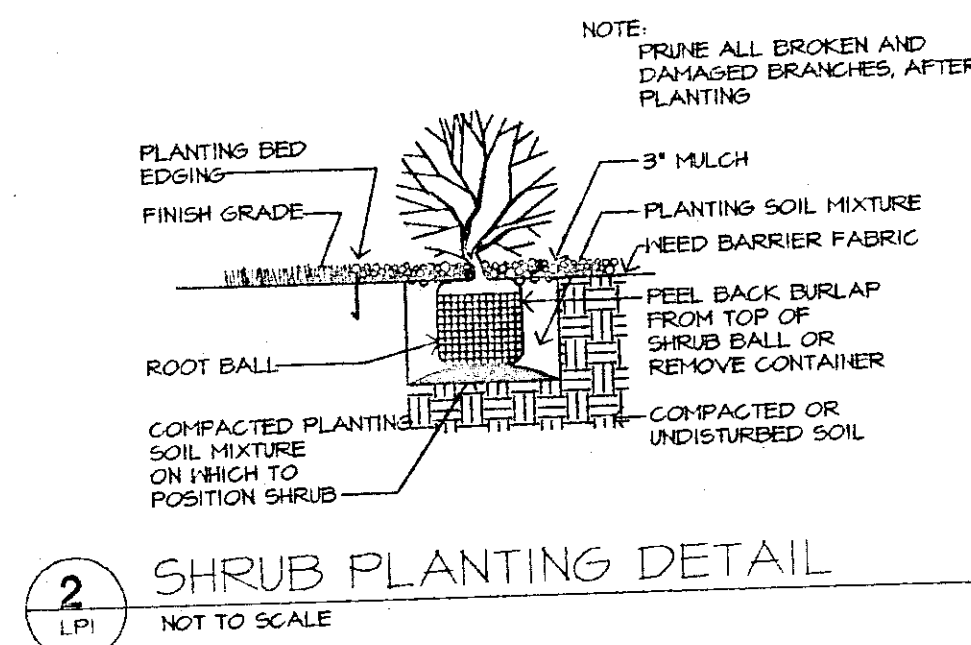
411 N. WEBB ROAD
WICHITA, KS. 67206

BCC 02-09-94

MAPD Copy 1 of 2



1 DECIDUOUS TREE PLANTING DETAIL
LPI NOT TO SCALE



2 SHRUB PLANTING DETAIL
LPI NOT TO SCALE

LANDSCAPE ORDINANCE CALC.'S

LANDSCAPE REQUIRED	NONE
PARKING LOT TREE REQUIRED	93 SPACES/20 = 4.65 OR 5 SHADE TREES
SHADE TREES REQUIRED	NONE
NO LANDSCAPE BUFFERS REQUIRED	

PLANT LIST

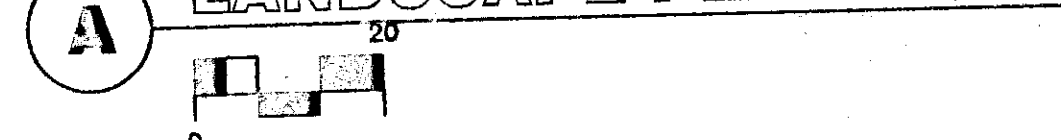
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TR	2	CHINESE PISTACHE	<i>Pistacia chinensis</i>	2" to 2 1/2" cal.	Balled-in-Burlap
CP	2	BALD CYPRESS	<i>Taxodium distichum</i>	2" to 2 1/2" cal.	Balled-in-Burlap
BCP	2	BALD CYPRESS	<i>Taxodium distichum</i>	2" to 2 1/2" cal.	Balled-in-Burlap
ADM	2	AUTUMN BLAZE MAPLE	<i>Acer plantanoides</i>	2" to 2 1/2" cal.	Balled-in-Burlap
CRB	5	EASTERN REDBUD	<i>Cercis canadensis</i>	8"-10" tall, Multi-Stem	Balled-in-Burlap
AF	5	AUTUMN PURPLE ASH	<i>Fraxinus sp.</i>	2" to 2 1/2" cal.	Balled-in-Burlap
GRT	6	GOLDEN RAIN TREE	<i>Koelerutaria paniculata</i>	8"-10" tall, Multi-Stem	Balled-in-Burlap
S.P.L.B.					
JFD	11	JAPANESE FLOWERING QUINCE	<i>Choenomeles japonica</i>	3 gal.	Container
BJ	14	BROADMOOR JUNIPER	<i>Juniperus sabina 'Broadmoor'</i>	3 gal.	Container
CC	15	CRANBERRY COTONEASTER	<i>Cotoneaster apiculatus</i>	3 gal.	Container
VIS	28	VARIEGATED JAPANESE SILVER GRASS	<i>Miscanthus sinensis 'Variegatus'</i>	3 gal.	Container
AWS	3	ANTHONY WATERER SPIREA	<i>Spiraea bumalda 'Anthony Waterer'</i>	3 gal.	Container
DBB	29	DWARF BURNING BUSH	<i>Euonymus alatus 'compactus'</i>	3 gal.	Container
KJ	19	KALLAY JUNIPER	<i>Juniperus chinensis 'Kallay's Compacta'</i>	3 gal.	Container
RLB	20	RED LEAF BARBERRY	<i>Berberis thunbergii var. atropurpurea</i>	3 gal.	Container
WIS	12	WINDHUTTE SPIREA	<i>Spiraea nipponica 'Vanhouttei'</i>	3 gal.	Container
MG	20	MIDNIGHT GRASS	<i>Miscanthus sinensis 'Gracillimus'</i>	3 gal.	Container
DFG	11	DWARF FOUNTAIN GRASS	<i>Pennisetum alopecuroides 'Horstii'</i>	3 gal.	Container
PPG	20	PAMPASS GRASS	<i>Carludera seladina</i>	3 gal.	Container
CFB	41	CRIMSON PYGMY BARBERRY	<i>Berberis thunbergii 'nana'</i>	3 gal.	Container
DMS	11	DWARF MINNESOTA SNOWFLAKE	<i>Philadelphus x virginica 'nana'</i>	3 gal.	Container
BF	80	BLUE FESCUE	<i>Festuca ovina</i>	1 gal.	Container
OT/ERB					
ANN	238	ASSORTED ANNUALS	Local Variety's, assorted colors	4" pots, 12" o.c.	Pots
SD	80	SEDUM	Sedum acre	4" pots, 12" o.c.	Pots
PER	SD	PERIWINKLE	Vinca Major	4" pots, 12" o.c.	Pots

***IF THERE ARE ANY DISCREPANCIES IN PLANT QUANTITIES, THE PLANTING PLAN WILL DICTATE.

GENERAL LANDSCAPE NOTES

- All work shall be done in accordance with these Landscape Specifications and Local Industry Standards.
- Landscape Contractor shall submit bid with unit prices for all plants which include mulch, installation, guarantee, etc.
- Prior to any excavation for landscaping purposes, the location of underground utilities shall be determined by calling the local utility companies. Contractor shall be responsible for any damage done to existing utilities.
- 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.
- Report any discrepancies in the planting plan to the Owner's representative prior to starting construction.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic representing local soils which produce heavy growth of crops, grass or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Owner's representative.
- Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be 16oz Commercial Heavy Duty Grade from Old Dutch Materials Co. or approved equal.
- All planting beds shall be prepared by killing off existing vegetation with Round-up (or equal) according to label directions. A pre-emergent herbicide shall be applied per label directions.
- Contractor to install Dextit Weed Barrier Fabric or approved equal in all planting beds prior to mulching.
- Mulch 4" deep around trees and 2" deep in all shrub planting beds with shredded cypress mulch.
- All grass areas called out as "Seed" are to be seeded and fertilized as follows:
SEEDING: Local Fescue Variety Plant Same Variety as First Phase)
FERTILIZER: 16-20-6 ratio - 1/1000 sq. ft. or approved equal.
- Irrigation - Water for establishment and maintenance of plant materials on this project will be provided by an irrigation system. It is intended that the Contractor provide the design, all labor, materials and equipment required to construct a complete and operational automatic irrigation system. The automatic irrigation system shall be designed to irrigate all new grass and planted areas. Care should be taken in the irrigation design to ensure that no water is sprayed on the building, fences, walls, walkways or paved areas. Prior to installation, the Contractor shall submit for approval to the Architect an irrigation layout plan, irrigation equipment details, and a booklet containing catalog cuts, performance charts and technical information in sufficient detail to determine system suitability for this project. The irrigation system shall be equipped with moisture-sensing devices or automatic rain shut-off devices as well as a freeze detector.

