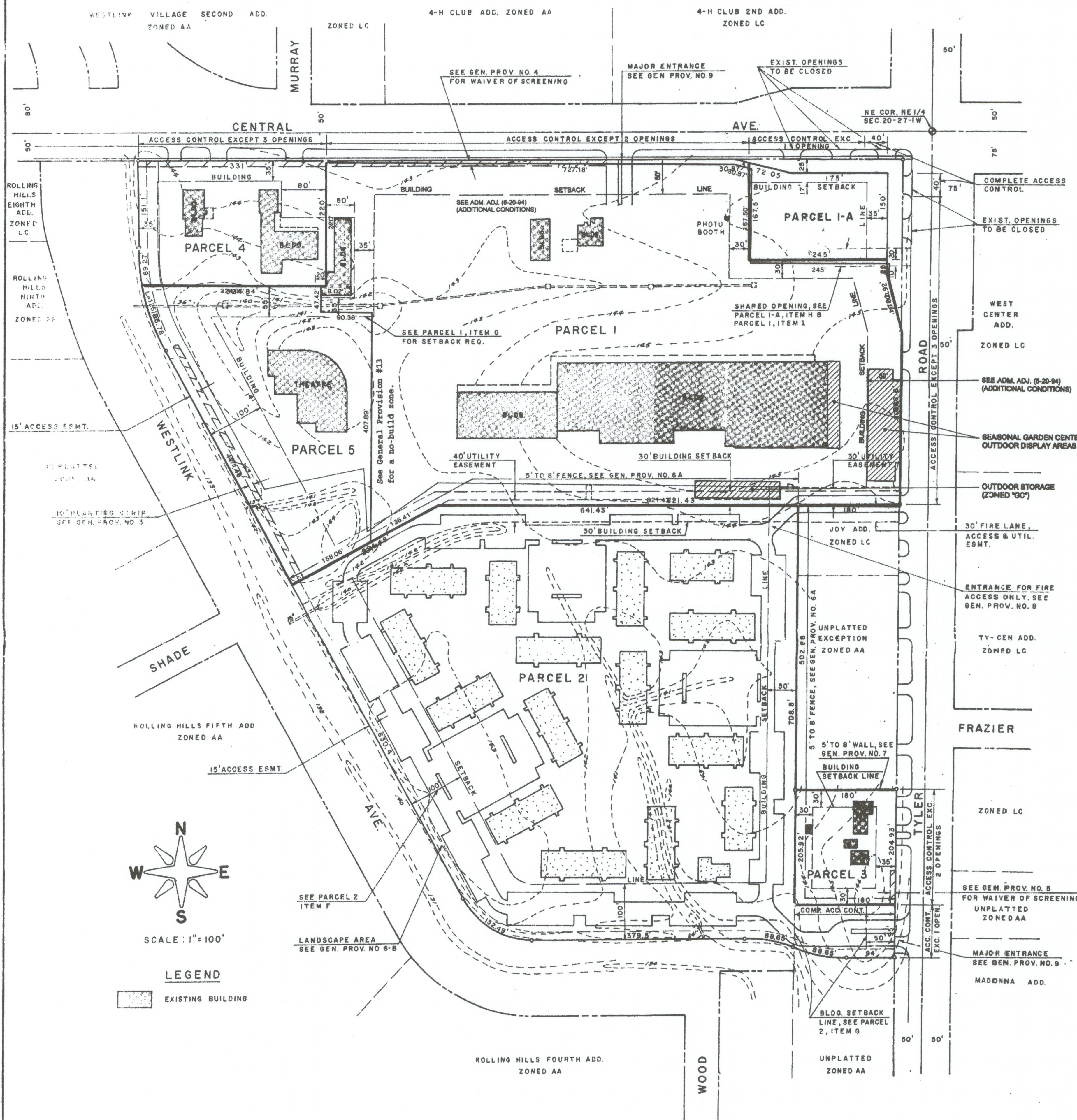




REVISED COMMUNITY UNIT PLAN WESTLINK CENTER

GENERAL PROVISIONS

1. Total Net Land Area 1,417,725 sq. ft. or 32.25 Acres
2. Signs as permitted by zoning ordinance. Pole or ground signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or owned. (See additional restrictions in Adm. Adj. Letter 6-20-94) (see additional restrictions for Parcel 1, per Amendment 1, CUP 2014-39.)
3. A planting strip no less than 10 feet in width as indicated over the east 10 feet of the west 35 feet as shown on plan of Parcel 2.
4. A landscape plan for the planting screen adjacent to the west line of Parcel 5 was submitted and approved on March 16, 1978, by the Planning Department. (See additional landscape restrictions and restrictions in Adm. Adj. Letter 6-20-94)
5. Waiver of screening and landscape along the north boundary of Parcel 1 and 4 were approved by the Planning Commission, August 5, 1965.
6. Approval of this C.U.P. shall constitute a waiver of screening and landscape requirements under 1a, and 8b, of the C.U.P. regulations under Tyler Road for Parcel 3.
- 6A. A 5 to 8 foot wood fence used in conjunction with a minimum of 10 feet of landscaped area and earth berm shall be constructed adjacent to the north and east boundary of Parcel 2 and the south boundary of Parcel 3. The design of such shall be submitted to and approved by the MAPD prior to the issuance of a building permit on Parcel 2. Above construction and installation shall be completed prior to final certificate of occupancy for all buildings on this parcel. The property owner shall be responsible for maintaining the fence and landscaping of Parcel 2 and such obligation shall run with the land. Any relocation or construction of the fence and landscaping necessitated by its location within a utility easement shall be without cost to the City or any utility company. Failure to maintain said fence and landscaping shall constitute a violation of the C.U.P.
- 6B. A landscaped strip, including berms, shall be required along the west and south boundaries of Parcel 2. A landscape plan shall be prepared and submitted to the Planning and Flood Control for their review and approval prior to the issuance of any building permits on Parcel 2.
7. A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials, shall be constructed along the north line of Parcel 3. Such wall to be reduced to 3 feet in height within 35 feet of Tyler Road. Construction of said wall shall be completed prior to final certificate of occupancy of buildings for total development of Parcel 3.
8. The fence, landscaping and berms as described in General Provision 6B shall be in lieu of the required masonry wall along the west and south boundaries of Parcel 3.
9. The access point at the northeast corner of Parcel 2 is for a fire access, not general circulation.
9. Access Controls shall be as follows:
 - 6 points of access to Central Avenue
 - One of which shall be constructed to major entrance standard on Parcel 1.
 - 6 points of access to Tyler Road
 - The southern opening to Tyler Road from Parcel 2 shall be constructed to major entrance standard.
 - The major openings shall be guaranteed at the time of replating.
10. Utilities shall be installed underground on Parcels 2 and 3.
11. Drainage shall be handled at the time of replating.
12. The transfer of title of all or any portion of the land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
13. There shall be a 30-foot wide "no-build zone" centered along the common parcel line of Parcels 1 and 5.

PARCEL # 1

- (A) Net Area 551,580 sq. ft., or 12.66 acres
 - (B) Maximum Building Coverage shall not exceed 30 per cent of the net land area or 165,474 Sq. Ft.
 - (C) Maximum Gross Floor Area 220,632 Sq. Ft.
 - (D) Floor Area Ratio 40%
 - (E) Maximum Building Height 35 feet
 - (F) Existing Building Coverage Sq. Ft.
 - (G) Setbacks Central Avenue 60 feet
- (See Adm. Adj. Letter 6-20-94)

Tyler Road 60 feet
South Property Line 30 feet
Expansion of the building located adjacent to Parcel 4 is limited to an area bounded by the east and south boundaries of Parcel 4 and a line parallel to and 50 feet east of the east boundary of Parcel 4 and a line parallel to and 20 feet south of the south boundary of Parcel 4 and a line 20 feet west of the east boundary of Parcel 4. No other buildings on Parcel 1 shall be permitted within 35 feet of the above described line.

Above setbacks except as noted on plan.

- (H) Parking ratio as per zoning ordinance.
- (I) Access Points 2 to Central Avenue
3 to Tyler Road, one which is to be shared with Joy Addition and one shared with Parcel 1-A.
No access to Westlink Avenue
- (J) Proposed General Uses: Shopping Center Facilities, Retail uses, Theater, Liquor Store, Financial Institutions, Restaurant, Offices and Recreation and Entertainment, Indoor subject to parking study approval, Outdoor Display and Storage, subject to the following conditions:

1. The seasonal nursery and garden center shall operate for no more than 150 days during a calendar year.
2. Display and storage of merchandise, nursery stock, landscaping materials must be within an enclosed building or within an area designated on the C.U.P. and approved by the Planning Commission.
3. The seasonal nursery and garden center shall conform to all requirements of Section III-D-6a of the Unified Zoning Code, except that no setback for the outdoor display area shall be required along Tyler.
4. The applicant shall annually submit a report to the Zoning Enforcement Division of the Office of Central Inspection that demonstrates compliance with the approved site plan and conditions specified in this amendment.
5. The applicant shall provide landscaping along Tyler Road adjacent to the area designated for the seasonal nursery and garden center. The location of said landscaping is to be determined at the time of site plan approval.
6. The west, south and east lines of the outdoor storage area shall be screened by an eight-foot wooden fence, at minimum, while the north line may be screened by chain link fence with heavy-gauge mesh or similar material. All outdoor storage on the subject property shall be limited to the designated area. The height of the items stored within the outdoor storage area shall not exceed the height of the fence.
7. Non-living material shall only be displayed in the 3,900 square-foot seasonal display area located immediately east of and abutting the building.

PARCEL # 2-A

- (A) Net Area 37,360 Sq. Ft. or 0.86 Acres
- (B) Maximum Land Coverage shall not exceed 30 per cent of the net land area or 11,210 Sq. Ft.
- (C) Maximum Gross Floor Area 14,945 Sq. Ft.
- (D) Floor Area Ratio 40%
- (E) Maximum Building Height 35 feet
- (F) Building Setbacks Central 17 feet
Tyler 35 feet
- (G) Parking Ratio as per zoning ordinance
- (H) Access Points 1 to Tyler shared with Parcel 1
1 to Central
- (I) Proposed General Uses: Financial Institutions

PARCEL # 3

- (A) Net Area 36,975 Sq. Ft. or 0.85 Acres
- (B) Maximum Building Coverage shall not exceed 30 per cent of the net land area or 11,090 Sq. Ft.
- (C) Maximum Gross Floor Area 16,600 Sq. Ft.
- (D) Floor Area Ratio 45%
- (E) Maximum Building Height 30 feet
- (F) Parking Ratio as per Zoning Ordinance
- (G) Building Setback Tyler Road North, South, and West 35 feet
- (H) Access Point Two to Tyler Road
- (I) Proposed General Uses: Offices, Restaurant, Private Club, Medical Offices and Clinic, Retail and Service Commercial not including, Storage Garage Mini Warehouse, Hotel - Motel.
- (J) Two Buildings

PARCEL # 5

- (A) Net Area 140,620 sq. ft., or 3.23 acres
 - (B) Maximum Building Coverage shall not exceed 30 per cent of the net land area or 42,186 Sq. Ft.
 - (C) Maximum Gross Floor Area 56,248 Sq. Ft.
 - (D) Floor Area Ratio 40%
 - (E) Maximum Building Height 35 feet
 - (F) Existing Building Coverage Sq. Ft.
 - (G) Setbacks Central Avenue 60 feet
- (See Adm. Adj. Letter 6-20-94)

West Property Line 100 feet
South Property Line 30 feet
Expansion of the building located adjacent to Parcel 4 is limited to an area bounded by the east and south boundaries of Parcel 4 and a line parallel to and 50 feet east of the east boundary of Parcel 4 and a line parallel to and 20 feet south of the south boundary of Parcel 4 and a line 20 feet west of the east boundary of Parcel 4. No other buildings on Parcel 1 or 5 shall be permitted within 35 feet of the above described line.

Above setbacks except as noted on plan.

- (H) Parking ratio as per zoning ordinance.
- (I) Access Points 1 to Central Avenue

No access to Westlink Avenue

- (J) Proposed General Uses: Shopping Center Facilities, Retail uses, Theater, Liquor Store, Financial Institutions, Restaurant, Offices, Church or place of worship, and day care associated with a church or place of worship.

