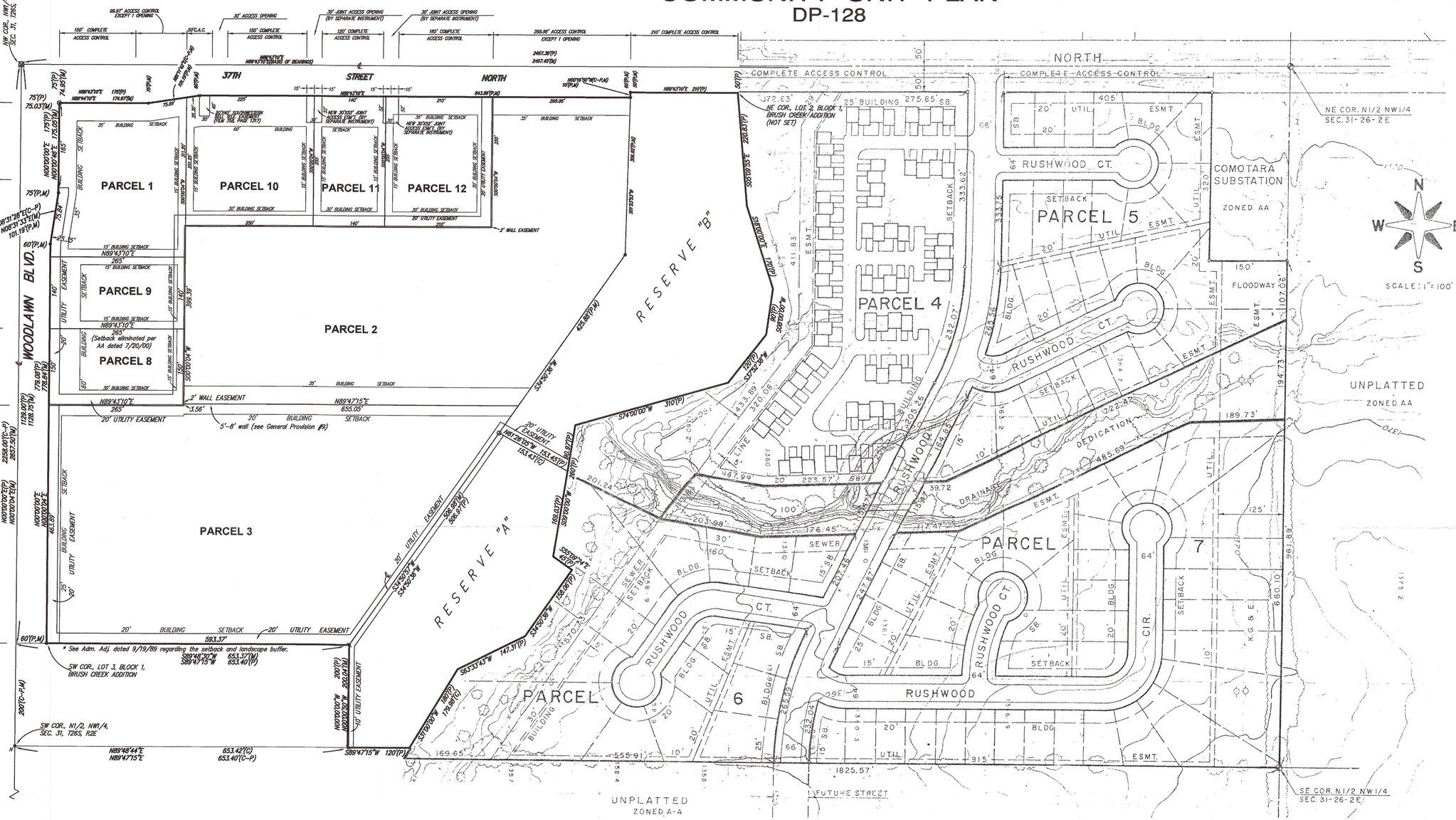
BRUSH CREEK
COMMUNITY UNIT PLAN
DP-128



PARCEL 1
A. Net Area: 1.75 acres or 76,306 Sq. Ft.
B. Maximum Building Coverage: 22,892 Sq. Ft. (30 percent)
C. Maximum Gross Floor Area: 30,522 Sq. Ft.
D. Floor Area Ratio: 40%
E. Maximum Building Height: 35 Feet
F. Number of Buildings: 1 (One)
G. Setbacks: Woodlawn – 35 Feet (See Drawing)
37th Street – 35 Feet
H. Parking ratio: Per Unified Zoning Code.
I. Access Points: 1 opening to 37th Street N.
1 opening to Woodlawn Ave.
J. Proposed Uses: Restaurants, Service Station, Retail Sales, Liquor Store, Financial Institutions, and Offices.

PARCEL 2
A. Net Area: 11.98 Acres or 521,653 Sq. Ft
B. Density: Garden Apartments – 17.1 D.U./acre
Townhouse – 10.3 D.U./acre
C. Maximum Building Coverage: 40%
D. Maximum Building Height: 40 Feet
E. Maximum Number of Buildings: 2 (If developed with commercial uses)
Maximum Number of Dwelling Units:
Garden Apartments – 205
Townhouse – 123
F. Setbacks: (See Drawing)
G. Parking Ratio: Per the Unified Zoning Code
H. Access Points: 1 opening to 37th Street N.
1 opening to Woodlawn Ave.
If Parcel 2 develops with commercial uses, 1 opening to Woodlawn will be permitted.
I. Proposed Uses: Shopping Center Facilities, Retail Sales, Theater, Liquor Store, Financial Institutions, Restaurants, Offices, Bowling Alley, Skating Rink, Apartments/ Townhouses with associated clubhouse uses, and detention pond.

PARCEL 3
A. Net Area: 11.17 acres or 486,550 Sq. Ft.
B. Density: Garden Apartments – 17.1 D.U./acre
Townhouses – 10.3 D.U./acre
C. Maximum Building Coverage: 40%
D. Maximum Building Height: 40 Feet
E. Dwelling Units: Garden Apartments – 191
Townhouses – 115
F. Setbacks: (See Drawing)
G. Parking Ratio: Per the Unified Zoning Code
H. Access Points: 2 openings to Woodlawn Ave.
I. Proposed Uses: Garden Apartments, Townhouses and associated clubhouse uses and detention pond.

(AA dated 12-09-98 reduced south setback to 10 feet with conditions of landscaping per approved plan and wrought iron fence. Abutting property rezoned from MF-29 to LC in 2004)

PARCEL 4
A. Net Area: 7.95 acres or 346,510 Sq. Ft. (Includes 2.5 ac of Floodway)
B. Unit Density: Townhouse – 8.9 D.U./acre
Garden Apartments – 11.7 D.U./acre
C. Maximum Building Coverage: 40%
D. Maximum Building Height: 35 Feet
E. Dwelling Units: Townhouse – 71
Garden Apartments – 93
F. Setbacks: North Line – 25 Feet
West Line – 5 Feet (east of east line of 30 foot sewer easement)
South Line – 20 Feet
East Line – 25 Feet
G. Parking Ratio: Townhouse – 2.0 Per/D.U.
Garden Apartments – 1.5 Per/D.U.
H. Proposed Uses: Townhouse or Garden Apartments

PARCEL 5
A. Net Area: 231,740 Sq. Ft. or 5.32 Acres
B. Unit Density: Single Family – 5.1 D.U./acre
Duplex – 7.9 D.U./acre
Zero Lot Line – 6.1 D.U./acre
C. Maximum Building Coverage: 40%
D. Maximum Building Height: 35 Feet
E. Dwelling Units: Single Family – 27
Duplex – 42
Zero Lot Line – 32
F. Setbacks: 37th St. N. – 20 Feet
Rushwood – 15 feet (side yard)
Rushwood Ct. – 20 Feet
Rear Yard – 20 Feet
G. Parking Ratio: 2.0 Per/D.U.
H. Proposed Uses: Single Family, Zero Lot Line or Duplex

PARCEL 6
A. Net Area: 248,290 Sq. Ft. or 5.70 Acres
B. Density: Duplex – 5.3 D.U./acre
Single Family – 3.3 D.U./acre
Zero Lot Line – 5.3 D.U./acre
Garden Apartments – 11.7 D.U./acre
C. Maximum Building Coverage: 40%
D. Maximum Building Height: 35 Feet
E. Dwelling Units: Duplex – 30
Single Family – 19
Zero Lot Line – 30
F. Setbacks: North Line – 30 Feet
West Line – 5 Feet (east of east line of 30 foot sewer easement)
South Line – 20 Feet
Rushwood – 25 Ft & 15 Ft sideyard
Rushwood Ct – 20 Ft & 15 Ft sideyard
G. Parking Ratio: 2.0 Per/D.U.
H. Proposed Uses: Single Family, Zero Lot Line or Duplex

PARCEL 7
A. Net Area: 386,810 Sq. Ft. or 8.88 Acres
B. Unit Density: Single Family – 4.3 D.U./Acre
Duplex – 6.5 D.U./Acre
Zero Lot Line – 5.5 D.U./Acre
C. Maximum Building Coverage: 40%
D. Maximum Building Height: 35 Feet
E. Dwelling Units: Single Family – 34
Duplex – 8 (4 lots adj. to Rushwood)
Duplex – 58
Zero Lot Line – 49
F. Setbacks: North Line – 30 Feet
Rushwood – 25 Ft & 15 Ft sideyard
Rushwood Ct. – 20 Ft & 15 Ft sideyard
Rushwood Court – 20 Feet
East Line – 135 Feet
South Line – 20 Feet
G. Parking Ratio: 2.0 Per D.U.
H. Proposed Uses: Single Family, Zero Lot Line, or Duplex

PARCEL 8
A. Net Area: 1.05 acres or 45,845 Sq. Ft.
B. Maximum Building Coverage: 13,754 Sq. Ft. (30 percent)
C. Maximum Gross Floor Area: 18,338 Sq. Ft.
D. Floor Area Ratio: 40%
E. Maximum Building Height: 35 Feet
F. Number of Buildings: 1 (One)
G. Setbacks: Woodlawn – 60 Feet (See Drawing)
H. Parking Ratio: Per Unified Zoning Ordinance
I. Access Points: 1 opening to Woodlawn Ave.
J. Proposed Uses: Restaurant, Retail Sales, Liquor Store, financial Institutions, Offices.

PARCEL 9
A. Net Area: 0.86 acres or 37,388 Sq. Ft.
B. Maximum Building Coverage: 11,216 Sq. Ft. (30 percent)
C. Maximum Gross Floor Area: 14,955 Sq. Ft.
D. Floor Area Ratio: 40%
E. Maximum Building Height: 35 Feet
F. Number of Buildings: 1 (One)
G. Setbacks: Woodlawn – 60 Feet (See Drawing)
H. Parking Ratio: 39 spaces per adj. 6/26/2003
I. Access Points: 1 opening to Woodlawn Ave.
J. Proposed Uses: Restaurant, Retail Sales, Liquor Store, Financial Institutions, Offices, and Nightclub in the City. Said nightclub use shall be accessory to a restaurant use and subject to supplemental use regulations in Section III-D.6.e. of the Unified Zoning Code. Associated establishment shall cease operation by 10:00pm Sunday through Wednesday, and midnight Thursday through Saturday. Outdoor Entertainment, as defined by City Code, shall be prohibited.

PARCEL 10
A. Net Area: 1.46 acres or 63,700 Sq. Ft.
B Maximum Building Coverage: 19,110 Sq. Ft. (30 percent)
C. Maximum Gross Floor Area: 25,480 Sq. Ft.
D. Floor Area Ratio: 40%
E. Maximum Building Height: 35 Feet
F. Number of Buildings: 1 (One)
G. Setbacks: 37th Street – 60 Feet (See Drawing)
H. Parking Ratio: 87 spaces per adj. 2/18/2003
I. Access Points: 1 opening to 37th Street
1 Joint Opening with Parcel 11
J. Proposed Uses: Restaurant, Retail Sales, Liquor Store, Financial Institutions, Offices, Apartments, Townhomes, & associated clubhouse uses.

PARCEL 11
A. Net Area: 0.82 Acres or 35,700 Sq. Ft.
B. Maximum Building Coverage: 10,710 Sq. Ft. (30 percent)
C. Maximum Gross Floor Area: 14,280 Sq. Ft.
D. Floor Area Ratio: 40%
E. Maximum Building Height: 35 Feet
F. Number of Buildings: 1 (One)
G. Setbacks: 37th Street – 60 Feet (See Drawing)
H. Parking Ratio: Per Unified Zoning Ordinance
I. Access Points: 1 Joint Opening with Parcel 10
1 Joint Opening with Parcel 12
J. Proposed Uses: Restaurant, Retail Sales, Liquor Store, Financial Institutions, Offices.

PARCEL 12
A. Net Area: 1.23 acres or 53,550 Sq. Ft.
B. Maximum Building Coverage: 16,065 Sq. Ft. (30 percent)
C. Maximum Gross Floor Area: 21,420 Sq. Ft.
D. Floor Area Ratio: 40%
E. Max. Building Height: 35 Feet (Commercial) Feet (Apartments)
F. Max. Number of Buildings: 1 (If developed with commercial uses)
Max. Number of Dwelling Units: Apartments – 30
G. Setbacks: 37th Street – 35 Feet (Apartments)
60 Feet (Commercial)
H. Parking Ratio: Per Unified Zoning Ordinance
I. Access Points: 1 Joint Opening with Parcel 11
J. Proposed Uses: Restaurant, Retail Sales, Liquor Store, Financial Institutions, Offices, Apartments, Townhomes, & associated clubhouse uses.

GENERAL PROVISIONS:

1. Total Gross Land Area: 3,104,405 Sq. Ft. or 71.27 Acres

2. Parking shall be provided in accordance with Section 28.04.140 et. seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description. (AA dated 04/27/98 allowed parking on south 23 feet of Parcel 8 and south 10 feet of Parcels 10-12 for Parcels 2 & 3)

3. Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.

4. A Drainage Plan shall be submitted to City Engineering Dept. for approval. Required guarantees for drainage shall be provided at the time of platting improvements.

5. Major street improvements for Woodlawn Ave. and 37th Street North shall be determined at the time of platting.

6. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:

A. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold. Monument type signs shall be a maximum of 140 sq. ft. each side, except that for Parcel 9 only, a monument-type sign shall be allowed to be spaced 112 feet north of the monument sign on Parcel 8, with said sign on Parcel 9 being limited to a maximum signage area of 100 square feet (AA dated 02/14/2003).

B. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.

C. Portable and off-site signs are not permitted.

D. Window display signs are limited to 25% of the window area.

E. No signs shall be allowed on the rear of any buildings.

7. A plan for a pedestrian walk system shall be required to link proposed buildings with the entrances and sidewalks along Woodlawn Ave. and the sidewalks along 37 Street North. The pedestrian walk system shall be assured by the required submission and approval of an overall site traffic circulation plan by the Planning Director for each parcel prior to issuing building permits.

8. Access controls shall be as shown on the plan.

9. A 5 foot to 8 foot high solid, or semi-solid wall of brick, stone, masonry, architectural stone or similar materials shall be constructed separating commercial uses from residential uses.

A. Such wall will be reduced to 3 feet in height within 20 feet of Woodlawn Ave. and 37th Street North if warranted.

B. If Parcels 2 and 12 develops as apartments or townhomes, the 5 – 8 foot screening wall shall be located along the south line of Parcels 8, 10, and 11 and the east line of Parcels 8, 9, and 11 (would apply to Parcel 1 formerly lying within Parcel 9). If Parcel 2 develops as commercial uses, the screening wall shall be constructed along the south line of Parcels 2 & 8.

C. The wall shall be constructed when and if Parcels 2, 8 – 12 develops as commercial uses.

D. If Parcel 2 develops with commercial uses, the wall requirement along the west line of the floodway may be waived by the Director of Planning provided that the existing hedgerow and other trees are retained. A 5 foot to 8 foot masonry wall will by required around all service areas even if the trees are retained.

E. A landscape plan showing the location and size of all existing trees to be retained shall be submitted to the Planning Department prior to the issuance of any building permits in Parcel 2. After reviewing the landscape plan, the Director of Planning may require additional material be planted to augment the existing trees and/or replace trees that have died or been removed.

10. All exterior lighting shall be shielded to direct light disbursement in a downward direction.

11. All parcels shall share similar or consistent parking lot lighting elements (i.e. fixture, poles, and lamps, and etc.)

A. Limited height of light poles to 14 feet within 100 feet of abutting residential-zoned property, 27 feet for Parcel 9 (AA dated 01/21/03); 32 feet for Parcel 12 (AA dated 12/03/2003); 14 feet within 100 feet of residential; and and 20 feet on the remainder of the tract (Clarification letter dated 01/02/2003).

B. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.

12. Utilities shall be installed underground on all parcels.

13. Landscaping for this site shall be required as follows:

A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.

B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.

C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.

14. Rooftop mechanical equipment shall be screened from ground level view per Code of the City of Wichita.

15. Trash receptacles shall be appropriately screened to reasonably hide them for ground view.

16. If Parcels 2, 8 – 12 develop commercially together, buildings shall share uniform architectural character, color texture, and the same predominate exterior building material. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent and must employ materials similar to surrounding residential area. Metal shall not be permitted as a predominately exterior building material for any building on the site. Should Parcels 2 and 12 develop with apartment uses then the architectural control shall only apply to Parcels 8 – 11.

17. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his/her designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.

18. The transfer of title of all or any portion of 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 by binding upon present owners, their successors, and assigns.

