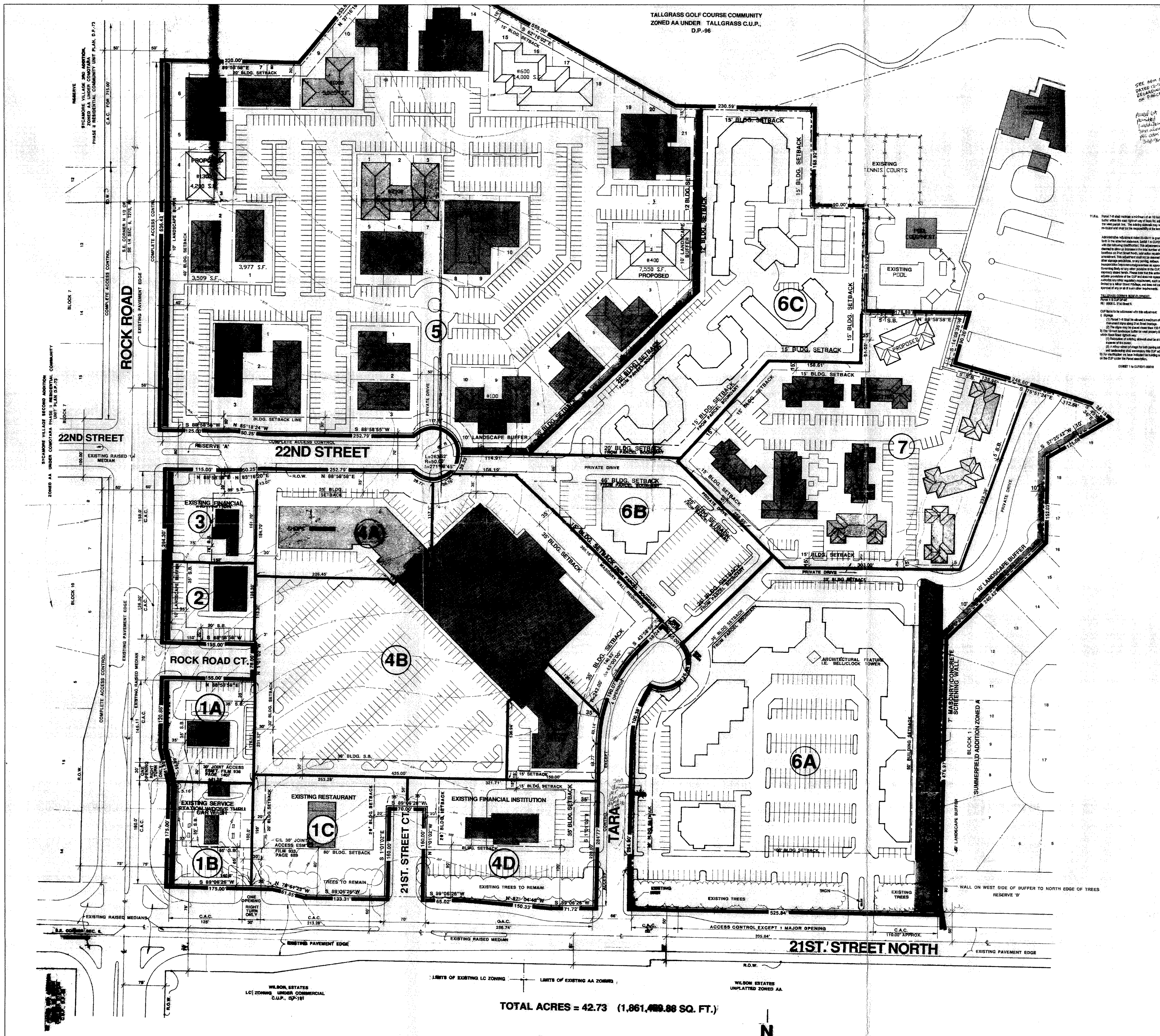


TOTAL ACRES = 42.73 (1,861,4~~89~~.88 SQ. FT.)

11.B.2. Parcel 1-8 shall maintain a minimum of an 10 foot landscape buffer within the east right-of-way of Rock Rd. adjacent to the west parcel line. The existing sidewalk may need to be re-routed and shall be the responsibility of the land owner.

Administrative Adjustment dated 06-08-11 is granted as set forth in the attached statement, Exhibit 1 to CUP2011-00018, with the following modification: This adjustment shall not be deemed to allow an increase in the total number of sign locations on 21st Street North, said action requiring an amendment. This adjustment shall not be deemed to alter other signage provisions, or any parking, setback, transportation improvements/guarantees as approved by the Governing Body or any other provision of the CUP, except as expressly stated herein. Please note that this action only adjusts provisions of the CUP and does not replace and/or authorize any other regulatory requirement, such as but not limited to a Minor Street Privilege, and does not convey approval of any or all of such other requirements.

TALLGRASS CORNER REDEVELOPMENT:
Parcel 1-8 CUP DP-92
RE: 8008 E. 21st Street N.

CUP items to be addressed with this adjustment:
i) Signage
(1) Parcel 1-8 Shall be allowed a maximum of 2 monument signs along 21st Street frontage.
(2) The signs may be placed closer than 150 feet.
ii) The 10 foot landscape buffer on west property line will be within Rock Road right-of-way.
(1) Relocation of existing sidewalk shall be at the expense of the owner.
(2) A minor street privilege for both parking lot lighting and landscaping shall accompany this CUP adjustment.
iii) For clarification we have indicated the building setbacks on the CUP under the Parcel description.

EXHIBIT 1 to CUP2011-00018

GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 42.73 NET ACRES MORE OR LESS.
2. THE PROPOSED DEVELOPMENT CONTAINS 7 PARCELS WITH LIGHT COMMERCIAL AND OFFICE USES. SEE SPECIFIC USES BY PARCEL DESCRIPTIONS.
3. SETBACKS:
   A. SOUTH YARD SETBACK ON PARCEL NO. 3 SHALL BE 30' NORTH OF SOUTH PARCEL LINE, HOWEVER, IT SHALL ALLOW ROOF OVERHANG AS SHOWN ON PLAN VIEW. ALL OTHER YARD SETBACK LINES ARE AS SHOWN ON PLAN VIEW OR AS DEFINED UNDER PARCEL DESCRIPTIONS BELOW. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
   B. SETBACK LINES IN PARCELS 6 AND 7 ARE AS SHOWN ON PLAN. SETBACKS IN THESE TWO PARCELS SHALL ALLOW BOTH ROOF AND FIREPLACE OVERHANG AS APPLICABLE.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. SIGNS:
   A. SIGNS AS PERMITTED BY ZONING DISTRICT DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. ALL SIGNS RELATING TO THE SPECIFIC USES CONTAINED WITHIN EACH PARCEL SHALL BE PERMITTED PROVIDING THE FOLLOW APPROPRIATE CITY CODES.
   B. SIGNS SHALL NOT EXCEED 35' IN HEIGHT NOR SHALL THERE BE ANY ROTATING OR FLASHING LIGHTS PERMITTED. SIGNS FOR PARCELS 1A, 1B, 1C, 6A, 6B, AND 6C SHALL BE NO TALLER THAN 18' AND SHALL BE MONUMENT TYPE SIGNS. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED (EXCEPTION: SEE G.P. NO. 23, PARCEL 7).
   C. TWO (2) SIGNS ARE PERMITTED IN THE LANDSCAPE AREA ALONG THE SOUTH SIDE OF PARCEL 6A (SEE PLAN). ONE SIGN FOR PARCEL NO. 6A AND ONE SIGN FOR PARCEL NO. 7 (SEE G.P. NO. 23 FOR FURTHER INFORMATION ON PARCEL 7 IDENTIFICATION).
   EXCEPT SIGN FOR PARCEL 6A: INCREASED IN HEIGHT TO 15' AND SIZE TO 189 SQ. FT. (See Adm Adj. approved 06/08/...)
   D. Parcel 1-B is allowed 2 monument signs along 21st Street. The signs may be positioned closer than 150'.
6. AN OWNERS ASSOCIATION(S) AGREEMENT FOR ALL PARCELS PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.
7. OPEN SPACE AS REFERRED TO IN THE COMMUNITY UNIT PLAN REFERS TO ALL LAND COMMONLY HELD UNDER OFFICE SPACE/COMMERCIAL UNIT DOCUMENTS AND RELATED FACILITIES LOCATED THEREON AND SHALL BE MAINTAINED AS DESCRIBED ABOVE BY AN OWNERS ASSOCIATION(S).
8. ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
9. ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
11. SCREENING:
   A. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) AROUND ALL STORAGE OR SERVICE AREAS WHEN ACROSS FROM RESIDENTIALLY ZONED AREAS, PROVIDING THE PROPOSED STRUCTURE IS DESIGNED WITH ALL FOUR EXTERIOR SURFACES HAVING EQUAL DESIGN CONSIDERATION AND THAT THERE IS NO APPARENT BACK OF BUILDING.
   B. A TEN (10) FOOT PLANTING STRIP CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES, SHALL BE REQUIRED ALONG PROPERTY LINES WHERE THE WALL IS NOT CONSTRUCTED AS PER 11A ABOVE, UNLESS OTHERWISE NOTED IN 11E BELOW. A FORTY (40) FOOT BUFFER AREA CONSISTING OF A COMBINATION OF GRASS, TWENTY (20) EVERGREEN TREES SIX (6) TO EIGHT (8) FEET IN HEIGHT AND TWENTY (20) DECIDUOUS TREES (2 - 2 1/2 INCH CALIPER) SHALL BE REQUIRED ALONG THE NORTH/SOUTH ALIGNMENT OF PARCEL 6A WHERE ADJACENT TO THE RESIDENTIAL AREA. IN ADDITION, A CONCRETE OR MASONRY WALL SHALL BE CONSTRUCTED ALONG THE WEST EDGE OF THIS BUFFER STRIP, COMMENCING NINETY (90) FEET NORTH OF THE SOUTHEAST CORNER OF PARCEL 6A AND TERMINATING TWENTY (20) FEET SOUTH OF THE SOUTH CURB OF THE EXISTING PRIVATE STREET AT THE NORTH END OF PARCEL 6A (SEE PLAN). THE WALL SHALL HAVE TEXTURE, PATTERN, AND COLOR ETC. SIMILAR TO THE BUILDING EXTERIORS IN PARCEL 6A, AND THE ELEVATION OF THE TOP OF THE WALL SHALL BE A MINIMUM OF SEVEN (7) FEET ABOVE THE FINISH FLOOR ELEVATION OF THE BUILDINGS LOCATED IN THE EAST ONE HUNDRED FIFTY (150) FEET OF PARCEL 6A.
   IN THE EVENT THE OWNER OF PARCEL 6A FAILS TO MAINTAIN THE FORTY (40) FOOT BUFFER AREA AND/OR THE SCREENING WALL ON PARCEL 6A IN A REASONABLE AND PRUDENT MANNER AS DETERMINED BY THE DIRECTOR OF PLANNING, THE CITY OF WICHITA SHALL HAVE THE AUTHORITY TO ENTER UPON SUCH PARCEL FOR THE PURPOSE OF PERFORMING MAINTENANCE ON SAID BUFFER AREA AND/OR WALL AND TO ASSESS THE COST OF SUCH MAINTENANCE AGAINST PARCEL 6A.
   C. IF THE PROPOSED STRUCTURES ARE DESIGNED WITH A REAR SIDE, THEN THE FIVE (5) TO EIGHT (8) FOOT WALL MENTIONED ABOVE SHALL BE CONSTRUCTED ACCORDINGLY AND THE TEN (10) FOOT PLANTING STRIP SHALL BE WAIVED.
   D. A FIVE (5) FOOT MASONRY AND OR WROUGHT IRON WALL SHALL BE CONSTRUCTED IN THE TEN (10) FOOT LANDSCAPE BUFFER PROVIDED NORTH OF 22ND STREET NORTH AND ALONG THE WEST PROPERTY LINE OF PARCEL NO. 5. LIMITED LANDSCAPING SHALL ALSO BE PROVIDED.
   E. THE WALL REQUIREMENT IS WAIVED ALONG THE NORTH SIDES OF PARCELS 5, 6C AND 7 DUE TO THE RELATED GOLF COURSE AND CLUBHOUSE USES THEY ABUT. THE WALL REQUIREMENT IS WAIVED ALONG THE EAST PROPERTY LINE OF PARCEL 7 DUE TO THE RESIDENTIAL CHARACTER OF THE PROPOSED USES.
   F. A 10' LANDSCAPE BUFFER AS DESCRIBED IN G.P. NO. 13 BELOW SHALL BE CONSTRUCTED ALONG THE EAST BOUNDARY LINE OF PARCEL 5 WHERE ADJACENT TO PARCEL 6.
   G. A FIVE (5) TO EIGHT (8) FOOT SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE NORTH LINE OF PARCEL 4-A, THE NORTH, NORTHEAST AND THE EAST LINES OF PARCEL 4-B, AND THE EAST LINE OF PARCEL 4-C.
   H. MASONRY WALLS SHALL NOT BE CONSTRUCTED WITHOUT A BUILDING PERMIT. ADDITIONALLY, WALLS SHALL NOT BE CONSTRUCTED WITHIN UTILITY EASEMENTS. HOWEVER, WALLS ON COLUMN FOOTINGS MAY CROSS UTILITY EASEMENTS WHEN APPROVED BY THE CITY ENGINEER.
12. THE SHELTER BELT ALONG 21ST STREET NORTH IN PARCELS 4-D AND 6A SHALL REMAIN INTACT EXCEPT FOR APPROVED POINTS OF INGRESS AND EGRESS AND SHALL BE MAINTAINED IN GOOD CONDITION AS DETERMINED BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
   THE SHELTER BELT IN PARCEL 6A SHALL REMAIN A MINIMUM OF FIFTY (50) FEET IN WIDTH (SEE PLAN). GENERAL CLEANUP AND PRUNING OF TREES IS PERMITTED TO IMPROVE VISIBILITY.
13. LANDSCAPE BUFFERS:
   A. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT FOR PLANTING BUFFERS INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON THE PARCEL INVOLVED. THE LANDSCAPE PLAN SHALL ALSO DEPICT PROPOSED METHODS OF PROVIDING WATER TO THE REQUIRED PLANT MATERIALS.
   B. FAILURE TO PROPERLY MAINTAIN ANY PLANTING BUFFER SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTS ARE NOT PROPERLY MAINTAINED. 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 PLANTED.
14. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR THIS DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
15. PARKING:
   A. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 OF THE CITY CODE FOR PARCELS 1 THROUGH 7.
   B. PARKING REQUIREMENTS FOR PARCELS 4-A, 4-B AND 4-C MAY BE SATISFIED BY EITHER ON-SITE PARKING OR BY PARKING ON ADJACENT PARCELS. IF PARKING IS TO BE PROVIDED ON ADJACENT PARCELS, A SITE PLAN AND PARKING LAYOUT OF ALL PARCELS INVOLVED AND THE SHARED PARKING SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. THE AMOUNT OF FLOOR AREA PERMITTED IN PARCELS 4-A, 4B AND 4-C IS DEPENDENT UPON ADEQUATE PARKING BEING PROVIDED.
   C. A PEDESTRIAN CIRCULATION PLAN WILL BE FILED WITH THE DIRECTOR OF PLANNING PROVIDING FOR A CONVENIENT SYSTEM OF SIDEWALKS AND CROSSWALKS WITHIN PARCEL 6A AND CONNECTING TO THE SIDEWALK ON 21ST STREET AND TO ADJOINING PARCELS.
16. THE C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE SUBMISSION OF A DETAILED SITE PLAN AND A LANDSCAPE BUFFER PLAN FOR EACH PARCEL OR PORTION THEREOF. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STAGE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT(S). THE PLAN SHALL SHOW LAND USE RELATIONSHIPS, ACCESS POINTS AND OR CONTROL, SETBACKS, INTERIOR CIRCULATION, PARKING, SCREENING AND OTHER SIMILAR DESIGN CONSIDERATIONS WHICH MAY AFFECT ADJACENT PROPERTY OR THE GENERAL HEALTH AND WELFARE OF THE PUBLIC. THE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL AND IF PREPARED WITHIN THE GUIDELINES HEREIN CONTAINED, SHALL NOT BE CONSIDERED AN AMENDMENT TO THE C.U.P. NOR SHALL IT REQUIRE ANOTHER P.H.C. HEARING.
   NOTE: THE PROPOSED BUILDING LOCATIONS REPRESENT THE CURRENT SITE PLAN. HOWEVER, THE FINAL CONFIGURATION OF BUILDING PLACEMENT AND THE LAYOUT OF PRIVATE DRIVES AND PARKING AREAS MAY VARY FROM THAT INDICATED ON THE PLAN VIEW PROVIDING THE STRUCTURES STAY WITHIN ESTABLISHED SETBACKS AND HEIGHT LIMITATION BOUNDARIES.
17. ACCESS CONTROL: SEE PLAN.
18. RIGHT TURN ONLY ACCESS POINTS INTO PARCELS 1A, 1B, AND 1C ARE ILLUSTRATED ON THE PLAN AND SHALL BE THE ONLY PERMITTED WITHIN THE PERMITTED OPENINGS IN THE LABELED ACCESS CONTROL. THERE SHALL BE NO MODIFICATIONS TO EXISTING MEDIANS PERMITTING LEFT TURN MOVEMENTS INTO THESE APPROVED OPENINGS.
19. STREET IMPROVEMENTS:
   A. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF DECELERATION LANES ALONG 21ST STREET NORTH, AND LEFT TURN LANES SERVING 21ST ST. COURT AND TARA AS APPROVED BY TRAFFIC ENGINEERING.
   B. GUARANTEES SHALL ALSO BE PROVIDED FOR THE TRAFFIC SIGNALIZATION OF THE ROCK ROAD/22ND STREET AND THE TARA/21ST STREET INTERSECTIONS WHEN WARRANTED BY THE CITY ENGINEER.
20. ROOF OVERHANG AREA IS NOT TO BE USED IN CALCULATING BUILDING COVERAGE.
21. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO HIDE THEM FROM GROUND VIEW.
22. A PRIVATE DRIVE SHALL BE CONSTRUCTED AND MAINTAINED TO PARCEL NO. 7. SAID DRIVE SHALL CONNECT 22ND STREET AND TARA STREET, AND BE CONSTRUCTED TO A 26 FOOT BACK OF CURB TO BACK OF CURB STANDARD. PARKING ON SAID DRIVE SHALL BE PROHIBITED.
23. PARCEL DESCRIPTIONS:

PARCEL 1-A:
PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: RESTAURANTS, BANKS, BARBER SHOPS, BUSINESS OR COMMERCIAL SCHOOLS, STUDIOS, CLOTHING SALES, PRIVATE CLUBS, HEALTH STUDIOS, BOUTIQUE SHOPS, HARDWARE, GIFT SHOPS, CATERING ESTABLISHMENTS, LAUNDRY, DRY CLEANING, SHOE SHOPS, TAILORS, THEATERS, DRUG STORES, GROCERY STORES, FLOWER SHOPS, OR SERVICE STATIONS WITH ACCESSORY ENCLOSED SINGLE BAY AUTOMATIC CAR WASH WITH REQUIRED BZA APPROVAL.
GROSS AREA - .62 ACRES (26,901.86 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 8,070.56 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 8,500 SQ. FT.
FLOOR AREA RATIO - .316
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1 (PLUS ACCESSORY AUTOMATIC CAR WASH BUILDING)
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 1-B:
PROPOSED USES: SAME AS 1-A.
GROSS AREA - .58 ACRES (25,205.13 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 7,561 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 11,000 SQ. FT.
FLOOR AREA RATIO - 0.436
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1 (PLUS ACCESSORY AUTOMATIC CAR WASH BUILDING)
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - East: 0 feet West: 35 feet North: 0 feet South: 65 feet

PARCEL 1-C:
PROPOSED USES: SAME AS PARCEL 1-A.
GROSS AREA - 1.12 ACRES (48,713.81 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 12,414 SQ. FT. (25.4% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 15,500 SQ. FT.
FLOOR AREA RATIO - 0.318
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 2:
PROPOSED USES: SAME AS PARCEL NUMBER 1-A.
GROSS AREA - 0.48 ACRE
MAXIMUM BUILDING COVERAGE - 6,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 7,750 SQ. FT.
FLOOR AREA RATIO - 0.376
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 3:
PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: BANKS, BARBER SHOPS, STUDIOS, CLOTHING SALES, PRIVATE CLUBS, HEALTH STUDIOS, BOUTIQUE SHOPS/HARDWARE, GIFT SHOPS, ANTIQUE SHOPS, BEAUTY PARLORS, BAKER SHOPS, FILLING STATIONS, LAUNDRY, DRY CLEANING, SHOE SHOPS, TAILORS, DRUG STORES, GROCERY STORES OR FLOWER SHOPS
GROSS AREA - 0.56 ACRE
MAXIMUM BUILDING COVERAGE - 2,570 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 2,570 SQ. FT.
FLOOR AREA RATIO - 0.107
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15.
SETBACKS - AS SHOWN ON PLAN VIEW.

PARCEL 4-A:
PROPOSED USES: SAME AS PARCEL NO. 1-A EXCEPT THAT SERVICE STATIONS, THEATERS, AND GROCERY STORES ARE NOT PERMITTED.
GROSS AREA - 1.26 ACRES
MAXIMUM BUILDING COVERAGE - 21,000 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION NUMBER 15
MAXIMUM GROSS FLOOR AREA - 21,000 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION NUMBER 15
FLOOR AREA RATIO - 0.383
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 4-B:
PROPOSED USES: SAME AS PARCEL 1-A, EXCEPT SERVICE STATIONS ARE NOT PERMITTED
GROSS AREA - 5.62 ACRES
MAXIMUM BUILDING COVERAGE - 59,600 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION 15
MAXIMUM GROSS FLOOR AREA - 59,600 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION 15
FLOOR AREA RATIO - 0.235
MAXIMUM BUILDING HEIGHT - 45
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING AS SET FOURTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 4-C:
PROPOSED USES: SAME AS PARCEL 4-A.
GROSS AREA - 0.88 ACRES
MAXIMUM BUILDING COVERAGE - 13,000 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION NUMBER 15
MAXIMUM GROSS FLOOR AREA - 13,000 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION NUMBER 15
FLOOR AREA RATIO - 0.310
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 4-D:
PROPOSED USES: SAME AS PARCELS 4-A.
GROSS AREA - 1.46 ACRES
MAXIMUM BUILDING COVERAGE - 7,875 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 15,750 SQ. FT.
FLOOR AREA RATIO - 0.249
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 5:
PROPOSED USES: GENERAL OFFICE USES INCLUDING: PROFESSIONAL OFFICES (MEDICAL, ATTORNEY, ENGINEER, ARCHITECT, ETC.) NO COMMERCIAL ACTIVITY EXCEPT FOR SALES OF SOFT DRINKS, NEWS MEDIA, TOBACCO, CANDIES AND TOILETRIES (AS AN INCIDENTAL USE ASSOCIATED WITH THE OFFICE USE). RESIDENTIAL USES PERMITTED BUT LIMITED TO SINGLE FAMILY, DUPLEX, ZERO LOT LINE, 4-PLEX AND TOWN-HOUSE. (A SITE PLAN SHOWING NUMBER OF UNITS, DENSITY, ACCESS, BUILDING LOCATIONS, ETC. SHALL BE SUBMITTED TO PLANNING FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY RESIDENTIAL BUILDING PERMITS.) RESIDENTIAL USES SHALL ONLY BE PERMITTED IF THE OFFICE USES DO NOT MATERIALIZE AND SHALL NOT BE ALLOWED TO MIX WITH OFFICE USES WITHIN THIS PARCEL.
GROSS AREA - 14.4 ACRES
MAXIMUM BUILDING COVERAGE - 140,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 155,000 SQ. FT.
FLOOR AREA RATIO - 0.247
MAXIMUM BUILDING HEIGHT - 40'
PARKING - FOUR SPACES PER 1,000 SQ. FT. OF BUILDING SPACE EXCLUDING A MAXIMUM OF 900 SQ. FT. PER BUILDING FOR EXERCISE, SPA AND RELATED FACILITIES LOCATED IN BASEMENTS.
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 6A:
PROPOSED USES WITHIN THE EAST ONE HUNDRED FIFTY (150) FEET OF PARCEL 6A: ALL USES PERMITTED IN THE "OC" OFFICE COMMERCIAL ZONING DISTRICT EXCEPT: BROADCASTING OR RECORDING STUDIOS, DANCE STUDIOS, RELIGIOUS OFFICES AND HEADQUARTERS, CHILD DAY CARE CENTERS AND ANY USE WHICH SERVES FOOD OR DRINK TO THE PUBLIC.
PROPOSED USES ON REMAINDER OF PARCEL 6A: GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: SIT DOWN RESTAURANTS (EXCLUDING FAST-FOOD, DRIVE-THROUGH RESTAURANTS AND DRINKING ESTABLISHMENTS), FINANCIAL INSTITUTIONS (EXCLUDING FREE-STANDING OR DRIVE-THROUGH FACILITIES), BARBER/BEAUTY SHOPS, STUDIOS, CLOTHING SALES, HEALTH STUDIOS, BOUTIQUE SHOPS, HARDWARE SALES, GIFT SHOPS, CATERING ESTABLISHMENTS IN ASSOCIATION WITH QUALITY RESTAURANTS, DRY CLEANING, SHOE SHOPS, TAILORS, FLOWER SHOPS, DRUG STORES AND MEDICAL FACILITIES. ALL OTHER OFFICE AND LIGHT COMMERCIAL USES ARE PERMITTED EXCEPT: TIRE/BATTERY AND AUTOMOTIVE REPAIR, LAUNDRIES, GAS/SERVICE STATIONS, GASOLINE PUMP ISLANDS IN ASSOCIATION WITH ANY USES, MOVIE THEATERS AND MULTI-FAMILY USE, FOOD LOCKER PLANTS, STORAGE GARAGE, MORTUARIES/FUNERAL HOMES AND SMALL ANIMAL CLINICS. MAXIMUM SIZE OF ANY SINGLE RETAIL OCCUPANT IS LIMITED TO 12,000 SQUARE FEET. OVERALL RESTAURANT SQUARE FOOTAGE SHALL NOT EXCEED SEVEN THOUSAND (7,000) SQ. FT., AND FOOD SERVICE WILL BE LIMITED TO 6 A.M. TO MIDNIGHT. ANY SINGLE RESTAURANT IN EXCESS OF 2,500 SQUARE FEET IS LIMITED TO THE WEST 200 FEET OF THE SOUTH 400 FEET OF PARCEL 6A.
BUILDINGS AND STRUCTURES IN PARCEL 6A SHALL BE ARCHITECTURALLY COMPATIBLE AND SHALL BE COMPLEMENTARY BY THE USE OF THE SAME OR SIMILAR MATERIALS, COLORS, AND FORMS TO THE EXISTING TALLGRASS COMMERCIAL DEVELOPMENT. ALL LIGHTING SHALL HAVE FULL, CUT OFF FIXTURES. ALL PARKING AREAS WITHIN ONE HUNDRED TWENTY (120) FEET OF SINGLE-FAMILY USES SHALL NOT HAVE LIGHTING FIXTURES THAT EXCEED FOURTEEN (14) FEET IN HEIGHT. OTHER PARKING AREAS BUFFERED BY BUILDINGS FROM SINGLE-FAMILY USES SHALL NOT HAVE LIGHTING FIXTURES THAT EXCEED THE BUILDING HEIGHT. HOURS OF TRASH PICKUP WILL BE LIMITED FROM 8 A.M. TO 5 P.M. TRASH COLLECTION WILL BE ENTIRELY ENCLOSED WITHIN A BUILDING; HOWEVER, RESTAURANTS LOCATED IN THE WEST 200 FEET OF THE SOUTH 400 FEET OF PARCEL 6A ARE ALLOWED TO HAVE OUT DOOR TRASH COLLECTION.
OVERALL DENSITY FOR PARCELS 6A, 6B AND 6C IS DETERMINED BY THE MAXIMUM VEHICLE TRIPS PER DAY GENERATED BY THE ALLOWED SPECIFIC ACTIVITIES. A MAXIMUM OF 6,160 TRIPS PER DAY WILL BE UTILIZED TO ESTABLISH THE OVERALL DENSITY OF USES. REFER TO THE TRIP GENERATION CHART BELOW.

