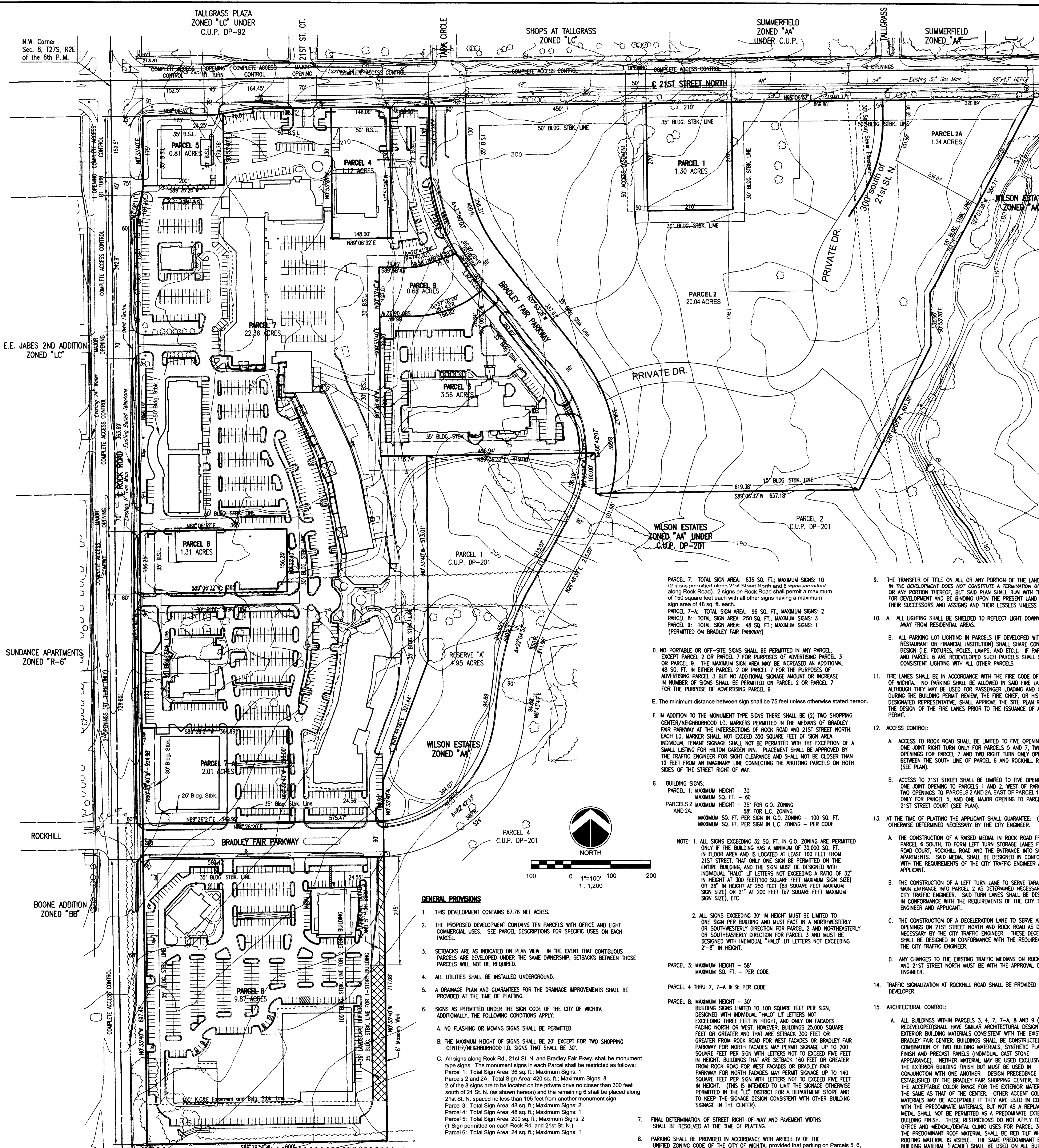




COMMUNITY UNIT PLAN DP-191 WILSON PROPERTY

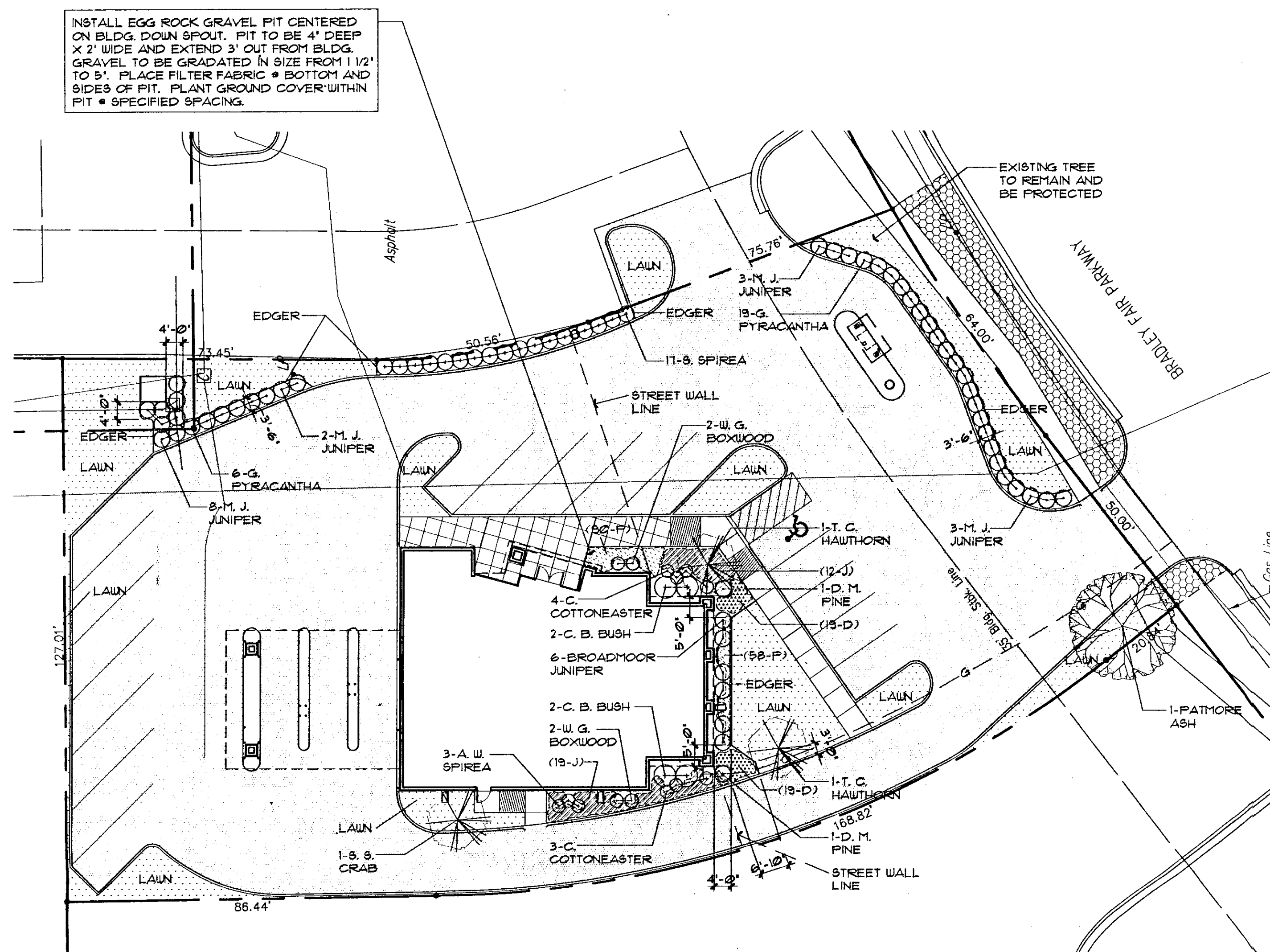
OWNERS:
Bradley Fair One, LLC
150 N. Market
Wichita, KS 67202

AGENT:
MKEC Engineering, Inc.
411 N. Webb Rd.
Wichita, KS 67206

VP Wilson Properties, LLC
1605 N. Waterfront Pkwy.
Wichita, KS 67206

As per AA CUP2019-31 flm
8-13-19
APPROVED CUP
MAP 12-21-2006 flm
MAPD Copy 284

- ELEVATIONS, ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIALS SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS. EXTERIOR UTILITY BOXES, MECHANICAL EQUIPMENT, AND ETC. SHALL BE SCREENED AND/OR PAINTED ACCORDING TO THE ACCEPTABLE COLOR RANGE AS APPROVED BY THE DIRECTOR OF PLANNING.
- PARCEL NUMBER 3:**
PROPOSED USES - OFFICES, FINANCIAL INSTITUTIONS, HOTEL OR 10,000 SQ. FT. RESTAURANT OR RETAIL. DRIVE-IN OR DRIVE THRU RESTAURANTS ARE NOT PERMITTED.
GROSS AREA - 3.56 ACRES (154,901 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 35,000 SQ. FT. (RESTAURANT/RETAIL)
MAXIMUM GROSS FLOOR AREA - 48,000 SQ. FT. (OFFICE & FINANCIAL INST. ONLY)
60,000 SQ. FT. (HOTEL ONLY)
10,000 SQ. FT. (RESTAURANT/RETAIL ONLY)
FLOOR AREA RATIO - 0.225
0.613 (HOTEL)
0.065 (RESTAURANT/RETAIL)
MAXIMUM BUILDING HEIGHT - 65'
MAXIMUM NUMBER OF BUILDINGS - 3
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- PARCEL NUMBER 4:**
PROPOSED USES - FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL STORES, CLOTHING STORES, OFFICES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, SMALL ANIMAL CLINICS, HARDWARE STORES, APPLIANCE STORES, FURNITURE STORES, DAY CARE, AND FITNESS CENTERS. PARCEL NO. 4 SHALL ALSO ALLOW A GREEN HOUSE AS AN ACCESSORY USE. SAID GREENHOUSE SHALL BE LIMITED TO 3,400 SQ. FT. IN SIZE AND IS TO CONFORM TO THE LOCATION AND DESIGN AS SUBMITTED TO THE OFFICE OF CENTRAL INSPECTION (PROJECT NO. 93-028956).
GROSS AREA - 1.12 ACRES (48,840 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 15,400 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 15,400 SQ. FT.
FLOOR AREA RATIO - 0.315
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 3
MAXIMUM NUMBER OF BUILDINGS - 3
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- PARCEL NUMBER 5:**
PROPOSED USES - CONVENIENCE STORES, FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL STORES, MEDICAL AND DENTAL CLINICS, OFFICES, PHARMACIES, TIRE, BATTERY AND ACCESSORY STORES, SERVICE STATION WITH CAR WASH AS ACCESSORY USE WITH B.I.Z.A. APPROVAL.
GROSS AREA - 0.81 ACRES (35,309 SQ. FT. (post R/W clip))
MAXIMUM BUILDING COVERAGE - 11,560 SQ. FT. / 32.8%
MAXIMUM GROSS FLOOR AREA - 12,969 SQ. FT. / 36.7%
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- PARCEL NUMBER 6:**
PROPOSED USES - CONVENIENCE STORES, RESTAURANTS, RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, TIRE, BATTERY AND ACCESSORY STORES (OVERHEAD SERVICE DOORS SHALL FACE AWAY FROM ARTERIAL STREETS), PHARMACIES, AND SMALL ANIMAL CLINICS.
GROSS AREA - 1.31 ACRES (57,031 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 18,820 SQ. FT. / 33%
MAXIMUM GROSS FLOOR AREA - 22,459 SQ. FT. / 39.4%
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- PARCEL NUMBER 7-A:**
PROPOSED USES - SAME AS PARCEL NUMBER 4 EXCEPT FOR GREENHOUSE.
GROSS AREA - 2.23 ACRES (975,001 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 194,700 SQ. FT. / 20%
MAXIMUM GROSS FLOOR AREA - 194,700 SQ. FT. / 20%
MAXIMUM BUILDING HEIGHT - 35', EXCEPT 45 FEET FOR ARCHITECTURAL FEATURES
MAXIMUM NUMBER OF BUILDINGS - 12
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- PARCEL NUMBER 7-B:**
PROPOSED USES - SAME AS PARCEL NUMBER 4 EXCEPT FOR GREENHOUSE.
GROSS AREA - 2.01 ACRES (87,598 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30,800 SQ. FT. / 35.2%
MAXIMUM GROSS FLOOR AREA - 30,800 SQ. FT. / 35.2%
MAXIMUM BUILDING HEIGHT - 35', EXCEPT 45 FEET FOR ARCHITECTURAL FEATURES
MAXIMUM NUMBER OF BUILDINGS - 10
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- PARCEL NUMBER 8:**
PROPOSED USES - Same as Parcel 7, and General Office Uses and/or Medical / Dental Clinics Uses are Allowed.
Gross Area - 9.87 ACRES (430,132 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 96,153 SQ. FT. / 22.4%
MAXIMUM GROSS FLOOR AREA - 129,800 SQ. FT. / 30.2%
MAXIMUM BUILDING HEIGHT - 45' (see building story height restrictions hereon)
MAXIMUM NUMBER OF BUILDINGS - 6
PARKING - See General Provision Number 8
SETBACKS - See Plan
- PARCEL NUMBER 9:**
PROPOSED USES - Same as Parcel 7.
GROSS AREA - 0.68 ACRES (29,613 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 5,000 SQ. FT. / 16.9%
MAXIMUM GROSS FLOOR AREA - 5,000 SQ. FT. / 16.9%
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - See General Provision Number 8
SETBACKS - See Plan
- PARCEL NUMBER 2A:**
PROPOSED USES - Same as Parcel 2.
GROSS AREA - 1.34 ACRES (58,458 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 13,000 SQ. FT. / 22.2%
MAXIMUM GROSS FLOOR AREA - 20,000 SQ. FT. / 34.2%
MAXIMUM BUILDING HEIGHT - 55'
MAXIMUM NUMBER OF BUILDINGS - 3
PARKING - See General Provision Number 8
SETBACKS - See Plan
- PARCEL DESCRIPTIONS:**
PARCEL NUMBER 1:
PROPOSED USES - FINANCIAL INSTITUTION, LIBRARY, OFFICES, MEDICAL AND DENTAL CLINIC, CHURCH OR PLACE OF WORSHIP, COMMUNITY ASSEMBLY, PARKS AND RECREATION.
GROSS AREA - 1.30 ACRES (56,700 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 10,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 10,000 SQ. FT.
FLOOR AREA RATIO - 0.176
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - (SEE PLAN)
- PARCEL NUMBER 2:**
PROPOSED USES - OFFICES, RETAIL, FINANCIAL INSTITUTION (12,000 SQ. FT. MAXIMUM), MEDICAL AND DENTAL CLINIC, HOTEL, RESTAURANT (10,000 S.F. MAX), DRIVE IN OR DRIVE-THRU RESTAURANTS ARE NOT PERMITTED. RETAIL AND RESTAURANT USES ARE RESTRICTED TO THAT PORTION OF PARCEL 2 PREVIOUSLY APPROVED FOR "LC" LIMITED COMMERCIAL ZONING.
GROSS AREA - 2.04 ACRES (827,716 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 258,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 258,000 SQ. FT.
95,000 SQ. FT. (HOTEL USE ONLY)
12,000 SQ. FT. (FINANCIAL INSTITUTION ONLY)
FLOOR AREA RATIO - 0.312
0.115 (HOTEL USE)
MAXIMUM BUILDING HEIGHT - 65' FOR L.C. ZONING. 55' FOR G.O. ZONING.
MAXIMUM NUMBER OF BUILDINGS - 20
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- 16. SCREENING WALLS:**
A. SCREENING SHALL BE IN ACCORDANCE WITH ARTICLE IV OF THE UNITED ZONING CODE OF THE CITY OF WICHITA. A 6-8 FOOT HIGH SCREENING WALL MAY BE MAINTAINED FOR PARCELS 2, 2A, 3, AND 7 IF ADJACENT RESIDENTIAL PROPERTY IS RETAINED FOR PARK AND OPEN SPACE PURPOSES. HOWEVER, ALL TRASH DUMPSTERS, LOADING DOCKS, SERVICE AREAS, MECHANICAL AREAS SHALL BE SCREENED IF WITHIN 150' OF ADJACENT RESIDENTIAL PROPERTY. SUCH SCREENING SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS AND INSTALLED AT THE TIME DEVELOPMENT OCCURS.
B. THE ABOVE MENTIONED SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASSED BRICK, ARCHITECTURAL TILE, ARCHITECTURAL CONCRETE PANELS OR SIMILAR MATERIALS (NOT INCLUDING WOOD OR WOVEN WIRE). COLORS SHALL BE COMPATIBLE WITH THOSE USED ON THE EXTERIOR BUILDING WALLS OF THE BRADLEY FAIR SHOPPING CENTER.
C. THE REQUIRED WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5) FOOT WALL EASEMENT PLATTED SEPARATELY FROM ALL OTHER EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.
- 17. LANDSCAPE BUFFERS:**
A. LANDSCAPE BUFFERS AND SCREENING - SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORNAMENT 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 OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.
B. 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.
C. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEMS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.
- 18. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.**
- 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 PLAN OF THE AREA.**
NOTE - ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
- 20. NO SINGLE USE OR TENANT ON PARCELS 1-7, 7-A AND 9 SHALL OCCUPY MORE THAN 50,000 SQ. FT. OF FLOOR AREA WITH THE EXCEPTION OF HOTELS, FURNITURE STORES, OR OFFICE USES.**
- 21. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT RESIDENTIAL AREAS.**
- 22. MAXIMUM GROSS FLOOR AREA FOR PARCELS 2 THRU 7, 7-A & 8 (COMMERCIAL USES ONLY) SHALL NOT EXCEED 587,473 SQ. FEET (DOES NOT INCLUDE THE HOTEL USE OR THE 10,000 S.F. FINANCIAL INSTITUTION ON PARCEL 3). MAXIMUM GROSS FLOOR AREA FOR OFFICE AND HOTEL USES ON PARCELS 2 AND 3 SHALL NOT EXCEED 280,000 SQ. FEET. THE MAXIMUM GROSS FLOOR AREA FOR GENERAL OFFICE AND MEDICAL OFFICE USES IN PARCELS 1, 2, 2A AND 3 SHALL NOT EXCEED 238,000 SQUARE FEET.**
- 23. A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE A REQUIREMENT OF THIS CUP. THIS WALK SYSTEM SHALL LINK PROPOSED BUILDINGS WITH THE ENTRANCES AND SIDEWALKS ALONG ROCK ROAD, 21ST STREET NORTH AND BRADLEY FAIR PARKWAY. THE PEDESTRIAN SYSTEM SHALL BE ASSURED BY REQUIRED SUBMISSION AND APPROVAL OF CIRCULATION PLANS BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS. SAID WALK SYSTEM SHALL BE DESIGNED LIGHTED AND LANDSCAPED CONSISTENT WITH THE ARCHITECTURAL DESIGN AND COLOR RANGE ESTABLISHED FOR THE DEVELOPMENT.**
- 24. AN OVERALL SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CROSS-LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.**
- 25. MAXIMUM NUMBER OF HOTELS PERMITTED IS ONE. A HOTEL IS PERMITTED ON PARCELS 2, 3 OR 8.**
- NOTE 1:** ALL SIGNS EXCEEDING 32 SQ. FT. IN G.O. ZONING ARE PERMITTED ONLY IF THE BUILDING HAS A MINIMUM OF 30,000 SQ. FT. IN FLOOR AREA AND IS LOCATED AT LEAST 100 FEET FROM 21ST STREET. THAT ONLY ONE SIGN BE PERMITTED ON THE ENTIRE BUILDING, AND THE SIGN MUST BE DESIGNED WITH INDIVIDUAL "HALO" UT LETTERS NOT EXCEEDING A RATIO OF 32' IN HEIGHT AT 300 FEET (100 SQUARE FEET MAXIMUM SIGN SIZE) OR 26' IN HEIGHT AT 250 FEET (63 SQUARE FEET MAXIMUM SIGN SIZE) OR 21' AT 200 FEET (67 SQUARE FEET MAXIMUM SIGN SIZE), ETC.
- NOTE 2:** ALL SIGNS EXCEEDING 30' IN HEIGHT MUST BE LIMITED TO ONE SIGN PER BUILDING AND MUST FACE IN A NORTHWESTERLY OR SOUTHWESTERLY DIRECTION FOR PARCEL 2 AND NORTHEASTERLY OR SOUTHEASTERLY DIRECTION FOR PARCEL 3 AND MUST BE DESIGNED WITH INDIVIDUAL "HALO" UT LETTERS NOT EXCEEDING 2'-9" IN HEIGHT.
- PARCEL 3:** MAXIMUM HEIGHT - 58'
MAXIMUM SQ. FT. - PER CODE
- PARCEL 4 THRU 7, 7-A & 9:** PER CODE
- PARCEL 8:** MAXIMUM HEIGHT - 30'
BUILDING SIGNS LIMITED TO 100 SQUARE FEET PER SIGN, DESIGNED WITH INDIVIDUAL "HALO" UT LETTERS NOT EXCEEDING THREE FEET IN HEIGHT, AND ONLY ON FACADES FACING NORTH OR WEST. HOWEVER, BUILDINGS 25,000 SQUARE FEET OR GREATER AND THAT ARE SETBACK 300 FEET OR GREATER FROM ROCK ROAD FOR WEST FACADES OR BRADLEY FAIR PARKWAY FOR NORTH FACADES MAY PERMIT SIGNAGE UP TO 200 SQUARE FEET PER SIGN WITH LETTERS NOT TO EXCEED FIVE FEET IN HEIGHT. BUILDINGS THAT ARE SETBACK 160 FEET OR GREATER FROM ROCK ROAD FOR WEST FACADES OR BRADLEY FAIR PARKWAY FOR NORTH FACADES MAY PERMIT SIGNAGE UP TO 140 SQUARE FEET PER SIGN WITH LETTERS NOT TO EXCEED FIVE FEET IN HEIGHT. (THIS IS INTENDED TO LIMIT THE SIGNAGE OTHERWISE PERMITTED IN THE "LC" DISTRICT FOR A DEPARTMENT STORE AND TO KEEP THE SIGNAGE DESIGN CONSISTENT WITH OTHER BUILDING SIGNAGE IN THE CENTER).
- FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.**
- PARKING SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE IV OF THE UNITED ZONING CODE OF THE CITY OF WICHITA, provided that parking on Parcels 5, 6, 7, 7-A, and 8 shall be provided at a minimum rate of 4 stalls per 1,000 square feet.**



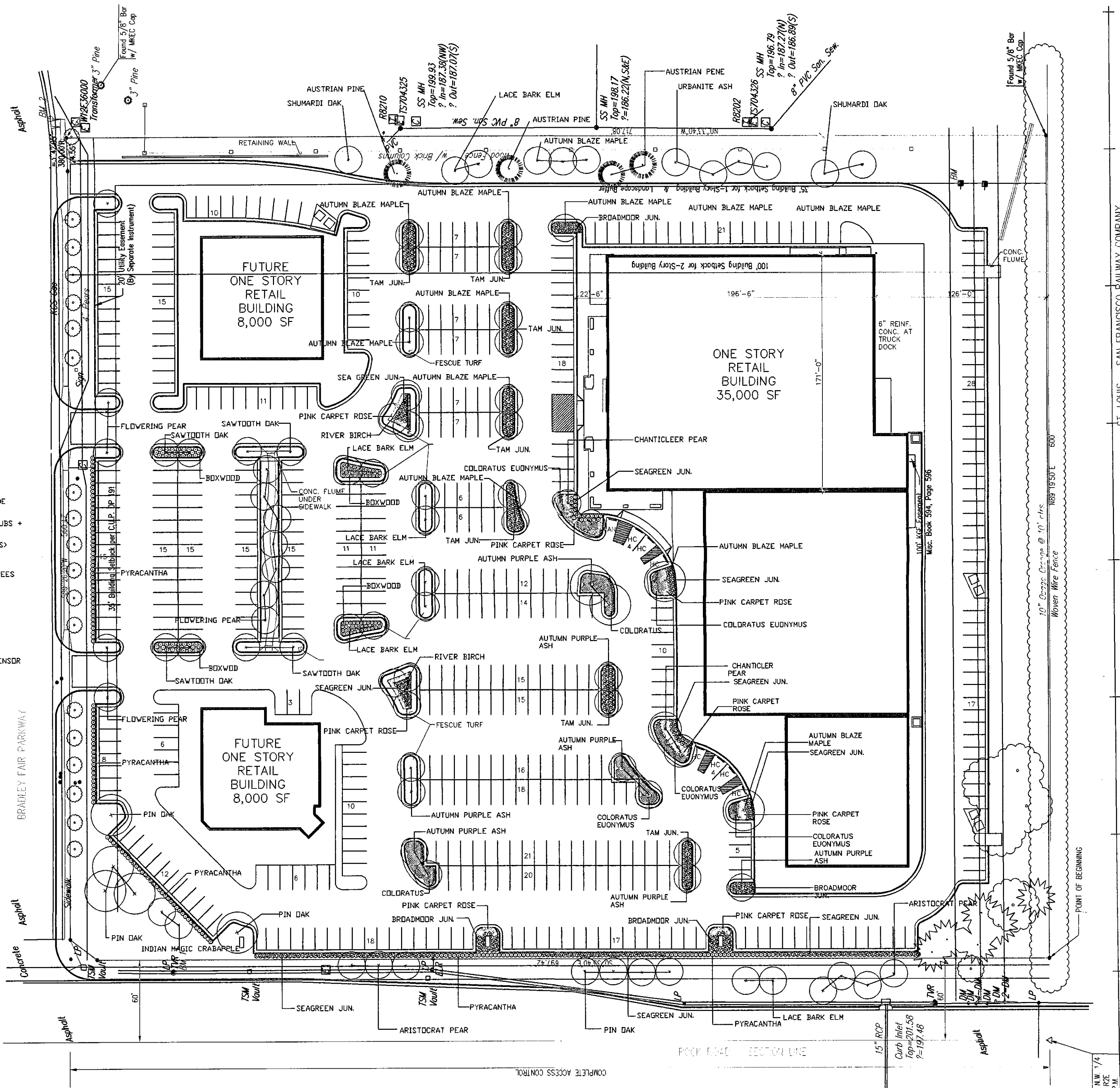
PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE
6	RIVER BIRCH	BETULA NIGRA	12-14"
8	SAWTOOTH OAK	QUERCUS ACUTISSIMA	2-3"
11	FLOWERING PEAR	PIRUS CALLERYANA	2-3"
19	AUTUMN BLAZE MAPLE	ACER RUBRUM X FREEMANT	2.5"
12	LACE BARK ELM	BOTANICAL NAME	2.5"
13	AUTUMN PURPLE ASH	FRAXINUS AMERICANA AUTUMN PURPLE	2.5"
4	CHANTICLEER PEAR	PIRUS CALLERYANA CHANTICLEER	3"
7	ARISTOCRAT PEAR	PIRUS CALLERYANA ARISTOCRAT	3"
2	INDIAN MAGIC CRAB	MALUS INDIAN MAGIC	2-3"
9	PIN OAK	QUERCUS PALUSTRIS	2-3"
182	TAM JUN.	JUNIPERUS SABINA TAMARISCIFOLIA	56.
199	SEAGREEN JUN.	JUNIPERUS CHINENSIS SEAGREEN	56.
158	LOW BOY PYRACANTHA	BOTANICAL NAME	56.
76	BROADMOOR JUN.	JUNIPERUS SABINA BROADMOOR	56.
108	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA WINTER GEM	56.
157	PINK CARPET ROSE	ROSEA VAR. NUATRAUM	36.
785	COLORATUS EUONYMUS	COLORATUS EUONYMUS	16.
3	SHUMARDI OAK	QUERCUS SHUMARDII	2.5-3"
4	AUSTRIAN PINE	PIRUS NIGRA	8"
4	URBANITE ASH	FRAXINUS PENNSYLVANIA URBANITE	2.5-3"

LANDSCAPE ORDINANCE CALCULATIONS

725' STREET FRONTAGE X 20 SQ. FT. = 14500 SQ.FT. LANDSCAPED REQUIRED
 STREET YARD TREES REQUIRED = 29 SHADE TREES
 STREET YARD TREES PROVIDED = 10 SHADE + 13 ORNAMENTAL + 26 EXISTING SHADE
 PARKING LOT TREES REQUIRED = 28 SHADE TREES
 PARKING LOT TREES PROVIDED = 63 SHADE TREES + 17 ORNAMENTALS + 1665 SHRUBS +
 71 EXISTING HEDGE TREES
 (18 SHADE TREES & 6 ORNAMENTALS ARE PROVIDED BY STREET YARD REQUIREMENTS)
 PARKING LOT SCREENING PROVIDED WITH SHRUBS
 541 PARKING SPACES PROVIDED
 630' LINEAL FEET BETWEEN NONRESIDENTIAL & RESIDENTIAL REQUIRES 16 SHADE TREES
 16 SHADE TREES PROVIDED FOR BUFFER
 A 6' TALL FENCE HAS BEEN PROVIDED FOR ADDITIONAL SCREENING

TURF, TREES, & SHRUBS TO BE IRRIGATED BY AUTOMATIC SYSTEM WITH RAIN SENSOR



SCALE: 1" = 50'

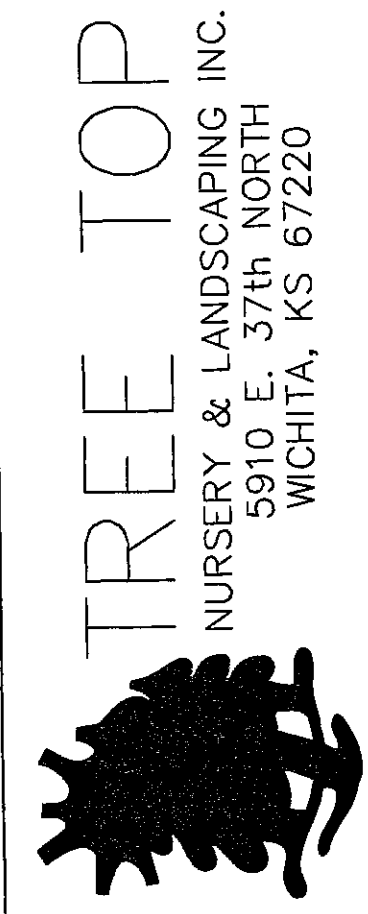
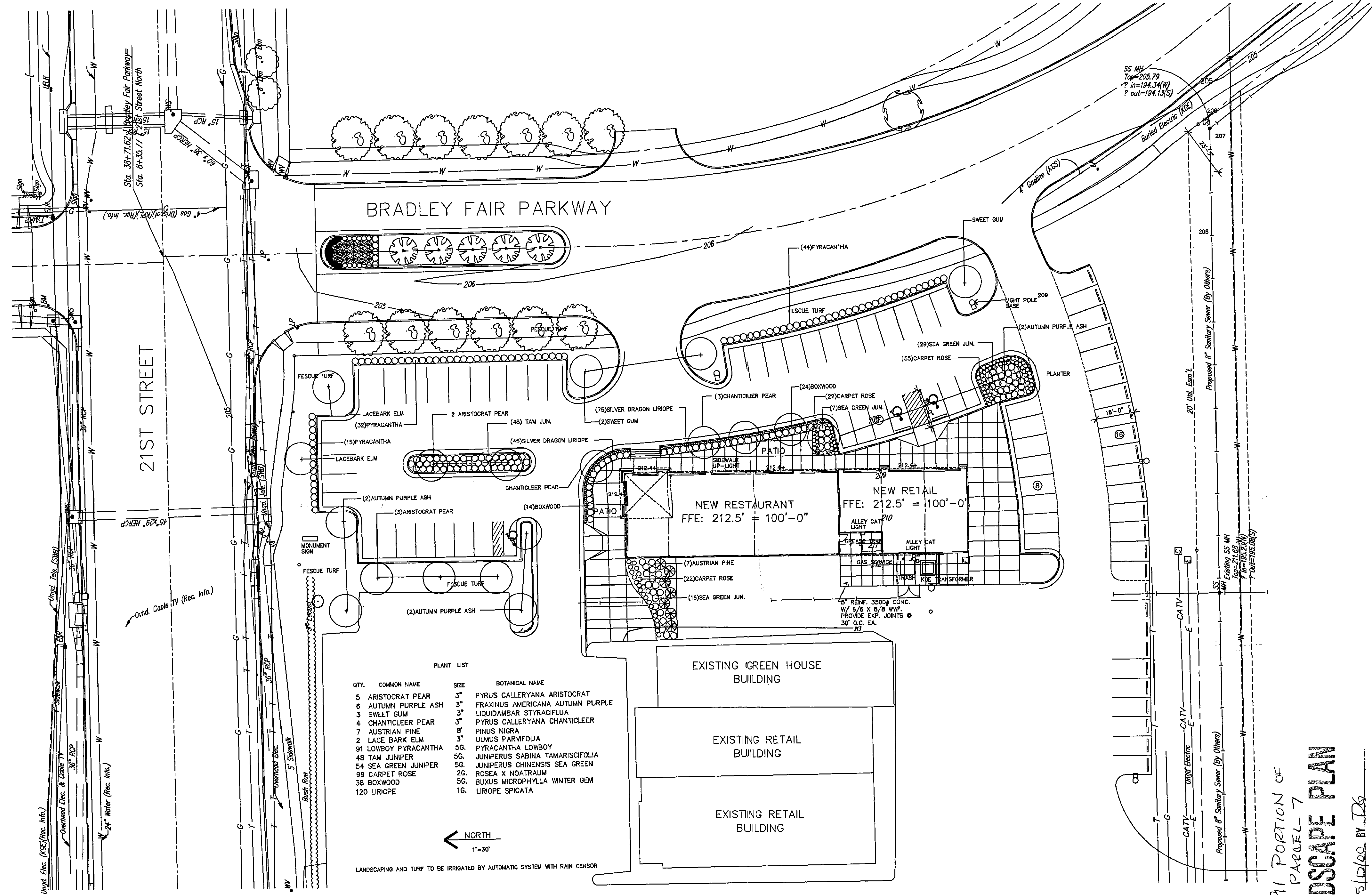
A LANDSCAPE PLAN FOR:
 BRADLEY FAIR SOUTH
 ROCK ROAD BRADLEY FAIR PKWY.