19. The development of multi-family uses in Parcels 2 and 3 shall proceed in substantial accordance with the submitted site plan and elevation drawings, as recommended for approval by the Planning Commission and/or approved by the Governing Body.

NOTE: See MAPD memo dated 9/19/89 regarding the setback for Lot 8, Block 3, Brush Creek 3rd Addition and memo dated 7/16/90 regarding the setback for Lot 21, Block 3, Brush Creek 3rd Addition. AA dated 12/09/1998 regarding setbacks.

APPROVED CUP
MAPC Oct. 6 2022
WP-2022-00038-CUP
Copy 1 of 4

Amended: October 14, 2022
Adjusted: April 11, 2003
Adjusted: June 14, 2002
Adjusted: April 15, 2002
Amended: March 12, 1998

SCALE: 1" = 100'

DP-128
BRUSH CREEK COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

Wichita-Sedgwick County Metropolitan Area Planning Department

October 14, 2022

Bel Aire Partners #1 LLC
8100 E. 22nd St. N., Bldg. 1700-2
Wichita, KS 67226
Reno, NV 89511

Baughman Company
Attn: Phil Meyer
315 S Ellis
Wichita, KS 67211

RE: CUP2022-00038: Community Unit Plan (DP-128) amendment request in the City to permit live music and entertainment (defined as "nightclub in the City") as an accessory use to a restaurant; generally located on the south side of East 37th Street North and within one-quarter mile east of North Woodlawn Boulevard.

Dear Applicant;

At its regular meeting on **September 15, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request subject to the following conditions:

1. The amended language regarding additional uses shall apply only to Parcel 9.

2. The hours of operation of the entertainment provided by the establishment shall be limited to 10:00 p.m. Sunday through Wednesday and midnight Thursday through Saturday.

3. Outdoor Entertainment (as defined by City Code) shall be prohibited.

4. All other requirements of the CUP remain in effect unless or until a separate zoning action is approved.

5. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

District Advisory Board I (DAB) recommended approval of this case at their meeting on Monday, October 3, 2022. No protests were submitted against this case. Therefore, the MAPC decision is final.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Eryn Ebach Freund
Associate Planner

Enclosure: Resolution No. CUP2022-00038

Copies to: MABCD
Brandon Johnson, City Council District I
Tasha Hayes, CSR District I
Shawn Mellies, City Engineering

Northeast K-96 Neighborhood Association
Attn: Whitney Englert
7321 E. 35th St. N.
Wichita, KS 67226

RESOLUTION No. **CUP2022-00038**

A RESOLUTION AUTHORIZING AN AMENDMENT TO DP-128 BRUSH CREEK COMMUNITY UNIT PLAN TO PERMIT NIGHTCLUB IN THE CITY ON PARCEL 9; ON PROPERTY ZONED LC LIMITED COMMERCIAL; GENERALLY LOCATED ON THE SOUTHEAST CORNER OF EAST 37TH STREET NORTH AND NORTH WOODLAWN BOULEVARD, IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-D, AS ADOPTED BY ORDINANCE NO. 44-975 AS AMENDED.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS:

SECTION 1. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section V-D of the Wichita-Sedgwick County Unified Zoning Code, for an approximately 0.8-acre property zoned LC Limited Commercial with CUP DP-128, legally described below:

CUP2022-00038
DP-128

Lot 3, Block 1 of the Brush Creek 3rd Addition to the City of Wichita, Sedgwick County, Kansas.

Parcel 9 text of Community Unit Plan DP-128 shall read:

Proposed Uses- Restaurant, Retail Sales, Liquor Store, Financial Institutions, Offices, and Nightclub in the City subject to the following conditions:

1. Nightclub in the City shall be accessory to a restaurant use.

2. The hours of operation of the entertainment provided by the establishment shall be limited to 10:00 p.m. Sunday through Wednesday and midnight Thursday through Saturday.

3. Outdoor Entertainment (as defined by City Code) shall be prohibited.

The amendment is hereby GRANTED, subject to the following conditions:

1. The amended language regarding additional uses shall apply only to Parcel 9.

2. All other requirements of the CUP remain in effect unless or until a separate zoning action is approved.

3. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

SECTION 2. That upon the taking effect of this Resolution, the notation of such Community Unit Plan Amendment shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION 3. That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

Adopted this 6 Day of October 2022.

METROPOLITAN AREA PLANNING COMMISSION

Ann M. Fox, Chair

ATTEST:

Scott A. Wadle, Secretary

McClatchy

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	307176	Print Legal Ad - IPL0086458		$157.71	2	94 L

Attention: MANDY HEBERT
CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

LEGAL PUBLICATION

OCA 150004

Published in The Wichita Eagle on August 25, 2022
(One Time Only)
MAPC/BZA September 15, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, September 15, 2022, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.

CON2022-00031: Conditional Use request in the City for "Nightclub in the City" in Central Business District (CBD) zoning; generally located on the east side of South Broadway Avenue and within 250 feet south of East Douglas Avenue (124 South Broadway Avenue).

CUP2022-00038: Community Unit Plan (DP-128) amendment request in the City to permit live music and entertainment (defined as "nightclub in the City") as an accessory use to a restaurant; generally located on the south side of East 37th Street North and within one-quarter mile east of North Woodlawn Boulevard.

ZON2022-00043: Zone change request in the City from LI Limited Industrial to GO General Office for development of an apartment complex and office space; generally located on the north side of East 37th Street North and approximately 500 feet east of North Rock Road.

ZON2022-00044: Zone change request in the City from TF-3 Two-Family Residential to B Multi-Family Residential for redevelopment for medical use; generally located within two blocks east of North Hillside Avenue and one block north of East Murdock Avenue. (839 North Vassar).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate:

1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email Planning@wichita.gov
Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department
Attn: Scott Wadle
271 W. 3rd Street – Suite 201
Wichita, KS 67202
Phone 316.268.4421
Fax 316.858.7764

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/651544141
You can also dial in using your phone.
United States: +1 (571) 317-3112
Access Code: 651-544-141
Join from a video-conferencing room or system.
Dial in or type: 67.217.95.2 or inroomlink.goto.com
Meeting ID: 651 544 141
Or dial directly: 651544141@67.217.95.2 or 67.217.95.2##651544141
New to GoToMeeting? Get the app now and be ready when your first meeting starts:
https://global.gotomeeting.com/install/651544141

Attend In-Person

You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor,
Wichita, Kansas 67202.The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on August 25, 2022
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0086458
Aug 25 2022

In The STATE OF KANSAS
In and for the County of Sedgwick

No. of Insertions: 1
Beginning Issue of: 08/25/2022
Ending Issue of: 08/25/2022

STATE OF KANSAS)
SS
County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 08/25/2022 to 08/25/2022.

M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 08/25/2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County

STEFANI SCOTT BEARD
My Notary ID # 131788951
Expires October 23, 2022

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

WICHITA—SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO:

STAFF REPORT
MAPC: September 15, 2022
DAB I: September 12, 2022

CASE NUMBER:	CUP2022-00038 (City)
APPLICANT/AGENT:	Bel Aire Partners #1, LLC (Applicant), Baughman Company (Agent)
REQUEST:	Amendment to CUP DP-128
CURRENT ZONING:	LC Limited Commercial, SF-5 Single Family Residential
SITE SIZE:	7.75 acres
LOCATION:	Generally located on the south side of East 37th Street North and within one-quarter mile east of North Woodlawn Boulevard (3750 North Woodlawn Boulevard).
PROPOSED USE:	To permit live music and entertainment as an accessory use to a restaurant (defined as Nightclub in the City).
RECOMMENDATION:	Approval with conditions



BACKGROUND: The applicant is requesting an Amendment to the Brush Creek Community Unit Plan, CUP DP-128 to permit live music and entertainment (defined as "Nightclub in the City") as an accessory use to a restaurant on Parcel 9. The subject site is zoned LC Limited Commercial District and is located on the southeast corner of East 37th Street North and North Woodlawn Boulevard (3750 North Woodlawn Boulevard). Parcel 9 is approximately 0.8-acres in size and is developed with a 7,200 square foot strip retail center with frontage on North Woodlawn Boulevard. Suite #2 of the retail center is occupied by Jumbo's Beef & Brew, a restaurant and bar and the site of the proposed request for entertainment.

The proposed amended language would allow live music and entertainment as an accessory use to a restaurant on Parcel 9, subject to Supplemental Use Regulations in Section III.D.6.w of the U.Z.C and the development guidelines of CUP DP-128.

The applicant has proposed the operation of the entertainment shall cease by:

- 11:00 p.m. Sunday through Wednesday
- 2:00 a.m. Thursday through Saturday.

Beginning at the intersection of North Woodlawn Boulevard and East 37th Street North, CUP DP-128 extends approximately a half-mile west and one-quarter mile south. The CUP is developed with commercial uses at the intersection, an apartment complex to the southwest, and townhouses and single-family residences to the east. East Fork Chisholm Creek and approximately seven acres of platted drainage reserve separate the commercial uses and apartment complex from the residential neighborhoods to the east (see attachment 3, CUP DP-128 Brush Creek Community Unit Plan).

Properties abutting the subject site to the north, south, and east are zoned LC Limited Commercial District; are within the CUP; and are developed with a pharmacy, strip retail, and a retention pond. The subject site abuts the North Woodlawn Boulevard right-of-way to the west, facing a Dillon's Grocery Store located across North Woodlawn Boulevard on its west side.

Section III-D.6.w of the Unified Zoning Code (U.Z.C) requires a conditional use for a Tavern and Drinking Establishment and "Nightclub in the City" when it is within 300 feet of a church or place of worship; public park; public or parochial school; or residential zoning district. When these uses are requested on property within a Community Unit Plan, a CUP amendment may act in lieu of a conditional use because the public hearing process is the same. An apartment complex zoned MF-29 Multi-Family Residential is located in the southwest corner of this CUP, approximately 150 feet south of the proposed site. Therefore, a Conditional Use would be required even if the retail strip was not located in CUP DP-128.

The CUP DP-128 currently lists the following as permitted uses on Parcel 9:

- Restaurant
- Retail Sales
- Liquor Store
- Financial Institution
- Office

It approved, the amended language would allow live music and entertainment as an accessory use to a restaurant, subject to the development guidelines of CUP DP-128. Due to the site's proximity to residential uses, staff recommends that entertainment hours end at 10:00 p.m. Sunday through Thursday and midnight on Friday and Saturday. Staff also recommends prohibiting any outdoor entertainment. A stone fence and mature trees are located on the east property line. This screening and the separation provided by the platted

drainage reserves could mitigate the visual and aural impacts of the Night Club on the residential properties to the east.

CASE HISTORY: In 1998, the subject site was platted at Lot 3, Block 1 of Brush Creek 3rd Addition. In 1998, DP-128, Brush Creek Community Unit Plan, was established. In 2003, an adjustment to the language for Parcel 9 was approved, reducing the total number of required parking stalls to 39.

ADJACENT ZONING AND LAND USE:

North:	LC with CUP DP-128	Retail
South:	LC with CUP DP-128	Restaurants and retail
East:	LC with CUP DP-128	Undeveloped
West:	LC with CUP DP-203	Retail

PUBLIC SERVICES: North Woodlawn Boulevard and East 37th Street North are paved, four-lane arterials with sidewalks on all sides. This subject site has two points of access from North Woodlawn Boulevard to its parking lot, shared with the retail strip to its south. Wichita Transit does not provide regular transit service to this area. All municipal services are in place and can accommodate the required services to the site.

CONFORMANCE TO PLANS/POLICIES: The proposed application is in conformance with the *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan).

The *2035 Wichita Future Growth Concept Map*, which outlines the preferred land uses within the *Plan* area, identifies this subject site as appropriate for "New Residential" development. "New Residential" areas are described as those that "likely will be developed or redeveloped by 2035 with uses predominately found in the Residential category." In addition to residential uses, the *Plan* anticipates pockets of industrial and commercial uses are likely to develop in these areas "based upon market-driven location factors." As the request to permit live music and entertainment is in response to market demand, this use is found to be in conformance with the "New Residential" category.

Locational Guidelines provided by the *Plan* provide a framework for land use decisions in the *Plan* area. General Locational Guidelines encourage development which maximizes public investment in infrastructure and public services. Adding live music and entertainment as an accessory use to the restaurant would allow the existing infrastructure to be utilized to a fuller extent, maximizing public investment. Additionally, guidelines recommend a development pattern which buffers higher-intensity uses from those of a lesser-intensity. In this case, the restaurant and entertainment would be buffered from residential development to the east by the existing fence and tree line, as well as the platted drainage reserves. The abutting commercial uses to the north and south would have a similar effect, providing a transition in scale from the requested use to nearby residential uses.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends that the amendment to CUP DP-128 be **APPROVED** subject to the development guidelines of the amended CUP and the following conditions:

1. The amended language regarding additional uses shall apply only to Parcel 9.

2. The hours of operation of the entertainment provided by the establishment shall be limited to 10:00 p.m. Sunday through Thursday and midnight Friday and Saturday

3. Outdoor Entertainment (as defined by City Code) shall be prohibited.

4. All other requirements of the CUP remain in effect unless or until a separate zoning action is approved.

5. The applicant shall submit four revised copies of the CUP and one electronic copy of the revised CUP to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

This recommendation is based on the following findings:

1. The zoning, uses, and character of the neighborhood: Properties abutting the subject site to the north, south, and east are zoned LC Limited Commercial District; are within the CUP; and are developed with a pharmacy, strip retail, and a retention pond. The subject site abuts the North Woodlawn Boulevard right-of-way to the west, and a Dillon's Grocery Store is located across North Woodlawn Boulevard, with frontage on its west side.

2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned LC Limited Commercial District with CUP DP-128, which permits Restaurants, Retail Sales, Liquor Store, Financial Institutions, and Offices. The proposed amendment allows similar uses on the site.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: The proposed CUP amendment may lead to an increase in noise pollution, which may negatively impact nearby residential properties. However, the distance between the restaurant and nearby residential properties would prevent any substantial increase in noise from occurring in the neighborhoods. Likewise, as recommended by staff, limits to the hours of operation would mitigate possible sound impacts.

4. Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of the request represents a gain to the public in that it contributes to supporting economic opportunity in the area. Denial of the request could represent a loss in the use and enjoyment of the applicant's property. Approval of this application is not anticipated to significantly impact public health, safety, or welfare.

5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The proposed application conformed to the *Community Investments Plan*, as noted above.

6. Impact of the proposed development on community facilities: It is not anticipated that the proposed use should negatively impact community facilities.

Attachments:
1) Recommended CUP Amended Language
2) CUP DP-128 Brush Creek Community Unit Plan Drawing
3) Aerial Map
4) Zoning Map
5) Land Use Map
6) Site Photos

Parcel 6: Net Area – 0.86 Acres (37,388 sq. ft.)

Maximum Building Coverage – 11,216 sq. ft. (30%)

Maximum Gross Floor Area – 14,955 sq. ft.

Floor Area Ratio – 40%

Maximum Building Height – 35 feet

Maximum Number of Buildings – 1

Setbacks- Woodlawn – 60 feet

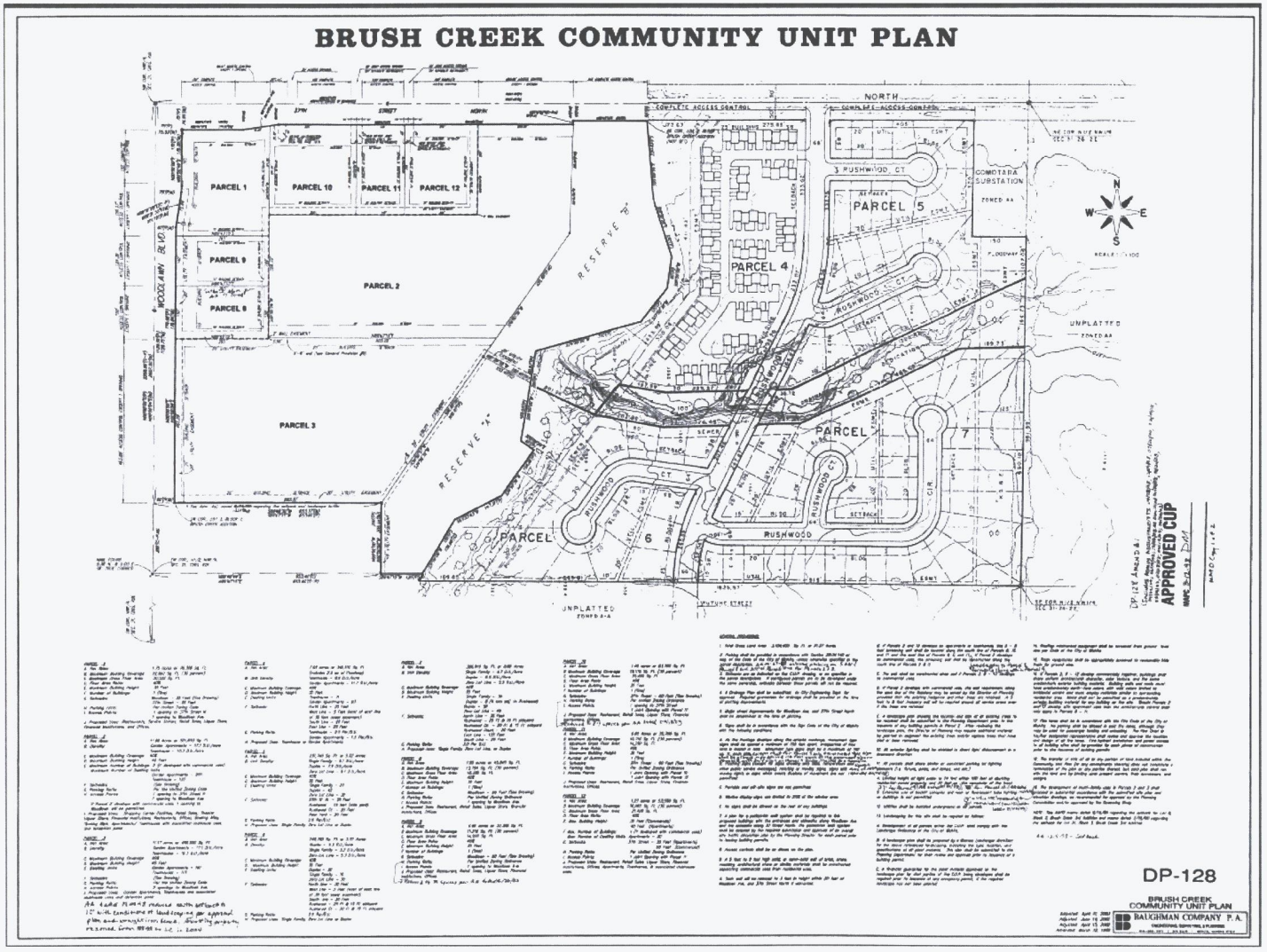
Parking Ration – As per city code; Reduced to 39 spaces (Adm. Adj. 6/26/03)