GROSS AREA	6.5687 ACRES (286,133.98 SQ. FT.)
MAXIMUM BUILDING COVERAGE	60,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA	60,000 SQ. FT.
FLOOR AREA RATIO	0.20
MAXIMUM BUILDING HEIGHT ARCHITECTURAL FOCAL POINT MAXIMUM NUMBER OF BUILDINGS	25 FT. (1 STORY) 45 FT. (SEE PLAN) 5
PARKING	PER SECTION 28.04.140 OF CITY CODE
SETBACKS	SEE PLAN
SIGNAGE	A. ONE SIGN NOT TO EXCEED 18 FT. IN HEIGHT SHALL BE PERMITTED ON 21ST STREET NORTH FOR PARCEL 6A AND 6B (SEE PROVISION 5C) B. ONE MONUMENT SIGN NOT TO EXCEED 18 FT. IN HEIGHT SHALL BE ALLOWED ON TARA (SEE PLAN) C. ONE MONUMENT SIGN SHALL BE ALLOWED AT THE NORTH END OF TARA FOR USE BY PARCELS 6A AND 6B (SEE PLAN)

PARCEL 6B:
PROPOSED USES: ALL USES PERMITTED IN THE "B" ZONING DISTRICT EXCEPT CEMETERIES; ALL USES PERMITTED IN THE "BB" OFFICE ZONING DISTRICT EXCEPT STORAGE GARAGES; ALL USES PERMITTED IN THE "OC" OFFICE COMMERCIAL AND "LC" LIGHT COMMERCIAL ZONING DISTRICTS EXCEPT FREE-STANDING OR DRIVE-THROUGH BANKS, MOVIE THEATERS, GAS/SERVICE STATIONS, GASOLINE PUMP ISLANDS IN ASSOCIATION WITH ANY USE, FOOD LOCKER PLANTS, PUBLIC GARAGES, TIRE/BATTERY AND AUTOMOTIVE REPAIR, FAST-FOOD AND DRIVE-THROUGH RESTAURANTS AND DRINKING ESTABLISHMENTS.
OVERALL DENSITY FOR PARCELS 6A, 6B, AND 6C IS DETERMINED BY THE MAXIMUM VEHICLE TRIPS PER DAY GENERATED BY THE ALLOWED SPECIFIC ACTIVITIES. A MAXIMUM OF 6,160 TRIPS PER DAY WILL BE UTILIZED TO ESTABLISH THE OVERALL DENSITY OF USES. REFER TO THE TRIP GENERATION CHART BELOW.

GROSS AREA	1.5778 ACRES (73,083.996 SQ. FT.)
MAXIMUM BUILDING COVERAGE	MULTI-FAMILY: 30 UNITS OFFICE: 15,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA	MULTI-FAMILY: 20 UNITS OFFICE: 15,000 SQ. FT.
FLOOR AREA RATIO	OFFICE USES: 0.24
MAXIMUM BUILDING HEIGHT	35 FT.
MAXIMUM NUMBER OF BUILDINGS	OFFICE USES 2
PARKING	PER SECTION 28.04.140 OF CITY CODE
SETBACKS	SEE PLAN
SIGNAGE	A. ONE SHARED SIGN (WITH PARCEL 6C) AT THE NORTH END OF TARA. B. ONE SHARED SIGN AT THE NORTH END OF TARA FOR USE BY PARCELS 6A AND 6B (SEE PLAN).

PARCEL 6C:
PROPOSED USES: ALL USES PERMITTED IN THE "B" MULTI-FAMILY ZONING DISTRICT EXCEPT CEMETERIES, BOATHOUSES, GREENHOUSES; ALL USES IN THE "BB" OFFICE ZONING DISTRICT EXCEPT STORAGE GARAGES AND POST OFFICE SUBSTATION. USES ALLOWED BUT NOT LIMITED TO INCLUDE: PROFESSIONAL OFFICES (MEDICAL, ATTORNEY, ENGINEER, ARCHITECT, ETC.) MEDICAL AND DENTAL LABS. NO COMMERCIAL ACTIVITY EXCEPT SALES OF SOFT DRINKS, NEWS MEDIA, TOBACCO, CANDIES, TOILETRIES (AS AN INCIDENTAL USE ASSOCIATED WITH OFFICE AND MULTI-FAMILY USES). MULTI-FAMILY RELATED RECREATIONAL USES SUCH AS SWIMMING POOLS, TENNIS COURTS, COMMUNITY CENTER, ETC. ARE ALSO PERMITTED.
OVERALL DENSITY FOR PARCELS 6A, 6B AND 6C IS DETERMINED BY THE MAXIMUM VEHICLE TRIPS PER DAY GENERATED BY THE ALLOWED SPECIFIC ACTIVITIES. A MAXIMUM OF 6,160 TRIPS PER DAY WILL BE UTILIZED TO ESTABLISH THE OVERALL DENSITY OF USES. REFER TO THE TRIP GENERATION CHART BELOW.

GROSS AREA	3.6139 ACRES (157,421.36 SQ. FT.)
MAXIMUM BUILDING COVERAGE	MULTI-FAMILY: 100 UNITS OFFICE: 25,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA	MULTI-FAMILY: 100 UNITS OFFICE: 25,000 SQ. FT.
FLOOR AREA RATIO	OFFICE USES 0.158
MAXIMUM BUILDING HEIGHT	35 FT.
MAXIMUM NUMBER OF BUILDINGS	OFFICE USES: 6
PARKING--OFFICE/MULTI-FAMILY	PER SECTION 28.04.140 OF CITY CODE
SETBACKS	SEE PLAN
SIGNAGE	ONE SHARED SIGN AT THE NORTH END OF TARA. ONE SHARED SIGN AT 22ND ST. NORTH AND ROCK ROAD. ONE ON-SITE MONUMENT SIGN (SEE PLAN).

PARCEL 7:
PROPOSED USES: APARTMENTS FOR RENT BY DAY, WEEK OR MONTH. ALL OTHER BB USES ARE PROHIBITED. NO COMMERCIAL ACTIVITY SHALL BE ALLOWED EXCEPT FOR THE SALE OF INCIDENTAL GOODS WHICH DIRECTLY SUPPORT AND ARE LIMITED TO THE SERVICE OF GUESTS INCLUDING THE VENDING OF FOOD AND NON-ALCOHOLIC BEVERAGES, NEWS MEDIA, TOBACCO, CANDIES AND TOILETRIES. ALL SUCH SALES ARE TO BE WITHIN THE RENTAL OFFICE AREA FOR SUCH USE EXCEPT FOR THE SALE OF SIMILAR ITEMS THROUGH VENDING MACHINES AT DEFINED LOCATIONS WITHIN EACH BUILDING. ADDITIONALLY, CLUBHOUSE AND RECREATIONAL FACILITIES MAY BE CONSTRUCTED IN THIS PARCEL AFTER BEING SUBMITTED TO THE M.A.P.D. FOR REVIEW AND APPROVAL.
GROSS AREA - 2.70 ACRES (117,620.34 SQ. FT.)
MAXIMUM NUMBER OF DWELLING UNITS - 100
DENSITY - 37 D.U./ACRE
MINIMUM NET FLOOR AREA PER UNIT - 500 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM BUILDING COVERAGE - 35,349 SQ. FT. (30% MAXIMUM)
PARKING - 1 SPACE PER HOUSEKEEPING UNIT ON APARTMENTS FOR RENT BY DAY, WEEK OR MONTH
SETBACKS - SEE PLAN
SIGNAGE: PARCEL NO. 7 SHALL HAVE A MAXIMUM OF ONE SIGN ON 21ST STREET NORTH. THE SIGN SHALL BE LOCATED IN THE LANDSCAPE AREA EAST OF TARA AND DIRECTLY NORTH OF 21ST STREET NORTH ALONG THE SOUTH SIDE OF PARCEL NO. 6A. THIS SIGN SHALL CONFORM TO APPROPRIATE CITY CODES AS MENTIONED IN GENERAL PROVISION NO. 5. ADDITIONAL IDENTIFICATION FOR PARCEL NO. 7 MAY BE LOCATED AT ROCK ROAD AND 22ND STREET (RESERVE 'A' (SEE PLAN). A PERMANENT MARKER IDENTIFYING THE USE IN PARCEL 7 SHALL BE CONSTRUCTED TO STANDARDS THAT COMPLY WITH THE PROVISIONS IN SECTION 28.04.139, C-2, OF THE WICHITA ZONING ORDINANCE.

Parcel 7
Proposed Uses: Apartments for rent by day, week, month *or standard apartment lease agreements of over 6 months*. All other *General Office* uses are prohibited. No commercial activity shall be allowed except for the sale of incidental goods which directly support and are limited to the service of guests including the vending of food and non-alcoholic beverages, news media, tobacco, candies and toiletries. All such sales are to be within the rental office area for such use except for the sale of similar items *through vending machines within each building*. Additionally, clubhouse and recreational facilities may be constructed in this parcel after being submitted to the M.A.P.D. for review and approval.

As per CUP2021-00010 3-12-2021

TRIP GENERATION

TOTAL TRIPS ALLOWED	6,160 TRIPS
RETAIL USES AND PERSONAL SERVICES	94.7 TRIPS/1,000 SQ. FT.
RESTAURANT USES	95.6 TRIPS/1,000 SQ. FT.
OFFICE USES (INCLUDING MEDICAL CLINICS)	28 TRIPS/1,000 SQ. FT.
APARTMENTS/TOWNHOUSES/CONDOMINIUMS WITH GARAGES & ASSOCIATED COMMON AREA BUILDINGS AND SPACES	6 TRIPS/UNIT

NOTE: FOR PURPOSES OF CALCULATING TRIP GENERATION, ALL NON-RESTAURANT USES PERMITTED IN PARCEL 6A ARE TO BE COUNTED USING THE TRIP FACTOR FOR RETAIL USES AND PERSONAL SERVICE.

SEE ADM ADJ DATED 12-11-02 REGARDING SIGNS ON PARCEL 4

Parcel 6A permitted 1 additional sign along 21st St. per adm adj dated 3-18-96

See adm adj dated 3-18-96

See adm adj dated 3-18-96

See Adm Adj dated 04-17-00 on Parcel 6A Arch Review

Sign eliminated per adm adj dated 3-18-96

DP-92 AMENDMENT #8
Per Admin. Adjust.: 05-03-96; 04-17-00; 12-11-02; 04-20-05; 06-08-11

APPROVED CUP
MAPC 12-30-93 DM
BCC 02-09-94
MAPD Copy 1 of 2

APPROVED CUP
MAPC 12-03-93 [signature]
BCC 02-09-94
MAPD Copy 1

klm

prints issued
14 - METRO. AREA PLANNING COMMISSION

revisions
MAY 30, 1989
PROPOSED ~~AMD #8~~ AMD #8 OCT. 22, 1993
FEB. 8, 1994

date drawn
MAY 15, 1989

JEFF KREHBIEL ASSOCIATES, aia
architecture · planning
1300 east lewis wichita, kansas
(316) 26_-9231

title
COMMUNITY UNIT PLAN

sheet
1
of 1 sheets

MKEC ENGINEERING CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600

Wichita-Sedgwick County Metropolitan Area Planning Department

March 12, 2021

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

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

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

Dear Applicants:

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

Parcel 7

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

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

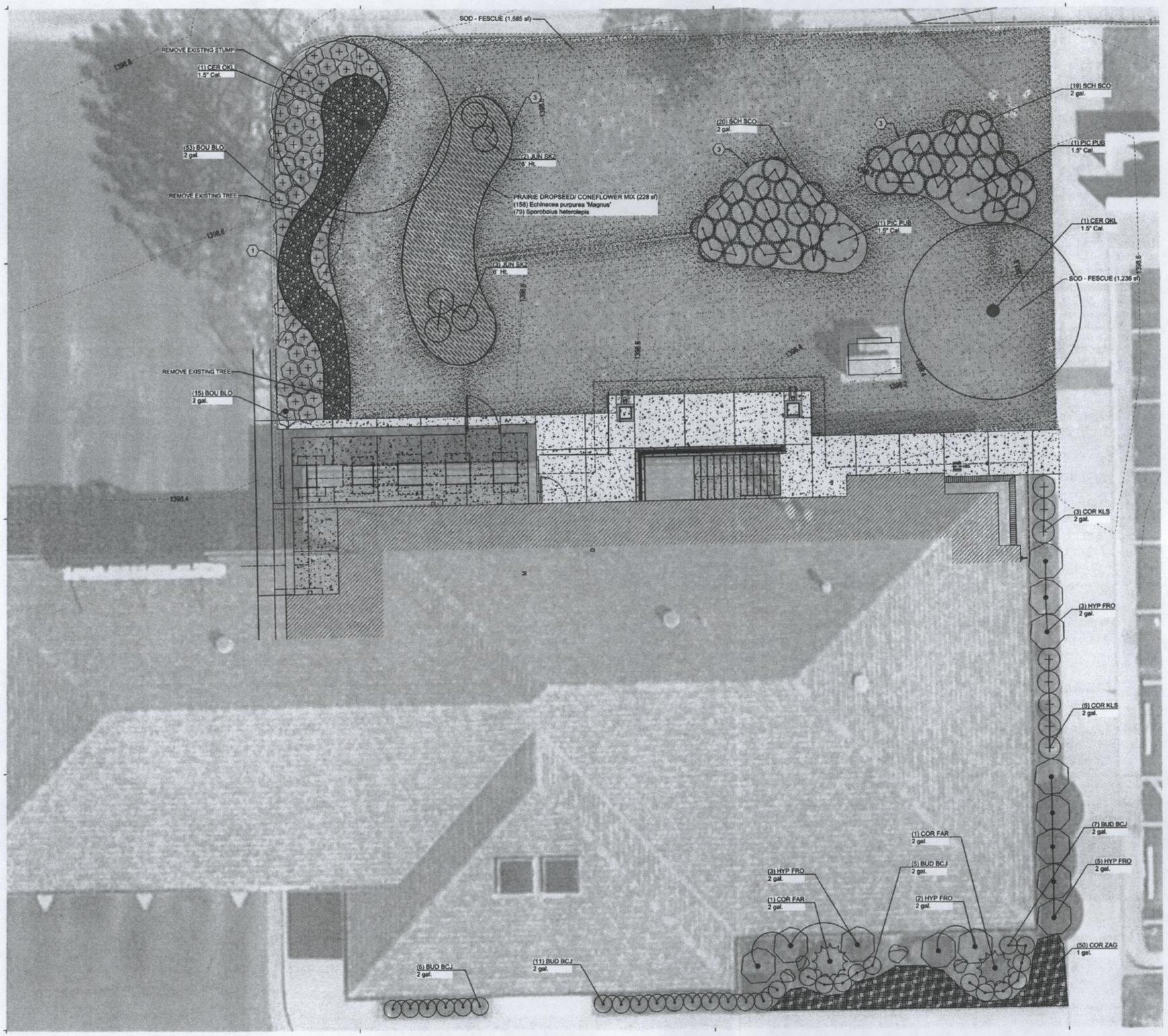
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

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

Scott Wadle, Director
Metropolitan Area Planning Department

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

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



NOTE: SOD ALL DISTURBED AREAS AFTER INSTALLATION

LANDSCAPE PLAN

APPROVED 2/2/22 BY NES

DP-92
page 1 of 2

SHELDEN ARCHITECTURE
SHELDENARCH.COM
800 E. First Suite 140 Wichita, KS 67202
316.263.4300

NICHOLAS L. STAUFFER
LICENSED
01/24/2022
KANSAS
LANDSCAPE ARCHITECT

INTRUST TALLGRASS RENOVATION
-
8202 E 21ST ST
WICHITA, KS 67206

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

PEC
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
303 SOUTH TOPEKA WICHITA, KS 67202
316-262-2691 www.pec1.com

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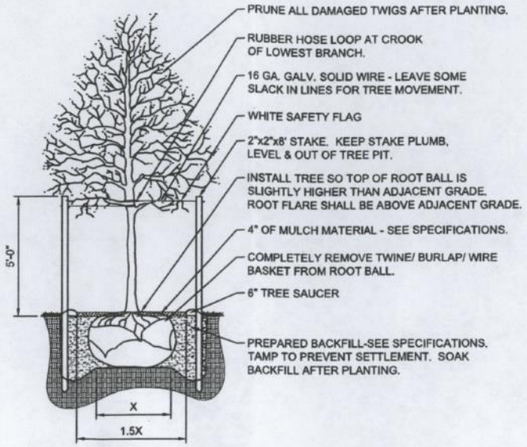
PLANTING PLAN SHEET

L-001

11/10/2021 2:48:35 PM
Autodesk Docs://208688-025 - Intrust Bank Tallgrass Remodel/208688-025_MECH_R19.rvt

PLANTING NOTES

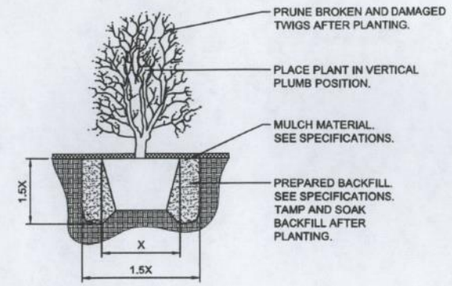
1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK. REPORT ANY ISSUES IN SITE CONDITIONS AND CONSTRUCTION THAT MAY AFFECT THE PLANTING LAYOUT TO THE PROJECT ARCHITECT PRIOR TO STARTING CONSTRUCTION.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATIVE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. LANDSCAPE CONTRACTOR IS TO STAKE ALL PLANT MATERIAL (TREE AND SHRUB) LOCATIONS AS WELL AS PLANTER BED EDGER LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR IS TO CONTACT OWNER'S REPRESENTATIVE FOR PRE-INSTALLATION CONFERENCE AND FINAL APPROVAL OF STAKING. ADJUST PLANT LOCATIONS ONLY AS NECESSARY TO AVOID SITE CONFLICTS.
5. UTILITIES HAVE BEEN SHOWN ON THE PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING UTILITY LOCATOR SERVICES. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
6. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ANY BERMS SHOWN ON PLANS ARE REFLECTED ON GRADING PLAN. FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
7. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
8. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
9. CULTIVATE GROUND COVER PLANTING BEDS TO A DEPTH OF 6". TILL COMPOST AND WELL-ROTTED MANURE INTO THE PLANTING BED AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/ MANURE TO THREE (3) PARTS SOIL.
10. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
11. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH (1") OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
12. TREE TRUNKS SHALL BE STRAIGHT.
13. PLANT GROUNDCOVER/ PERENNIALS WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
14. STEEL EDGING MATERIAL SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE. SECURE EDGE MATERIAL IN SOIL WITH MINIMUM TWO STAKES PER SECTION.
15. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT PLANTING BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
16. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF PLANT MATERIALS AS DESCRIBED WITHIN SPECIFICATIONS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
17. USE HARDWOOD CHIP MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUBMIT A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1" TO 3" ONLY. PLACE 3" TO 4" OF MULCH IN ALL SHRUB BEDS. PLACE 1" OF MULCH IN GROUNDCOVER BEDS. PLACE 4" OF MULCH IN ALL TREE SAUCERS.
18. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
19. ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND LANDSCAPE ARCHITECT AT SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER.
20. ANY VEGETATED AREAS DISTURBED BY THE CONSTRUCTION PROCESS MUST BE RESTORED BY REPAIRING THE SOIL BED AND RE-ESTABLISHING ORIGINAL PLANTINGS.
21. LANDSCAPE CONTRACTOR IS REQUIRED TO REMOVE THE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/ FINAL ACCEPTANCE.
22. ALL TREES SHALL BE CALIPERED, AND UNDERSIZED TREES SHALL BE REJECTED.
23. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPE PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
24. IF SHOWN, CONTRACTOR SHALL VERIFY THE AMOUNT OF PLANT MATERIALS SHOWN ON THE PLANS MATCHES THE QUANTITY SHOWN ON THE PLANT SCHEDULE. QUANTITIES LISTED ON PLANS SUPERSEDE THOSE ON PLANT MATERIALS LIST. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
25. FERTILIZE ALL PLANT MATERIALS AND TURF WITH MILORGANITE FERTILIZER AT MANUFACTURERS RECOMMENDED RATE.
26. REFER TO IRRIGATION CONCEPT PLAN FOR AREAS AND METHODS FOR IRRIGATION.
27. APPLY MYKE (OR EQUAL) MYCORRHIZAL FUNGI TO PLANT MATERIAL PER THE MANUFACTURERS INSTRUCTIONS.
28. PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON THE PLANS UNLESS NOTED OTHERWISE.
29. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL. THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TREE SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
30. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. DO NOT INSTALL WEED BARRIER IN PLANTING AREAS.
31. PERMANENT IRRIGATION SYSTEM WILL BE INSTALLED FOR A PORTION OF THE SITE - SEE SITE IRRIGATION PLAN. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS LOCATED IN AREAS OUTSIDE OF THE IRRIGATION SYSTEM COVERAGE. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS HEALTHY CONDITION UNTIL PROJECT COMPLETION AND OWNER TAKES POSSESSION.
32. TREE DIAMETER MEASUREMENT SHALL BE TAKEN FROM DBH (DIAMETER AT BREAST HEIGHT OF 4.5' ABOVE GROUND).