DP191 PARCELS

LANDSCAPE PLAN

APPROVED 12/18/00 BY JLB
 MAP COPY 2 OF 2

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

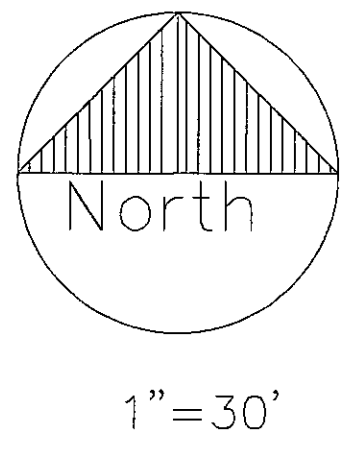
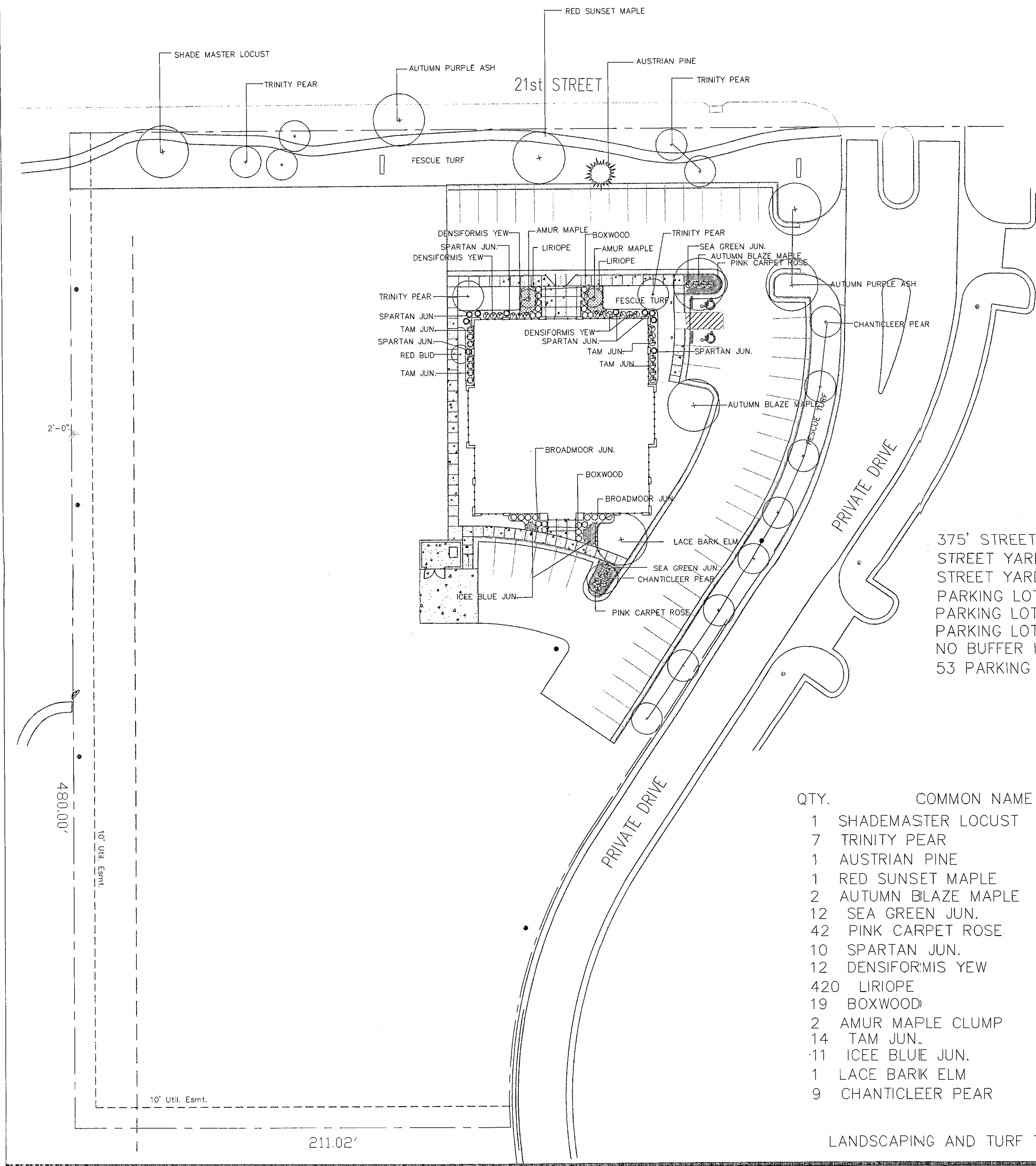


TREE TOP
NURSERY & LANDSCAPING INC.
5910 E. 37th NORTH
WICHITA, KS 67220

North Parkway Site 11
DEVELOPER: BLD 1999-24339
2141 N Bradley Fair Parkway

A LANDSCAPE PLAN FOR:
GOOD EGG RESTAURANT
THE BRADLEY FAIR

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN



DP 191 Portion of
Parcel 2
LANDSCAPE PLAN
APPROVED 4/25/20 BY D6
MAPD 04.10.2

LANDSCAPE ORDINANCE CALCULATIONS

375' STREET FRONTAGE X 10 SQ.FT.=3750 SQ.FT. LANDSCAPED STREET YARD REQUIRED
STREET YARD TREES REQUIRED=8 SHADE TREES
STREET YARD TREES PROVIDED=5 SHADE+13 ORNAMENTAL+1 CONIFER
PARKING LOT TREES REQUIRED=3 SHADE TREES
PARKING LOT TREES PROVIDED=3 SHADE=5 ORNAMENTAL=99 SHRUBS
PARKING LOT SCREENING IS PROVIDED WITH BERM (BY OTHERS)
NO BUFFER IS REQUIRED
53 PARKING SPACES PROVIDED

PLANT LIST

QTY.	COMMON NAME	SIZE	BOTANICAL NAME
1	SHADEMASTER LOCUST	2.5-3"	GLEDITSIA TRIACANTHOS SHADEMASTER
7	TRINITY PEAR	2.5-3"	PYRUS CALLERYANA TRINITY
1	AUSTRIAN PINE	7-8'	PINUS NIGRA
1	RED SUNSET MAPLE	3"	ACER RUBRUM RED SUNSET
2	AUTUMN BLAZE MAPLE	3"	ACER RUBRUM FREEMANI AUTUMN BLAZE
12	SEA GREEN JUN.	5G.	JUNIPERUS CHINENSIS SEA GREEN
42	PINK CARPET ROSE	2G.	ROSEA X NOATRAUM
10	SPARTAN JUN.	6'	JUNIPERUS CHINENSIS SPARTAN
12	DENSIFORMIS YEW	5G.	TAXUS X MEDIA DENSIFORMIS
420	LIRIOPE	3" POT	LIRIOPE SPICATA
19	BOXWOOD	5G.	BUXUS MICROPHYLLA WINTER GEM
2	AMUR MAPLE CLUMP	8-10'	ACER GINNALA
14	TAM JUN.	5G.	JUNIPERUS SABINA TAMARISCIFOLIA
11	ICEE BLUE JUN.	5G.	JUNIPERUS HORIZONTALIS ICEE BLUE
1	LACE BARK ELM	3"	ULMUS PARVIFOLIA
9	CHANTICLEER PEAR	2.5"	PYRUS CALLERYANA CHANTICLEER

LANDSCAPING AND TURF TO BE IRRIGATED BY AUTOMATIC SYSTEM WITH MOISTURE SENSOR

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

A LANDSCAPE PLAN FOR:
DEAN WITTER
WILSON ESTATES OFFICE PARK

LANDSCAPE PLAN

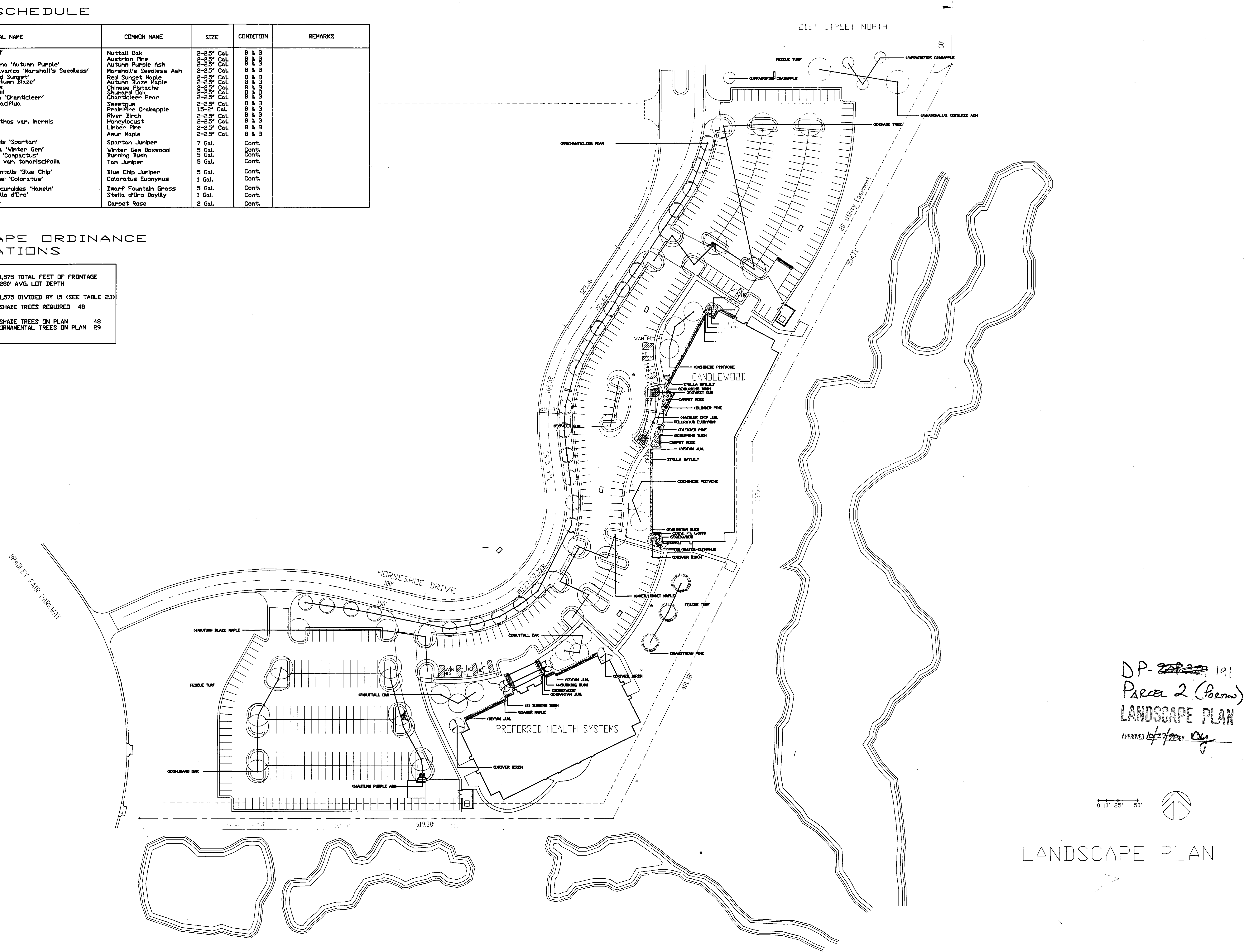
BASE PLAN

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
6	Quercus 'nuttall'	Nuttall Oak	2-2.5'	Cal.	B & B
3	Pinus nigra	Austrian Pine	2-2.5'	Cal.	B & B
14	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	2-2.5'	Cal.	B & B
4	Fraxinus pennsylvanica 'Marshall's Seedless'	Marshall's Seedless Ash	2-2.5'	Cal.	B & B
6	Acer rubrum 'Red Sunset'	Red Sunset Maple	2-2.5'	Cal.	B & B
6	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	2-2.5'	Cal.	B & B
6	Pistacia chinensis	Chinese Pistache	2-2.5'	Cal.	B & B
25	Quercus shumardii	Shumard Oak	2-2.5'	Cal.	B & B
25	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2-2.5'	Cal.	B & B
4	Liquidambar styraciflua	Sweetgum	2-2.5'	Cal.	B & B
4	Malus 'PrairieFire'	PrairieFire Crabapple	1.5-2'	Cal.	B & B
4	Betula nigra	River Birch	2-2.5'	Cal.	B & B
6	Gleditsia 'triacanthos var. inermis'	Honeylocust	2-2.5'	Cal.	B & B
2	Pinus flexilis	Limber Pine	2-2.5'	Cal.	B & B
2	Acer glabrum	Amur Maple	2-2.5'	Cal.	B & B
2	Juniperus chinensis 'Spartan'	Spartan Juniper	7 Gal.	Cont.	
26	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	3 Gal.	Cont.	
30	Eunymus alatus 'Compactus'	Burning Bush	3 Gal.	Cont.	
98	Juniperus sabina var. tamariscifolia	Tan Juniper	5 Gal.	Cont.	
38	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 Gal.	Cont.	
74	Eunymus fortunei 'Coloratus'	Coloratus Eunymus	1 Gal.	Cont.	
7	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass	5 Gal.	Cont.	
64	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	1 Gal.	Cont.	
30	Rosa 'Nocturna'	Carpet Rose	2 Gal.	Cont.	

LANDSCAPE ORDINANCE CALCULATIONS

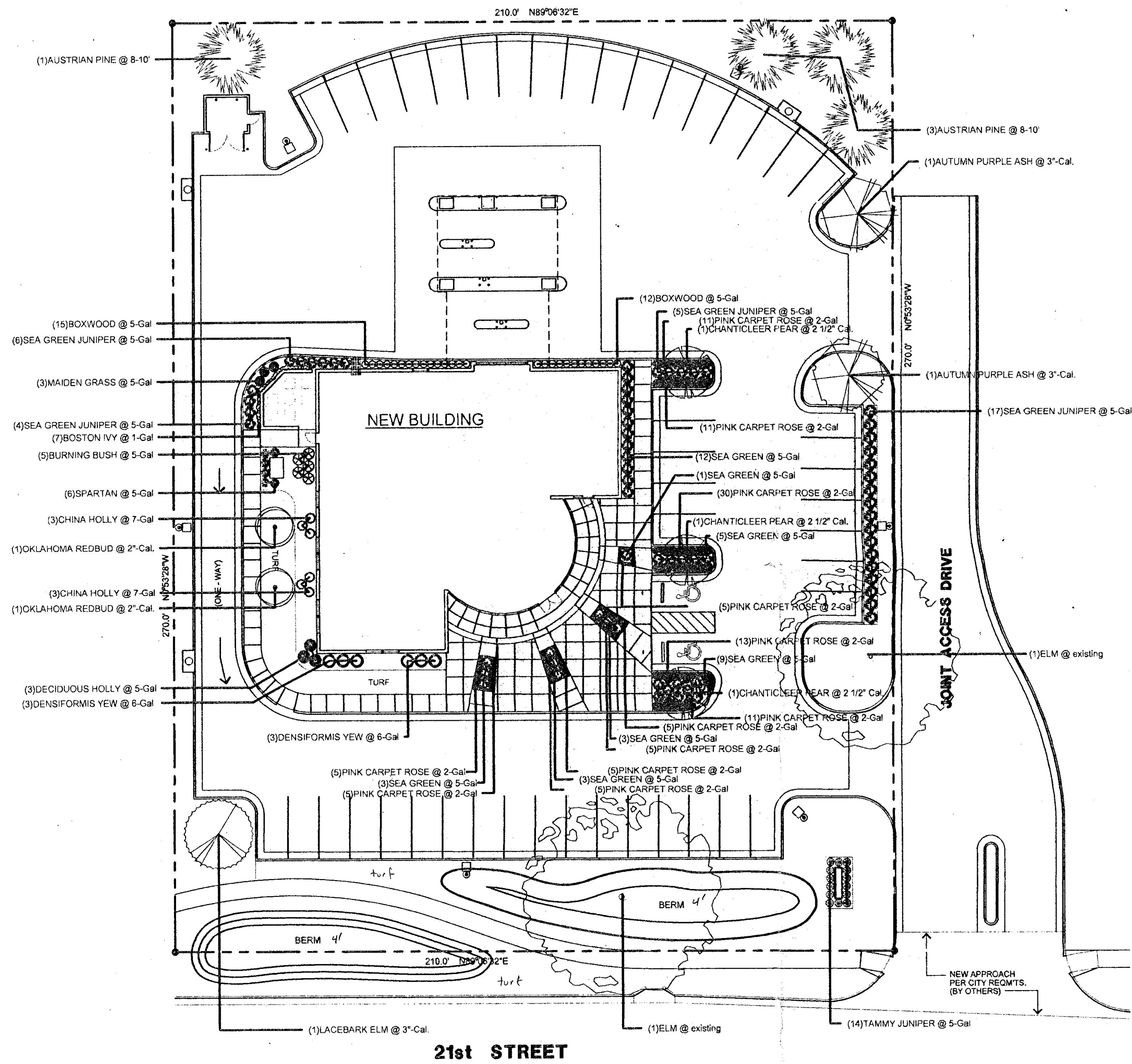
LANDSCAPE REQUIRED METHOD 1	1,575 TOTAL FEET OF FRONTAGE
	280' AVG. LOT DEPTH
	1,575 DIVIDED BY 15 (SEE TABLE 2.1)
	SHADE TREES REQUIRED 48
	SHADE TREES ON PLAN 48
	ORNAMENTAL TREES ON PLAN 29



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

A LANDSCAPE PLAN FOR:
CANDLEWOOD
WILSON ESTATES

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN



PLANT SCHEDULE

COMMON NAME	SIZE
(4) AUSTRIAN PINE	8-10'
(2) AUTUMN PURPLE ASH	3'-Cal.
(3) CHANTICLEER PEAR	2 1/2'-Cal.
(2) OKLAHOMA REDBUD	2'-Cal.
(27) BOXWOOD	5-Gal CONT.
(63) SEA GREEN JUNIPER	5-Gal CONT.
(3) MAIDEN GRASS	5-Gal CONT.
(5) DWARF BURNING BUSH	5-Gal CONT.
(14) TAMMY JUNIPER	5-Gal CONT.
(8) CHINA HOLLY	7-Gal CONT.
(6) DENSIFORMIS YEW	6-Gal CONT.
(7) BOSTON IVY	1-Gal CONT.
(11) PINK CARPET ROSE	2-Gal CONT.

21st STREET



NORTH



SCALE

DP-191
LANDSCAPE PLAN
APPROVED 8/21/97 BY *DM*

SPANGENBERG • PHILLIPS
ARCHITECTURE

CENTRAL BANK AND TRUST
AT WILSON ESTATES

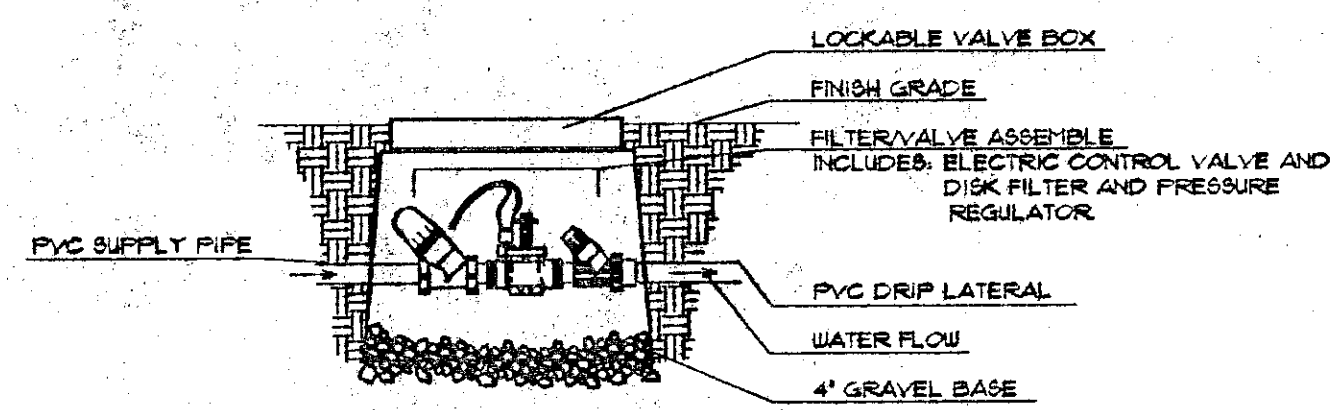
21st STREET AND BRADLEY FAIR PARKWAY
WICHITA, KANSAS

224 E. Douglas, Fifth Floor Wichita, KS 67202 T 316.267.4002 F 316.267.1509

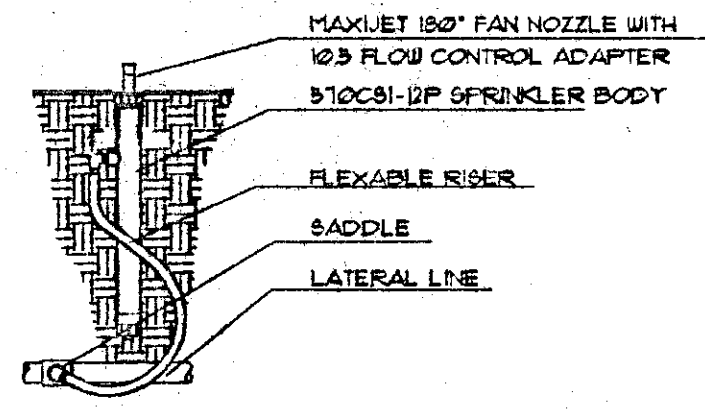
FOR BID 18 AUG 97
ISSUE DATE

CEN-BANK.DWG
LANDSCAPING
PLAN

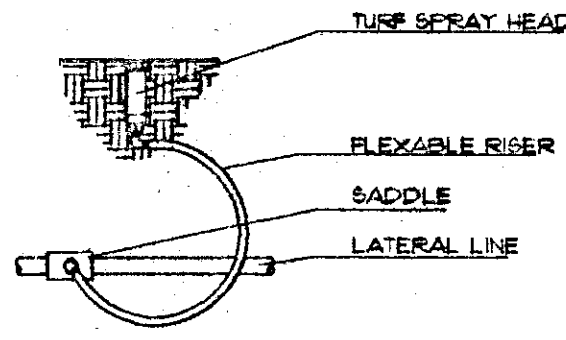
A1.1



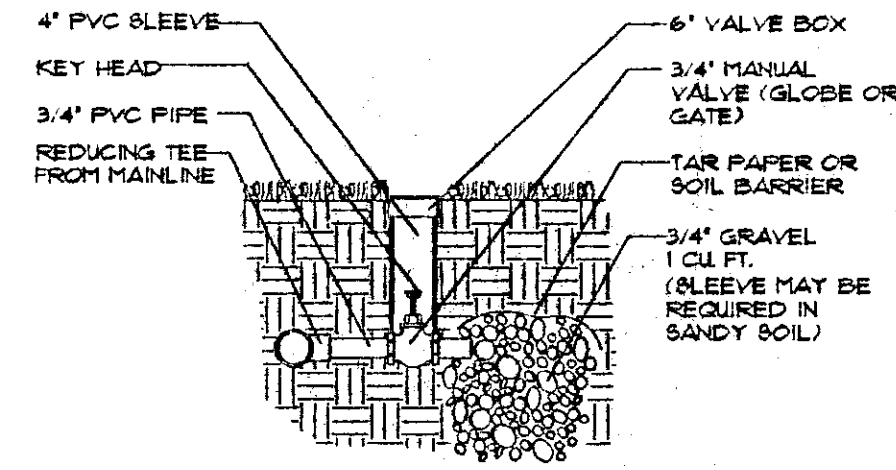
FILTER/VALVE ASSEMBLY FOR DRIP ZONES
NO SCALE



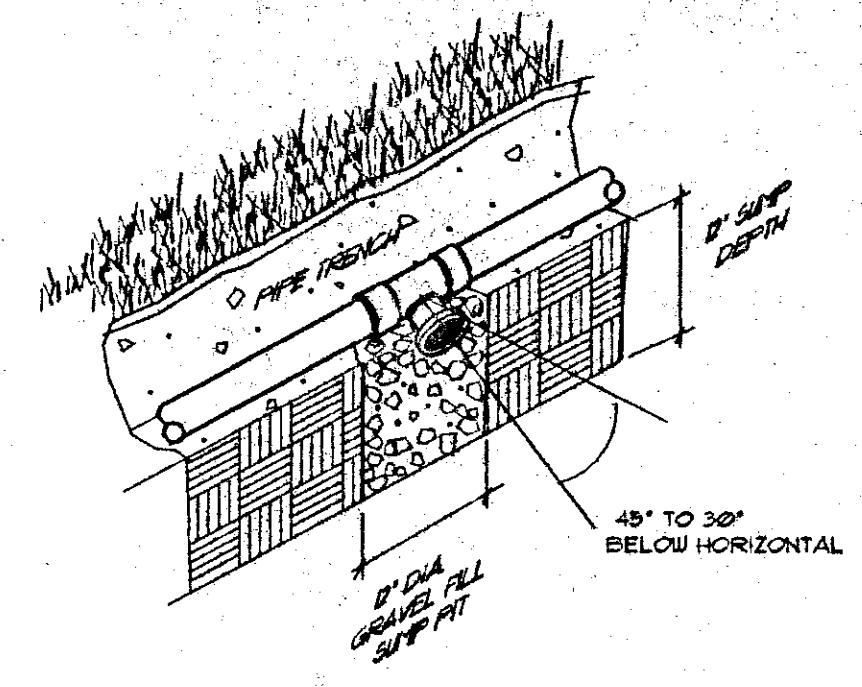
12" POP-UP SPRINKLER WITH MAXIJET
NO SCALE



510 4" POP-UP SPRAY HEAD
NO SCALE

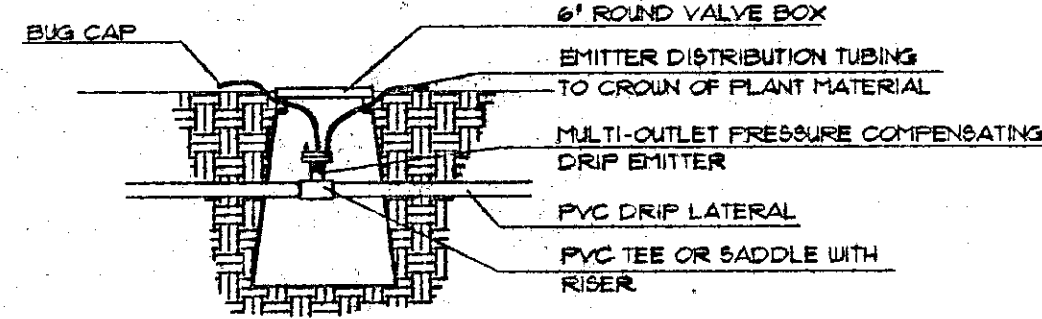


MANUAL DRAIN VALVE DETAIL
NO SCALE

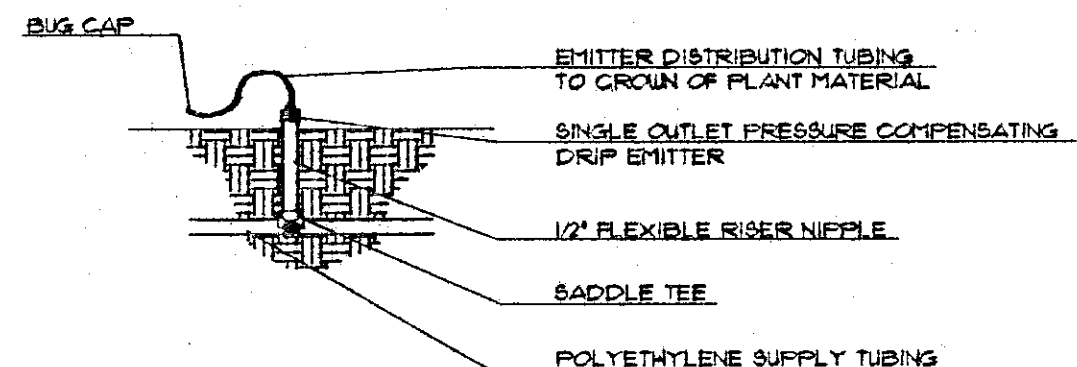


AUTOMATIC VALVES ARE TO BE LOCATED AT LOW POINTS AND ENDS OF LATERAL LINES. LOCATE END AUTO DRAIN VALVE 12" UP STREAM FROM LAST HEAD