LANDSCAPE PLAN 1/20



DP-92
Parcel 6A (Porton)
LANDSCAPE PLAN

APPROVED 11/9/92 BY *ny*

FUTURE PHASE 3
16,300 ± SF

PHASE 2 SHELL BUILDING
THE CHOPS AT BELLEGRASS
8336 EAST 21ST STREET NORTH
WICHITA, KANSAS

RODGER A. BROOKS / ARCHITECT
1180 S.W. 10TH STREET, AUSTIN, TX 78704-9004
512-775-6382 / fax 775-6161 / pager 695-1055

PROJECT NUMBER
3742105
ISSUE DATE
07-13-93

LANDSCAPE PLAN
LPI

TARA CIRCLE

LANDSCAPE ORDINANCE CALCULATIONS:

LANDSCAPED STREET YARD REQ'D:
160.84' STREET FRONTAGE X 15 SF = 2412.60 SF LANDSCAPED STREET YARD REQ'D.
LANDSCAPED STREET YARD PROVIDED: 10,584 SF

STREET YARD TREES REQ'D: 2412.60 / 500 = 4.8 OR 5 SHADE TREES
STREET YARD TREE REQUIREMENT FULFILLED BY 6 EXIST. SHELTER BELT TREES TO REMAIN ON SITE

PARKING LOT TREES REQ'D: 35 / 20 = 1.75 OR 2 SHADE TREES
PARKING LOT TREE REQUIREMENT FULFILLED BY 1/2 OF REQ'D STREET YARD TREES
PARKING LOT SCREENING PROVIDED BY SHRUBS
LANDSCAPE BUFFER REQUIREMENT (INSTALLED) SUBMITTED BY SEPARATE INSTRUMENT
PARKING LOT STALLS: 35

HATCHED AREA IS "COMMON PARKING" AND COMMON APPROACH (EXISTING)

PLANT LIST:
OPTIONAL BY OWNER:

QTY	COMMON/BOTANICAL NAME	SIZE	CONT.
2	SPARTAN JUNIPER <i>JUNIPERUS CHINENSIS 'SPARTAN'</i>	4-5' BB	
14	BROADMOOR JUNIPER <i>JUNIPERUS SABINA 'BROADMOOR'</i>	3 GAL. CONT.	
21	COMPACT GLOSSY ABELIA <i>ABELIA X GRANDIFLORA</i>	3 GAL. CONT.	
1	VARIEGATED JAPANESE SILVER GRASS <i>MISCANTHUS SINENSIS 'VARIEGATUS'</i>	3 GAL. CONT.	
1	DWARF FOUNTAIN GRASS <i>FENNISETUM ALOPECUROIDES 'HAMELN'</i>	3 GAL. CONT.	
5	GOLDFLAME SPIREA <i>SPIRAEA X BUMALDA 'GOLDFLAME'</i>	3 GAL. CONT.	

REQUIRED BY CITY:

16	KALLAY JUNIPER <i>JUNIPERUS CHINENSIS 'KALLAY'S COMPACTA'</i>	2 GAL. CONT.
11	GOLDFLAME SPIREA <i>SPIRAEA X BUMALDA 'GOLDFLAME'</i>	2 GAL. CONT.
12	COMPACT BURNING BUSH <i>EUONYMUS ALATUS 'COMPACTUS'</i>	18-24" BB
6	RED LEAF BARBERRY <i>BERBERIS THUNBERGII VAR. ATRORUPUREA</i>	2 GAL. CONT.
2	ROSY GLOW BARBERRY <i>BERBERIS THUNBERGII VAR. ATRORUPUREA 'ROSE GLOW'</i>	2 GAL. CONT.
6	SNOWMOUND SPIREA <i>SPIRAEA NIIPPONICA 'SNOWMOUND'</i>	2 GAL. CONT.
1	MAIDEN GRASS <i>MISCANTHUS SINENSIS 'GRACILLINUS'</i>	2 GAL. CONT.
1	DWARF MUGHO PINE <i>PINUS MUGHO VAR. PUMILO</i>	5 GAL. CONT.

EXIST. TREE & SHRUBS IN THIS ISLAND TO BE TEMPORARILY REMOVED BY LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, THEN RELOCATED IN SAME ISLAND AFTER ITS RECONFIGURATION IS COMPLETE. PRIOR TO REPLANTING, REMOVE FROM ISLAND ALL TRACES OF SOIL STABILIZATION MATERIAL & COMPACTED SOIL. BACKFILL ISLAND WITH TOPSOIL PRIOR TO PLANTING OPERATIONS.

RELOCATED AMUR MAPLE (O.B.O.)
8 - COMPACT GLOSSY ABELIA (O.B.O.)

3 - BROADMOOR JUNIPER (O.B.O.)
1 - DWARF FOUNTAIN GRASS (O.B.O.)

2 - SPARTAN JUNIPER (O.B.O.)
5 - GOLDFLAME SPIREA (O.B.O.)

RELOCATED AMUR MAPLE (O.B.O.)
1 - AMUR MAPLE TO BE RELOCATED TEMPORARILY REMOVE PRIOR TO CONSTRUCTION

1 - MAIDEN GRASS
3 - KALLAY JUNIPER

5 - COMPACT BURNING BUSH
1 - DWARF MUGHO PINE

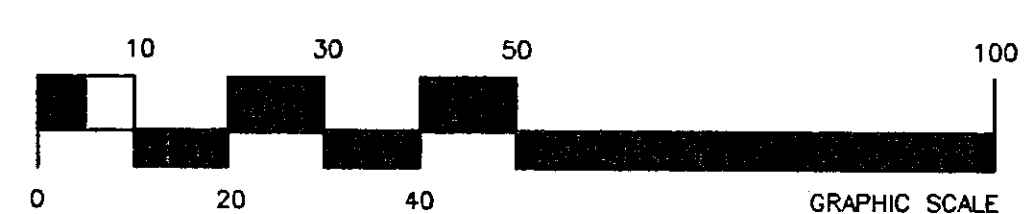
6 - GOLDFLAME SPIREA
3 - SNOWMOUND SPIREA

1 - ROSY GLOW BARBERRY
2 - COMPACT BURNING BUSH

RELOCATED PINE (O.B.O.)
10 - EXIST. R.O.W. TREES TO REMAIN

6 - EXIST. TREES (5 HONEYLOCUST, 1 HACKBERRY) TO REMAIN IN SHELTER BELT

NOTE:
1) TREES TO REMAIN IN R.O.W. & SHELTER BELT HAVE BEEN TAGGED. REMAINING TREES IN SHELTER BELT MEET THE 6" MIN. CAL. REQ'D.
2) O.B.O. = OPTIONAL BY OWNER