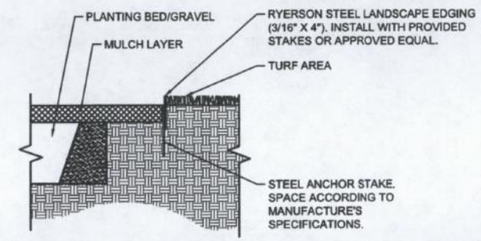
TREE PLANTING NOTES

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

1 TREE PLANTING DETAIL
1" = 1'-0" 329343-01



2 SHRUB PLANTING DETAIL
1" = 1'-0" 329333-01



3 STEEL EDGING DETAIL
1" = 1'-0" DETAIL-FILE

REFERENCE NOTES SCHEDULE

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

SEED/SOD SCHEDULE

PRAIRIE DROPSEED/ CONEFLOWER MIX	228 sf			
Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	158	2 gal., Pot	66% @ 12" oc	
Sporobolus heterolepis / Prairie Dropseed	79	2 gal., Pot	33% @ 12" oc	
SOD - FESCUE KANSAS PREMIUM FESCUE BLEND- INCLUDING BLUE GRASS. SOURCED LOCALLY	2,621 sf			

PLANT SCHEDULE

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

page 2 of 2

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316.263.4300

NICHOLAS L. STAUB LICENSED LANDSCAPE ARCHITECT KANSAS

INTRUST TALLGRASS RENOVATION
8202 E 21ST ST
WICHITA, KS 67206

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

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PEC
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316-262-2691 www.pec1.com

PLANTING NOTES & DETAILS

L-501

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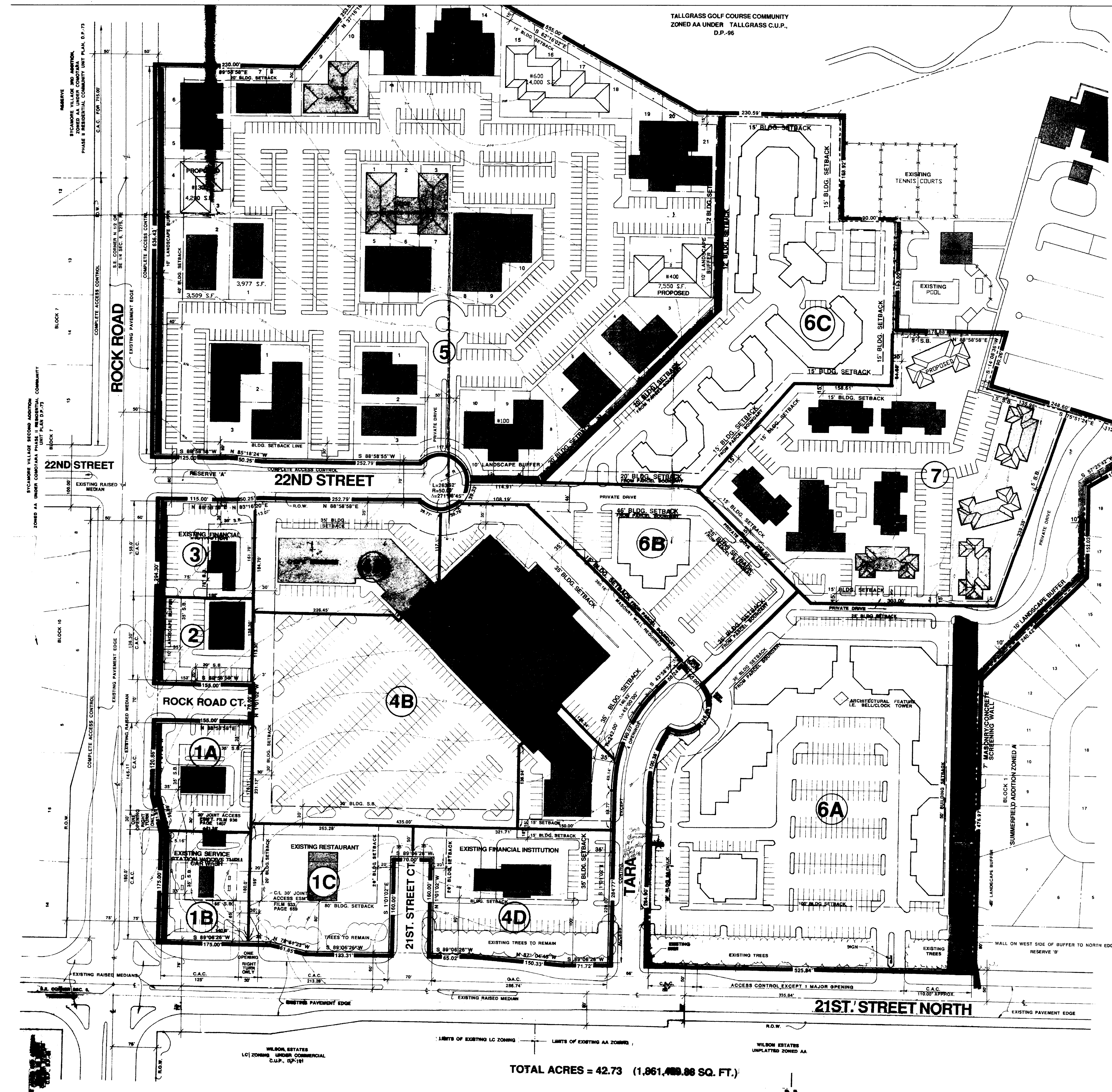

11.B.a. Parcel 1-B shall maintain a minimum of an 10 foot landscape buffer within the east right-of-way of Rock Rd. adjacent to the west parcel line. The existing sidewalk may need to be re-routed and shall be the responsibility of the land owner.

Administrative Adjustment dated 06-08-11 is granted as set forth in the attached statement, Exhibit 1 to CUP2011-00018, with the following modification: This adjustment shall not be deemed to allow an increase in the total number of sign locations on 21st Street North, said action requiring an amendment. This adjustment shall not be deemed to alter other signage provisions, or any parking, setback, transportation improvements/guarantees as approved by the Governing Body or any other provision of the CUP, except as expressly stated herein. Please note that this action only adjusts provisions of the CUP and does not replace and/or authorize any other regulatory requirement, such as but not limited to a Minor Street Privilege, and does not convey approval of any or all of such other requirements.

TALLGRASS CORNER REDEVELOPMENT:
Parcel 1-B CUP DP-92
RE: 8008 E. 21st Street N.

CUP Items to be addressed with this adjustment:
I) Signage
(1) Parcel 1-B Shall be allowed a maximum of 2 monument signs along 21st Street frontage.
(2) The signs may be placed closer than 150 feet.
II) The 10 foot landscape buffer on west property line will be within Rock Road right-of-way.
(1) Relocation of existing sidewalk shall be at the expense of the owner.
(2) A minor street privilege for both parking lot lighting and landscaping shall accompany this CUP adjustment.
III) For clarification we have indicated the building setbacks on the CUP under the Parcel description.

EXHIBIT 1 to CUP2011-00018

GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 42.73 NET ACRES MORE OR LESS.
2. THE PROPOSED DEVELOPMENT CONTAINS 7 PARCELS WITH LIGHT COMMERCIAL AND OFFICE USES. SEE SPECIFIC USES BY PARCEL DESCRIPTIONS.
3. SETBACKS:
   A. SOUTH YARD SETBACK ON PARCEL NO. 3 SHALL BE 30' NORTH OF SOUTH PARCEL LINE, HOWEVER, IT SHALL ALLOW ROOF OVERHANG AS SHOWN ON PLAN VIEW. ALL OTHER YARD SETBACK LINES ARE AS SHOWN ON PLAN VIEW OR AS DEFINED UNDER PARCEL DESCRIPTIONS BELOW. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
   B. SETBACK LINES IN PARCELS 6 AND 7 ARE AS SHOWN ON PLAN. SETBACKS IN THESE TWO PARCELS SHALL ALLOW BOTH ROOF AND FIREPLACE OVERHANG AS APPLICABLE.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. SIGNS:
   A. SIGNS AS PERMITTED BY ZONING DISTRICT DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. ALL SIGNS RELATING TO THE SPECIFIC USES CONTAINED WITHIN EACH PARCEL SHALL BE PERMITTED PROVIDING THE FOLLOW APPROPRIATE CITY CODES.
   B. SIGNS SHALL NOT EXCEED 35' IN HEIGHT NOR SHALL THERE BE ANY ROTATING OR FLASHING LIGHTS PERMITTED. SIGNS FOR PARCELS 1A, 1B, 1C, 6A, 6B, AND 6C SHALL BE NO TALLER THAN 18' AND SHALL BE MONUMENT TYPE SIGNS. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED (EXCEPTION: SEE G.P. NO. 23, PARCEL 7).
   C. TWO (2) SIGNS ARE PERMITTED IN THE LANDSCAPE AREA ALONG THE SOUTH SIDE OF PARCEL 6A (SEE PLAN). ONE SIGN FOR PARCEL NO. 6A AND ONE SIGN FOR PARCEL NO. 7 (SEE G.P. NO. 23 FOR FURTHER INFORMATION ON PARCEL 7 IDENTIFICATION). EXCEPT SIGN FOR PARCEL 6A: INCREASED IN HEIGHT TO 18' AND SIZE TO 189 SQ. FT. (See Adm Adj. approved 3/18/96)
   D. Parcel 1-B is allowed 2 monument signs along 21st Street. The signs may be positioned closer than 150'.

SEE ADM ADJ DATED 12-11-02 REGARDING SIGNS ON PARCEL 4

Parcel 6A permitted 1 additional sign along 21st St per adm adj dated 3-18-96

6. AN OWNERS ASSOCIATION(S) AGREEMENT FOR ALL PARCELS PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.
7. OPEN SPACE AS REFERRED TO IN THE COMMUNITY UNIT PLAN REFERS TO ALL LAND COMMONLY HELD UNDER OFFICE SPACE/COMMERCIAL UNIT DOCUMENTS AND RELATED FACILITIES LOCATED THEREON AND SHALL BE MAINTAINED AS DESCRIBED ABOVE BY AN OWNERS ASSOCIATION(S).
8. ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
9. ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
11. SCREENING:
   A. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) AROUND ALL STORAGE OR SERVICE AREAS WHEN ACROSS FROM RESIDENTIALLY ZONED AREAS, PROVIDING THE PROPOSED STRUCTURE IS DESIGNED WITH ALL FOUR EXTERIOR SURFACES HAVING EQUAL DESIGN CONSIDERATION AND THAT THERE IS NO APPARENT BACK OF BUILDING.
   B. A TEN (10) FOOT PLANTING STRIP CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES, SHALL BE REQUIRED ALONG PROPERTY LINES WHERE THE WALL IS NOT CONSTRUCTED AS PER 11A ABOVE, UNLESS OTHERWISE NOTED IN 11E BELOW. A FORTY (40) FOOT BUFFER AREA CONSISTING OF A COMBINATION OF GRASS, TWENTY (20) EVERGREEN TREES SIX (6) TO EIGHT (8) FEET IN HEIGHT AND TWENTY (20) DECIDUOUS TREES (2 - 2 1/2 INCH CALIPER) SHALL BE REQUIRED ALONG THE NORTH/SOUTH ALIGNMENT OF PARCEL 6A WHERE ADJACENT TO THE RESIDENTIAL AREA. IN ADDITION, A CONCRETE OR MASONRY WALL SHALL BE CONSTRUCTED ALONG THE WEST EDGE OF THIS BUFFER STRIP, COMMENCING NINETY (90) FEET NORTH OF THE SOUTHEAST CORNER OF PARCEL 6A AND TERMINATING TWENTY (20) FEET SOUTH OF THE SOUTH CURB OF THE EXISTING PRIVATE STREET AT THE NORTH END OF PARCEL 6A (SEE PLAN). THE WALL SHALL HAVE TEXTURE, PATTERN, AND COLOR ETC. SIMILAR TO THE BUILDING EXTERIORS IN PARCEL 6A, AND THE ELEVATION OF THE TOP OF THE WALL SHALL BE A MINIMUM OF SEVEN (7) FEET ABOVE THE FINISH FLOOR ELEVATION OF THE BUILDINGS LOCATED IN THE EAST ONE HUNDRED FIFTY (150) FEET OF PARCEL 6A.

   IN THE EVENT THE OWNER OF PARCEL 6A FAILS TO MAINTAIN THE FORTY (40) FOOT BUFFER AREA AND/OR THE SCREENING WALL ON PARCEL 6A IN A REASONABLE AND PRUDENT MANNER AS DETERMINED BY THE DIRECTOR OF PLANNING, THE CITY OF WICHITA SHALL HAVE THE AUTHORITY TO ENTER UPON SUCH PARCEL FOR THE PURPOSE OF PERFORMING MAINTENANCE ON SAID BUFFER AREA AND/OR WALL AND TO ASSESS THE COST OF SUCH MAINTENANCE AGAINST PARCEL 6A.
   C. IF THE PROPOSED STRUCTURES ARE DESIGNED WITH A REAR SIDE, THEN THE FIVE (5) TO EIGHT (8) FOOT WALL MENTIONED ABOVE SHALL BE CONSTRUCTED ACCORDINGLY AND THE TEN (10) FOOT PLANTING STRIP SHALL BE WAIVED.
   D. A FIVE (5) FOOT MASONRY AND OR WROUGHT IRON WALL SHALL BE CONSTRUCTED IN THE TEN (10) FOOT LANDSCAPE BUFFER PROVIDED NORTH OF 22ND STREET NORTH AND ALONG THE WEST PROPERTY LINE OF PARCEL NO. 5. LIMITED LANDSCAPING SHALL ALSO BE PROVIDED.
   E. THE WALL REQUIREMENT IS WAIVED ALONG THE NORTH SIDES OF PARCELS 5, 6C AND 7 DUE TO THE RELATED GOLF COURSE AND CLUBHOUSE USES THEY ABUT. THE WALL REQUIREMENT IS WAIVED ALONG THE EAST PROPERTY LINE OF PARCEL 7 DUE TO THE RESIDENTIAL CHARACTER OF THE PROPOSED USES.
   F. A 10' LANDSCAPE BUFFER AS DESCRIBED IN G.P. NO. 13 BELOW SHALL BE CONSTRUCTED ALONG THE EAST BOUNDARY LINE OF PARCELS 5 WHERE ADJACENT TO PARCEL 6.
   G. A FIVE (5) TO EIGHT (8) FOOT SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE NORTH LINE OF PARCEL 4-A, THE NORTH, NORTHEAST AND THE EAST LINES OF PARCEL 4-B, AND THE EAST LINE OF PARCEL 4-C.
   H. MASONRY WALLS SHALL NOT BE CONSTRUCTED WITHOUT A BUILDING PERMIT. ADDITIONALLY, WALLS SHALL NOT BE CONSTRUCTED WITHIN UTILITY EASEMENTS. HOWEVER, WALLS ON COLUMN FOOTINGS MAY CROSS UTILITY EASEMENTS WHEN APPROVED BY THE CITY ENGINEER.
12. THE SHELTER BELT ALONG 21ST STREET NORTH IN PARCELS 4-D AND 6A SHALL REMAIN INTACT EXCEPT FOR APPROVED POINTS OF INGRESS AND EGRESS AND SHALL BE MAINTAINED IN GOOD CONDITION AS DETERMINED BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.

   THE SHELTER BELT IN PARCEL 6A SHALL REMAIN A MINIMUM OF FIFTY (50) FEET IN WIDTH (SEE PLAN). GENERAL CLEANUP AND PRUNING OF TREES IS PERMITTED TO IMPROVE VISIBILITY.
13. LANDSCAPE BUFFERS:
   A. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT FOR PLANTING BUFFERS INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON THE PARCEL INVOLVED. THE LANDSCAPE PLAN SHALL ALSO DEPICT PROPOSED METHODS OF PROVIDING WATER TO THE REQUIRED PLANT MATERIALS.
   B. FAILURE TO PROPERLY MAINTAIN ANY PLANTING BUFFER SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTS ARE NOT PROPERLY MAINTAINED. 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 PLANTED.
14. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDE IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR THIS DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
15. PARKING:
   A. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 OF THE CITY CODE FOR PARCELS 1 THROUGH 7.
   B. PARKING REQUIREMENTS FOR PARCELS 4-A, 4-B AND 4-C MAY BE SATISFIED BY EITHER ON-SITE PARKING OR BY PARKING ON ADJACENT PARCELS. IF PARKING IS TO BE PROVIDED ON ADJACENT PARCELS, A SITE PLAN AND PARKING LAYOUT OF ALL PARCELS INVOLVED AND THE SHARED PARKING SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. THE AMOUNT OF FLOOR AREA PERMITTED IN PARCELS 4-A, 4B AND 4-C IS DEPENDENT UPON ADEQUATE PARKING BEING PROVIDED.
   C. A PEDESTRIAN CIRCULATION PLAN WILL BE FILED WITH THE DIRECTOR OF PLANNING PROVIDING FOR A CONVENIENT SYSTEM OF SIDEWALKS AND CROSSWALKS WITHIN PARCEL 6A AND CONNECTING TO THE SIDEWALK ON 21ST STREET AND TO ADJOINING PARCELS.
16. THE C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE SUBMISSION OF A DETAILED SITE PLAN AND A LANDSCAPE BUFFER PLAN FOR EACH PARCEL OR PORTION THEREOF. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STAGE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT(S). THE PLAN SHALL SHOW LAND USE RELATIONSHIPS, ACCESS POINTS AND OR CONTROL, SETBACKS, INTERIOR CIRCULATION, PARKING, SCREENING AND OTHER SIMILAR DESIGN CONSIDERATIONS WHICH MAY AFFECT ADJACENT PROPERTY OR THE GENERAL HEALTH AND WELFARE OF THE PUBLIC. THE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL, AND IF PREPARED WITHIN THE GUIDELINES HEREIN CONTAINED, SHALL NOT BE CONSIDERED AN AMENDMENT TO THE C.U.P. NOR SHALL IT REQUIRE ANOTHER PUBLIC HEARING.

   NOTE: THE PROPOSED BUILDING LOCATIONS REPRESENT THE CURRENT SITE PLAN. HOWEVER THE FINAL [illegible] OF BUILDING PLACEMENT AND THE LAYOUT OF PRIVATE DRIVES AND PARKING AREAS MAY VARY FROM THAT INDICATED ON THE PLAN VIEW PROVIDING THE STRUCTURES STAY WITHIN ESTABLISHED SETBACKS AND HEIGHT [illegible] BOUNDARIES.
17. ACCESS CONTROL: SEE PLAN.
18. RIGHT TURN ONLY ACCESS POINTS INTO PARCELS 1A, 1B, AND 1C ARE ILLUSTRATED ON THE PLAN AND SHALL BE [illegible] WITHIN THE PERMITTED OPENINGS IN THE LABELED ACCESS CONTROL. THERE SHALL BE NO MODIFICATIONS [illegible] MEDIANS PERMITTING LEFT TURN MOVEMENTS INTO THESE APPROVED OPENINGS.
19. STREET IMPROVEMENTS:
   A. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF DECELERATION LANES ALONG 21ST STREET NORTH, AND LEFT TURN LANES SERVING 21ST ST COURT AND TARA AS APPROVED BY TRAFFIC ENGINEERING.
   B. GUARANTEES SHALL ALSO BE PROVIDED FOR THE TRAFFIC SIGNALIZATION OF THE ROCK ROAD/22ND STREET AND THE TARA/21ST STREET INTERSECTIONS WHEN WARRANTED BY THE CITY ENGINEER.
20. ROOF OVERHANG AREA IS NOT TO BE USED IN CALCULATING BUILDING COVERAGE.
21. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO HIDE THEM FROM GROUND VIEW.
22. A PRIVATE DRIVE SHALL BE CONSTRUCTED AND MAINTAINED TO PARCEL NO. 7. SAID DRIVE SHALL CONNECT 22ND STREET AND TARA STREET, AND BE CONSTRUCTED TO A 26 FOOT BACK OF CURB TO BACK OF CURB STANDARD. PARKING ON SAID DRIVE SHALL BE PROHIBITED.
23. PARCEL DESCRIPTIONS:

PARCEL 1-A:

PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: RESTAURANTS, BANKS, BARBER SHOPS, BUSINESS OR COMMERCIAL SCHOOLS, STUDIOS, CLOTHING SALES, PRIVATE CLUBS, HEALTH STUDIOS, BOUTIQUE SHOPS, HARDWARE, GIFT SHOPS, CATERING ESTABLISHMENTS, LAUNDRY, DRY CLEANING, SHOE SHOPS, TAILORS, THEATERS, DRUG STORES, GROCERY STORES, FLOWER SHOPS, OR SERVICE STATIONS WITH ACCESSORY ENCLOSED SINGLE BAY AUTOMATIC CAR WASH WITH REQUIRED BZA APPROVAL.
GROSS AREA - .62 ACRES (26,901.86 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 8,070.56 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 8,500 SQ. FT.
FLOOR AREA RATIO - .316
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1 (PLUS ACCESSORY AUTOMATIC CAR WASH BUILDING)
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 1-B:

PROPOSED USES: SAME AS 1-A.

GROSS AREA - .58 ACRES (25,205.13 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 7,561 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 11,000 SQ. FT.
FLOOR AREA RATIO - 0.436
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1 (PLUS ACCESSORY AUTOMATIC CAR WASH BUILDING)
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - East: 0 feet West: 35 feet North: 0 feet South: 65 feet

PARCEL 1-C:

PROPOSED USES: SAME AS PARCEL 1-A.

GROSS AREA - 1.12 ACRES (48,713.81 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 12,816 SQ. FT. (26.4% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 15,800 SQ. FT.
FLOOR AREA RATIO - 0.318
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 2:

PROPOSED USES: SAME AS PARCEL NUMBER 1-A

GROSS AREA - 0.48 ACRE
MAXIMUM BUILDING COVERAGE - 6,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 7,750 SQ. FT.
FLOOR AREA RATIO - 0.376
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 3:

PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: BANKS, BARBER SHOPS, STUDIOS, CLOTHING SALES, PRIVATE CLUBS, HEALTH STUDIOS, BOUTIQUE SHOPS/HARDWARE, GIFT SHOPS, ANTIQUE SHOPS, BEAUTY PARLORS, BAKER SHOPS, FILLING STATIONS, LAUNDRY, DRY CLEANING, SHOE SHOPS, TAILORS, DRUG STORES, GROCERY STORES OR FLOWER SHOPS

GROSS AREA - 0.55 ACRE
MAXIMUM BUILDING COVERAGE - 2,570 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 2,570 SQ. FT.
FLOOR AREA RATIO - 0.107
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15.
SETBACKS - AS SHOWN ON PLAN VIEW.

PARCEL 4-A:

PROPOSED USES: SAME AS PARCEL NO. 1-A EXCEPT THAT SERVICE STATIONS, THEATERS, AND GROCERY STORES ARE NOT PERMITTED.

GROSS AREA - 1.28 ACRES
MAXIMUM BUILDING COVERAGE - 21,000 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION NUMBER 15
MAXIMUM GROSS FLOOR AREA - 21,000 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION NUMBER 15
FLOOR AREA RATIO - 0.383
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 4-B:

PROPOSED USES: SAME AS PARCEL 1-A, EXCEPT SERVICE STATIONS ARE NOT PERMITTED

GROSS AREA - 5.82 ACRES
MAXIMUM BUILDING COVERAGE - 59,600 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION 15
MAXIMUM GROSS FLOOR AREA - 59,600 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION 15
FLOOR AREA RATIO - 0.235
MAXIMUM BUILDING HEIGHT - 45
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING AS SET FOURTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 4-C:

PROPOSED USES: SAME AS PARCEL 4-A.

GROSS AREA - 0.88 ACRES
MAXIMUM BUILDING COVERAGE - 13,000 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION NUMBER 15
MAXIMUM GROSS FLOOR AREA - 13,000 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION NUMBER 15
FLOOR AREA RATIO - 0.310
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 4-D:

PROPOSED USES: SAME AS PARCELS 4-A.

GROSS AREA - 1.46 ACRES
MAXIMUM BUILDING COVERAGE - 7,875 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 15,750 SQ. FT.
FLOOR AREA RATIO - 0.248
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 5

PROPOSED USES: GENERAL OFFICE USES INCLUDING PROFESSIONAL OFFICES (MEDICAL, ATTORNEY, ENGINEER, ARCHITECT, ETC.) NO COMMERCIAL ACTIVITY EXCEPT FOR SALES OF SOFT DRINKS, NEWS MEDIA, TOBACCO, CANDIES AND TOILETRIES (AS AN INCIDENTAL USE ASSOCIATED WITH THE OFFICE USE). RESIDENTIAL USES PERMITTED BUT LIMITED TO SINGLE FAMILY, DUPLEX, ZERO LOT LINE, 4-PLEX AND TOWNHOUSE. (A SITE PLAN SHOWING NUMBER OF UNITS, DENSITY, ACCESS, BUILDING LOCATIONS, ETC. SHALL BE SUBMITTED TO PLANNING FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY RESIDENTIAL BUILDING PERMITS.) RESIDENTIAL USES SHALL ONLY BE PERMITTED IF THE OFFICE USES DO NOT MATERIALIZE AND SHALL NOT BE ALLOWED TO MIX WITH OFFICE USES WITHIN THIS PARCEL.

GROSS AREA - 14.4 ACRES
MAXIMUM BUILDING COVERAGE - 140,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 155,000 SQ. FT.
FLOOR AREA RATIO - 0.247
MAXIMUM BUILDING HEIGHT - 40'
PARKING - FOUR SPACES PER 1,000 SQ. FT. OF BUILDING SPACE EXCLUDING A MAXIMUM OF 900 SQ. FT. PER BUILDING FOR EXERCISE, SPA AND RELATED FACILITIES LOCATED IN BASEMENT.
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 6A:

PROPOSED USES WITHIN THE EAST ONE HUNDRED FIFTY (150) FEET OF PARCEL 6A: ALL USES PERMITTED IN THE "OC" OFFICE COMMERCIAL ZONING DISTRICT EXCEPT: BROADCASTING OR RECORDING STUDIOS, DANCE STUDIOS, RELIGIOUS OFFICES AND HEADQUARTERS, CHILD DAY CARE CENTERS AND ANY USE WHICH SERVES FOOD OR DRINK TO THE PUBLIC.

PROPOSED USES ON REMAINDER OF PARCEL 6A: GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: SIT DOWN RESTAURANTS (EXCLUDING FAST-FOOD, DRIVE-THROUGH RESTAURANTS AND DRINKING ESTABLISHMENTS), FINANCIAL INSTITUTIONS (EXCLUDING FREE-STANDING OR DRIVE-THROUGH FACILITIES), BARBER/BEAUTY SHOPS, STUDIOS, CLOTHING SALES, HEALTH STUDIOS, BOUTIQUE SHOPS, HARDWARE SALES, GIFT SHOPS, CATERING ESTABLISHMENTS IN ASSOCIATION WITH QUALITY RESTAURANTS, DRY CLEANING, SHOE SHOPS, TAILORS, FLOWER SHOPS, DRUG STORES AND MEDICAL FACILITIES. ALL OTHER OFFICE AND LIGHT COMMERCIAL USES ARE PERMITTED EXCEPT: TIRE/BATTERY AND AUTOMOTIVE REPAIR, LAUNDRIES, GAS/SERVICE STATIONS, GASOLINE PUMP ISLANDS IN ASSOCIATION WITH ANY USES, MOVIE THEATERS AND MULTI-FAMILY USE, FOOD LOCKER PLANTS, STORAGE GARAGE, MORTUARIES/FUNERAL HOMES AND SMALL ANIMAL CLINICS. MAXIMUM SIZE OF ANY SINGLE RETAIL OCCUPANT IS LIMITED TO 12,000 SQUARE FEET. OVERALL RESTAURANT SQUARE FOOTAGE SHALL NOT EXCEED SEVEN THOUSAND (7,000) SQ. FT., AND FOOD SERVICE WILL BE LIMITED TO 6 A.M. TO MIDNIGHT. ANY SINGLE RESTAURANT IN EXCESS OF 2,500 SQUARE FEET IS LIMITED TO THE WEST 200 FEET OF THE SOUTH 400 FEET OF PARCEL 6A.

see adm adj dated 3-18-96

BUILDINGS AND STRUCTURES IN PARCEL 6A SHALL BE ARCHITECTURALLY COMPATIBLE AND SHALL BE COMPLEMENTARY BY THE USE OF THE SAME OR SIMILAR MATERIALS, COLORS, AND FORMS TO THE EXISTING TALLGRASS COMMERCIAL DEVELOPMENT. ALL LIGHTING SHALL HAVE FULL, CUT OFF FIXTURES. ALL PARKING AREAS WITHIN ONE HUNDRED TWENTY (120) FEET OF SINGLE-FAMILY USES SHALL NOT HAVE LIGHTING FIXTURES THAT EXCEED FOURTEEN (14) FEET IN HEIGHT. OTHER PARKING AREAS BUFFERED BY BUILDINGS FROM SINGLE-FAMILY USES SHALL NOT HAVE LIGHTING FIXTURES THAT EXCEED THE BUILDING HEIGHT. HOURS OF TRASH PICKUP WILL BE LIMITED FROM 8 A.M. TO 5 P.M. TRASH COLLECTION WILL BE ENTIRELY ENCLOSED WITHIN A BUILDING; HOWEVER, RESTAURANTS LOCATED IN THE WEST 200 FEET OF THE SOUTH 400 FEET OF PARCEL 6A ARE ALLOWED TO HAVE OUT DOOR TRASH COLLECTION.

see adm adj dated 3-18-96
See Adm Adj dated 04-17-00 on Parcel 6A Arch Review

OVERALL DENSITY FOR PARCELS 6A, 6B AND 6C IS DETERMINED BY THE MAXIMUM VEHICLE TRIPS PER DAY GENERATED BY THE ALLOWED SPECIFIC ACTIVITIES. A MAXIMUM OF 6,160 TRIPS PER DAY WILL BE UTILIZED TO ESTABLISH THE OVERALL DENSITY OF USES. REFER TO THE TRIP GENERATION CHART BELOW.