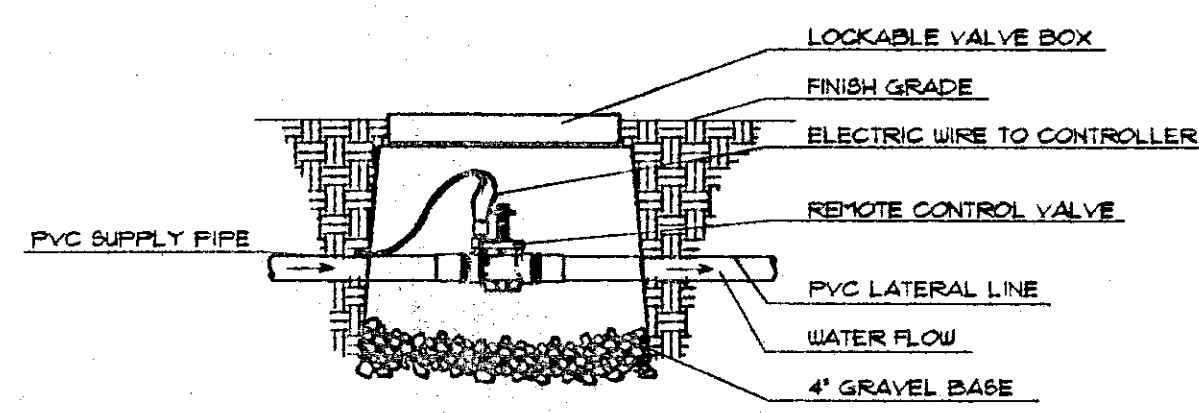
AUTOMATIC DRAIN AND SUMP PIT
NO SCALE



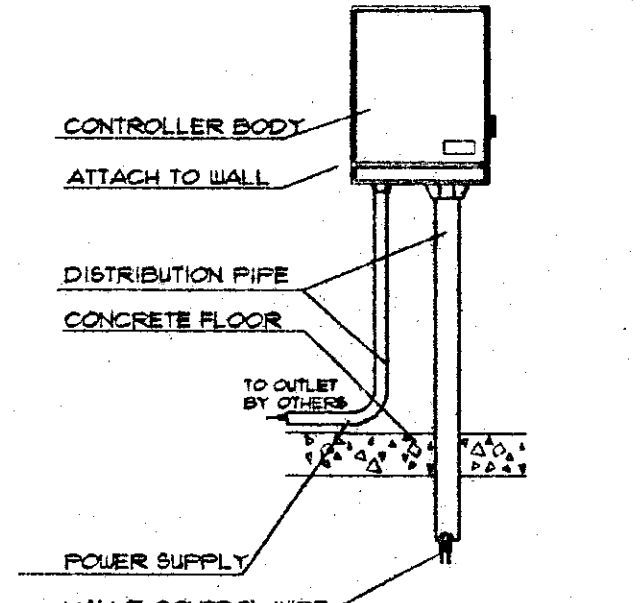
MULTI-OUTLET EMITTER INSTALLATION
NO SCALE



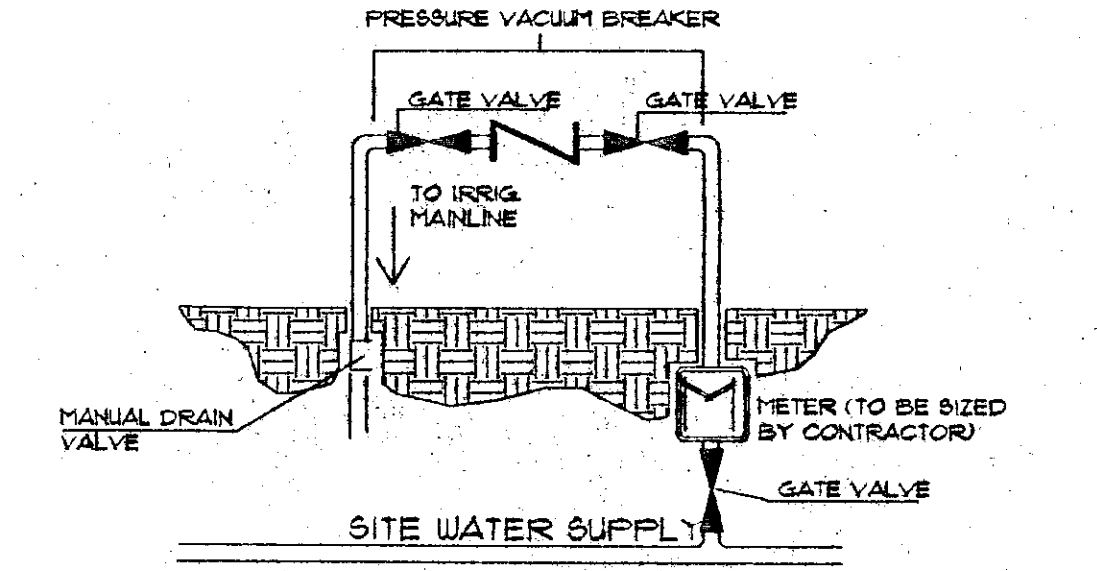
SINGLE OUTLET EMITTER INSTALLATION



252 SERIES ELECTRIC REMOTE CONTROL VALVE
NO SCALE

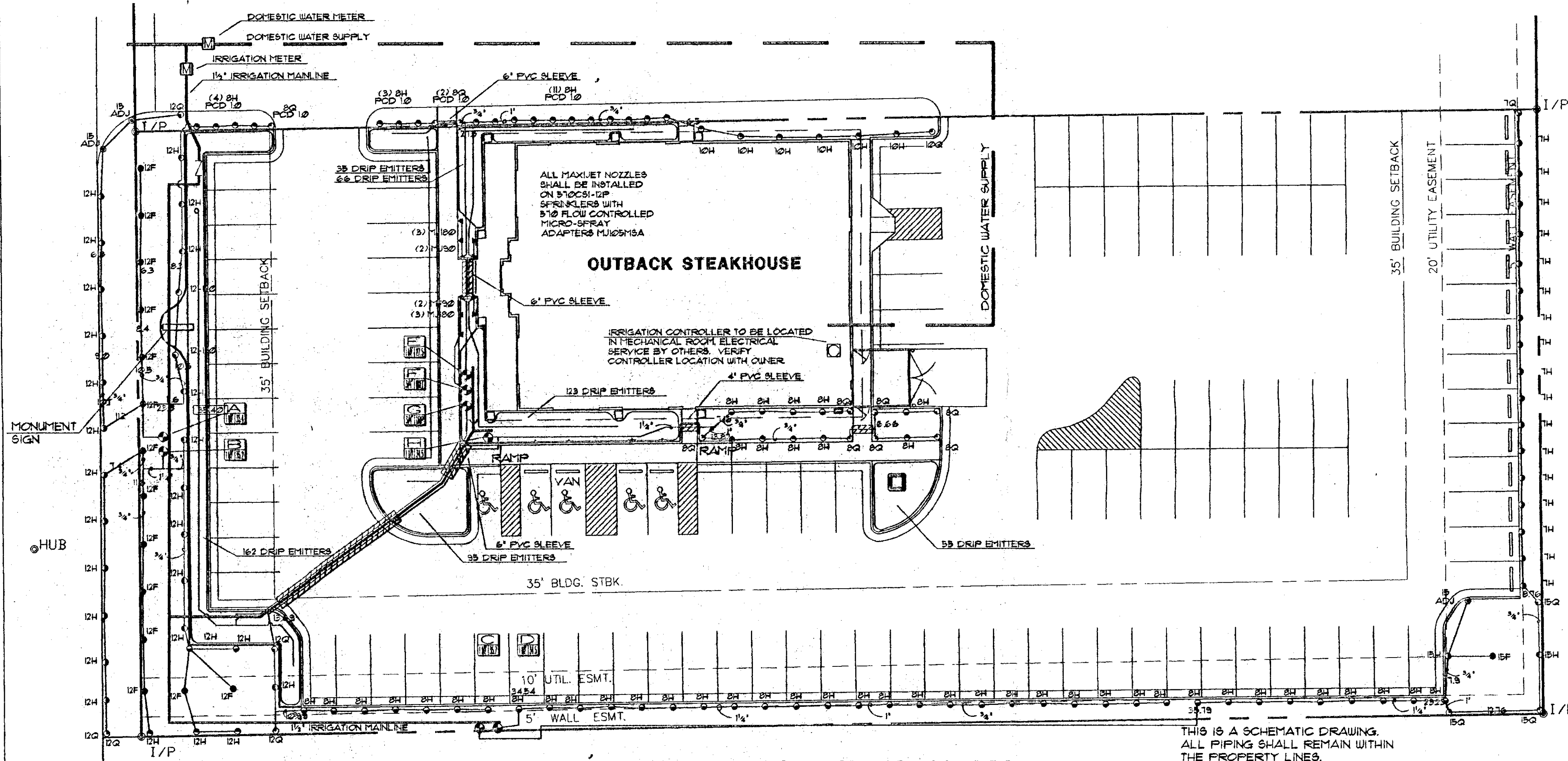


TORO VISION II CONTROLLER
NO SCALE



REDUCED PRESSURE BACKFLOW PREVENTER
LOCATION AS SHOWN ON IRRIGATION PLAN (NO SCALE)

Q ROCK ROAD



SITE IRRIGATION PLAN
OUTBACK STEAKHOUSE, WICHITA, KS.

GENERAL NOTES:

IRRIGATION PLAN IS A SCHEMATIC DRAWING TO REPRESENT DESIRED WATER COVERAGE. FIELD ADJUSTMENTS MAY BE NECESSARY TO AVOID UNFORESEEN OBSTACLES AND SUFFICIENT INSTALLATION.

CONTRACTOR WILL VERIFY STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY AND DESIGN ENTIRE IRRIGATION SYSTEM ACCORDINGLY.

EACH ZONE OF IRRIGATION SYSTEM IS TO BE DESIGNED WITH A MAXIMUM OF 50 GALLONS PER MINUTE.

IRRIGATION WATER METER, GATE (OR GLOBE) VALVE, PRESSURE VACUUM BREAKER, BACKFLOW PREVENTER AND MANUAL DRAIN VALVE ARE TO BE LOCATED IN AREA SHOWN ON PLAN. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE ABOVE ITEMS.

SYSTEM IS TO CONSIST OF SEPARATE DRIP EMITTER ZONES, SPRAY HEAD ZONES, EACH WITH SEPARATE VALVES AND STATIONS ON THE CONTROLLER.

CONTROLLER IS TO BE A TORO VISION II CONTROLLER WITH INDEPENDENT STATION PROGRAMMING. CONTROLLER IS TO BE PLACED AS SHOWN ON IRRIGATION PLAN.

MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE LOW POINTS OF LATERALS, AND THE ENDS AND LOW POINTS OF THE IRRIGATION MAINLINE. PLACE MANUAL VALVES IN LATCHABLE VALVE BOX FOR EASY ACCESS. PLACE ONE CUBIC FOOT OF GRAVEL BELOW VALVE.

AUTOMATIC DRAIN VALVES ARE TO BE LOCATED AT THE END OF IRRIGATION LATERAL LINES. PLACE VALVES ON TOP OF ONE CUBIC FOOT OF FILL.

PROVIDE PVC SLEEVES FOR IRRIGATION PIPES AND WIRING THAT CROSSES UNDER WALKS, STREETS AND CONCRETE PADS. COMBINE PIPING WHENEVER POSSIBLE TO SAVE ON SLEEVING MATERIALS.

DRIP EMITTER ZONES REQUIRE A TORO DRIP UNDERGROUND PRESSURE REGULATOR AND A TORO DISC FILTER WITH PRESSURE REGULATOR LOCATED AFTER THE DRIP ZONES VALVE.

EMITTERS SHALL BE TORO EMITTERS OR APPROVED EQUAL.

DRIP EMITTER COUNTS ON PLAN ARE APPROXIMATE. USE THE FOLLOWING GUIDELINES WHEN INSTALLING DRIP SYSTEM.

ONE(1) GALLON PER HOUR EMITTERS ARE TO BE DISTRIBUTED AS FOLLOWS:

- 1 DRIP EMITTER PER 1 GALLON GROUND COVER
- 2 DRIP EMITTERS PER 1.5 GALLON GROUND COVER
- 4 DRIP EMITTERS PER 1.5" 3" CALIBER TREE LOCATED IN PLANTER BED

DRIP IRRIGATION LINE SHALL BE INSTALLED BELOW GRADE. THE EMITTERS STATED ABOVE SHALL BE INSERTED INTO THESE LINES. POLYETHYLENE RESIN EMITTER DISTRIBUTION TUBING SHALL DISTRIBUTE WATER TO THE CROWN OF THE PLANTS. EACH SURFACED END OF DISTRIBUTION TUBE WILL BE FITTED WITH AN INSECT CAP AND ELEVATED AT A MINIMUM OF 2" ABOVE GRADE.

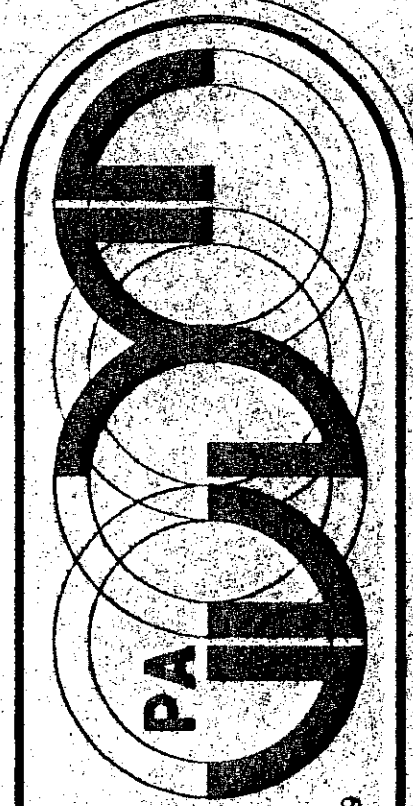
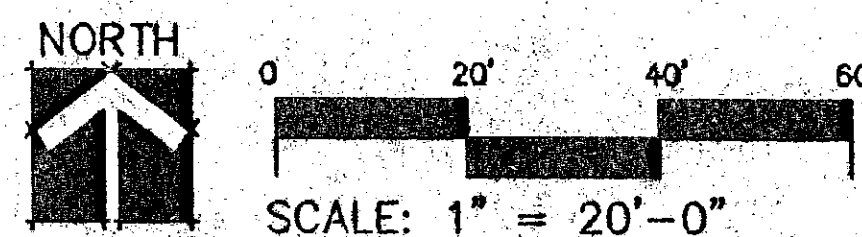
IRRIGATION ZONE CHART

ID. LETTER	GPM	VALVE SIZE	ZONE TYPE
CONTROLLER 'A'			
ZONE A	35.4	1 1/2"	POP-UP SPRAY HEAD
ZONE B	35.2	1 1/2"	POP-UP SPRAY HEAD
ZONE C	35.75	1 1/2"	POP-UP SPRAY HEAD
ZONE D	54.54	1 1/2"	POP-UP SPRAY HEAD
ZONE E	27.5	1 1/2"	POP-UP SPRAY HEAD
ZONE F	MAXIJET	3/4"	POP-UP SPRAY HEAD
ZONE G	DRIP	3/4"	DRIP EMITTER
ZONE H	54.55	1 1/2"	POP-UP SPRAY HEAD

NOTE: ALL ZONES ARE DESIGNED WITH AN ASSUMED DESIGN PRESSURE OF 50 PSI.

LEGEND:

- FULL TORO 510 4" POP-UP SPRAY SPRINKLER
- 180 DEG. TORO 510 4" POP-UP SPRAY SPRINKLER
- 30 DEG. TORO 510 4" POP-UP SPRAY SPRINKLER
- 510 ADJUSTABLE ARC NOZZLE
- ▲ TORO MAXIJET ON 12" POP-UP SPRAY SPRINKLER
- CONTROLLER
- M WATER METER
- IRRIGATION MAINLINE - CLASS 200
- IRRIGATION LATERAL - CLASS 150
- ▨ PVC SLEEVE UNDER HARDSCAPE - SCHED. 40



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interiors
site planning
architecture
Wichita, Kansas 67208
316-681-2099
128 North Oliver



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MAY 17, 1993

WDA no. 930117
drawn skw check DEW

OUTBACK STEAKHOUSE
21st AND ROCK ROAD
WICHITA, KANSAS
SITE IRRIGATION PLAN

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE LINEAR LENGTH: 156'
(WEST PROPERTY LINE)
AVERAGE DEPTH OF LOT: 365'
REQUIRED STREET YARD LANDSCAPE AREA: 3125 SQ. FT.
20 SQ. FT. PER LINEAL LENGTH
PROPOSED STREET YARD LANDSCAPE AREA: 4562 SQ. FT.

REQUIRED SHADE TREES
1 TREE PER 900 SQ. FT. OF STREET YARD
LANDSCAPE AREA

REQUIRED PARKING SCREEN
2/3 STREET FRONTAGE
STREET FRONTAGE = 156 LN. FT.

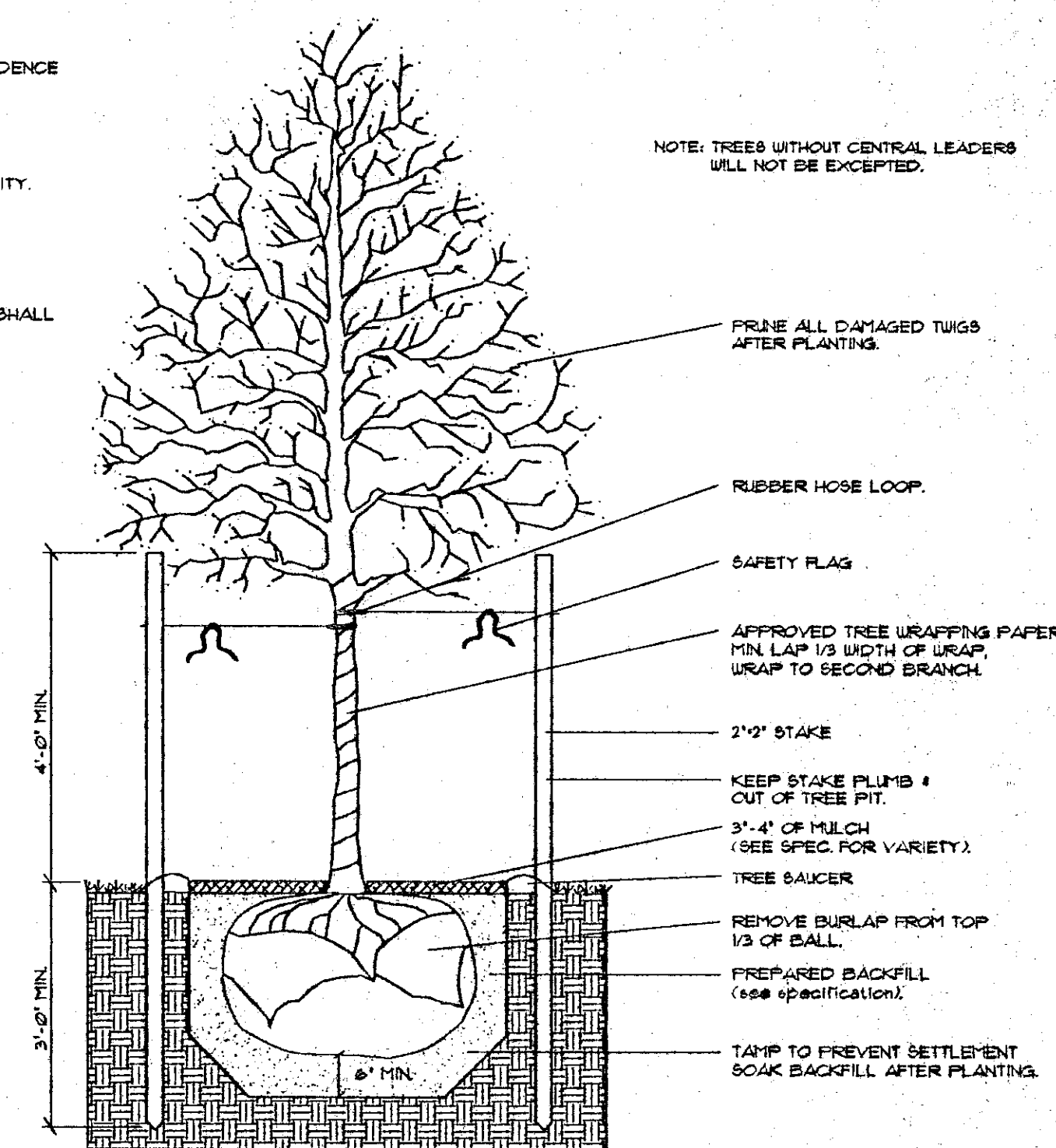
104 LN. FT. REQUIRED
OF 3" OPAQUE SCREEN

PLANT MATERIAL SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
4	GLEDITSIA TRICANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2' - 2 1/2" CAL.	B/B	
6	CERCIS CANADENSIS	EASTERN REDBUD	1 1/2' - 2' CAL.	B/B	
4	JUNIPERUS VIRGINIANA 'CAVAERTII'	CANAERT JUNIFER	6' HT.	B/B	
24	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIFER	3 GAL.	CONT.	
34	JUNIPERUS SABINA 'VON EHREN'	VON EHREN JUNIFER	5 GAL.	CONT.	
6	BERBERIS X MENTORENSIS	MENTOR BARBERRY	5 GAL.	CONT.	
7	CHAENOMELES SPECIOSA 'TEXAS SCARLET'	TEXAS SCARLET QUINCE	3 GAL.	CONT.	
43	COTONEASTER APICULATUS SPIREA JAPONICA VAR. ALPINA	CRANBERRY COTONEASTER LITTLE PRINCESS SPIREA	3 GAL.	CONT.	
154	AUGIA REPTANS EVONYMUS FORTUNEI VAR. COLORATUS	BRONZE AUGIA PURPLE LEAF WINTERCREEPER	1 GAL.	CONT.	18" SPACING
30			1 GAL.	CONT.	18" SPACING
60	VINCA MAJOR	LITTLE BRIGHT EYES	4" POT	CONT.	
		FINE FESCUE BLEND SOD			

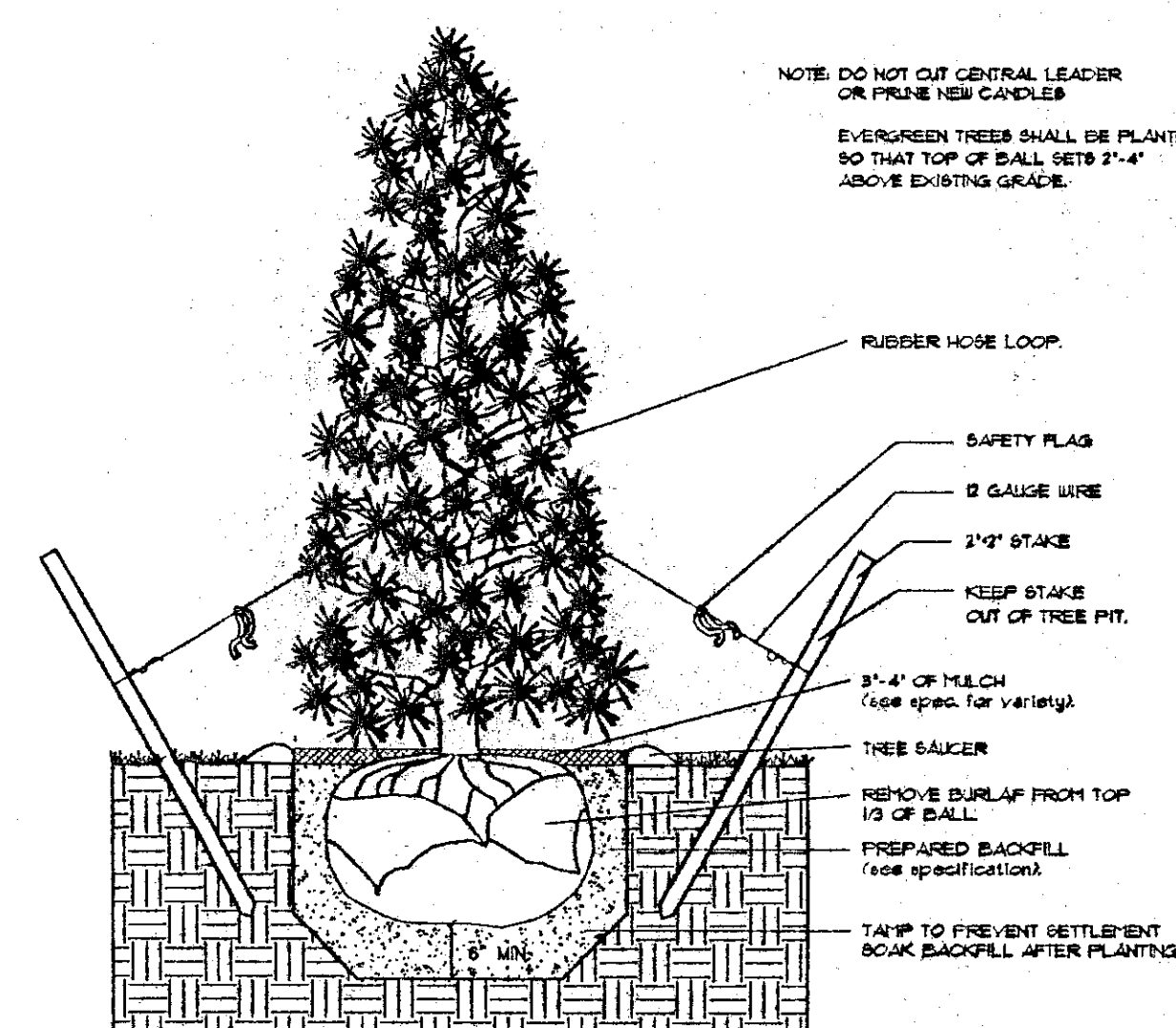
GENERAL PLANTING NOTES:

- TOTAL QUANTITIES OF MATERIALS SHOWN ON LANDSCAPE DRAWINGS SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- GENERAL CONTRACTOR SHALL PLACE 4" OF TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ANY BERTS SHOWN ON THE PLANS SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY.
- PROTECT AND SAVE THE EXISTING PLANT MATERIALS WHEN EVER POSSIBLE.
- COMMERCIAL GRADE PLASTIC EDGING SHALL BE USED TO SEPERATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE.
- USE SHREDDED 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.
- PLACE 3"-4" OF MULCH IN ALL SHRUB BEDS. PLACE 2" OF MULCH IN THE GROUND COVER BEDS. PLACE 4" OF MULCH IN ALL TREE SAUCERS.
- USE TRIANGULAR SPACING IN ALL GROUND COVER AND ANNUAL BEDS.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO STARTING CONSTRUCTION.



