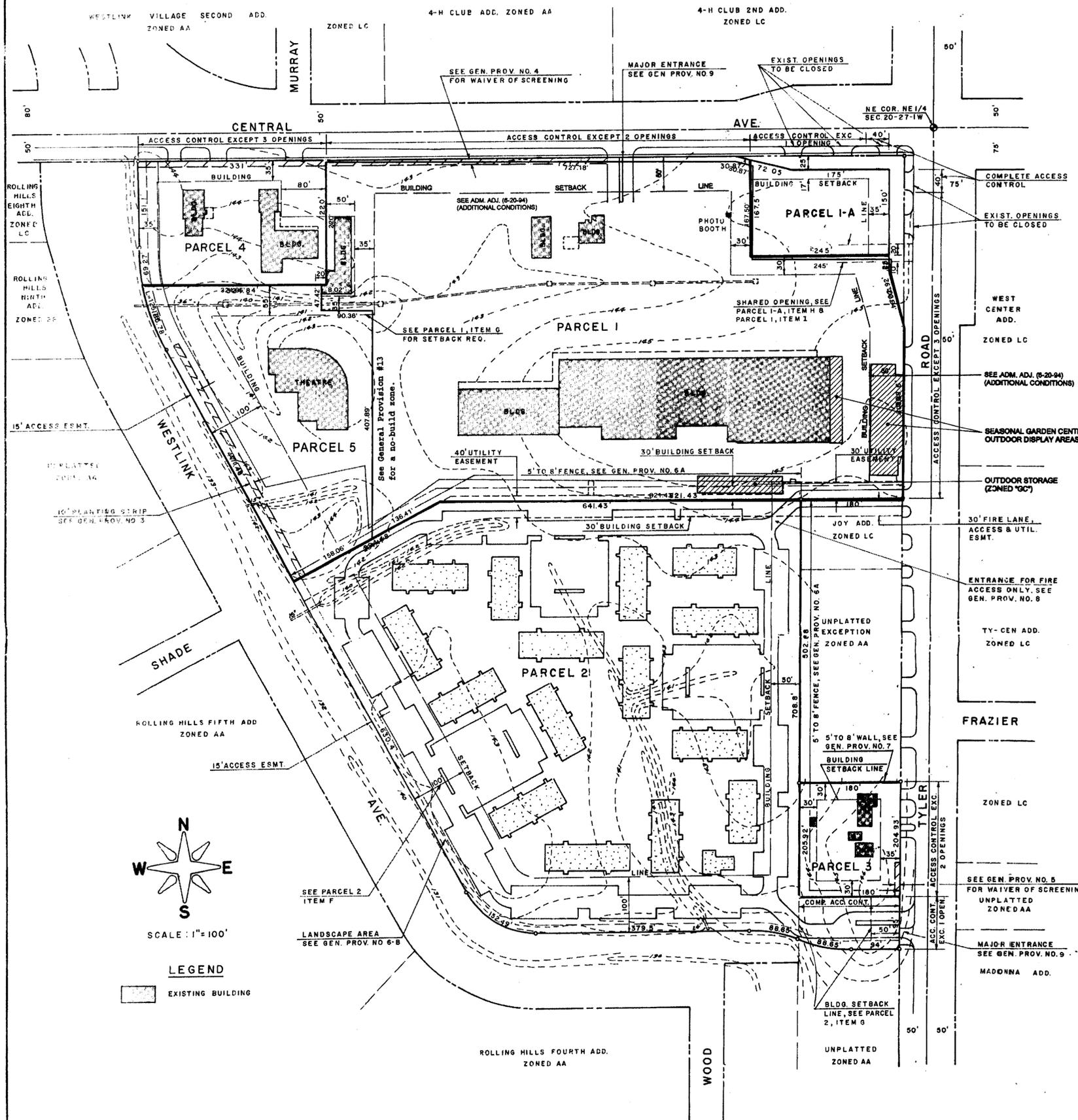


REVISED COMMUNITY UNIT PLAN WESTLINK CENTER



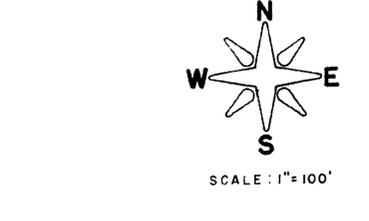
- GENERAL PROVISIONS**
- Total Net Land Area 1,417,725 sq. ft. or 32.25 Acres
 - Signs as permitted by zoning ordinance. Pole or ground signs shall be spaced a minimum of 180 feet apart, irrespective of how land is leased or owned. (See additional restrictions in Adm. Adj. Letter 6-20-94) (see additional restrictions for Parcel 1, per Amendment #4 [CUP2008-06])
 - A planting strip no less than 10 feet in width as indicated over the east 10 feet of the west 25 feet as shown on plan of Parcel 5.
 - Waiver of screening and landscape along the north boundary of Parcels 1 and 4 were approved by the Planning Commission, August 5, 1995.
 - Approval of this C.U.P. shall constitute a waiver of screening and landscape requirements under 6a. and 6b. of the C.U.P. regulations along Tyler Road for Parcel 3.
 - A 5 to 8 foot wood fence used in conjunction with a minimum of 10 feet of landscaped area and earth berms shall be constructed adjacent to the north and east boundary of Parcel 2 and the south boundary of Parcel 3. The design of such shall be submitted to and approved by the MAPD prior to the issuance of a building permit. Above construction and installation shall be completed prior to final certificate of occupancy for all buildings on this parcel. The property owner shall be responsible for maintaining the fence and landscaping of Parcel 2 and such obligation shall run with the land. Any relocation or construction of the fence and landscaping necessitated by the location within a utility easement shall be without cost to the City or any utility company. Failure to maintain said fence and landscaping shall constitute a violation of the C.U.P.
 - A landscaped strip, including berms, shall be required along the west and south boundaries of Parcel 2. A landscape plan shall be prepared and submitted to the Planning Department and Flood Control for their review and approval prior to the issuance of any building permits on Parcel 2.
 - A 5 to 8 foot high solid or semi-solid wall of brick, stone, masonry, architectural stone or similar materials, shall be constructed along the north line of Parcel 3. Such wall to be reduced to 3 feet in height within 35 feet of Tyler Road. Construction of said wall shall be completed prior to final certificate of occupancy of buildings for total development of Parcel 3.