Access Points – 1 opening to Woodlawn Avenue

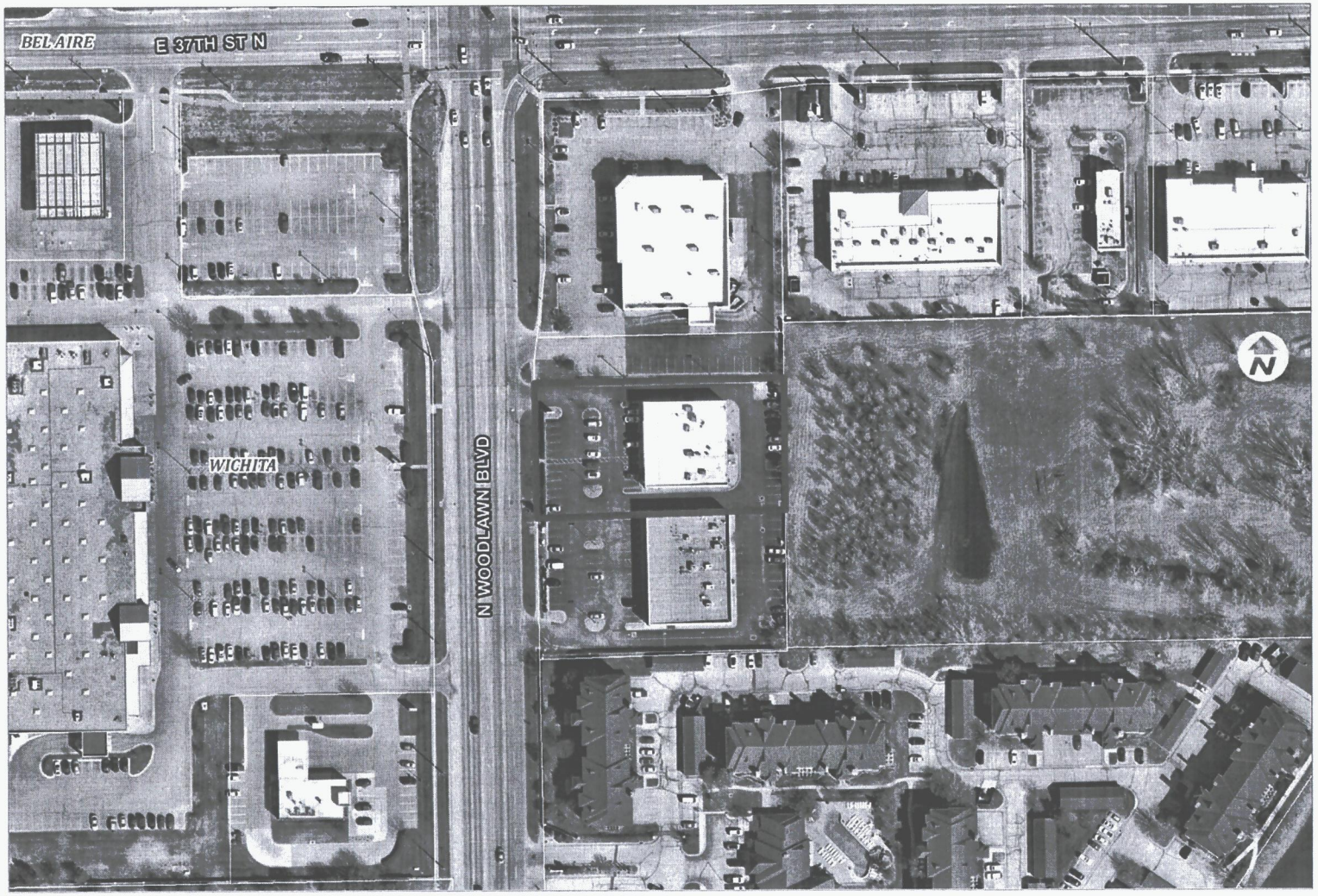
Proposed Uses – Restaurant, Retail Sales, Liquor Store, Financial Institutions, Offices, and **Nightclub in the City subject to the following conditions:**

- Nightclub in the City shall be accessory to a restaurant use.
- The hours of operation of the entertainment provided by the establishment shall be limited to 10:00 p.m. Sunday through Thursday and midnight Friday and Saturday
- Outdoor Entertainment (as defined by City Code) shall be prohibited.

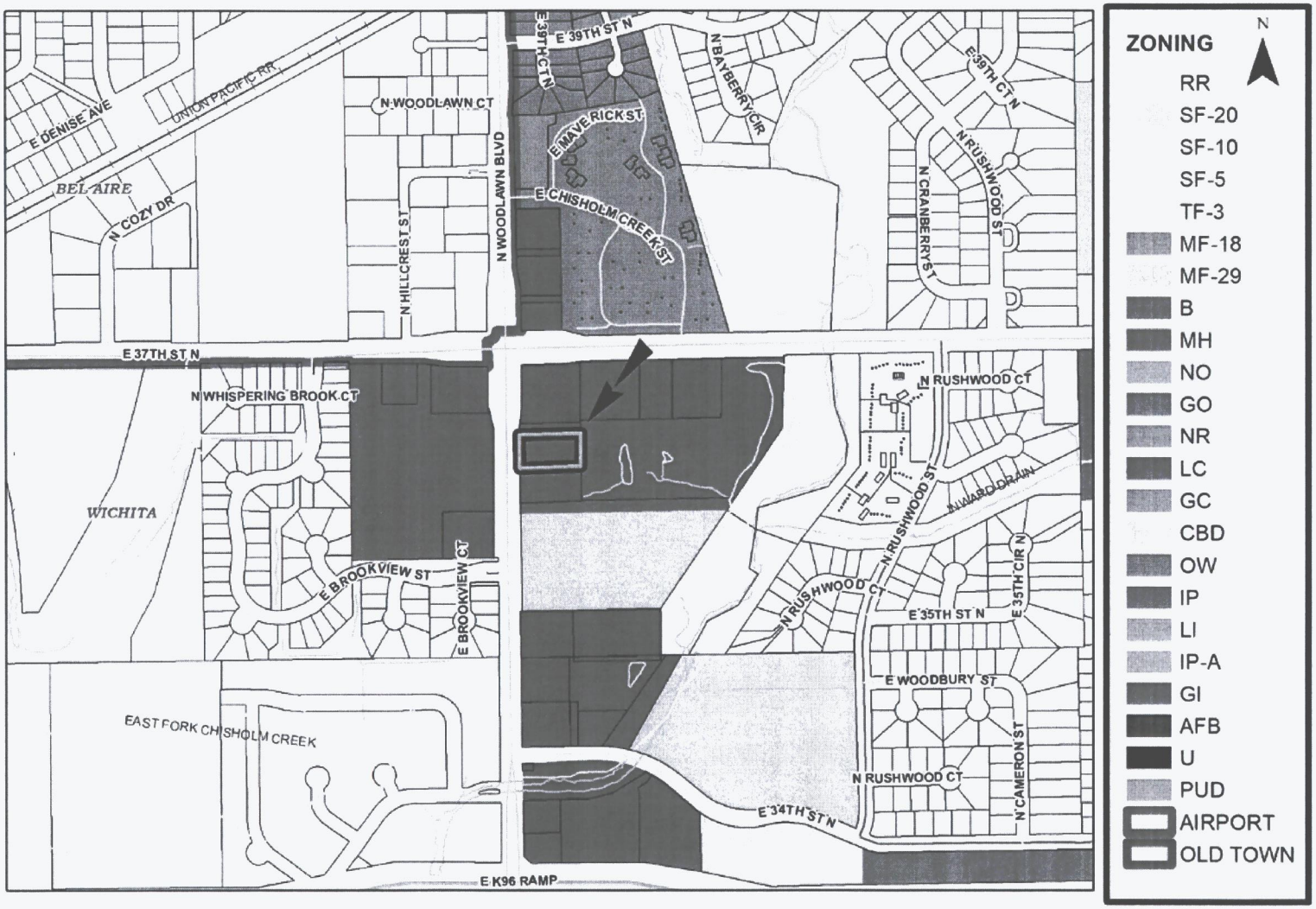
Attachment 2, CUP DP-128 Brush Creek Community Unit Plan



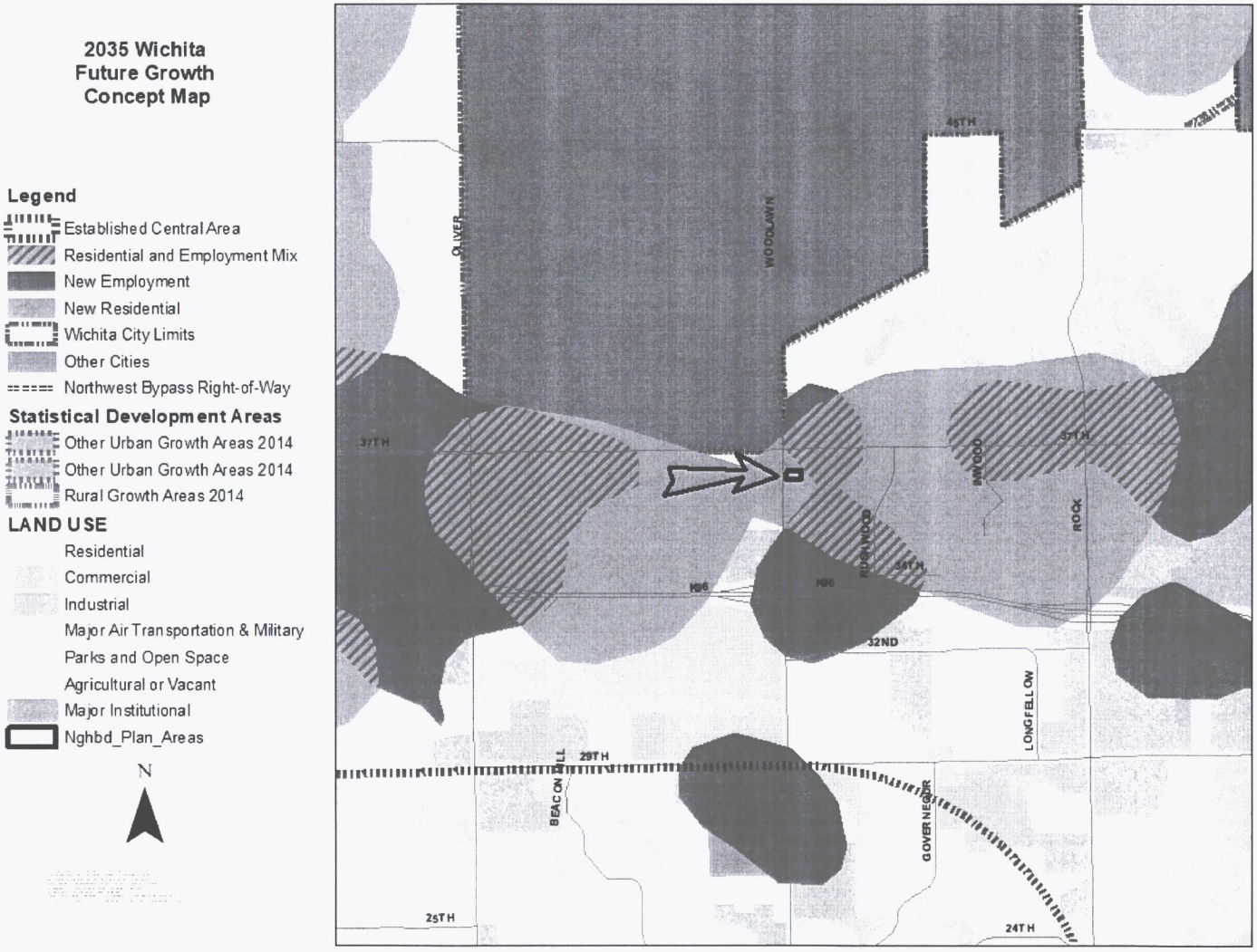
Attachment 3, Aerial Map



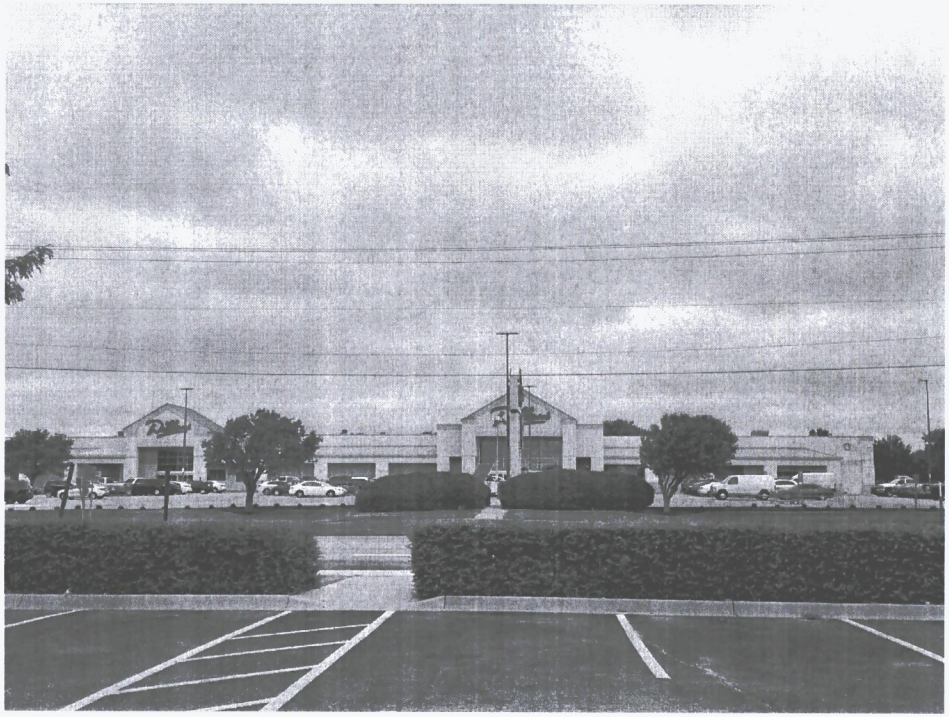
Attachment 4, Zoning Map



Attachment 5, Land Use Map




4 Seasons
Nails & Organics



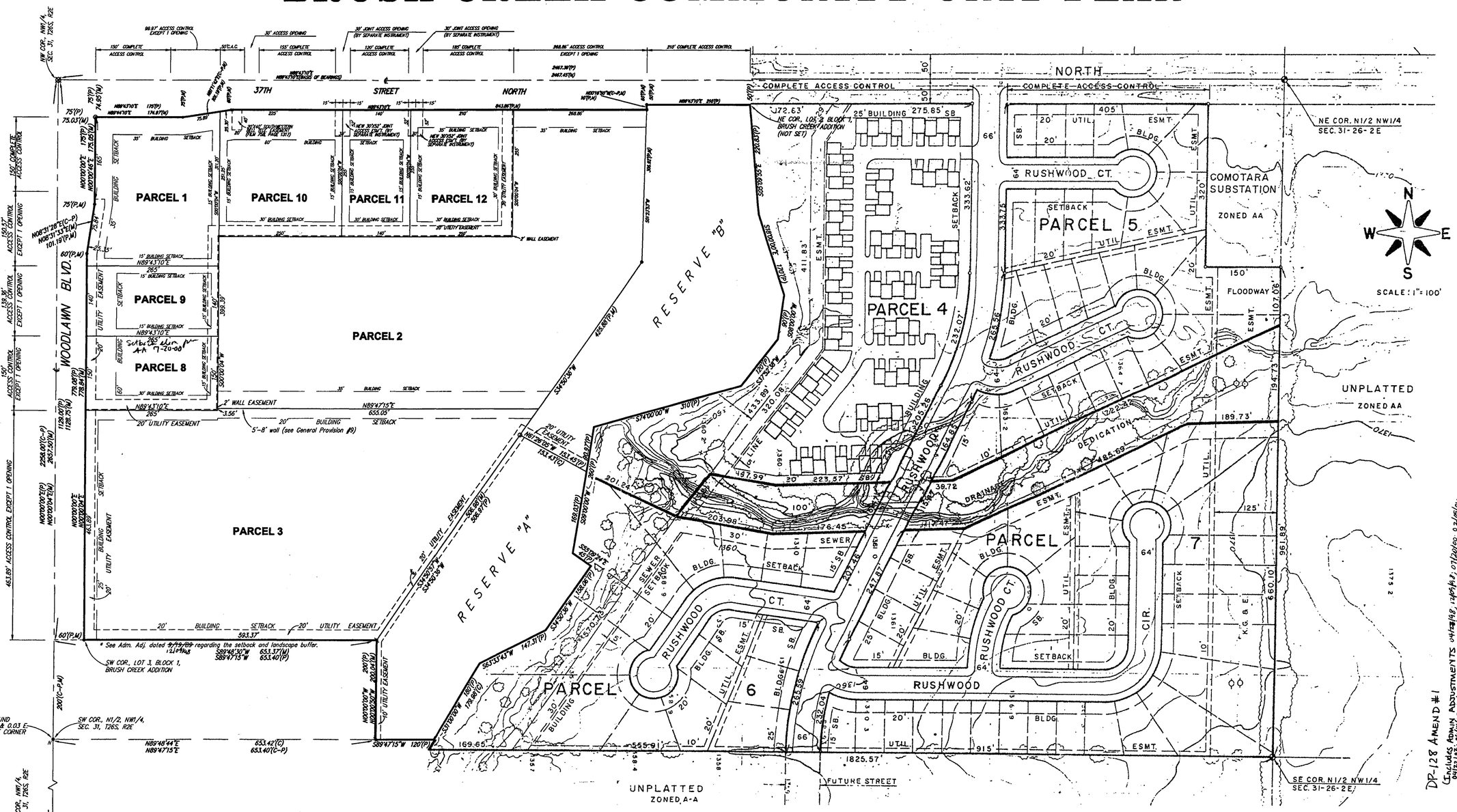

White Glove


EASTERN GATE





BRUSH CREEK COMMUNITY UNIT PLAN



DP-128 AMEND #1
(Includes ADMIN ADJUSTMENTS of 4/18/89, 12/19/91, 5/11/92, 5/11/93, 6/15/93, 9/15/93, 10/13/93, 2/11/94, 10/24/96, 9/15/97, 9/16/98, 10/20/00, 9/4/01 & 10/15/03)