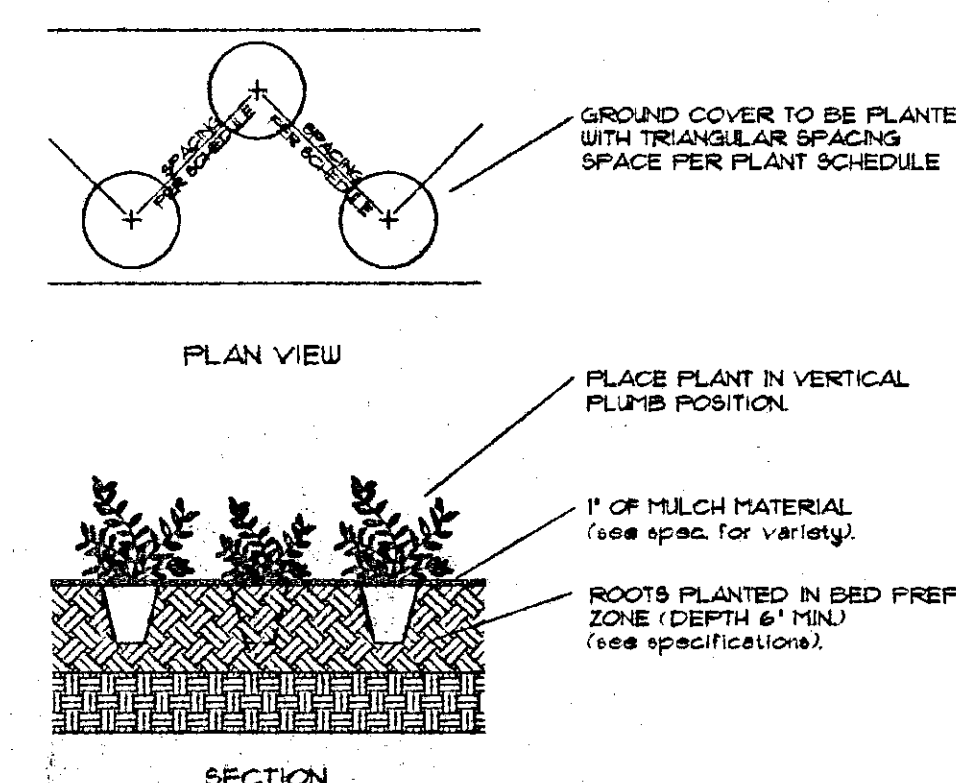
TREE PLANTING & STAKING DETAIL

NO SCALE



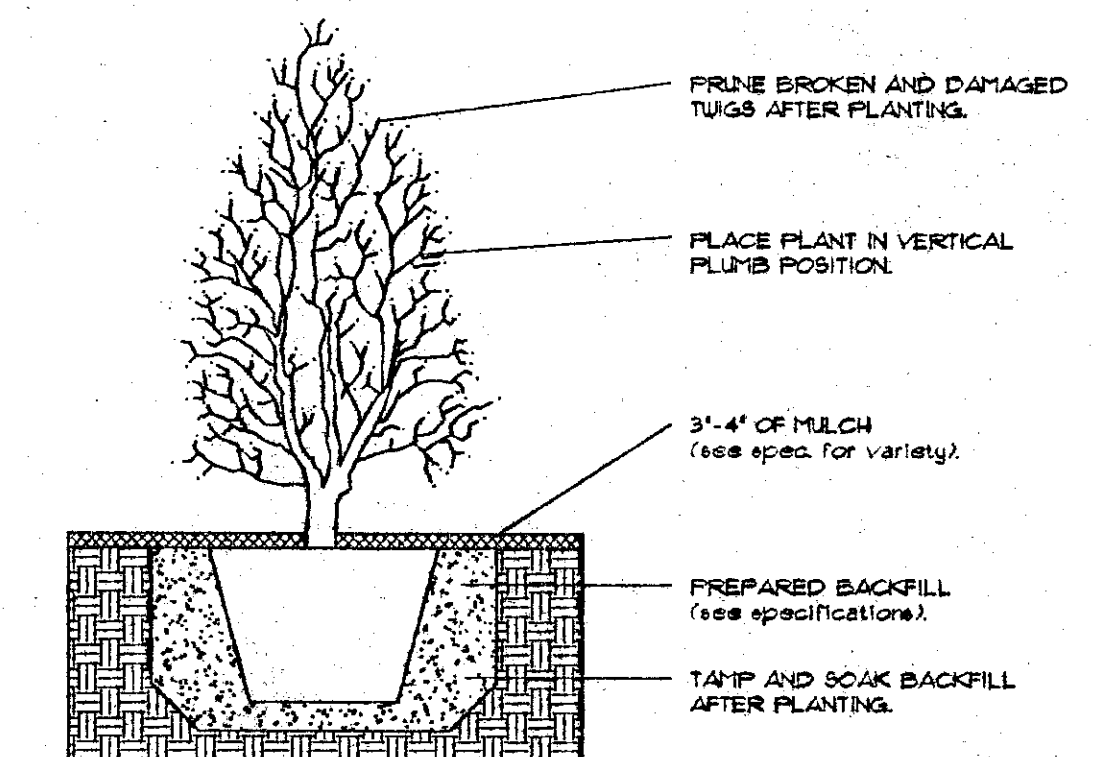
EVERGREEN PLANTING & STAKING DETAIL

NO SCALE



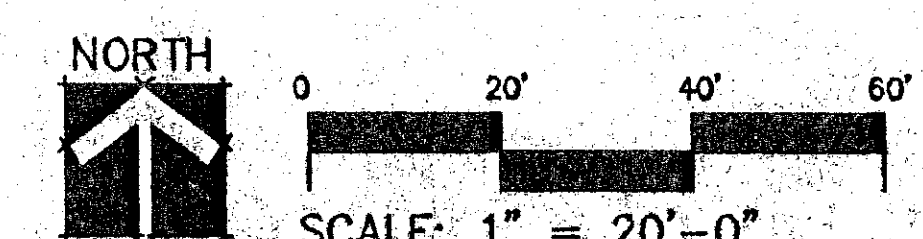
GROUND COVER PLANTING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE



PP

MONUMENT SIGN

PP

X

SITE PLANTING PLAN

OUTBACK STEAKHOUSE, WICHITA, KS.

LANDSCAPE PLAN

PARCEL #7

DP-191

APPROVED 11/13/2013 BY [Signature]

Wilson Darnell Mann PA
interiors
architecture site planning
1226 North Oliver
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316-681-2099

LANDSCAPE ARCHITECT
STATE OF KANSAS
J. STEWART
11/13/2013
15623

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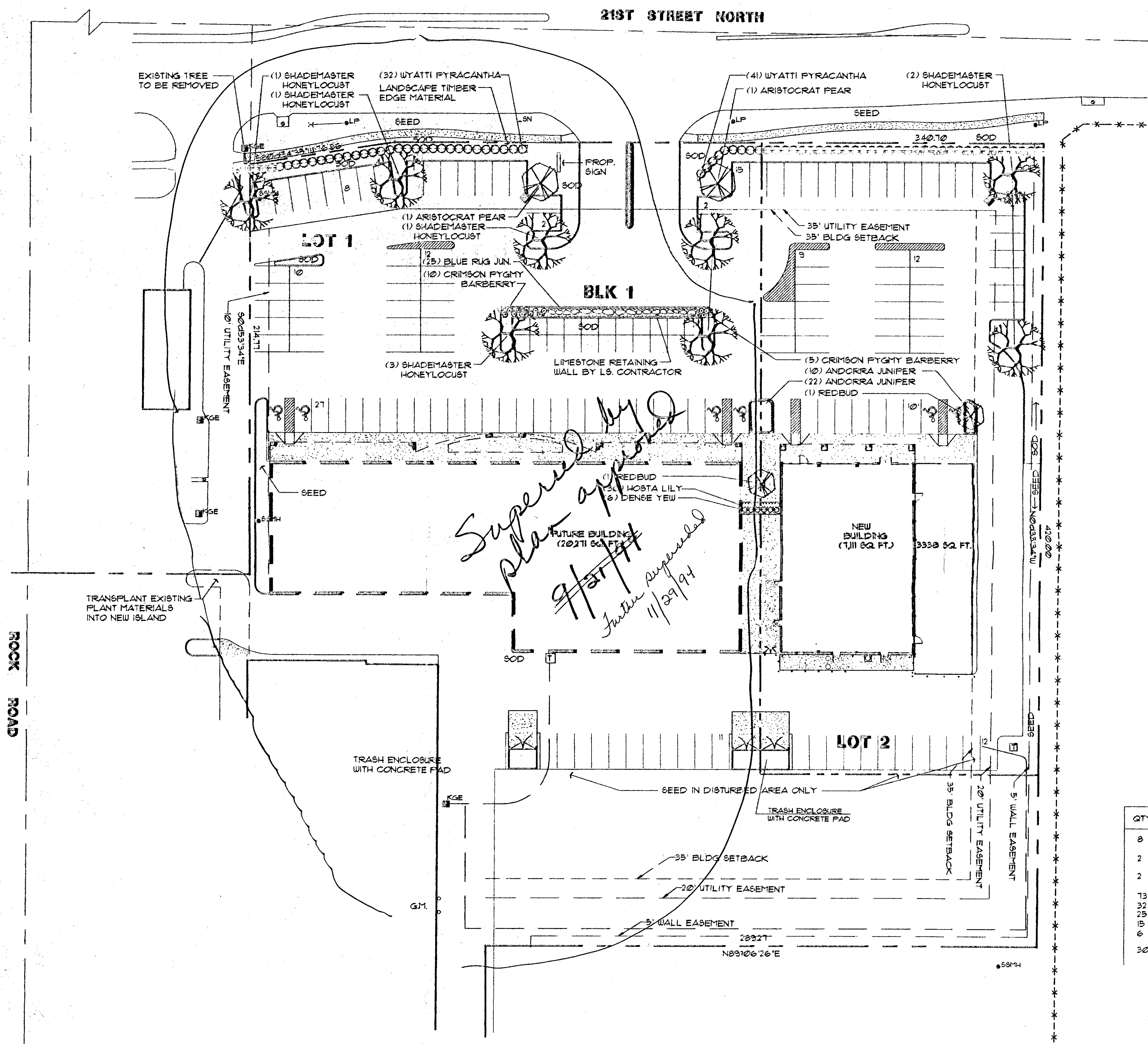
WDA no. 930117

drawn: SKW check: DEW

OUTBACK STEAKHOUSE
21st AND ROCK ROAD
WICHITA, KANSAS

SITE PLANTING PLAN

SA-3
of



GENERAL PLANTING NOTES:

1. TOTAL QUANTITIES OF MATERIALS SHOWN ON LANDSCAPE DRAWINGS SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
2. GENERAL CONTRACTOR SHALL PLACE 4" OF TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS.
3. PROTECT AND SAVE THE EXISTING PLANT MATERIALS WHEN EVER POSSIBLE. TREES THAT ARE TO BE TRANSPLANTED SHALL BE REMOVED, BALLED AND BURLAPED, AND STORED UNTIL PLANTING IS POSSIBLE.
4. 4"x4" CEDAR EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE.
5. USE SHREDDED 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.
6. PLACE 3"-4" OF MULCH IN ALL SHRUB BEDS, PLACE 1" OF MULCH IN THE GROUND COVER BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS.
7. USE TRIANGULAR SPACING IN ALL GROUND COVER AND ANNUAL BEDS AND MASS PLANTINGS.
8. SOD AND SEED SHALL BE A LOCALLY AVAILABLE FESCUE BLEND. INSTALL SEED AT 6-8 lbs. PER 1000 SQ. FT. WITH PROPER FERTILIZATION.
9. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO STARTING CONSTRUCTION.
10. LIMESTONE RETAINING WALL IS TO BE DRY LAYED TO RETAIN SOIL. MATERIAL AND INSTALLATION BY PLANTING CONTRACTOR.

PLANT MATERIAL SCHEDULE

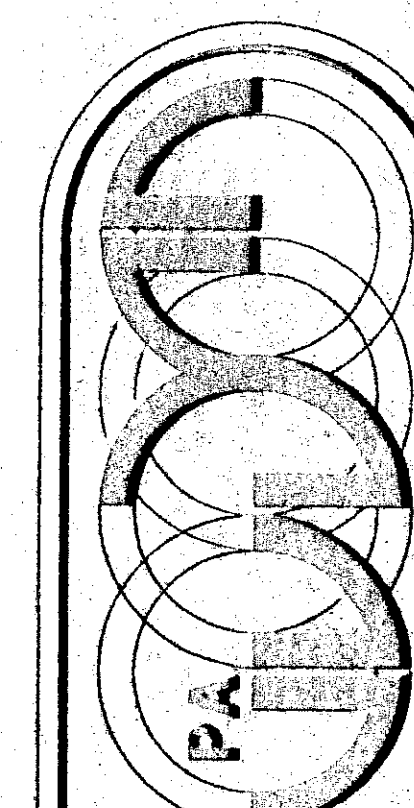
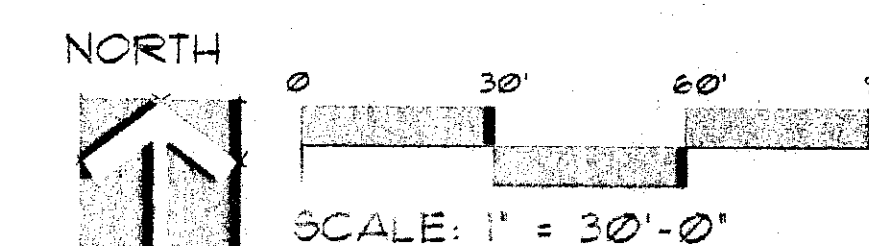
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
8	GLEDITSIA TRIO, SHADEMASTER	SHADEMASTER HONEYLOCUST	2"-2 1/2" CAL.	B4B	
2	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	1 1/2"- 2" CAL.	B4B	
2	CERCIS CANADENSIS	REDBUD	1 1/2"- 2" CAL.	B4B	
13	PYRACANTHA COCCINEA 'WYATTII'	WYATTII PYRACANTHA	36" HT.	CONT.	SPACE 4' O.C.
32	JUNIFERUS HORIZONTALIS 'PLUMOSA'	ANDORRA JUNIFER	2 GAL.	CONT.	SPACE 3' O.C.
25	JUNIFERUS HORIZONTALIS 'WILTONI'	BLUE RUG JUNIFER	1 GAL.	CONT.	SPACE 4' O.C. IN ROCKS
15	BERBERIS THUNBERGI 'ATRO NANA'	CRIMSON PYGMY BARBERRY	1 GAL.	CONT.	
6	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	3 GAL.	CONT.	
30	HOSTA VENTRICOSA	HOSTA LILY	1 GAL.	CONT.	

DP-191 PART OF PARCELS 1 & 4

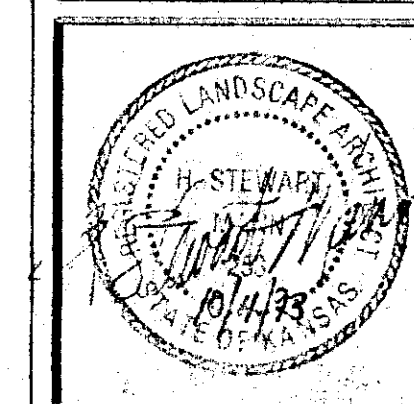
LANDSCAPE PLAN

APPROVED 11/24/93 BY [signature]

SITE LANDSCAPE PLANTING



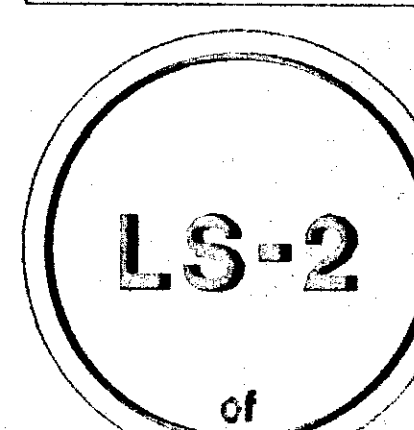
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architecture site planning interiors
128 North Oliver Wichita, Kansas 67208 316-681-2099



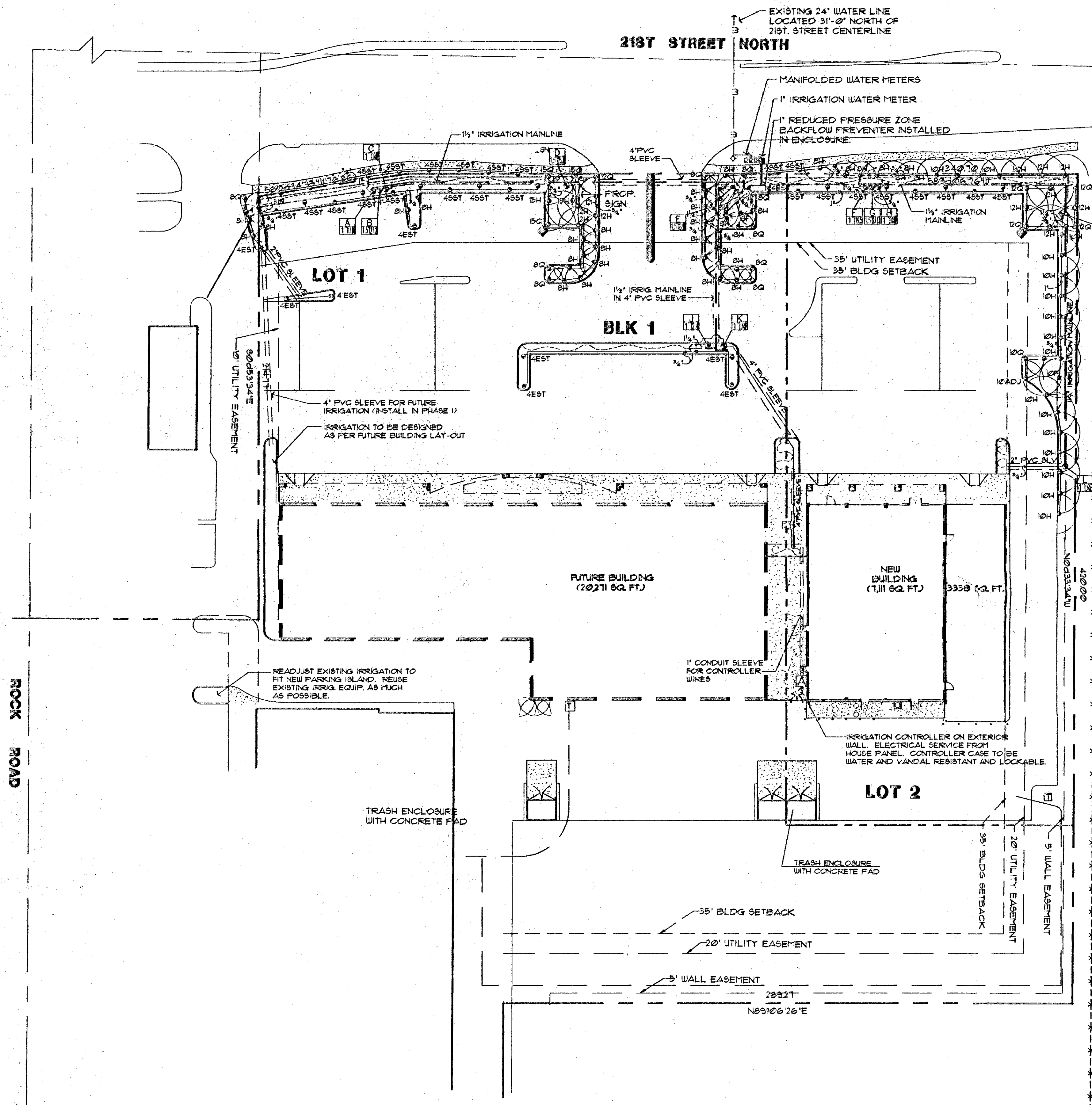
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10-4-93 FOR PERMIT

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BRADLEY FAIR
PHASE III
21st STREET AND ROCK ROAD
WICHITA, KANSAS
LANDSCAPE
PLANTING PLAN



MAP COPY 1 of 1



GENERAL NOTES:

THE DESIRED WATER COVERAGE OF THE IRRIGATION SYSTEM IS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO INSTALL ALL EQUIPMENT NECESSARY TO PROVIDE A COMPLETE SYSTEM THAT IS IN COMPLIANCE WITH THE SPECIFICATIONS, AND ALL APPLICABLE CODES AND REGULATIONS.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION WHICH WILL ILLUSTRATE TYPE OF HEADS, VALVES, PIPING AND ACCESSORIES, VERIFY AVAILABLE STATIC PRESSURE.

IRRIGATION PLAN IS A SCHEMATIC DRAWING TO REPRESENT DESIRED WATER COVERAGE. FIELD ADJUSTMENTS MAY BE NECESSARY TO AVOID UNFORESEEN OBSTACLES AND SIMPLIFY INSTALLATION.

EACH ZONE OF IRRIGATION SYSTEM IS DESIGNED WITH A MAXIMUM OF 35 GALLONS PER MINUTE.

IRRIGATION WATER METER, GATE (OR GLOBE) VALVE, REDUCED PRESSURE ZONE BACKFLOW PREVENTION ASSEMBLY, ENCLOSURE AND MANUAL DRAIN VALVE ARE TO BE LOCATED IN AREA SHOWN ON PLAN. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE ABOVE ITEMS.

SYSTEM IS TO CONSIST OF SEPARATE DRIP EMITTER ZONES, SPRAY HEAD ZONES AND STREAM ROTOR ZONES, EACH WITH SEPARATE VALVES AND STATIONS ON THE CONTROLLER (EXCEPT AS SHOWN ON VALVE SCHEDULE).

CONTROLLER(S) IS TO BE A TORO C16-2 SERIES, ELECTROMECHANICAL, ELECTRIC MODEL WITH METAL LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMING, 2 TO 18 HOUR DRIP STATIONS AND CAPABLE OF MULTIPLE VALVES PER STATION. TO BE PLACED AS SHOWN ON IRRIGATION PLAN.

MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE LOW POINTS OF LATERALS, AND THE ENDS AND LOW POINTS OF THE IRRIGATION MAINLINE. PLACE MANUAL VALVES IN LATCHABLE VALVE BOX FOR EASY ACCESS. PLACE ONE CUBIC FOOT OF GRAVEL BELOW VALVE.

AUTOMATIC DRAIN VALVES ARE TO BE LOCATED AT THE END OF IRRIGATION LATERAL LINES. PLACE VALVES ON TOP OF ONE CUBIC FOOT OF FILL.

PROVIDE PVC SLEEVES FOR IRRIGATION PIPES AND WIRING THAT CROSSES UNDER WALKS, STREETS AND CONCRETE PADS. COMBINE PIPING WHENEVER POSSIBLE TO SAVE ON SLEEVING MATERIALS.

DRIP EMITTER ZONES REQUIRE A TORO FRY SERIES DRIP PRESSURE REGULATOR AND A TORO DF SERIES DISC FILTER WITH 140 MESH SCREEN. LOCATE AFTER EACH DRIP ZONE VALVE.

EMITTERS SHALL BE TECH FLOW PRESSURE COMPENSATING EMITTERS, TECHLINE SELF CLEANING PRESSURE COMPENSATING EMITTER LINE OR APPROVED EQUAL.

USE THE FOLLOWING GUIDELINES WHEN INSTALLING DRIP SYSTEM:

ONE(1) GALLON PER HOUR EMITTERS ARE TO BE DISTRIBUTED AS FOLLOWS:

- 1 DRIP EMITTER PER TWO 2'-4" GROUND COVER
- 1 DRIP EMITTER PER 1 GALLON GROUND COVER
- 2 DRIP EMITTERS PER 1-5 GALLON SHRUB
- 4 DRIP EMITTERS PER 1'-3" CALIBER TREE LOCATED IN PLANTER BED

DRIP IRRIGATION LINE SHALL BE INSTALLED BELOW GRADE. THE EMITTERS STATED ABOVE SHALL BE INSERTED INTO OR LOCATED WITHIN THESE LINES.

TORO RAINSWITCH SHALL BE LOCATED NEAR CONTROLLER ON ROOF OF BUILDING. WIRE SO RAINSWITCH INTERRUPTS VALVE COMMON AND LEAVES CLOCK ACTIVATED.

WHEN INSTALLING IRRIGATION PIPE ALONG CURBS OR IN ISLANDS, PLACE PIPE AS NEAR TO CURB AS POSSIBLE TO ALLOW FOR PLANTING TREES, SHRUBS, AND GROUND COVERS.

IRRIGATION ZONE CHART

CONTROLLER 'A'	ID. LETTER	CONTROL STATION	GPM	VALVE SIZE	ZONE TYPE
	ZONE A	1	13.05	1"	POP-UP SPRAY HEAD
	ZONE B	2	212	1"	POP-UP SPRAY HEAD
	ZONE C	DRIP-1	DRIP	1 1/2"	DRIP EMITTER
	ZONE D	3	25.8	1 1/2"	POP-UP SPRAY HEAD
	ZONE E	4	29.36	1 1/2"	POP-UP SPRAY HEAD
	ZONE F	5	18.5	1"	POP-UP SPRAY HEAD
	ZONE G	6	23.13	1 1/2"	POP-UP SPRAY HEAD
	ZONE H	DRIP-1	DRIP	1 1/2"	DRIP EMITTER
	ZONE I	7	25.6	1 1/2"	POP-UP SPRAY HEAD
	ZONE J	8	2.4	1"	POP-UP SPRAY HEAD
	ZONE K	DRIP-2	DRIP	1"	DRIP EMITTER
	ZONE L	DRIP-2	DRIP	1"	DRIP EMITTER
	TOTAL	13			

NOZZLE RADIUS AND WATER GPM CALCULATED WITH A OPERATING PRESSURE OF 35 PSI AT THE IRRIGATION HEAD.

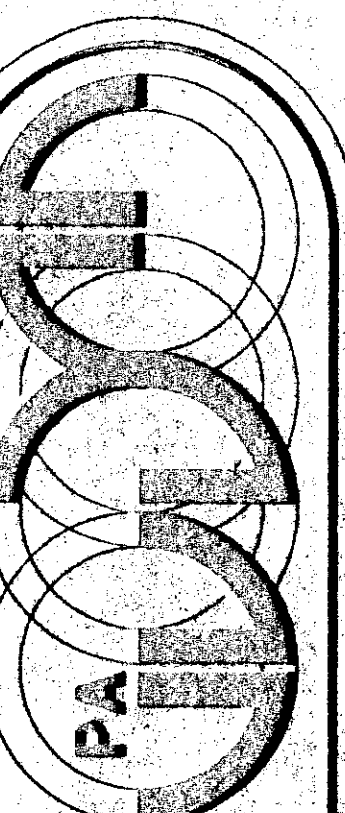
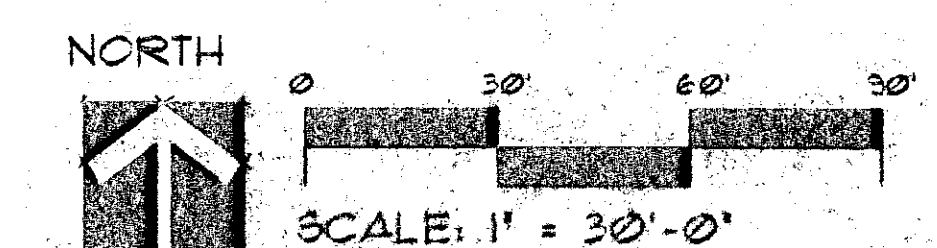
CONTROLLER SHALL BE A TORO C16-2 ELECTROMECHANICAL CLOCK. ELECTRIC VALVE CONTROL WITH A LOCKABLE METAL CABINET.

(4) OF THE UNUSED STATIONS SHALL BE WIRED TO FUTURE BUILDING PAD AND ENDED AT PLASTIC VALVE ENCLOSURE PLACED NEAR STUBBED END OF IRRIGATION MAINLINE.

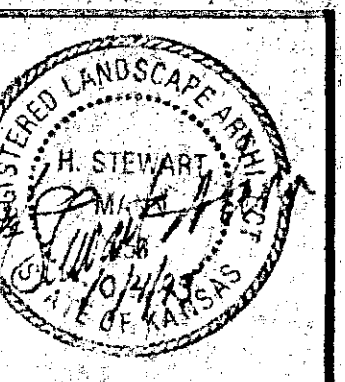
LEGEND:

- FULL TORO 510 4" POP-UP SPRAY SPRINKLER
- 270 DEG. TORO 510 4" POP-UP SPRAY SPRINKLER
- 180 DEG. TORO 510 4" POP-UP SPRAY SPRINKLER
- 120 DEG. TORO 510 4" POP-UP SPRAY SPRINKLER
- 90 DEG. TORO 510 4" POP-UP SPRAY SPRINKLER
- ADJUSTABLE TORO 510 4" POP-UP SPRAY SPRINKLER
- END STRIP TORO 510 4" POP-UP SPRAY SPRINKLER
- SIDE STRIP TORO 510 4" POP-UP SPRAY SPRINKLER
- 90 DEG. TORO 300 SERIES POP-UP STREAM ROTOR SPRINKLER
- 180 DEG. TORO 300 SERIES POP-UP STREAM ROTOR SPRINKLER
- CONTROLLER
- WATER METER
- REDUCED PRESSURE ZONE BACKFLOW PREVENTER LOCATION
- IRRIGATION MAINLINE - CLASS 1200
- IRRIGATION LATERAL - CLASS 160
- DRIP EMITTER TUBING
- PVC SLEEVE UNDER HARDSCAPE - SCHED. 40

SITE LANDSCAPE IRRIGATION



Wilson Darnell Mann, P.A.
interiors
architecture site planning
128 North Oliver
Wichita, Kansas 67208
316-681-2089



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Wilson Darnell Mann, P.A.

prints issued
2-13-93
3-21-93
10-4-93 FOR PERMIT

WDA no. 93016
drawn: LJE
check:

**BRADLEY FAIR
PHASE III**
21st STREET AND ROCK ROAD
WICHITA, KANSAS

LANDSCAPE
IRRIGATION PLAN

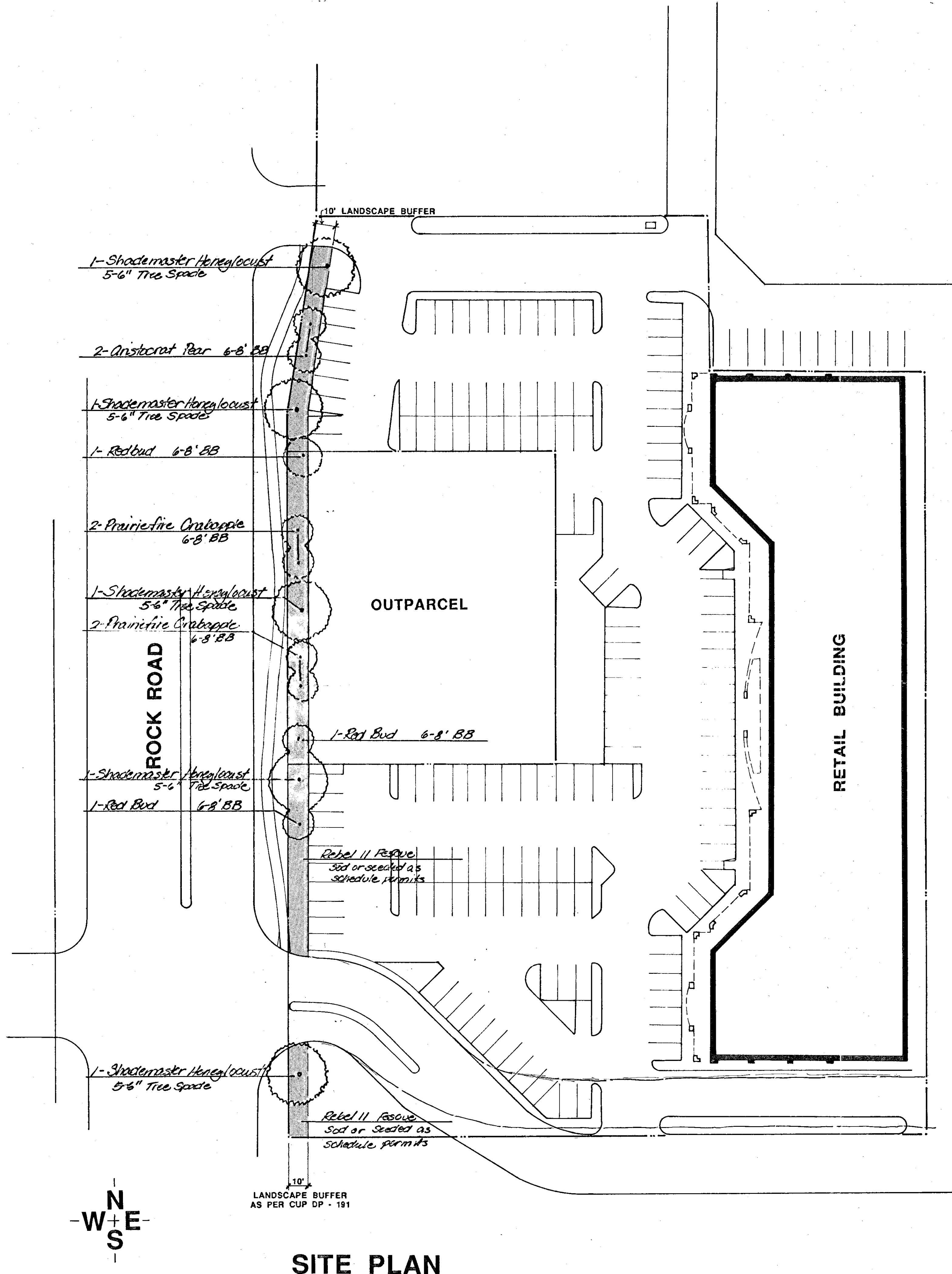
LS-1
of

PLANT LIST

QUAN.	PLANT NAME	SIZE	COND.
ORNAMENTAL TREES			
4	CRAB, PRAIRIEFIRE		
	Malus sp. 'Prairiefire'	6-8'	BB
2	PEAR, ARISTOCRAT		
	Pyrus calleryana 'Aristocrat'	6-8'	BB
3	REDBUD		
	Cercis canadensis	6-8'	BB
SHADE TREE			
5	HONEYLOCUST, SHADEMASTER		
	Gleditsia triacanthos Inermis 'Shademaster'	5-6" CAL	TREE SPADE

NOTES

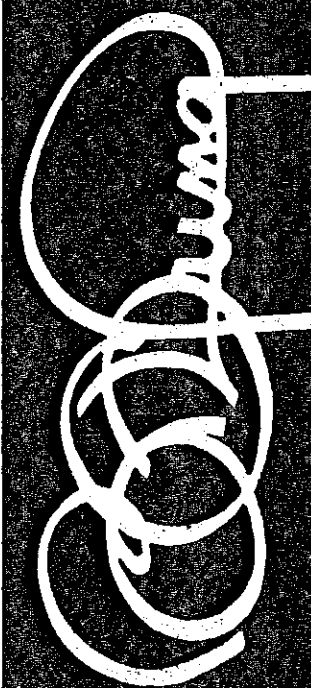
- Landscape contractor and/or tree spade operator is to verify the location of all underground utilities prior to installation of plant material and irrigation (including sanitary sewer). Utilities can be flagged by calling 687-2470.
- Areas denoted as turf are to be seeded or sodded with Rebel II Fescue as construction schedule and planting season permit.
- The proposed landscape buffer strip (C.U.P. D.P.-191) is to be irrigated by an automatic irrigation system in conjunction with the remainder of the project.
- This plan is to satisfy landscape buffer requirements in WILSON PROPERTY COMMERCIAL C.U.P. D.P.-191.
- Irrigation Contractor is responsible to install all desired sleeves under proposed paving prior to construction of parking lot and walks. Irrigation Contractor is to coordinate sleeve installation with general contractor and shall include sleeve costs in bid.
- Contractor is responsible to obtain minor street privilege permit from the City Engineer's Office prior to any construction such as irrigation systems, sculptural berms, walls, or any other permanent structure in public right-of-way.