 - The fence, landscaping and berms as described in General Provision 6b shall be in lieu of the required masonry wall along the west and south boundaries of Parcel 3.
 - The access point at the northeast corner of Parcel 2 is for a fire access, not general circulation.
 - Access Controls shall be as follows:
 - 6 points of access to Central Avenue
 - One of which shall be constructed to major entrance standard on Parcel 1.
 - 6 points of access to Tyler Road
 - The southern opening to Tyler Road from Parcel 2 shall be constructed to major entrance standard.
 - The major openings shall be guaranteed at the time of replanting.
 - Utilities shall be installed underground on Parcels 2 and 3.
 - Drainage shall be handled at the time of replanting.
 - The transfer of title of all or any portion of the land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
 - There shall be a 30-foot wide "no-build zone" centered along the common parcel line of Parcels 1 and 5.

- PARCEL #1-A**
- Net Area 37,360 Sq. Ft. or 0.86 Acres
 - Maximum Land Coverage shall not exceed 30 per cent of the net land area or 11,210 Sq. Ft.
 - Maximum Gross Floor Area 14,945 Sq. Ft.
 - Floor Area Ratio 40%
 - Maximum Building Height 35 Feet
 - Building Setbacks Central 17 feet Tyler 35 feet
 - Parking Ratio as per zoning ordinance
 - Access Points 1 to Tyler shared with Parcel 1 to Central
 - Proposed General Uses: Financial Institutions
- PARCEL #2**
- Net Area 578,790 Sq. Ft. or 13.29 Acres
 - Proposed Use - Garden Apartments and/or Townhouses with related Garages or Carports and Accessory Community Facilities
 - Maximum Building Height - 2 Stores or 35 feet
 - Density - 22 D.U./Acre or 290 units
 - Parking Ratio - 1.5 Spaces/D.U. (two if units are to be owner occupied)
 - Building Setback Line
 - West and South 100 feet except open carport structures shall be allowed to within 50 feet of the property line and open parking or drives to within 15 feet of the property line.
 - East 50 feet (as shown on the plan), except open parking shall be allowed to within 15 feet of the property line.
 - North 30 feet
 - One Project Sign not to exceed 35 feet in height or 150 Sq. Ft. per face and architectural screening walls, may be placed at the Tyler Road entrance at the southeast corner of the parcel. A guard house not to exceed 250 Sq. Ft. and a Security Gate may be allowed at this entrance, within the setback lines as indicated on the plan.
 - The entrance at the S.E. Corner of the parcel at Tyler Road shall be constructed to major entrance width, and shall be guaranteed at the time of platting.