APPROVED CUP

MAPC 3-12-98 DM

MAPD Copy 1 of 2

PARCEL 1
A. Net Area: 1.75 acres or 76,306 Sq. Ft.
B. Maximum Building Coverage: 22,892 Sq. Ft. (30 percent)
C. Maximum Gross Floor Area: 30,522 Sq. Ft.
D. Floor Area Ratio: 40%
E. Maximum Building Height: 35 Feet
F. Number of Buildings: 1 (One)
G. Setbacks: Woodlawn – 35 Feet (See Drawing)
37th Street – 35 Feet
H. Parking ratio: Per Unified Zoning Code.
I. Access Points: 1 opening to 37th Street N.
1 opening to Woodlawn Ave.
J. Proposed Uses: Restaurants, Service Station, Retail Sales, Liquor Store, Financial Institutions, and Offices.

PARCEL 2
A. Net Area: 11.98 Acres or 521,653 Sq. Ft.
B. Density: Garden Apartments – 17.1 D.U./acre
Townhouse – 10.3 D.U./acre
C. Maximum Building Coverage: 40%
D. Maximum Building Height: 40 Feet
E. Maximum Number of Buildings: 2 (if developed with commercial uses)
Maximum Number of Dwelling Units:
Garden Apartments – 205
Townhouse – 123
F. Setbacks: (See Drawing)
G. Parking Ratio: Per the Unified Zoning Code
H. Access Points: 1 opening to 37th Street N.
1 opening to Woodlawn Ave.
If Parcel 2 develops with commercial uses, 1 opening to Woodlawn will be permitted.
I. Proposed Uses: Shopping Center Facilities, Retail Sales, Theater, Liquor Store, Financial Institutions, Restaurants, Offices, Bowling Alley, Skating Rink, Apartments/ Townhouses with associated clubhouse uses, and detention pond.

PARCEL 3
A. Net Area: 11.17 acres or 486,550 Sq. Ft.
B. Density: Garden Apartments – 17.1 D.U./acre
Townhouses – 10.3 D.U./acre
C. Maximum Building Coverage: 40%
D. Maximum Building Height: 40 Feet
E. Dwelling Units: Garden Apartments – 191
Townhouses – 115
F. Setbacks: (See Drawing)
G. Parking Ratio: Per the Unified Zoning Code
H. Access Points: 2 openings to Woodlawn Ave.
I. Proposed Uses: Garden Apartments, Townhouses and associated clubhouse uses and detention pond.

AA dated 12-04-98 reduced south setback to 10' with conditions of landscaping per approved plan and wrought iron fence. Abutting property rezoned from MF-18 to LC in 2004.

PARCEL 4
A. Net Area: 7.95 acres or 346,510 Sq. Ft. (Includes 2.5 ac of Floodway)
B. Unit Density: Townhouse – 8.9 D.U./acre
Garden Apartments – 11.7 D.U./acre
C. Maximum Building Coverage: 40%
D. Maximum Building Height: 35 Feet
E. Dwelling Units: Townhouse – 71
Garden Apartments – 93
F. Setbacks: North Line – 25 Feet
West Line – 5 Feet (east of east line of 30 foot sewer easement)
South Line – 20 Feet
East Line – 25 Feet
G. Parking Ratio: Townhouse – 2.0 Per/D.U.
Garden Apartments – 1.5 Per/D.U.
H. Proposed Uses: Townhouse or Garden Apartments

PARCEL 5
A. Net Area: 231,740 Sq. Ft. or 5.32 Acres
B. Unit Density: Single Family – 5.1 D.U./acre
Duplex – 7.9 D.U./acre
Zero Lot Line – 6.1 D.U./acre
C. Maximum Building Coverage: 40%
D. Maximum Building Height: 35 Feet
E. Dwelling Units: Single Family – 27
Duplex – 42
Zero Lot Line – 32
F. Setbacks: 37th St. N. – 20 Feet
Rushwood – 15 feet (side yard)
Rushwood Ct. – 20 Feet
Rear Yard – 20 Feet
G. Parking Ratio: 2.0 Per/D.U.
H. Proposed Uses: Single Family, Zero Lot Line or Duplex

PARCEL 6
A. Net Area: 248,260 Sq. Ft. or 5.70 Acres
B. Density: Duplex – 5.3 D.U./acre
Single Family – 3.3 D.U./acre
Zero Lot Line – 5.3 D.U./acre
C. Maximum Building Coverage: 40%
D. Maximum Building Height: 35 Feet
E. Dwelling Units: Duplex – 30
Single Family – 19
Zero Lot Line – 30
F. Setbacks: North Line – 30 Feet
West Line – 5 Feet (east of east line of 30 foot sewer easement)
South Line – 20 Feet
Rushwood – 25 Ft. & 15 Ft. sideyard
Rushwood Ct. – 20 Ft & 15 Ft sideyard
G. Parking Ratio: 2.0 Per/D.U.
H. Proposed Uses: Single Family, Zero Lot Line or Duplex

PARCEL 7
A. Net Area: 386,810 Sq. Ft. or 8.88 Acres
B. Unit Density: Single Family – 4.3 D.U./Acre
Duplex – 6.5 D.U./Acre
Zero Lot Line – 5.5 D.U./Acre
C. Maximum Building Coverage: 40%
D. Maximum Building Height: 35 Feet
E. Dwelling Units: Single Family – 34
Duplex – 8 (4 lots adj. to Rushwood)
Duplex – 58
Zero Lot Line – 49
F. Setbacks: North Line – 30 Feet
Rushwood – 25 Ft & 15 Ft sideyard
Rushwood Cir. – 20 Ft & 15 Ft sideyard
Rushwood Court – 20 Feet
East Line – 135 Feet
South Line – 20 Feet
G. Parking Ratio: 2.0 Per D.U.
H. Proposed Uses: Single Family, Zero Lot Line, or Duplex

PARCEL 8
A. Net Area: 1.05 acres or 45,845 Sq. Ft.
B. Maximum Building Coverage: 13,754 Sq. Ft. (30 percent)
C. Maximum Gross Floor Area: 18,338 Sq. Ft.
D. Floor Area Ratio: 40%
E. Maximum Building Height: 35 Feet
F. Number of Buildings: 1 (One)
G. Setbacks: Woodlawn – 60 Feet (See Drawing)
H. Parking Ratio: Per Unified Zoning Ordinance
I. Access Points: 1 opening to Woodlawn Ave.
J. Proposed Uses: Restaurant, Retail Sales, Liquor Store, financial institutions, Offices.

PARCEL 9
A. Net Area: 0.86 acres or 37,388 Sq. Ft.
B. Maximum Building Coverage: 11,216 Sq. Ft. (30 percent)
C. Maximum Gross Floor Area: 14,955 Sq. Ft.
D. Floor Area Ratio: 40%
E. Maximum Building Height: 35 Feet
F. Number of Buildings: 1 (One)
G. Setbacks: Woodlawn – 60 Feet (See Drawing)
H. Parking Ratio: Per Unified Zoning Ordinance
I. Access Points: 1 opening to Woodlawn Ave.
J. Proposed Uses: Restaurant, Retail Sales, Liquor Store, Financial Institutions, Offices.
Reduced to 35 spaces per AA dated 10/26/03

PARCEL 10
A. Net Area: 1.46 acres or 63,700 Sq. Ft.
B. Maximum Building Coverage: 19,110 Sq. Ft. (30 percent)
C. Maximum Gross Floor Area: 25,480 Sq. Ft.
D. Floor Area Ratio: 40%
E. Maximum Building Height: 35 Feet
F. Number of Buildings: 1 (One)
G. Setbacks: 37th Street – 60 Feet (See Drawing)
H. Parking Ratio: Per Unified Zoning Ordinance
I. Access Points: 1 opening to 37th Street
1 Joint Opening with Parcel 11
J. Proposed Uses: Restaurant, Retail Sales, Liquor Store, Financial Institutions, Offices.
Reduced to 87 spaces per AA dated 02/12/03

PARCEL 11
A. Net Area: 0.82 Acres or 35,700 Sq. Ft.
B. Maximum Building Coverage: 10,710 Sq. Ft. (30 percent)
C. Maximum Gross Floor Area: 14,280 Sq. Ft.
D. Floor Area Ratio: 40%
E. Maximum Building Height: 35 Feet
F. Number of Buildings: 1 (One)
G. Setbacks: 37th Street – 60 Feet (See Drawing)
H. Parking Ratio: Per Unified Zoning Ordinance
I. Access Points: 1 Joint Opening with Parcel 10
1 Joint Opening with Parcel 12
J. Proposed Uses: Restaurant, Retail Sales, Liquor Store, Financial Institutions, Offices.

PARCEL 12
A. Net Area: 1.23 acres or 53,550 Sq. Ft.
B. Maximum Building Coverage: 16,065 Sq. Ft. (30 percent)
C. Maximum Gross Floor Area: 21,420 Sq. Ft.
D. Floor Area Ratio: 40%
E. Max. Building Height: 35 Feet (Commercial)
40 Feet (Apartments)
F. Max. Number of Buildings: 1 (if developed with commercial uses)
Max. Number of Dwelling Units: Apartments – 30
G. Setbacks: 37th Street – 35 Feet (Apartments)
60 Feet (Commercial)
H. Parking Ratio: Per Unified Zoning Ordinance
I. Access Points: 1 Joint Opening with Parcel 11
J. Proposed Uses: Restaurant, Retail Sales, Liquor Store, Financial Institutions, Offices, Apartments, Townhomes, & associated clubhouse uses.

GENERAL PROVISIONS:

1. Total Gross Land Area: 3,104,405 Sq. Ft. or 71.27 Acres

2. Parking shall be provided in accordance with Section 28.04.140 et. seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description. AA dated 12-04-98 allowed reduction on S 2.5' of Parcel 8 and S10'of Parcel 9 for Parcels 2 & 3.

3. Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.

4. A Drainage Plan shall be submitted to City Engineering Dept. for approval. Required guarantees for drainage shall be provided at the time of platting improvements.

5. Major street improvements for Woodlawn Ave. and 37th Street North shall be determined at the time of platting.

6. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:

A. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold. Monument type signs shall be a maximum of 140 sq. ft. each side except that for Parcel 9 only, an amount type sign shall be allowed to be spaced 11.6 feet from the monument sign located on the adjacent Parcel 9 (Drive-Thru) to a maximum of 180 sq. ft. each side. Parcel 9 Drive-Thru limited to a maximum of 8 feet in height.
B. Flashing signs (except for signs showing only time, temperature and gasoline or other public service messages), rotating or moving signs, signs with moving elements (i.e. fixture, poles, and lamps, and etc.) moving lights or signs which create illusions of movement are not permitted. AA dated 02/14/03
C. Portable and off-site signs are not permitted.
D. Window display signs are limited to 25% of the window area.
E. No signs shall be allowed on the rear of any buildings.

7. A plan for a pedestrian walk system shall be required to link proposed buildings with the entrances and sidewalks along Woodlawn Ave. and the sidewalks along 37 Street North. The pedestrian walk system shall be assured by the required submission and approval of an overall site traffic circulation plan by the Planning Director for each parcel prior to issuing building permits.

8. Access controls shall be as shown on the plan.

9. A 5 foot to 8 foot high solid, or semi-solid wall of brick, stone, masonry, architectural stone or similar materials shall be constructed separating commercial uses from residential uses.

A. Such wall will be reduced to 3 feet in height within 20 feet of Woodlawn Ave. and 37th Street North if warranted.

B. If Parcels 2 and 12 develops as apartments or townhomes, the 5 – 8 foot screening wall shall be located along the south line of Parcels 8, 10, and 11 and the east line of Parcels 8, & and 11. If Parcel 2 develops as commercial uses, the screening wall shall be constructed along the south line of Parcels 2 & 8. Would apply to Parcel 2 formerly lying within Parcel 9

C. The wall shall be constructed when and if Parcels 2, 8 – 12 develops as commercial uses.

D. If Parcel 2 develops with commercial uses, the wall requirement along the west line of the Roadway may be waived by the Director of Planning provided that the existing hedgerow and other trees are retained. A 5 foot to 8 foot masonry wall will by required around all service areas even if the trees are retained.

E. A landscape plan showing the location and size of all existing trees to be retained shall be submitted to the Planning Department prior to the issuance of any building permits in Parcel 2. After reviewing the landscape plan, the Director of Planning may require additional material be planted to augment the existing trees and/or replace trees that have died or been removed.

10. All exterior lighting shall be shielded to direct light disbursement in a downward direction.

11. All parcels shall share similar or consistent parking lot lighting standards. Lighting (except for signs showing only time, temperature and gasoline or other public service messages), rotating or moving signs, signs with moving elements (i.e. fixture, poles, and lamps, and etc.) moving lights or signs which create illusions of movement are not permitted. AA dated 02/14/03

A. Limited height of light poles to 14 feet within 100 feet of abutting residential-zoned property and 20 feet on the remainder of the tract. 27' for Parcel 9 (AA dated 01/03/03) and for Parcel 12 (AA dated 02/12/03)
B. Extensive use of backlit canopies and neon or fluorescent tube lighting (neon on buildings is not permitted. 14' within 100' residential 20' remainder (Unrestricted) Letter 01/21/03

12. Utilities shall be installed underground on all parcels.

13. Landscaping for this site shall be required as follows:

A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.

B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.

C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.

14. Rooftop mechanical equipment shall be screened from ground level view per Code of the City of Wichita.

15. Trash receptacles shall be appropriately screened to reasonably hide them for ground view.

16. If Parcels 2, 8 – 12 develop commercially together, buildings shall share uniform architectural character, color texture, and the same predominate exterior building material. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent and must employ materials similar to surrounding residential area. Metal shall not be permitted as a predominately exterior building material for any building on the site. Should Parcels 2 and 12 develop with apartment uses then the architectural control shall only apply to Parcels 8 – 11.

17. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his/her designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.

18. The transfer of title of all or any portion of land included within the Community Unit Plan (for any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and by binding upon present owners, their successors, and assigns.

19. The development of multi-family uses in Parcels 2 and 3 shall be processed in substantial accordance with the submitted site plan and elevation drawings, as recommended for approval by the Planning Commission and/or approved by the Governing Body.

NOTE: See MAPD memo dated 9/19/89 regarding the setback for Lot 8, Block 3, Brush Creek 3rd Addition and memo dated 7/18/90 regarding the setback for Lot 21, Block 3, Brush Creek 3rd Addition.