DP-92

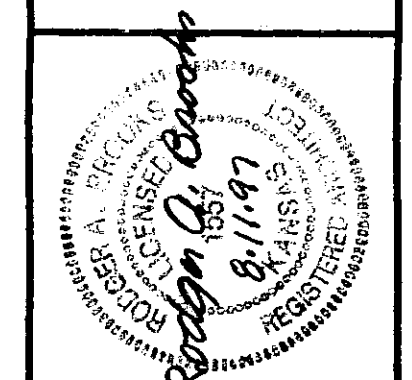
Portion of Parcel 6A

LANDSCAPE PLAN

APPROVED 9/10/97 BY ag

EXISTING AREA INLET

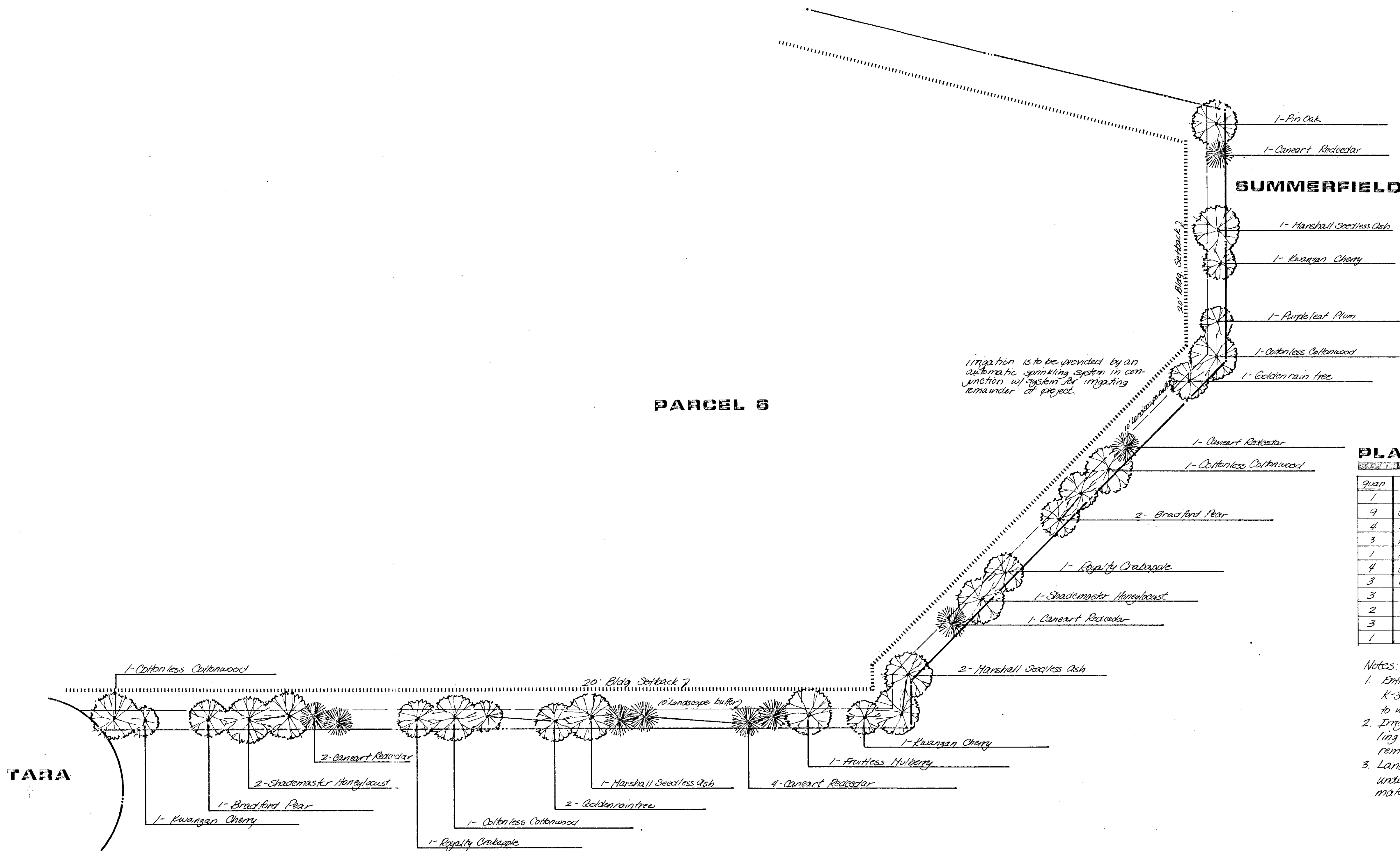
REQUIRED LANDSCAPE BUFFER BY SEPARATE INSTRUMENT



RODGER A. BROOKS / ARCHITECT
Professional Building
200 South Rock Road / Suite A
Wichita, Kansas 67207-1160 / 316-684-7525

PROJECT NUMBER	97421
ISSUE DATE	8-11-97
REVISION DATE	
1	-
2	-
3	-
4	-
5	-

SHEET
LS1
OF -



Irrigation is to be provided by an automatic sprinkling system in conjunction w/ system for irrigating remainder of project.

PLANT LIST

Quan	Plant Name	Size	Cond.
1	Pin Oak	10-12'	BB
9	Canert Redcedar	5-6'	BB
4	Marshall Seedless Ash	10-12'	BB
3	Kwanzan Cherry	6-8'	BB
1	Purpleleaf Plum	6-8'	BB
4	Cottonless Cottonwood	10-12'	BB
3	Goldenrain tree	6-8'	BB
3	Bradford Pear	6-8'	BB
2	Ropely Crabapple	6-8'	BB
3	Shademaster Honeylocust	10-12'	BB
1	Fruitless Mulberry	10-12'	BB

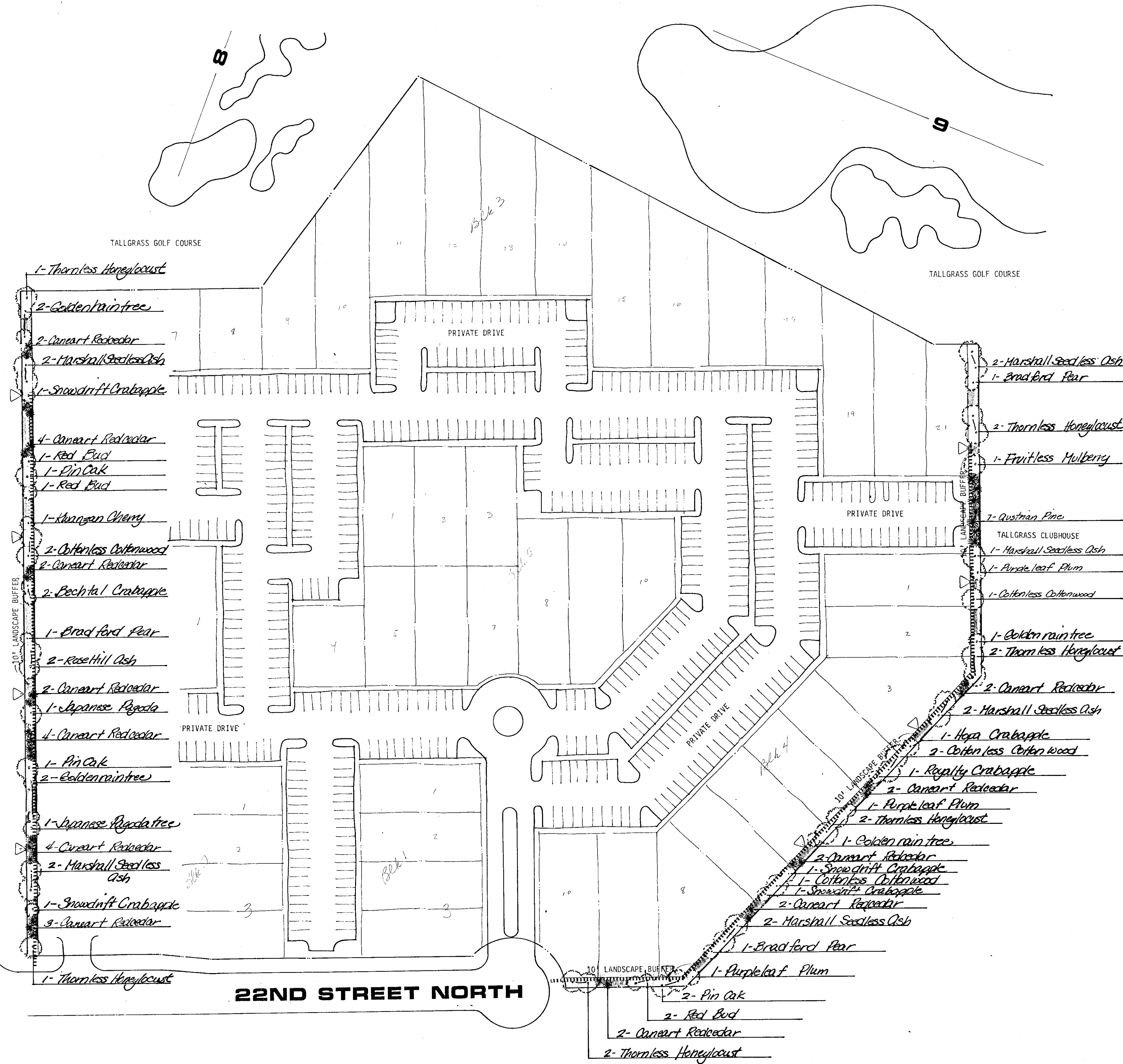
- Notes:
1. Entire 10' Landscape buffer is to be seeded w/ K-31 Rescue ± 8300 sqft. Landscape contractor to verify quantity.
 2. Irrigation to be provided by an automatic sprinkling system in conjunction w/ system for irrigating remainder of project.
 3. Landscape contractor to verify location of any underground utilities prior to installation of plant material.

DP-92 PARCEL 6
APPROVED LANDSCAPE BUFFER
11-9-84

REQUIRED LANDSCAPE BUFFER C.U.P. D.P.-92
TALLGRASS COMMERCIAL AND OFFICE PARK

MAPD COPY 1 of 2
Scale 1"=30'

ROCK ROAD



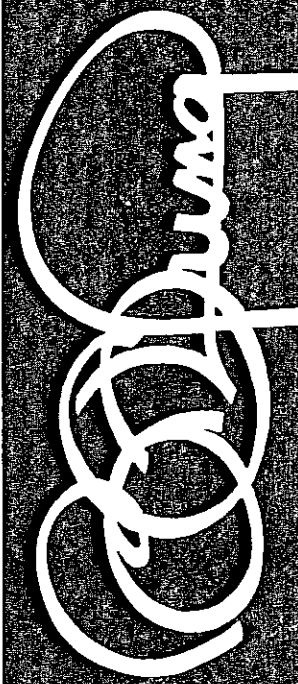
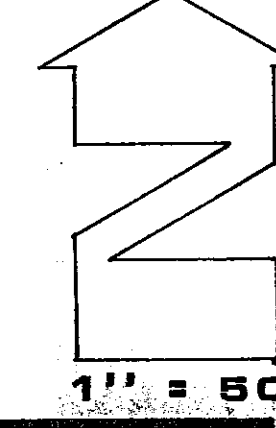
LANDSCAPE BUFFER
EXECUTIVE PARK AT TALLGRASS

Approved Landscape Plan
DP 92 PARCEL 5
SEE MEMO DATED 1/23/84
[Signature]