- PARCEL #3**
- Net Area 36,975 Sq. Ft. or 0.85 Acres
 - Maximum Building Coverage shall not exceed 30 per cent of the net land area or 11,090 Sq. Ft.
 - Maximum Gross Floor Area 16,600 Sq. Ft.
 - Floor Area Ratio 45%
 - Maximum Building Height 30 feet
 - Parking Ratio as per Zoning Ordinance
 - Building Setback Tyler Road North, South, and West 35 feet
 - Access Point Two to Tyler Road
 - Proposed General Uses: Offices, Restaurant, Private Club, Medical Offices and Clinic, Retail and Service Commercial not including, Storage Garage, Mini Warehouse, Hotel - Motel.
 - Two Buildings
- PARCEL #4**
- Net Area 72,830 or 1.67 Acres
 - Maximum Land Coverage shall not exceed 30 per cent of the net land area or 21,850 Sq. Ft.
 - Existing Building Area 10,915 Sq. Ft.
 - Maximum Gross Floor Area 21,850 Sq. Ft.
 - Floor Area Ratio 30%
 - Maximum Building Height 35 feet
 - Building Setbacks as shown on the plan
 - Parking Ratio as per zoning ordinance
 - Access Points 3 to Central Avenue
 - Proposed General Uses: Offices, Restaurant, Private Club, Medical Offices and Clinic, Retail and Service Commercial not including, Storage Garage, Mini Warehouse, Motel-Motel. (See Adjustment 6-6-66, for Midas Muffler Shop)

- PARCEL #5**
- Net Area 140,620 sq. ft., or 3.23 acres
 - Maximum Building Coverage shall not exceed 30 per cent of the net land area or 42,186 Sq. Ft.
 - Maximum Gross Floor Area 56,248 Sq. Ft.
 - Floor Area Ratio 40%
 - Maximum Building Height 35 feet
 - Existing Building Coverage Sq. Ft.
 - Setbacks Central Avenue 60 feet (See Adm. Adj. Letter 6-20-94)
- West Property Line 100 feet
South Property Line 30 feet
- Expansion of the building located adjacent to Parcel 4 is limited to an area bounded by the east and south boundaries of Parcel 4 and a line parallel to and 50 feet east of the east boundary of Parcel 4 and a line parallel to and 20 feet south of the south boundary of Parcel 4 and a line 20 feet east of the east boundary of Parcel 4. No other buildings on Parcel 1 or 5 shall be permitted within 35 feet of the above described line.
- Above setbacks except as noted on plan.
- Parking ratio as per zoning ordinance.
 - Access Points 1 to Central Avenue
- No access to Westlink Avenue
- Proposed General Uses: Shopping Center Facilities, Retail uses, Theater, Liquor Store, Financial Institutions, Restaurant, Offices, Church or place of worship, and day care associated with a church or place of worship.