REVISIONS:

ADMINISTRATIVE ADJUSTMENT APPROVED OCTOBER 2, 2009

AMENDMENT #4: MAPC APPROVED MARCH 13, 2008

AMENDMENT #3: CITY COUNCIL APPROVED AUGUST 5, 2003

REVISED SEPTEMBER 26, 1994

REVISED AUGUST 23, 1983

APPROVED JULY 2, 1980

Dated 3/18/25

APPROVED CUP

Per Admin Adjust. 10-22-09

MAPC 03-13-08 DM

WCC

DP-9

DP-9 AMEND #4

MAPC copy 1 of 2

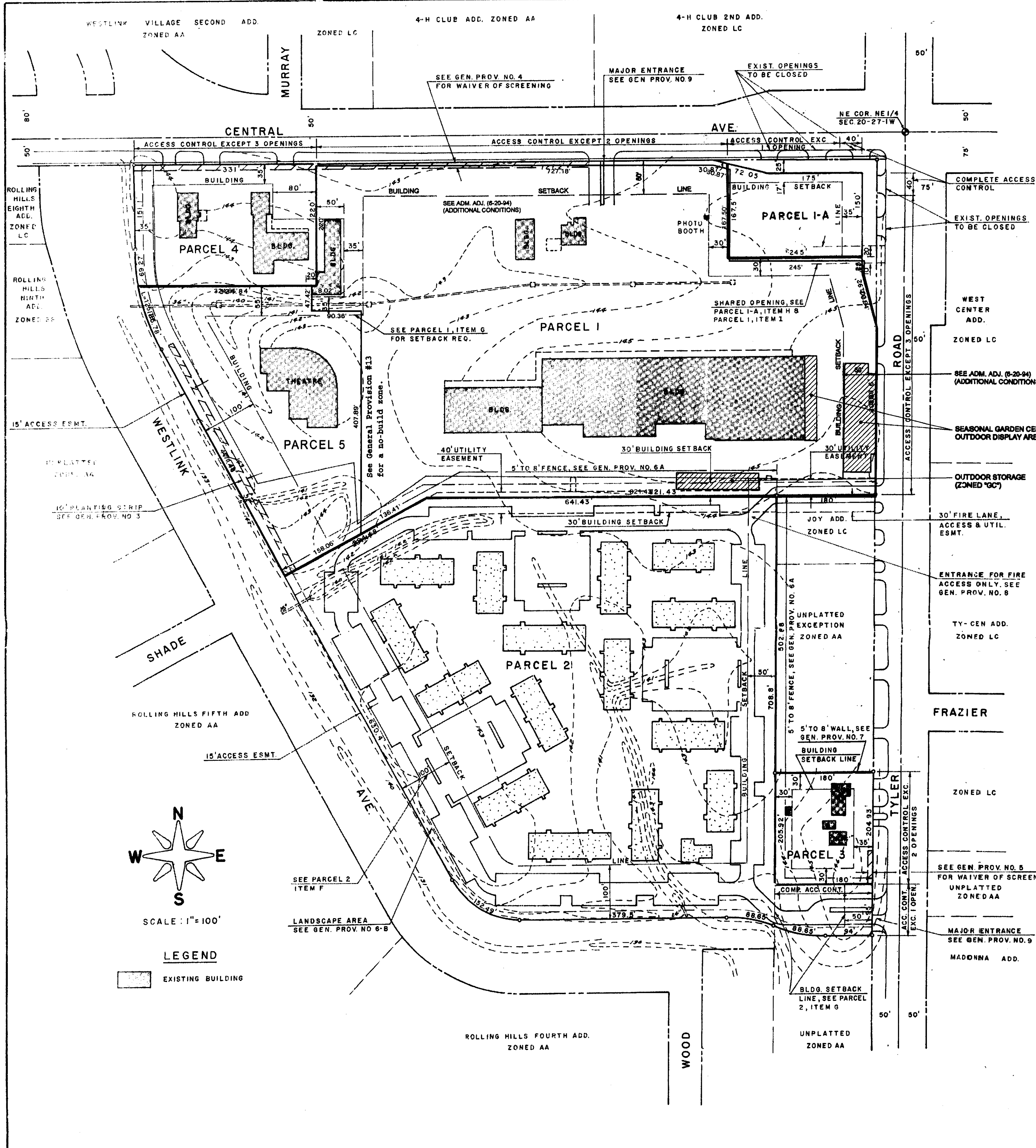
DP-9 Administrative Adjustment

CUP 2014-39 2-6-2015 KM

2 of 4

WESTLINK CENTER COMMUNITY UNIT PLAN

Baughman



REVISED COMMUNITY UNIT PLAN
WESTLINK CENTER

GENERAL PROVISIONS

1. Total Net Land Area 1,417,725 sq. ft. or 32.25 Acres
2. Signs as permitted by zoning ordinance. Pole or ground signs shall be spaced a minimum of 180 feet apart, irrespective of how land is leased or owned. (See additional restrictions in Adm. Adj. Letter 6-20-94) (see additional restrictions for Parcel 1, per Amendment #4 [CUP2008-06])
3. A planting strip no less than 10 feet in width as indicated over the east 10 feet of the west 25 feet as shown on plan of Parcel 5.
4. Waiver of screening and landscape along the north boundary of Parcels 1 and 4 were approved by the Planning Commission, August 5, 1965.
5. Approval of this C.U.P. shall constitute a waiver of screening and landscape requirements under 6a. and 6b. of the C.U.P. regulations along Tyler Road for Parcel 3.
- 6a. A 5 to 8 foot wood fence used in conjunction with a minimum of 10 feet of landscaped area and earth berm shall be constructed adjacent to the north and east boundary of Parcel 2 and the south boundary of Parcel 3. The design of such shall be submitted to and approved by the MARD prior to the issuance of a building permit. Above construction and installation shall be completed prior to final certificate of occupancy for all buildings on this parcel. The property owner shall be responsible for the location of the fence and landscaping of Parcel 3 and such obligation shall run with the land. Any relocation or construction of the fence and landscaping necessary to the location with a utility easement shall be without cost to the City or any utility company. Failure to maintain said fence and landscaping shall constitute a violation of the C.U.P.
- 6b. A landscaped strip, including berms, shall be required along the west and south boundaries of Parcel 2. A landscape plan shall be prepared and submitted to the Planning Department and Flood Control for their review and approval prior to the issuance of any building permits on Parcel 2.
7. A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural screening or similar material shall be constructed along the north line of Parcel 3. Such wall to be reduced to 3 feet in height within 35 feet of Tyler Road. Construction of said wall shall be completed prior to final certificate of occupancy of buildings for total development of Parcel 3.
8. The fence, landscaping and berms as described in General Provision 6b shall be in lieu of the required masonry wall along the west and south boundaries of Parcel 3.
9. Access Controls shall be as follows:
6 points of access to Central Avenue
One of which shall be constructed to major entrance standard on Parcel 1.
6 points of access to Tyler Road
The southern opening to Tyler Road from Parcel 2 shall be constructed to major entrance standard.
The major openings shall be guaranteed at the time of replanting.
10. Utilities shall be installed underground on Parcels 2 and 3.
11. Drainage shall be handled at the time of replanting.
12. The transfer of title of all or any portion of the land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
13. There shall be a 30-foot wide "no-build zone" centered along the common parcel line of Parcels 1 and 5.

PARCEL # 1

- (A) Net Area 551,580 sq. ft., or 12.66 acres
 - (B) Maximum Building Coverage shall not exceed 30 per cent of the net land area or 165,474 Sq. Ft.
 - (C) Maximum Gross Floor Area 220,632 Sq. Ft.
 - (D) Floor Area Ratio 40%
 - (E) Maximum Building Height 35 feet
 - (F) Existing Building Coverage Sq. Ft.
 - (G) Setbacks Central Avenue 60 feet
(See Adm. Adj. Letter 6-20-94)
- Tyler Road 60 feet
South Property Line 30 feet
- Expansion of the building located adjacent to Parcel 4 is limited to an area bounded by the east and south boundaries of Parcel 4 and a line parallel to and 50 feet east of the east boundary of Parcel 4 and a line parallel to and 20 feet south of the south boundary of Parcel 4 and a line 20 feet west of the east boundary of Parcel 4. No other buildings on Parcel 1 shall be permitted within 35 feet of the above described line.
- Above setbacks except as noted on plan.
- (I) Access Points 2 to Central Avenue
3 to Tyler Road, one which is to be shared with Joy Addition and one shared with Parcel 1-A.
No access to Westlink Avenue
 - (J) Proposed General Uses: Shopping Center Facilities, Retail uses, Theater, Liquor Store, Financial Institutions, Restaurant, Offices.
Outdoor Display and Storage, subject to the following conditions:

1. The seasonal nursery and garden center shall operate for no more than 150 days during a calendar year.
2. Display and storage of merchandise, nursery stock, landscaping materials must be within an enclosed building or within an area designated on the C.U.P. and approved by the Planning Commission.
3. The seasonal nursery and garden center shall conform to all requirements of Section III-D-6a of the Unified Zoning Code, except that no setback for the outdoor display area shall be required along Tyler.
4. The applicant shall annually submit a report to the Zoning Enforcement Division of the Office of Central Inspection that demonstrates compliance with the approved site plan and conditions specified in this amendment.
5. The applicant shall provide landscaping along Tyler Road adjacent to the area designated for the seasonal nursery and garden center. The location of said landscaping is to be determined at the time of site plan approval.
6. The west, south and east lines of the outdoor storage area shall be screened by an eight-foot wooden fence, at minimum, while the north line may be screened by chain link fence with heavy-gauge mesh or similar material. All outdoor storage on the subject property shall be limited to the designated area. The height of the items stored within the outdoor storage area shall not exceed the height of the fence.
7. Non-living material shall only be displayed in the 3,900 square-foot seasonal display area located immediately east of and abutting the building.

PARCEL #1-A

- (A) Net Area 37,360 Sq. Ft. or 0.86 Acres
- (B) Maximum Land Coverage shall not exceed 30 per cent of the net land area or 11,210 Sq. Ft.
- (C) Maximum Gross Floor Area 14,945 Sq. Ft.
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- (H) Access Points 1 to Tyler shared with Parcel 1
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PARCEL # 3

- (A) Net Area 36,975 Sq. Ft. or 0.85 Acres
- (B) Maximum Building Coverage shall not exceed 30 per cent of the net land area or 11,090 Sq. Ft.
- (C) Maximum Gross Floor Area 16,600 Sq. Ft.
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- (G) Building Setback Tyler Road 35 feet
North, South, and West 30 feet
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- (J) Two Buildings

PARCEL # 5

- (A) Net Area 140,620 sq. ft., or 3.23 acres
 - (B) Maximum Building Coverage shall not exceed 30 per cent of the net land area or 42,186 Sq. Ft.
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 - (G) Setbacks Central Avenue 60 feet
(See Adm. Adj. Letter 6-20-94)
- West Property Line 100 feet
South Property Line 30 feet
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- (I) Access Points 1 to Central Avenue
- No access to Westlink Avenue
- (J) Proposed General Uses: Shopping Center Facilities, Retail uses, Theater, Liquor Store, Financial Institutions, Restaurant, Offices, Church or place of worship, and day care associated with a church or place of worship.

REVISIONS:

ADMINISTRATIVE ADJUSTMENT APPROVED OCTOBER 2, 2009
AMENDMENT #4: MAPC APPROVED MARCH 13, 2008
AMENDMENT #3: CITY COUNCIL APPROVED AUGUST 5, 2003
REVISED SEPTEMBER 26, 1994
REVISED AUGUST 23, 1983
APPROVED JULY 2, 1980

DP-9 AMEND #4
Per Admin Adjust. 10-02-09
APPROVED CUP
MAPC 03-13-08 DM
WCC
MAPC Copy 1 of 2
DP-9 Administrative Adjust. 10-02-09
CUP2014-39 2-6-2015 KM

LEGAL DESCRIPTION
Lot 3, Westlink 2nd Addition, Wichita, Kansas

LANDSCAPE ORDINANCE CALCULATIONS:

LANDSCAPE REQUIRED: 200 TOTAL FEET OF FRONTAGE
x10 REQUIRED SQUARE FOOT FACTOR
2000 TOTAL SQUARE FEET REQUIRED.

LANDSCAPE SHOWN: 5,440 SQUARE FEET

SHADE TREES REQUIRED: FOUR SHADE

SHADE TREES SHOWN: FIVE SHADE TREES
SIX ORNAMENTAL = THREE SHADES

PARKING STALLS REQUIRED: 32 STALLS, 3 SHADE TREES
PARKING STALLS SHOWN: 41 STALLS, 6 SHADE TREES

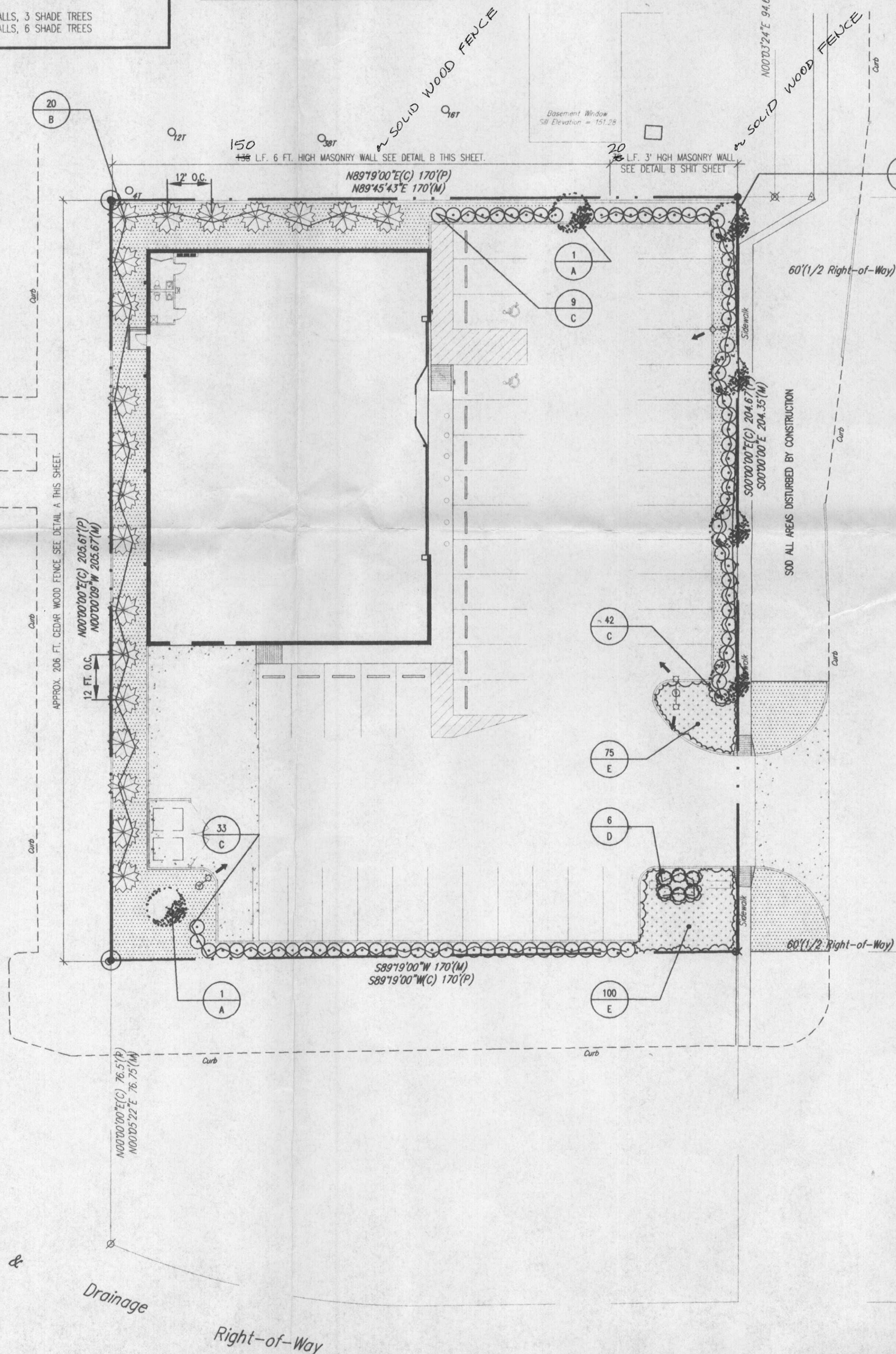
NOTES:

1. MINIMUM PLANTING SIZES:

SHADE TREES 2" CALIPER
ORNAMENTAL TREES 1" CALIPER
CONIFER TREES 5' IN HEIGHT
SHRUBS 18" IN HEIGHT

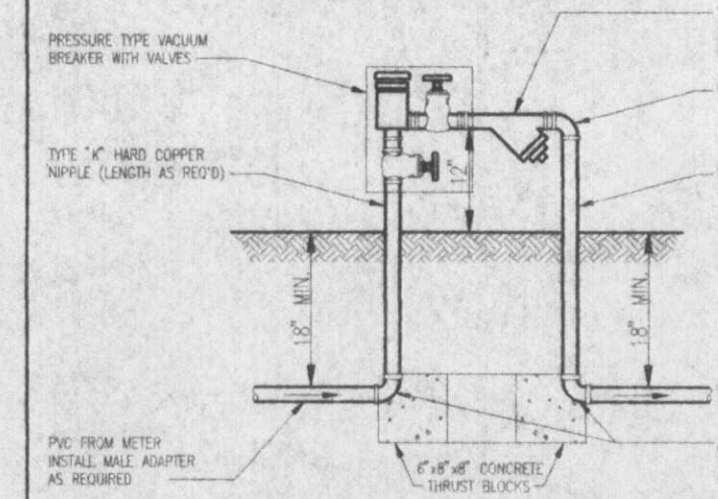
2. IRRIGATION SYSTEM

PROVIDE EITHER A MOISTURE-SENSING
DEVICE OR AUTOMATIC RAIN SHUT-OFF VALVE

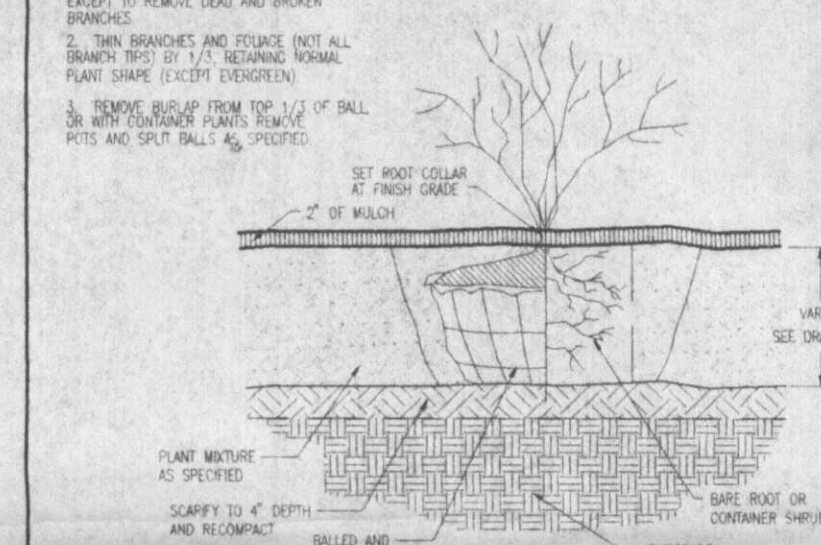


NE Corner NE 1/4
Sec. 20, Twp. 27-S, R.1W

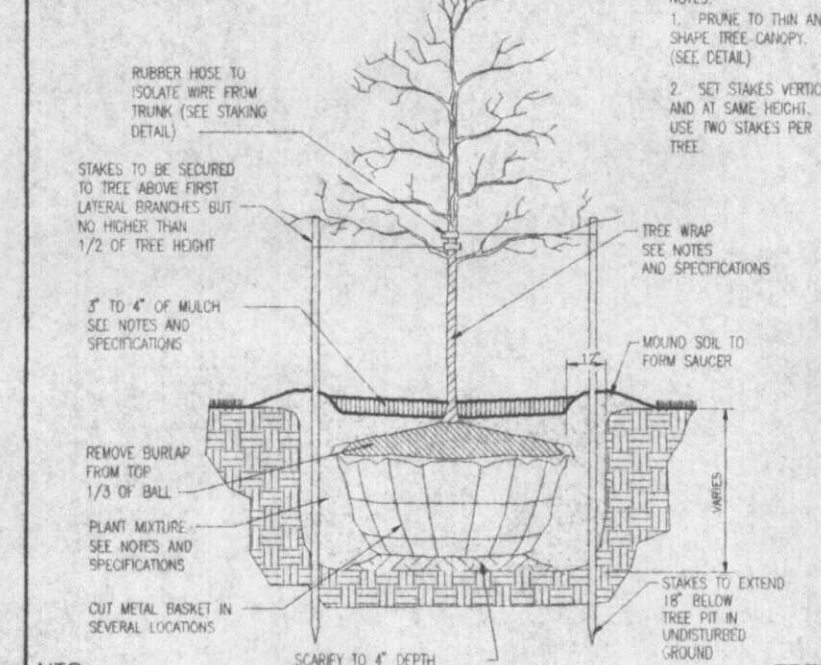
1 VALVE, REGULATOR & FILTER



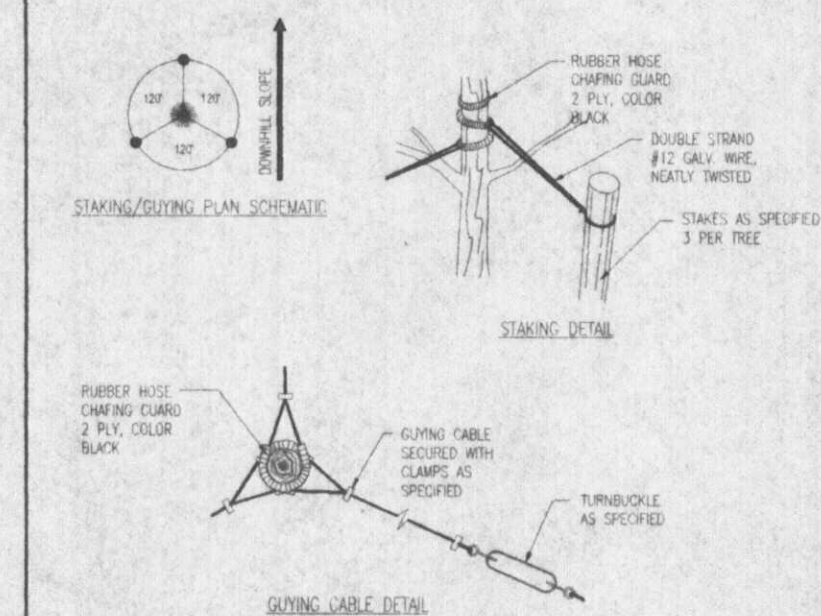
2 PRESSURE TYPE VACUUM BREAKER



3 SHRUB PLANTING



4 TREE PLANTING



5 TREE STAKING AND GUYING



SECTION 0204 LANDSCAPE SPECIFICATIONS

1.00 GENERAL:

- Prior to construction or installation of the landscape, the contractor shall locate all underground utilities and shall take proper precaution so as not to disturb them. Any damage done to underground utilities or structures shall be repaired at the landscape contractor's expense.
- Scope of work: (to include but not limited to)
 - Raking out and leveling of all landscape areas.
 - Cleaning out of all weeds and debris and any other material that may be harmful to or hinder the growth of the plant material.
 - Furnishing and installation of plant material, rock ground cover, vegetative ground cover, boulders, irrigation system, plant protection and other items that may be required for a complete installation.
 - Maintenance of the landscape areas during the period of construction.
 - Clean-up and dressing of all landscape areas at the completion of the installation and prior to final acceptance by owner.
- All plant materials shall conform to grading, type, etc., as set forth in the American Standard for Nursery Stock by the American Association of Nurserymen. Plants shall be free from disease and insects, size and quality shall be equal to or better than specified.
- Landscape Contractor shall receive all grades including top soil 4-1/2" of a foot of the grade as called for on the drawings.
- All landscape areas shall slope away from the building and other structures.
- All dimensions shall be field verified prior to placing any material. Report all discrepancies to the owner's representative before proceeding with the work.
- Landscape contractor shall coordinate his work with other contractors on the job in order to eliminate or minimize conflict and prevent delay of the completion of the project.
- Landscape shall be maintained while under construction.
- Maintenance shall include: watering, pruning, weeding and cultivation of beds.
- Provide all irrigation system operating manuals and instructions along with all guarantees and any special care instructions required for any of the plant material prior to completion of the work.
- Remove all waste and debris created by Landscape Operations on a daily basis, on completion, clean all paved areas of soil and debris and remove same from site.
- All existing vegetation, weeds, debris, etc. in the landscape areas shall be removed and disposed of properly off site at the contractor's expense.

2.00 SOIL PREPARATION:

2.01 FOR SEED AND SOD AREAS:

- Thoroughly till the top 3" - 4" of all seed and sod beds. Remove all clods and stones that are over 1/2" in size, noxious weeds, debris, refuse and any other material toxic to plant growth.
- Level and fine grade with rake, and provide positive drainage to prevent standing or ponding water.
- Test the soil for acidity level and mix appropriate soil amendments to produce a pH factor of 5.5 to 7.5.
- Mix peat moss into soil to a consistency of 10% organic matter by volume. (3 cubic yards per 1000 square feet.)
- Apply 15-15-15 fertilizer on amount of 15 lbs. per 1000 sq. ft. and thoroughly mix into the top 2 inches of topsoil.

2.02 FOR TREES AND SHRUBS

- Tree pits shall be at least 2 feet greater in diameter than the ball size, and at least 1 1/2 feet below finish grades.
- Shrub pits shall be at least 1 foot greater in diameter than the ball or the container and at each depth a minimum of 1/2 inch of soil shall be placed in the pit.
- All pits are to be circular in outline and with vertical sides. Excavated materials containing rocks, debris or roots are to be disposed of off premises.
- Matted shrubs are to be set in a common bed.
- The bottom of each pit is to contain a minimum of 6" clean excavated soil mixed with 1/3 peat moss by volume.
- Pits excavated before planting shall be protected for public safety.
- Where Kaitiche is encountered in the pit, the depth and width of the pit shall be increased by a third 1/3 over specifications and a liquid penetrator, Al-Kaitiche or equal shall be incorporated per manufacturer's recommendations. Contractors shall also comply with soil test recommendations from item 2.01 c above.
- Plant soil mixture shall consist of two thirds (2/3) parts natural fertile, friable soil and one third (1/3) part humus by volume. Thoroughly mixed prior to backfilling in pits. Backfilling shall be in six (6) inch lifts with each lift being water settled without puddling before proceeding with the next.

3.00 MATERIAL:

3.01 PLANTS:

- Plants are to be nursery grown under climatic conditions similar to those of the project location, free of disease, insect eggs, pests and larvae.
- Trees are to be freshly dug with a firm natural ball, large enough to include all fibrous and feeding roots.
- Trees are to be closely matched in size, spread and branch structure.
- Balled and burlapped plants delivered that cannot be planted immediately are to be protected with soil, straw or other acceptable means from excessive drying.

3.02 GRASSES:

- All grasses utilized shall be of a type that are slow growing, drought resistant require low water consumption and commonly found in the area of the project.
- Sod shall be nursery grown, free of weeds, stones, roots and all undesirable matter.
- Seed shall be pure, whole, free from disease and mixed to proportion that will insure full coverage for the grass type utilized.

LANDSCAPE LEGEND

- SHADE TREE - TYPE "A"
- ARBOREVITAE - TYPE "B"
- EVERGREEN SHRUB - TYPE "C"

GENERAL NOTES

- ALL LANDSCAPE AREAS TO BE REVEGETATED BLUE GRASS EXCEPT WHERE OTHER PLANT MATERIAL CALLED FOR.
- ALL REVEGETATED AREAS TO BE REVEGETATED PERMANENT IRRIGATION. CONTRACTOR TO PROVIDE DESIGN DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
- ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS W/ EDGE STOPS TO SEPARATE TREE GRASS AREAS.
- GRASS & IRRIGATION TO EXTEND FROM PROPERTY LINES TO BACK OF CITY SIDEWALKS AND / OR CURBS.
- INSTALL 1/2" DIA. PVC PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT.
- FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN WHETHER ON SITE OR OFF SITE, REMOVE WEEDS, ROCK, CONSTRUCTION ITEMS, ETC. FROM SCARIFY AREA, RE-SEED AND FERTILIZE. RIGHT-OF-WAY CURBS AND GUTTERS ARE TO BE CLEANED OF DEBRIS.
- FINISHED GRADES IN LANDSCAPE ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE SURROUNDING CURB.