AA 12-9-98 – Setback

DP-128

BRUSH CREEK COMMUNITY UNIT PLAN

Adjusted: April 11, 2003
Adjusted: June 14, 2002
Adjusted: April 15, 2002
Amended: March 12, 1998

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

RECEIVED
OCT 02 2002
METROPOLITAN PLANNING
ROUTE

SPANGENBERG PHILLIPS
ARCHITECTURE
121 N. Mead, Suite 201 Wichita, KS 67202
TEL 316.267.4002 FAX 316.267.1509 www.spangenbergphillips.com

Legal Description
Lot 3 Brush Creek 3rd Addition
Wichita, Sedgwick County, Kansas

PLANT MATERIAL SCHEDULE

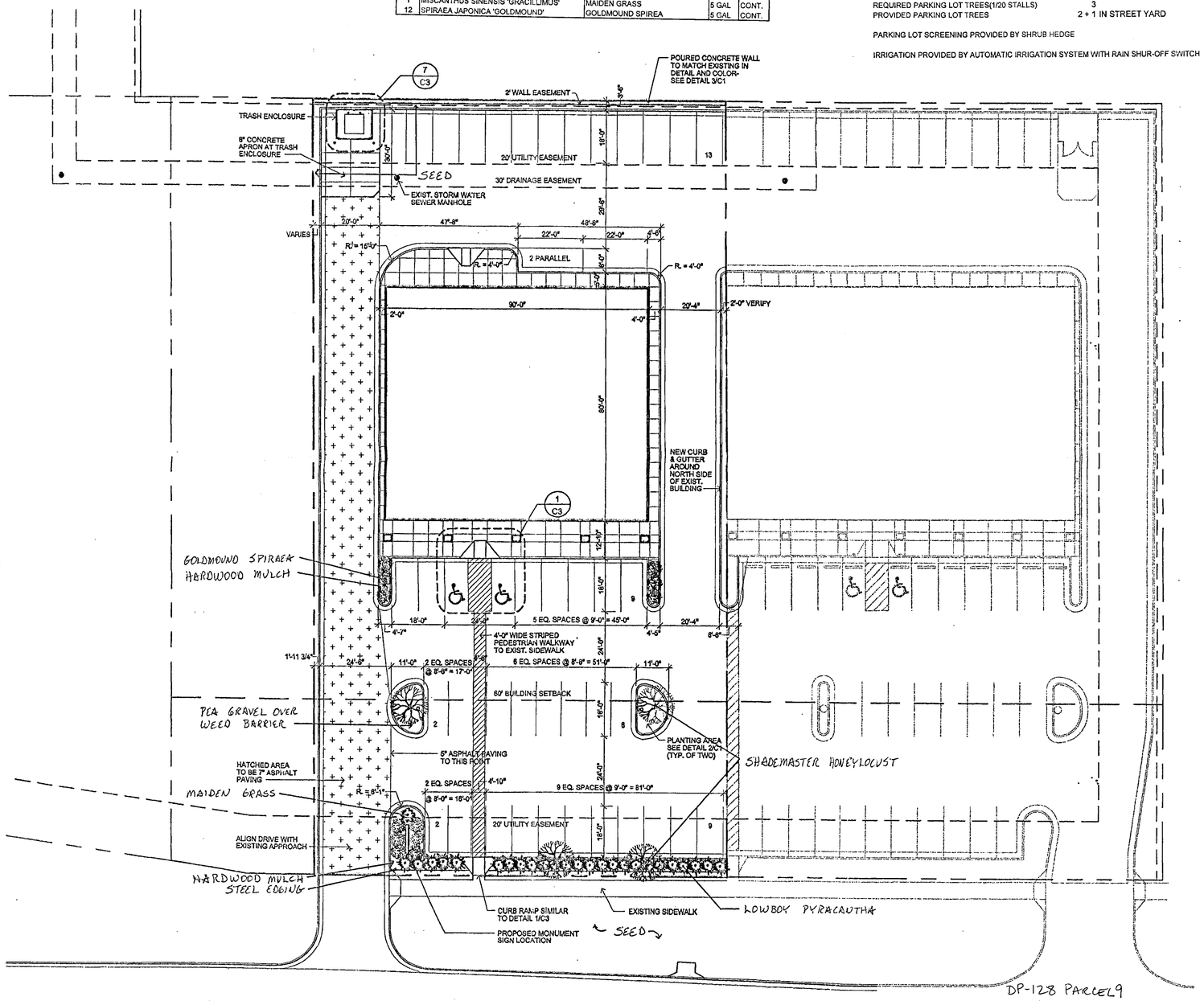
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
4	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.0"	B&B
25	PYRACANTHA COCCINEA 'LOWBOY'	PYRACANTHA	5 GAL	CONT.
1	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL	CONT.
12	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	5 GAL	CONT.

LANDSCAPE CODE REQUIREMENTS

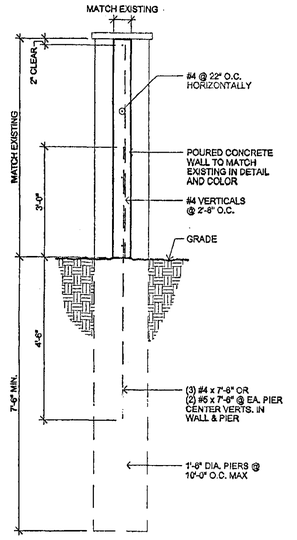
STREET FRONTAGE	142.00 LF
SQUARE FOOT FACTOR	x 10.00 SF/LF
REQUIRED STREET YARD AREA	1,420.00 SF
PROVIDED STREET YARD AREA	1,463.00 SF
REQUIRED STREET YARD TREES (ONE SHADE TREE/500 SF REQUIRED STREET YARD)	3 TREES
PROVIDED STREET YARD TREES	2 SHADE TREES + 20 SHRUBS = 4 SHADE TREES
PARKING STALLS PROVIDED	43 STALLS
REQUIRED PARKING LOT TREES(1/20 STALLS)	3
PROVIDED PARKING LOT TREES	2 + 1 IN STREET YARD

PARKING LOT SCREENING PROVIDED BY SHRUB HEDGE

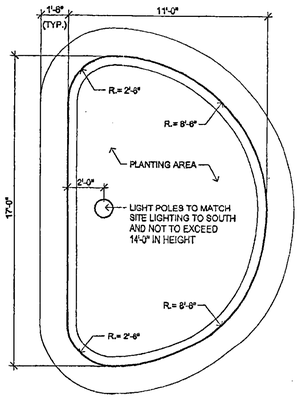
IRRIGATION PROVIDED BY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SHUR-OFF SWITCH



① SITE PLAN
0 20'



③ SCREEN WALL
0 2'



② ISLAND DETAIL
0 4'

DP-128 PARCEL 9

LANDSCAPE PLAN

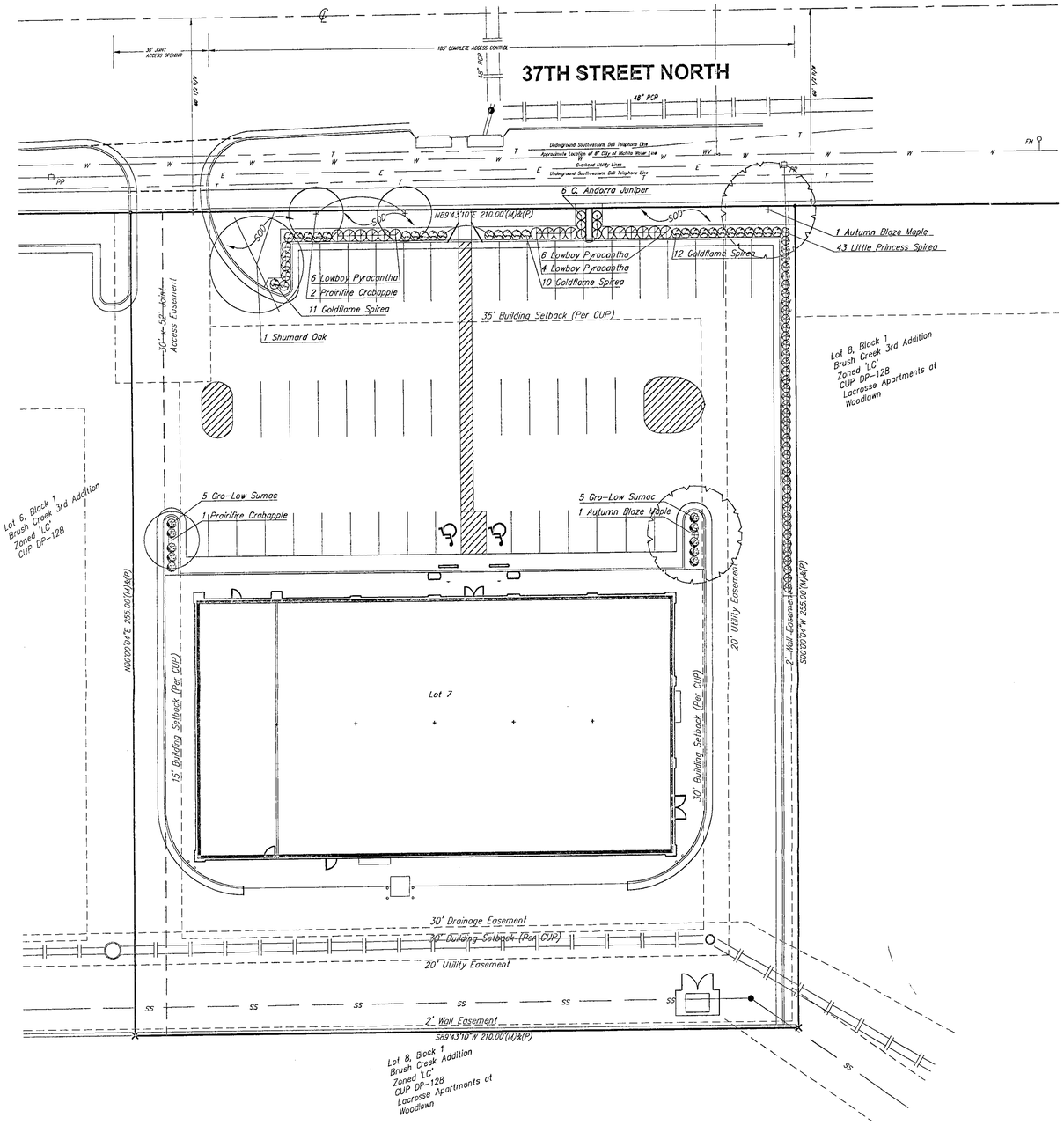
APPROVED 10/03/02 DV
MAPD Copy 2 of 2

BEL AIRE CROSSINGS
WICHITA, KANSAS
37th & WOODLAWN

CITY COMMENTS	6 SEPT 02
PLANNING DEPT.	29 AUG 02
VALUE ENG.	13 AUG 02
FOR PERMIT	12 JUL 02
ISSUE	DATE

SITE PLAN

C1



SITE INFORMATION:

ZONING: 'LC' – Limited Commercial

LOT AREA: 53,550.15 sq.ft.
1.23 Acres

IMPERVIOUS AREA: 51,430.15 sq.ft.
1.18 Acres

PARKING SHOWN:
46 STANDARD STALLS
2 ACCESSIBLE STALLS

IRRIGATION NOTES:

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

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

0 20 40

LANDSCAPE NOTES:

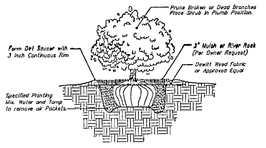
1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "Sod" shall be seeded and fertilized as follows:
   SOD--
   Kansas Premium Fescue Sod
   (equal parts of the top fescue brands for 2001)
   FERTILIZER--
   28-4-6 ratio 4#/1000 sq. ft.
3. Trees with broken leaders or no central leader will not be accepted.
4. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
5. Mulch all planting beds with 3" of mulch. Mulch all tree saucer wells with 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
6. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be from Pro-Steel Company, using 10 gauge thickness, commercial grade, or approved equal.
7. General Contractor to supply all topsoil to site. Landscape contractor to coordinate with G.C. to make sure all grade issues are worked out before final planting begins.
8. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
9. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
12. The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
13. The landscape contractor is responsible to coordinate with the G.C. to install the plants and maintain the grounds, until final acceptance from the owner.
14. The landscape contractor shall submit bid with unit prices for all plants, which include mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
15. The landscape contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
16. Fall planting season shall be September 1 thru end of October. Spring planting season shall be April 1 thru end of June. For grass seeding, fall season shall be September 1 thru mid of October. Spring season for seeding shall be from March 15 thru mid May.

LANDSCAPE ORDINANCE CALCULATIONS:

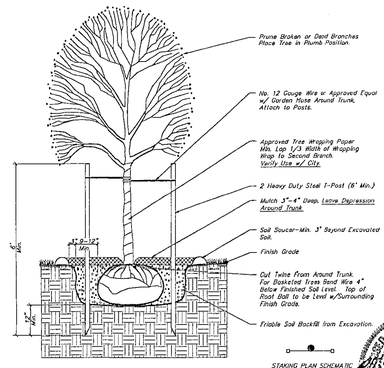
One Streetyard requirement:	210' (total str. Front.) x 10 (sq.ft. factor) = 2100 sq.ft.
Streetyard Required	= 2100 sq.ft.
Streetyard shown:	= 2,120 sq.ft.
Streetyard Trees Required:	2100/ 500= 4.2= 5 5 Shade Trees
Streetyard Trees shown:	3 Shade, 3 Ornamentals, 10 Shrubs
Parking Lot Trees Required:	48÷20 = 2.4= 3 Trees 3 Trees- (5/2)= 2.5 = .5 1 Ornamental
Parking Lot Trees Shown	1 Ornamental, 10 Shrubs Remainder met by Streetyard
Required Buffer	Wall to Match Development Buffer Wall

PLANT SCHEDULE:

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
1	Quercus shumardii	Shumard Oak	2 1/2"Cal.	B & B	Single Stem Only
2	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2 1/2"Cal.	B & B	Single Stem Only
3	Malus sp. 'Prairifire'	Flowering Crabapple	1 1/2"Cal.	B & B	Single Stem Only
6	Juniperus horizontalis 'Andorra Compacto'	Compact Andorra Juniper	5 Gal.	Cont.	Full & Healthy
16	Pyracantha coccinea 'Lowboy'	Lowboy Pyracantha	5. Gal	Cont.	Full & Healthy
10	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 Gal.	Cont.	Full & Healthy
33	Spiraea bumalda 'Goldflame'	Goldflame Spirea	5 Gal.	Cont.	Full & Healthy
43	Spiraea japonica 'Little Princess'	Little Princess Spirea	5 Gal.	Cont.	Full & Healthy



TYPICAL SHRUB PLANTING DETAIL
5 Gallon and Smaller — No Scale

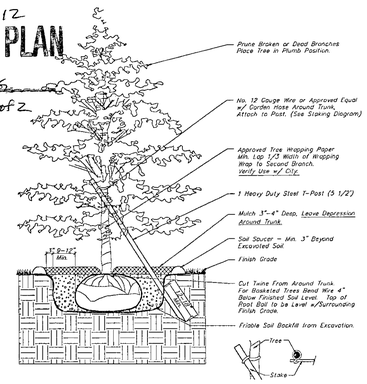


TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 2" Cal. — No Scale

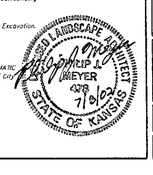
DP-128 PARCEL 12

LANDSCAPE PLAN

APPROVED 07/16/02 BY DS
MAPD Copy 1 of 2



TREE PLANTING & STAKING DETAIL
Evergreen Trees 6' Height and Smaller — No Scale

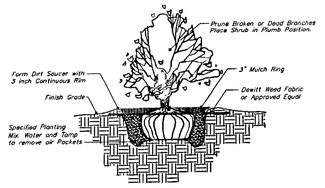


Brush Creek Shopping Center
LANDSCAPE PLAN
Phase 2- 37th North and Woodlawn

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

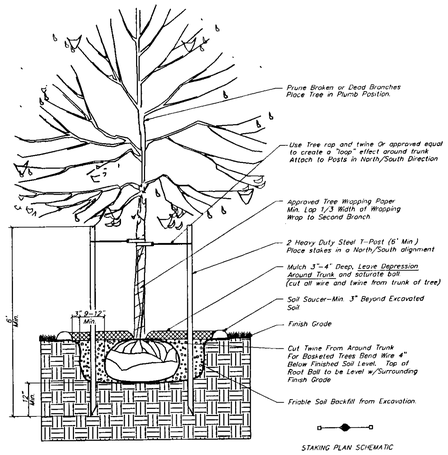
PROJECT NUMBER				SHEET
				1 OF 1
DESIGN: KDM/BDT	DRAWN: KDM/BDT	APPROVED: PJM	DATE: June 2002	SCALE: 1"=20'-0"

ENG/BRUSHCREEK/Phase 2/Sheet1.dwg



TYPICAL SHRUB PLANTING DETAIL

5 Gallon and Smaller — *No Scale*



TREE PLANTING & STAKING DETAIL

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

GENERAL LANDSCAPE NOTES:

1. All landscape work shall be done in accordance with industry standards.
2. Landscape Contractor shall provide all labor, materials and service necessary to furnish and install the landscape as specified herein and shown on the plans.
3. Contact Landscape Architect 24 hours prior to installation for approval of bed layouts and staked plant material locations.
4. All areas disturbed by excavation & shown on the plan as "Sod" shall be sodded and fertilized as follows:
   SOD--
   Kansas Premium Fescue Sod
   (equal parts of the top fescue brands for 2001)
   FERTILIZER--
   16-20-6 ratio 4#/1000 sq. ft.
5. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton burr mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
6. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, non-muddy, unfrozen, of uniform quality characteristic and representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash and other matter toxic to plant growth.
7. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
8. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
9. 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.
10. All plant material shall be well-formed and developed in good condition, healthy and disease-free and be typical of the species. Plants shall comply in all applicable respects with acceptable standards as set forth in the American Association of Nurserymen's "American Standard of Nursery Stock."
11. Trees with broken leaders or no central leader will not be accepted.
12. All plant materials shall be protected from 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. If planting should occur during growing season, apply anti-dessicant to leaves before transport to reduce likelihood of windburn. Reapply anti-dessicant after planting to reduce transpiration.
13. Mulch all planting beds with 3" - 4" of mulch. Mulch all tree saucer wells with 4" of mulch. Mulch material to be shredded cedar (Grade A) mulch of uniform consistency.
14. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be from Pro-Steel Company, using 10 gauge thickness, commercial grade, or approved equal.
15. The landscape contractor shall submit bid with unit prices for all plants, which include mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
16. The landscape contractor is responsible for any damage done to the exterior of the building or any other part of the building when installing or maintaining the plantings before final acceptance.
17. General Contractor to supply all topsoil to site and to leave site with approx. 8 inches of good friable topsoil. Leave all planting beds 4 inches & sod areas 1-1 1/2 inches below finish grade.
18. Remove all rubbish, equipment and material and leave the areas 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 and dirt on paved paved areas that accumulate during or as a result of planting operations each day.
19. The landscape contractor is responsible to coordinate with the G.C. to install the plants and maintain the grounds, until final acceptance from the owner. Landscape Contractor to remove tree stakes and all dead wood on trees and shrubs 1 1/2 years after provisional acceptance.
20. Guarantee of trees, shrubs, and groundcover plants for one calendar year following provisional acceptance of the overall project. During the guarantee period, plants that die due to natural causes or that are unhealthy or unsightly in condition, shall be replaced by the landscape contractor. Plants used for the replacement shall be of the same variety and size as originally specified in the plant schedule. Replacements shall be made within two days of request pending favorable seasonal planting conditions. Guarantee WILL NOT be enforced should the plant material die due to vandalism, catastrophic storms, owners failure to water and maintain the plants in healthy condition, or similar circumstances beyond the control of the landscape contractor.