GROSS AREA	6.5687 ACRES (286,133.98 SQ. FT.)
MAXIMUM BUILDING COVERAGE	60,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA	60,000 SQ. FT.
FLOOR AREA RATIO	0.20
MAXIMUM BUILDING HEIGHT ARCHITECTURAL FOCAL POINT MAXIMUM NUMBER OF BUILDINGS	25 FT. (1 STORY) 45 FT. (SEE PLAN) 6
PARKING	PER SECTION 28.04.140 OF CITY CODE
SETBACKS	SEE PLAN
SIGNAGE	A. ONE SIGN NOT TO EXCEED 18 FT. IN HEIGHT SHALL BE PERMITTED ON 21ST STREET NORTH FOR PARCEL 6A AND 6B (SEE PROVISION 5C) B. ONE MONUMENT SIGN NOT TO EXCEED 18 FT. IN HEIGHT SHALL BE ALLOWED ON TARA (SEE PLAN) C. ONE MONUMENT SIGN SHALL BE ALLOWED AT THE NORTH END OF TARA FOR USE BY PARCELS 6A AND 6B (SEE PLAN)

PARCEL 6B

PROPOSED USES: ALL USES PERMITTED IN THE "B" ZONING DISTRICT EXCEPT CEMETERIES; ALL USES PERMITTED IN THE "BB" OFFICE ZONING DISTRICT EXCEPT STORAGE GARAGES; ALL USES PERMITTED IN THE "OC" OFFICE COMMERCIAL AND "LC" LIGHT COMMERCIAL ZONING DISTRICTS EXCEPT FREE-STANDING OR DRIVE-THROUGH BANKS, MOVIE THEATERS, GAS/SERVICE STATIONS, GASOLINE PUMP ISLANDS IN ASSOCIATION WITH ANY USE, FOOD LOCKER PLANTS, PUBLIC GARAGES, TIRE/BATTERY AND AUTOMOTIVE REPAIR, FAST-FOOD AND DRIVE-THROUGH RESTAURANTS AND DRINKING ESTABLISHMENTS.

OVERALL DENSITY FOR PARCELS 6A, 6B, AND 6C IS DETERMINED BY THE MAXIMUM VEHICLE TRIPS PER DAY GENERATED BY THE ALLOWED SPECIFIC ACTIVITIES. A MAXIMUM OF 6,160 TRIPS PER DAY WILL BE UTILIZED TO ESTABLISH THE OVERALL DENSITY OF USES. REFER TO THE TRIP GENERATION CHART BELOW.

GROSS AREA	1.6778 ACRES (73,083.996 SQ. FT.)
MAXIMUM BUILDING COVERAGE	MULTI-FAMILY: 30 UNITS OFFICE: 15,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA	MULTI-FAMILY: 30 UNITS OFFICE: 15,000 SQ. FT.
FLOOR AREA RATIO	OFFICE USES: 0.24
MAXIMUM BUILDING HEIGHT	35 FT.
MAXIMUM NUMBER OF BUILDINGS	OFFICE USES 2
PARKING	PER SECTION 28.04.140 OF CITY CODE
SETBACKS	SEE PLAN
SIGNAGE	A. ONE SHARED SIGN (WITH PARCEL 6C) AT THE NORTH END OF TARA. B. ONE SHARED SIGN AT THE NORTH END OF TARA FOR USE BY PARCELS 6A AND 6B (SEE PLAN).

PARCEL 6C

PROPOSED USES: ALL USES PERMITTED IN THE "B" MULTI-FAMILY ZONING DISTRICT EXCEPT CEMETERIES, BOATHOUSES, GREENHOUSES. ALL USES IN THE "BB" OFFICE ZONING DISTRICT EXCEPT STORAGE GARAGES AND POST OFFICE SUBSTATION. USES ALLOWED BUT NOT LIMITED TO INCLUDE: PROFESSIONAL OFFICES (MEDICAL, ATTORNEY, ENGINEER, ARCHITECT, ETC.) MEDICAL AND DENTAL LABS. NO COMMERCIAL ACTIVITY EXCEPT SALES OF SOFT DRINKS, NEWS MEDIA, TOBACCO, CANDIES, TOILETRIES (AS AN INCIDENTAL USE ASSOCIATED WITH OFFICE AND MULTI-FAMILY USES). MULTI-FAMILY RELATED RECREATIONAL USES SUCH AS SWIMMING POOLS, TENNIS COURTS, COMMUNITY CENTER, ETC. ARE ALSO PERMITTED.

OVERALL DENSITY FOR PARCELS 6A, 6B AND 6C IS DETERMINED BY THE MAXIMUM VEHICLE TRIPS PER DAY GENERATED BY THE ALLOWED SPECIFIC ACTIVITIES. A MAXIMUM OF 6,160 TRIPS PER DAY WILL BE UTILIZED TO ESTABLISH THE OVERALL DENSITY OF USES. REFER TO THE TRIP GENERATION CHART BELOW.

GROSS AREA	3.6139 ACRES (157,421.36 SQ. FT.)
MAXIMUM BUILDING COVERAGE	MULTI-FAMILY: 100 UNITS OFFICE: 25,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA	MULTI-FAMILY: 100 UNITS OFFICE: 25,000 SQ. FT.
FLOOR AREA RATIO	OFFICE USES 0.158
MAXIMUM BUILDING HEIGHT	35 FT.
MAXIMUM NUMBER OF BUILDINGS	OFFICE USES: 6
PARKING--OFFICE/MULTI-FAMILY	PER SECTION 28.04.140 OF CITY CODE
SETBACKS	SEE PLAN
SIGNAGE	ONE SHARED SIGN AT THE NORTH END OF TARA. ONE SHARED SIGN AT 22ND ST. NORTH AND ROCK ROAD. ONE ON SITE MONUMENT SIGN (SEE PLAN)

PARCEL 7

PROPOSED USES: APARTMENTS FOR RENT BY DAY, WEEK OR MONTH. ALL OTHER BB USES ARE PROHIBITED. NO COMMERCIAL ACTIVITY SHALL BE ALLOWED EXCEPT FOR THE SALE OF INCIDENTAL GOODS WHICH DIRECTLY SUPPORT AND ARE LIMITED TO THE SERVICE OF GUESTS INCLUDING THE VENDING OF FOOD AND NON-ALCOHOLIC BEVERAGES, NEWS MEDIA, TOBACCO, CANDIES AND TOILETRIES. ALL SUCH SALES ARE TO BE WITHIN THE RENTAL OFFICE AREA FOR SUCH USE EXCEPT FOR THE SALE OF SIMILAR ITEMS THROUGH VENDING MACHINES AT DEFINED LOCATIONS WITHIN EACH BUILDING. ADDITIONALLY, CLUBHOUSE AND RECREATIONAL FACILITIES MAY BE CONSTRUCTED IN THIS PARCEL AFTER BEING SUBMITTED TO THE M.A.P.D. FOR REVIEW AND APPROVAL.

GROSS AREA - 2.70 ACRES (117,626.38 SQ. FT.)
MAXIMUM NUMBER OF DWELLING UNITS - 100
DENSITY - 37 D.U./ACRE
MINIMUM NET FLOOR AREA PER UNIT - 580 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM BUILDING COVERAGE - 35,349 SQ. FT. (30% MAXIMUM)
PARKING - 1 SPACE PER HOUSEKEEPING UNIT ON APARTMENTS FOR RENT BY DAY, WEEK OR MONTH
SETBACKS - SEE PLAN
SIGNAGE - PARCEL NO. 7 SHALL HAVE A MAXIMUM OF ONE SIGN ON 21ST STREET NORTH. THE SIGN SHALL BE LOCATED IN THE LANDSCAPE AREA EAST OF TARA AND DIRECTLY NORTH OF 21ST STREET NORTH ALONG THE SOUTH SIDE OF PARCEL NO. 6A. THIS SIGN SHALL CONFORM TO APPROPRIATE CITY CODES AS MENTIONED IN GENERAL PROVISION NO. 5. ADDITIONAL IDENTIFICATION FOR PARCEL NO. 7 MAY BE LOCATED AT ROCK ROAD AND 22ND STREET [illegible] RESERVE 'A' (SEE PLAN). A PERMANENT MARKER IDENTIFYING THE USE IN PARCEL 7 SHALL BE CONSTRUCTED TO STANDARDS THAT COMPLY WITH THE PROVISIONS IN SECTION 28.04.139, C-2, OF THE WICHITA ZONING ORDINANCE.

TRIP GENERATION

TOTAL TRIPS ALLOWED	6,160 TRIPS
RETAIL USES AND PERSONAL SERVICES	94.7 TRIPS/1,000 SQ. FT.
RESTAURANT USES	95.6 TRIPS/1,000 SQ. FT.
OFFICE USES (INCLUDING MEDICAL CLINICS)	28 TRIPS/1,000 SQ. FT.
APARTMENTS/TOWNHOUSES/CONDOMINIUMS WITH GARAGES & ASSOCIATED COMMON AREA BUILDINGS AND SPACES	6 TRIPS/UNIT

NOTE: FOR PURPOSES OF CALCULATING TRIP GENERATION, ALL NON-RESTAURANT USES PERMITTED IN PARCEL 6A ARE TO BE COUNTED USING THE TRIP FACTOR FOR RETAIL USES AND PERSONAL SERVICE.

DP-92 AMENDMENT #8
Per Admin. Adjust.: 05-08-96; 04-17-00; 12-11-02; 04-20-05; 06-08-11

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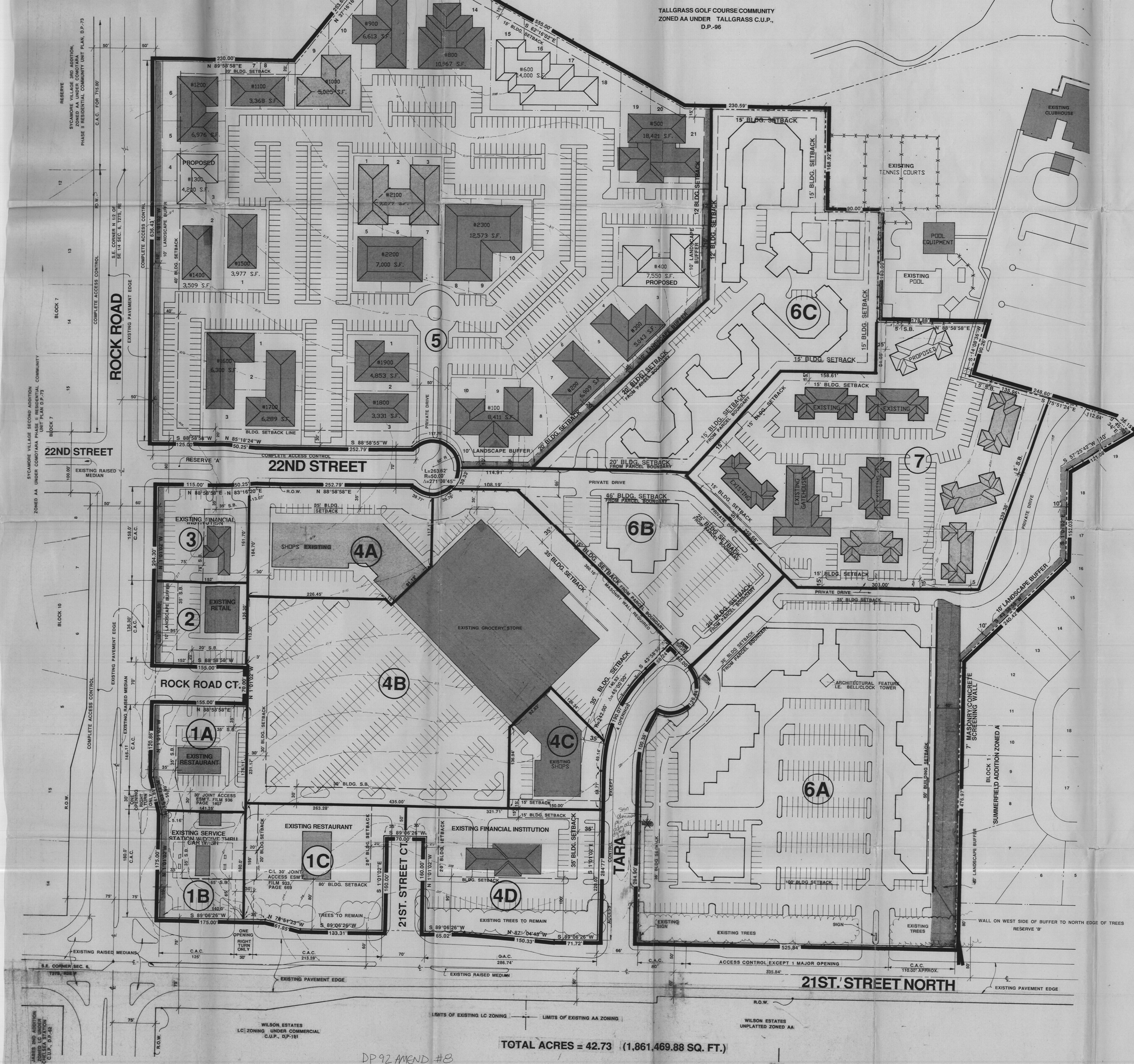
TALLGRASS COMMERCIAL AND OFFICE PARK
COMMERCIAL COMMUNITY UNIT PLAN AMENDMENT NO. 2, 3
D.P.-92
OWNER: SLAWSON COMMERCIAL DEVELOPMENT CO. 104 S. BROADWAY WICHITA, KANSAS 67202

sheet title
COMMUNITY UNIT PLAN

sheet
1
of 1 sheets

MKEC ENGINEERING CONSULTANTS, INC.
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600



GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 42.73 NET ACRES MORE OR LESS.

2. THE PROPOSED DEVELOPMENT CONTAINS 7 PARCELS WITH LIGHT COMMERCIAL AND OFFICE USES. SEE SPECIFIC USES BY PARCEL DESCRIPTIONS.

3. SETBACKS:

A. SOUTH YARD SETBACK ON PARCEL NO. 3 SHALL BE 30' NORTH OF SOUTH PARCEL LINE, HOWEVER, IT SHALL ALLOW ROOF OVERHANG AS SHOWN ON PLAN VIEW. ALL OTHER YARD SETBACK LINES ARE AS SHOWN ON PLAN VIEW OR AS DEFINED UNDER PARCEL DESCRIPTIONS BELOW. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.

B. SETBACK LINES IN PARCELS 6 AND 7 ARE AS SHOWN ON PLAN. SETBACKS IN THESE TWO PARCELS SHALL ALLOW BOTH ROOF AND FIREPLACE OVERHANG AS APPLICABLE.

4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

5. SIGNS:

SEE ADM ADJ DATED 12-11-02 REGARDING SIGNS ON PARCEL 4

A. SIGNS AS PERMITTED BY ZONING DISTRICT DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. ALL SIGNS RELATING TO THE SPECIFIC USES CONTAINED WITHIN EACH PARCEL SHALL BE PERMITTED PROVIDING THE FOLLOW APPROPRIATE CITY CODES.

B. SIGNS SHALL NOT EXCEED 35' IN HEIGHT NOR SHALL THERE BE ANY ROTATING OR FLASHING LIGHTS PERMITTED. SIGNS FOR PARCELS 1A, 1B, 1C, 6A, 6B, AND 6C SHALL BE NO TALLER THAN 18' AND SHALL BE MONUMENT TYPE SIGNS. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED (EXCEPTION: SEE G.P. NO. 23, PARCEL 7).

Parcel 6A permitted 1-additional sign along 21st St. per adm adj dated 3-18-96 →

C. TWO (2) SIGNS ARE PERMITTED IN THE LANDSCAPE AREA ALONG THE SOUTH SIDE OF PARCEL 6A (SEE PLAN). ONE SIGN FOR PARCEL NO. 6A AND ONE SIGN FOR PARCEL NO. 7 (SEE G.P. NO. 23 FOR FURTHER INFORMATION ON PARCEL 7 IDENTIFICATION).
EXCEPT SIGN FOR PARCEL 6A: INCREASED IN HEIGHT TO 18' AND SIZE TO 189 SQ.FT. (See Adm Adj. approved 09/01/05)

6. AN OWNERS ASSOCIATION(S) AGREEMENT FOR ALL PARCELS PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.

7. OPEN SPACE AS REFERRED TO IN THE COMMUNITY UNIT PLAN REFERS TO ALL LAND COMMONLY HELD UNDER OFFICE SPACE/COMMERCIAL UNIT DOCUMENTS AND RELATED FACILITIES LOCATED THEREON AND SHALL BE MAINTAINED AS DESCRIBED ABOVE BY AN OWNERS ASSOCIATION(S).

8. ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).

9. ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

10. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.

11. SCREENING:

A. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) AROUND ALL STORAGE OR SERVICE AREAS WHEN ACROSS FROM RESIDENTIALLY ZONED AREAS, PROVIDING THE PROPOSED STRUCTURE IS DESIGNED WITH ALL FOUR EXTERIOR SURFACES HAVING EQUAL DESIGN CONSIDERATION AND THAT THERE IS NO APPARENT BACK OF BUILDING.

B. A TEN (10) FOOT PLANTING STRIP CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES, SHALL BE REQUIRED ALONG PROPERTY LINES WHERE THE WALL IS NOT CONSTRUCTED AS PER 11A ABOVE, UNLESS OTHERWISE NOTED IN 11E BELOW. A FORTY (40) FOOT BUFFER AREA CONSISTING OF A COMBINATION OF GRASS, TWENTY (20) EVERGREEN TREES SIX (6) TO EIGHT (8) FEET IN HEIGHT AND TWENTY (20) DECIDUOUS TREES (2 - 2 1/2 INCH CALIPER) SHALL BE REQUIRED ALONG THE NORTH/SOUTH ALIGNMENT OF PARCEL 6A WHERE ADJACENT TO THE RESIDENTIAL AREA. IN ADDITION, A CONCRETE OR MASONRY WALL SHALL BE CONSTRUCTED ALONG THE WEST EDGE OF THIS BUFFER STRIP, COMMENCING NINETY (90) FEET NORTH OF THE SOUTHEAST CORNER OF PARCEL 6A AND TERMINATING TWENTY (20) FEET SOUTH OF THE SOUTH CURB OF THE EXISTING PRIVATE STREET AT THE NORTH END OF PARCEL 6A (SEE PLAN). THE WALL SHALL HAVE TEXTURE, PATTERN, AND COLOR ETC. SIMILAR TO THE BUILDING EXTERIORS IN PARCEL 6A, AND THE ELEVATION OF THE TOP OF THE WALL SHALL BE A MINIMUM OF SEVEN (7) FEET ABOVE THE FINISH FLOOR ELEVATION OF THE BUILDINGS LOCATED IN THE EAST ONE HUNDRED FIFTY (150) FEET OF PARCEL 6A.

IN THE EVENT THE OWNER OF PARCEL 6A FAILS TO MAINTAIN THE FORTY (40) FOOT BUFFER AREA AND/OR THE SCREENING WALL ON PARCEL 6A IN A REASONABLE AND PRUDENT MANNER AS DETERMINED BY THE DIRECTOR OF PLANNING, THE CITY OF WICHITA SHALL HAVE THE AUTHORITY TO ENTER UPON SUCH PARCEL FOR THE PURPOSE OF PERFORMING MAINTENANCE ON SAID BUFFER AREA AND/OR WALL AND TO ASSESS THE COST OF SUCH MAINTENANCE AGAINST PARCEL 6A.

C. IF THE PROPOSED STRUCTURES ARE DESIGNED WITH A REAR SIDE, THEN THE FIVE (5) TO EIGHT (8) FOOT WALL MENTIONED ABOVE SHALL BE CONSTRUCTED ACCORDINGLY AND THE TEN (10) FOOT PLANTING STRIP SHALL BE WAIVED.

D. A FIVE (5) FOOT MASONRY AND OR WROUGHT IRON WALL SHALL BE CONSTRUCTED IN THE TEN (10) FOOT LANDSCAPE BUFFER PROVIDED NORTH OF 22ND STREET NORTH AND ALONG THE WEST PROPERTY LINE OF PARCEL NO. 5. LIMITED LANDSCAPING SHALL ALSO BE PROVIDED.

E. THE WALL REQUIREMENT IS WAIVED ALONG THE NORTH SIDES OF PARCELS 5, 6C AND 7 DUE TO THE RELATED GOLF COURSE AND CLUBHOUSE USES THEY ABUT. THE WALL REQUIREMENT IS WAIVED ALONG THE EAST PROPERTY LINE OF PARCEL 7 DUE TO THE RESIDENTIAL CHARACTER OF THE PROPOSED USES.

F. A 10' LANDSCAPE BUFFER AS DESCRIBED IN G.P. NO. 13 BELOW SHALL BE CONSTRUCTED ALONG THE EAST BOUNDARY LINE OF PARCEL 5 WHERE ADJACENT TO PARCEL 6.

G. A FIVE (5) TO EIGHT (8) FOOT SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE NORTH LINE OF PARCEL 4-A, THE NORTH, NORTHEAST AND THE EAST LINES OF PARCEL 4-B, AND THE EAST LINE OF PARCEL 4-C.

H. MASONRY WALLS SHALL NOT BE CONSTRUCTED WITHOUT A BUILDING PERMIT. ADDITIONALLY, WALLS SHALL NOT BE CONSTRUCTED WITHIN UTILITY EASEMENTS. HOWEVER, WALLS ON COLUMN FOOTINGS MAY CROSS UTILITY EASEMENTS WHEN APPROVED BY THE CITY ENGINEER.

12. THE SHELTER BELT ALONG 21ST STREET NORTH IN PARCELS 4-D AND 6A SHALL REMAIN INTACT EXCEPT FOR APPROVED POINTS OF INGRESS AND EGRESS AND SHALL BE MAINTAINED IN GOOD CONDITION AS DETERMINED BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.

THE SHELTER BELT IN PARCEL 6A SHALL REMAIN A MINIMUM OF FIFTY (50) FEET IN WIDTH (SEE PLAN). GENERAL CLEANUP AND PRUNING OF TREES IS PERMITTED TO IMPROVE VISIBILITY.

13. LANDSCAPE BUFFERS:

A. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT FOR PLANTING BUFFERS INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON THE PARCEL INVOLVED. THE LANDSCAPE PLAN SHALL ALSO DEPICT PROPOSED METHODS OF PROVIDING WATER TO THE REQUIRED PLANT MATERIALS.

B. FAILURE TO PROPERLY MAINTAIN ANY PLANTING BUFFER SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTS ARE NOT PROPERLY MAINTAINED. 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 PLANTED.

14. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDE IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR THIS DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.

15. PARKING:

A. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 OF THE CITY CODE FOR PARCELS 1 THROUGH 7.

B. PARKING REQUIREMENTS FOR PARCELS 4-A, 4-B AND 4-C MAY BE SATISFIED BY EITHER ON-SITE PARKING OR BY PARKING ON ADJACENT PARCELS. IF PARKING IS TO BE PROVIDED ON ADJACENT PARCELS, A SITE PLAN AND PARKING LAYOUT OF ALL PARCELS INVOLVED AND THE SHARED PARKING SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. THE AMOUNT OF FLOOR AREA PERMITTED IN PARCELS 4-A, 4B AND 4-C IS DEPENDENT UPON ADEQUATE PARKING BEING PROVIDED.

C. A PEDESTRIAN CIRCULATION PLAN WILL BE FILED WITH THE DIRECTOR OF PLANNING PROVIDING FOR A CONVENIENT SYSTEM OF SIDEWALKS AND CROSSWALKS WITHIN PARCEL 6A AND CONNECTING TO THE SIDEWALK ON 21ST STREET AND TO ADJOINING PARCELS.