PLANT LIST

quan	Plant Name	size	cond
10	Thornless Honeylocust	8'10"	BB
6	Goldenrain tree	6'8"	BB
31	Caneart Redcedar	4'-5'	BB
11	Marshall Seedless Ash	8'10"	BB
4	Snowdrift Crabapple	5'6"	BB
4	Red Bud	5'6"	BB
4	Pin Oak	8'10"	BB
1	Kuangsai Cherry	5'6"	BB
6	Cottonless Cottonwood	8'10"	BB
2	Bechtel Crabapple	5'6"	BB
3	Bradford Pear	5'6"	BB
2	Rosehill Ash	8'10"	BB
2	Japanese Pagoda tree	8'10"	BB
1	Fruitless Mulberry	8'10"	BB
7	Quisran Pine	5'6"	BB
3	Purpleleaf Plum	5'6"	BB
1	Hopa Crabapple	5'6"	BB
1	Royalty Crabapple	5'6"	BB

- Notes:
- Irrigation to be provided by hose bibs max. spacing 200' linear ft. water line to be indicated by owner may install automatic sprinkler system in lieu of hose bibs.
 - Entire landscape buffer to be seeded w/ K-31 Tall Fescue. Area to be seeded approx. 14,750 sq. ft., denoted by [hatched area]



BILL G. YUNG DESIGN
8225 E. 35TH ST. NORTH, WICHITA, KS. 67226
316-683-5567

date 11 October 83
rev.

sheet title
Planting Plan for 10' Buffer

project
Executive Park at Tallgrass

sheet
1 of 1

21ST NORTH

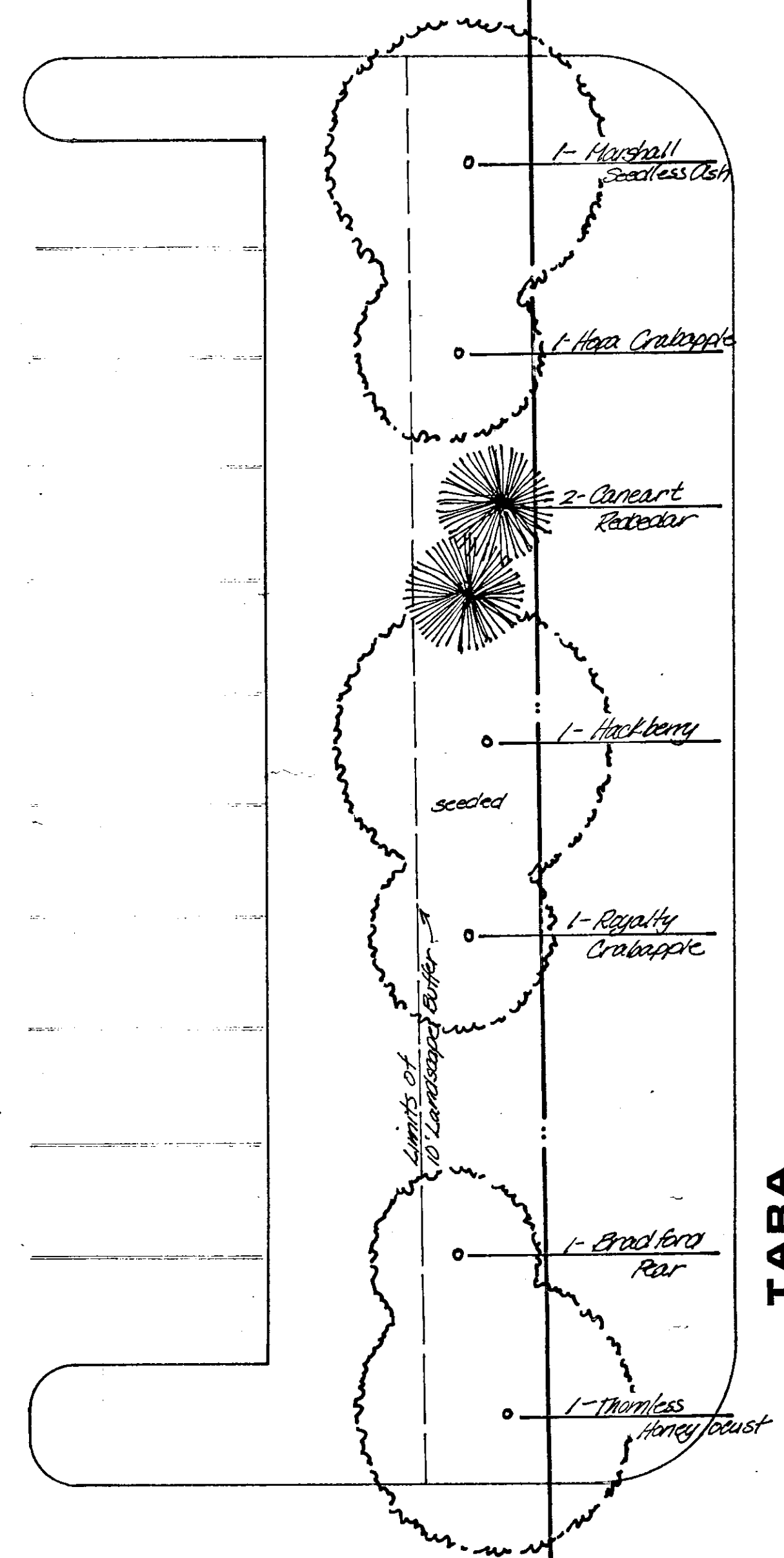
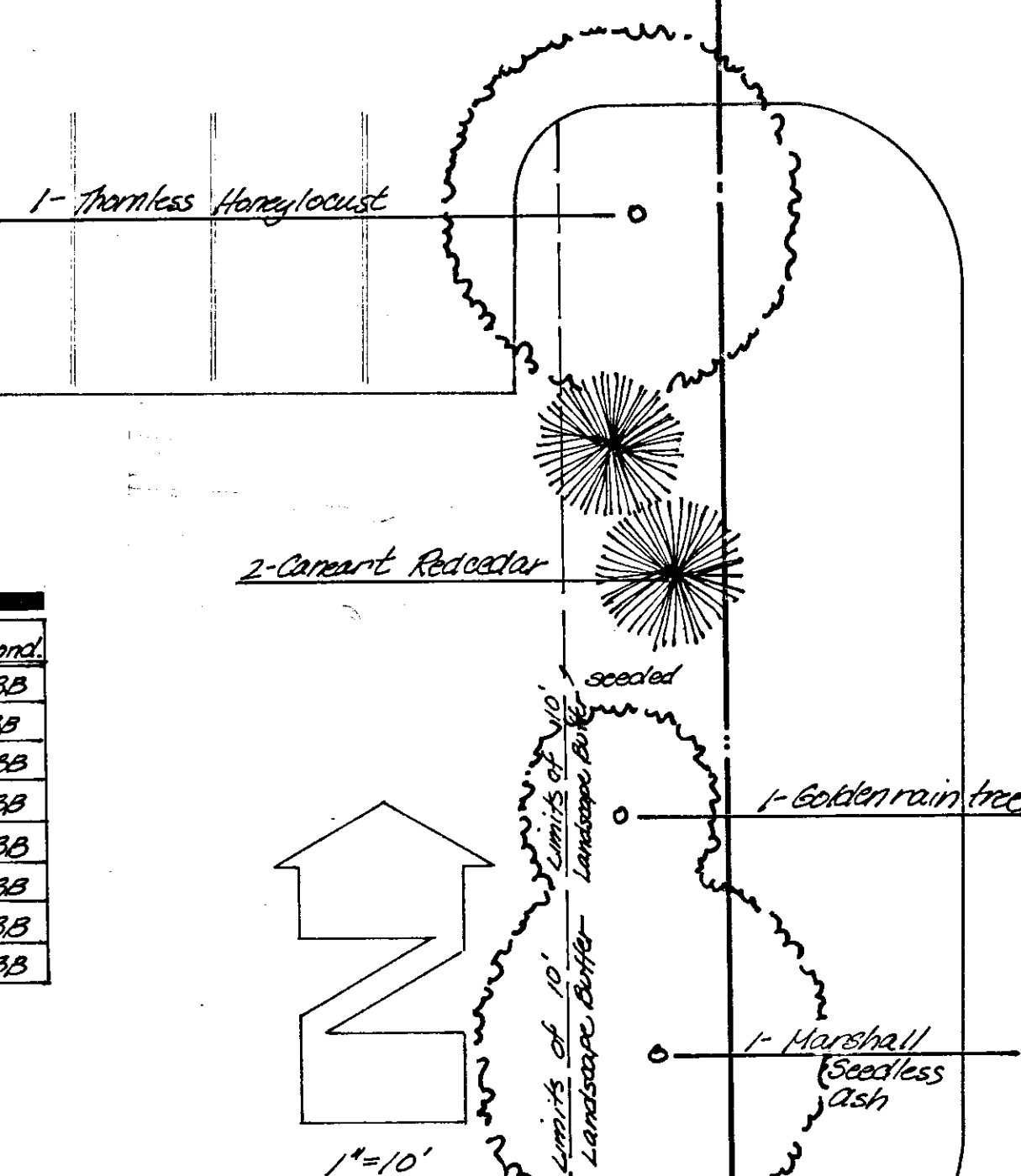
- Notes:
1. 10' Landscape buffer to be seeded w/ K-31 Fescue. Landscape contractor to verify quantity
 2. Irrigation to be provided by an automatic sprinkling system in conjunction w/ system for irrigating the remainder of the project
 3. Landscape contractor to verify location of any underground utilities prior to installation of any plant material.