4.00 INSTALLATIONS:

4.01 SOD:

- Sod is to be laid smoothly, edge to edge and with staggered joints. Press firmly into contact with sod bed by tamping or rolling. Fill open joints with organic humus for each sod.
- Sod is to be watered as soon as excessive drying is evident. All sodded areas are to be watered until grass is established. Sod areas are to be re-sodded.
- On slopes greater than 2:1 sod shall be staked in place until root system is established.

4.02 SEED:

- Sow seed in the proportions appropriate for the season and job specific conditions so as to produce a lawn with full and complete coverage.
- After seeding, lightly rake, roll and thoroughly water area.
- Apply loose layer of straw mulch. Straw must be kept wet until seed is established.
- Any seeded areas which do not allow germination shall be reseeded at fifteen day intervals until grass is established.
- Hydro-seeding, including fertilization and lime applications will be acceptable.
- Existing grass areas are to be retained and treated for the removal of weeds, thatch, slumps, and refuse. Aerate soil as required to work seed into top soil. Fertilize seed at half the rate of new areas.

4.03 TREES AND SHRUBS:

- Plant pits are to be staked prior to excavation.
- Plant pits are to be backfilled with a soil mixture of 2/3 clean, excavated soil and 1/3 peat moss (by volume) with 3 lbs. fertilizer for each tree and 6 lbs. fertilizer for each shrub. Backfilling is to be excavated in 8" layers, each carefully tamped and thoroughly watered.
- All balled and burlapped plants are to have the top one third of the burlap cut back from the top of the ball after plant is stabilized.
- Prune branch structure toward public (street and parking area) view for fullest appearance and symmetrical form.
- Freestanding trees and shrubs are to have a 4" high earth stake, 4" in diameter, formed around the pit and filled with mulch.
- All trees 2" in caliper or larger are to be properly guyed and staked. Trunks are to be wrapped from the ground up to the first lower branches.
- Remove all dead wood, suckers, broken or badly damaged branches. Prune approximately 1/3 of last season's growth by thinning or shortening branches.
- Mulch shall be shredded bark, pine, hardwood or other product approved by the architect.
- Trees that need to be "limbed up" shall be of sufficient size and health as to not have growth structures affected. Seal all cuts over 3/4" in diameter with tree paint. Paint must be waterproof, free of kerosene, naphtha or other harmful materials.

4.04 IRRIGATION SYSTEM:

- A complete automatic irrigation system shall be installed to cover all landscape areas in a manner to meet all local city and/or county codes or ordinances.
- Backflow prevention device shall be as follows:
 - Controller for dry/bubbler systems shall be Harding or equal and for drip systems only shall be Batdorf or equal.
 - Controller shall be installed inside the store in the vicinity of the telephone equipment board at a height of 48" above the floor. All wiring shall be in conduit.
- Sprinkler heads for lawn areas shall be Rainbird or equal, sized to adequately cover the area required without over spraying the adjacent areas. All heads shall be of the pop-up variety and shall be flush with the ground when not in use.
- Drip system emitters shall be Arisun or equal. For each tree provide one (1) gallon per hour emitter and for each shrub provide four (4) two gallon per hour emitter.
- A wye-trainer and pressure regulator shall be installed on each drip line. 1/2" dia. drip lines shall not exceed 400 feet in length and 3/4" in diameter. Lines shall not exceed 800 feet in length. Combination 1/2" and 3/4" lines shall not exceed 1000 feet in length.
- All main lines shall be buried a minimum of 18" below finished grade and all laterals shall be buried a minimum of 12" below finished grade.
- All valves shall be located in valve boxes with easy access to all parts of the valve. Place one cubic foot of river rock at the base of each valve to provide for drainage.
- Contractor to size all lines required for the complete installation of the system and shall furnish shop drawings indicating all components and the layout of all mains, laterals and drip lines. No work shall commence until the drawings have been reviewed and approved by the owner's representative and the governing body having jurisdiction over the work.

5.00 WARRANTY:

- Contractor shall maintain until substantial completion is issued all landscaping (grasses, trees, shrubs, etc.) including watering, weeding, spraying, pruning, cleaning up and other normal care as is appropriate.
- Contractor shall warrant all work including irrigation system, grass areas and all plant materials in writing for one full growing season or one full calendar year, whichever is longer. The warranty period will commence on the date of substantial completion of the installation of the landscape and irrigation system.
- Contractor shall at no expense to the Owner replace with like material any damaged, diseased or dead plant or grass areas which occur within the warranty period. All replacement material shall be the warranted for the same original requirements beginning with the date of its installation.

LANDSCAPE PLAN

APPROVED 10/23/96 BY RTH

DP-9 PARCEL 3

DECIDUOUS SHRUB - TYPE "D"

SPREADING JUNIPER - TYPE "E"

SOD SEE SPECIFICATIONS

QUANTITY TYPE

PLANT LIST

QUANTITY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT TYPE	REMARKS
6	A	MARSHALL'S SEEDLESS GREEN ASH	2" CAL	B & B	
		fraxinus pennsylvanica			"marshall's seedless"
20	B	DARK GREEN ARBOREVITAE	6 FL. TALL	B & B	
		thuja occidentalis			"nirja"
84	C	GREEN MOUND BOXWOOD	5 gal.	CONTAINER	
		buxus microphylla			"green mound"
6	D	COMPACT BURNING BUSH	5 gal.	CONTAINER	
		euonymus alatus			"compactus"
175	E	COMPACT ANDORRA JUNIPER	5 gal.	CONTAINER	
		juniperus horizontalis			"plumage youngstown"

AutoZone

PHONE: (901) 495-8719
FAX: (901) 495-8901

STORE DEVELOPMENT

60 MADISON AVENUE MEMPHIS, TENNESSEE 38103

PROJECT NO: 1619
PROJECT ADDRESS:
527 N. TYLER ROAD
WICHITA
KS 67212

SHEET TITLE:
LANDSCAPE PLAN



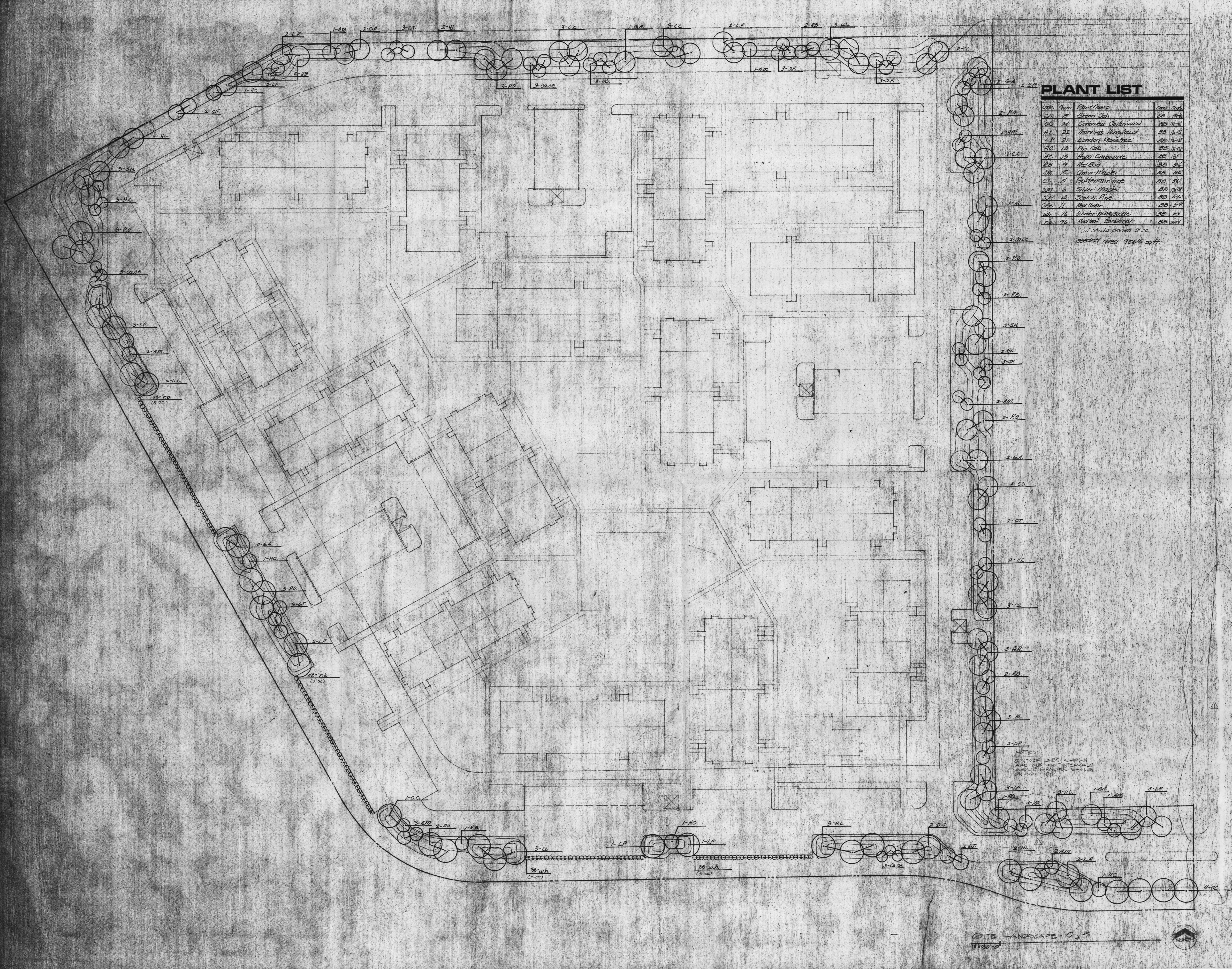
SCALE: 1" = 20'-0"

REVISIONS

1.	09/12/96
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7.	
ARCHITECT:	RTH
DRAFTSMAN:	GLW
CHECKED BY:	BAR
DATE:	07/29/96
	78W LEFT

L.I.O.

MAPD 1001



PLANT LIST

Code	Qty	Plant Name	Size	Sp.
GA	15	Green Ash	24"	10/10
CC	24	Cornus Coccinea	18"	10/10
HL	22	Thornless Honeysuckle	18"	10/10
LP	21	London Planetree	20"	10/10
RD	10	Red Oak	20"	10/10
HC	15	Hedge Crabapple	20"	10/10
RB	4	Red Bud	20"	10/10
AM	15	American Maple	20"	10/10
GT	14	Goldenrain Tree	20"	10/10
SM	6	Silver Maple	20"	10/10
SP	13	Scotch Pine	20"	10/10
AB	11	Red Cedar	20"	10/10
WB	16	Winter Bittersweet	20"	10/10
RB	16	Redleaf Birch	20"	10/10

All shrubs planted 3' OC.
Total Area 95616 sq ft.

prints issued
P&H SUBMITTAL 12 OCT 80
L&P REVISIONAL 2 DEC 80

revisions
4 DEC 80

date drawn
9 October 80

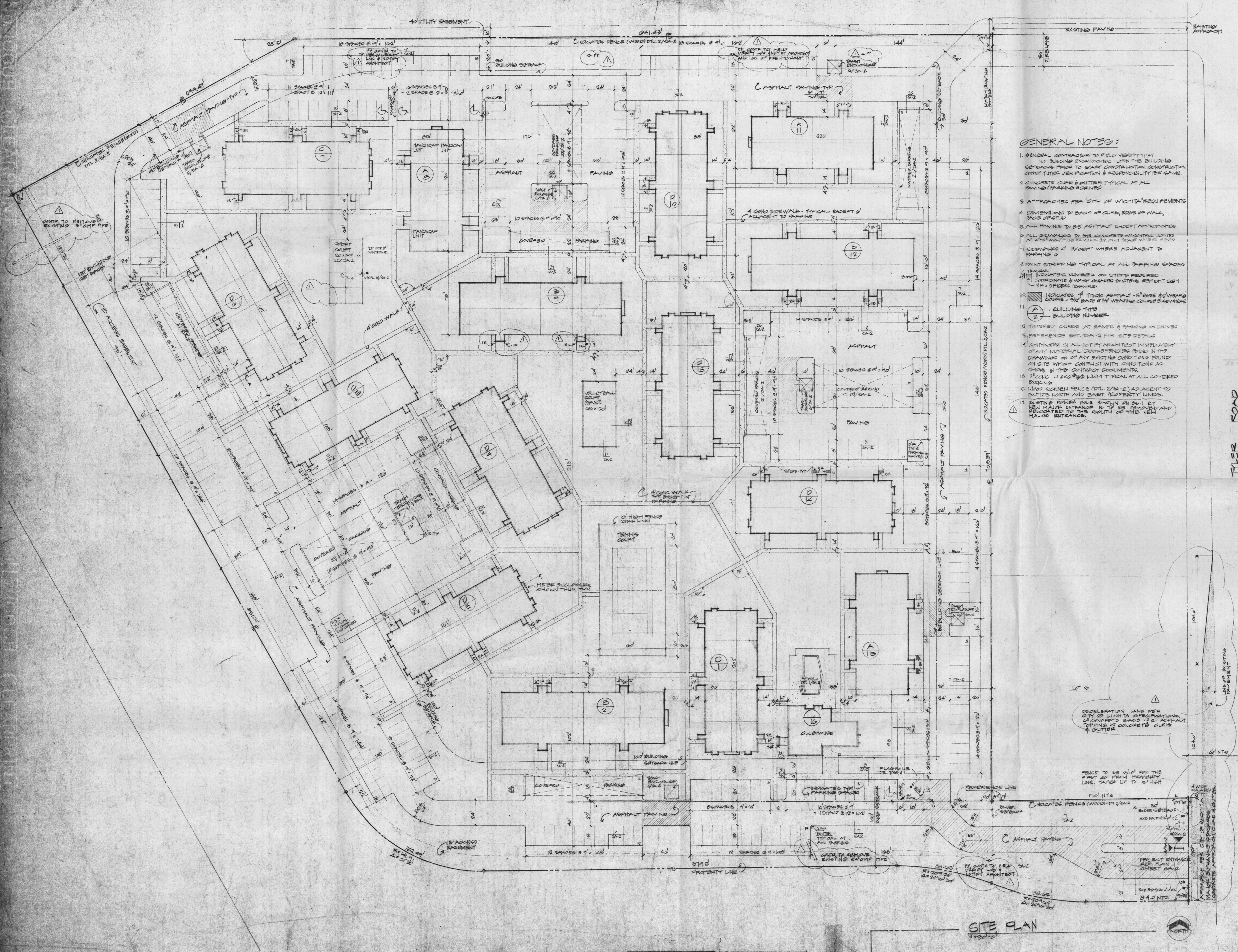
JEFF KREHBIEL
ASSOCIATES, INC.
architecture • planning