16. THE C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE SUBMISSION OF A DETAILED SITE PLAN AND A LANDSCAPE BUFFER PLAN FOR EACH PARCEL OR PORTION THEREOF. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STAGE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT(S). THE PLAN SHALL SHOW LAND USE RELATIONSHIPS, ACCESS POINTS AND OR CONTROL, SETBACKS, INTERIOR CIRCULATION, PARKING, SCREENING AND OTHER SIMILAR DESIGN CONSIDERATIONS WHICH MAY AFFECT ADJACENT PROPERTY OR THE GENERAL HEALTH AND WELFARE OF THE PUBLIC. THE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL AND IF PREPARED WITHIN THE GUIDELINES HEREIN CONTAINED, SHALL NOT BE CONSIDERED AN AMENDMENT TO THE C.U.P. NOR SHALL IT REQUIRE ANOTHER PUBLIC HEARING.

NOTE: THE PROPOSED BUILDING LOCATIONS REPRESENT THE CURRENT SITE PLAN. HOWEVER, THE FINAL CONFIGURATION OF BUILDING PLACEMENT AND THE LAYOUT OF PRIVATE DRIVES AND PARKING AREAS MAY VARY FROM THAT INDICATED ON THE PLAN VIEW PROVIDING THE STRUCTURES STAY WITHIN ESTABLISHED SETBACKS AND HEIGHT LIMITATION BOUNDARIES.

17. ACCESS CONTROL: SEE PLAN

18. RIGHT TURN ONLY ACCESS POINTS INTO PARCELS 1A, 1B, AND 1C ARE ILLUSTRATED ON THE PLAN AND SHALL BE CONSTRUCTED WITHIN THE PERMITTED OPENINGS IN THE LABELED ACCESS CONTROL. THERE SHALL BE NO MODIFICATIONS TO EXISTING MEDIANS PERMITTING LEFT TURN MOVEMENTS INTO THESE APPROVED OPENINGS.

19. STREET IMPROVEMENTS:

A. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF DECELARATION LANES ALONG 21ST STREET NORTH, AND LEFT TURN LANES SERVING 21ST ST-COURT AND TARA AS APPROVED BY TRAFFIC ENGINEERING.

B. GUARANTEES SHALL ALSO BE PROVIDED FOR THE TRAFFIC SIGNALIZATION OF THE ROCK ROAD/22ND STREET AND THE TARA/21ST STREET INTERSECTIONS WHEN WARRANTED BY THE CITY ENGINEER.

20. ROOF OVERHANG AREA IS NOT TO BE USED IN CALCULATING BUILDING COVERAGE.

21. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO HIDE THEM FROM GROUND VIEW.

22. A PRIVATE DRIVE SHALL BE CONSTRUCTED AND MAINTAINED TO PARCEL NO. 7. SAID DRIVE SHALL CONNECT 22ND STREET AND TARA STREET, AND BE CONSTRUCTED TO A 26 FOOT BACK OF CURB TO BACK OF CURB STANDARD. PARKING ON SAID DRIVE SHALL BE PROHIBITED.

23. PARCEL DESCRIPTIONS:

PARCEL 1-A:

PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: RESTAURANTS, BANKS, BARBER SHOPS, BUSINESS OR COMMERCIAL SCHOOLS, STUDIOS, CLOTHING SALES, PRIVATE CLUBS, HEALTH STUDIOS, BOUTIQUE SHOPS, HARDWARE, GIFT SHOPS, CATERING ESTABLISHMENTS, LAUNDRY, DRY CLEANING, SHOE SHOPS, TAILORS, THEATERS, DRUG STORES, GROCERY STORES, FLOWER SHOPS, OR SERVICE STATIONS WITH ACCESSORY ENCLOSED, SINGLE BAY AUTOMATIC CAR WASH WITH REQUIRED BZA APPROVAL.
GROSS AREA - .62 ACRES (26,901.88 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 8,070.56 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 8,500 SQ. FT.
FLOOR AREA RATIO - .316
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1 (PLUS ACCESSORY AUTOMATIC CAR WASH BUILDING)
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 1-B:

PROPOSED USES: SAME AS 1-A.
GROSS AREA - .58 ACRES (25,203.13 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 7,561 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 11,000 SQ. FT.
FLOOR AREA RATIO - 0.436
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1 (PLUS ACCESSORY AUTOMATIC CAR WASH BUILDING)
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 1-C:

PROPOSED USES: SAME AS PARCEL 1-A.
GROSS AREA - 1.12 ACRES (48,713.81 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 12,814 SQ. FT. (26.4% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 15,500 SQ. FT.
FLOOR AREA RATIO - 0.318
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 2:

PROPOSED USES: SAME AS PARCEL NUMBER 1-A.
GROSS AREA - 0.48 ACRE
MAXIMUM BUILDING COVERAGE - 6,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 7,750 SQ. FT.
FLOOR AREA RATIO - 0.370
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 3:

PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: BANKS, BARBER SHOPS, STUDIOS, CLOTHING SALES, PRIVATE CLUBS, HEALTH STUDIOS, BOUTIQUE SHOPS/HARDWARE, GIFT SHOPS, ANTIQUE SHOPS, BEAUTY PARLORS, BAKER SHOPS, FILLING STATIONS, LAUNDRY, DRY CLEANING, SHOE SHOPS/TAILORS, DRUG STORES, GROCERY STORES OR FLOWER SHOPS
GROSS AREA - 0.55 ACRE
MAXIMUM BUILDING COVERAGE - 2,570 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 2,570 SQ. FT.
FLOOR AREA RATIO - 0.107
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15.
SETBACKS - AS SHOWN ON PLAN VIEW.

PARCEL 4-A:

PROPOSED USES: SAME AS PARCEL NO. 1-A EXCEPT THAT SERVICE STATIONS, THEATERS, AND GROCERY STORES ARE NOT PERMITTED.
GROSS AREA - 1.26 ACRES
MAXIMUM BUILDING COVERAGE - 21,000 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION NUMBER 15
MAXIMUM GROSS FLOOR AREA - 21,000 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION NUMBER 15
FLOOR AREA RATIO - 0.383
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 4-B:

PROPOSED USES: SAME AS PARCEL NO. 1-A, EXCEPT SERVICE STATIONS ARE NOT PERMITTED.
GROSS AREA - 5.62 ACRES
MAXIMUM BUILDING COVERAGE - 59,600 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION NUMBER 15
MAXIMUM GROSS FLOOR AREA - 59,600 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION NUMBER 15
FLOOR AREA RATIO - 0.235
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACK - AS SHOWN ON PLAN VIEW

PARCEL 4-C:

PROPOSED USES: SAME AS PARCEL 4-A.
GROSS AREA - 0.59 ACRES
MAXIMUM BUILDING COVERAGE - 13,000 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION NUMBER 15
MAXIMUM GROSS FLOOR AREA - 13,000 SQ. FT. (IF ADEQUATE PARKING CAN BE PROVIDED), SEE GENERAL PROVISION NUMBER 15
FLOOR AREA RATIO - 0.510
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 4-D:

PROPOSED USES: SAME AS PARCELS 4-A.
GROSS AREA - 1.45 ACRES
MAXIMUM BUILDING COVERAGE - 7,875 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 15,750 SQ. FT.
FLOOR AREA RATIO - 0.249
MAXIMUM BUILDING HEIGHT - 45'
MAXIMUM NUMBER OF BUILDINGS - 2
PARKING - AS SET FORTH UNDER GENERAL PROVISION NUMBER 15
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 5:

PROPOSED USES: GENERAL OFFICE USES INCLUDING: PROFESSIONAL OFFICES (MEDICAL, ATTORNEY, ENGINEER, ARCHITECT, ETC.) NO COMMERCIAL ACTIVITY EXCEPT FOR SALES OF SOFT DRINKS, NEWS MEDIA, TOBACCO, CANDIES AND TOILETRIES (AS AN INCIDENTAL USE ASSOCIATED WITH THE OFFICE USE) RESIDENTIAL USES PERMITTED BUT LIMITED TO SINGLE FAMILY, DUPLEX, ZERO LOT LINE, 4-PLEX AND TOWN-HOUSE. (A SITE PLAN SHOWING NUMBER OF UNITS, DENSITY, ACCESS, BUILDING LOCATIONS, ETC. SHALL BE SUBMITTED TO PLANNING FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY RESIDENTIAL BUILDING PERMITS.) RESIDENTIAL USES SHALL ONLY BE PERMITTED IF THE OFFICE USES DO NOT MATERIALIZE AND SHALL NOT BE ALLOWED TO MIX WITH OFFICE USES WITHIN THIS PARCEL.
GROSS AREA - 14.4 ACRES
MAXIMUM BUILDING COVERAGE - 140,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA - 155,000 SQ. FT.
FLOOR AREA RATIO - 0.247
MAXIMUM BUILDING HEIGHT - 40'
PARKING - FOUR SPACES PER 1,000 SQ. FT. OF BUILDING SPACE EXCLUDING A MAXIMUM OF 900 SQ. FT. PER BUILDING FOR EXERCISE, SPA AND RELATED FACILITIES LOCATED IN BASEMENTS
SETBACKS - AS SHOWN ON PLAN VIEW

PARCEL 6A:

PROPOSED USES WITHIN THE EAST ONE HUNDRED FIFTY (150) FEET OF PARCEL 6A: ALL USES PERMITTED IN THE "OC" OFFICE COMMERCIAL ZONING DISTRICT EXCEPT: BROADCASTING OR RECORDING STUDIOS, DANCE STUDIOS, RELIGIOUS OFFICES AND HEADQUARTERS, CHILD DAY CARE CENTERS AND ANY USE WHICH SERVES FOOD OR DRINK TO THE PUBLIC.

PROPOSED USES ON REMAINDER OF PARCEL 6A: GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: SIT DOWN RESTAURANTS (EXCLUDING FAST-FOOD, DRIVE-THROUGH RESTAURANTS AND DRINKING ESTABLISHMENTS), FINANCIAL INSTITUTIONS (EXCLUDING FREE-STANDING OR DRIVE-THROUGH FACILITIES), BARBER/BEAUTY SHOPS, STUDIOS, CLOTHING SALES, HEALTH STUDIOS, BOUTIQUE SHOPS, HARDWARE SALES, GIFT SHOPS, CATERING SALES, AND LIGHT MANUFACTURING IN ASSOCIATION WITH QUALITY RESTAURANTS, DRY CLEANING, SHOE SHOPS, TAILORS, FLOWER SHOPS, DRUG STORES AND MEDICAL FACILITIES. ALL OTHER OFFICE AND LIGHT COMMERCIAL USES ARE PERMITTED EXCEPT: TIRE/BATTERY AND AUTOMOTIVE REPAIR, LAUNDRIES, GAS/SERVICE STATIONS, GASOLINE PUMP ISLANDS IN ASSOCIATION WITH ANY USES, MOVIE THEATERS AND MULTI-FAMILY USE, FOOD LOCKER PLANTS, STORAGE GARAGE, MORTUARIES/FUNERAL HOMES AND SMALL ANIMAL CLINICS. MAXIMUM SIZE OF ANY SINGLE RETAIL OCCUPANT IS LIMITED TO 12,000 SQUARE FEET. OVERALL RESTAURANT SQUARE FOOTAGE SHALL NOT EXCEED SEVEN THOUSAND (7,000) SQ. FT., AND FOOD SERVICE WILL BE LIMITED TO 6 A.M. TO MIDNIGHT. ANY SINGLE RESTAURANT IN EXCESS OF 2,500 SQUARE FEET IS LIMITED TO THE WEST 200 FEET OF THE SOUTH 400 FEET OF PARCEL 6A.

see adm' adj dated 3-18-96

BUILDINGS AND STRUCTURES IN PARCEL 6A SHALL BE ARCHITECTURALLY COMPATIBLE AND SHALL BE COMPLEMENTARY BY THE USE OF THE SAME OR SIMILAR MATERIALS, COLORS, AND FORMS TO THE EXISTING TALLGRASS COMMERCIAL DEVELOPMENT. ALL LIGHTING SHALL HAVE FULL, CUT OFF FIXTURES. ALL PARKING AREAS WITHIN ONE HUNDRED TWENTY (120) FEET OF SINGLE-FAMILY USES SHALL NOT HAVE LIGHTING FIXTURES THAT EXCEED FOURTEEN (14) FEET IN HEIGHT. OTHER PARKING AREAS BUFFERED BY BUILDINGS FROM SINGLE-FAMILY USES SHALL NOT HAVE LIGHTING FIXTURES THAT EXCEED THE BUILDING HEIGHT. HOURS OF TRASH PICKUP WILL BE LIMITED FROM 8 A.M. TO 5 P.M. TRASH COLLECTION WILL BE ENTIRELY ENCLOSED WITHIN A BUILDING; HOWEVER, RESTAURANTS LOCATED IN THE WEST 200 FEET OF THE SOUTH 400 FEET OF PARCEL 6A ARE ALLOWED TO HAVE OUT DOOR TRASH COLLECTION.

see adm' adj dated 3-18-96
See Adm Adj dated 04-17-00 on Parcel 6A Arch Review

OVERALL DENSITY FOR PARCELS 6A, 6B AND 6C IS DETERMINED BY THE MAXIMUM VEHICLE TRIPS PER DAY GENERATED BY THE ALLOWED SPECIFIC ACTIVITIES. A MAXIMUM OF 6,160 TRIPS PER DAY WILL BE UTILIZED TO ESTABLISH THE OVERALL DENSITY OF USES. REFER TO THE TRIP GENERATION CHART BELOW.

GROSS AREA	6.5687 ACRES (286,133.98 SQ. FT.)
MAXIMUM BUILDING COVERAGE	60,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA	60,000 SQ. FT.
FLOOR AREA RATIO	0.20
MAXIMUM BUILDING HEIGHT ARCHITECTURAL FOCAL POINT	25 FT. (1 STORY) 45 FT. (SEE PLAN)
MAXIMUM NUMBER OF BUILDINGS	6
PARKING	PER SECTION 28.04.140 OF CITY CODE
SETBACKS	SEE PLAN
SIGNAGE	A. ONE SIGN NOT TO EXCEED 18 FT. IN HEIGHT SHALL BE PERMITTED ON 21ST STREET NORTH FOR PARCEL 6A AND 6B (SEE PROVISION 5C) B. ONE MONUMENT SIGN NOT TO EXCEED 18 FT. IN HEIGHT SHALL BE ALLOWED ON TARA (SEE PLAN) C. ONE MONUMENT SIGN SHALL BE ALLOWED AT THE NORTH END OF TARA FOR USE BY PARCELS 6A AND 6B (SEE PLAN)

PARCEL 6B

PROPOSED USES: ALL USES PERMITTED IN THE "B" ZONING DISTRICT EXCEPT CEMETERIES; ALL USES PERMITTED IN THE "BB" OFFICE ZONING DISTRICT EXCEPT STORAGE GARAGES; ALL USES PERMITTED IN THE "OC" OFFICE COMMERCIAL AND "LC" LIGHT COMMERCIAL ZONING DISTRICTS EXCEPT FREE-STANDING OR DRIVE-THROUGH BANKS, MOVIE THEATERS, GAS/SERVICE STATIONS, GASOLINE PUMP ISLANDS IN ASSOCIATION WITH ANY USE, FOOD LOCKER PLANTS, PUBLIC GARAGES, TIRE/BATTERY AND AUTOMOTIVE REPAIR, FAST-FOOD AND DRIVE-THROUGH RESTAURANTS AND DRINKING ESTABLISHMENTS.

OVERALL DENSITY FOR PARCELS 6A, 6B, AND 6C IS DETERMINED BY THE MAXIMUM VEHICLE TRIPS PER DAY GENERATED BY THE ALLOWED SPECIFIC ACTIVITIES. A MAXIMUM OF 6,160 TRIPS PER DAY WILL BE UTILIZED TO ESTABLISH THE OVERALL DENSITY OF USES. REFER TO THE TRIP GENERATION CHART BELOW.

GROSS AREA	1.6778 ACRES (73,083.996 SQ. FT.)
MAXIMUM BUILDING COVERAGE	MULTI-FAMILY: 30 UNITS OFFICE: 15,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA	MULTI-FAMILY: 30 UNITS OFFICE: 15,000 SQ. FT.
FLOOR AREA RATIO	OFFICE USES: 0.24
MAXIMUM BUILDING HEIGHT	35 FT.
MAXIMUM NUMBER OF BUILDINGS	OFFICE USES: 2
PARKING	PER SECTION 28.04.140 OF CITY CODE
SETBACKS	SEE PLAN
SIGNAGE	A. ONE SHARED SIGN (WITH PARCEL 6C) AT THE NORTH END OF TARA. B. ONE SHARED SIGN AT THE NORTH END OF TARA FOR USE BY PARCELS 6A AND 6B (SEE PLAN).

PARCEL 6C

PROPOSED USES: ALL USES PERMITTED IN THE "B" MULTI-FAMILY ZONING DISTRICT EXCEPT CEMETERIES, BOATHOUSES, GREENHOUSES; ALL USES IN THE "BB" OFFICE ZONING DISTRICT EXCEPT STORAGE GARAGES AND POST OFFICE SUBSTATION. USES ALLOWED BUT NOT LIMITED TO INCLUDE: PROFESSIONAL OFFICES (MEDICAL, ATTORNEY, ENGINEER, ARCHITECT, ETC.) MEDICAL AND DENTAL LABS, NO COMMERCIAL ACTIVITY EXCEPT SALES OF SOFT DRINKS, NEWS MEDIA, TOBACCO, CANDIES, TOILETRIES (AS AN INCIDENTAL USE ASSOCIATED WITH OFFICE AND MULTI-FAMILY USES). MULTI-FAMILY RELATED RECREATIONAL USES SUCH AS SWIMMING POOLS, TENNIS COURTS, COMMUNITY CENTER, ETC. ARE ALSO PERMITTED.

OVERALL DENSITY FOR PARCELS 6A, 6B AND 6C IS DETERMINED BY THE MAXIMUM VEHICLE TRIPS PER DAY GENERATED BY THE ALLOWED SPECIFIC ACTIVITIES. A MAXIMUM OF 6,160 TRIPS PER DAY WILL BE UTILIZED TO ESTABLISH THE OVERALL DENSITY OF USES. REFER TO THE TRIP GENERATION CHART BELOW.

GROSS AREA	3.6139 ACRES (157,421.36 SQ. FT.)
MAXIMUM BUILDING COVERAGE	MULTI-FAMILY: 100 UNITS OFFICE: 25,000 SQ. FT.
MAXIMUM GROSS FLOOR AREA	MULTI-FAMILY: 100 UNITS OFFICE: 25,000 SQ. FT.
FLOOR AREA RATIO	OFFICE USES: 0.158
MAXIMUM BUILDING HEIGHT	35 FT.
MAXIMUM NUMBER OF BUILDINGS	OFFICE USES: 6
PARKING--OFFICE/MULTI-FAMILY	PER SECTION 28.04.140 OF CITY CODE
SETBACKS	SEE PLAN
SIGNAGE	ONE SHARED SIGN AT THE NORTH END OF TARA. ONE SHARED SIGN AT 22ND ST. NORTH AND ROCK ROAD. ONE ON-SITE MONUMENT SIGN (SEE PLAN).

PARCEL 7:

PROPOSED USES: APARTMENTS FOR RENT BY DAY, WEEK OR MONTH. ALL OTHER BB USES ARE PROHIBITED. NO COMMERCIAL ACTIVITY SHALL BE ALLOWED EXCEPT FOR THE SALE OF INCIDENTAL GOODS WHICH DIRECTLY SUPPORT AND ARE LIMITED TO THE SERVICE OF GUESTS INCLUDING THE VENDING OF FOOD AND NON-ALCOHOLIC BEVERAGES, NEWS MEDIA, TOBACCO, CANDIES AND TOILETRIES. ALL SUCH SALES ARE TO BE WITHIN THE RENTAL OFFICE AREA FOR SUCH USE EXCEPT FOR THE SALE OF SIMILAR ITEMS THROUGH VENDING MACHINES AT DESIGNATED LOCATIONS WITHIN EACH BUILDING. ADDITIONALLY, CLUBHOUSE AND RECREATIONAL FACILITIES MAY BE CONSTRUCTED IN THIS PARCEL AFTER BEING SUBMITTED TO THE M.A.P.D. FOR REVIEW AND APPROVAL.
GROSS AREA - 2.70 ACRES (117,828.38 SQ. FT.)
MAXIMUM NUMBER OF DWELLING UNITS - 100
DENSITY - 37 D.U./ACRE
MINIMUM NET FLOOR AREA PER UNIT - 580 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM BUILDING COVERAGE - 35,349 SQ. FT. (30% MAXIMUM)
PARKING - 1 SPACE PER HOUSEKEEPING UNIT ON APARTMENTS FOR RENT BY DAY, WEEK OR MONTH.
SETBACKS - SEE PLAN
SIGNAGE: PARCEL NO. 7 SHALL HAVE A MAXIMUM OF ONE SIGN ON 21ST STREET NORTH. THE SIGN SHALL BE LOCATED IN THE LANDSCAPE AREA EAST OF TARA AND DIRECTLY NORTH OF 21ST STREET NORTH ALONG THE SOUTH SIDE OF PARCEL NO. 6A. THIS SIGN SHALL CONFORM TO APPROPRIATE CITY CODES AS MENTIONED IN GENERAL PROVISION NO. 5. ADDITIONAL IDENTIFICATION FOR PARCEL NO. 7 MAY BE LOCATED AT ROCK ROAD AND 22ND STREET COURT IN RESERVE 'A' (SEE PLAN). A PERMANENT MARKER IDENTIFYING THE USE IN PARCEL 7 SHALL BE CONSTRUCTED TO STANDARDS THAT COMPLY WITH THE PROVISIONS IN SECTION 28.04.139, C-2, OF THE WICHITA ZONING ORDINANCE.

TRIP GENERATION

TOTAL TRIPS ALLOWED	6,160 TRIPS
RETAIL USES AND PERSONAL SERVICES	94.7 TRIPS/1,000 SQ. FT.
RESTAURANT USES	95.6 TRIPS/1,000 SQ. FT.
OFFICE USES (INCLUDING MEDICAL CLINICS)	28 TRIPS/1,000 SQ. FT.
APARTMENTS/TOWNHOUSES/CONDOMINIUMS WITH GARAGES & ASSOCIATED COMMON AREA BUILDINGS AND SPACES	6 TRIPS/UNIT

NOTE: FOR PURPOSES OF CALCULATING TRIP GENERATION, ALL NON-RESTAURANT USES PERMITTED IN PARCEL 6A ARE TO BE COUNTED USING THE TRIP FACTOR FOR RETAIL USES AND PERSONAL SERVICE.

prints issued
14 - METRO. AREA PLANNING COMMISSION

revisions
MAY 30, 1989
PROPOSED ~~AMD. #8~~ AMD #8 OCT. 22, 1993
FEB. 8, 1994

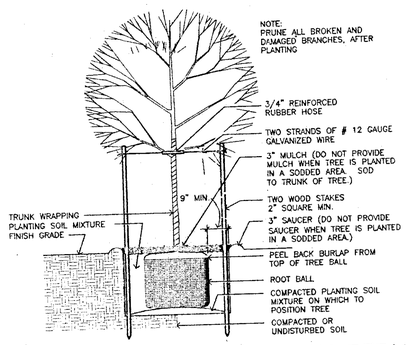
date drawn
MAY 15, 1989

JEFF KREHBIEL ASSOCIATES, aia
architecture · planning
1300 east lewis wichita, kansas 672..
(316) 267-8233