PLANT LIST

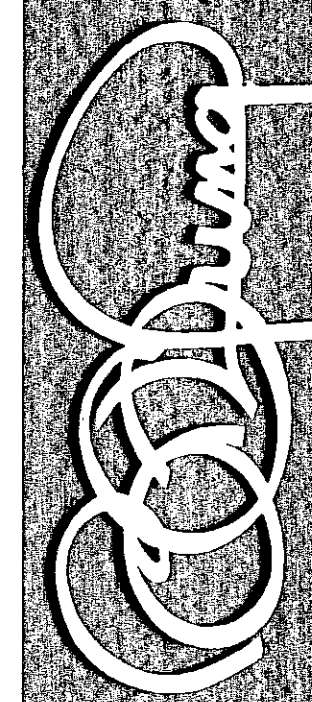
quan	Plant Name	Size	Cond.
2	Marshall Seedless Ash	14'-2"	BB
1	Hackberry	14'-2"	BB
2	Thornless Honeylocust	14'-2"	BB
1	Hopa Crabapple	6'-8"	BB
1	Royalty Crabapple	6'-8"	BB
1	Bradford Pear	6'-8"	BB
1	Golden rain tree	6'-8"	BB
4	Caneart Redcedar	5'-6"	BB

DP-92 Landscape buffer plan
South 226' Parcel 4

approved 7-30-84



TARA



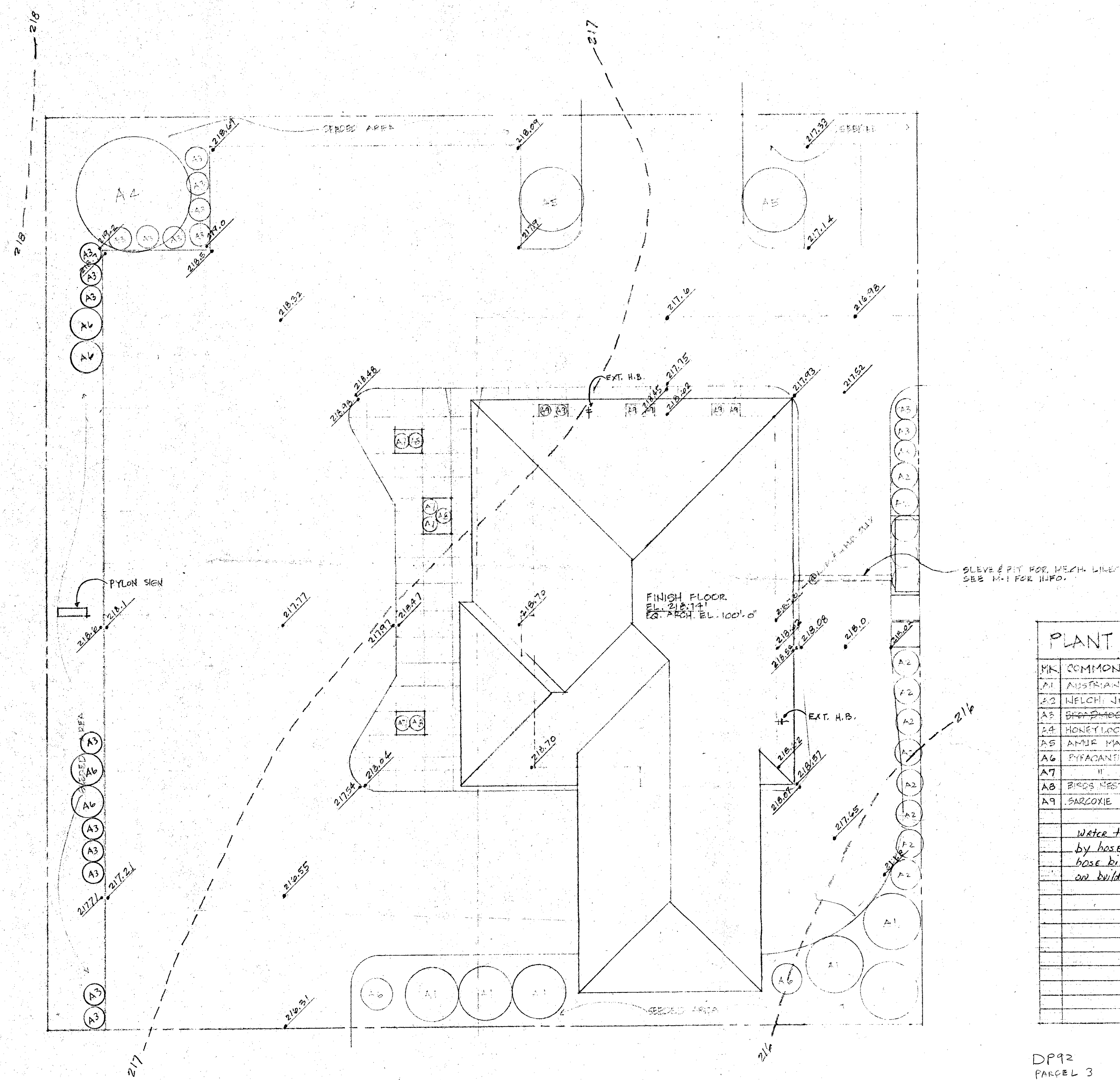
BILL G. YUNG DESIGN
8225 E. 35 TH. ST. NORTH, WICHITA, KS. 67226
316-683-5567

date 21 June 84
rev.

sheet title
Landscape Buffer Plan

project
Central Bank & Trust

sheet
2
of 2



A SITE GRADING & LANDSCAPE PLAN
1" = 10' 0"

PLANT MATERIAL SCHEDULE			
PK	COMMON NAME	BOTANICAL NAME	PLANTING METHOD & SIZE
A1	AUSTRIAN PINE	PRUS. NIDPA	6" TO 8" B&B
A2	NELCH JUNIPER	JUNIPER SP. POLYDORUM N. ELCHII	3" TO 4" B&B
A3	BROADLEAF JUNIPER DWARF PITTZER		5 GAL.
A4	HONEYLOCUST	CESTROGIA TRIACANTHOS (HARDY)	1" TO 2" B&B
A5	AMUR MAPLE (TIE BLM)	ACER BINALA	1/2" TO 3/4" B&B
A6	PIFACANTHA COCCINEA	PIFACANTHA COCCINEA (HARDY)	5 GAL.
A7	" "	" (G. NOME)	5 GAL.
A8	BIRDS NEST SPRUCE	SPR. ABIES NIDIFORMIS	5 GAL.
A9	SARCOXIE EUONYMUS	EUONYMUS FORTUNEI VEGETUS	5 GAL.
Water to be supplied by hoses from base bldg (H.B.) on building			