10214 east university street, kansas city, mo 64114
816 231-2222

WESTLINK VILLAGE APARTMENTS
503 N. OLIVER ROAD
WICHITA, KANSAS

sheet title
O.U.P. LANDSCAPE

sheet
SL-2
of 2 sheets



GENERAL NOTES:

1. GENERAL CONTRACTOR TO FIELD VERIFY THAT ALL BUILDING ENCLOSURES WITHIN THE BUILDING SETBACKS PRIOR TO START CONSTRUCTION. CONSTRUCTION CONSTITUTES VERIFICATION & RESPONSIBILITY FOR SAME.
2. CONCRETE CURB & GUTTER TYPICAL AT ALL PAVING (PARKING & DRIVEWAYS).
3. APPROACHES PER CITY OF WICHITA REQUIREMENTS.
4. DIMENSIONS TO BACK OF CURB, EDGE OF WALK, FACE OF STUCCO.
5. ALL PAVING TO BE ASPHALT EXCEPT APPROACHES.
6. ALL SIDEWALKS TO BE CONCRETE WITH CONTROL JOINTS AT 40' O.C. (PLUS EXISTING SIDEWALK SPACE WHERE APPROPRIATE).
7. SIDEWALKS 4' EXCEPT WHERE ADJACENT TO PARKING.
8. PAINT STRIPPING TYPICAL AT ALL PARKING SPACES.
9. HATCH INDICATES NUMBER OF STEPS REQUIRED - COORDINATE WITH GRADES & ELEVATION REPORT. SEE 1 & 2 FOR SYMBOLS (SAMPLE).
10. HATCH INDICATES 1" THICK ASPHALT - 5" BASE & WEAR COURSE - 3/4" BASE & 1/2" WEAR COURSE OTHERWISE.
11. BUILDING TYPE
BUILDING NUMBER
12. TYPED CURBS AT RAVINE & PARKING OR DRIVEWAYS.
13. REFERENCES SEE CITY OF WICHITA S.D. 10.1.
14. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY MATERIAL DISCREPANCIES FOUND IN THE DRAWINGS OR OF ANY EXISTING CONDITIONS FOUND ON SITE WHICH CONFLICT WITH CONDITIONS AS SHOWN IN THE CONTRACT DOCUMENTS.
15. 5' CONC. 14" X 8" X 8" WALK TYPICAL AT ALL COVERED PARKING.
16. WOOD GREEN FENCE (DTL. 2" X 6" X 2") ADJACENT TO ENTIRE NORTH AND EAST PROPERTY LINES.
17. EXISTING POWER POLE SHOWN ON 65-1 BY NEW MAJOR ENTRANCE IS TO BE REMOVED AND RELOCATED TO THE SOUTH OF THE NEW MAJOR ENTRANCE.

SITE PLAN
11-20-00

prints issued
FIRST SUBMITTAL 12.04.1999
HUD SUBMITTAL 4 DEC. 00

revisions
4 DEC. 00

date drawn

JKA
JEFF KREHBIEL
ASSOCIATES, aia
architecture · planning

10211 east waterman wichita, kansas 67211
(316) 267-9553

WESTLINK VILLAGE APARTMENTS
805 N TELLER ROAD
WICHITA, KANSAS

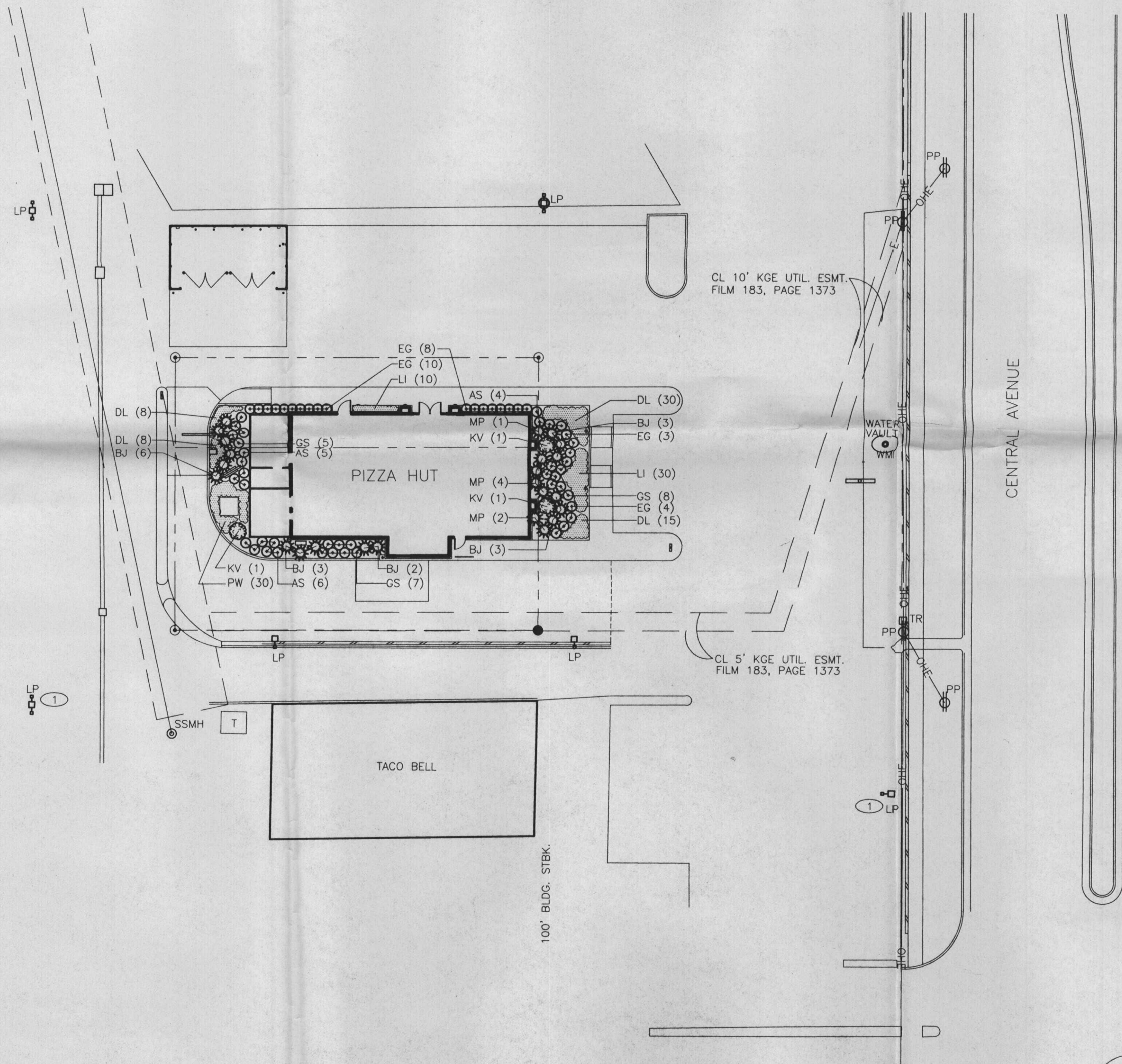
WESTLINK VILLAGE TRUST PARTNERSHIP

sheet title
SITE PLAN

sheet
SA-1

of 2 sheets

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PLANTING PLAN

SCALE= 1"=20'-0"

PLANTING NOTES

1. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL.
2. QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
3. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
4. THE PLANTING BEDS RECEIVING MULCH SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
5. WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED IN ALL SHRUB PLANTING BEDS.
6. RE-ESTABLISH ALL THE AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
7. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL, SOIL SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE. i.e. ADDITION OF LIME, GYPSUM, ETC.
8. ANY PLANTING BED ADJACENT TO WALKS OR CURBING SHALL HAVE THE GRADE LOWERED TO A SUFFICIENT DEPTH TO ALLOW THE TOP OF THE MULCH TO MATCH THE TOP OF WALK OR CURBING.

PLANTING LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
SHRUBS/GROUNDCOVERS:					
AS	15	ANTHONY WATERER SPIREA	SPIRAEA x BUMALDA 'ANTHONY WATERER'	5 GAL	CONT.
BJ	17	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL	CONT.
EG	25	EMERALD 'N GOLD EUONYMUS	EUONUMUS FORTUNEI 'EMERALD 'N GOLD'	5 GAL	CONT.
GS	20	GOLDFLAME SPIREA	SPIRAEA x BUMALDA 'GOLDFLAME'	5 GAL	CONT.
KV	3	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	5 GAL	CONT.
MP	7	DWARF MUGO PINE	PINUS MUGO VAR. PUMILIO	5 GAL	CONT.
DL	31	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL.	CONT.
LI	40	BIG BLUE LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	1 GAL.	CONT.
PW	30	PURPLELEAF WINTERCREEPER	EUONUMUS FORTUNEI VAR. COLORATUS	1 GAL.	CONT.

LANDSCAPE LEGEND



PROPOSED SHRUBS
PROPOSED GROUNDCOVER

LANDSCAPE REQUIREMENTS

NO LANDSCAPE REQUIREMENTS, PER PLANNING DEPT.
LANDSCAPE TO BE WATERED BY HOSE ATTACHED TO HOSE BIB ON BUILDING.

DP-9 Westlink
Center Commercial CUP
LANDSCAPE PLAN
APPROVED 10/1/00 BY DG
MAPD Copy 1 of 2



MCCOUGAGE VAN SOULE & PERRY
ARCHITECTS • PLANNERS • LANDSCAPE ARCHITECTS
125 S. WASHINGTON WICHITA, KANSAS 67201
P.O. BOX 3848 WICHITA, KANSAS 67201
PH. 316-282-0451 FAX 316-282-5465

PLANTING PLAN

SITE NO. 11-7197

8877 WEST CENTRAL STREET
WICHITA, KANSAS 67212

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
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8		
9		
10		

CONTRACT DATE
09.28.00

BUILDING TYPE
MAINPATH
P-60MC-00AR2

PROTOTYPE ISSUE DATE
06.01.00

PROJECT NUMBER
300052

SHEET NUMBER
L2

GENERAL IRRIGATION NOTES

1. THE DESIRED WATER COVERAGE OF THE IRRIGATION SYSTEM IS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO INSTALL EQUIPMENT NECESSARY TO PROVIDE A COMPLETE, FUNCTIONAL SYSTEM THAT IS IN COMPLIANCE WITH THE SPECIFICATIONS, APPLICABLE CODES, AND REGULATIONS.
2. THE IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL, PRIOR TO CONSTRUCTION WHICH WILL ILLUSTRATE TYPE OF HEADS, VALVES, CONTROLLER, PIPING AND ACCESSORIES. IRRIGATION HEADS, VALVES AND CONTROLLER ARE TO BE FROM A SINGLE MANUFACTURER. ALL EQUIPMENT MUST HAVE A MANUFACTURER'S FIVE YEAR WARRANTY.
3. CONTRACTOR WILL VERIFY STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY AND DESIGN ENTIRE IRRIGATION SYSTEM ACCORDINGLY. EACH ZONE OF IRRIGATION SYSTEM IS TO BE DESIGNED WITH A MAXIMUM OF 50 GALLONS PER MINUTE. AS PART OF THE SHOP DRAWINGS, THE IRRIGATION CONTRACTOR WILL PROVIDE CALCULATIONS SHOWING PRESSURE LOSS FROM THE POINT OF CONNECTION TO THE FURTHEST HEAD AND FOR THE FURTHEST HEAD ON THE LARGEST ZONE.
4. IRRIGATION PLAN IS A SCHEMATIC DRAWING TO REPRESENT DESIRED WATER COVERAGE. FIELD ADJUSTMENTS MAY BE NECESSARY TO AVOID UNFORESEEN OBSTACLES AND SIMPLIFY INSTALLATION. IRRIGATION TAP, IRRIGATION BLOW-OUT VALVE, ISOLATION GLOBE VALVE, BACKFLOW PREVENTION DEVICE, ENCLOSURE AND MANUAL DRAIN VALVE ARE TO BE LOCATED IN AREA SHOWN ON PLAN. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE ABOVE ITEMS.
5. THE SYSTEM IS TO CONSIST OF SEPARATE SHRUB BUBBLER ZONES AND SPRAY HEAD ZONES EACH WITH SEPARATE VALVES AND STATIONS ON THE CONTROLLER.
6. IRRIGATION CONTROLLER IS TO BE A HYBRID SOLID STATE TYPE WITH PLASTIC LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMING FOR SPRAY AND SHRUB BUBBLER STATIONS AND BE CAPABLE OF OPERATING MULTIPLE VALVES PER STATION. IRRIGATION CONTROLLER IS TO BE PLACED AS SHOWN ON IRRIGATION PLAN.
7. MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE ENDS AND LOW POINTS OF THE OF THE IRRIGATION MAINLINE. PLACE MANUAL VALVES IN LATCHABLE VALVE BOX FOR EASY ACCESS. PLACE ONE CUBIC FOOT OF GRAVEL BELOW EACH VALVE.
8. AUTOMATIC DRAIN VALVES ARE TO BE LOCATED AT ALL LOW POINTS OF THE IRRIGATION LATERAL LINES. WHERE THE LOW POINT IS AT THE END OF A LINE, LOCATE THE VALVE A MINIMUM OF 12' FROM THE LAST SPRINKLER HEAD. PLACE VALVES ON TOP OF ONE CUBIC FOOT OF FILL GRAVEL.
9. PROVIDE PVC SLEEVES FOR IRRIGATION PIPES AND WIRING THAT CROSSES UNDER WALKS, STREETS AND CONCRETE PADS. COMBINE PIPING WHENEVER POSSIBLE TO REDUCE QUANTITY OF SLEEVING MATERIALS. WHEN INSTALLING IRRIGATION PIPE ALONG CURBS OR IN ISLANDS, PLACE PIPE AS CLOSE TO CURB AS POSSIBLE TO ALLOW FOR PLANTING OF TREES AND SHRUBS.
10. ADJUST ALL IRRIGATION EQUIPMENT SO SIDEWALKS, PAVING AND BUILDING REMAIN DRY OF DIRECT SPRAY OR EXCESS WATER RUN-OFF.