DP-191 Approved Landscape Plan for 5 for west line of Parcel 3 of

W. G. Yung Design
DIRECTOR OF PLANNING
DATE July 6, 1990

MARD COPY 1 of 1



BILL G. YUNG DESIGN
WICHITA, KS 67201
4012 E. 20TH STREET NORTH
316-683-0007

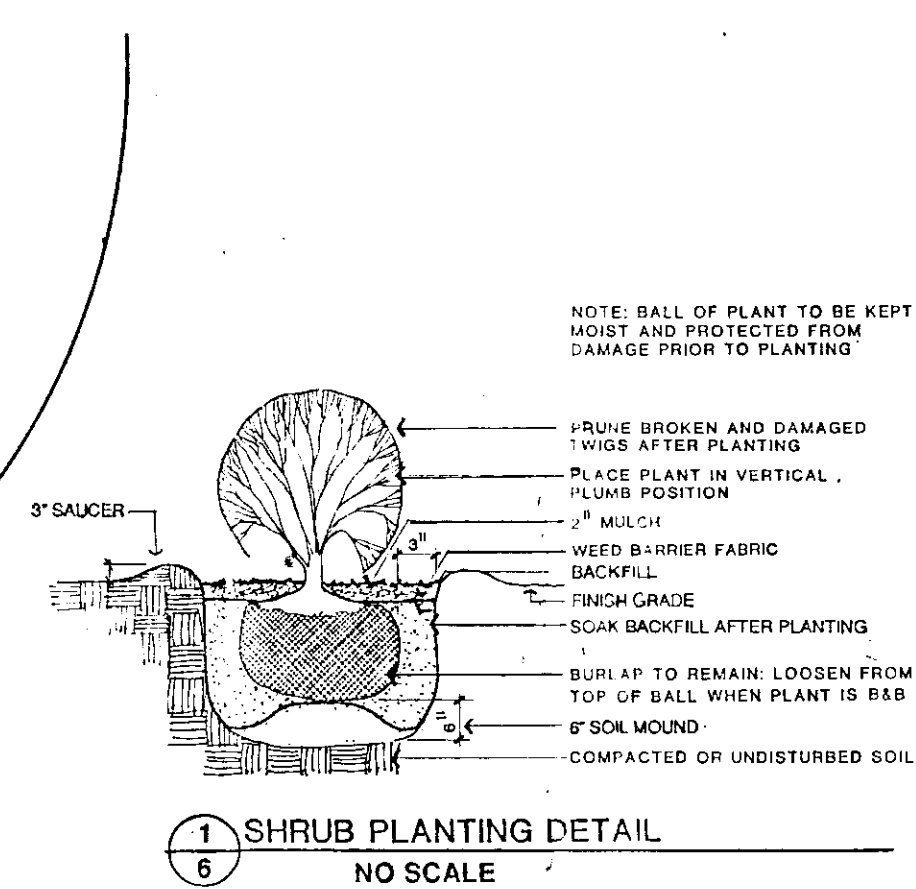
DATE 26-JUNE-1990
REV.

SHEET TITLE
LANDSCAPE BUFFER
PLANTING PLAN
DP - 191

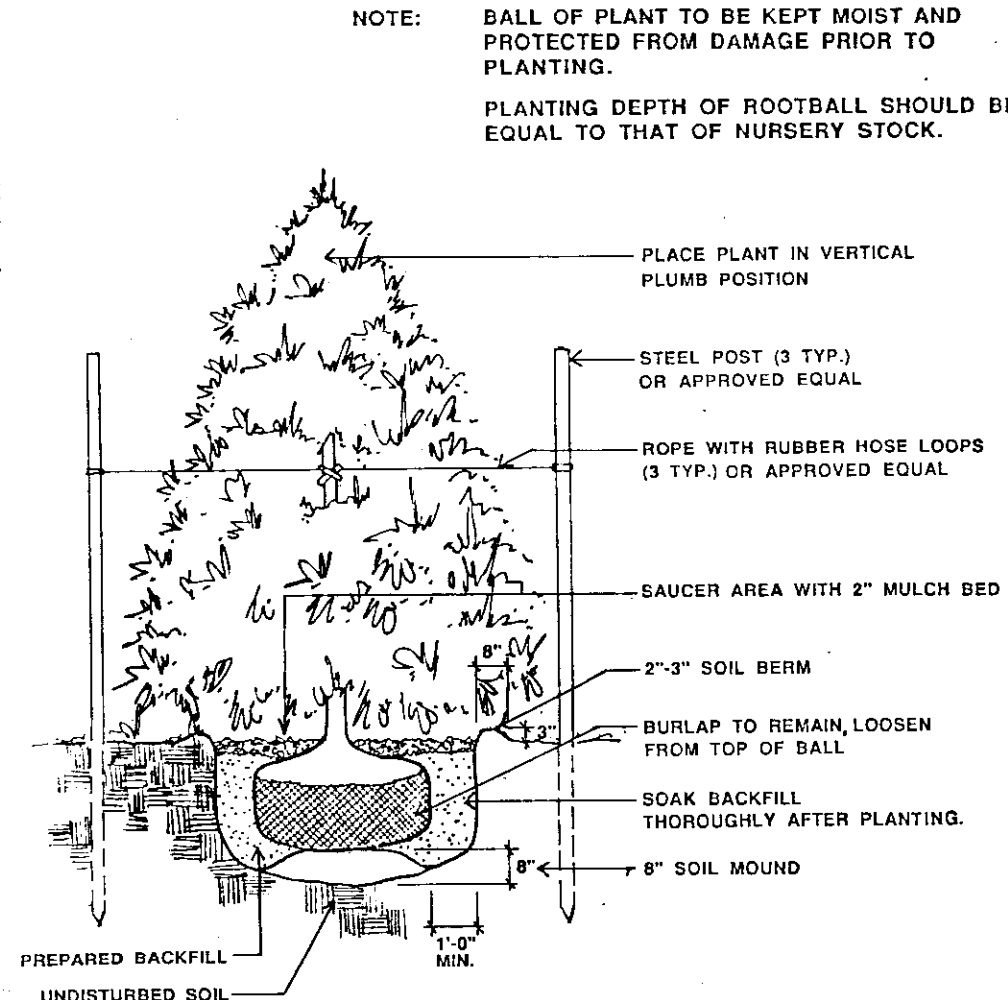
SHOPPING CENTER
21ST & ROCK ROAD
WICHITA, KS

PROJECT

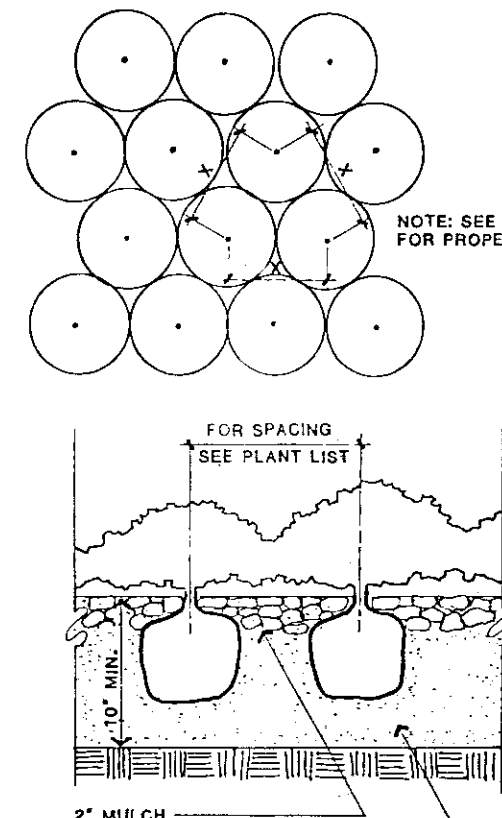
SHEET



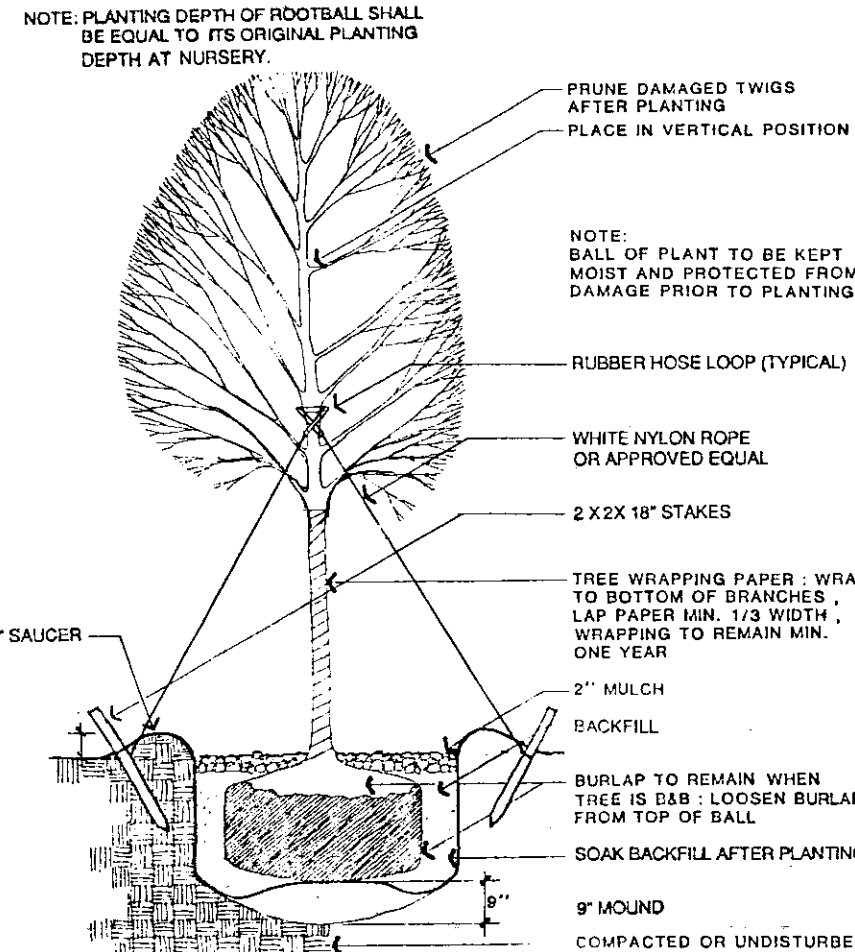
N.W. CORNER, N.W. 1/4
SECTION 8, T27S, R2E



2 CONIFER TREE PLANTING DETAIL
NO SCALE



3 EVERGREEN SHRUB PLANTING DETAIL
NO SCALE



4 DECIDUOUS TREE PLANTING
NO SCALE

PLANT LIST

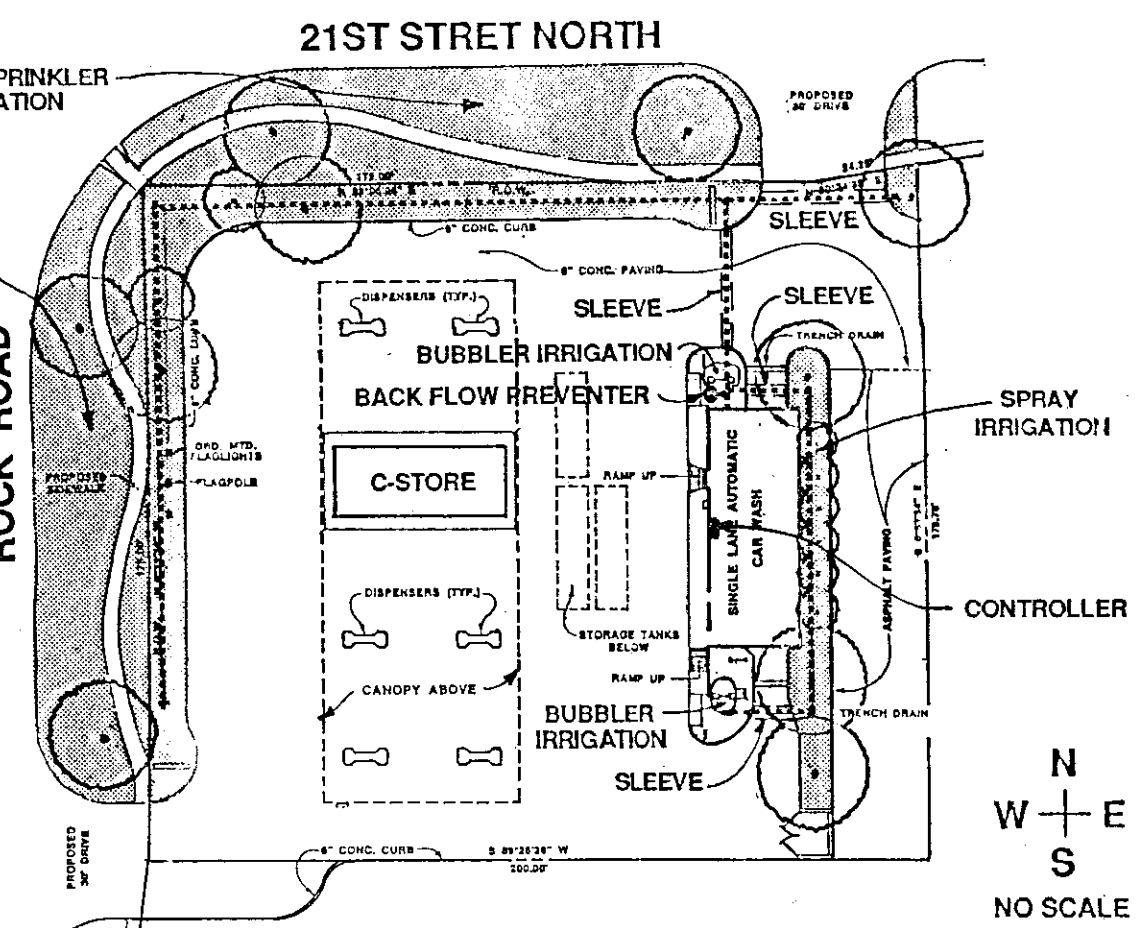
Quantity	Common Name	Botanical Name	Size	Cond.	Spacing
7	Shademaster Honeylocust	Gledisia triacanthos inermis "Shademaster"	5-6" Caliper	Tree Spade	A.S.
2	Eastern Redbud	Cercis canadensis	2-2 1/2" Caliper	BB	A.S.
3	Marshall's Seedless Ash	Fraxinus pennsylvanica "Marshall's Seedless"	3-3 1/2" Caliper	BB	A.S.
6	Canert Juniper	Juniperus virginiana "Canert"	6-8" Caliper	BB	A.S.
66	Andorra Juniper	Juniperus horizontalis "Plumosa"	2 gal.	Cont.	36"
24	Lodense Privet	Ligustrum vulgare "Lodense"	2 gal.	Cont.	18" O.C.

LANDSCAPE NOTES

- NO SUBSTITUTES SHALL BE ALLOWED WITHOUT APPROVAL.
- QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL FIELD VERIFY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- EDGING SHALL BE VINYL. INSTALL STAKES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
- PLANTING BEDS SHALL RECEIVE SHREDDED BARK MULCH AND SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
- TURF TYPE SHALL BE COMMERCIAL GRADE REBEL II FESCUE SOD IN AREAS SHOWN.
- RE-ESTABLISH ALL THE AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
- CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES PRIOR TO ANY LANDSCAPE CONSTRUCTION.
- FOR FURTHER INFO. ON LANDSCAPING (WARRANTY, TYPES, METHODS, ETC.) SEE LANDSCAPE SPECS.
- NEW TOPSOIL SHALL BE A NATURAL, FRIABLE, TOPSOIL. IT SHALL BE OBTAINED FROM WELL-DRAINED AREAS, FREE OF ADMIXTURE OF SUBSOIL AND FOREIGN MATTER OR OBJECTS LARGER THAN TWO (2) INCHES IN DIAMETER, TOXIC SUBSTANCES, AND ANY MATERIAL OR SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL REQUIRED FOR CONTAINED SHRUB AND GROUND COVER PLANTING BEDS SHALL BE THOROUGHLY MIXED TO ONE (1) PART PEAT TO FIVE (5) PARTS TOPSOIL BEFORE PLACEMENT. LANDSCAPE CONTRACTOR SHALL CONTRACT GENERAL CONTRACTOR BEFORE TOPSOIL IS PLACED AND ASSIST IN THE SELECTION OF TOPSOIL TO BE USED AND SHALL OBTAIN A SAMPLE FOR APPROVAL.

IRRIGATION NOTES

- IRRIGATION SYSTEM SHALL BE DESIGNED AS TO PREVENT DAMAGE DUE TO FREEZING. IRRIGATION CONTRACTOR SHALL PROVIDE DRAIN VALVES THROUGHOUT THE SYSTEM. VALVES SHALL BE PROVIDED TO ALLOW "BLOW-OUT."
- GENERAL CONTRACTOR SHALL COORDINATE WITH PAVING CONTRACTOR ON THE TIMING OF THE INSTALLATION OF SLEEVES UNDER PAVED AREAS.
- SYSTEM SHALL BE DESIGNED AND INSTALLED AS PER SPECS.
- FOR AREAS TO BE IRRIGATED, SEE THE IRRIGATION CONCEPT PLAN.
- FOR OPERATIONAL CHARACTERISTICS, SEE SPECS.
- IRRIGATION CONTRACTOR SHALL SET CONTROLLER AS TO NOT ALLOW TRAPPED WATER BETWEEN WALKS AND BUILDING FOUNDATION TO BECOME EXCESSIVE.
- MOUNT IRRIGATION CONTROLLER AT THE LOCATION NOTED ON THE IRRIGATION CONCEPT PLAN. FIELD VERIFY WITH ELECTRICAL SUBCONTRACTOR AND OWNER.
- SEE SPECS. FOR WARRANTY INFO.
- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. CALL 687-2470 PRIOR TO ANY EXCAVATION.
- IRRIGATION CONTRACTOR SHALL SUBMIT IRRIGATION PLAN TO LANDSCAPE ARCHITECT FOR APPROVAL.
- SEE SPECS. FOR FURTHER INFO.



NOTE: AREA SHOWN SHADED TO IRRIGATED.

LEGEND

— BACKFLOW PREVENTER

— MAIN ROUTING LINE

IRRIGATION CONCEPT PLAN

NOTE: IRRIGATION CONTROLLER TO BE LOCATED IN STORAGE ROOM AT A HEIGHT THAT ALLOWS FOR EASY OPERATION

LANDSCAPE PLAN	
SERVICE STATION	27396
21ST STREET NORTH & ROCK ROAD	
WICHITA, KANSAS	
DWG. NO.	SHEET NO.
D3370	6-0

PROPOSED LANDSCAPE PLAN
@ 21ST STREET NORTH
AND ROCK ROAD

THIS PLAN WILL FULFILL LANDSCAPE BUFFER REQUIREMENTS SET FORTH IN WILSON PROPERTY COMMERCIAL COMMUNITY UNIT PLAN D.P. - 191

PROPOSED PHILLIPS 66

NOTE: THIS PLAN WILL FULFILL LANDSCAPE BUFFER REQUIREMENTS ESTABLISHED BY WILSON PROPERTY COMMERCIAL C.U.P. D.P. 191 LAST REVISION DEC. 19, 1989



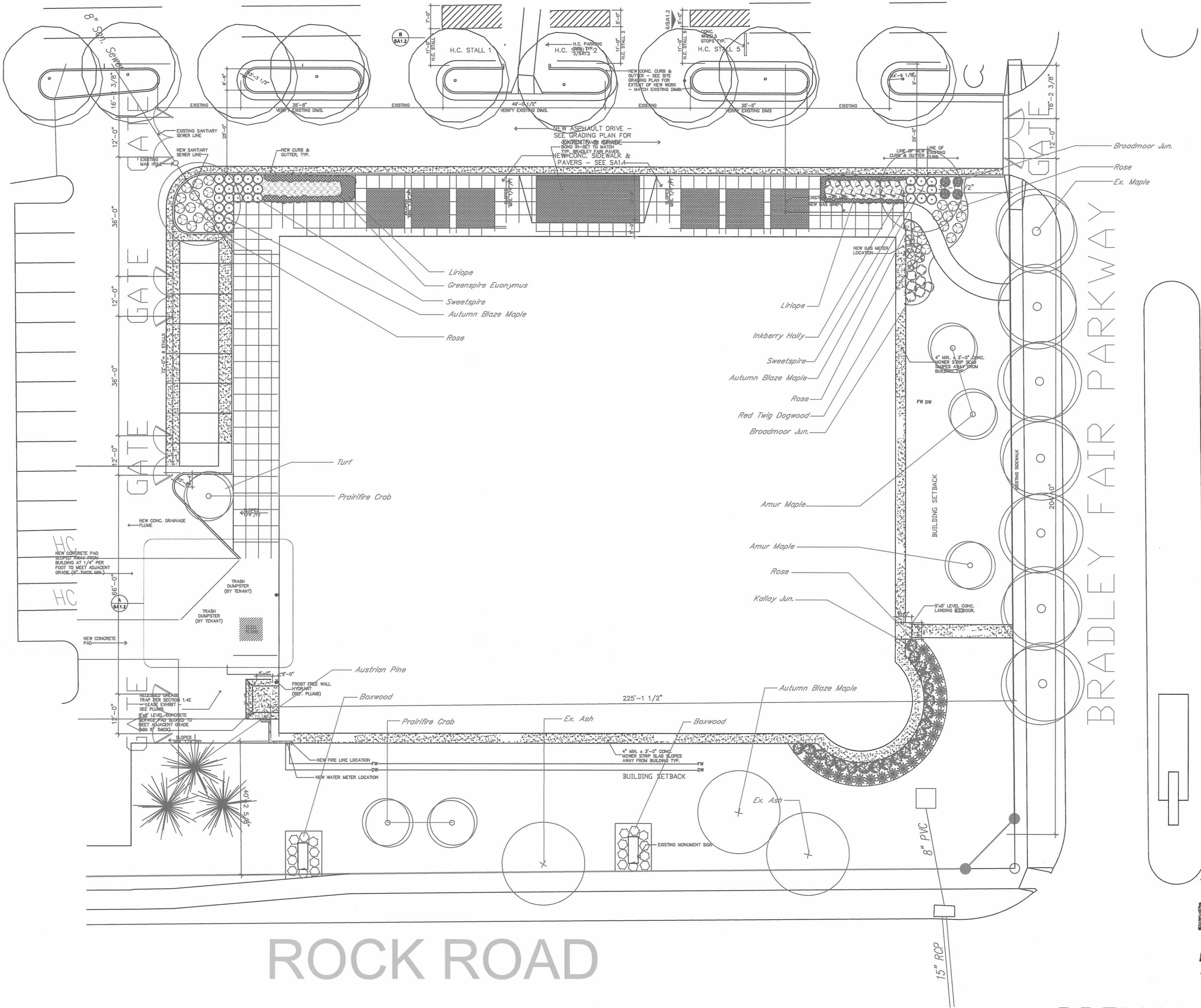
APPROVED LANDSCAPE PLAN

FOR
PARCEL NO. 2 OF D.P. - 191

MINNIE SKOGL December 28, 1989

DIRECTOR OF PLANNING date

MAPD COPY 101



DP-191 PARCEL 7A PORTION
LANDSCAPE PLAN
 APPROVED 03-25-08 BY DG
 SUPERSEDES PLAN APPROVED 05-31-07
 MAPD COPY 1 OF 2

SIGNALIZED
 INTERSECTION

PLANT LIST					
QTY.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
1		AUTUMN BLAZE MAPLE	ACER FREEMANNI	3" CAL	B&B
1		AUSTRIAN PINE	PINUS NUBA	10"	B&B
1		PRAIRIFIRE CRAB	MAULUS PRAIRIFIRE	2.5" CAL	B&B
1		AMUR MAPLE	ACER GINNALE	2.5" CAL	B&B
5		RED TWIG DOGWOOD	CORNUS ALBA IVORY HALO	5 GAL	CONT.
21		KALLAY JUNIPER	JUNIPERUS CHINENSIS KALLAYS COMPACTA	5 GAL	CONT.
49		PINK CARPET ROSE	ROSEA 'X' NGA TRAUUM	5 GAL	CONT.
11		BROADMOOR JUNIPER	JUNIPERUS SABINA BROADMOOR	5 GAL	CONT.
24		GREENSPIRE EUONYMUS	EUONYMUS	5 GAL	CONT.
20		SWEETSPIRE	TEA-MATRICEA LITTLE HENRY	5 GAL	CONT.
20		BOXWOOD	BOULEX MICROPHYLLA GREEN VELVET	5 GAL	CONT.
16		INKBERRY HOLLY	ILEX GLABRA	5 GAL	CONT.
120		LIRIOPE	LIRIOPE MOSCARRI BIG BLUE	1 GAL	CONT.

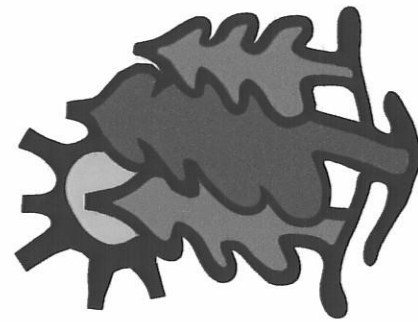
WATERING REQUIREMENTS
 500 AND LANDSCAPE BEDS SHALL BE IRRIGATED WITH
 AN AUTOMATIC WETTING SPRINKLER SYSTEM
LANDSCAPE STREET YARD
 11 = LOT PROVIDER
 1.20 = SQUARE FOOTAGE FACTOR
 5440 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD REQUIRED
 5440 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD PROVIDED
 9859 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD PROVIDED
 5440 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD REQUIRED
 5440 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD PROVIDED
 11 = TOTAL LANDSCAPE STREET YARD TREES REQUIRED
 5 = TOTAL LANDSCAPE STREET YARD SHADE TREES PROVIDED
 5 = TOTAL LANDSCAPE STREET YARD ORNAMENTAL TREES PROVIDED
 89 = TOTAL LANDSCAPE STREET YARD SHRUBS PROVIDED

PARKING LOT SCREENING AND LANDSCAPING
 NOT REQUIRED
PERIMETER BUFFERS W/ SCREENING
 NOT REQUIRED
PERIMETER BUFFERS W/O SCREENING
 NOT REQUIRED

LANDSCAPE LOT (SPT) 30' FT. FACTOR	
175' OR LESS	8' SEAFIN FT.
175' - 225'	15' SEAFIN FT.
225' - 275'	15' SEAFIN FT.
275' +	20' SEAFIN FT.

SCALE: 1" = 20'-0"

TREE TOP
 NURSERY & LANDSCAPING, INC.



5910 E. 37th NORTH
 WICHITA, KS 67220
 TEL 316.686.7491
 FAX 316.686.9625

PROFESSIONAL
 SEAL

BARNES & NOBLE

Rock Road and Bradley Fair Pkwy.