DP92
PARCEL 3
LOT #1

Approved Landscape Plan
DP-92 PARCEL 3
12-22-83

LEGEND
216 --- 216 --- EXISTING CONTOUR
--- NEW SPOT ELEVATION TOP OF ASPHALT OR CONCRETE

FOR BIDDING
CITY REVIEW
11/17/83

11/1/83

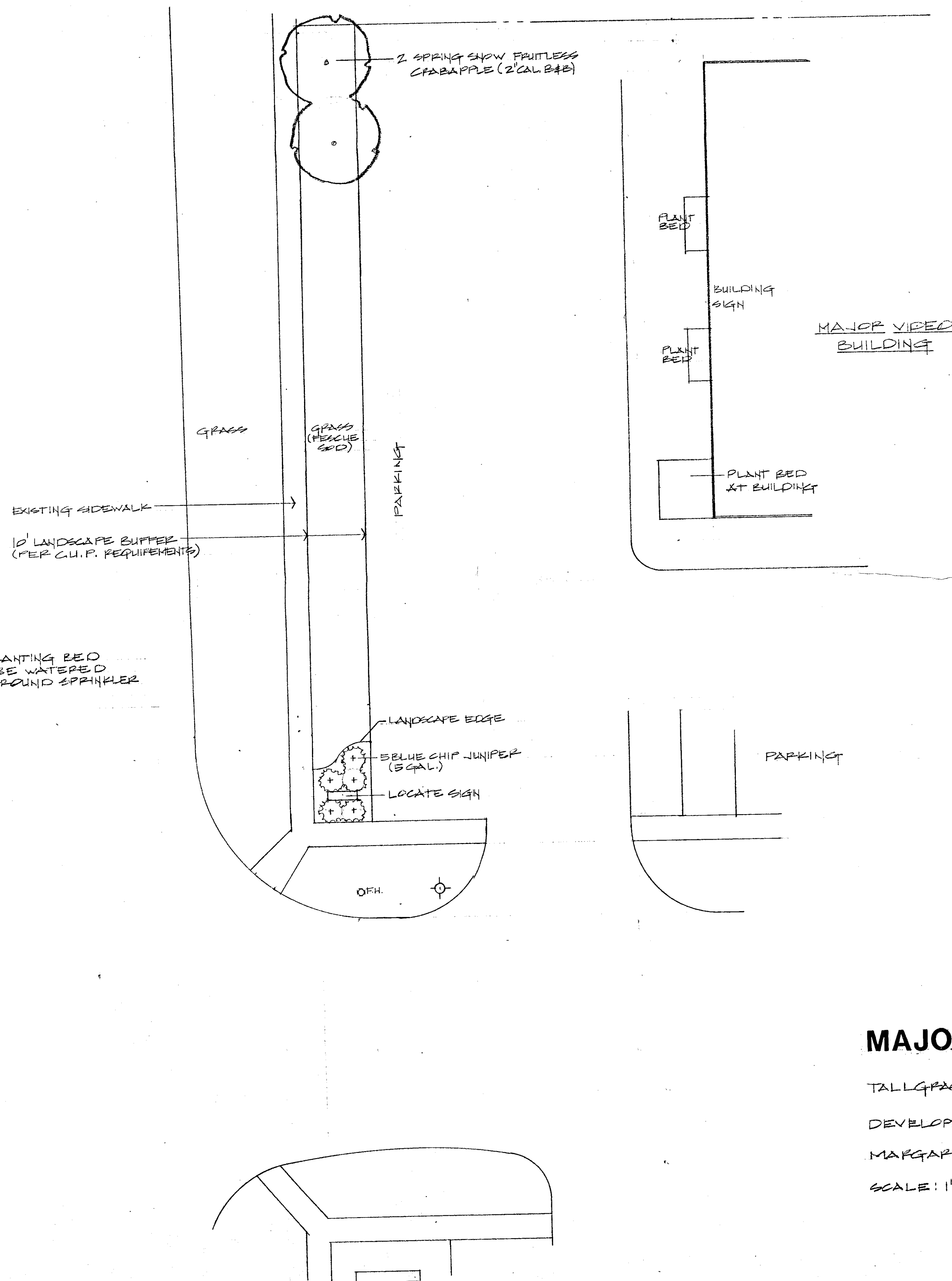
DISTRICT OFFICE FOR EUREKA FED. SAVINGS
222 W. F. ROCK RD.
EUREKA, KANSAS

WILLIAM MORRIS ASSOCIATES
ARCHITECTS
BOX 2
EUREKA, KANSAS

SHEET TITLE
GRADING & LANDSCAPE PLAN

SHEET NO.
SC-1
OF
1

NOTE: GRASS & PLANTING BED AREAS TO BE WATERED BY UNDERGROUND SPRINKLER SYSTEM.



APPROVED LANDSCAPE PLAN
FOR
PARCEL No. 2 DR 92
Jack H. Halbritter
by L.O. 10-10-88
dated
AWARD COPY 2 of 2

MAJOR VIDEO

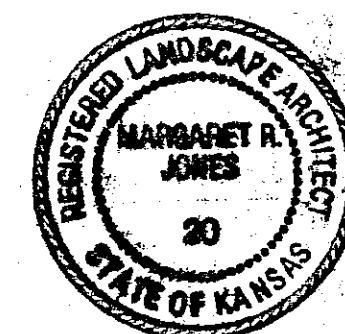
Landscape Buffer Planting

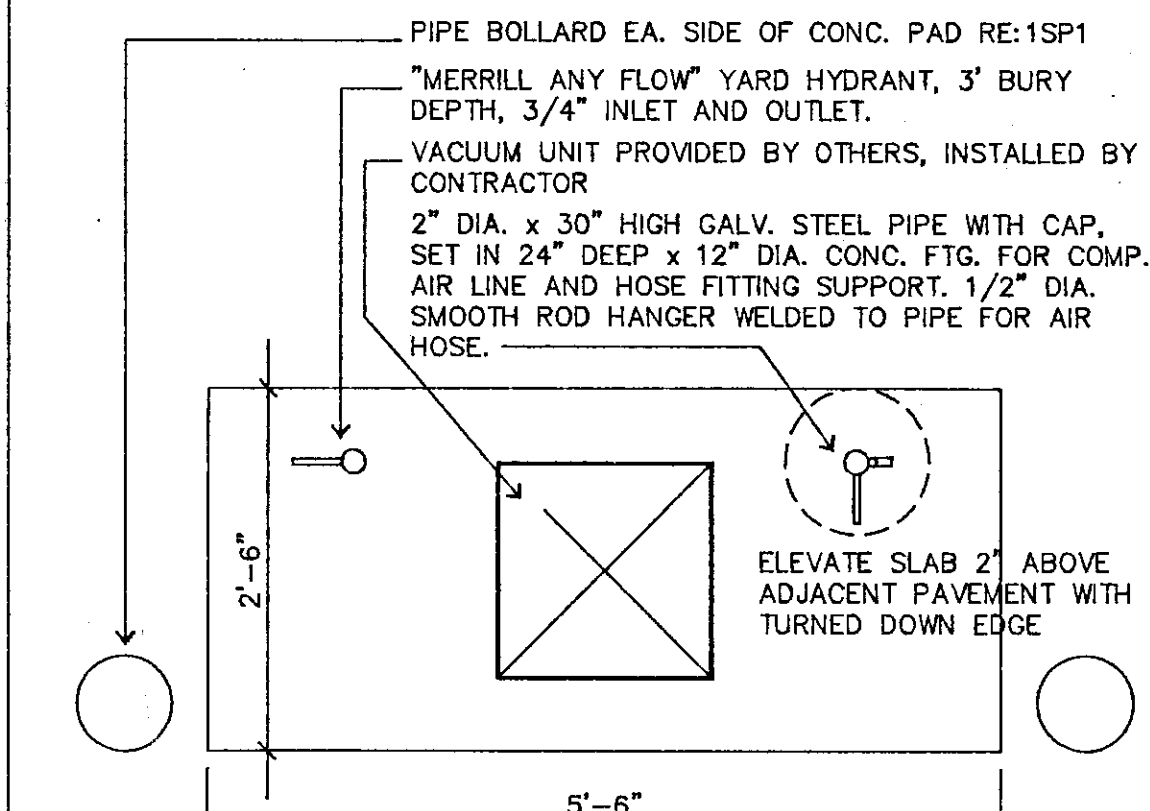
TALLGRASS PLAZA - ROCK ROAD & 21ST STREET NORTH