LEGAL DESCRIPTION:

Lot 6, Brush Creek 3rd Addition, Sedgwick County, Wichita, Kansas

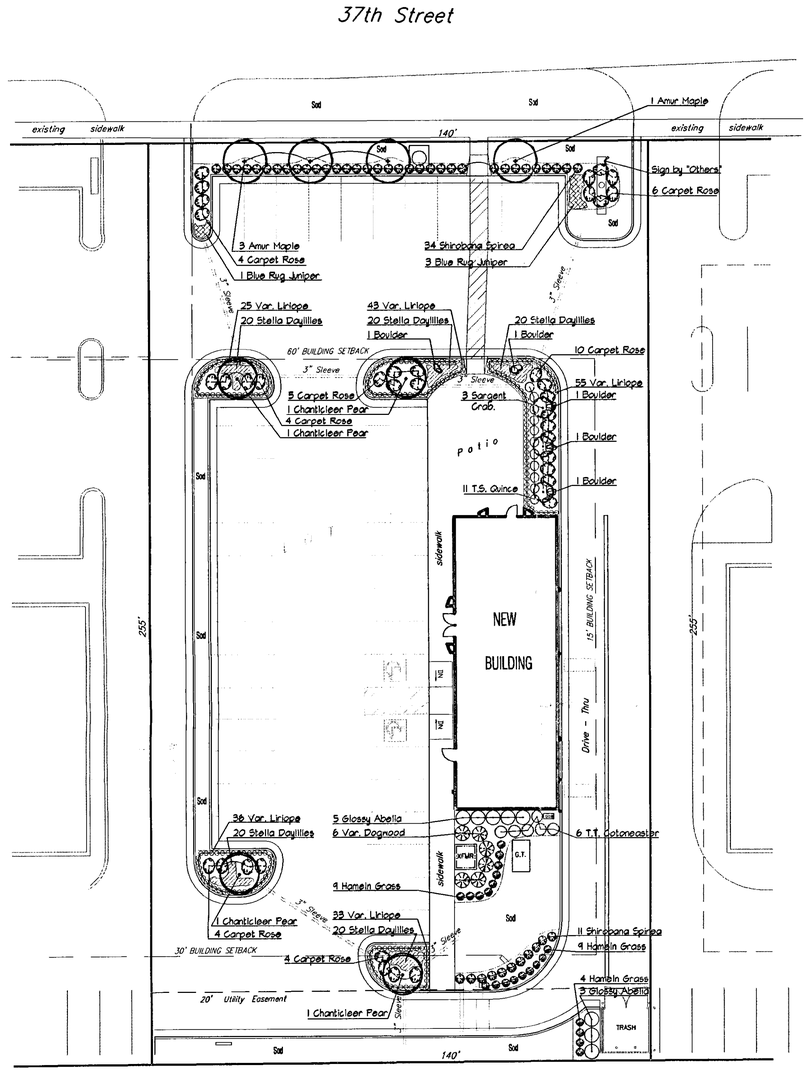
GENERAL IRRIGATION NOTES:

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

   Use Rain Bird products or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City of Wichita Codes.
4. Prior to construction, the Irrigation Contractor shall determine locations of all existing and proposed utilities set by calling Kansas One-Call at 1-800-344-7233.
5. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Architect/Owner for clarification before proceeding around obstructions.
6. All turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using ONLY drip zones.
7. Heads will be adjusted to NOT spray on buildings, walks, and drives. Drip Line Zones will be looped around plants within 4-6 inches from base of plants.
8. General Contractor is responsible for sleeve coordination. Coordinate with landscape contractor to the timing of paving to insure landscape contractor has time to lay 3" PVC sleeves under pavement, drives and walks, as shown on this plan.
9. Irrigation Contractor to verify location water meter location prior to installation of system. Irrigation Contractor shall verify static pressure and size of line of City water supply prior to installation of system.
10. Irrigation Controller is to be located per Owner/Architect requested location. Call Rodger Brooks with Rogder A. Brooks Architects at 316-775-6262.

PLANT SCHEDULE:

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
4	*Acer ginnala 'Flame'*	Amur Maple (single stem)	1 1/2" Cal.	B & B
3	*Malus species 'Sargent'*	Sargent Crabapple	1" Cal.	B & B
4	*Pyrus calleryana 'Chanticleer'*	Chanticleer Pear	1 1/2" Cal.	B & B
8	*Abelia x graniflora*	Glossy Abelia	5 gal.	Cont.
11	*Chaenomeles Japonica 'Texas Scarlet'*	Texas Scarlet Quince	2 gal.	Cont.
6	*Cotoneaster apiculatus 'Tom Thumb'*	Tom Thumb Cotoneaster	2 gal.	Cont.
6	*Cornus alba 'Elegantissima'*	Var. Redtwig Dogwood	5 gal.	Cont.
4	*Juniperus horizontalis 'Blue Rug'*	Blue Rug Juniper	1 gal.	Cont.
22	*Pennisetum alopecuroides 'Hameln'*	Hamein Grass	1 gal.	Cont.
45	*Spiraea joponica 'Shirobana'*	Shirobana Spirea	2 gal.	Cont.
100	*Hemerocallis species*	Stella De Oro Daylily	1 Gal.	Cont.
192	*Liriope muscari 'Variegated'*	Variegated Liriope	4" pots	Cont.
37	*Rosa x 'Noaschnee'*	White Flower Carpet Rose	2 Gal.	Cont.
5	*Limestone Boulders*	Brownish - Tan (Irregular)	28-36" Dia 18"-24" Ht.	2-4" buried



LANDSCAPE ORDINANCE CALCS:

37th Street Frontage: 140' Total Length
x 10 sq.ft. Factor
1,400 sq.ft. required streetyard

Shown Streetyard: 2,607 sq.ft.

Streetyard Trees Required: 3 Shade Trees
Streetyard Trees Shown: 9 Ornamental trees

Parking Lot Trees: Meet by Streetyard

LANDSCAPE PLAN

SCALE: 1" = 20'

NORTH

DP-128 PARCEL 11
LANDSCAPE PLAN
APPROVED 02/21/02 BY JG
MAPD Corp 1042

J. JADE LISKA LICENSED LANDSCAPE ARCHITECT 615 2-21-02 KANSAS

SUBURBAN LANDSCAPE MANAGEMENT
1100 MacARTHUR • P.O. BOX 16005
WICHITA, KS 67216 • 316-529-0002
FAX 529-8663 • landscapeitnow.com
RESIDENTIAL & COMMERCIAL

TACO BELL

RODGER A. BROOKS / ARCHITECT
11390 SW 60th STREET AUGUSTA, KS 67010-8064
316-775-6262 fax:775-6161

TACO BELL
6611 E. 37th STREET
WICHITA, KS

REVISIONS		
NO.	DATE	DESCRIPTION
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PROJECT NUMBER
02614

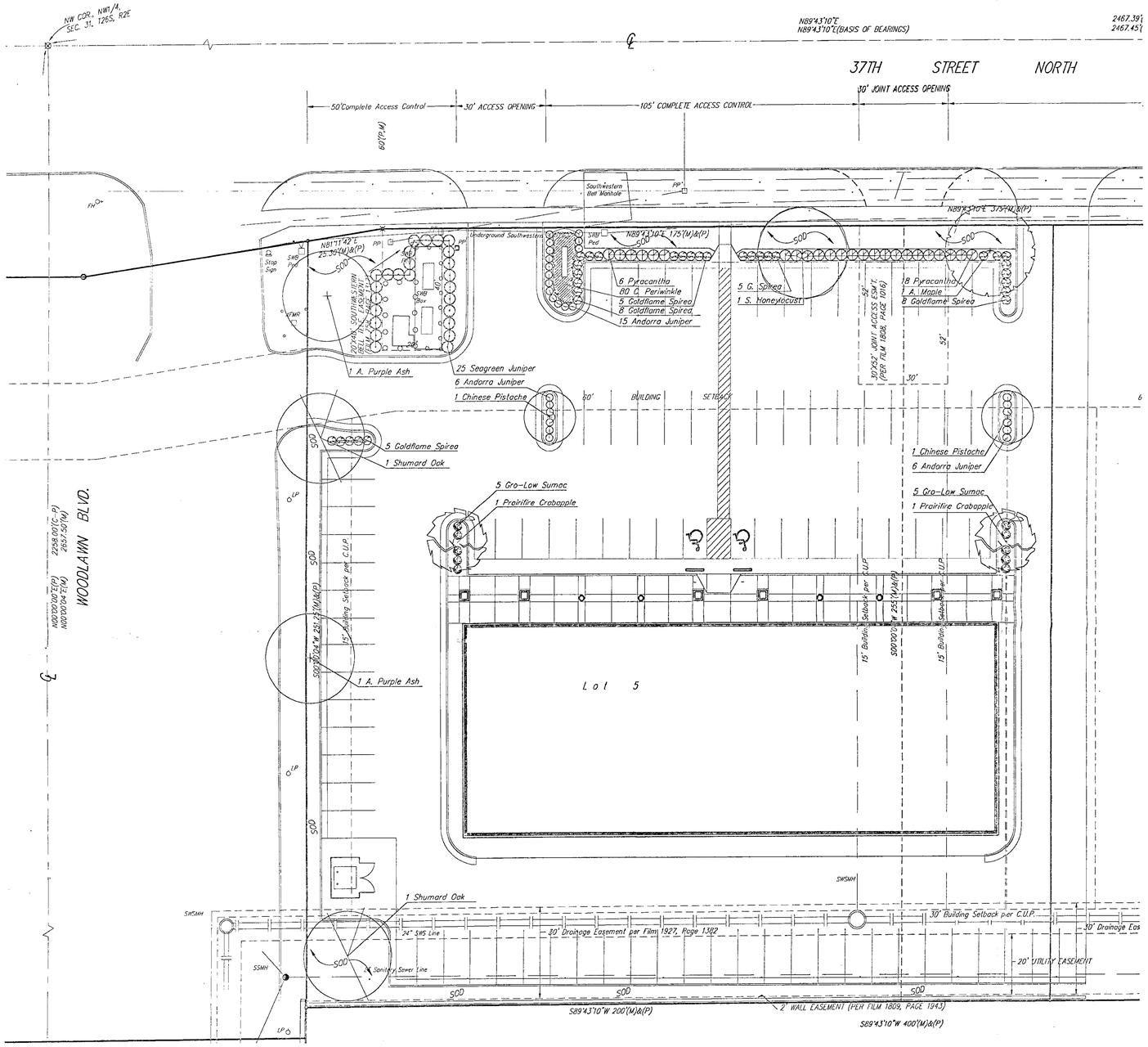
BUILDING TYPE
L70

PROTOTYPE ISSUE DATE
JUNE 02

PROJECT ISSUE DATE
July 26, 2002

SHEET NUMBER
L1

Drawing file: I:\Architecture\Projects\Taco Bell-37thWichita.dwg



SITE INFORMATION:

ZONING: 'LC' – Limited Commercial

LOT AREA: 63,703 sq.ft.
1.46 Acres

IMPERVIOUS AREA 56,284.5 sq.ft.
1.29 Acres

PARKING REQUIREMENT:
1 Stall per 250 sq. ft. (49 standard stalls)
2 Accessible Stalls, Incl. 1 Van Accessible

PARKING SHOWN:
88 STANDARD STALLS
2 ACCESSIBLE STALLS

IRRIGATION NOTES:

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

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

0 20 40

LANDSCAPE NOTES:

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:
   SEED--
   Kansas Premium Fescue Sod
   (equal parts of the top fescue brands for 2001)
   FERTILIZER--
   28-4-6 ratio 4#/1000 sq. ft.
3. Trees with broken leaders or no central leader will not be accepted.
4. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflen (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
5. Mulch all planting beds with 3" of mulch. Mulch all tree saucer wells with 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
6. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be from Pro-Steel Company, using 10 gauge thickness, commercial grade, or approved equal.
7. General Contractor to supply all topsoil to site. Landscape contractor to coordinate with G.C. to make sure all grade issues are worked out before final planting begins.
8. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
9. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
12. The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
13. The landscape contractor is responsible to coordinate with the G.C. to install the plants and maintain the grounds, until final acceptance from the owner.
14. The landscape contractor shall submit bid with unit prices for all plants, which include mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
15. The landscape contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
16. Fall planting season shall be September 1 thru end of October. Spring planting season shall be April 1 thru end of June. For grass seeding, fall season shall be September 1 thru mid of October. Spring season for seeding shall be from March 15 thru mid May.

LANDSCAPE ORDINANCE CALCULATIONS:

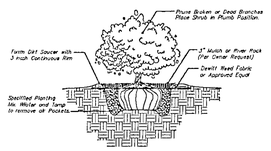
One Streetyard requirement: 250' (total str. Front.)
x 10 (sq.ft. factor)
2000 sq.ft.
Streetyard Required = 2500 sq.ft.
Streetyard shown: = 4,417 sq.ft.

Streetyard Trees Required: 2500/ 500= 5.0
5 Shade Trees
Streetyard Trees shown: 3 Shade, 4 Ornamentals

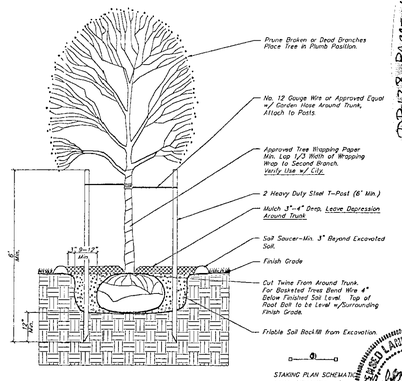
Parking Lot Trees Required: 90÷20 = 4.5= 5 Trees
Parking Lot Trees Shown 2 Shade, Plus 2 Shade and 2 Ornamentals from Street Yard

PLANT SCHEDULE:

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
1	Acer fremonii 'Autumn Blaze'	Autumn Blaze Maple	2 1/2"Cal.	B & B	Single Stem Only
1	Gleditzia triacanthos 'Shademaster'	Shademaster Honeylocust	2 1/2"Cal.	B & B	Single Stem Only
2	Quercus shumardii	Shumard Oak	2 1/2"Cal.	B & B	Single Stem Only
2	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	2 1/2"Cal.	B & B	Single Stem Only
2	Malus sp.	Flowering Crabapple	1 1/2"Cal.	B & B	Single Stem Only
2	Pistacia chinensis	Chinese Pistache	1 1/2"Cal.	B & B	Single Stem Only
27	Juniperus horizontalis 'Andorra Compacta'	Andorra Juniper	5 Gal.	Cont.	Full & Healthy
25	Juniperus chinensis 'Seagreen'	Seagreen Juniper	5 Gal.	Cont.	Full & Healthy
24	Pyracantha angustifolia 'Gnome'	Gnome Pyracantha	5. Gal	Cont.	Full & Healthy
10	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 Gal.	Cont.	Full & Healthy
31	Spriraea bumalda 'Goldflame'	Goldflame Spirea	5 Gal.	Cont.	Full & Healthy
–	Vinca minor	Common Periwinkle	–	Cont.	Full & Healthy