WICHITA, KANSAS

LANDSCAPE PLAN

DRAWN BY: MAM

DATE: MARCH 2008

NO. REVISION DATE

SHEET: L1

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

Plant List

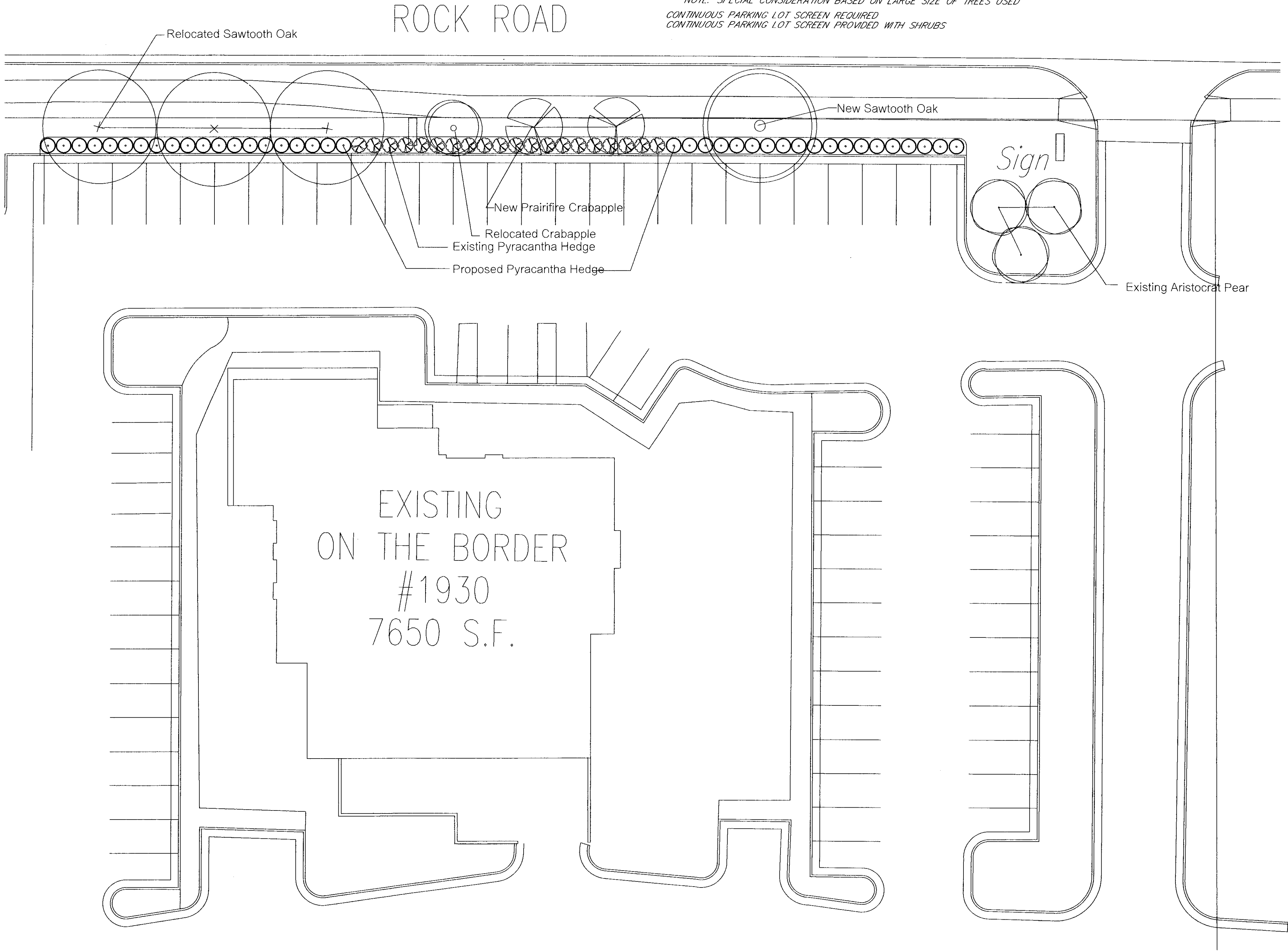
Qty.	Common Name	Botanical Name	Size
39	Lowboy Pyracantha	Pyracantha Coccinea Lowboy	6g.
2	Prairifire Crab	Malus Prairifire	2.5"
1	Sawtooth Oak	Quercus Acutissima	4"

LANDSCAPE STREET YARD CALCULATIONS

WATERING REQUIREMENTS
500 AND LANDSCAPE BEDS SHALL BE IRRIGATED WITH AN AUTOMATIC MOISTURE SENSING SPRINKLERS SYSTEM

LANDSCAPE STREET YARD
280 = FRONTAGE
x 20 = SQUARE FOOTAGE FACTOR
5600 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD REQUIRED
5680 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD PROVIDED

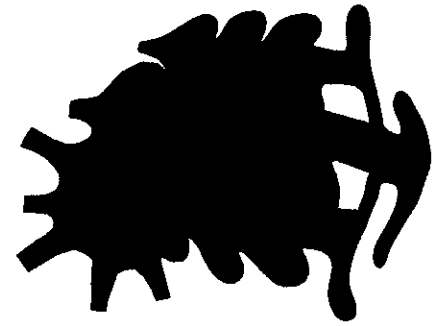
5600 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD REQUIRED
500 = SF PER LANDSCAPE YARD TREE
12 = TOTAL LANDSCAPE YARD TREES REQUIRED
9 = TOTAL LANDSCAPE YARD SHADE TREES PROVIDED INCLUDING EXISTING
5 = TOTAL LANDSCAPE YARD ORNAMENTAL TREES PROVIDED
NOTE: SPECIAL CONSIDERATION BASED ON LARGE SIZE OF TREES USED
CONTINUOUS PARKING LOT SCREEN REQUIRED
CONTINUOUS PARKING LOT SCREEN PROVIDED WITH SHRUBS



DP-191 Portion of Parcel 7
LANDSCAPE PLAN
APPROVED BY: [Signature]
ADDENDUM TO PLAN DATED 11/19/97
MAPD Copy 1 of 2

SCALE: 1" = 16'-0"

TREE TOP
NURSERY & LANDSCAPING, INC.
5910 E. 37th NORTH
WICHITA, KS 67220
TEL 316.686.7491
FAX 316.686.9625



ON THE BORDER
PARKING LOT EXPANSION
Bradley Fair
WICHITA, KANSAS
LANDSCAPE PLAN

DRAWN BY: MM		
DATE: May 2007		
NO.	REVISION	DATE
SHEET: L1		

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

APPROVED

DP-191 Trash Enclosure per GP#16A

Date: 2-28-17

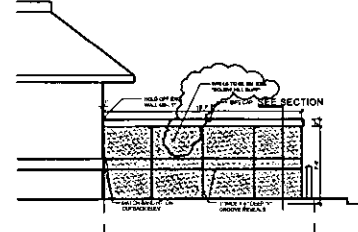
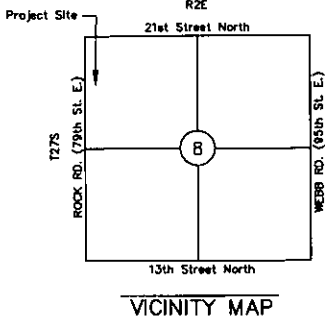
SP

GENERAL DEMOLITION NOTES:

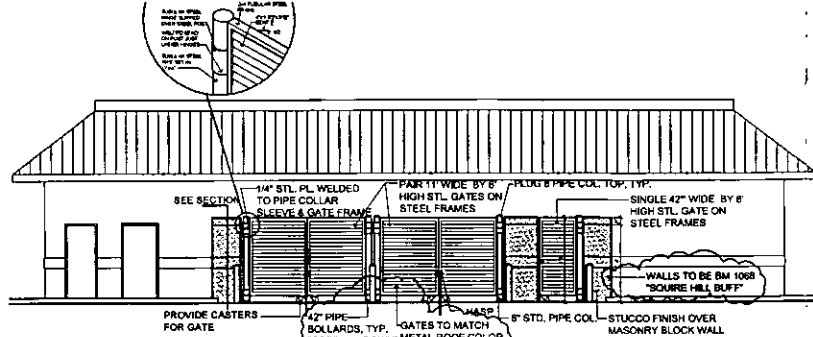
1. DEMOLITION SHALL BE PERFORMED TO MINIMIZE DAMAGE TO ADJACENT MATERIALS SHOWN TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING ANY DAMAGE TO ADJACENT MATERIALS THAT OCCURS DUE TO DEMOLITION ACTIVITIES.
2. CONTAIN ALL EXCESS TRASH AND DEMOLITION DEBRIS DAILY. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS ON OR OFF SITE WHICH ORIGINATES AT THE CONSTRUCTION SITE.
3. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL MATERIAL NOT SCHEDULED FOR REUSE UNDER THIS PROJECT. ALL PRODUCTS SHALL BE DISPOSED OF IN A LEGAL MANNER. ANY ITEMS THE OWNER WISHES TO RETAIN, CONTRACTOR SHALL DELIVER TO A LOCATION DETERMINED BY THE OWNER WITHIN THE CITY LIMITS.
4. GENERAL CONTRACTOR SHALL INVESTIGATE ALL FIELD CONDITIONS RELEVANT TO DEMOLITION, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY WHICH DO NOT AGREE WITH THESE DRAWINGS.
5. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DEMOLITION DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY CONFLICTS FOR ALL TRADES. PROTECT EXISTING MATERIAL TO REMAIN AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.
6. DEMOLITION SHALL BE ACCOMPLISHED WITH MINIMAL DISRUPTION TO OPERATIONS. IF REQUIRED, THE OWNER RESERVES THE RIGHT TO TEMPORARILY STOP WORK OF SPECIFIC CONSTRUCTION OPERATIONS SHOULD THE OWNER IDENTIFY AN EMERGENCY OR DANGER EXISTS TO THE WELFARE.

GENERAL CONSTRUCTION NOTES:

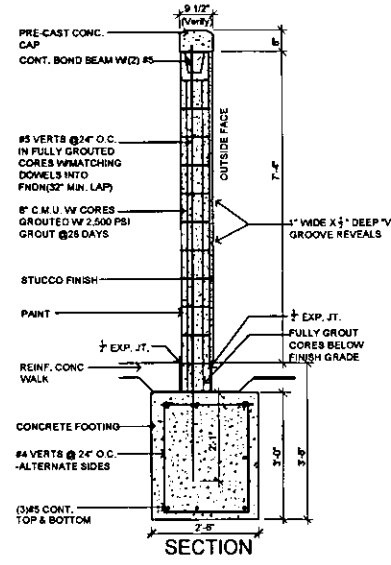
1. ALL SUBSTITUTIONS AND CHANGES TO THESE DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
2. THE GENERAL CONTRACTOR SHALL INVESTIGATE ALL FIELD CONDITIONS RELEVANT TO THE PROJECT, INCLUDING BUT NOT LIMITED TO DIMENSIONS, ELEVATIONS, GENERAL CONDITIONS AND OTHER MISCELLANEOUS EXISTING CONDITIONS AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY WHICH DO NOT AGREE WITH THOSE IN THESE DRAWINGS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL COMPONENTS AND ACCESSORIES, EQUIPMENT, MATERIALS, HARDWARE AND OTHER ITEMS NECESSARY (UNLESS NOTED OTHERWISE) FOR A COMPLETE AND FINISHED JOB.
3. ALL DIMENSIONS ARE FROM THE FACE OF STUD FRAMING, FACE OF MASONRY, FACE OF CONCRETE, OR CENTERLINE OF STRUCTURAL STEEL, U.N.O.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE BUILDING PERMITS.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CODES AND REGULATIONS ADOPTED BY BUILDING AUTHORITIES HAVING JURISDICTION OVER THE LOCATION OF THE PROJECT, WHICH ARE APPLICABLE AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS.



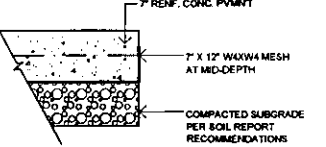
1 SOUTH ELEVATION



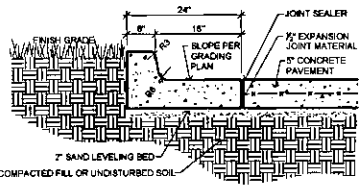
2 EAST ELEVATION



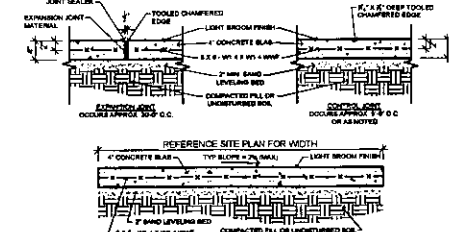
3 WALL SECTION



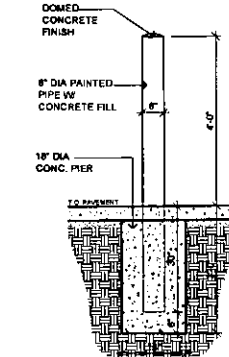
6 CONC. PAVING



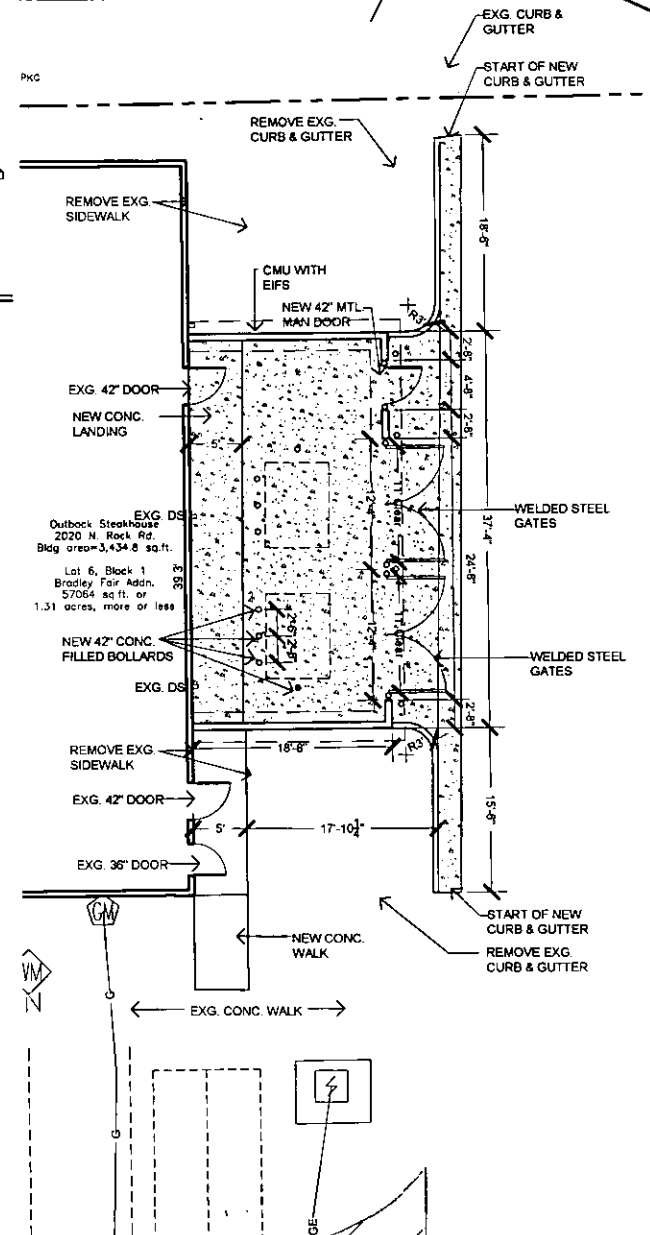
4 CURB DTL.



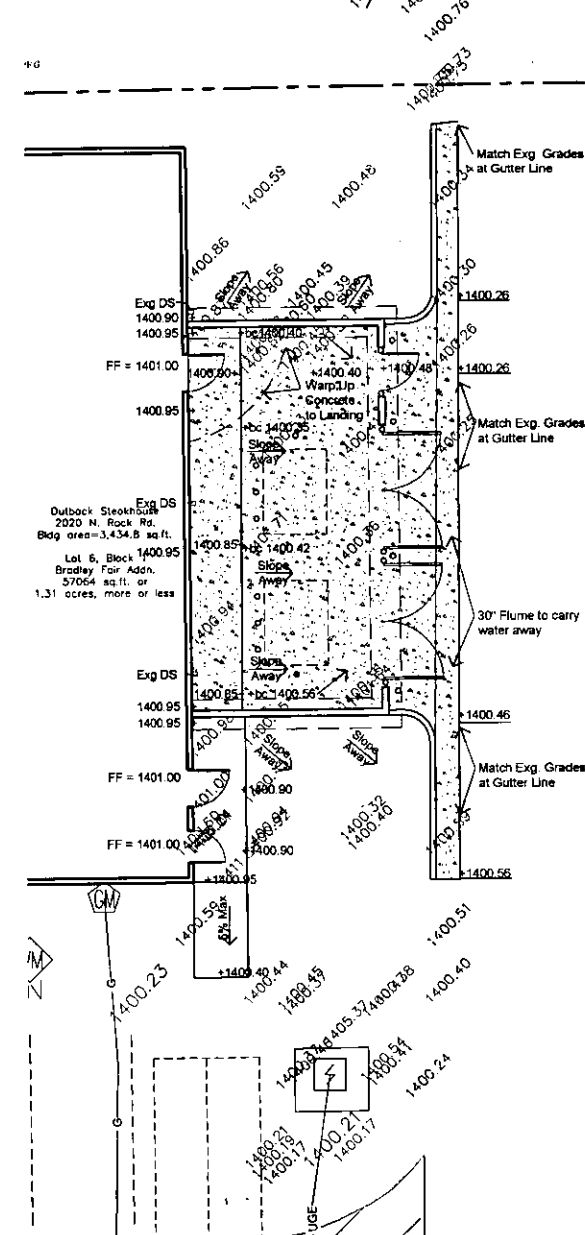
5 CONC. WALK DTLS.



7 BOLLARD DTL.



A TRASH ENCLOSURE SITE PLAN



B TRASH ENCL. GRADING PLAN

APPLICABLE CODES	DEVELOPER	STRUCTURAL ENGINEER	GENERAL CONTRACTOR	ARCHITECT CONTACT INFORMATION
2012 INTERNATIONAL BUILDING CODE 2006 INTERNATIONAL EXISTING BUILDING CODE 2014 NATIONAL ELECTRICAL CODE 2006 INTERNATIONAL FIRE CODE 2012 INTERNATIONAL MECHANICAL CODE 2015 UNIFORM PLUMBING CODE 2010 ADA/ABA	LAHAM DEVELOPMENT CO. 150 N. MARKET WICHITA, KS 67202 TEL: 316.262.6400 FAX: 316.262.0647	PROFESSIONAL ENGINEERING CONSULTANTS, P.A. 303 S. TOPEKA WICHITA, KS 67202 TEL: 316.262.2891 CONTACT: CLAY CLINE EMAIL: CLAY.CLINE@PEC1.COM	KEY CONSTRUCTION 741 W. 2ND ST. WICHITA, KS 67203 TEL: 316.263.9515 FAX: 316.263.1161	SPANGENBERG PHILLIPS TICE ARCHITECTURE 121 N. MEAD, SUITE 201 WICHITA, KS 67202 CONTACT: DAVE WELLS EMAIL: dave@sparchitecture.com TEL: 316.267.4002 FAX: 316.267.1508



SPANGENBERG PHILLIPS TICE
ARCHITECTURE
121 N. MEAD, SUITE 201
WICHITA, KS 67202
TEL: 316.267.4002
FAX: 316.267.1508
WWW.SPARCHITECTURE.COM

OUTBACK STEAKHOUSE at BRADLEY FAIR
LOT 6, BLK 11, BRADLEY FAIR ADDITION

REVIEW
13 FEB 2017

TRASH ENCLOSURE
IMPROVEMENTS

AS1



Wichita-Sedgwick County Metropolitan Area Planning Department

VP Wilson Properties, LLC

December 1, 2017

Attn: Paul Jackson

1605 N. Waterfront Pkwy, Ste. 100

Wichita, KS 67206-6640

BACM 2006-5 Wilson Estates, LLC

Attn: Istvan Tamas

333 S. Broadway

Wichita, KS 67202-4300

MKEC Engineering

Attn: Brian Lindebak

411 N. Webb Rd.

Wichita, KS 67206-2521

RE: CUP2017-51 – City CUP Administrative Adjustment to Wilson Property Community Unit Plan DP-191, to adjust General Provision #6 C, Parcel 2 to increase the total sign area listed and GP #6 E to reduce spacing between signs. The property is generally located east of of 21st Street North and Rock Road on the south side of East 21st Street.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-191, to increase the total sign area and reduce distance between signs on Parcel 2. Proposed modifications are as follows:

Per General Provision #6: All signs along Rock Rd., 21st St. N. and Bradley Fair Pkwy, shall be monument type signs. The monument signs in each Parcel shall be restricted as follows:

GP #6 C Parcel 2:

- Total Sign Area: 420 sq. ft.
- Maximum Signs: 8; 2 of the 8 signs are to be located on the private drive no closer than 300 feet south of 21st Street N. (as shown hereon) and the remaining 6 shall be placed along 21st Street N. spaced no less than 105 feet from another monument sign.

GP #6 E: The minimum distance between signs shall be 75 feet, unless otherwise stated hereon.

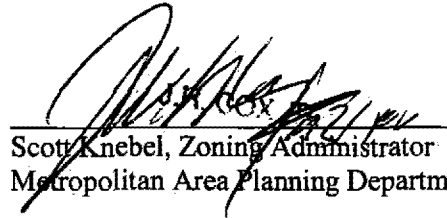
On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

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
Pete Meitzner, CM District II
Laura Rainwater, Community Liaison District II



Wichita-Sedgwick County Metropolitan Area Planning Department

January 27, 2016

BF Wichita, LLC, a Delaware Company, attn. Amy J. Liebau
Pacific Realty Group, LLC, attn. Amy J. Liebau
Regency Land Company, LLC, attn. Amy J. Liebau
150 N. Main St.
Wichita, KS 67202

MKEC Engineering, Inc. attn. Brian Lindebak
411 N. Webb Rd.
Wichita, KS 67206

RE: CUP2016-01 -City CUP Administrative Adjustment to DP-191 to increase building coverage and floor area ratios, and to modify parking requirements in LC Limited Commercial zoning, generally located south of 21st Street N. and east of Rock Road.

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP-191, the Wilson Property Community Unit Plan (CUP). We understand that you wish to:

- Increase the maximum lot coverage on Parcels 5, 6, 7, 7a and 8 by 10%.
- Increase the corresponding maximum floor area/ratios on Parcels 5, 6, 7, 7a and 8 by 10%.
- Update provisions relating to floor area.
- Adjust the maximum number of buildings Parcels 6, 7 and 8.
- Adjust the uses on Parcel 8 to clarify the uses, without adding new permitted uses.
- Adjust the parking requirement by requiring 4 spaces per 1000 square feet on Parcels 5, 6, 7, 7a and 8, exceeding the Code requirement of 3 spaces per 1000 square feet.

On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph and as detailed in your application letter, is consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation of the original plan. Overall CUP building coverage remains below 30% and maximum floor area ratio remains under 35%.

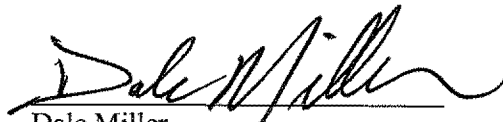
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

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

T 316.268.4421 F 316.268.4390

www.wichita.gov

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


Dale Miller
Director of Planning
Thomas J. Stolz
MABCD Director

cc: JR Cox, MABCD
Paul Hays, MABCD
Pete Meitzner, CM District II
Laura Rainwater, Community Service Representative District II



Wichita-Sedgwick County Metropolitan Area Planning Department

BF Wichita, LLC
Attn: Amy Liebau
150 N Market
Wichita, KS 67202

August 22, 2016

MKEC Engineering
Attn: Brian Lindebak
411 N. Webb Rd.
Wichita, KS 67206

RE: CUP2016-32 – City CUP Administrative Adjustment to CUP DP-191 Wilson Property, to adjust the front building setback on Parcel 7 containing 6.67 acres. The property is generally located southeast of 21st Street North and Rock Road

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to DP-191, to reflect VAC2016-25 on Parcel 7. Proposed modifications are as follows:

1. Reduce Front building Setback from 50 feet to 35 feet in Parcel 7 along the frontage of Rock Road north of Parcel 6 (as per VAC2016-25)
2. Reduce front Building Setback from 50 feet to 40 feet on remaining portion of Parcel 7 along the frontage of Rock Road north of Parcel 6 (20% reduction)

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

Kyle J. McLaren, Interim Director
Metropolitan Area Building and Construction
Department

cc: J.R. Cox, MABCD
Paul Hays, MABCD
Pete Meitzner, CM District II
Laura Rainwater, Community Liaison District II

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

T 316.268.4421 F 316.268.4390

www.wichita.gov



November 10, 2014

Wichita-Sedgwick County Metropolitan Area Planning Department

MKEC Engineering, Inc.
c/o Brian Lindebak
411 N. Webb Rd.
Wichita, KS 67206

RE: CUP2014-36 – City CUP Administrative Adjustment to DP-191 General Provision 6.C to clarify the language for free standing signs on Parcel 7 and increase the maximum size of free standing signs on Parcel 8; generally located at Bradley Fair Parkway and N. Rock Road (1800 N. Rock Road.)

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to DP-191, the Wilson Property Community Unit Plan ("CUP"). We understand that you wish to clarify the language for free standing signs on Parcel 7 and increase the maximum size of free standing signs on Parcel 8.

A new Provision 6.C, Parcel 7 and Parcel 8 will be added to the CUP as follows:

"PARCEL 7: TOTAL SIGN AREA: 636 SQ.FT.; MAXIMUM SIGNS: 10 (2 signs permitted along 21st Street North and 8 signs permitted along Rock Road). 2 signs on Rock Road shall permit *a maximum of 150 square feet each with all other signs having a maximum sign area of 48 sq. ft. each.*

PARCEL 8: TOTAL SIGN AREA: 250 SQ.FT.; MAXIMUM SIGNS: 3"

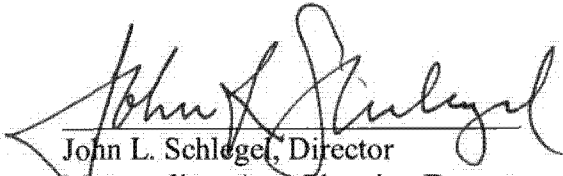
Modifications to Provision 6.C are italicized and the word "shall" was removed from Parcel 7 language.

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. All signs shall be permitted and installed within one year.
2. All signs shall conform to a site plan and elevation drawings approved by planning staff.
3. All free standing signs shall meet Sign Code requirements and CUP provisions unless a separate adjustment, amendment or variance is granted.

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.



John L. Schlegel, Director
Metropolitan Area Planning Department



Thomas J. Stolz, Director
Metropolitan Area Building and
Construction Department

cc: J.R. Cox, MABCD
Pete Meitzner, CM District II
Alana Haynes, NA District II



June 11, 2012 **Wichita-Sedgwick County Metropolitan Area Planning Department**

Hoffmann's Green Industries, Inc.
8141 East 21st Street
Wichita, Kansas 67206

RE: DP-191 – Administrative Adjustment to DP-191 Wilson Property Community Unit Plan (“CUP”) to add signage to Parcel 4 (Green Acres Market, 8141 East 21st Street), generally located 550 feet east of North Rock Road, on the south side of East 21st Street. (CUP2012-00004)

We have received and reviewed your request for an Administrative Adjustment to add a eleven-foot tall monument sign with 48 square feet of signage at the location noted above. Per General Provision 6.B and C, Parcel 4 is permitted one, twenty-four-square-foot monument sign limited to a maximum height of 20 feet.

On the basis of our review, an adjustment to the CUP in the manner you have requested and granted herein would be consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation from the original plan.

Our signatures below indicate that an administrative adjustment has been granted to adjust the CUP as follows. This adjustment shall not be deemed to alter any other provisions of the CUP, except as expressly stated herein.

General Provision 6.C.Parcel 4, Total Sign Area: 24 48 sq. ft.; maximum signs: 1

The sign constructed shall be the same as the sign indicated on the four exhibits 12B015, dated May 2, 2012. (Attached)

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


John L. Schlegel
Director of Planning


Rick Stubbs and/or Donte Martin
Building Plan Review Administrator /

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

T 316.268.4421 F 316.268.4390

www.wichita.gov



Wichita-Sedgwick County Metropolitan Area Planning Department

June 18, 2012

BF Owner, L.L.C.
Attn.: George Sherman
150 North Market
Wichita, KS 67202

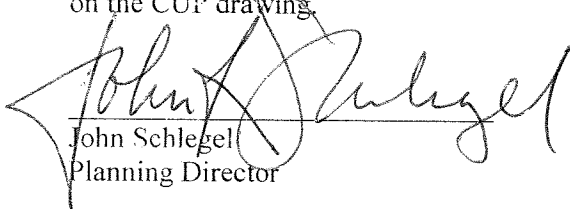
Re: CUP2012-18 – City Administrative Adjustment to remove the prohibition on outdoor display detailed in Parcel Number 8, Proposed Uses and allow outside display in Parcel 8 of Community Unit Plan DP-191, Wilson Property Community Unit Plan (CUP), zoned LC Limited Commercial (“LC”); generally located south of Bradley Fair Parkway, east of North Rock Road (Lot 1, Block 1, Bradley Fair Fourth Addition, 1800 North Rock Road).

Dear Sir:

We have reviewed your request for an Administrative Adjustment to Parcel 8 to allow outside display in Parcel 8 of Community Unit Plan DP-191. Our review of the CUP reveals that none of the other parcels are subject to the prohibition dealing with outside display.

Our signatures below indicate that an Administrative Adjustment is hereby GRANTED, to permit outside display in Parcel 8 as requested, subject to the following conditions: The special LC district regulations dealing with outdoor display detailed in the Wichita-Sedgwick County Unified Zoning Code Article III, Section III-B.14.e.(2)(a)-(e) shall apply (see attachment).

The zoning adjustment sign may now be removed from the property. We will make a notation of the adjustment on the CUP drawing.