IRRIGATION LEGEND

SHRUB IRRIGATION

TURF IRRIGATION

CONTROLLER BOX
ATTACH TO WALL
IN LOCATION APPROVED
BY OWNER'S REPRESENTATIVE

DISTRIBUTION PIPE

POWER SUPPLY
TO ELECTRICAL SERVICE
BY OTHERS

VALVE CONTROL WIRE
COORDINATE LOCATION OF CONDUIT FOR
CONTROL WIRE TO EXTERIOR OF BUILDING

DR-9 PARCEL 1 (PARTIAL)
LANDSCAPE PLAN

APPROVED 11/12/05 BY *RG*
SHEET 2 of 2
MARD Corp 10 of 2

SITE IRRIGATION PLAN

8979 WEST CENTRAL AVENUE
WICHITA, KANSAS

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
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CONTRACT DATE

OCTOBER 24, 2005

BUILDING TYPE

L70

PROTOTYPE ISSUE DATE

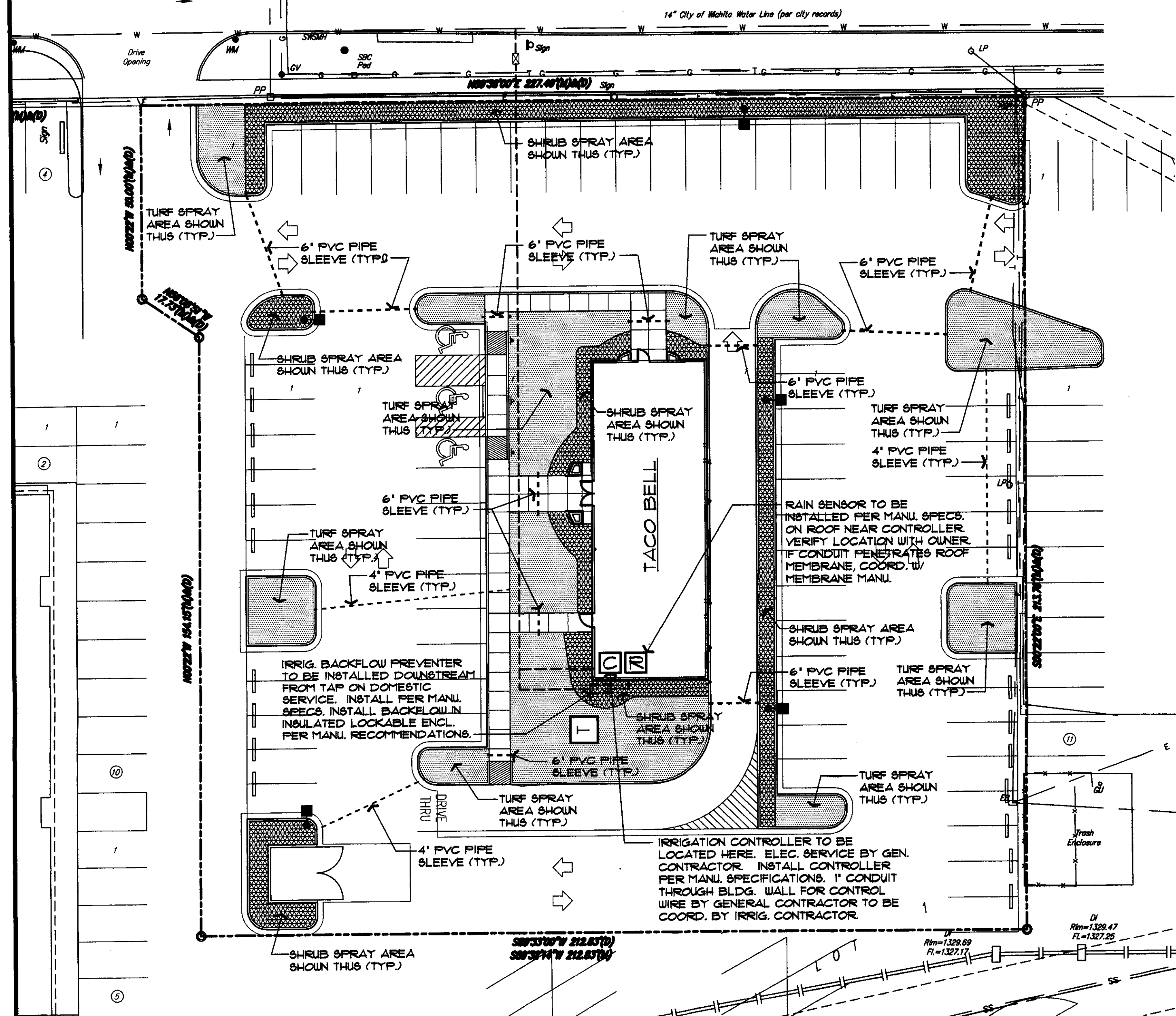
JULY04-L

PROJECT NUMBER

WDM #05235

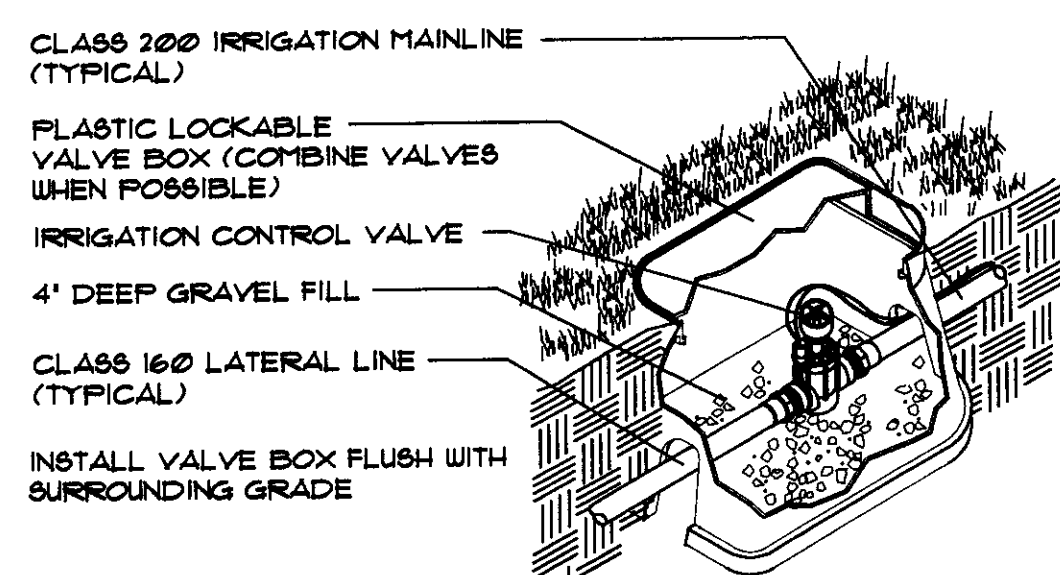
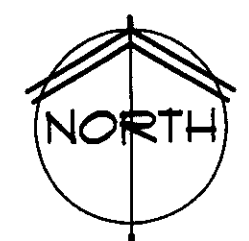
SHEET NUMBER

L2

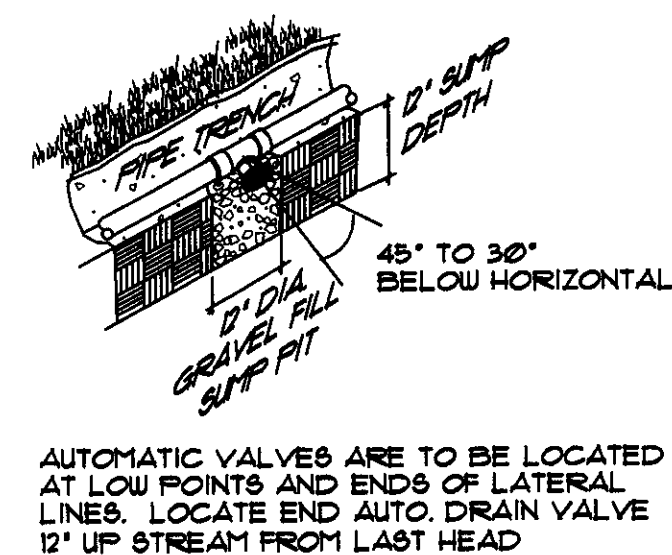


SITE IRRIGATION PLAN

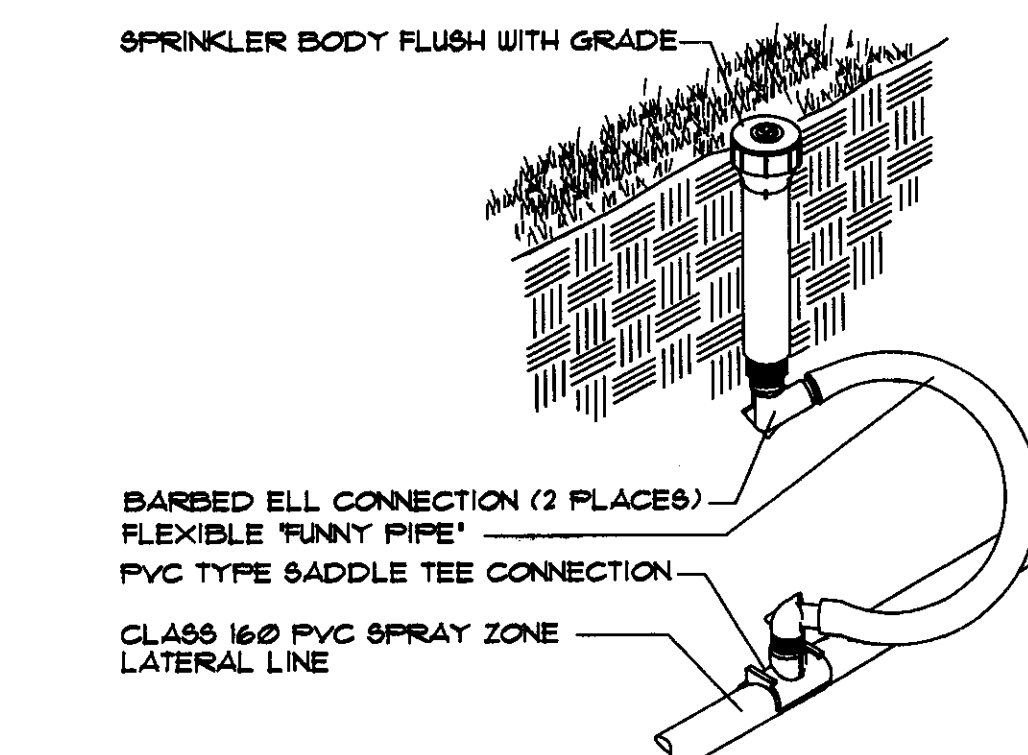
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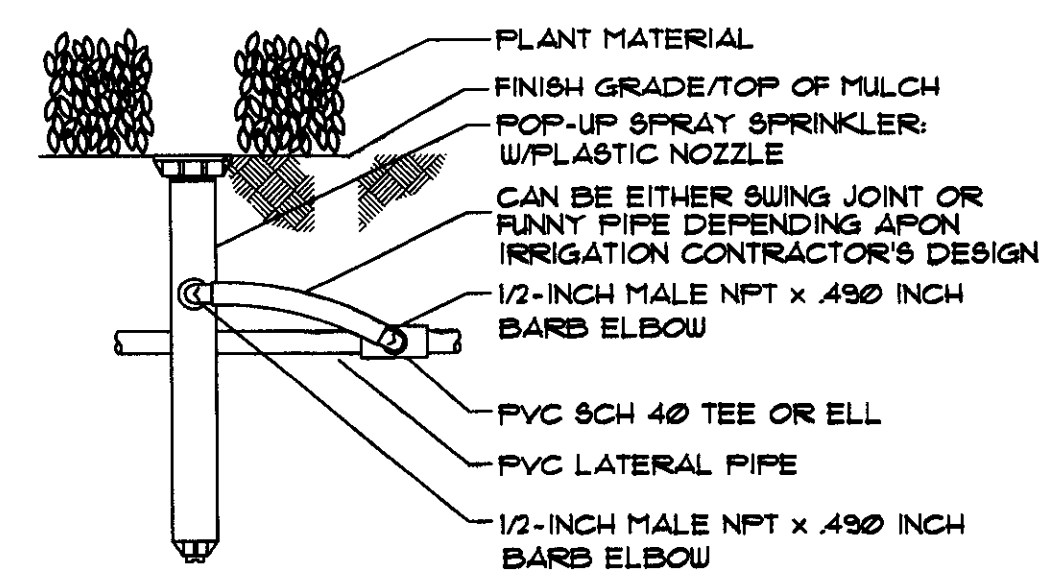
4 ELECTRIC REMOTE VALVE
SPRAY, ROTOR SPRINKLERS AND SHRUB BUBBLER ZONES
NO SCALE