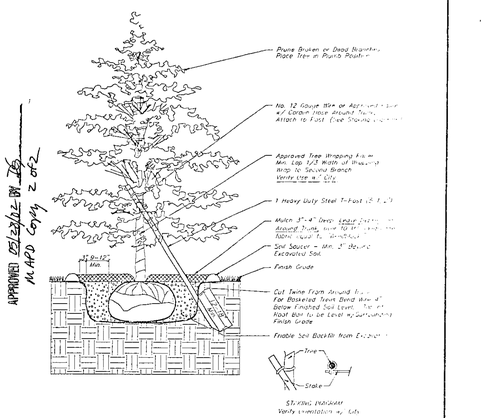


TYPICAL SHRUB PLANTING DETAIL
5 Gallon and Smaller No Scale



TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 2" Cal. No Scale

DRAWN & APPROVED FOR LANDSCAPE PLAN
APPROVED 05/21/02 BY JEG
M.APD Copy 2 of 2



TREE PLANTING & STAKING DETAIL
Evergreen Trees 6' Height and Smaller No Scale

Brush Creek Shopping Center
LANDSCAPE PLAN
37th North and Woodlawn

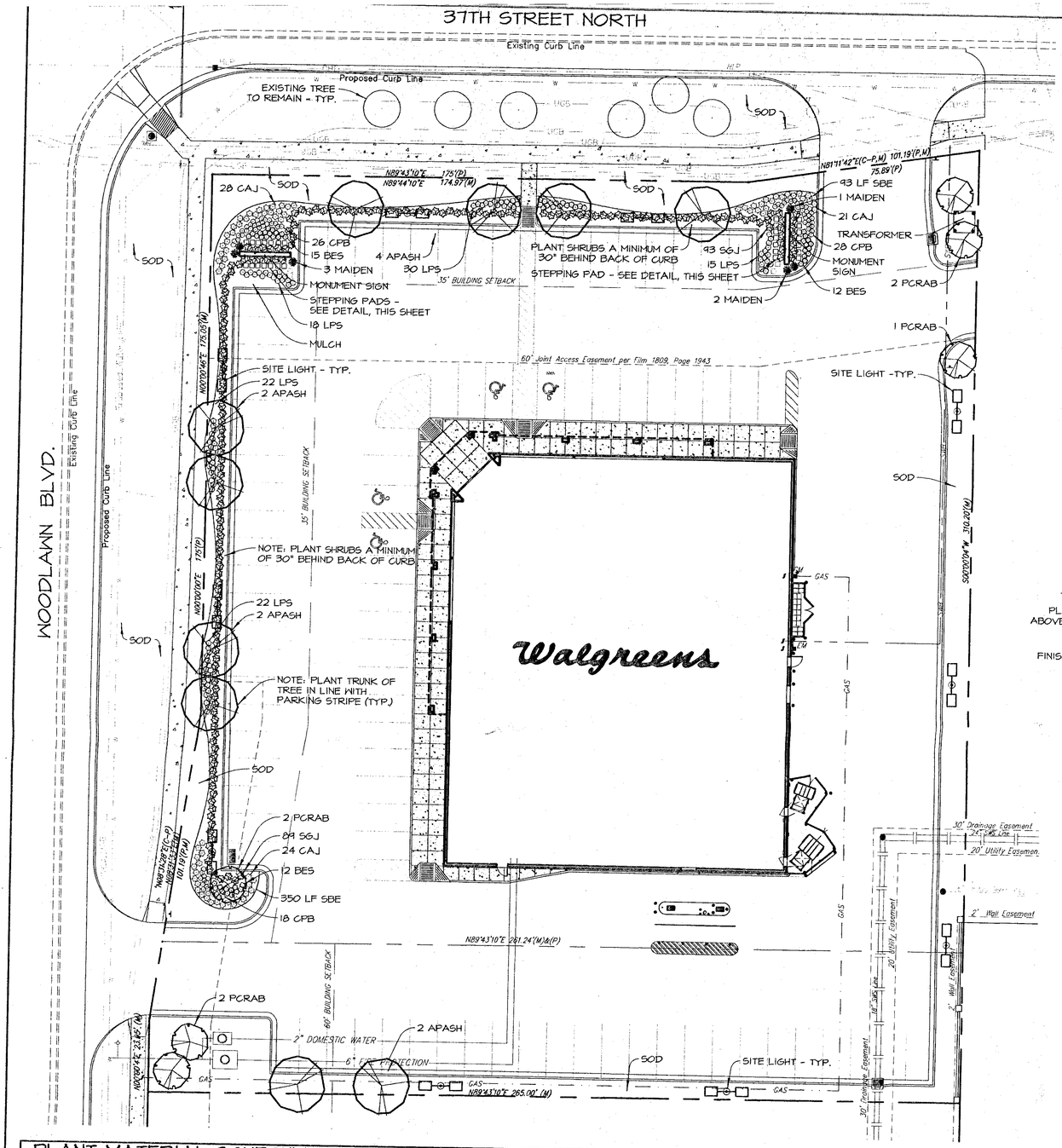
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

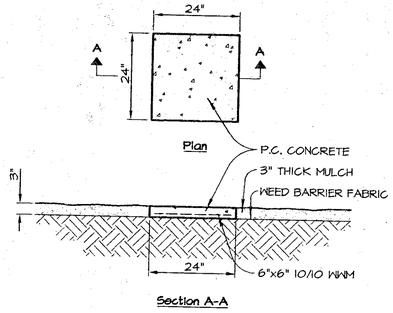
PROJECT NUMBER | SHEET 1 OF 1

DESIGN	DRAWN	APPROVED	DATE	SCALE
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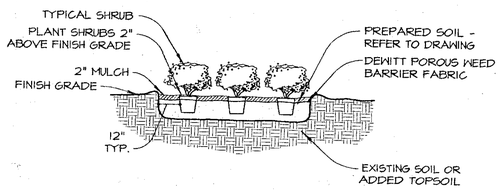
L:\CAD\BRUSHCREEK\Station.dwg

Brush Creek Plaza
Landscape Plans

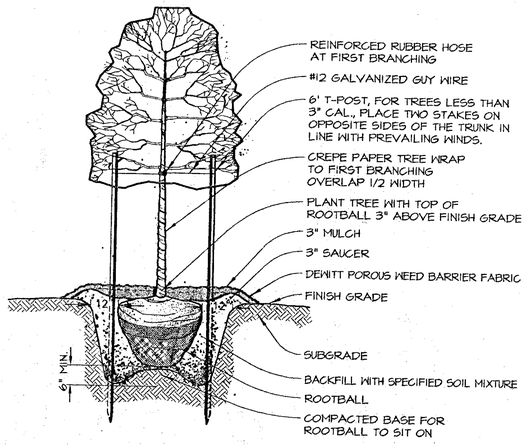




STEPPING STONE DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

PLANT MATERIAL SCHEDULE

QUANT.	TAG	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS	SPACING
10	APASH	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL., 10'-12' HT., B&B, FULL	
6	PCRAB	PRAIRIFIRE CRABAPPLE	MALUS SPP. 'PRAIRIFIRE'	2" CAL., 6'-7' HT., B&B, FULL	
6	MAIDEN	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	5 GALLON, FULL	AS SHOWN
182	SGJ	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	5 GALLON, FULL	30" O.C.
73	CAJ	COMPACT ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	5 GALLON, FULL	24" O.C.
107	LPS	LITTLE PRINCESS SPIRAEA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	2 GALLON, FULL	18" O.C.
72	CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGI 'ATROPURPUREA NANA'	2 GALLON, FULL	15" O.C.
39	BES	BLACK-EYED SUSAN	RUDBECKIA FULGIDA GOLDSTURM STRAIN	1 GALLON, FULL	18" O.C.
442 LF	SBE	STEEL BED EDGING	4" X 3/16" RYERSON OR APPROVED EQUAL		

THE FOLLOWING NOTES ARE A PARTIAL SUMMARY ONLY OF LANDSCAPE SPECIFICATIONS. REFER TO WRITTEN SPECIFICATIONS SECTIONS 02810-IRRIGATION SYSTEM; 02935-SODDING AND SEEDING, AND 02950-PLANT MATERIAL AND OPERATIONS.

GENERAL NOTES

CALL KANSAS ONE-CALL AT 1-800-344-7233 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES.

CONTACT PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK OF ACTION ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN ANY AREA.

LANDSCAPE NOTES

ALL SHRUB, GROUNDCOVER, AND SEASONAL PLANTING AREAS SHALL RECEIVE SOIL PREPARATION/AMENDMENTS PER SPECIFICATION 02950. ROTO-TILL AMENDMENTS INTO SOIL TO A DEPTH OF TEN (10) INCHES UNTIL SOIL AND AMENDMENTS ARE A SMOOTH, EVEN MIXTURE.

MIX SIERRA 17-6-12 PLUS MINORS INTO THE TOP TWO (2) INCHES OF SOIL IN THE PLANTING BEDS AT A RATE OF FIVE (5) POUNDS PER 100 SQUARE FEET.

EACH TREE SHALL RECEIVE THREE CUBIC FEET OF BACK TO EARTH SOIL CONDITIONER AND ONE CUBIC FOOT OF AGED, STERILIZED COW MANURE. MIX WITH THE TOPSOIL AND USE AS A BACKFILL. APPLY FOUR (4) AGRIFORM TABLETS (20-10-5 PLUS MINORS, 21 GRAM) TO EACH TREE SMALLER THAN TWO INCHES IN CALIPER. APPLY SIX (6) AGRIFORM TABLETS (20-10-5 PLUS MINORS, 21 GRAM) TO EACH TREE HAVING A TRUNK TWO INCHES IN CALIPER OR LARGER. EQUALLY SPACE TABLETS SIX (6) INCHES OUTSIDE THE BURLAP AND FOUR (4) INCHES BELOW FINISH GRADE.

APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS PRIOR TO MULCHING, PER SPECIFICATION 02950.

ALL PLANTING BEDS TO HAVE CONTINUOUS WEED BARRIER FABRIC (DEWITT OR APPROVED EQUAL).

MULCH ALL PLANTING BEDS AND TREE WELLS WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF THREE INCHES.

PLANT TREES THREE (3) INCHES ABOVE FINISHED GRADE. CUT TWINE FROM AROUND THE TRUNK AND PULL BACK THE BURLAP FROM THE TOP 1/3 OF THE ROOT BALL. PLANT SHRUBS TWO (2) INCHES ABOVE FINISHED GRADE.

GROWN ISLANDS 6" ABOVE TOP OF CURB OR AS DIRECTED ON DRAWING. ALL PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE OUT OF THE PLANTING BEDS. ADJUST TREE/SHRUB BED LOCATIONS FOR FINAL GRADES / DRAINAGE SWALES.

LAWN

SOD AREAS WITHIN THE PROPERTY LINES AND OR CURB LINES AS INDICATED ON THE PLANS WITH HYBRID TALL FESCUE SOLID SLAB SOD AS INDICATED IN SPECIFICATIONS, SECTION 02935. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION AND NOT INDICATED FOR OTHER PLANTINGS SHALL BE SODDED.

APPLY FERTILIZER ACCORDING TO TIME OF INSTALLATION:

MAY 1 - AUGUST 1: APPLY A 16-8-8 FERTILIZER AT A RATE OF SIX (6) POUNDS PER 1,000 SQUARE FEET TO ALL LAWN AREAS.

SEPTEMBER 1 - APRIL 30: APPLY 10-20-10 FERTILIZER AT A RATE OF FIVE (5) POUNDS PER 1,000 SQUARE FEET OF LAWN AREA. FERTILIZER SHALL BE APPLIED PRIOR TO SODDING LAWN AREA.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING TO CREATE A SMOOTH, EVEN SURFACE.

ALL LAWN AREAS ARE TO BE GRADED TO SMOOTH EVEN SURFACE FREE OF BUMPS AND DEPRESSIONS.

IRRIGATION NOTES

ALL AREAS OF THE SITE ARE TO BE IRRIGATED, INCLUDING ADJACENT RIGHT-OF-WAY AS NOTED ON PLANS, REFER TO IRRIGATION PLAN, SHEET C1.4

DP-128 PARCEL 1

LANDSCAPE PLAN

APPROVED BY

MAPP Copy 1 of 2

NORTH

0 10 20 30
Scale: 1"=20'

Walgreens
FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD DEERFIELD, IL 60015
708-940-2500

TIMOTHY M. GALLUP
Architect of Record
9 East 4th Street • Suite 1000 • Tulsa, Oklahoma 74103
(918) 584-5855 • (918) 584-2880 FAX
cgc@webzone.net (e-mail)

ALDRICH DESIGN ASSOCIATES
LANDSCAPE ARCHITECTS
2202 E. 49th ST.
SUITE 202
TULSA, OK 74105
918-742-1468
FAX 918-742-1479
Email dalabeck@aol.com

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
☐ WALGREENS' CONSULTANT
☒ LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
☐ WALGREENS' CONTRACTOR
☒ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION).

STORE		BUILDING	
NEW.....	☒	NEW.....	☒
REMODELING...	☐	EXISTING.....	☐
RELOCATION...	☐	NEW SHELL ONLY	☐
OTHER.....	☐		

CITY OF WICHITA LANDSCAPE REQUIREMENTS

STREETYARD LANDSCAPE AREA REQUIREMENTS

METHOD ONE

276.28 LINEAR FEET ON WOODLAWN BLVD.
SQUARE FOOTAGE FACTOR = 15
4144.2 SQ. FT. OF LANDSCAPED STREETYARD REQUIRED
5078 SQ. FT. OF LANDSCAPED STREETYARD PROVIDED

250.86 LINEAR FEET ON 37TH ST. NORTH
SQUARE FOOTAGE FACTOR = 10
2508.6 SQ. FT. OF LANDSCAPED STREETYARD REQUIRED
2461 SQ. FT. OF LANDSCAPED STREETYARD PROVIDED

STREETYARD TREE PLANTING REQUIREMENTS

1 SHADE OR 2 ORNAMENTAL TREES PER 500 SQ. FT.

	REQUIRED	PROVIDED
WOODLAWN BLVD.	9 TREES	4 SHADE, 3 ORN., 15+ SHRUBS
37TH ST. NORTH	6 TREES	4 SHADE, 20+ SHRUBS

PARKING LOT TREES

1 SHADE OR 2 ORNAMENTAL TREES PER 20 SPACES
PARKING SPACES: 88

REQUIRED	PROVIDED
5 TREES	2 SHADE, 3 ORN, 2 FROM STREETYARD

NO.	DATE	BY	DESCRIPTION	CONST.

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF KANSAS AS SIGNIFIED BY MY HAND AND SEAL.

DANIEL T. ALDRICH LICENSED LANDSCAPE ARCHITECT KANSAS

PROJECT NAME

(SEC) 37TH ST. & WOODLAWN
WICHITA, KANSAS

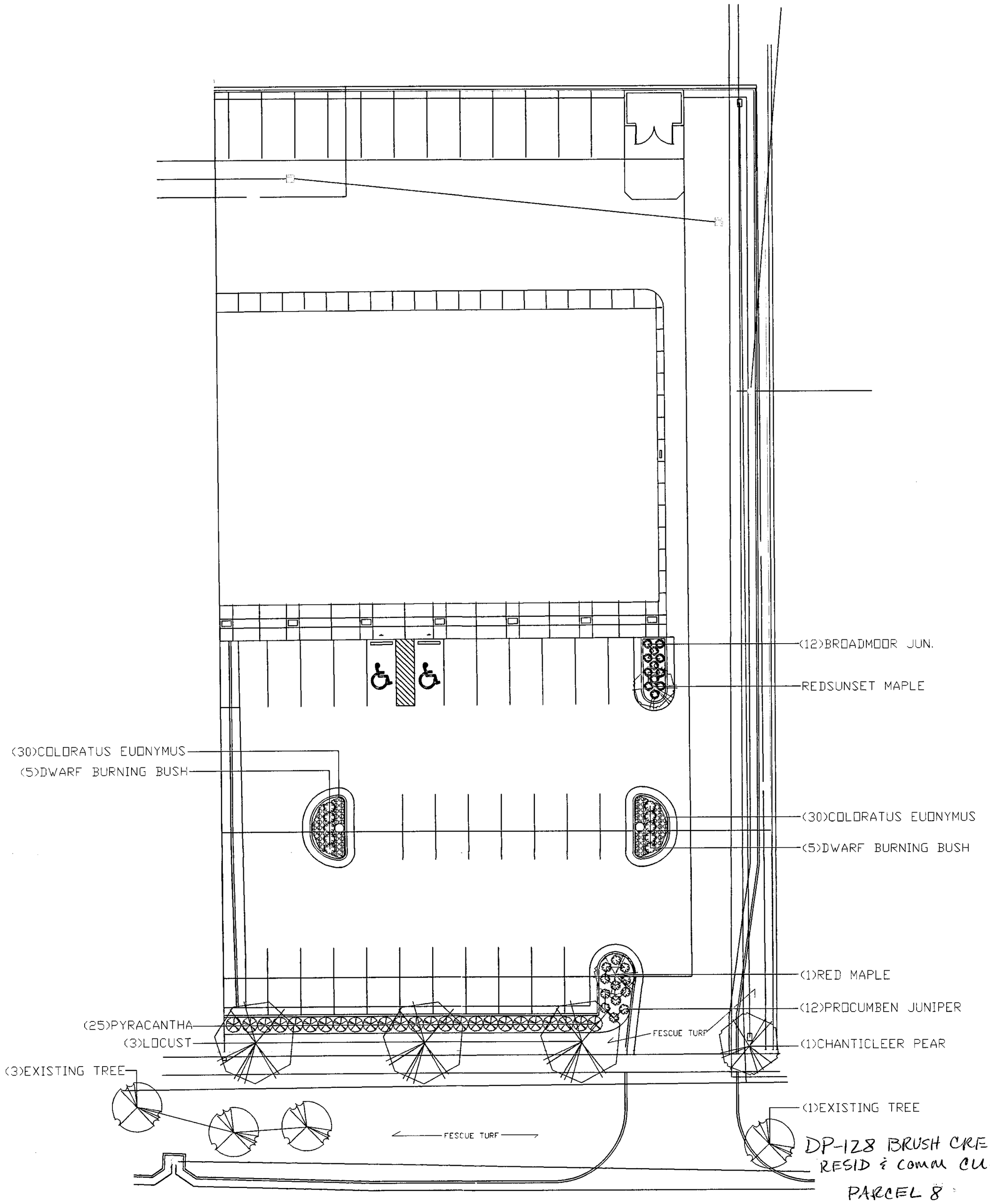
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DRAWING TITLE

LANDSCAPE PLAN

DATE	STORE NO.	DRAWING NO.
1/18/01	161-06363	C1.3
DRAWN BY: BBD	SCALE: 1"=20'-0"	OF 21 DWGS.
REVIEWED BY: DTA		

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DP-128 BRUSH CREEK
RESID & COMM CUP
PARCEL 8

LANDSCAPE PLAN

APPROVED 11/22/00 BY DG
MAPD Copy 2 of 2

LANDSCAPE ORDINANCE CALCULATIONS

LANDSCAPED STREET YARD REQUIRED: 150 X 10 SQ.FT. = 1500 SQ.FT.