John Schlegel
Planning Director


Rick Stubbs and/or Donte Martin
City of Wichita Superintendent of Central Inspection
(Interim Zoning Administrator)

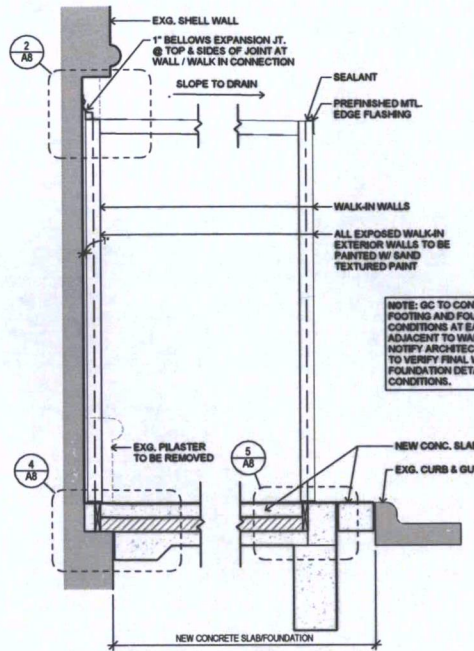
Attachments

cc: Paul Hays, Office of Central Inspection, e-mail
J.R. Cox, Office of Central Inspection, e-mail

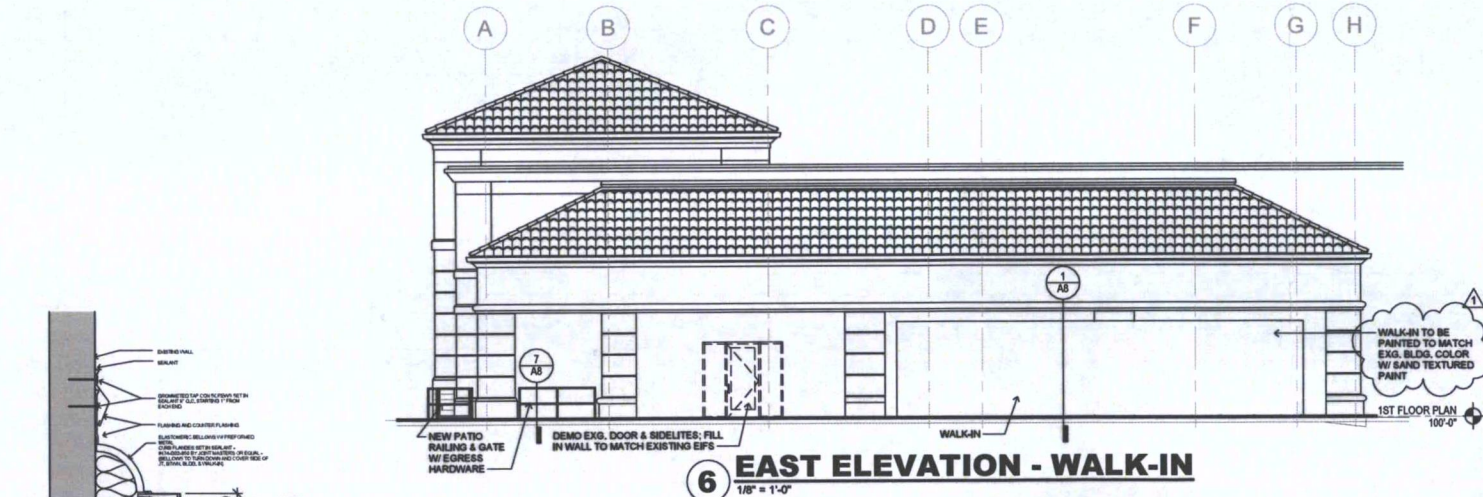
Parcel 7
APPROVED

DP-191 Arch Rev per GP#15

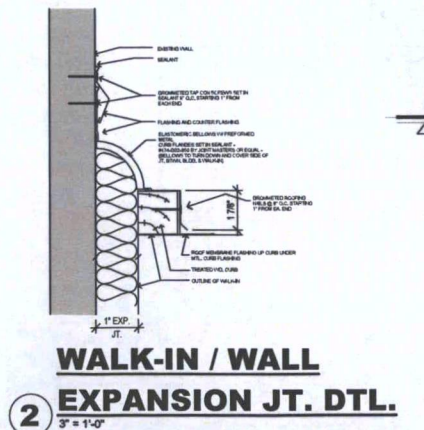
12-11-18



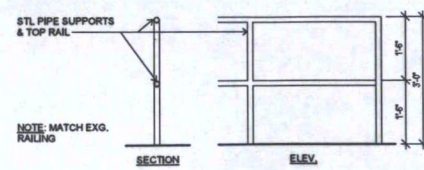
1 WALK-IN WALL SECTION
1/2" = 1'-0"



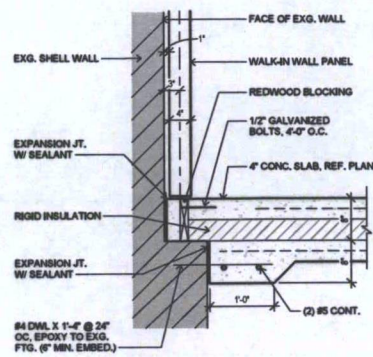
6 EAST ELEVATION - WALK-IN
1/8" = 1'-0"



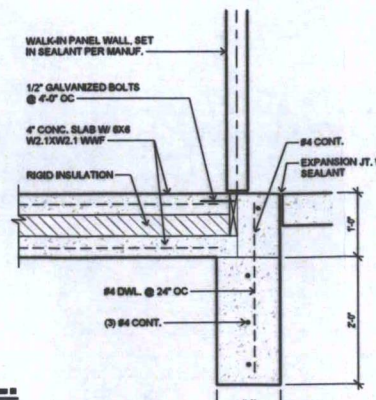
2 WALK-IN / WALL EXPANSION JT. DTL.
3" = 1'-0"



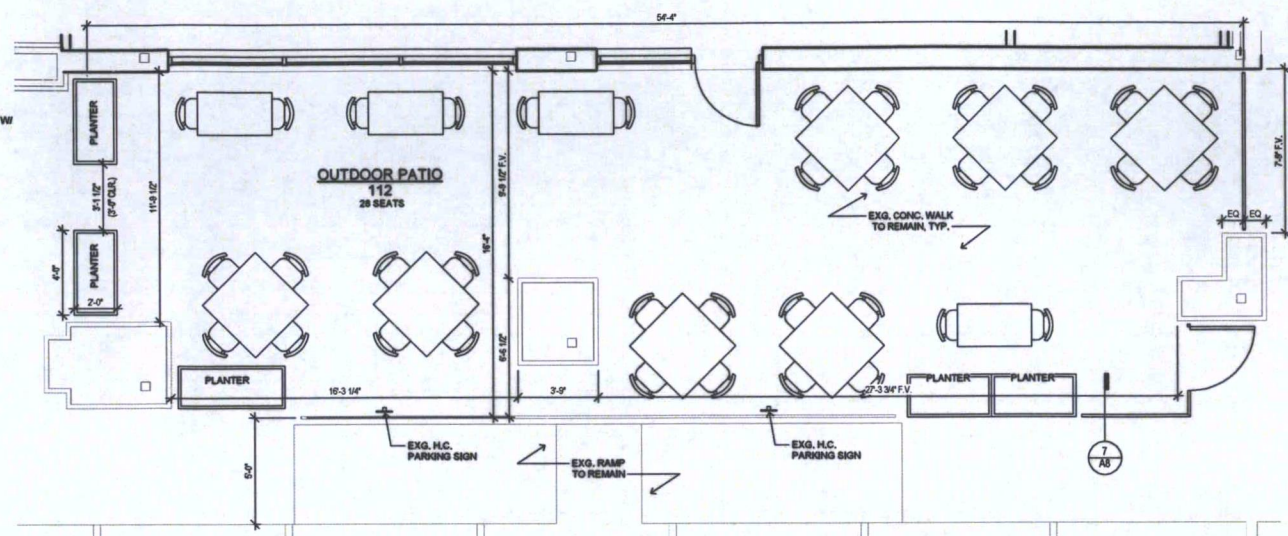
7 PATIO RAILING DTLS.
1/2" = 1'-0"



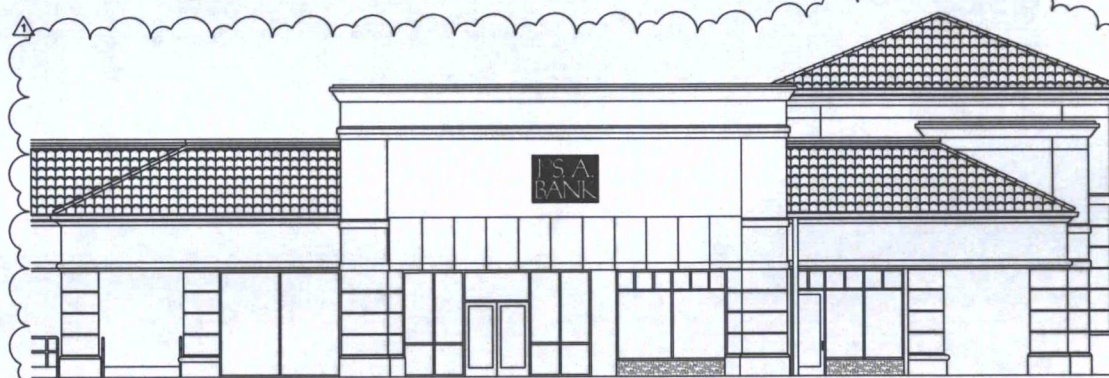
4 WALK-IN FND. DTL. @ EXG. WALL
3/4" = 1'-0"



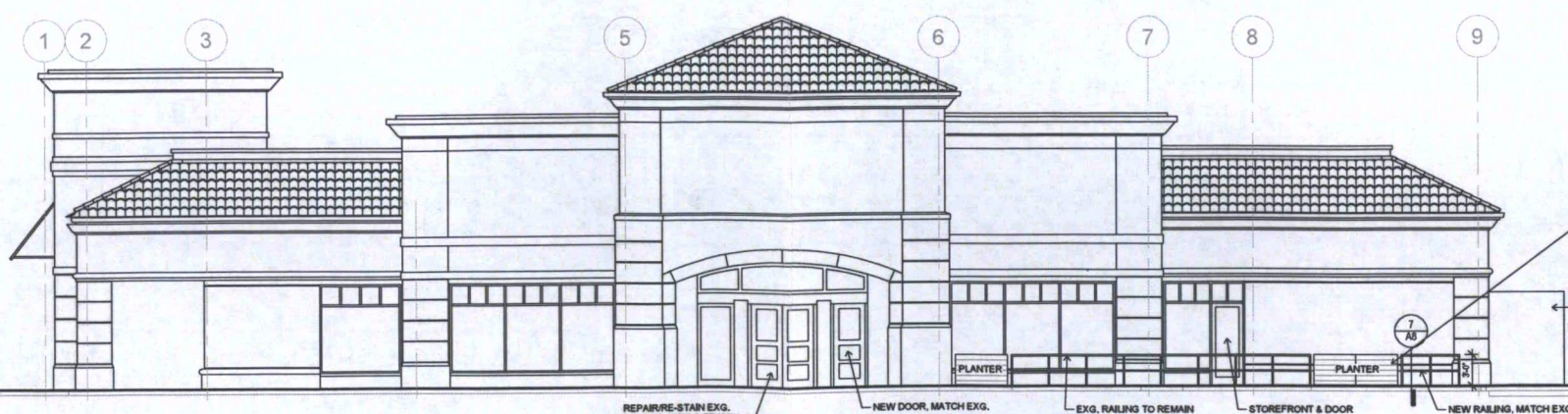
5 WALK-IN FND. DTL. @ EDGES
3/4" = 1'-0"



3 ENLARGED PLAN - PATIO PLAN
1/4" = 1'-0"



9 WEST ELEVATION
1/8" = 1'-0"



8 SOUTH ELEVATION - WALK-IN
1/8" = 1'-0"



PLANTER BOXES TO BE STAINED WOOD FINISH, ELM, TO THIS DESIGN

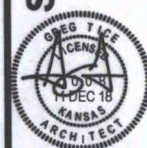
WALK-IN TO BE PAINTED TO MATCH EXG. BLDG. COLOR W/ SAND TEXTURED PAINT

SPANGENBERG PHILLIPS TICE ARCHITECTURE
121 N Mead Ste 201 Wichita KS 67202
T 316.267.4002 F 316.267.1509
www.sptaarchitecture.com

SASNAK HOME GROWN RESTAURANT

BRADLEY FAIR

1900 N. ROCK RD, SUITE 108, WICHITA, KANSAS



CITY COMM. I 11 DEC 18
PERMIT 30 NOV 18

EXTERIOR ELEVATION & DTLS.

A8



June 11, 2012 **Wichita-Sedgwick County Metropolitan Area Planning Department**

Hoffmann's Green Industries, Inc.
8141 East 21st Street
Wichita, Kansas 67206

RE: DP-191 – Administrative Adjustment to DP-191 Wilson Property Community Unit Plan (“CUP”) to add signage to Parcel 4 (Green Acres Market, 8141 East 21st Street), generally located 550 feet east of North Rock Road, on the south side of East 21st Street. (CUP2012-00004)

We have received and reviewed your request for an Administrative Adjustment to add a eleven-foot tall monument sign with 48 square feet of signage at the location noted above. Per General Provision 6.B and C, Parcel 4 is permitted one, twenty-four-square-foot monument sign limited to a maximum height of 20 feet.

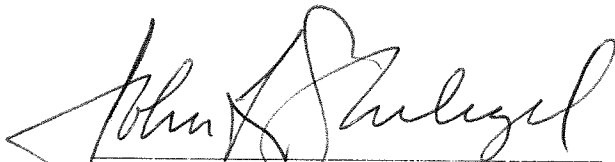
On the basis of our review, an adjustment to the CUP in the manner you have requested and granted herein would be consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation from the original plan.

Our signatures below indicate that an administrative adjustment has been granted to adjust the CUP as follows. This adjustment shall not be deemed to alter any other provisions of the CUP, except as expressly stated herein.

General Provision 6.C.Parcel 4, Total Sign Area: 24 48 sq. ft.; maximum signs: 1

The sign constructed shall be the same as the sign indicated on the four exhibits 12B015, dated May 2, 2012. (Attached)

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



John L. Schlegel
Director of Planning



Rick Stubbs and/or Donte Martin
Building Plan Review Administrator /

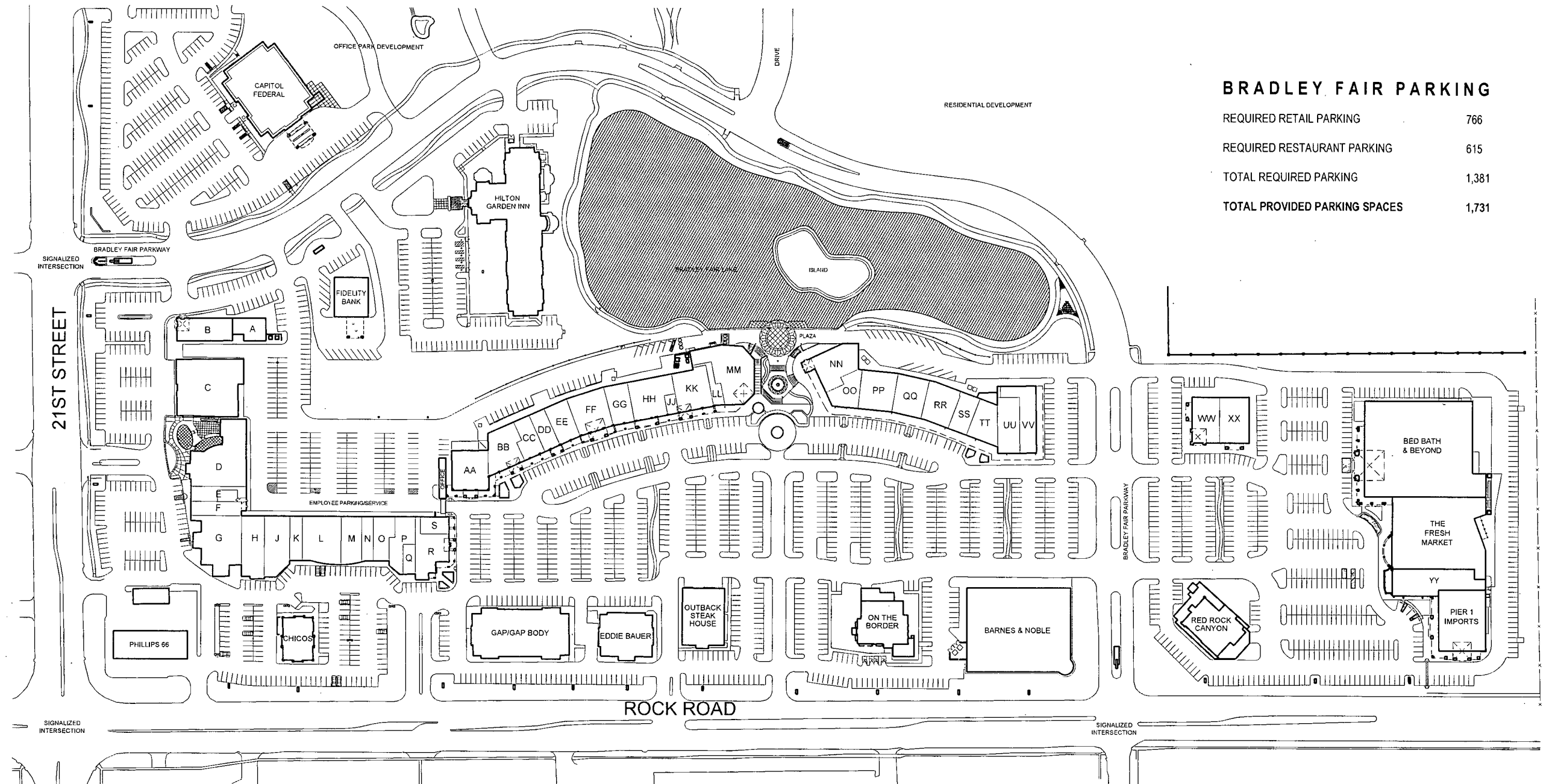
City Hall • 10th Floor • 455 North Main Street • Wichita, Kansas 67202-1688

T 316.268.4421 **F** 316.268.4390

www.wichita.gov

cc: Brian Kirkland, Miracle Signs, 3611 North Broadway, Wichita, KS 67219-3612
Paul Hays, Office of Central Inspection
J. R. Cox, Office of Central Inspection

DP-191 2014 Parking Plan KLM



BRADLEY FAIR PARKING

REQUIRED RETAIL PARKING	766
REQUIRED RESTAURANT PARKING	615
TOTAL REQUIRED PARKING	1,381
TOTAL PROVIDED PARKING SPACES	1,731

LEGEND OF IN-LINE TENANTS

A SVETA'S BODY THERAPY	L LOFT	AA WILLIAMS-SONOMA	LL MARBLE SLAB CREAMERY	VV BACKWOODS (OUTDOOR SPORTING GOODS)
B THE GOOD EGG	M BELLA LUNA CAFE	BB VICTORIA'S SECRET	MM HEALING WATERS	WW RANDY COOPER'S FINE JEWELRY
C GREEN ACRES (HEALTH FOOD STORE)	N THE LBD, ETC.	CC BATH AND BODY WORKS	NN NEWPORT GRILL	XX HALLMARK
D YA YA'S (EUROBISTRO AND BANQUET)	O FRAME SHOP	DD FRANCESCA'S	OO WHITE HOUSE/BLACK MARKET	YY VERNONA ACCESSORIES
E APRICOT LANE BOUTIQUE	P SAMI HALASEH SALON	EE LYNDON'S (WOMENS FASHIONS)	PP COLDWATER CREEK	
F NOUVEAU (WOMENS FASHIONS)	Q COLLEGE HILL CLEANERS	FF ANN TAYLOR	QQ J. JILL	
G BANANA REPUBLIC	R IL VICINO	GG GYMBOREE	RR BRICK'S (MENS AND WOMENS FASHIONS)	
H TALBOTS PETITES	S COCOA DOLCE (ARTISAN CHOCOLATES)	HH SEPHORA	SS SOMA INTIMATES	
J TALBOTS		JJ HOWARD'S OPTIQUE	TT TRIO'S (GIFTS)	
K TALBOTS WOMAN		KK JASON'S DELI	UU JOS. A. BANK	

LAHAM
DEVELOPMENT

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

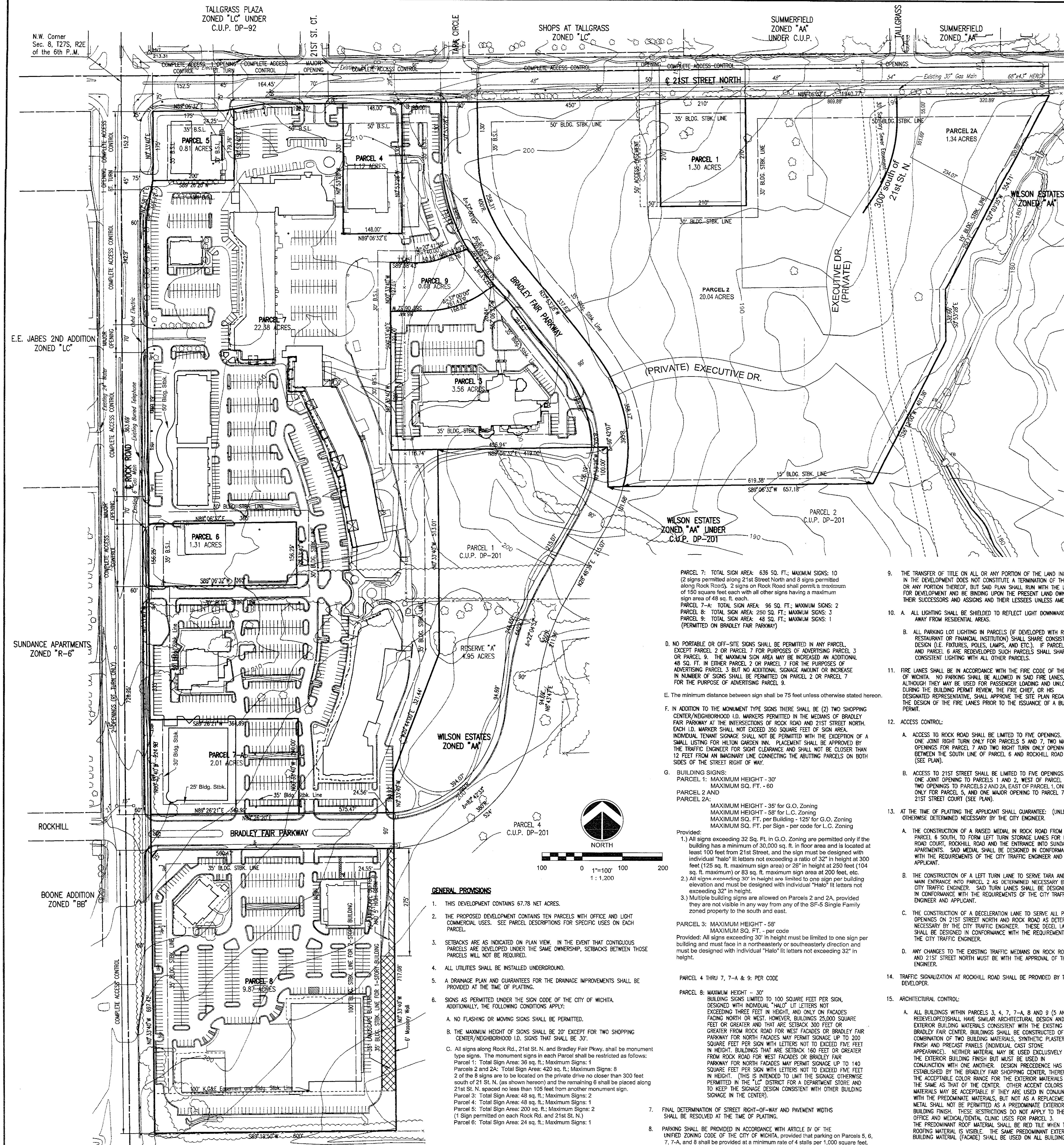
MASTER SITE PLAN

100' 200' 400'

SPANGENBERG-PHILLIPS-TICE
ARCHITECTURE

121 N. Mead Ste. 201 Wichita, KS 67202
T 316.267.4002 F 316.267.1509
www.spangenberg-phillips-tice.com

BRADLEY FAIR SHOPPING CENTER



COMMUNITY UNIT PLAN DP-191 WILSON PROPERTY

OWNERS:
Bradley Fair One, LLC
150 N. Market
Wichita, KS 67202

VP Wilson Properties, LLC
1605 N. Waterfront Pkwy.
Wichita, KS 67206

AGENT:
MKEC Engineering, Inc.
411 N. Webb Rd.
Wichita, KS 67206

MAPD STAMP

As Per Admin. Ord. 0082021-19
4-20-21

APPROVED CUP

MAPD 12-21-2006

- ELEVATIONS, ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIALS SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS. EXTERIOR UTILITY BOXES, MECHANICAL EQUIPMENT, AND ETC. SHALL BE SCREENED AND/OR PAINTED ACCORDING TO THE ACCEPTABLE COLOR RANGE AS APPROVED BY THE DIRECTOR OF PLANNING.
- B. ALL BUILDINGS WITHIN PARCELS 1, 2, 2A, AND 3 IF DEVELOPED WITH OFFICE OR MEDICAL AND DENTAL CLINIC USES SHALL HAVE A CONSISTENT ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIAL TO BE APPROVED BY THE DIRECTOR OF PLANNING. THE SAME, PREDOMINANT EXTERIOR BUILDING MATERIAL (FACADE) SHALL BE USED ON ALL BUILDING ELEVATIONS. EXTERIOR UTILITY BOXES, MECHANICAL EQUIPMENT, AND ETC. SHALL BE SCREENED AND/OR PAINTED ACCORDING TO THE ACCEPTABLE COLOR RANGE AS APPROVED BY THE DIRECTOR OF PLANNING.
16. SCREENING WALLS:
- A. SCREENING SHALL BE IN ACCORDANCE WITH ARTICLE IV OF THE UNIFIED ZONING CODE OF THE CITY OF WICHITA. A 6-8 FOOT HIGH SCREENING WALL MAY BE MAINTAINED FOR PARCELS 2, 2A, 3, AND 7. ADJACENT RESIDENTIAL PROPERTY IS RETAINED FOR PARK AND OPEN SPACE PURPOSES. HOWEVER, ALL TRASH DUMPSTERS, LOADING DOCKS/SERVICE AREAS, MECHANICAL AREAS SHALL BE SCREENED IF WITHIN 150' OF ADJACENT RESIDENTIAL PROPERTY. SUCH SCREENING SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS AND INSTALLED AT THE TIME THE DEVELOPMENT OCCURS.
- B. THE ABOVE MENTIONED SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE, ARCHITECTURAL CONCRETE PANELS OR SIMILAR MATERIALS (NOT INCLUDING WOOD OR WOVEN WIRE). COLORS SHALL BE COMPATIBLE WITH THOSE USED ON THE EXTERIOR BUILDING WALLS OF THE BRADLEY FAIR SHOPPING CENTER.
- C. THE REQUIRED WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5) FOOT WALL EASEMENT PLATTED SEPARATELY FROM ALL OTHER EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.
17. LANDSCAPE BUFFERS:
- A. LANDSCAPE BUFFERS AND SCREENING - SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORNAMENT 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.
- B. 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.
- C. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM(S) APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.
18. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
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.
- NOTE: ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
20. NO SINGLE USE OR TENANT ON PARCELS 1-7, 7-A AND 9 SHALL OCCUPY MORE THAN 50,000 SQ. FT. OF FLOOR AREA WITH THE EXCEPTION OF HOTELS, FURNITURE STORES, OR OFFICE USES.
21. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT RESIDENTIAL AREAS.
22. MAXIMUM GROSS FLOOR AREA FOR PARCELS 2 THRU 7, 7-A & 8 (COMMERCIAL USES ONLY) SHALL NOT EXCEED 987,473 SQ. FEET (DOES NOT INCLUDE THE HOTEL USE OR THE 10,000 SQ. FT. FINANCIAL INSTITUTION ON PARCEL 3). MAXIMUM GROSS FLOOR AREA FOR OFFICE AND HOTEL USES ON PARCELS 2 AND 3 SHALL NOT EXCEED 280,000 SQ. FEET. THE MAXIMUM GROSS FLOOR AREA FOR GENERAL OFFICE AND MEDICAL OFFICE USES IN PARCELS 1, 2, 2A, AND 3 SHALL NOT EXCEED 280,000 SQUARE FEET.
23. A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE A REQUIREMENT OF THIS CUP. THIS WALK SYSTEM SHALL LINK PROPOSED BUILDINGS WITH THE ENTRANCES AND SIDEWALKS ALONG ROCK ROAD, 21ST STREET NORTH AND BRADLEY FAIR PARKWAY. THE PEDESTRIAN SYSTEM SHALL BE ASSURED BY REQUIRED SUBMISSION AND APPROVAL OF CIRCULATION PLAN BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS. THE WALK SYSTEM SHALL BE DESIGNED LIGHTED AND LANDSCAPED CONSISTENT WITH THE ARCHITECTURAL DESIGN AND COLOR RANGE ESTABLISHED FOR THE DEVELOPMENT.
24. AN OVERALL SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. PROPOSED CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.
25. MAXIMUM NUMBER OF HOTELS PERMITTED IS ONE. A HOTEL IS PERMITTED ON PARCEL 2, 3 OR 8.
- PARCEL DESCRIPTIONS:**
- PARCEL NUMBER 1:**
- PROPOSED USES - FINANCIAL INSTITUTION, LIBRARY, OFFICES, MEDICAL AND DENTAL CLINIC, CHURCH OR PLACE OF WORSHIP, COMMUNITY ASSEMBLY, PARKS AND RECREATION.
- GROSS AREA - 1.30 ACRES (56,700 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 10,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 10,000 SQ. FT.
FLOOR AREA RATIO - 0.176
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- PARCEL NUMBER 2:**
- PROPOSED USES - Offices, Retail, Banks/Financial Institutions, Medical and Dental Clinic, Hotel, Restaurant (10,000 sq. ft. Maximum), Drive-In or Drive-Thru restaurants are not permitted. Restaurants are restricted to that portion of Parcel 2 previously approved for "LC" Limited Commercial Zoning (Northwesterly corner of Parcel 2).
- GROSS AREA - 20.04 ACRES (872,716 Sq. Ft.)
MAXIMUM BUILDING COVERAGE - 258,000 Sq. Ft. / 31.2%
MAXIMUM GROSS FLOOR AREA - 258,000 Sq. Ft. / 31.2%
FLOOR AREA RATIO - 0.176 (Hotel Use Only)
MAXIMUM BUILDING HEIGHT - 0.312 (Overall)
MAXIMUM BUILDING HEIGHT - 85' for L.C. Zoning and 55' for GO Zoning
PARKING - See General Provision Number 8
SETBACKS - See Plan
- PARCEL NUMBER 3:**
- PROPOSED USES - OFFICES, FINANCIAL INSTITUTIONS, HOTEL OR 10,000 SQ. FT. RESTAURANT OR RETAIL. DRIVE-IN OR DRIVE THRU RESTAURANTS ARE NOT PERMITTED.
- GROSS AREA - 3.56 ACRES (154,901 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 35,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 48,000 SQ. FT. (OFFICE & FINANCIAL INST. ONLY)
60,000 SQ. FT. (HOTEL ONLY)
10,000 SQ. FT. (RESTAURANT/RETAIL ONLY)
FLOOR AREA RATIO - 0.223
0.513 (HOTEL)
0.065 (RESTAURANT/RETAIL)
MAXIMUM BUILDING HEIGHT - 85'
MAXIMUM NUMBER OF BUILDINGS - 3
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- PARCEL NUMBER 4:**
- PROPOSED USES - FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL STORES, CLOTHING STORES, OFFICES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, SMALL ANIMAL CLINICS, HARDWARE STORES, APPLIANCE STORES, FURNITURE STORES, DAY CARE, AND FITNESS CENTERS. PARCEL NO. 4 SHALL ALSO ALLOW A GREEN HOUSE AS AN ACCESSORY USE. SAID GREENHOUSE SHALL BE LIMITED TO 1,400 SQ. FT. IN SIZE AND IS TO CONFORM TO THE LOCATION AND DESIGN AS SUBMITTED TO THE OFFICE OF CENTRAL INSPECTION (PROJECT NO. 93-02956).
- GROSS AREA - 1.12 ACRES (48,840 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 15,400 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 15,400 SQ. FT.
FLOOR AREA RATIO - 0.315
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 3
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- PARCEL NUMBER 5:**
- PROPOSED USES - CONVENIENCE STORES, FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL STORES, MEDICAL AND DENTAL CLINICS, OFFICES, PHARMACIES, TIRE, BATTERY AND ACCESSORY STORES, SERVICE STATION WITH CAR WASH AS ACCESSORY USE WITH B.Z.A. APPROVAL.
- GROSS AREA - 0.81 ACRES 35,309 Sq. Ft. (pool R/V/V clip)
MAXIMUM BUILDING COVERAGE - 11,565 Sq. Ft. / 32.8%
MAXIMUM GROSS FLOOR AREA - 12,969 Sq. Ft. / 36.7%
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- PARCEL NUMBER 6:**
- PROPOSED USES - CONVENIENCE STORES, RESTAURANTS, RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, TIRE, BATTERY AND ACCESSORY STORES (OVERHEAD SERVICE DOORS SHALL FACE AWAY FROM ARTERIAL STREETS), PHARMACIES, AND SMALL ANIMAL CLINICS.
- GROSS AREA - 1.31 ACRES (57,031 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 18,800 Sq. Ft. / 33%
MAXIMUM GROSS FLOOR AREA - 22,459 Sq. Ft. / 39.4%
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- PARCEL NUMBER 7:**
- PROPOSED USES - SAME AS PARCEL NUMBER 4 EXCEPT FOR GREENHOUSE.
- GROSS AREA - 22.38 ACRES (975,001 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 194,700 Sq. Ft. / 20%
MAXIMUM GROSS FLOOR AREA - 194,700 Sq. Ft. / 20%
MAXIMUM BUILDING HEIGHT - 35', EXCEPT 45 FEET FOR ARCHITECTURAL FEATURES
MAXIMUM NUMBER OF BUILDINGS - 12
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- PARCEL NUMBER 7-A:**
- PROPOSED USES - SAME AS PARCEL NUMBER 4 EXCEPT FOR GREENHOUSE.
- GROSS AREA - 2.01 ACRES (87,598 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30,800 Sq. Ft. / 35.2%
MAXIMUM GROSS FLOOR AREA - 30,800 Sq. Ft. / 35.2%
MAXIMUM BUILDING HEIGHT - 35', EXCEPT 45 FEET FOR ARCHITECTURAL FEATURES
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- PARCEL NUMBER 8:**
- PROPOSED USES - Same as Parcel 7, and General Office Uses and/or Medical / Dental Clinics Uses are Allowed.
- Gross Area - 9.87 ACRES 430,132 SQ. FT.
MAXIMUM BUILDING COVERAGE - 98,000 Sq. Ft. / 22.4%
MAXIMUM GROSS FLOOR AREA - 129,800 Sq. Ft. / 30.2%
MAXIMUM BUILDING HEIGHT - 45' (see building story height restrictions hereon)
MAXIMUM NUMBER OF BUILDINGS - 6
PARKING - See General Provision Number 8
SETBACKS - See Plan
- PARCEL NUMBER 9:**
- PROPOSED USES - Same as Parcel 7.
- GROSS AREA - 0.69 ACRES (29,613 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 5,000 Sq. Ft. / 16.9%
MAXIMUM GROSS FLOOR AREA - 5,000 Sq. Ft. / 16.9%
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - See General Provision Number 8
SETBACKS - See Plan
- PARCEL NUMBER 2A:**
- PROPOSED USES - Same as Parcel 2.
- GROSS AREA - 1.34 ACRES (58,458 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 13,000 Sq. Ft. / 22.2%
MAXIMUM GROSS FLOOR AREA - 20,000 Sq. Ft. / 34.2%
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - See General Provision Number 8
SETBACKS - See Plan