TALLGRASS COMMERCIAL AND OFFICE PARK
COMMERCIAL COMMUNITY UNIT PLAN AMENDMENT NO. 2, 3
D.P.-92
OWNER: SLAWSON COMMERCIAL DEVELOPMENT CO. 104 S. BROADWAY WICHITA, KANSAS 67202

sheet title
COMMUNITY UNIT PLAN

sheet 1 of 1 sheets

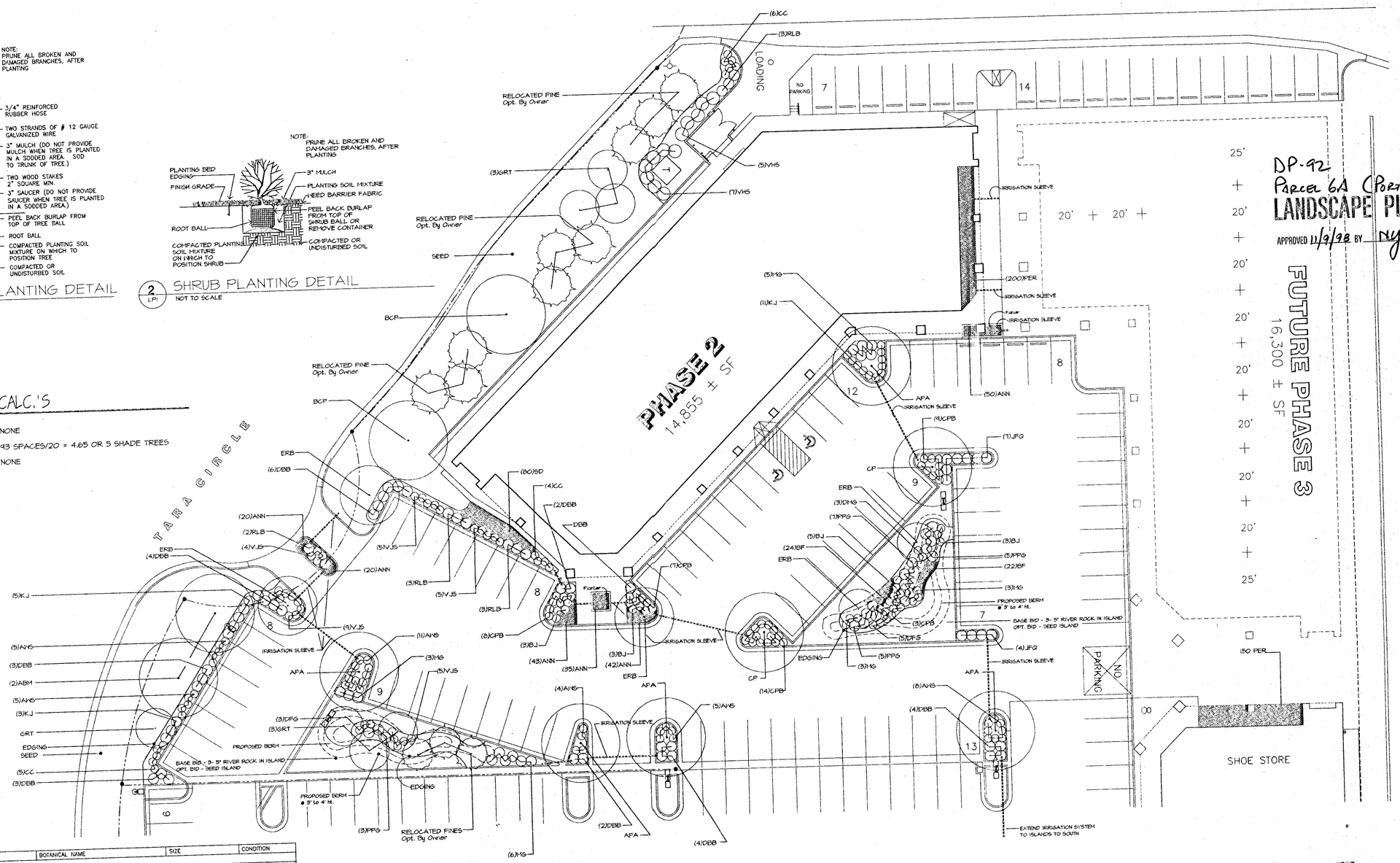


1 LP1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

2 LP1 SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE ORDINANCE CALC.'S

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



PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
CP	2	CHINESE PISTACHE	Pistacia chinensis	2" to 2 1/2" cal.	Balled-in-Burlap
BCP	2	BALDCYPRESS	Taxodium distichum	2" to 2 1/2" cal.	Balled-in-Burlap
ABM	2	AUTUMN BLAZE MAPLE	Acer plantanoides	2" to 2 1/2" cal.	Balled-in-Burlap
ERB	5	EASTERN REDBUD	Cercis canadensis	8'-10' tall, Multi-Stem	Balled-in-Burlap
AFA	5	AUTUMN PURPLE ASH	Fraxinus sp.	2" to 2 1/2" cal.	Balled-in-Burlap
GRT	6	GOLDEN RAINTREE	Koelreuteria paniculata	8'-10' tall, Multi-Stem	Balled-in-Burlap
SHRUBS					
JFQ	11	JAPANESE FLOWERING QUINCE	Choenomeles japonica	3 gal.	Container
BJ	14	BROADMOOR JUNIPER	Juniperus sabina 'Broadmoor'	3 gal.	Container
CC	15	CRANBERRY COTONCASTER	Cotoneaster apiculatus	3 gal.	Container
VJS	28	VARIEGATED JAPANESE SILVER GRASS	Miscanthus sirensis 'Variegatus'	3 gal.	Container
AWS	3	ANTHONY WATERER SPIREA	Spirea bumalda 'Anthony Waterer'	5 gal.	Container
DBB	29	DWARF BURNING BUSH	Euonymus alatus 'compactus'	5 gal.	Container
KJ	19	KALLAY JUNIPER	Juniperus chinensis 'Kalloy's Compacta'	5 gal.	Container
RLB	20	RED LEAF BARBERRY	Berberis thunbergii var Atropurpurea	5 gal.	Container
VHS	12	VANHOUTTE SPIREA	Spiraea nipponica 'Vanhouttei'	5 gal.	Container
MG	20	MAIDEN GRASS	Miscanthus sinensis 'Gracillimus'	5 gal.	Container
DFG	11	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hamelin'	5 gal.	Container
PPG	20	PAMPASS GRASS	Cortaderia selloana	5 gal.	Container
CFB	41	CRIMSON PYGMY BARBERRY	Berberris thunbergii 'nana'	3 gal.	Container
DMS	11	DWARF MINNESOTA SNOWFLAKE	Philadelphus x virginalis 'nana'	3 gal.	Container
BF	80	BLUE FESCUE	Festuca ovina	1 gal.	Container
OTHERS					
ANN	238	ASSORTED ANNUALS	Local Variety's, assorted colors	4" pots, 12" o.c.	Pots
SD	80	SEDUM	Sedum acre	4" pots, 12" o.c.	Pots
PER	50	PERIWINKLE	Vinca Major	4" pots, 12" o.c.	Pots

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

GENERAL LANDSCAPE NOTES

1. All work shall be done in accordance with these Landscape Specifications and Local Industry Standards.

2. Landscape Contractor shall submit bid with unit prices for all plants which include mulch, installation, guarantee, etc...

3. Prior to any excavation for lanscaping purposes, the location of underground utilities shall be determined by calling the local utility companies. Contractor shall be responsible for any damage done to existing utilities.

4. The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.

5. Report any discrepancies in the planting plan to the Owner's representative prior to starting construction.

6. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic representing local soils which produce heavy growth of crops, grass or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.

7. Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Owner's representative

8. Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be "Cobra Commercial Heavy Duty Grade" from Old Dutch Materials Co. or approved equal.

9. All planting beds shall prepared by killing off existing vegetation with Round-UP (or-equal) according to label directions. A pre-emergent herbicide shall be applied per label directions.

10. Contractor to install Dewitt Weed Barrier Fabric or approved equal in all planting beds prior to mulching.

11. Mulch 4" deed around trees and 2" deep in all shrub planting beds with shredded cypress mulch.

12. All grass areas called out as "Seed" are to be Seeded and fertilized as follows:

SEEDING: Local Fescue Variety/Plant Same Variety as First Phase)

FERTILIZER: 16-20-6 ratio - #/1000 sq. ft. or approved equals.

13. Irrigation - Water for establishment and maintenance of plant materials on this project will provided by an irrigation system. It is intended that the Contractor provide the design, all labor, materials and equipment required to construct a complete and operational automatic irrigation system.
The automatic irrigation system shall be designed to irrigate all new grass and planted areas. Care should be taken in the irrigation design to ensure that no water is sprayed on the building, fences, walls, walkways or paved areas.
Prior to installation, the Contractor shall submit for approval to the Architect an irrigation layout plan, irrigation equipment details, and a booklet containing catalog cuts, performance charts and technical information in sufficient detail to determine system suitability for this project.
The irrigation system shall be equipped with moisture-sensing devices or automatic rain shut-off devices as well as a freeze detector.

A LANDSCAPE PLAN 1/20

REVISION DATE
1
2
3
4
5

PHASE 2 SHELL BUILDING
THE SHOPS AT EASTGATE
8336 EAST 21st STREET NORTH
WICHITA, KANSAS

RODGER A. BROOKS / ARCHITECT
13,000 SW 60th STREET AUGUSTA, KS 67010-9004
316-775-6092 fax/775-6161 pager 685-1055

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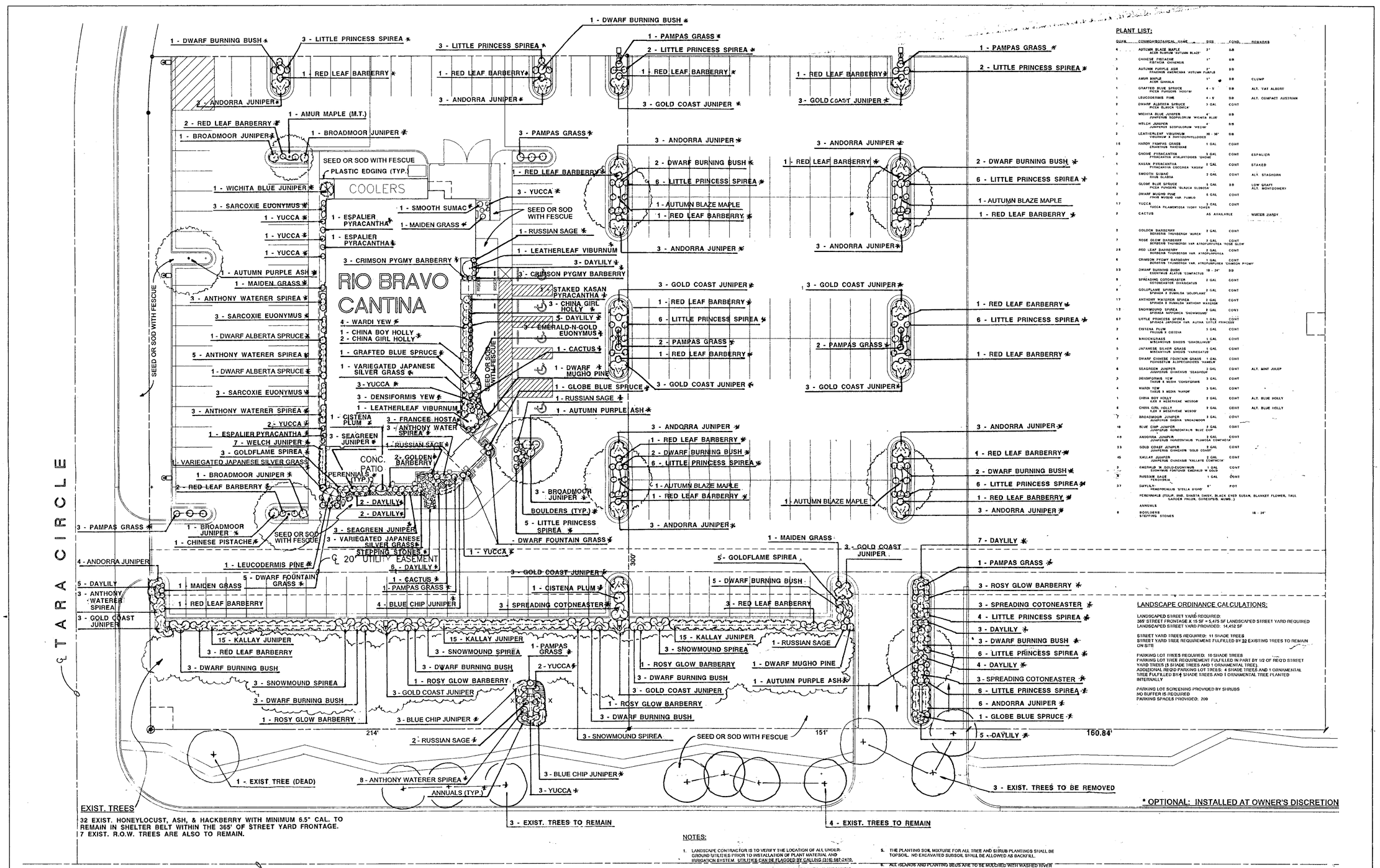
PROJECT NUMBER
9742105
ISSUE DATE
07-13-98

LANDSCAPE PLAN
LP1



PLANT LIST:

QUAN.	COMMON/BOTANICAL NAME	SIZE	COND.	REMARKS
4	AUTUMN BLAZE MAPLE ACER RUBRUM 'AUTUMN BLAZE'	2"	B&B	
3	CHINESE PISTACHE PISTACIA CHINENSIS	1"	B&B	
3	AUTUMN PURPLE ASH FRAXINUS AMERICANA 'AUTUMN PURPLE	2"	B&B	
1	AMUR MAPLE ACER GINNALA	1"	B&B	CLUMP
1	GRAFTED BLUE SPRUCE PICEA PUNGENS 'MOOSY'	4 - 5	B&B	ALT. 'KAY ALBERT
1	LEUCODERMIS PINE	4 - 5	B&B	ALT. COMPACT AUSTRIAN
3	DWARF ALBERTA SPRUCE PICEA GLAUCA 'CONICA'	3 GAL	CONT	
1	WICHITA BLUE JUNIPER JUNIPERUS SCOPULORUM 'WICHITA BLUE'	6'	B&B	
7	WELCH JUNIPER JUNIPERUS SCOPULORUM 'WELCH'	6'	B&B	
2	LEATHERLEAF VIBURNUM VIBURNUM X RHYTIDOPHYLLOIDES	36 - 36"	B&B	
16	HARDY PAMPAS GRASS ERIANTHUS RAVENNAE	1 GAL	CONT	
3	GNOME PYRACANTHA PYRACANTHA ATALANTIOIDES 'GNOME'	3 GAL	CONT	ESPALIER
1	KASAN PYRACANTHA PYRACANTHA COCCINEA 'KASAN'	2 GAL	CONT	STAKED
1	SMOOTH SUMAC RHUS GLABRA	2 GAL	CONT	ALT. STAGHORN
2	GLOBE BLUE SPRUCE PICEA PUNGENS 'GLAUCA GLOBOSA'	5 GAL	B&B	LOW GRAFT ALT. MONTGOMERY
2	DWARF MUGHO PINE PINUS MUGHO VAR. PUMILO	5 GAL	CONT	
17	YUCCA YUCCA FILAMENTOSA 'IVORY TOWER'	2 GAL	CONT	
2	CACTUS	AS AVAILABLE		WINTER HARDY
2	GOLDEN BARBERRY BERBERIS THUNBERGII 'AUREA'	2 GAL	CONT	
7	ROSE GLOW BARBERRY BERBERIS THUNBERGII VAR ATROPURPUREA 'ROSE GLOW'	3 GAL	CONT	
28	RED LEAF BARBERRY BERBERIS THUNBERGII VAR. ATROPURPUREA	2 GAL	CONT	
6	CRIMSON PYGMY BARBERRY BERBERIS THUNBERGII VAR. ATROPURPUREA 'CRIMSON PYGMY'	1 GAL	CONT	
33	DWARF BURNING BUSH EUONYMUS ALATUS 'COMPACTUS'	18 - 24"	B&B	
9	SPREADING COTONEASTER COTONEASTER DIVARICATUS	2 GAL	CONT	
8	GOLDFLAME SPIREA SPIRAEA X BUMALDA 'GOLDFLAME'	2 GAL	CONT	
17	ANTHONY WATERER SPIREA SPIRAEA X BUMALDA 'ANTHONY WATERER'	2 GAL	CONT	
12	SNOWMOUND SPIREA SPIRAEA NIPPONICA 'SNOWMOUND'	2 GAL	CONT	
67	LITTLE PRINCESS SPIREA SPIRAEA JAPONICA VAR. ALPINA 'LITTLE PRINCESS'	1 GAL	CONT	
2	CISTENA PLUM PRUNUS X CISTENA	5 GAL	CONT	
4	MAIDEN GRASS MISCANTHUS SINESIS 'GRACILLIMUS'	1 GAL	CONT	
5	JAPANESE SILVER GRASS MISCANTHUS SINESIS 'VARIEGATUS'	1 GAL	CONT	
7	DWARF CHINESE FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL	CONT	
6	SEAGREEN JUNIPER JUNIPERUS CHINENSIS 'SEAGREEN'	2 GAL	CONT	ALT. MINT JULEP
3	DENSIFORMIS YEW TAXUS X MEDIA 'DENSIFORMIS'	3 GAL	CONT	
4	WARDI YEW TAXUS X MEDIA 'WARDII'	3 GAL	CONT	
1	CHINA BOY HOLLY ILEX X MESERVEAE 'MESOOB'	2 GAL	CONT	ALT. BLUE HOLLY
6	CHINA GIRL HOLLY ILEX X MESERVEAE 'MESOG'	2 GAL	CONT	ALT. BLUE HOLLY
7	BROADMOOR JUNIPER JUNIPERUS SABINA 'BROADMOOR'	3 GAL	CONT	
10	BLUE CHIP JUNIPER JUNIPERUS HORIZONTALIS 'BLUE CHIP'	2 GAL	CONT	
46	ANDORRA JUNIPER JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	3 GAL	CONT	
33	GOLD COAST JUNIPER JUNIPERUS CHINENSIS 'GOLD COAST'	3 GAL	CONT	
45	KALLAY JUNIPER JUNIPERUS CHINENSIS 'KALLAYE COMPACTA'	3 GAL	CONT	
3	EMERALD 'N GOLD-EUONYMUS EUONYMUS FORTUNEI EMERALD 'N GOLD	1 GAL	CONT	
3	RUSSIAN SAGE PENOVSKIA	1 GAL	CONT	
37	DAYLILY- HEMEROCALLIS 'STELLA D'ORO'	6"	POT	
	PERENNIALS (TULIP, IRIS, SHASTA DAISY, BLACK EYED SUSAN, BLANKET FLOWER, TALL GARDEN PHLOX, CORECOPSIS, MUMS.)			
	ANNUALS			
8	BOULDERS STEPPING STONES	18 - 24"		

LANDSCAPE ORDINANCE CALCULATIONS:

LANDSCAPED STREET YARD REQUIRED:
365' STREET FRONTAGE X 15 SF = 5,475 SF LANDSCAPED STREET YARD REQUIRED
LANDSCAPED STREET YARD PROVIDED: 14,452 SF

STREET YARD TREES REQUIRED: 11 SHADE TREES
STREET YARD TREE REQUIREMENT FULFILLED BY 32 EXISTING TREES TO REMAIN ON SITE

PARKING LOT TREES REQUIRED: 10 SHADE TREES
PARKING LOT TREE REQUIREMENT FULFILLED IN PART BY 1/2 OF REQ'D STREET YARD TREES (5 SHADE TREES AND 1 ORNAMENTAL TREE).
ADDITIONAL REQ'D PARKING LOT TREES: 4 SHADE TREES AND 1 ORNAMENTAL TREE FULFILLED BY 4 SHADE TREES AND 1 ORNAMENTAL TREE PLANTED INTERNALLY

PARKING LOT SCREENING PROVIDED BY SHRUBS
NO BUFFER IS REQUIRED
PARKING SPACES PROVIDED: 209

NOTES:

1. LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDER-GROUND UTILITIES PRIOR TO INSTALLATION OF PLANT MATERIAL AND IRRIGATION SYSTEM. UTILITIES CAN BE FLAGGED BY CALLING (316) 687-2470.
2. THE PROPOSED LANDSCAPE PLAN IS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM. THIS SYSTEM SHALL INCLUDE AN AUTOMATIC RAIN SENSOR DEVICE. THE AREAS TO BE IRRIGATED INCLUDE ALL PARKING ISLANDS, ALL SHRUB BEDS, AND ALL AREAS OF SEED OR SOD AS INDICATED ON THIS PLAN.
3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A MINOR STREET PRIVILEGE PERMIT FROM THE CITY ENGINEER'S OFFICE PRIOR TO ANY TREE PLANTING, OR OR ANY OTHER PERMANENT STRUCTURE IN THE PUBLIC RIGHT-OF-WAY.
4. THE PROPOSED PARKING ISLANDS NEED TO BE EXCAVATED TO A DEPTH 30" BELOW THE TOP OF THE PROPOSED ISLAND CURB OR TO A DEPTH SUFFICIENT TO REMOVE ALL TRACES OF SOIL STABILIZATION MATERIAL AND COMPACTED SOIL WITHIN THE LIMITS OF THE ISLAND PERIMETER. THE ISLANDS SHALL BE BACKFILLED WITH TOPSOIL PRIOR TO PLANTING OPERATIONS.
5. THE PLANTING SOIL MIXTURE FOR ALL TREE AND SHRUB PLANTINGS SHALL BE TOPSOIL. NO EXCAVATED SUBSOIL SHALL BE ALLOWED AS BACKFILL.
6. ALL ISLANDS AND PLANTING BEDS ARE TO BE MULCHED WITH WASHED RIVER ROCK TO A MINIMUM DEPTH OF 2". THE AUTUMN PURPLE ASH IN THE GRASSED ISLAND IS TO BE MULCHED WITH SHREDDED CYPRESS MULCH TO A MINIMUM DEPTH OF 4". WEED BARRIER FABRIC IS TO BE INSTALLED IN ALL ISLANDS AND PLANTING BEDS (EXCLUDING ANNUAL BEDS). PLASTIC EDGING IS TO BE INSTALLED WHERE PLANTING BEDS MEET AREAS OF SOD OR SEED.
7. LOCATE CONCRETE FLUMES AND/OR FLEXIBLE EXTENSIONS AT ALL DOWN SPOUTS WITHIN PLANTING BEDS TO DIVERT WATER OUT OF BEDS.
8. EXISTING TREES TO BE REMOVED HAVE BEEN MARKED ON SITE. VERIFY THOSE TO REMAIN WITH OWNER OR ARCHITECT. PRUNE FROM EXISTING TREES TO REMAIN ALL DEAD AND DAMAGED VEGETATION. TRIM ALL SUCKERING VEGETATION UP TO A MINIMUM OF 8 FEET.

PART OF LOT 1 AND ALL OF LOT 2, BLOCK 1
OF THE SHOPS AT TALLGRASS ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS,

379SP3

055

1 SITE PLAN - LANDSCAPE

DP-92 PARCEL 6A (portion)
LANDSCAPE PLAN

APPROVED 6/7/96 BY DM

Proposed Rio Bravo Cantina
J. S. VENTURES, INC.
2400 N. Woodlawn - Suite 140
Wichita, Kansas 67220
TELEPHONE 316-683-7799 FAX 316-683-3969

RIO BRAVO CANTINA

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

PROJECT NUMBER
95379
ISSUE DATE
5-1-96
REVISION DATE
1 —
2 —
3 —
4 —
5 —
SHEET
SD4
OF —

MAPD 1 of 1

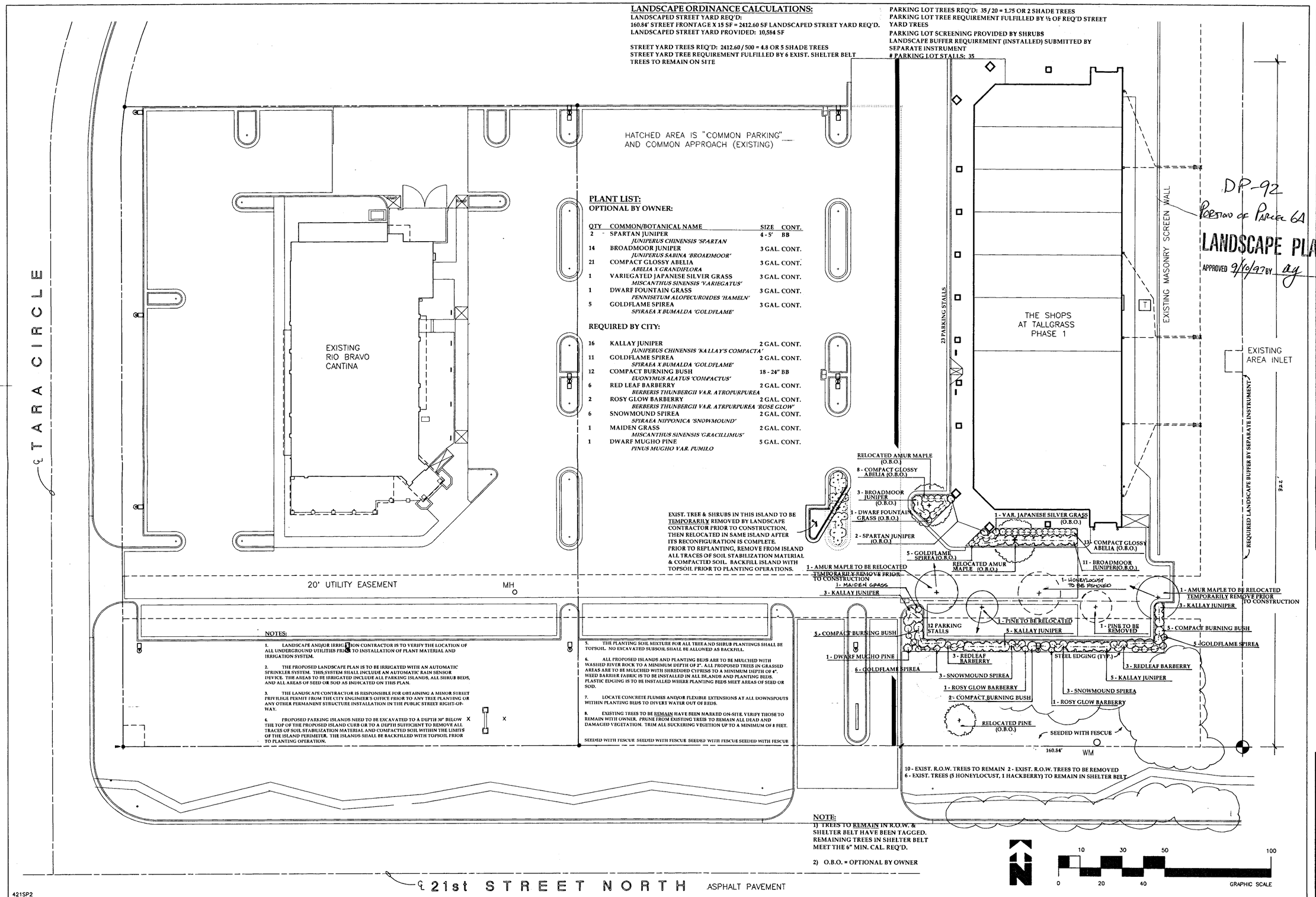
LANDSCAPE ORDINANCE CALCULATIONS:

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

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

PARKING LOT TREES REQ'D: 35 / 20 = 1.75 OR 2 SHADE TREES
PARKING LOT TREE REQUIREMENT FULFILLED BY ½ OF REQ'D STREET YARD TREES

PARKING LOT SCREENING PROVIDED BY SHRUBS
LANDSCAPE BUFFER REQUIREMENT (INSTALLED) SUBMITTED BY SEPARATE INSTRUMENT
PARKING LOT STALLS: 35



PLANT LIST:

OPTIONAL BY OWNER:

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

REQUIRED BY CITY:

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

NOTES:

1. LANDSCAPE AND/OR IRRIGATION CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF PLANT MATERIAL AND IRRIGATION SYSTEM.

2. THE PROPOSED LANDSCAPE PLAN IS TO BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM. THIS SYSTEM SHALL INCLUDE AN AUTOMATIC RAIN SENSOR DEVICE. THE AREAS TO BE IRRIGATED INCLUDE ALL PARKING ISLANDS, ALL SHRUB BEDS, AND ALL AREAS OF SEED OR SOD AS INDICATED ON THIS PLAN.