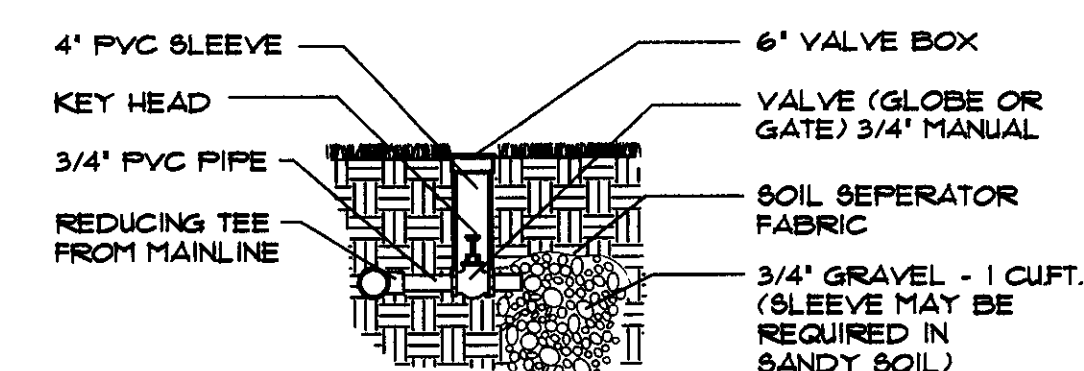
5 AUTOMATIC DRAIN VALVE
NO SCALE



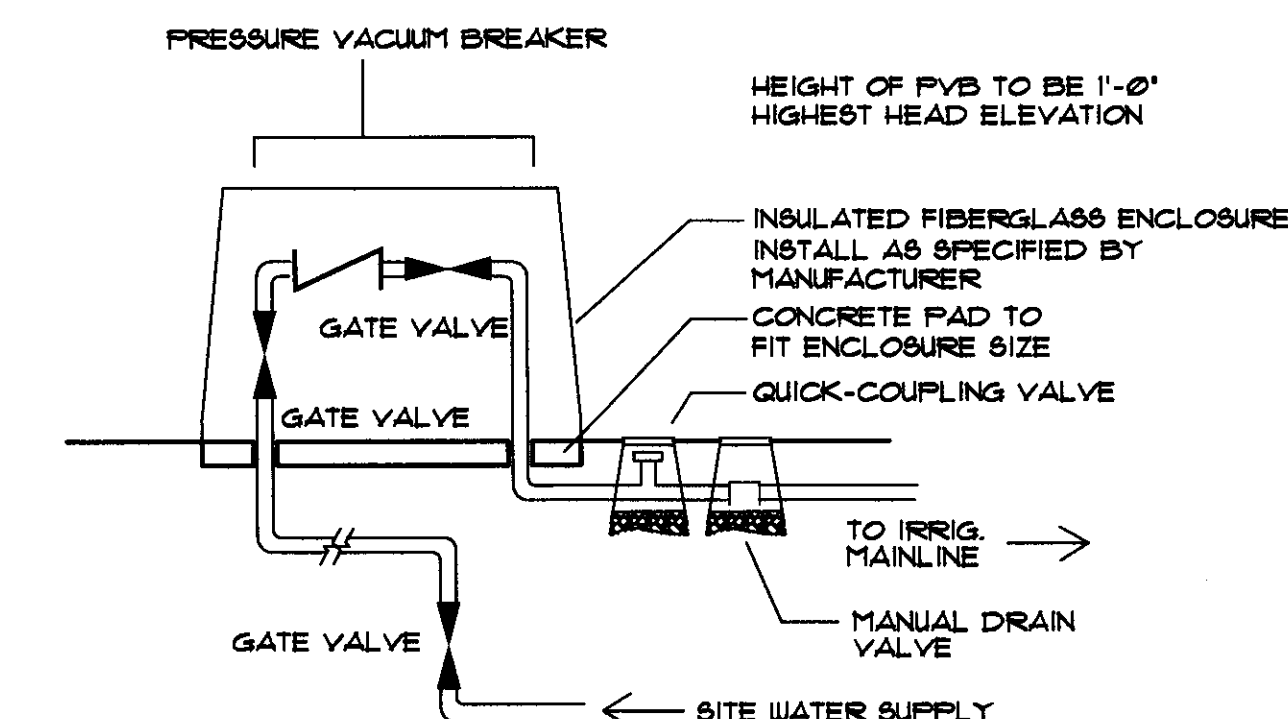
1 TURF 4" POP-UP SPRINKLER
PRESSURE REGULATING SPRINKLER
NO SCALE



2 12" POP-UP SHRUB SPRINKLER
PRESSURE REGULATING SPRINKLER WITH MULTI-PORT NOZZLE
NO SCALE



6 MANUAL DRAIN VALVE
NO SCALE



7 BACKFLOW PREVENTER AND ENCLOSURE
LOCATION AS SHOWN ON IRRIGATION PLAN
PVB OR RPZ AS DETERMINED BY IRRIG. CONTRACTOR'S DESIGN
NO SCALE

A circular professional seal for the State of Kansas. The outer ring contains the text "KANSAS" at the top and "PROFESSIONAL ARCHITECT" at the bottom. Inside the ring, the number "3646" is prominently displayed. The seal is signed with a stylized signature, "Douglas E. Johnson", across the top and left. The date "10/24/01" is handwritten in the bottom right corner.

16. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGGS 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.

17. PLANT GROUND COVER/ANNUALS WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE TRIANGULAR, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.

18. 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.

19. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT PLANTING BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.

20. USE SHREDDED CYPRESS BARK 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'-3' ONLY. PLACE 3'-4' OF MULCH IN ALL SHRUB BEDS. PLACE 1" OF MULCH IN GROUND COVER BEDS. PLACE 4" OF MULCH IN ALL TREE SAUCERS.

21. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECTS PLANT MATERIAL. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.

22. 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. AT THE COMPLETION OF PLANTING OPERATIONS.

23. ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND PROJECT 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.

24. ANY VEGETATED AREA DISTURBED BY THE CONSTRUCTION PROCESS MUST BE RESTORED BY REPAIRING THE SOIL BED AND REESTABLISHING ORIGINAL PLANTINGS.

25. LANDSCAPE CONTRACTOR IS TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/FINAL ACCEPTANCE.

LANDSCAPE ORDINANCE CALCULATIONS

STREET YARD:
LOT DEPTH = 214'
SQ. FOOTAGE FACTOR = 10 SF. / LF.
FRONTAGE = 228 LF.
REQ'D. STREET YARD = 228 X 10 = 2280 SF.
PROVIDED STREET YARD LANDSCAPE AREA = 2849 SF.

STREET YARD TREES:
 $2280 / 500 = 5$ SHADE TREES
 PROVIDED STREET YARD TREES:
 $3 \text{ SHADE TREES} + 4 \text{ ORNAMENTAL TREES} = 5 \text{ SHADE TREE EQUIVALENT}$

BUFFERS: NOT REQUIRED

PARKING LOT SCREENING:
SCREEN ALONG CENTRAL AVE.

PARKING LOT LANDSCAPING:
1 TREE / 20 PARKING SPACES
75 SPACES / 20 = 4 TREES REQ'D.
PARKING LOT LANDSCAPING PROVIDED = 4 TREES

SITE PLANTING PLAN

8979 WEST CENTRAL AVENUE
WICHITA KANSAS

COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
LOUISA CRABAPPLE	MALUS 'LOUISA'	5' HT.	CONT.	
LACE BARK ELM	ULMUS PARVIFOLIA	2' CAL.	B4B	
CHINESE PISTACHE	PISTACIA CHINESIS	2' CAL.	B4B	
AUTUMN FLAME MAPLE	ACER TUBRUM 'AF.'	2' CAL.	B4B	
RIVER BIRCH	BETULA NIGRA	2' CAL.	B4B	
KOREAN EVODIA	EVODIA DANIELLII	1 1/2' CAL.	B4B	
CANADIAN HEMLOCK	TSUGA AQUADENSIS	4' HT.	CONT.	
AMES JUNIPER	JUNIPERUS CHINENSIS 'AMES'	4' HT.	CONT.	
PETITE CrapeMyrtle	LAGERSTROMIEIA INDIQ 'MONKIE'	10' HT.	CONT.	
WILLIAM PENN BARBERRY	BERBERIS X GLADWYNENSIS 'W.P.'	24' HT.	CONT.	
LOW BOY FYRACANTHA	FYRACANTHA COCCINEA 'L.B.'	24' HT.	CONT.	
BEAUTY BERRY	CALLICARPA DICHOTOMA 'ISSAI'	18' HT.	CONT.	
DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	24' HT.	CONT.	
SERVICE BERRY	AMELANCHIER ALNIFOLIA	24' HT.	CONT.	
BURNING BUSH	EUONYMUS ALATUS COMP.	30' HT.	CONT.	
MAIDEN GRASS	MISCANTHUS SINENSIS 'KLEINE FOUNTAINE'	2 GAL.	CONT.	
PAMPUS GRASS	ERIANTHUS RAVENNAE	2 GAL.	CONT.	
FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'MOUDRY'	2 GAL.	CONT.	
LIRIOPE	LIRIOPE MUSCARI	1 GAL.	CONT.	SPACE 12' O.C.
ALPINE STRAWBERRY	FRAGARIA	4'	POT	SPACE 8' O.C.
BLACKEYED SUSAN	RUDBECKIA	4'	POT	SPACE 8' O.C.
VERBENA		4'	POT	SPACE 18' O.C.