- PARCEL #1**
- Net Area 551,580 sq. ft., or 12.66 acres
 - Maximum Building Coverage shall not exceed 30 per cent of the net land area or 165,474 Sq. Ft.
 - Maximum Gross Floor Area 220,632 Sq. Ft.
 - Floor Area Ratio 40%
 - Maximum Building Height 35 feet
 - Existing Building Coverage Sq. Ft.
 - Setbacks Central Avenue 60 feet (See Adm. Adj. Letter 6-20-94)
- Tyler Road 60 feet
South Property Line 30 feet
- Expansion of the building located adjacent to Parcel 4 is limited to an area bounded by the east and south boundaries of Parcel 4 and a line parallel to and 50 feet east of the east boundary of Parcel 4 and a line parallel to and 20 feet south of the south boundary of Parcel 4 and a line 20 feet east of the east boundary of Parcel 4. No other buildings on Parcel 1 shall be permitted within 35 feet of the above described line.
- Above setbacks except as noted on plan.
- Parking ratio as per zoning ordinance.
 - Access Points 2 to Central Avenue 3 to Tyler Road, one which is to be shared with Joy Addition and one shared with Parcel 1-A. No access to Westlink Avenue
 - Proposed General Uses: Shopping Center Facilities, Retail uses, Theater, Liquor Store, Financial Institutions, Restaurant, Offices. Outdoor Display and Storage, subject to the following conditions:
 - The seasonal nursery and garden center shall operate for no more than 150 days during a calendar year.
 - Display and storage of merchandise, nursery stock, landscaping materials must be within an enclosed building or within an area designated on the C.U.P. and approved by the Planning Commission.
 - The seasonal nursery and garden center shall conform to all requirements of Section III-D.6a of the Unified Zoning Code, except that no setback for the outdoor display area shall be required along Tyler.
 - The applicant shall annually submit a report to the Zoning Enforcement Division of the Office of Central Inspection that demonstrates compliance with the approved site plan and conditions specified in this amendment.
 - The applicant shall provide landscaping along Tyler Road adjacent to the area designated for the seasonal nursery and garden center. The location of said landscaping is to be determined at the time of site plan approval.
 - The west, south and east lines of the outdoor storage area shall be screened by an eight-foot wooden fence, at a minimum, while the north line may be screened by chain link fence with heavy-gauge mesh or similar material. All outdoor storage on the subject property shall be limited to the designated area. The height of the items stored within the outdoor storage area shall not exceed the height of the fence.
 - Non-living material shall only be displayed in the 3,900 square-foot seasonal display area located immediately east of and abutting the building.