3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A MINOR STREET PRIVILEGE PERMIT FROM THE CITY ENGINEER'S OFFICE PRIOR TO ANY TREE PLANTING OR ANY OTHER PERMANENT STRUCTURE INSTALLATION IN THE PUBLIC STREET RIGHT-OF-WAY.

4. PROPOSED PARKING ISLANDS NEED TO BE EXCAVATED TO A DEPTH 30" BELOW THE TOP OF THE PROPOSED ISLAND CURB OR TO A DEPTH SUFFICIENT TO REMOVE ALL TRACES OF SOIL STABILIZATION MATERIAL AND COMPACTED SOIL WITHIN THE LIMITS OF THE ISLAND PERIMETER. THE ISLANDS SHALL BE BACKFILLED WITH TOPSOIL PRIOR TO PLANTING OPERATION.

5. THE PLANTING SOIL MIXTURE FOR ALL TREE AND SHRUB PLANTINGS SHALL BE TOPSOIL. NO EXCAVATED SUBSOIL SHALL BE ALLOWED AS BACKFILL.

6. ALL PROPOSED ISLANDS AND PLANTING BEDS ARE TO BE MULCHED WITH WASHED RIVER ROCK TO A MINIMUM DEPTH OF 2". ALL PROPOSED TREES IN GRASSED AREAS ARE TO BE MULCHED WITH SHREDDED CYPRESS TO A MINIMUM DEPTH OF 4". WEED BARRIER FABRIC IS TO BE INSTALLED IN ALL ISLANDS AND PLANTING BEDS. PLASTIC EDGING IS TO BE INSTALLED WHERE PLANTING BEDS MEET AREAS OF SEED OR SOD.

7. LOCATE CONCRETE FLUMES AND/OR FLEXIBLE EXTENSIONS AT ALL DOWNSPOUTS WITHIN PLANTING BEDS TO DIVERT WATER OUT OF BEDS.

8. EXISTING TREES TO BE REMAIN HAVE BEEN MARKED ON-SITE. VERIFY THOSE TO REMAIN WITH OWNER. PRUNE FROM EXISTING TREES TO REMAIN ALL DEAD AND DAMAGED VEGETATION. TRIM ALL SUCKERING VEGETION UP TO A MINIMUM OF 8 FEET.

SEEDED WITH FESCUE SEEDED WITH FESCUE SEEDED WITH FESCUE SEEDED WITH FESCUE

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

2) O.B.O. = OPTIONAL BY OWNER

DP-92
PORTION OF PARCEL 6A
LANDSCAPE PLAN
APPROVED 9/10/97 BY ay

A Shopping Center by Slawson Realestate
THE SHOPS at TALLGRASS
Wichita, Kansas

RODGER A. BROOKS
REGISTERED ARCHITECT
KANSAS
9/11/97

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

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

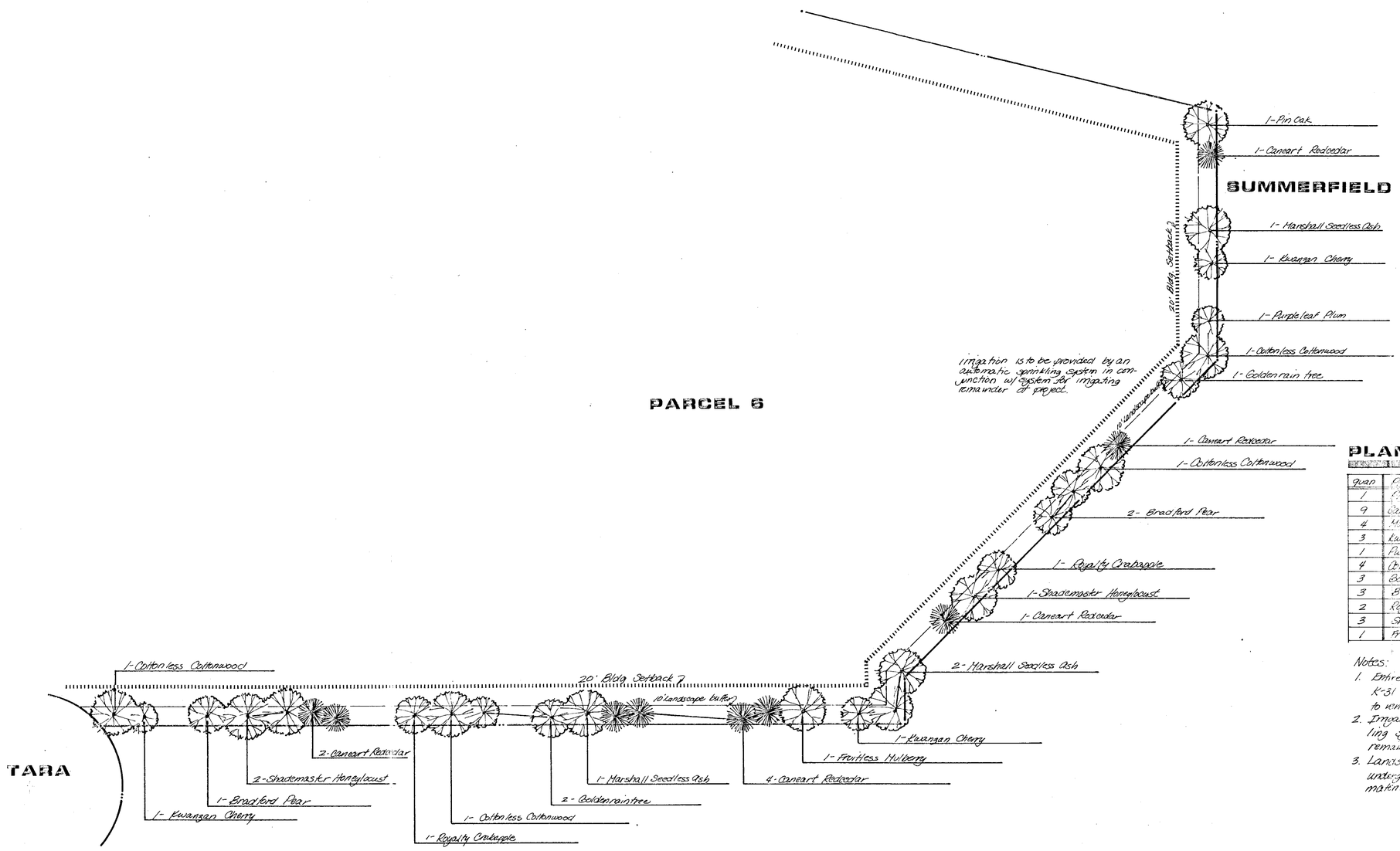
SHEET
LS1
OF –

421SP2

1 LANDSCAPE PLAN

1" = 20'- 0"

OS5



PLANT LIST

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

Notes:

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

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

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

MAPD COPY 1 OF 2

scale 1"=30'

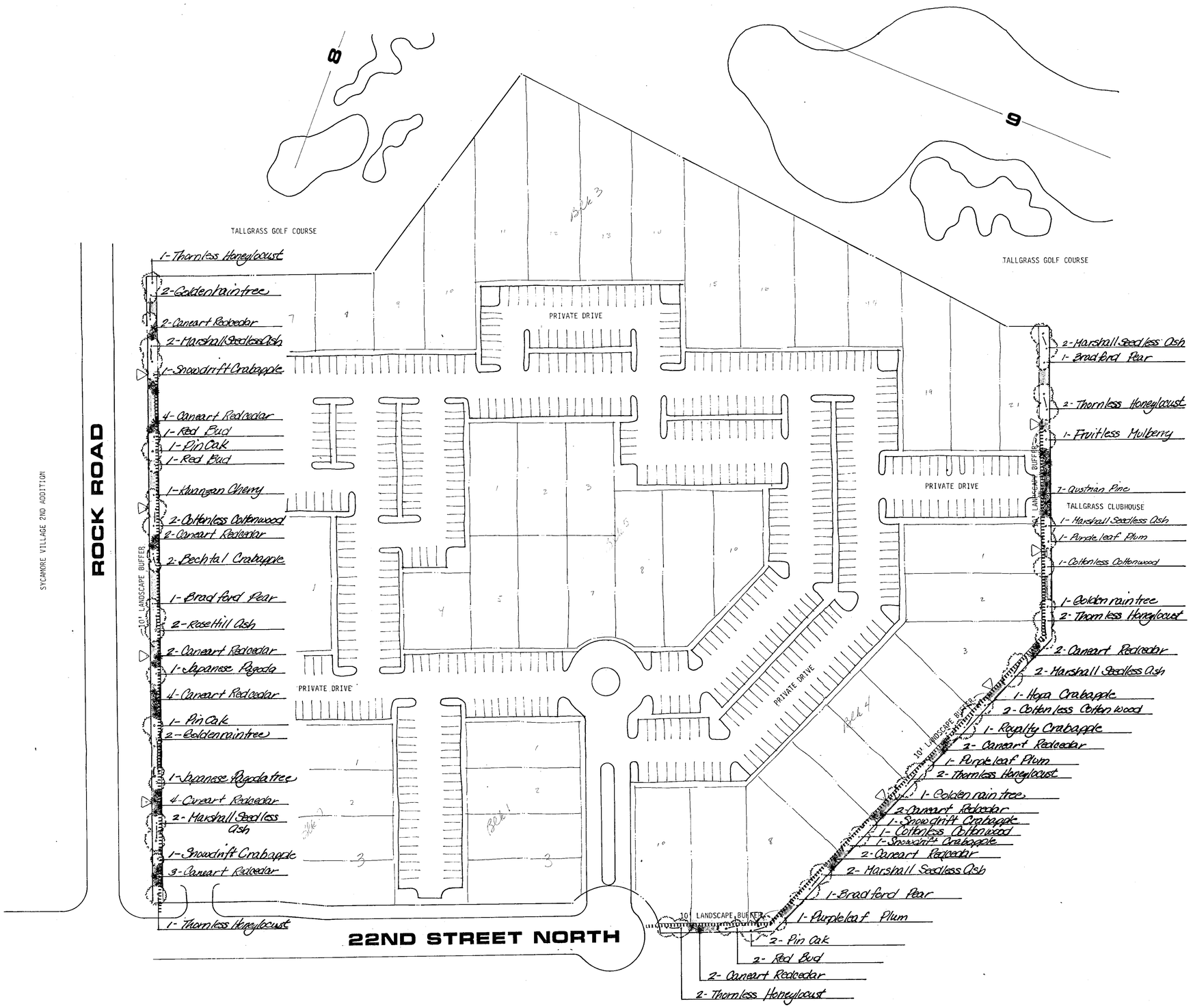
BILL G. YUNG DESIGN
8225 E. 35TH. ST. NORTH, WICHITA, KS. 67226 316-683-5567

date Nov. 84
rev.

sheet title Req. Buffer Plan

project Tallgrass Commercial

sheet 1 of 1



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

PLANT LIST

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

Notes:

1. Irrigation to be provided by hose bibs ▷ max. spacing 200' linear ft. Water line to be indicated by ||||||||||. Owner may install automatic sprinkler system in lieu of hose bibs.
2. Entire landscape buffer to be seeded w/ K-31 Tall Fescue. Area to be seeded approx. 14,750 sq. ft., denoted by ▒▒▒▒

1" = 50'

LANDSCAPE BUFFER
EXECUTIVE PARK AT TALLGRASS

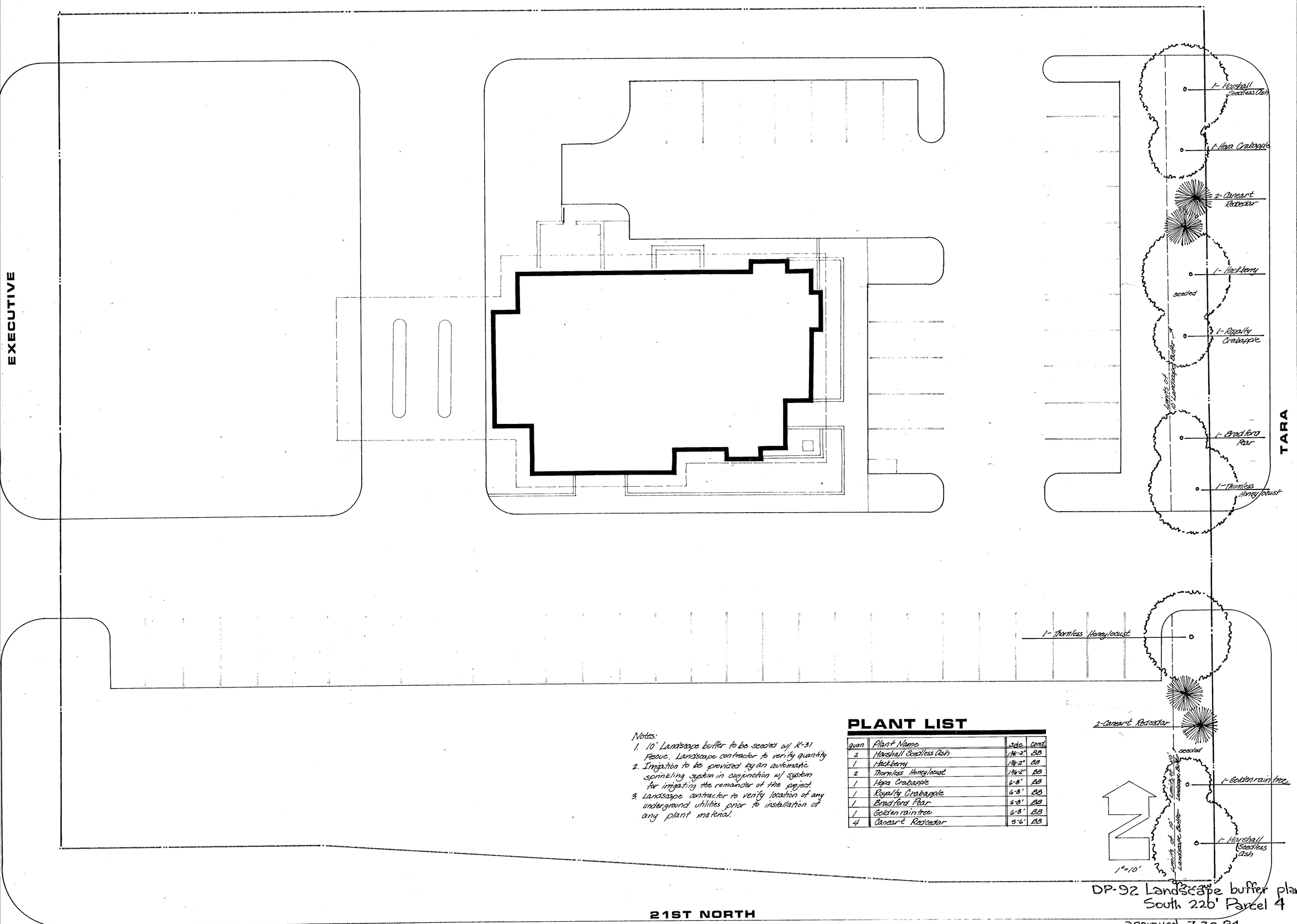
BILL G. YUNG DESIGN
8225 E. 35TH ST. NORTH, WICHITA, KS. 67226 316-683-5567

date 11 October-83
rev.

sheet title Planting Plan for 10' Buffer

project Executive Park at Tallgrass

sheet 1 of 1



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

PLANT LIST

quan	Plant Name	size	cond
2	Marshall Seedless Ash	1¾"-2"	BB
1	Hackberry	1¾"-2"	BB
2	Thornless Honeylocust	1¾"-2"	BB
1	Hopa Crabapple	6'-8'	BB
1	Royalty Crabapple	6'-8'	BB
1	Bradford Pear	6'-8'	BB
1	Golden rain tree	6'-8'	BB
4	Canaert Redcedar	5'-6'	BB

DP-92 Landscape buffer plan
South 220' Parcel 4
approved 7-30-84

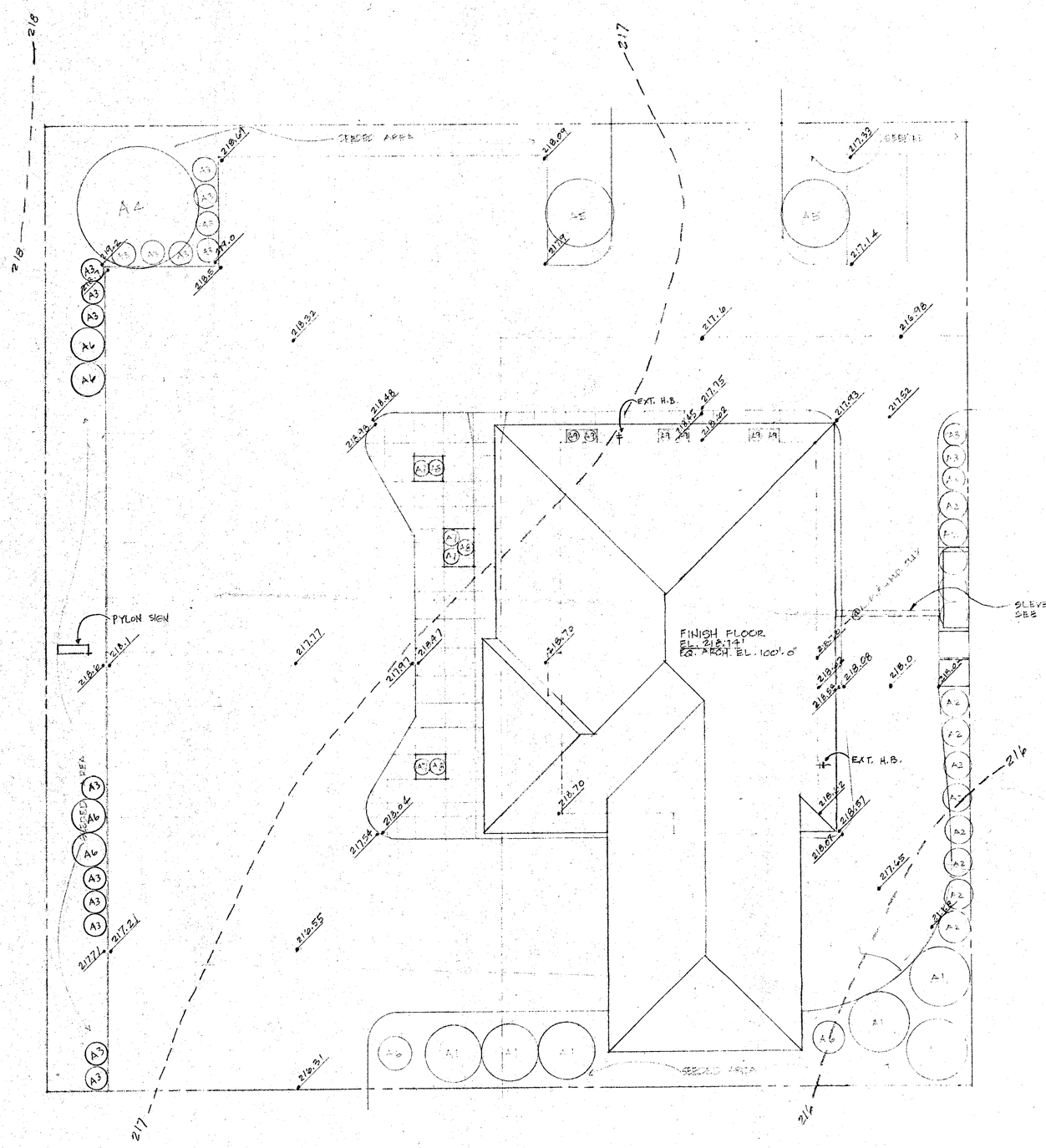
BILL G. YUNG DESIGN
8225 E. 35 TH. ST. NORTH, WICHITA, KS. 67226 316-683-5567

date 21 June 84
rev.

sheet title Landscape Buffer Plan

project Central Bank & Trust

sheet 2 of 2



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

NORTH

PLANT MATERIAL SCHEDULE

MK.	COMMON NAME	BOTANIAL NAME	PLANTING METHOD & SIZE
A1	AUSTRIAN PINE	PINUS NIGRA	6'-0" B&B
A2	WELCHI JUNIPER	JUNIPER SCOPULORUM (WELCHI)	5'-0" B&B
A3	~~SCOPULORUM JUNIPER~~	DWARF PFITZER	5 GAL.
A4	HONEYLOCUST	GLEDITSIA TRIACANTHOS (SHADEMASTER)	1½" to 2" B&B
A5	AMUR MAPLE (TREE FORM)	ACER GINNALA	1½" to 1¾" B&B
A6	PYRACANTHA COCCINEA	PYRACANTHA COCCINEA (WONDER)	5 GAL.
A7	" "	" " (GNOME)	5 GAL.
A8	BIRDS NEST SPRUCE	PICEA ABIES NIDIFORMIS	5 GAL.
A9	SARCOXIE EUONYMUS	EUONYMUS FORTUNEI VEGETUS	5 GAL.

Water to be supplied by hoses from hose bibs (H.B.) on building

DP92
PARCEL 3
LOT #1

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

LEGEND

216 — — — — 216 — EXISTING CONTOUR.

0.00 ——— NEW SPOT ELEVATION TOP OF ASPHALT OR CONCRETE

FOR BIDDING
CITY REVIEW
11/17/83

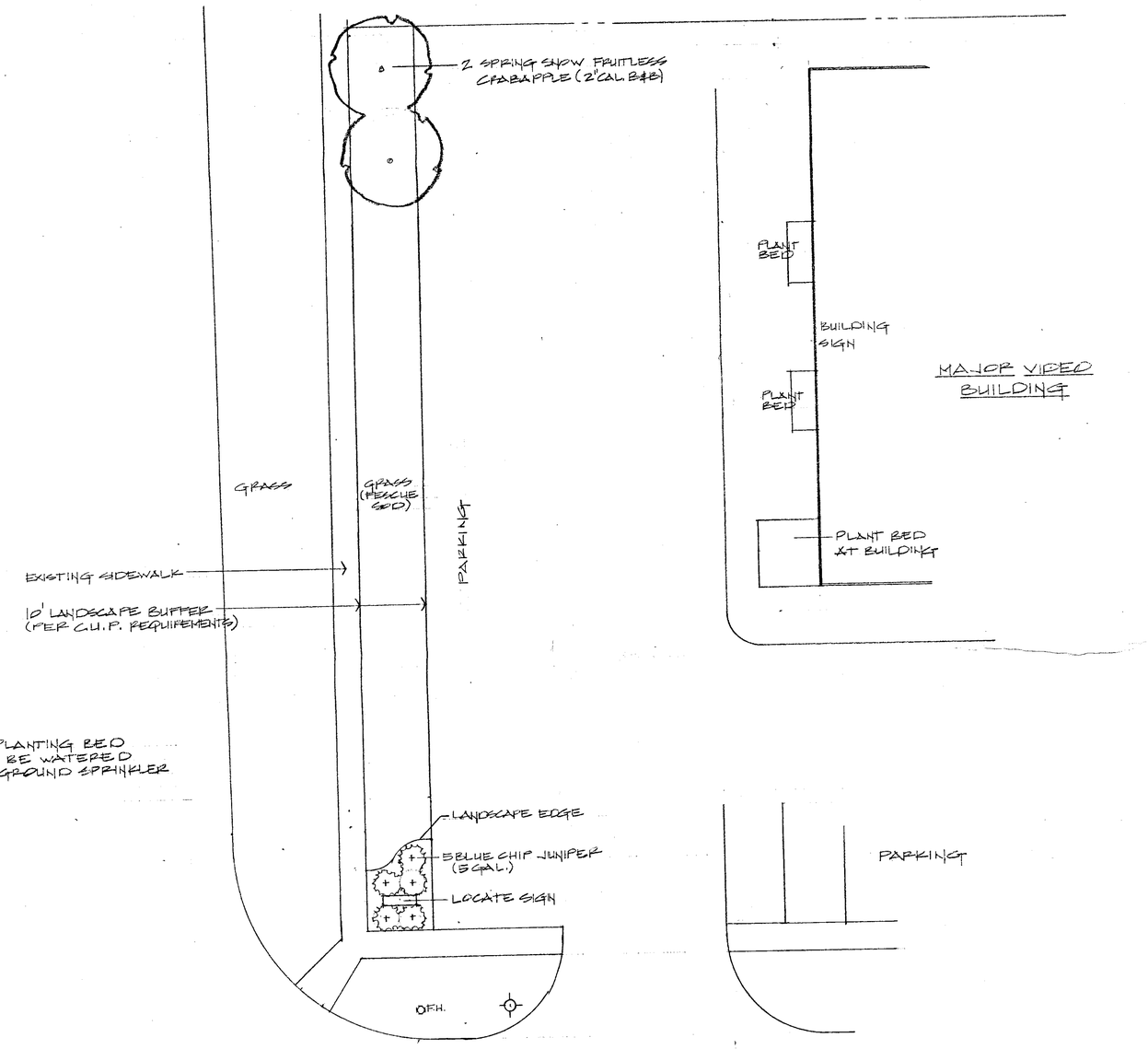
11/1/83

DRAFT OFFICE for EUREKA FED. SAVINGS
2210 E. BACK RD.
SOUTH HAVEN, KANSAS

WILLIAM MORRIS ASSOCIATES
ARCHITECTS
P.O. BOX 2
AUGUSTA, KANSAS

SHEET TITLE
GRADING PLAN
LANDSCAPE PLAN

SHEET NO.
SG-1
OF 1



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

APPROVED LANDSCAPE PLAN FOR PARCEL No. 2 DR 92

Jack H. Hallmark 10-10-88
by O.D. Date

MAPD Copy 2 of 2

MAJOR VIDEO

Landscape Buffer Planting

TALLGRASS PLAZA - ROCK ROAD & 21ST STREET NORTH

DEVELOPER: FUGATE ENTERPRISES

MARGARET R. JONES - LANDSCAPE ARCHITECT

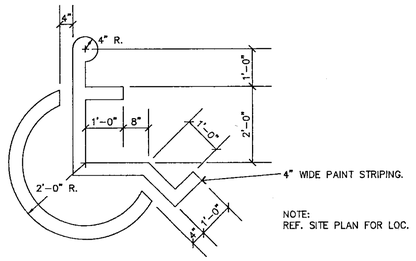
SCALE: 1" = 10' NORTH 9-22-88 L88079

REGISTERED LANDSCAPE ARCHITECT MARGARET R. JONES 20 STATE OF KANSAS

MAPD COPY 1 OF 2

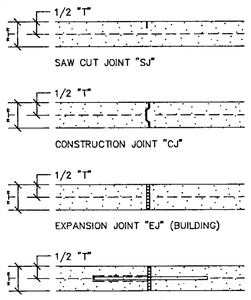
PARCEL 1B - DP-92, AMDT. 6

APPROVED LANDSCAPE PLAN

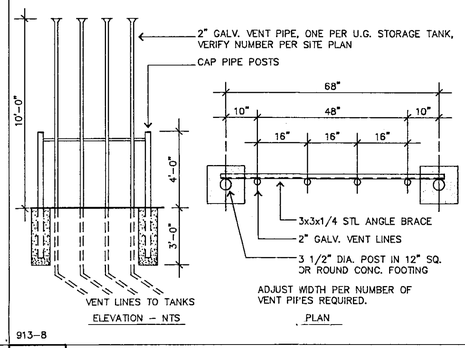


909-4

16 H.C. SYMBOL 1/2" = 1'-0".



17 SLAB JOINT DETAILS 1" = 1'-0".



913-8

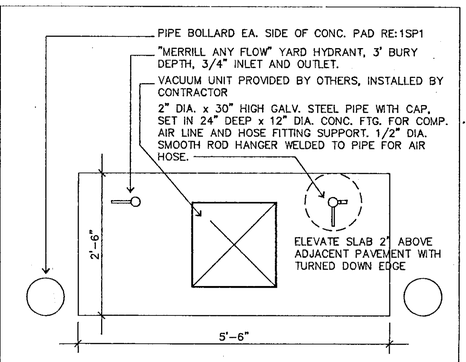
18 VENT RISER DETAIL 1/2" = 1'-0".