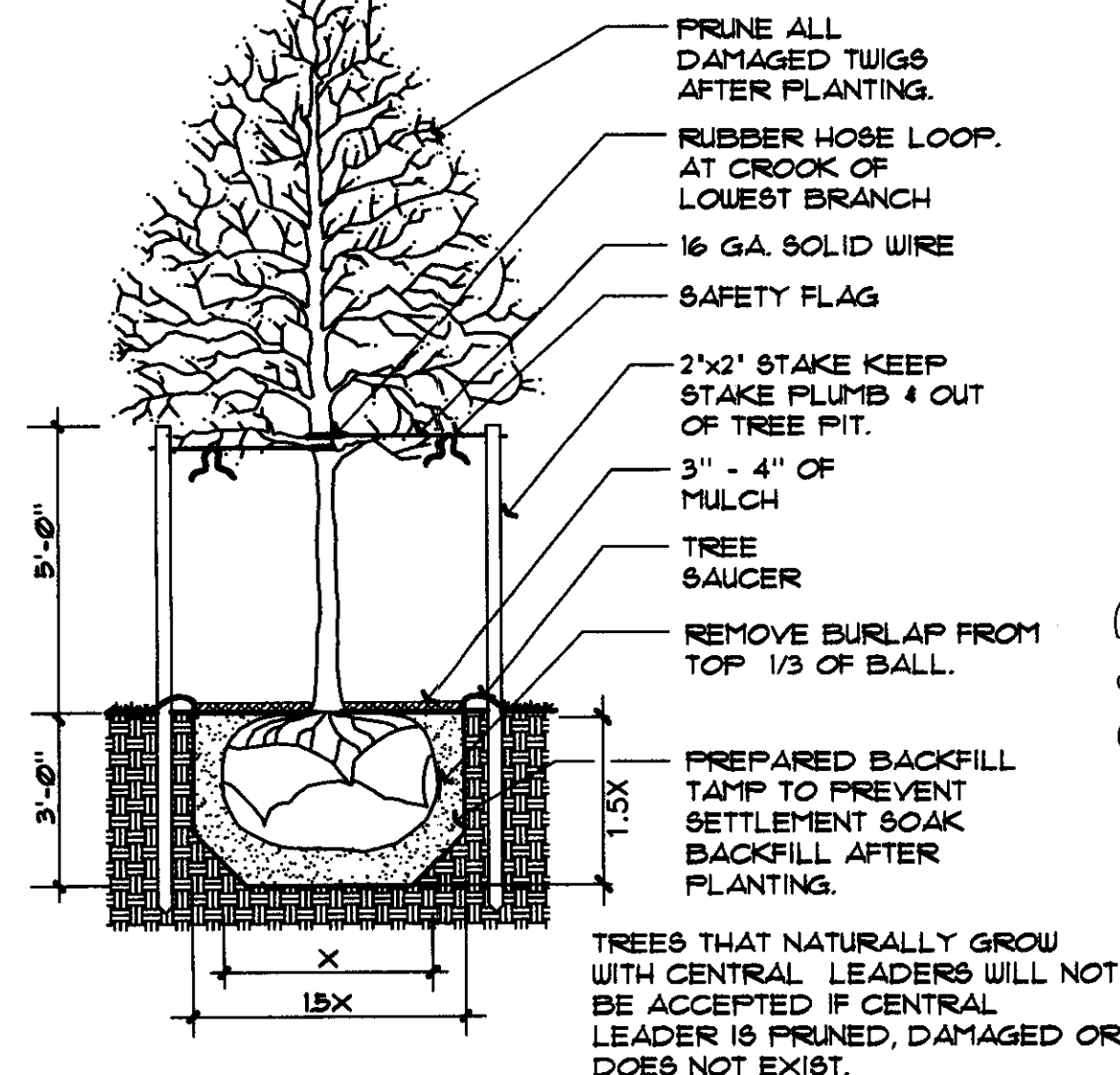
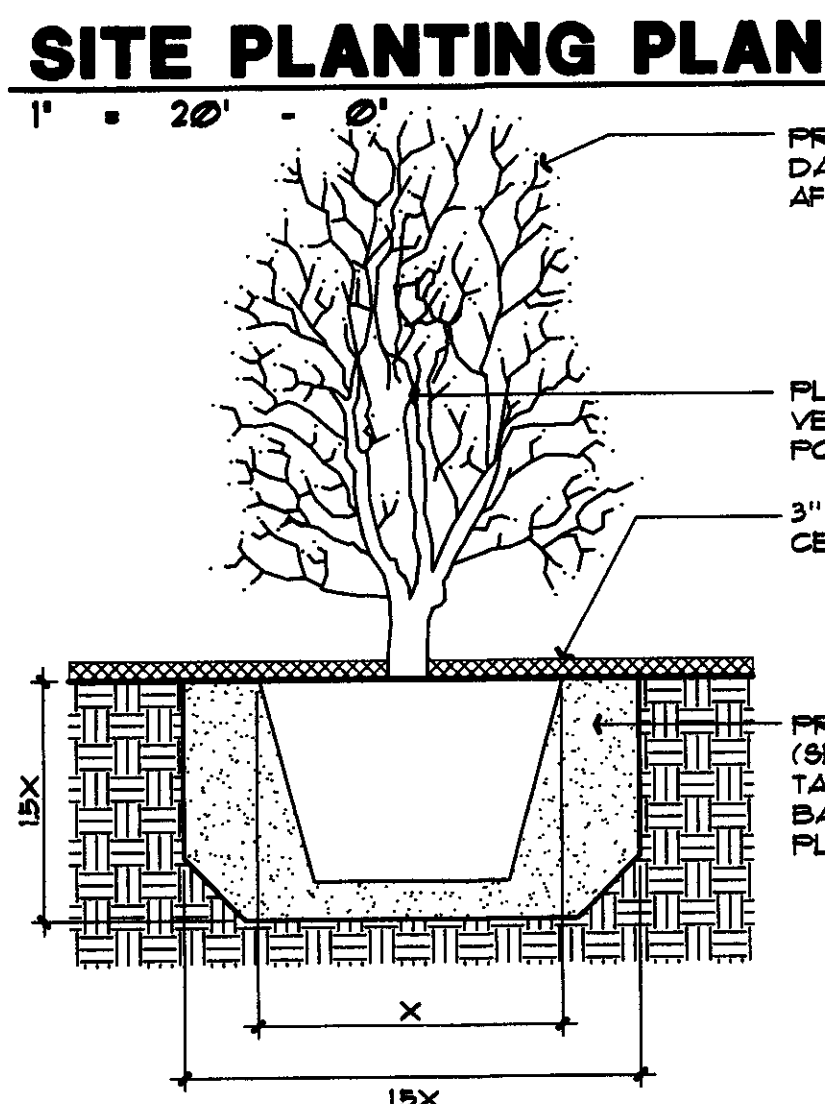
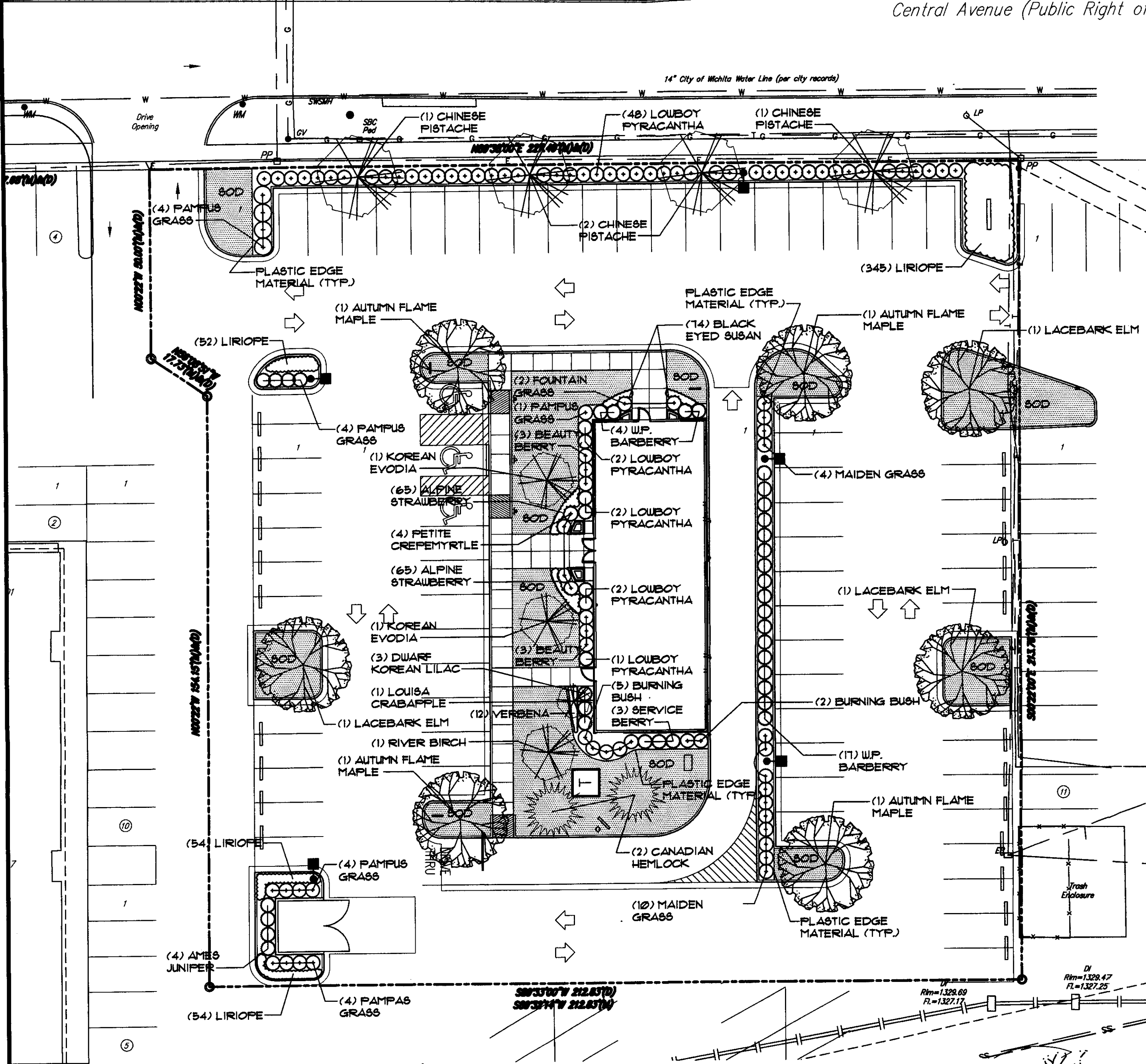
SHRUB PLANTING DETAIL

NO SCALE

NO SCALE

PLASTIC EDGE DETAIL

NO SCALE

DP-9 PARCEL 1 (PORTIN)
LANDSCAPE PLAN

11/17/05 BY DG
SHEET 1 of 2
UNAD COPY 1 of 2

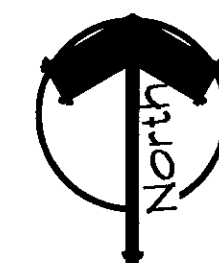
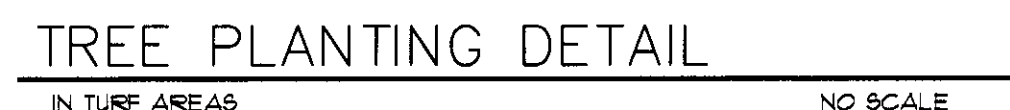
11/17/05 BY DG
SHEET 1 of 2
UNAD COPY 1 of 2

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'S APPROVAL. ALTERNATE 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. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
5. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
6. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING THE LOCAL UTILITY LOCATOR SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
7. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
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. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
10. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS.
11. ALL LANDSCAPE EDGING IS TO BE A COMMERCIAL GRADE BLACK PLASTIC EDGING. INSTALL EDGING WITH STAKES AND AT ELEVATION SPECIFIED BY MANUFACTURER.
12. INSTALL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS AND TREE SAUCERS. PLACE 3"-4" OF MULCH IN PLANT BEDS AND TREE SAUCERS.
13. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
14. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.
15. A READILY AVAILABLE, PERMANENT WATER SUPPLY SHALL BE AVAILABLE TO PROVIDE WATER FOR TURF AND PLANT MATERIAL.

A tract lying within Lot 1, Westlink Center 4th Addition, Wichita, Kansas, Sedgwick County, Kansas described as commencing at the easternmost NW38 corner of said Lot 1; thence N89°38'00"E, parallel with the north line of said Lot 1, 4.421 feet to the beginning of a bearing; thence bearing S01°02'12"00"E, along the north line of said Lot 1, 105.38 feet; thence S00°12'22"00"E, parallel with the easternmost west line of said Lot 1, 45.11 feet; thence S0°18'33"00"E, parallel with the south line of said Lot 1, 26.00 feet; thence S00°12'22"00"E, 16.822 feet; thence S89°33'00"00", 162.51 feet; thence S00°12'22"00"E, 16.822 feet; thence S89°33'00"00", 31.15 feet; thence N00°12'22"00"E, 45.33 feet to the point of beginning.

502

<u>LANDSCAPED STREET YARD REQUIRED</u> <u>Landscaped Street Yard Required:</u> 106 LF $x .9 (\text{sq. ft. factor})$ 848 (total landscaped street yard required)	<u>PARKING LOT SCREENING AND LANDSCAPING</u> Parking lot to be screened by shrubs
<u>Landscaped Street Yard Provided:</u> 913 Total sq. ft.	<u>Parking Lot Trees Required</u> 22 total parking stalls $22/20 = 12$ or say <u>2 shade trees</u>
<u>Shade Trees Required:</u> $848 \text{ SF} / 500 = 1.7$ or <u>2 shade trees</u>	<u>Parking Lot Trees Provided</u> (up to one-half of req'd street trees may be used as parking lot tree) <u>1 street tree + 1 pkg. lot tree = 2 shade trees</u>
<u>Shade Trees Provided:</u> <u>1 shade + 2 ornamentals = 2 shade trees</u>	<u>BUFFERS REQUIRED</u> No buffer required



DP-9 PARCEL 1 (PORTION)

LANDSCAPE PLAN

11-23-07 D6
MAPD Copy 1 of 2

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
2	SHADE TREES LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE'	2-1/2' CAL.	B & B	
2	ORNAMENTAL TREES OKLAHOMA REDBUD	CERCIS RENIFORMIS 'OKLAHOMA'	2-1/2' CAL.	B & B	
3	DECIDUOUS SHRUBS CARPET ROSE	ROSA X NOARE	24' HT.	CONT.	COLOR RED
17	EVERGREEN SHRUBS GNOME PYRACANTHA	PYRACANTHA ANGUSTIFOLIA 'GNOME'	24' HT.	CONT.	
19	MINT JULEP JUNIFER	JUNIFERUS CHINENSIS 'MINT JULEP'	24' HT.	CONT.	





Wichita-Sedgwick County Metropolitan Area Planning Department

February 6, 2015

Midwest Sign
6914 W 101st Street
Overland Park, KS 66212

RE: CUP2014-39 - City CUP Administrative Adjustments to DP-9, General Provision #2 to allow reduction in separation between signs; number of signs and increase in total area. The underlying zoning in DP-9 is LC Limited Commercial zoning, and is generally located at the southwest corner of W. Central and N. Tyler Road (8971 W. Central Avenue).

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to the above-referenced Community Unit Plan, DP-9, the Westlink Center Development Community Unit Plan ("CUP"). The proposed sign is for a new Starbuck's location. We understand that you wish to reduce sign separation along W. Central, increase total sign area and increase number of signs along W. Central. Although the current number of signs is 11 and you will be removing one and replacing it with a new sign, the number of signs on the parcel exceeds that allowed by Code. The CUP was developed before the current Code requirements, which would have allowed a greater amount of signage in the CUP.

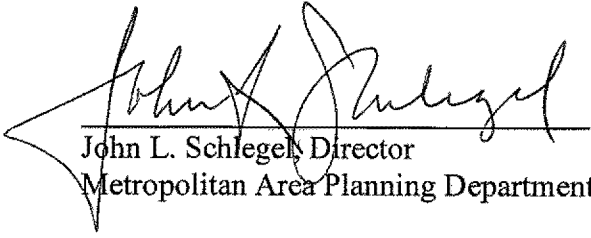
On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the CUP adjustment has been GRANTED to General Provision #2, with the following conditions:

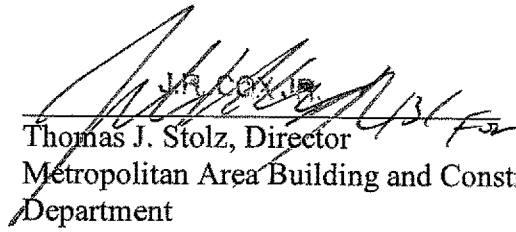
1. The CUP sign provisions shall be adjusted to allow reduction in sign separation to 116 feet between the new Starbuck's sign and the signs immediately east and west, total number of signs along West Central not to exceed 11 and total sign area not to exceed 1339 square feet.
2. General Provision #2 shall comply with the approved site plan.

This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" signs may now be removed from the property. The revised CUP will note this Administrative Adjustment and date.



John L. Schlegel, Director
Metropolitan Area Planning Department



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

cc: J.R. Cox, MABCD
Jeff Longwell, CM District V
Martha Sanchez, Community Liaison District V