DEVELOPER: FUGATE ENTERPRISES

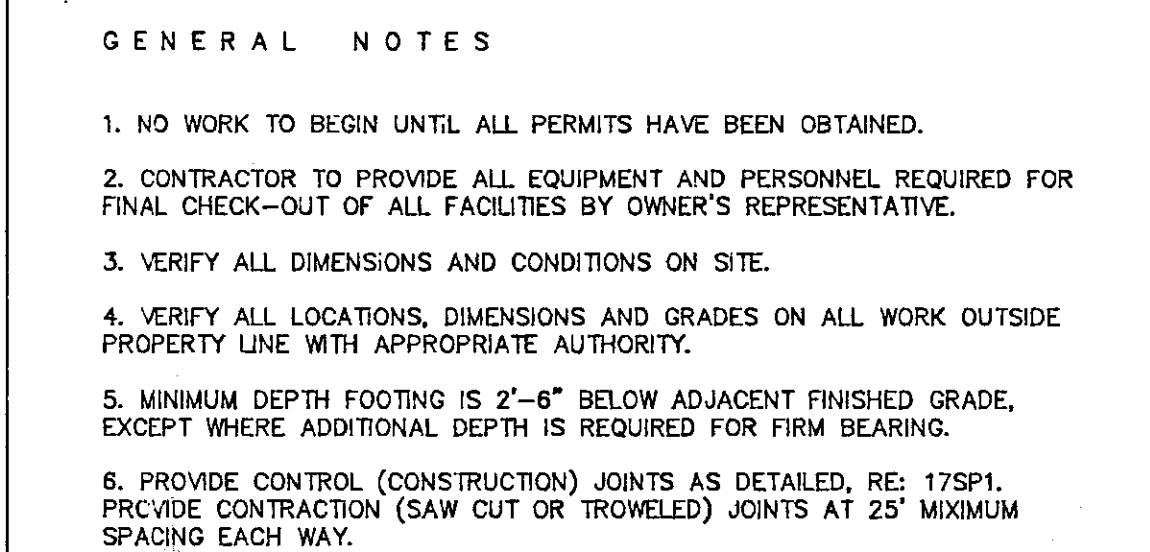
MARGARET R. JONES - LANDSCAPE ARCHITECT

SCALE: 1"=10' NORTH 9-22-88 L88079

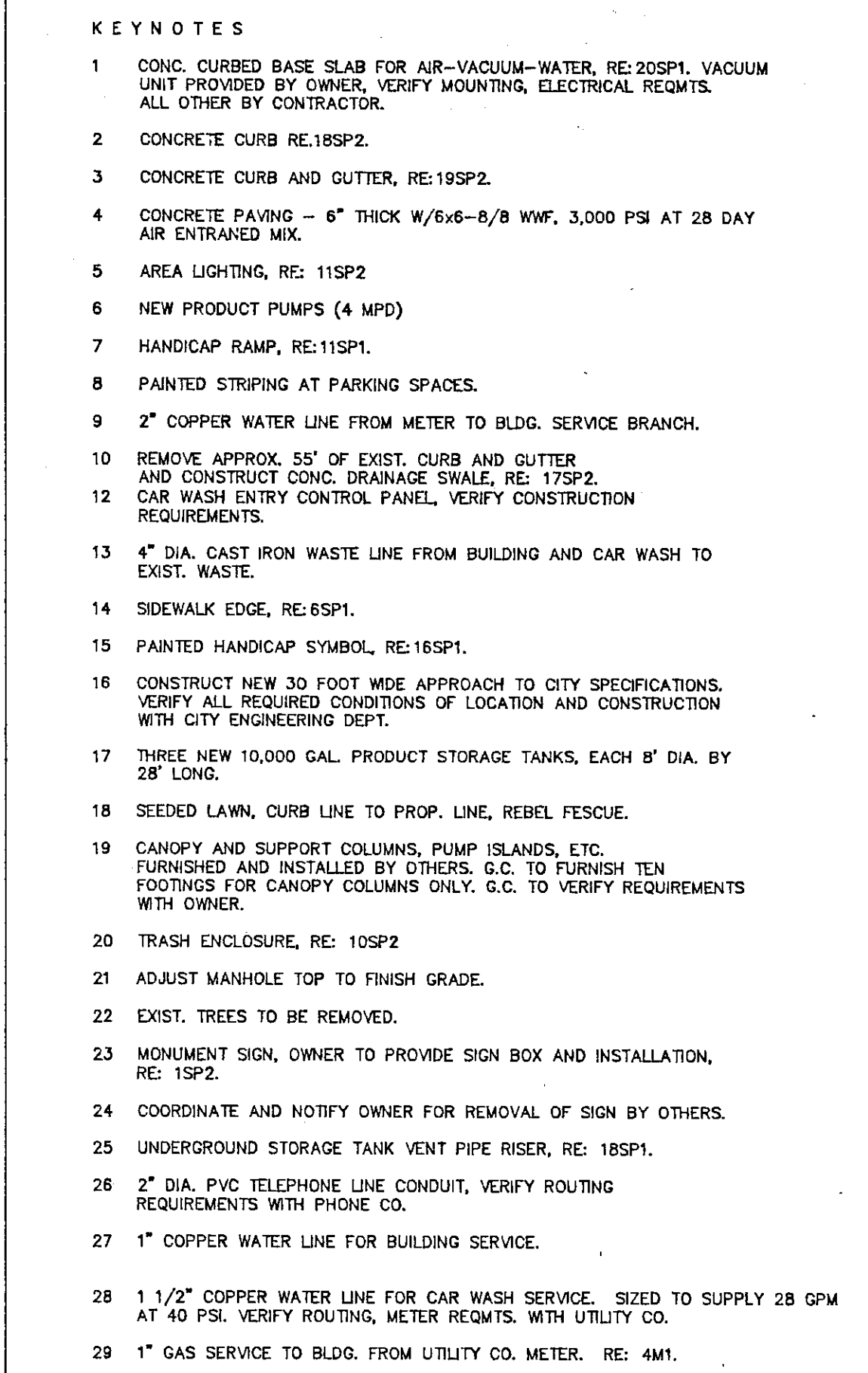




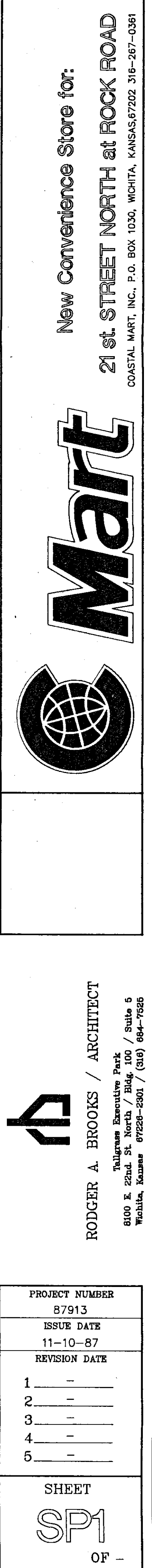
20	AIR, VAC., WATER	3/4" = 1'-0".
----	------------------	---------------

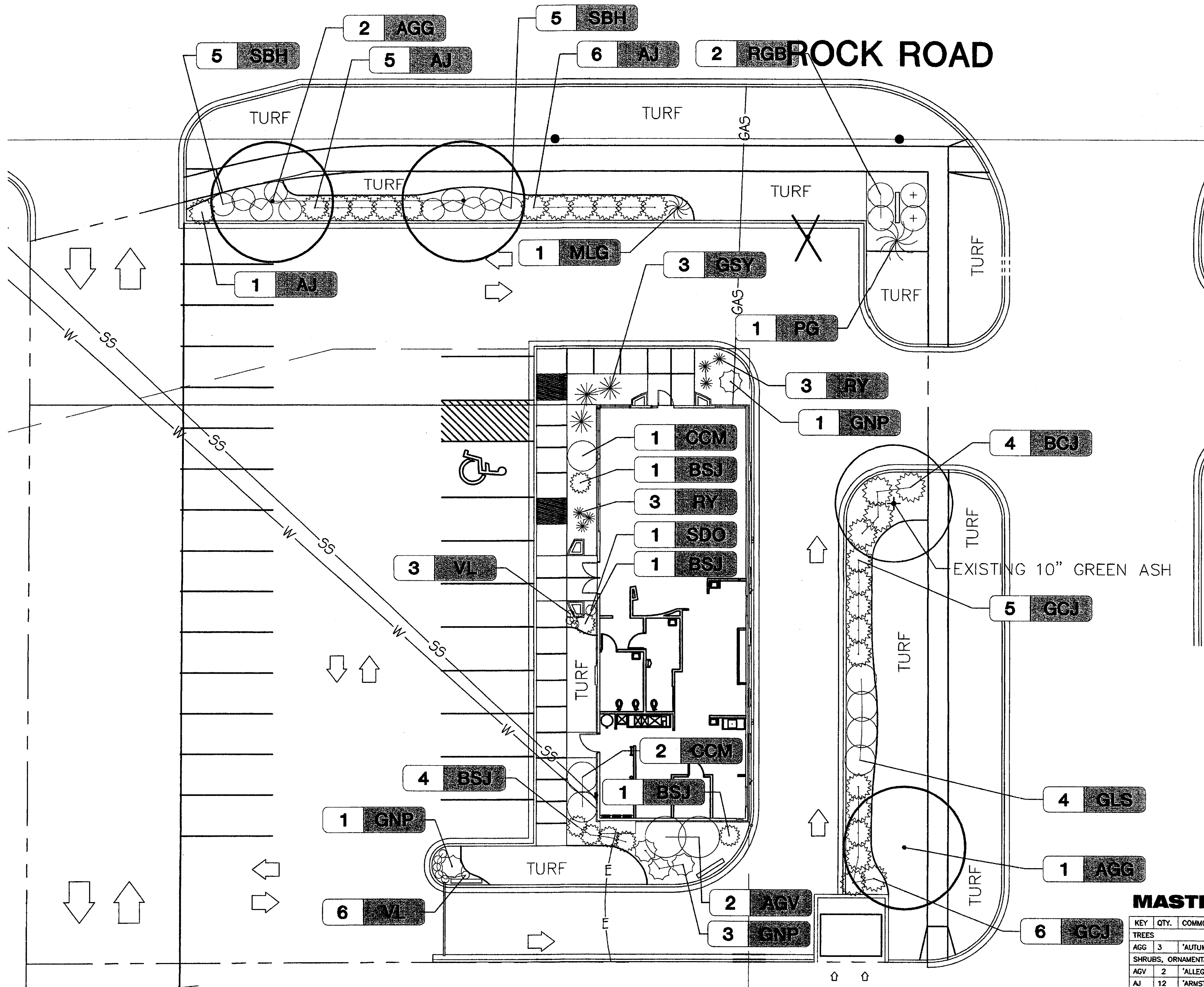


15	GENERAL NOTES
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5	KEY NOTES
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LANDSCAPE ORDINANCE CALCULATIONS:

FRONTAGE OF SITE (ROCK ROAD) = 178', DEPTH OF LOT = 155'
SQUARE FOOTAGE FACTOR = 8
REQUIRED LANDSCAPED STREET YARD = 178' x 8' = 1424 SF
LANDSCAPED STREET YARD PROVIDED = 3221 SF
STREET YARD TREES REQUIRED = 1424/500 = 2.8 ROUNDS UP TO 3 SHADE TREES EQUIV.
TREES PROVIDED = 2 SHADE PLUS 11 SHRUBS = 3 SHADE TREE EQUIVALENT
PARKING STALLS PROVIDED = 25
PARKING LOT TREES REQUIRED = 1.25 ROUNDS UP TO 2
PARKING LOT TREES PROVIDED = 2 (1 STREET YARD TREE IS COUNTED AS PARKING LOT TREE)
ALL PARKING STALLS AND THE DRIVE-THROUGH LANE ARE SCREENED FROM ROCK ROAD BY SHRUB PLANTINGS.