12-15-87

QUAN.	PLANT NAME	BOTANICAL NAME	SIZE	COND.
2	Autumn Purple Ash	Fraxinus Americana 'Autumn Purple'	2-21/2"	BB
3	Royalty Crabapple	Malus Sp. 'Royalty'	6-8'	BB

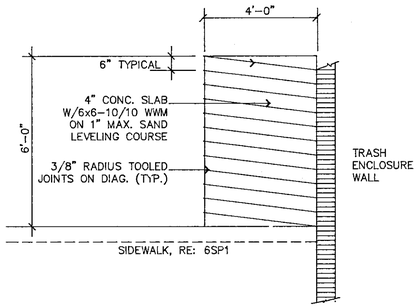
1. Landscape contractor is to verify the location of all underground utilities prior to installation of plant material or irrigation.
2. 10' landscape buffer is to be seeded or sodded with Rebel Fescue.
3. 10' landscape buffer is to be irrigated with an automatic irrigation system in conjunction with the remainder of project.
4. This planting plan is to satisfy landscape buffer requirement in Tallgrass Commercial and Office Park C.U.P. D.P. 92.

19 LANDSCAPE NOTES



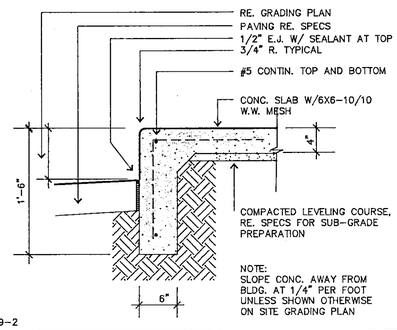
909-8

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



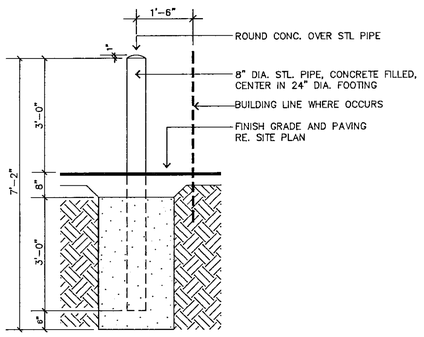
913-3

11 H.C. RAMP 3/8" = 1'-0".



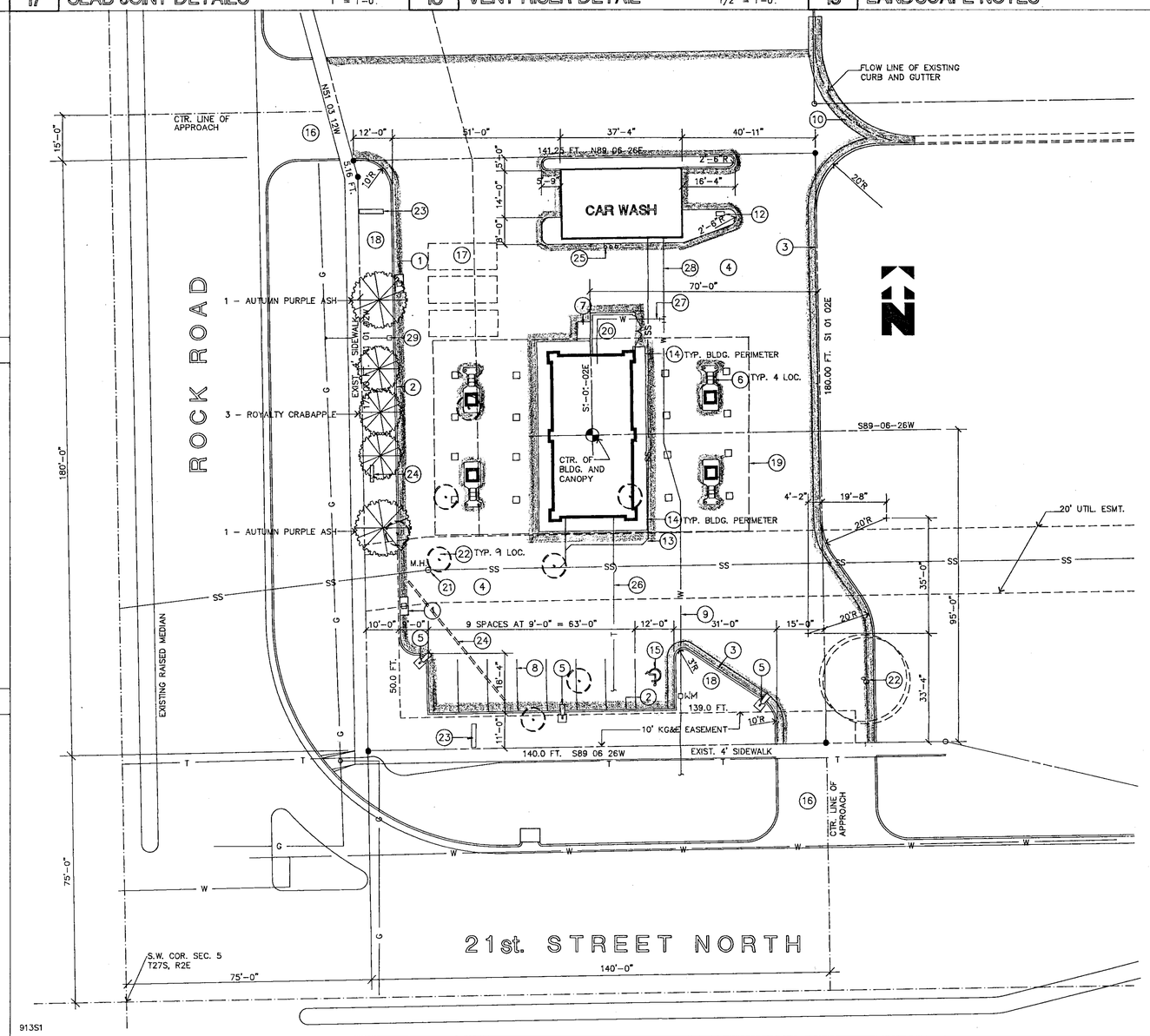
909-2

6 SIDEWALK EDGE 1" = 1'-0".



909-1

1 PIPE BOLLARD 1/2" = 1'-0".



913S1

2 ARCHITECTURAL SITE PLAN 1" = 20'-0".

GENERAL NOTES

1. NO WORK TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
2. CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECK-OUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
3. VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
4. VERIFY ALL LOCATIONS, DIMENSIONS AND GRADES ON ALL WORK OUTSIDE PROPERTY LINE WITH APPROPRIATE AUTHORITY.
5. MINIMUM DEPTH FOOTING IS 2'-6" BELOW ADJACENT FINISHED GRADE, EXCEPT WHERE ADDITIONAL DEPTH IS REQUIRED FOR FIRM BEARING.
6. PROVIDE CONTROL (CONSTRUCTION) JOINTS AS DETAILED, RE: 17SP1. PROVIDE CONTRACTION (SAW CUT OR TROWELED) JOINTS AT 25' MIXIMUM SPACING EACH WAY.

913N1

15 GENERAL NOTES

KEYNOTES

1 CONC. CURBED BASE SLAB FOR AIR-VACUUM-WATER, RE:20SP1. VACUUM UNIT PROVIDED BY OWNER, VERIFY MOUNTING, ELECTRICAL REQMTS. ALL OTHER BY CONTRACTOR.
2 CONCRETE CURB RE.18SP2.
3 CONCRETE CURB AND GUTTER, RE:19SP2.
4 CONCRETE PAVING – 6" THICK W/6x6-8/8 WWF, 3,000 PSI AT 28 DAY AIR ENTRAINED MIX.
5 AREA LIGHTING, RE: 11SP2
6 NEW PRODUCT PUMPS (4 MPD)
7 HANDICAP RAMP, RE:11SP1.
8 PAINTED STRIPING AT PARKING SPACES.
9 2" COPPER WATER LINE FROM METER TO BLDG. SERVICE BRANCH.
10 REMOVE APPROX. 55' OF EXIST. CURB AND GUTTER AND CONSTRUCT CONC. DRAINAGE SWALE, RE: 17SP2.
12 CAR WASH ENTRY CONTROL PANEL, VERIFY CONSTRUCTION REQUIREMENTS.
13 4" DIA. CAST IRON WASTE LINE FROM BUILDING AND CAR WASH TO EXIST. WASTE.
14 SIDEWALK EDGE, RE:6SP1.
15 PAINTED HANDICAP SYMBOL, RE:16SP1.
16 CONSTRUCT NEW 30 FOOT WIDE APPROACH TO CITY SPECIFICATIONS. VERIFY ALL REQUIRED CONDITIONS OF LOCATION AND CONSTRUCTION WITH CITY ENGINEERING DEPT.
17 THREE NEW 10,000 GAL. PRODUCT STORAGE TANKS, EACH 8' DIA. BY 28' LONG.
18 SEEDED LAWN, CURB LINE TO PROP. LINE, REBEL FESCUE.
19 CANOPY AND SUPPORT COLUMNS, PUMP ISLANDS, ETC. FURNISHED AND INSTALLED BY OTHERS. G.C. TO FURNISH TEN FOOTINGS FOR CANOPY COLUMNS ONLY. G.C. TO VERIFY REQUIREMENTS WITH OWNER.
20 TRASH ENCLOSURE, RE: 10SP2
21 ADJUST MANHOLE TOP TO FINISH GRADE.
22 EXIST. TREES TO BE REMOVED.
23 MONUMENT SIGN, OWNER TO PROVIDE SIGN BOX AND INSTALLATION, RE: 1SP2.
24 COORDINATE AND NOTIFY OWNER FOR REMOVAL OF SIGN BY OTHERS.
25 UNDERGROUND STORAGE TANK VENT PIPE RISER, RE: 18SP1.
26 2" DIA. PVC TELEPHONE LINE CONDUIT, VERIFY ROUTING REQUIREMENTS WITH PHONE CO.
27 1" COPPER WATER LINE FOR BUILDING SERVICE.
28 1 1/2" COPPER WATER LINE FOR CAR WASH SERVICE. SIZED TO SUPPLY 28 GPM AT 40 PSI. VERIFY ROUTING, METER REQMTS. WITH UTILITY CO.
29 1" GAS SERVICE TO BLDG. FROM UTILITY CO. METER. RE: 4M1.

913N2

5 KEY NOTES

New Convenience Store for:
21st. STREET NORTH at ROCK ROAD
COASTAL MART, INC., P.O. BOX 1030, WICHITA, KANSAS,67202 316-267-0361

Mart

RODGER A. BROOKS / ARCHITECT
Tallgrass Executive Park
8100 E. 22nd. St. North / Bldg. 100 / Suite 5
Wichita, Kansas 67228-2301 / (316) 684-7526

PROJECT NUMBER
87913
ISSUE DATE
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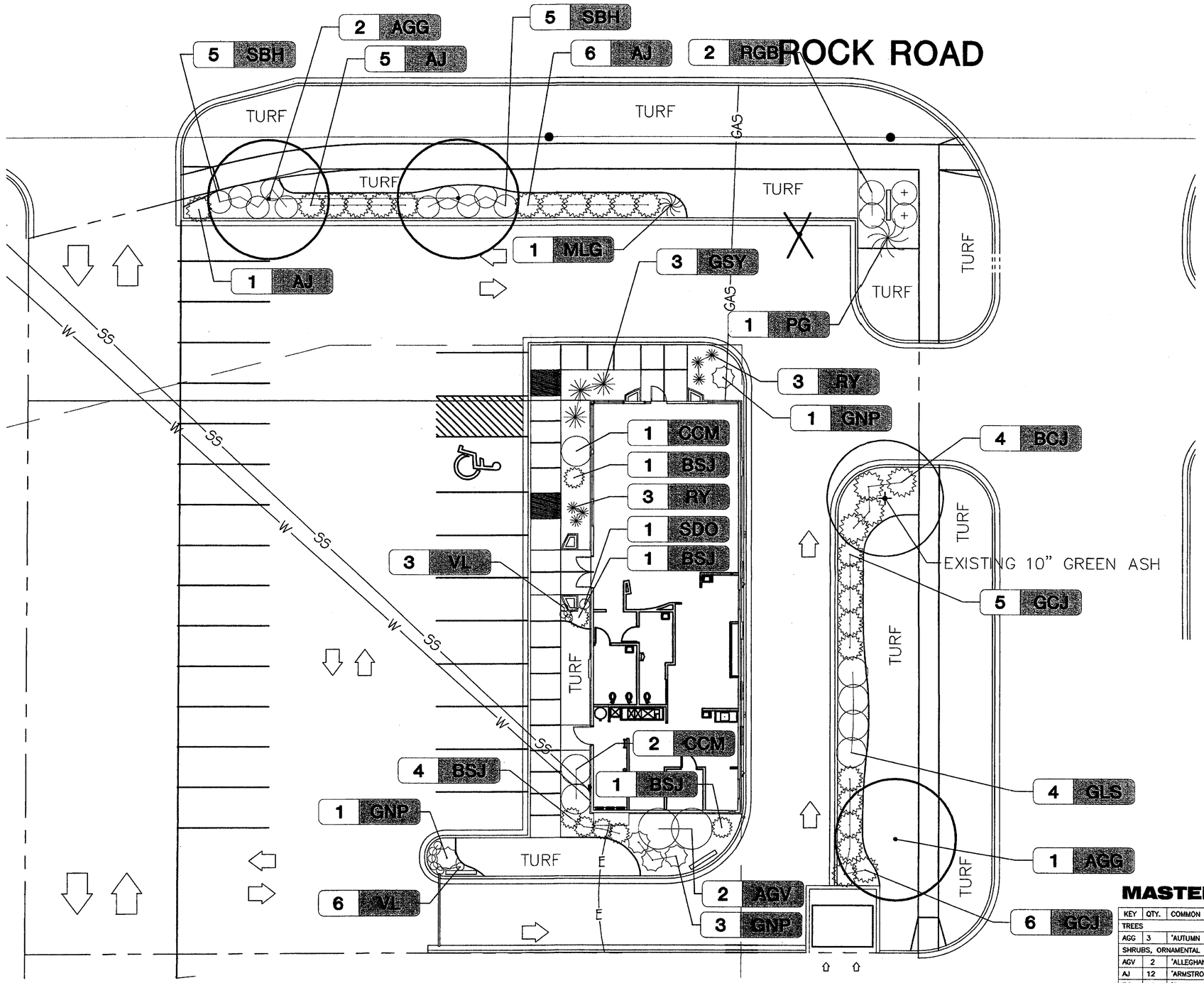
REVISION DATE
1 –
2 –
3 –
4 –
5 –

SHEET
SP1
OF –



SCALE: 1" = 10'

LANDSCAPE ORDINANCE CALCULATIONS:

FRONTAGE OF SITE (ROCK ROAD) = 178', DEPTH OF LOT = 155'

SQUARE FOOTAGE FACTOR = 8

REQUIRED LANDSCAPED STREET YARD = 178' x 8' = 1424 SF

LANDSCAPED STREET YARD PROVIDED = 3221 SF

STREET YARD TREES REQUIRED = 1424/500 = 2.8 ROUNDS UP TO 3 SHADE TREES EQUIV.

TREES PROVIDED = 2 SHADE PLUS 11 SHRUBS = 3 SHADE TREE EQUIVALENT

PARKING STALLS PROVIDED = 25

PARKING LOT TREES REQUIRED = 1.25 ROUNDS UP TO 2

PARKING LOT TREES PROVIDED = 2 (1 STREET YARD TREE IS COUNTED AS PARKING LOT TREE)

ALL PARKING STALLS AND THE DRIVE-THROUGH LANE ARE SCREENED FROM ROCK ROAD BY SHRUB PLANTINGS.

LANDSCAPE NOTES:

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

DP-92 PARCEL 1A
SUPERCEDES PLAN
APPROVED 09-09-88

LANDSCAPE PLAN

2-3-07 DM

MAPD Copy 1 of 2

MASTER PLANT LIST

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

REVISIONS

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07414

REGISTERED LANDSCAPE ARCHITECT RANDAL JAY DAVIS 365 STATE OF KANSAS 6-24-07

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

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

DATE:
JUNE, 2007

PROJECT NO.:
331W07

SHEET NO.:
L1.0

PLANT LIST

	QTY.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES	1	SM	SHANTUNG MAPLE	MAPLE TRUNCATUM	2-1/2" CAL	B&B
	4	LE	LACEBARK ELM	ULMNUS PARVIFOLIA	2-1/2" CAL	B&B
SHRUBS	34	CR	CORAL DRIFT ROSE	ROSA MEIDRIFORA	2 GAL	CONT.
	51	SJ	SEA GREEN JUNIPER	JUNIPERUS X PFITZERIANA 'SEA GREEN'	5 GAL	CONT.
	6	WB	WINTER GEM BOXWOOD	BUXUS MYCROPHLYLLA 'WINTER GEM'	5 GAL	CONT.
GROUND COVER	50	BL	BIG BLUE LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	1 GAL	CONT.

WATERING REQUIREMENTS

SOD AND LANDSCAPE BEDS SHALL BE IRRIGATED WITH AN AUTOMATIC MOISTURE SENSING SPRINKLERS SYSTEM

LANDSCAPE STREET YARD

181 = LINEAR STREET FRONTAGE-ROCK ROAD
140 = LINEAR STREET FRONTAGE-21ST. STREET NORTH

321 = TOTAL STREET FRONTAGE
-76 = GREATEST PERPENDICULAR DISTANCE
245 = ADJUSTED STREET FRONTAGE
x 10 = SQUARE FOOTAGE FACTOR
2450 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD REQUIRED

1448 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD PROVIDED
1435 = TOTAL SQ. FT. OF OFF-SITE (MINOR STREET PRIVILEGE AREA) PROVIDED

2450 = TOTAL SQ. FT. OF LANDSCAPE STREET YARD REQUIRED
500 = SF PER LANDSCAPE YARD TREE
5 = TOTAL LANDSCAPE YARD TREES REQUIRED

5 = TOTAL LANDSCAPE YARD SHADE TREES PROVIDED

AVERAGE LOT DEPTH	SQ. FT. FACTOR
175' OR LESS	8 SF/LIN FT
175'-275'	10 SF/LIN FT
275'-375'	15 SF/LIN FT
375'+	20 SF/LIN FT

PARKING LOT SCREENING AND LANDSCAPING

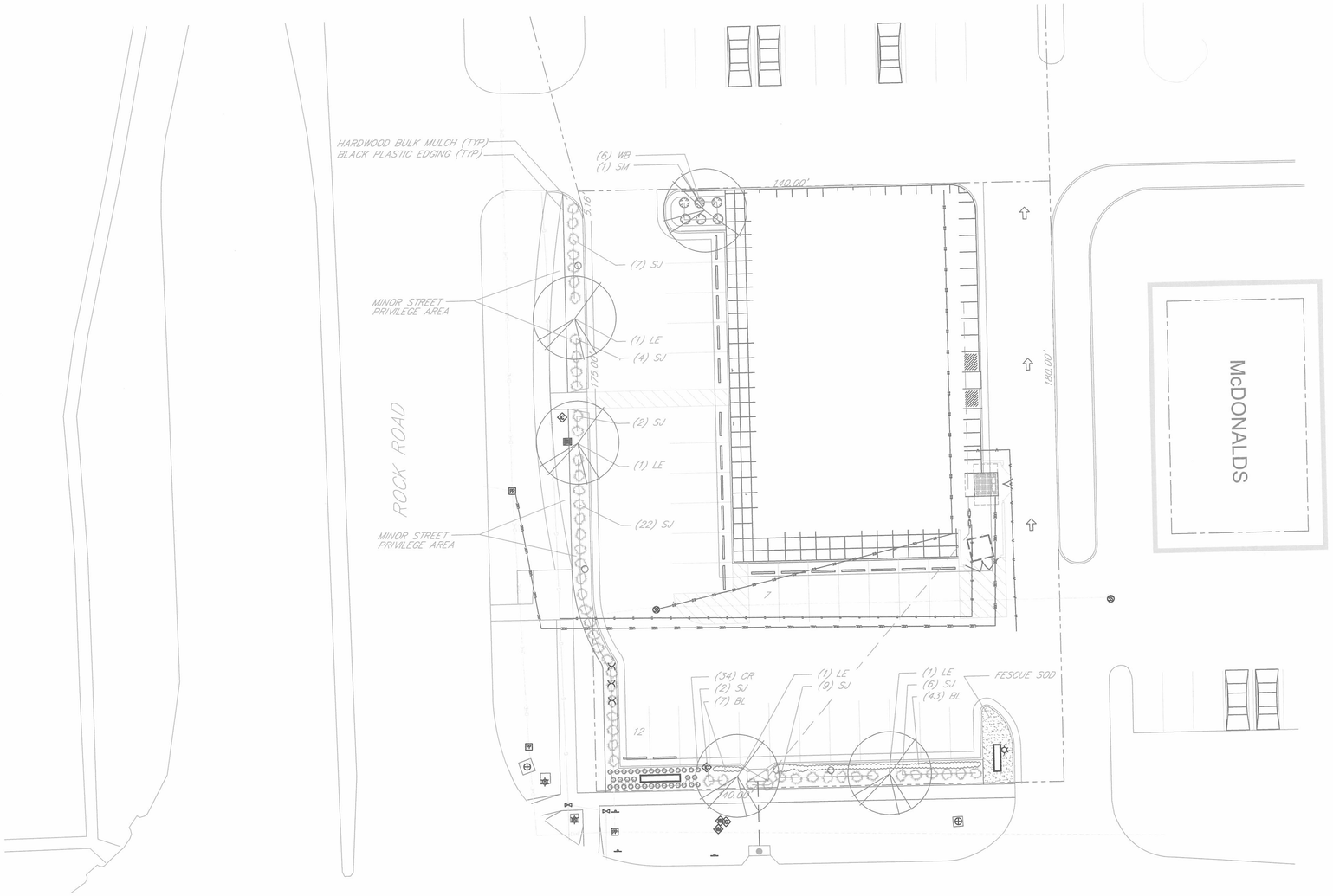
30 = TOTAL NUMBER OF PARKING SPACES
20 = NUMBER OF PARKING SPACES PER TREE
2 = TOTAL PARKING LOT TREES REQUIRED

2 = TOTAL PARKING LOT SHADE TREES PROVIDED

CONTINUOUS PARKING LOT SCREEN REQUIRED
CONTINUOUS PARKING LOT SCREEN PROVIDED WITH SHRUBS

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

PERIMETER BUFFERS - N/A



SCALE: 1" = 20'-0"

LANDSCAPE PLAN

DP-92 PARCEL 1B

LANDSCAPE PLAN

APPROVED 10-27-11 BY DG
DOES NOT CONVEY MINOR STREET PRIVILEGE
MAPD Copy 1 of 2

REVISE ENTIRE SHEET

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

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

DIRK R. SCHILL LICENSED LANDSCAPE ARCHITECT KANSAS 24684 Oct 24, 11

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

TALLGRASS SHOPPING CENTER
8008 E 21ST STREET NORTH
WICHITA, KS. 67206

ISSUE:	DATE:
PERMIT	9 JUNE 11
OWNER REVISIONS	26 OCT 11

LANDSCAPE PLAN

L 1.0

2011 SheldenArchitecture, Inc.

June 8, 2011

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

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

Dear Mr. Laham:

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

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

On the basis of our review, we feel that adjusting the CUP to grant the requested adjustment will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation from the original plan.

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

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

We will make a notation of this change on the CUP. The zoning notification signs may now be removed from the property.

John L. Schlegel	Kurt A. Schroeder
Director of Planning	Superintendent of Central Inspection

cc: MKEC, Attn: Brian Lindebak, 411 North Webb Road, Wichita, KS 67226
Dale Miller, MAPD via email
Paul Hays, Office of Central Inspection via email
J.R. Cox, Office of Central Inspection via email
Leonard Fox, Office of Central Inspection via email
Terrill Florence, Office of Central Inspection via email