LANDSCAPED STREET YARD PROVIDED = 2100 SQ.FT.

STREET YARD TREES REQUIRED = 3 SHADE TREES

STREET YARD TREES PROVIDED = 3 SHADE TREES + 1 ORNAMENTAL TREE

PARKING LOT TREES REQUIRED = 2 SHADE TREES

PARKING LOT TREES PROVIDED = 2 SHADE TREES

PARKING LOT SCREENING PROVIDED WITH SHRUBS

43 PARKING SPACES PROVIDED

IRRIGATION TO BE AUTOMATIC SYSTEM WITH RAIN SENSOR

SCALE: 1"=20'

PLANT SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
2	RED MAPLE	ACRE RUBRUM 'RED SUNSET'	2" CALIPER	B&B
1	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	2" CALIPER	B&B
3	HONEY LOCUST	GLEDITSIA TRICANTHOS 'SHADEMASTER'	2" CALIPER	B&B
10	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	5 GAL	CONT.
25	PYRACANTHA	PYRACANTHA ANGUSTIFOLIA 'GNOME'	5 GAL	CONT.
12	JAPGARDEN JUNIPER	JUNIPERUS PROCUMBENS 'GREENMOUND'	5 GAL	CONT.
12	BROADMOOR JUN.	JUNIPERUS SABINA 'BROADMOOR'	5 GAL	CONT.
60	PURPLE LEAF WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GAL	CONT.

N

A LANDSCAPE PLAN FOR:

COMMERCIAL CENTER

3700 N WOODLAWN
BRUSH CREEK III ADDTN. LOT 2
WICHITA, SEDGWICK CO.,KANSAS

LICENSED LANDSCAPE ARCHITECT
LESLIE MARIE NELVING
377
STATE OF KANSAS
11/17/00

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

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

WOODLAWN BLVD.

Existing Walk

24" RCP

Trees to be Removed.

N00°00'00"W 415'(P)

20' Utility Easement

25' Building Setback

T1

T2

G1

G2

G3

M1

M2

CLUBHOUSE

POOL AREA

See Clubhouse and Pool Landscape Plans For Designs

PROPOSED COMMERCIAL LOT

PROPOSED COMMERCIAL LOT

PHASE TWO

Existing Hedgerow

S89°47'15"W 521.40'(P)

S89°47'15"W 631.40'(P)

Match Line – See Sheet Two

Match Line – See Sheet Two

NORTH
1" = 20'

LEGAL DESCRIPTION:

Lot 1 & 8, Brush Creek 3rd Addition, Wichita, Sedgwick, County, Kansas.

LOCAL ADDRESS:

3700 N. Woodlawn Blvd.
Wichita, Kansas 67220

SYMBOL LEGEND:

- EB = Electric Box
- FH = Fire Hydrant
- Guy = Guy Anchor
- GV = Gas Valve
- HLP = High Line Pole
- ICV = Irrigation Control Valve – Valve Box
- LP = Light Pole
- MW = Monitoring Well
- PP = Power Pole
- Sign = Sign
- SP = Steel Pipe
- SSMH = Sanitary Sewer Manhole
- SWB Ped = Southwestern Bell Pedestal
- SWSMH = Stormwater Sewer Manhole
- T = Tree
- TB = Traffic Box
- TMH = Traffic Manhole
- WM = Water Meter
- WV = Water Valve

DP-128
PARCELS 2 & 3 (PORTION)

LANDSCAPE PLAN

APPROVED 9/18/98 BY [illegible]

PHILIP J. MEYER 579 8/1/98 STATE OF KANSAS LICENSED LANDSCAPE ARCHITECT

LaCROSSE APARTMENTS at WOODLAWN
LANDSCAPE PLAN
37TH STREET AND WOODLAWN BLVD.

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

PROJECT NUMBER					SHEET
DESIGN JJL	DRAWN JJL	APPROVED PJM	DATE AUG 1998	SCALE 1"=20'	1 OF 3

ENG\LACROSSE\LSCAPE.DWG

Match Line – See Sheet One

Match Line – See Sheet One

G6

G3

G4

G7

G5

T3

T4

M3

M4

G8

20' Utility Easement

10" PVC

PHASE TWO

PHASE TWO

5' walk

1 Shumard Oak
1 Marshalls Sdless Ash
1 Pinyon Pine
2 Froebel Spirea
5 Froebel Spirea
9 Redleaf Barberry
6 Jet Trails Quince
1 Rose of Sharon
4 Miss Kim Lilac
15 Liriope Majestic
2 Capital Pear
1 Spartan Juniper
6 Redleaf Barberry
8 Golden Privet
1 Capital Pear
2 Chanticleer Pear
1 Prairiefire Crabapple
1 Chinese Pistache
2 Pinyon Pine
10 Golden Privet
14 Golden Privet
2 Rose of Sharon
1 Shumard Oak
4 Abbotswood Potentilla
2 Austrian Pine
3' High Berm 320 cu.yds.
2 Marshalls Sdless Ash
9 Golden Privet
7 Golden Privet
2 Autumn Blaze Maple
10 Redleaf Barberry
10 Armstrong Juniper
4 Euonymus Sarcoxie
100 sq.ft. Gravel
ELEC. METERS
LOW LATTICE
Manbox
1 Austrian Pine
2 Baldcypress
1 Baldcypress
1 Marshall's Sdless Ash
2 Redleaf Barberry
3 Redleaf Barberry
3 Rose of Sharon
5 Golden Privet
6 Golden Privet
2 Priairiefire Crabapple
10' Utility Easement
S74°50'36"W 506.97'(P)
RESERVE 'A'
Proposed Lake
Static Water Surface Elev.: 169.00
BTM Elev.: 163.00

NORTH

LEGAL DESCRIPTION:

Lot 1 & 8, Brush Creek 3rd Addition, Wichita, Sedgwick, County, Kansas.

LOCAL ADDRESS:

3700 N. Woodlawn Blvd.
Wichita, Kansas 67220

SYMBOL LEGEND:

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- SWB Ped = Southwestern Bell Pedestal
- SWSMH = Stormwater Sewer Manhole
- T = Tree
- TB = Traffic Box
- TMH = Traffic Manhole
- WM = Water Meter
- WV = Water Valve

PHILIP J. MEYER 678 8/4/98 STATE OF KANSAS

LaCROSSE APARTMENTS at WOODLAWN

LANDSCAPE PLAN

37TH STREET AND WOODLAWN BLVD.

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

PROJECT NUMBER					SHEET
					2 OF 3
DESIGN	DRAWN	APPROVED	DATE	SCALE	
JJL	JJL	PJM	AUG. 1998	1"=20'	

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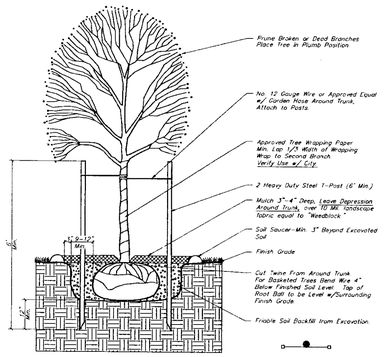
LANDSCAPE NOTES:

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "Lawn" shall be sodded and fertilized as follows:
   SOD--
   Kansas Premium Fescue Sod
   (equal parts of the top fescue brands for 1997)
   FERTILIZER--
   16-20-6 ratio 4#/1000 sq. ft.
3. Trees with broken leaders or no central leader will not be accepted.
4. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
5. Mulch all planting beds with 3" of mulch. Mulch all tree saucer wells with 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency, over 10 Mil. landscape fabric equal to "Weedblock."
6. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be from Pro-Steel Company, using 10 gauge thickness, commercial grade, or approved equal.
7. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
8. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
9. Irrigation for establishment of plantings is to be provided by the landscape contractor. Contractor shall submit shop drawings that include: pipe, valve, zone sizes for review by Owner and/or Landscape Architect.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
12. The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
13. The landscape contractor is responsible for construction and final grading of earth berms (See note #7). Construct earth berms so as not to collect and/or dam water.
14. The landscape contractor is responsible to coordinate with the G.C. to install the plants and maintain the grounds, until final acceptance from the owner.
15. The landscape contractor shall submit bid with unit prices for all plants, which include mulch, installation, and 1 year guarantee, etc.
16. The landscape contractor is responsible for any damage done to the exterior of the building or any other part of the building when installing or maintaining the plantings before final acceptance.
17. General Contractor to supply all topsoil to site. Landscape contractor to supply topsoil for earth berms and finish grade all areas prior to seeding.
18. Landscape Contractor shall submit bids based on the landscape plans dated August 6, 1998. Clubhouse & Pool plans will be an addendum.
19. Owner will use unit prices shown on the bid sheet to add landscape material around Clubhouse and Pool area. Owner also reserves the right to use unit prices from bid to reduce the scope of this landscape project.
20. Landscape Contractor shall seed all Street R.O.W. and any other disturbed areas per note #2. Landscape Contractor shall also bid and install irrigation systems in the Street R.O.W.. See note #9 and irrigation notes.

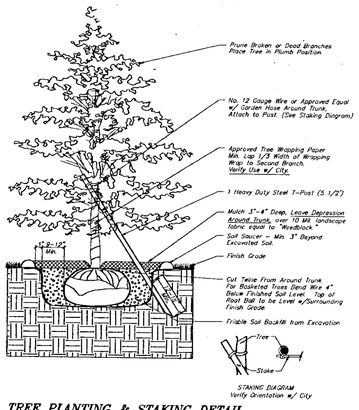
IRRIGATION NOTES:

1. All irrigation work is to be installed in compliance with all local codes and regulations.
2. Irrigation Contractor shall design system so that turf heads are on separate zones from shrub spray heads.
3. The Irrigation Contractor shall submit final shop drawings to the Landscape Architect and/or Owner prior to construction for final approval which:

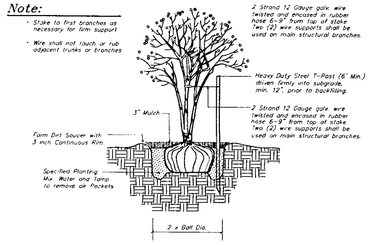
   Use Toro products or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City of Wichita Codes.
4. Prior to construction, the Irrigation Contractor shall determine locations of all existing and proposed utilities and electrical wiring.
5. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
6. All turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system.
7. Heads will be adjusted to NOT spray on buildings, walks, and drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so as not to be susceptible to damage by automobile overhangs.
8. Irrigation Contractor is responsible for providing schedule 40 PVC sleeving for all irrigation pipes and wires that cross under walks, drives, and concrete pads. Combine piping whenever possible to save on sleeving material. Sleeves to be installed 24" below finish grade. Coordinate installation of sleeving with Gen. Contractor.
9. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
10. Irrigation Contractor to verify location of well(s) with GC prior to installation of system. Irrigation Contractor shall verify static pressure and volume of well water supply prior to installation of system. Alternate Bid cost with city water with meter installation included.
11. Irrigation Controller is to be located per Owner/Architect requested location. Call Buff Wilson, JR. (Owner) at 1-318-746-0557.



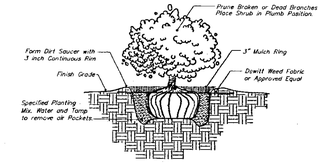
TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 2" Cal. — No Scale
Evergreen Trees Larger than 6' Height



TREE PLANTING & STAKING DETAIL
Deciduous Trees 2" Cal. and Smaller — No Scale
Evergreen Trees 6' Height and Smaller



TYPICAL MULTI-TRUNK TREE PLANTING DETAIL
1 Gallon and Larger — No Scale

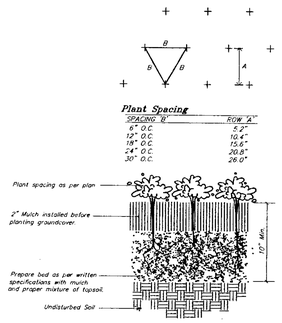


TYPICAL SHRUB PLANTING DETAIL
5 Gallon and Smaller — No Scale

PLANT SCHEDULE:

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
8	*Acer rubrum x freemanii 'Autumn Blaze'*	Autumn Blaze Maple	2 1/2"Cal.	B & B	Single Stem Only
13	*Fraxinus pennsylvanica 'Marshall's Seedless'*	Marshall's Seedless Ash	2 1/2"Cal.	B & B	Single Stem Only
12	*Quercus shumardii*	Shumard Oak	2 1/2"Cal.	B & B	Single Stem Only
6	*Taxodium distichum*	Common Bald Cypress	2" Cal.	B & B	Single Stem Only
1	*Acer ginnala 'Flame'*	Amur Flame Maple	1 1/2"Cal.	B & B	Multi- Stem Only
15	*Malus species 'Prairiefire'*	Prairiefire Crabapple	1 1/2"Cal.	B & B	Single Stem Only
6	*Pistacia chinensis*	Chinese Pistache	1 1/2"Cal.	B & B	Single Stem Only
43	*Pyrus calleryana 'Capital'*	Capital Pear	1 1/2"Cal.	B & B	Single Stem Only
15	*Pyrus calleryana 'Chanticleer'*	Chanticleer Pear	1 1/2"Cal.	B & B	Single Stem Only
38	*Juniperus chinensis 'Spartan'*	Spartan Juniper	7 Gal.	Cont.	Single Stem Only
23	*Pinus edulis*	Pinyon Pine	6' - 8' Ht.	B & B	Single Stem Only
15	*Pinus nigra*	Austrian Pine	6' - 8' Ht.	B & B	Single Stem Only
28	*Berberis thunbergii atro. 'Crimson Pygmy'*	Crimson Pygmy Barberry	2 gal.	Cont.	
116	*Berberis thunbergii atropurpea*	Redleaf Barberry	5 gal.	Cont.	
61	*Chaenomeles speciosa 'Jet Trails'*	Jet Trails Quince	2 gal.	Cont.	
12	*Euonymus fortunei 'Sarcoxie'*	Sarcoxie Euonymus	5 gal.	Cont.	
23	*Hibiscus syriacus*	Rose of Sharon	5 gal.	Cont.	
39	*Juniperus chinensis 'Armstrong'*	Armstrong Juniper	5 gal.	Cont.	
12	*Juniperus sabina 'Broadmoor'*	Broadmoor Juniper	5 gal.	Cont.	
153	*Ligustrum x vicaryi*	Golden Vicary Privet	5 gal.	Cont.	
32	*Potentilla fruticosa 'Abbotswood'*	Abbotswood Potentilla	2 gal.	Cont.	
11	*Pyracantha coccinea 'Lowboy'*	Lowboy Pyracantha	2 gal.	Cont.	
45	*Spiraea japonica 'Froebel'*	Froebel Spirea	2 gal.	Cont.	
64	*Syringa patula 'Miss Kim'*	Miss Kim Lilac	5 gal.	Cont.	
268	*Liriope muscari*	Majestic Liriope	1 gal.	Cont.	18" O.C. Spacing
60	*Pennisetum alopecuroides 'Little Bunny'*	Dwf. Little Bunny Grass	1 gal.	Cont.	12" O.C. Spacing
180	*Seasonal Color*	Seasonal Color	Pots	Cont.	Color and Variety Per Owner request

3,000 L.F. *Metal Edging for Planting Beds.* *(See Note #18)*
9,000 sq.yds. *Sod Area (Kansas Premium Fescue Sod)* *(See Note #18)*



Plant Spacing

SPACING "B"	ROW "A"
6" O.C.	5.2"
12" O.C.	10.4"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"

TYPICAL GROUNDCOVER PLANTING DETAIL
1 Gallon and Smaller — No Scale



LaCROSSE APARTMENTS at WOODLAWN
LANDSCAPE DETAILS
37TH STREET AND WOODLAWN BLVD.

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

PROJECT NUMBER					SHEET
DESIGN JJL	DRAWN JJL	APPROVED PJM	DATE MAY 1998	SCALE NONE	3 OF 3

ENG\LACROSSE\SCAPDTL.DWG

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 10, 2014

Two Brothers BBQ
3750 North Woodlawn
Wichita, Kansas 67220

Ron's Sign Company
1329 South Hundley
Wichita, Kansas 67213

RE: **CUP2014-00020** – City Amendment #2 to the Brush Creek Community Unit Plan (CUP) DP-128, Parcel 6-B (Lot 3, Brush Creek 3rd Addition) to allow a full color LED message board on property generally located on the east side of North Woodlawn Blvd. and south of East 37th Street North.

Dear Ladies and Gentlemen:

At its regular meeting on **September 9, 2014**, the Wichita City Council considered the above captioned request. The action of the Council was to **APPROVE** the request.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Dale Miller

Dale Miller
Current Plans Manager
Current Plans Division

Copies to: WCC I, Lavonta Williams, Mail Stop 1-13
Alana Haynes, N.A. I, Mail Stop 1-135
Northeast K-96 HOA, Kim Potochnik, 6927 Woodbury Court, Wichita, KS 67226
Vineyards HOA, 1999 N. Amidon, #375, Wichita, KS 67203
North Brook HOA, Lynn Mauk, 6904 E. 40th Street N., Wichita, KS 67226
Whispering Brook HOA, P.O. Box 20662, Wichita, KS 67208
Paul Hays, OCI, Mailstop 1-72
J. R. Cox, OCI, Mailstop 1-72