PARCEL 7: TOTAL SIGN AREA: 636 SQ. FT.; MAXIMUM SIGNS: 10 (2 signs permitted along 21st Street North and 8 signs permitted along Rock Road). 2 signs on Rock Road shall permit a maximum of 150 square feet each with all other signs having a maximum sign area of 48 sq. ft. each.

PARCEL 7-A: TOTAL SIGN AREA: 96 SQ. FT.; MAXIMUM SIGNS: 2

PARCEL 8: TOTAL SIGN AREA: 250 SQ. FT.; MAXIMUM SIGNS: 3

PARCEL 9: TOTAL SIGN AREA: 48 SQ. FT.; MAXIMUM SIGNS: 1 (PERMITTED ON BRADLEY FAIR PARKWAY)

D. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED IN ANY PARCEL, EXCEPT PARCEL 2 OR PARCEL 7 FOR PURPOSES OF ADVERTISING PARCEL 3 OR PARCEL 9. THE MAXIMUM SIGN AREA MAY BE INCREASED AN ADDITIONAL 48 SQ. FT. IN EITHER PARCEL 2 OR PARCEL 7 FOR THE PURPOSES OF ADVERTISING PARCEL 3 BUT NO ADDITIONAL SIGNAGE AMOUNT OR INCREASE IN NUMBER OF SIGNS SHALL BE PERMITTED ON PARCEL 2 OR PARCEL 7 FOR THE PURPOSE OF ADVERTISING PARCEL 9.

E. The minimum distance between sign shall be 75 feet unless otherwise stated hereon.

F. IN ADDITION TO THE MONUMENT TYPE SIGNS THERE SHALL BE (2) TWO SHOPPING CENTER/NEIGHBORHOOD I.D. MARKERS PERMITTED IN THE MEDIANS OF BRADLEY FAIR PARKWAY AT THE INTERSECTIONS OF ROCK ROAD AND 21ST STREET NORTH. EACH I.D. MARKER SHALL NOT EXCEED 350 SQUARE FEET OF SIGN AREA. INDIVIDUAL TENANT SIGNAGE SHALL NOT BE PERMITTED WITH THE EXCEPTION OF A SMALL LISTING FOR HILTON GARDEN INN. PLACEMENT SHALL BE APPROVED BY THE TRAFFIC ENGINEER FOR SIGHT CLEARANCE AND SHALL NOT BE CLOSER THAN 12 FEET FROM AN IMAGINARY LINE CONNECTING THE ADJUTING PARCELS ON BOTH SIDES OF THE STREET RIGHT OF WAY.

G. BUILDING SIGNS:

PARCEL 1: MAXIMUM HEIGHT - 30' MAXIMUM SQ. FT. - 60

PARCEL 2 AND PARCEL 2A:

MAXIMUM HEIGHT - 35' for G.O. Zoning
MAXIMUM HEIGHT - 55' for L.C. Zoning
MAXIMUM SQ. FT. per Building - 125' for G.O. Zoning
MAXIMUM SQ. FT. per Sign - per code for L.C. Zoning

Provided:

1.) All signs exceeding 32 Sq. Ft. in G.O. Zoning are permitted only if the building has a minimum of 30,000 sq. ft. in floor area and is located at least 100 feet from 21st Street and the sign must be designed with individual "Halo" II letters not exceeding a ratio of 32" in height at 300 feet (125 sq. ft. maximum sign area) or 26" in height at 250 feet (104 sq. ft. maximum) or 83 sq. ft. maximum sign area at 200 feet, etc.

2.) All signs exceeding 30" in height are limited to one sign per building elevation and must be designed with individual "Halo" II letters not exceeding 32" in height.

3.) Multiple building signs are allowed on Parcels 2 and 2A, provided they are not visible in any way from any of the SF-5 Single Family zoned property to the south and east.

PARCEL 3: MAXIMUM HEIGHT - 55' MAXIMUM SQ. FT. - per code

Provided: All signs exceeding 30" in height must be limited to one sign per building and must face in a northeasterly or southeasterly direction and must be designed with individual "Halo" II letters not exceeding 32" in height.

PARCEL 4 THRU 7, 7-A & 9: PER CODE

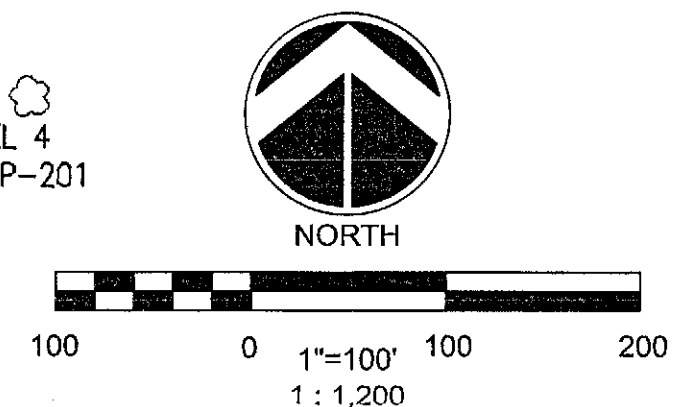
PARCEL 8: MAXIMUM HEIGHT - 30' BUILDING SIGNS LIMITED TO 100 SQUARE FEET PER SIGN, DESIGNED WITH INDIVIDUAL "HALO" II LETTERS NOT EXCEEDING THREE FEET IN HEIGHT, AND ONLY ON FACADES FACING NORTH OR WEST. HOWEVER, BUILDINGS 25,000 SQUARE FEET OR GREATER AND THAT ARE SETBACK 300 FEET OR GREATER FROM ROCK ROAD FOR WEST FACADES OR BRADLEY FAIR PARKWAY FOR NORTH FACADES MAY PERMIT SIGNAGE UP TO 200 SQUARE FEET PER SIGN WITH LETTERS NOT TO EXCEED FIVE FEET IN HEIGHT. BUILDINGS THAT ARE SETBACK 160 FEET OR GREATER FROM ROCK ROAD FOR WEST FACADES OR BRADLEY FAIR PARKWAY FOR NORTH FACADES MAY PERMIT SIGNAGE UP TO 140 SQUARE FEET PER SIGN WITH LETTERS NOT TO EXCEED FIVE FEET IN HEIGHT. (THIS IS INTENDED TO LIMIT THE SIGNAGE OTHERWISE PERMITTED IN THE "LC" DISTRICT FOR A DEPARTMENT STORE AND TO KEEP THE SIGNAGE DESIGN CONSISTENT WITH OTHER BUILDING SIGNS IN THE CENTER).

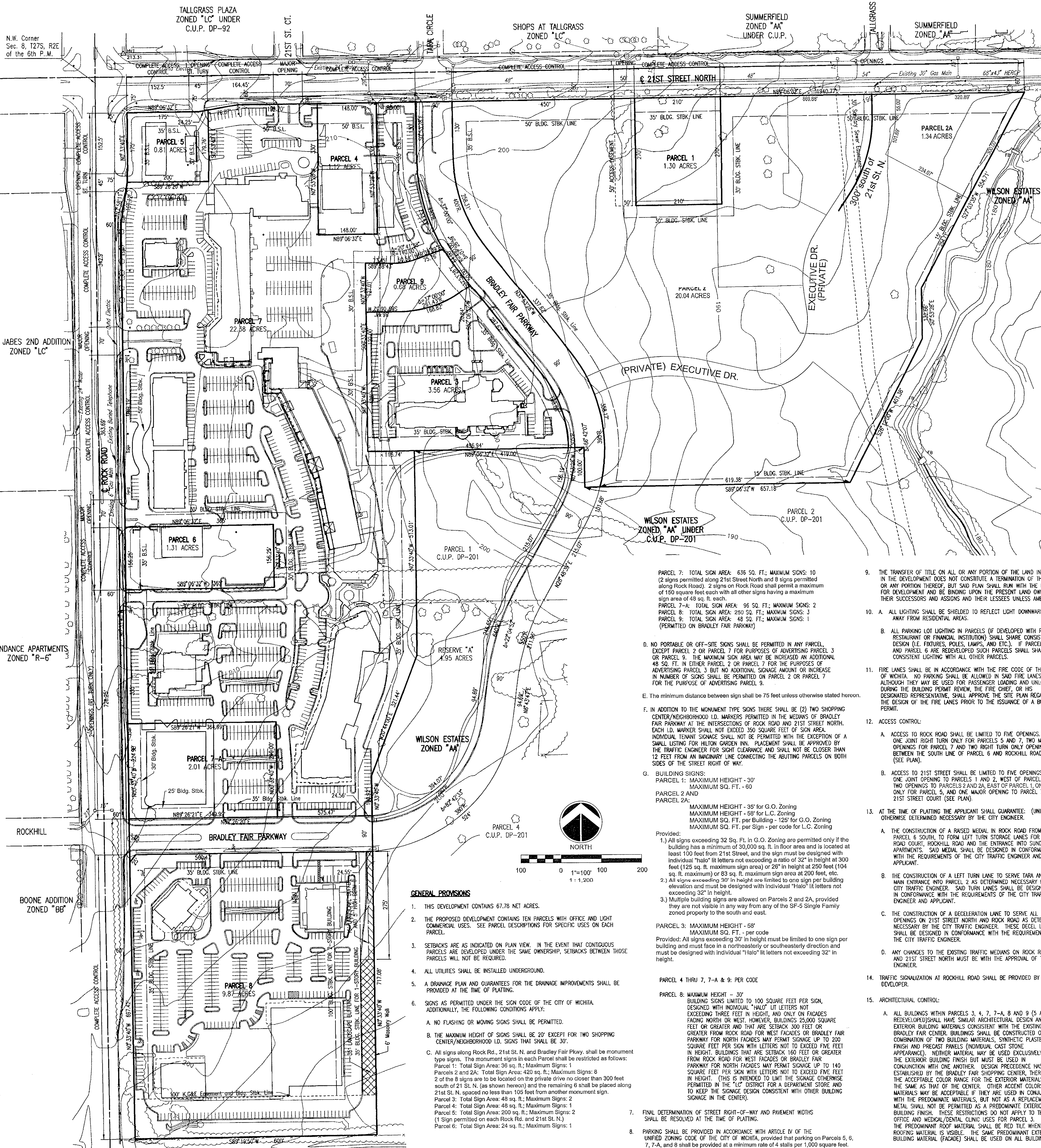
7. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.

8. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE IV OF THE UNIFIED ZONING CODE OF THE CITY OF WICHITA, provided that parking on Parcels 5, 6, 7, 7-A, and 8 shall be provided at a minimum ratio of 4 stalls per 1,000 square feet.

GENERAL PROVISIONS

- THIS DEVELOPMENT CONTAINS 67.78 NET ACRES.
- THE PROPOSED DEVELOPMENT CONTAINS TEN PARCELS WITH OFFICE AND LIGHT COMMERCIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.
- SETBACKS ARE AS INDICATED ON PLAN VIEW. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- A DRAINAGE PLAN AND GUARANTEES FOR THE DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
- SIGNS AS PERMITTED UNDER THE SIGN CODE OF THE CITY OF WICHITA. ADDITIONALLY, THE FOLLOWING CONDITIONS APPLY:
 - A. NO FLASHING OR MOVING SIGNS SHALL BE PERMITTED.
 - B. THE MAXIMUM HEIGHT OF SIGNS SHALL BE 20' EXCEPT FOR TWO SHOPPING CENTER/NEIGHBORHOOD I.D. SIGNS THAT SHALL BE 30'.
 - C. All signs along Rock Rd., 21st St. N. and Bradley Fair Pkwy. shall be monument type signs. The monument signs on each Parcel shall be restricted as follows:
 - Parcel 1: Total Sign Area: 36 sq. ft.; Maximum Signs: 1
 - Parcels 2 and 2A: Total Sign Area: 420 sq. ft.; Maximum Signs: 8
 - 2 of the 8 signs are to be located on the private drive no closer than 300 feet south of 21st St. N. (as shown hereon) and the remaining 6 shall be placed along 21st St. N. spaced no less than 105 feet from another monument sign.
 - Parcel 3: Total Sign Area: 48 sq. ft.; Maximum Signs: 2
 - Parcel 4: Total Sign Area: 48 sq. ft.; Maximum Signs: 1
 - Parcel 5: Total Sign Area: 200 sq. ft.; Maximum Signs: 2
 - (1 Sign permitted on each Rock Rd. and 21st St. N.)
 - Parcel 6: Total Sign Area: 24 sq. ft.; Maximum Signs: 1





COMMUNITY UNIT PLAN DP-191 WILSON PROPERTY

MAPD STAMP

OWNERS:
MKEC Fair One, LLC
150 N. Market
Wichita, KS 67202
VP Wilson Properties, LLC
1605 N. Waterfront Pkwy.
Wichita, KS 67206

AGENT:
MKEC Engineering, Inc.
4111 N. Webb Rd.
Wichita, KS 67206

APPROVED CUP
MKEC
12-21-2006
Wichita, KS 67206

- ELEVATIONS, ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIALS SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS. EXTERIOR UTILITY BOXES, MECHANICAL EQUIPMENT, AND ETC. SHALL BE SCREENED AND/OR PAINTED ACCORDING TO THE ACCEPTABLE COLOR RANGE AS APPROVED BY THE DIRECTOR OF PLANNING.
- B. ALL BUILDINGS WITHIN PARCELS 1, 2, 2A, AND 3 IF DEVELOPED WITH OFFICE OR MEDICAL AND DENTAL CLINIC USES SHALL HAVE A CONSISTENT ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIAL TO BE APPROVED BY THE DIRECTOR OF PLANNING. THE SAME PREDOMINANT EXTERIOR BUILDING MATERIAL (FACADE) SHALL BE USED ON ALL BUILDING ELEVATIONS. EXTERIOR UTILITY BOXES, MECHANICAL EQUIPMENT, AND ETC. SHALL BE SCREENED AND/OR PAINTED ACCORDING TO THE ACCEPTABLE COLOR RANGE AS APPROVED BY THE DIRECTOR OF PLANNING.
16. SCREENING WALLS:
A. SCREENING SHALL BE IN ACCORDANCE WITH ARTICLE IV OF THE UNIFIED ZONING CODE OF THE CITY OF WICHITA. A 6-8 FOOT HIGH SCREENING WALL MAY BE REQUIRED FOR PARCELS 2, 2A, 3, AND 7 IF ADJACENT RESIDENTIAL PROPERTY IS RETAINED FOR PARK AND OPEN SPACE PURPOSES. HOWEVER, ALL TRASH DUMPSTERS, LOADING DOCKS/SERVICE AREAS, MECHANICAL AREAS SHALL BE SCREENED IF WITHIN 150' OF ADJACENT RESIDENTIAL PROPERTY. SUCH SCREENING SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS AND INSTALLED AT THE TIME DEVELOPMENT OCCURS.
B. THE ABOVE MENTIONED SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE, ARCHITECTURAL CONCRETE PANELS OR SIMILAR MATERIALS (NOT INCLUDING WOOD OR WOVEN WIRE). COLORS SHALL BE COMPATIBLE WITH THOSE USED ON THE EXTERIOR BUILDING WALLS OF THE BRADLEY FAIR SHOPPING CENTER.
C. THE REQUIRED WALL SHALL BE CONSTRUCTED WITHIN A FIVE (5) FOOT WALL EASEMENT PLATTED SEPARATELY FROM ALL OTHER EASEMENTS. CONSTRUCTION OF THIS WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.
17. LANDSCAPE BUFFERS:
A. LANDSCAPE BUFFERS AND SCREENING - SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORNAMENTA 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.
B. 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.
C. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM(S) APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.
18. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
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 PLAN OF THE AREA.
NOTE: ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
20. NO SINGLE USE OR TENANT ON PARCELS 1-7, 7-A AND 9 SHALL OCCUPY MORE THAN 50,000 SQ. FT. OF FLOOR AREA WITH THE EXCEPTION OF HOTELS, FURNITURE STORES, OR OFFICE USES.
21. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT RESIDENTIAL AREAS.
22. MAXIMUM GROSS FLOOR AREA FOR PARCELS 2 THRU 7, 7-A, & 8 (COMMERCIAL USES ONLY) SHALL NOT EXCEED 587,473 SQ. FEET (DOES NOT INCLUDE THE HOTEL USE OR THE 10,000 S.F. FINANCIAL INSTITUTION ON PARCEL 3). MAXIMUM GROSS FLOOR AREA FOR OFFICE AND HOTEL USES ON PARCELS 2 AND 3 SHALL NOT EXCEED 293,000 SQ. FEET. THE MAXIMUM GROSS FLOOR AREA FOR GENERAL OFFICE AND MEDICAL OFFICE USES IN PARCELS 1, 2, 2A, AND 3 SHALL NOT EXCEED 239,000 SQUARE FEET.
23. A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE A REQUIREMENT OF THIS CUP. THIS WALK SYSTEM SHALL LINK PROPOSED BUILDINGS WITH THE ENTRANCES AND SIDEWALKS ALONG ROCK ROAD, 21ST STREET NORTH AND BRADLEY FAIR PARKWAY. THE PEDESTRIAN SYSTEM SHALL BE ASSURED BY REQUIRED SUBMISSION AND APPROVAL OF CIRCULATION PLANS BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS. SAID WALK SYSTEM SHALL BE DESIGNED LIGHTED AND LANDSCAPED CONSISTENT WITH THE ARCHITECTURAL DESIGN AND COLOR RANGE ESTABLISHED FOR THE DEVELOPMENT.
24. AN OVERALL SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CROSS-LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE CUP.
25. MAXIMUM NUMBER OF HOTELS PERMITTED IS ONE. A HOTEL IS PERMITTED ON PARCELS 2, 3 OR 8.
- PARCEL DESCRIPTIONS:**
- PARCEL NUMBER 1:**
PROPOSED USES - FINANCIAL INSTITUTION, LIBRARY, OFFICES, MEDICAL AND DENTAL CLINIC CHURCH OR PLACE OF WORSHIP, COMMUNITY ASSEMBLY, PARKS AND RECREATION.
GROSS AREA - 1.30 ACRES (56,700 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 10,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 10,000 SQ. FT.
FLOOR AREA RATIO - 0.176
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- PARCEL NUMBER 2:**
PROPOSED USES - Offices, Retail, Banks/Financial Institutions, Medical and Dental Clinic, Hotel, Restaurant (10,000 sq. ft. Maximum), Drive-In or Drive-Thru restaurants are not permitted. Retail and Restaurant uses are restricted to that portion of Parcel 2 previously approved for "LC" Limited Commercial Zoning (Northwest corner of Parcel 2).
GROSS AREA - 20.04 ACRES (827,716 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 268,000 SQ. FT. / 31.2%
MAXIMUM GROSS FLOOR AREA - 268,000 SQ. FT. / 31.2%
FLOOR AREA RATIO - 0.312 (Overall)
MAXIMUM BUILDING HEIGHT - 85' for LC Zoning and 55' for GO Zoning
PARKING - See General Provision Number 8
SETBACKS - See Plan
- PARCEL NUMBER 3:**
PROPOSED USES - OFFICES, FINANCIAL INSTITUTIONS, HOTEL OR 10,000 SQ. FT. RESTAURANT OR RETAIL. DRIVE-IN OR DRIVE THRU RESTAURANTS ARE NOT PERMITTED.
GROSS AREA - 3.56 ACRES (154,901 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 35,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 48,000 SQ. FT. (OFFICE & FINANCIAL INST. ONLY)
60,000 SQ. FT. (HOTEL ONLY)
10,000 SQ. FT. (RESTAURANT/RETAIL ONLY)
FLOOR AREA RATIO - 0.225
0.613 (HOTEL)
0.065 (RESTAURANT/RETAIL)
MAXIMUM BUILDING HEIGHT - 85'
MAXIMUM NUMBER OF BUILDINGS - 3
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- PARCEL NUMBER 4:**
PROPOSED USES - FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL STORES, CLOTHING STORES, OFFICES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, SMALL ANIMAL CLINICS, HARDWARE STORES, APPLIANCE STORES, FURNITURE STORES, DAY CARE, AND FITNESS CENTERS. PARCEL NO. 4 SHALL ALSO ALLOW A GREEN HOUSE AS AN ACCESSORY USE. SAID GREENHOUSE SHALL BE LIMITED TO 3,400 SQ. FT. IN SIZE AND IS TO CONFORM TO THE LOCATION AND DESIGN AS SUBMITTED TO THE OFFICE OF CENTRAL INSPECTION (PROJECT NO. 93-028956).
GROSS AREA - 1.12 ACRES (48,840 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 15,400 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 15,400 SQ. FT.
FLOOR AREA RATIO - 0.315
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 3
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- PARCEL NUMBER 5:**
PROPOSED USES - CONVENIENCE STORES, FINANCIAL INSTITUTIONS, RESTAURANTS, RETAIL STORES, MEDICAL AND DENTAL CLINICS, OFFICES, PHARMACIES, TIRE, BATTERY AND ACCESSORY STORES, SERVICE STATION WITH CAR WASH AS ACCESSORY USE WITH B.Z.A. APPROVAL.
GROSS AREA - 0.81 ACRES 35,309 SQ. FT. (post RVVW clip)
MAXIMUM BUILDING COVERAGE - 11,565 SQ. FT. / 32.8%
MAXIMUM GROSS FLOOR AREA - 12,969 SQ. FT. / 36.7%
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- PARCEL NUMBER 6:**
PROPOSED USES - CONVENIENCE STORES, RESTAURANTS, RETAIL SHOPS, BANKS AND FINANCIAL INSTITUTIONS, OFFICES, TIRE, BATTERY AND ACCESSORY STORES (OVERHEAD SERVICE DOORS SHALL FACE AWAY FROM ADJACENT STREETS), PHARMACIES, AND SMALL ANIMAL CLINICS.
GROSS AREA - 1.31 ACRES (57,031 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 18,820 SQ. FT. / 33%
MAXIMUM GROSS FLOOR AREA - 22,459 SQ. FT. / 39.4%
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- PARCEL NUMBER 7:**
PROPOSED USES - SAME AS PARCEL NUMBER 4 EXCEPT FOR GREENHOUSE.
GROSS AREA - 22.38 ACRES (975,001 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 194,700 SQ. FT. / 20%
MAXIMUM GROSS FLOOR AREA - 194,700 SQ. FT. / 20%
MAXIMUM BUILDING HEIGHT - 35'
EXCEPT 45 FEET FOR ARCHITECTURAL FEATURES
MAXIMUM NUMBER OF BUILDINGS - 12
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- PARCEL NUMBER 7-A:**
PROPOSED USES - SAME AS PARCEL NUMBER 4 EXCEPT FOR GREENHOUSE.
GROSS AREA - 2.01 ACRES (87,598 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 30,809 SQ. FT. / 35.2%
MAXIMUM GROSS FLOOR AREA - 30,809 SQ. FT. / 35.2%
MAXIMUM BUILDING HEIGHT - 35'
EXCEPT 45 FEET FOR ARCHITECTURAL FEATURES
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - SEE GENERAL PROVISION NUMBER 8
SETBACKS - SEE PLAN
- PARCEL NUMBER 8:**
PROPOSED USES - Same as Parcel 7, and General Office Uses and/or Medical / Dental Clinics Uses are Allowed.
Gross Area - 9.87 ACRES 430,132 SQ. FT.
MAXIMUM BUILDING COVERAGE - 96,163 SQ. FT. / 22.4%
MAXIMUM GROSS FLOOR AREA - 129,800 SQ. FT. / 30.2%
MAXIMUM BUILDING HEIGHT - 45'
(see building story height restrictions hereon)
MAXIMUM NUMBER OF BUILDINGS - 6
PARKING - See General Provision Number 8
SETBACKS - See Plan
- PARCEL NUMBER 9:**
PROPOSED USES - Same as Parcel 7.
GROSS AREA - 0.68 ACRES (29,613 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 5,000 SQ. FT. / 16.9%
MAXIMUM GROSS FLOOR AREA - 5,000 SQ. FT. / 16.9%
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - See General Provision Number 8
SETBACKS - See Plan
- PARCEL NUMBER 2A:**
PROPOSED USES - Same as Parcel 2.
GROSS AREA - 1.34 ACRES (58,458 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 13,000 SQ. FT. / 22.2%
MAXIMUM GROSS FLOOR AREA - 20,000 SQ. FT. / 34.2%
MAXIMUM BUILDING HEIGHT - 55'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - See General Provision Number 8
SETBACKS - See Plan

CASE HISTORY

Admin. Adj. CUP2021-00019	Date: April, 30, 2021	Admin. Adj. CUP2015-00000	Date: __, 2015
Admin. Adj. CUP2019-00031	Date: Aug. 13, 2019	Admin. Adj. CUP2014-00036	Date: Nov. 10, 2014
Admin. Adj. CUP2017-00051	Date: Dec. 1, 2017	Admin. Adj. CUP2012-00018	Date: June 18, 2012
Admin. Adj. CUP2016-00032	Date: Aug. 22, 2016	Admin. Adj. CUP2012-00024	Date: June 11, 2012
Admin. Adj. CUP2016-00001	Date: Jan. 27, 2016	Amendment CUP #14	