LANDSCAPE NOTES:

1. ALL PAVEMENT, SIDEWALKS, CURB & GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WICHITA SPECIFICATIONS.
2. WHEELCHAIR RAMP LOCATIONS TO SERVE THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH THE BUILDING PLANS PRIOR TO CONSTRUCTION.
3. EDGING SHALL BE PRO-STEEL OR RYERSON, 14 GAUGE X 4". INSTALL TOP FLUSH WITH TOP OF ADJOINING WALKS OR BACKS OF CURBS.
4. MULCH SHALL BE 3" DEPTH SHREDDED HARD-WOOD BARK. MULCH 36" DIAMETER RING X 6" DEPTH AROUND EACH TREE PLANTED IN TURF AREA.
5. BACK-TO-EARTH COTTON BUR COMPOST AND MILORGANITE MIXED INTO BACKFILL SOIL PLUS NEW LAWN STARTER FERTILIZER (INCORPORATED INTO THE TOP 1-2" OF BACKFILL SOIL) PLANTING SOIL AMENDMENTS.
6. ALL LAWN AND SHRUB BED AREAS ON SITE SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. (SEE SPECIFICATION SECTION). IRRIGATION SYSTEM SHALL BE EQUIPPED WITH TWO QUICK COUPLERS AND AN AUTOMATIC RAIN SENSING DEVICE WHICH WILL SHUT OFF SYSTEM FOLLOWING PERIODS OF ADEQUATE RAIN.
7. ALL PLANTS SHALL CONFORM TO ANSI Z60.1 FOR SIZE AND QUALITY STANDARDS.
8. INSTALL KANSAS PREMIUM BLEND FESCUE SOD IN ALL TURF AREAS SHOWN ON PLAN.
9. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL GOVERN.

DP-92 PARCEL 1A
SUPERCEDES PLAN
APPROVED 09-09-BB
LANDSCAPE PLAN

3-27-07
MAPD Copy 1 of 2

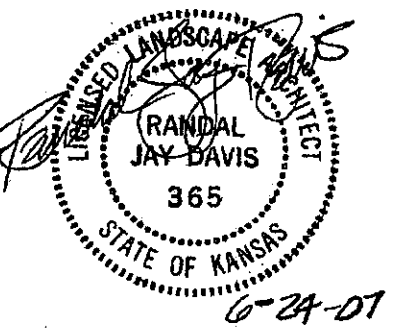
MASTER PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION/REMARKS
TREES					
AGG	3	'AUTUMN GOLD' GINKGO	Ginkgo biloba 'Autumn Gold'	2" cal.	Balled and Burlapped
SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS					
AGV	2	'ALLEGHANY' LEATHERLEAF VIBURNUM	Viburnum rhytidophyloides 'Alleghany'	5 gal	Container
AJ	12	'ARMSTRONG' JUNIPER	Juniperus chinensis 'Armstrong'	2 gal	Container
BCJ	4	'BLUE CHIP' JUNIPER	Juniperus horizontalis 'Blue Chip'	3 gal	Container
BSJ	7	'BLUE STAR' JUNIPER	Juniperus squamata 'Blue Star'	3 gal	Container
CCM	3	'CATAWBA' (PURPLE) Crape Myrtle	Lagerstroemia indica 'Catawba'	5 gal	Container
GCJ	11	'GOLD COAST' JUNIPER	Juniperus chinensis 'Gold Coast'	2 gal	Container
GLS	4	'GRO-LOW' FRAGRANT SUMAC	Rhus aromatica 'Gro-low'	3 gal	Container
GNP	5	'GNOME' PYRACANTHA	Pyracantha angustifolia 'Monon'	5 gal	Container
GSY	3	'GOLD SWORD' YUCCA	Yucca filamentosa 'Gold Sword'	5 gal	Container
MLG	1	'MORNING LIGHT' PLUME GRASS	Miscanthus sinensis 'Morning Light'	3 gal	Container
PG	1	PAMPAS GRASS (HARDY)	Erianthus ravennae	5 gal	Container
RGB	2	'ROSE GLOW' BARBERRY	Berberis thunbergii var. atropur. 'Rose Glow'	5 gal	Container
RY	6	RED YUCCA	Hesperaloe parviflora	1 gal	Container
SBH	2	'SUNBURST' HYPERICUM	Hypericum frondosum 'Sunburst'	2 gal	Container
SDO	1	'STELLA DE ORO' DAYLILY	Hemerocallis 'Stella de Oro'	1 gal	Container
VL	9	VARIEGATED LIRIOPE	Liriope muscari 'Silvery Sunproof'	1 gal	Container

REVISIONS

THIS DRAWING AND ALL INFORMATION HEREIN IS THE EXCLUSIVE PROPERTY OF CABER ASSOCIATES ARCHITECTS, ALL DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT.

07414



PROJECT:
A PROPOSED TACO BELL FOR:
FUGATE ENTERPRISES
21st & ROCK ROAD
WICHITA, KANSAS

CABER ASSOCIATES INC.
ARCHITECTS/ DESIGNERS/ PLANNERS
REFLECTION RIDGE OFFICE PARK
7570 WEST 21ST STREET/ BUILDING 1014
WICHITA, KANSAS 67205 (316)773-7900

DATE:
JUNE, 2007
PROJECT NO:
331W07

SHEET NO:
L1.0

(1/2 OF THE STREET YARD TREES MAY BE USED TO FULFILL PARKING LOT TREE REQUIREMENT)



SHELDEN ARCHITECTURE
800 E. FIRST STREET, TEL: 316.263.4300
STE. 140
FAX: 316.263.4301
WICHITA, KANSAS
67202



LAHAM
DEVELOPMENT

150 North Market T 316.292.3950
Wichita, KS 67202 F 316.262.5877
lahamdevelopment.com

**TALLGRASS SHOPPING
CENTER**

8008 E 21ST STREET NORTH
WICHITA, KS., 67206

[illegible]LANDSCAPE
PLAN

L1.0
2011
SheldenArchitecture, Inc.

June 8, 2011

Regency Land Company, LLC
Attn: George Laham, II
150 N. Market Street
Wichita, KS 67202

RE: DP-92 - Administrative Adjustment to DP-92 Tallgrass Commercial and Office Park Community Unit Plan to move landscaping into right-of-way and adjust signage for Parcel 1-B, generally located on the northeast corner of Rock Road and 21st Street North. (CUP2011-00018)

Dear Mr. Laham:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-92 Tallgrass Commercial and Office Park Community Unit Plan ("CUP"). We understand that you wish to shift the landscape street yard and parking lot screening onto the Rock Road right-of-way. As part of this request, you have indicated you will shift the sidewalk to abutting the west side of the landscape bed wholly at your own expense.

We also understand that you have requested to add allowance for a second sign location on 21st Street North. The proposed spacing would be below the standard 150 feet but not be closer than allowed by Wichita Sign Code by administrative adjustment of 100 feet.

On the basis of our review, we feel that adjusting the CUP to grant the requested adjustment 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 set forth in the attached statement, Exhibit 1 to CUP2011-00018, with the following modification: This adjustment shall not be deemed to allow an increase in the total number of sign locations on 21st Street North, said action requiring an amendment. This adjustment shall not be deemed to alter other signage provisions, or any parking, setback, transportation improvements/guarantees as approved by the Governing Body or any other provisions of the CUP. except as expressly stated herein. Please note that this action only adjusts provisions of the CUP and does not replace and/or authorize any other regulatory requirement, such as but not limited to a Minor Street

CUP2011-00018 Page 2
June 8, 2011

Privilege, and does not convey approval of any or all of such other requirements.

We will make a notation of this change on the CUP. 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: MKEC, Attn: Brian Lindebak, 411 North Webb Road, Wichita, KS 67226
Dale Miller, MAPD via email
Paul Hays, Office of Central Inspection via email
J.R. Cox, Office of Central Inspection via email
Leonard Fox, Office of Central Inspection via email
Terrill Florence, Office of Central Inspection via email