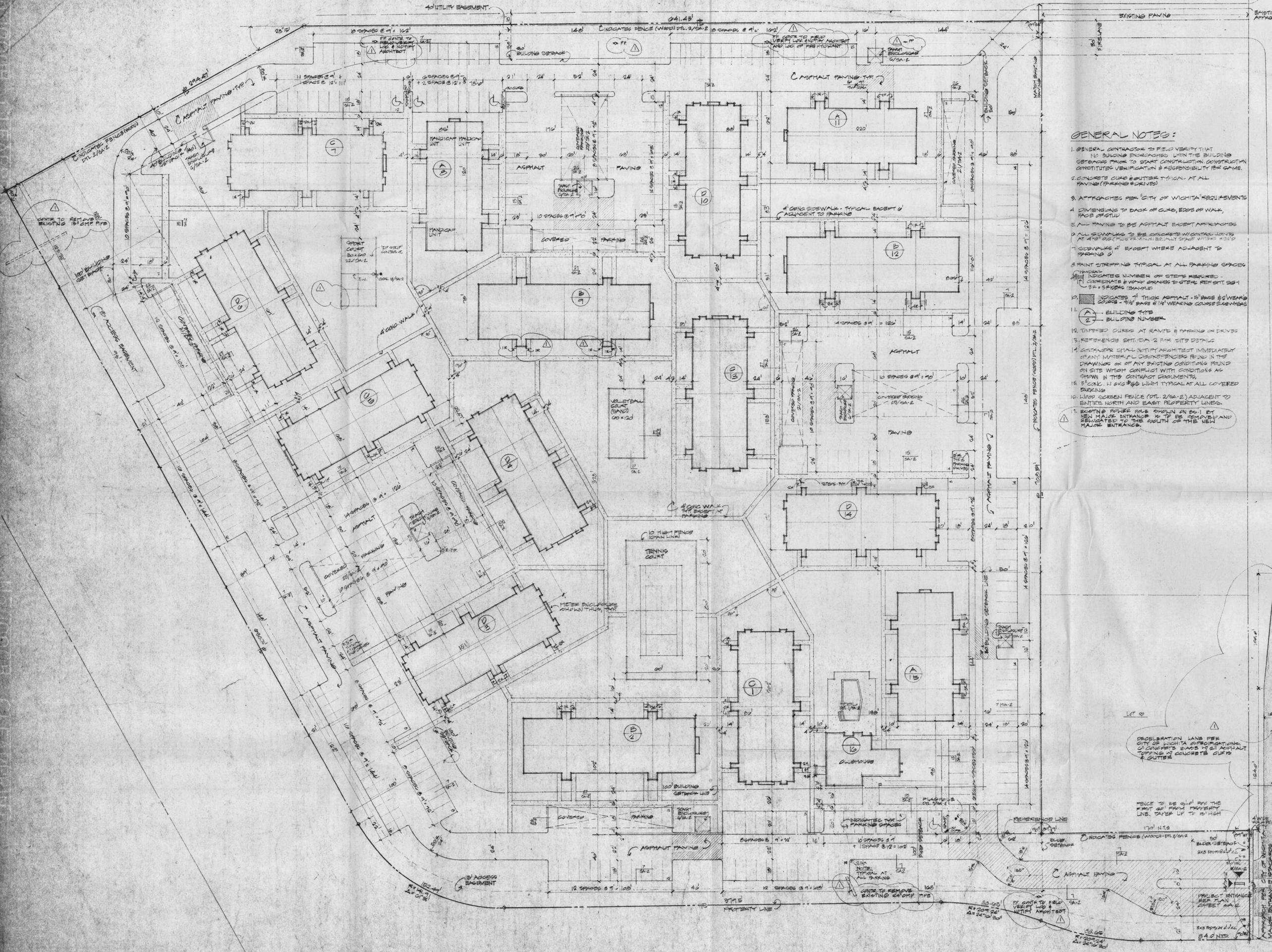


LEGEND
EXISTING BUILDING

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

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

DP-9
WESTLINK CENTER
COMMUNITY UNIT PLAN
Baughman



- GENERAL NOTES:**
1. GENERAL CONTRACTOR TO FIELD VERIFY THAT ALL BUILDING ENCLOSURES WITHIN THE BUILDING SETBACKS PRIOR TO START CONSTRUCTION. CONSTRUCTION CONSTITUTES VERIFICATION & RESPONSIBILITY FOR SAME.
 2. CONCRETE CURB & OUTER TYPICAL AT ALL PAVING (PARKING & DRIVES)
 3. APPROACHES PER CITY OF WICHITA REQUIREMENTS
 4. DIMENSIONS TO BACK OF CURB, EDGE OF WALK, FACE OF STUCCO
 5. ALL PAVING TO BE ASPHALT EXCEPT APPROACHES
 6. ALL CONCRETE TO BE CONCRETE WITH CONTROL JOINTS AT 40' ON CENTER & MINIMUM SPACING SHALL BE 10' & 20'.
 7. SIDEWALKS 4' EXCEPT WHERE ADJACENT TO PARKING
 8. PAINT STRIPING TYPICAL AT ALL PARKING SPACES
 9. HANDICAP INDICATES NUMBER OF STAIRS REQUIRED - COORDINATE WITH STAIRS TO STAIR REPORT, SEE 1 & 2 & 3 & 4 (SAMPLE)
 10. [Symbol] INDICATES 1" THICK ASPHALT - 5" BASE & WEAR COURSE - 2" 1/2" BASE & 1" WEAR COURSE OTHERWISE
 11. [Symbol] BUILDING TYPE [Symbol] BUILDING NUMBER
 12. TAPERED CURBS AT RAVINE & PARKING OR DRIVES
 13. REFERENCES SEE: C.A. 2 FOR SITE DETAILS
 14. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY MATERIAL DISCREPANCIES FOUND IN THE DRAWINGS OR OF ANY EXISTING CONDITIONS FOUND ON SITE WHICH CONFLICT WITH CONDITIONS AS SHOWN IN THE CONTRACT DOCUMENTS.
 15. BLOCK 11 EXC 2/2" W/4" TYPICAL AT ALL COVERED PARKING
 16. WOOD GREEN FENCE (DTL 2/2" x 2") ADJACENT TO ENTIRE NORTH AND EAST PROPERTY LINES.
1. EXISTING POWER POLE SHOWN ON 05-1 BY NEW MAJOR ENTRANCE IS TO BE REMOVED AND RELOCATED TO THE SOUTH OF THE NEW MAJOR ENTRANCE.

prints issued
 FROM SUBMITTAL 12.01.1980
 HUD SUBMITTAL 4 DEC. 80

revisions
 4 DEC. 80

date drawn



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



WESTLINK VILLAGE APARTMENTS
 605 N TYLER ROAD
 WICHITA, KANSAS

302 WESTLINK VILLAGE TRAILS PARTNERSHIP

sheet title
 SITE PLAN

sheet

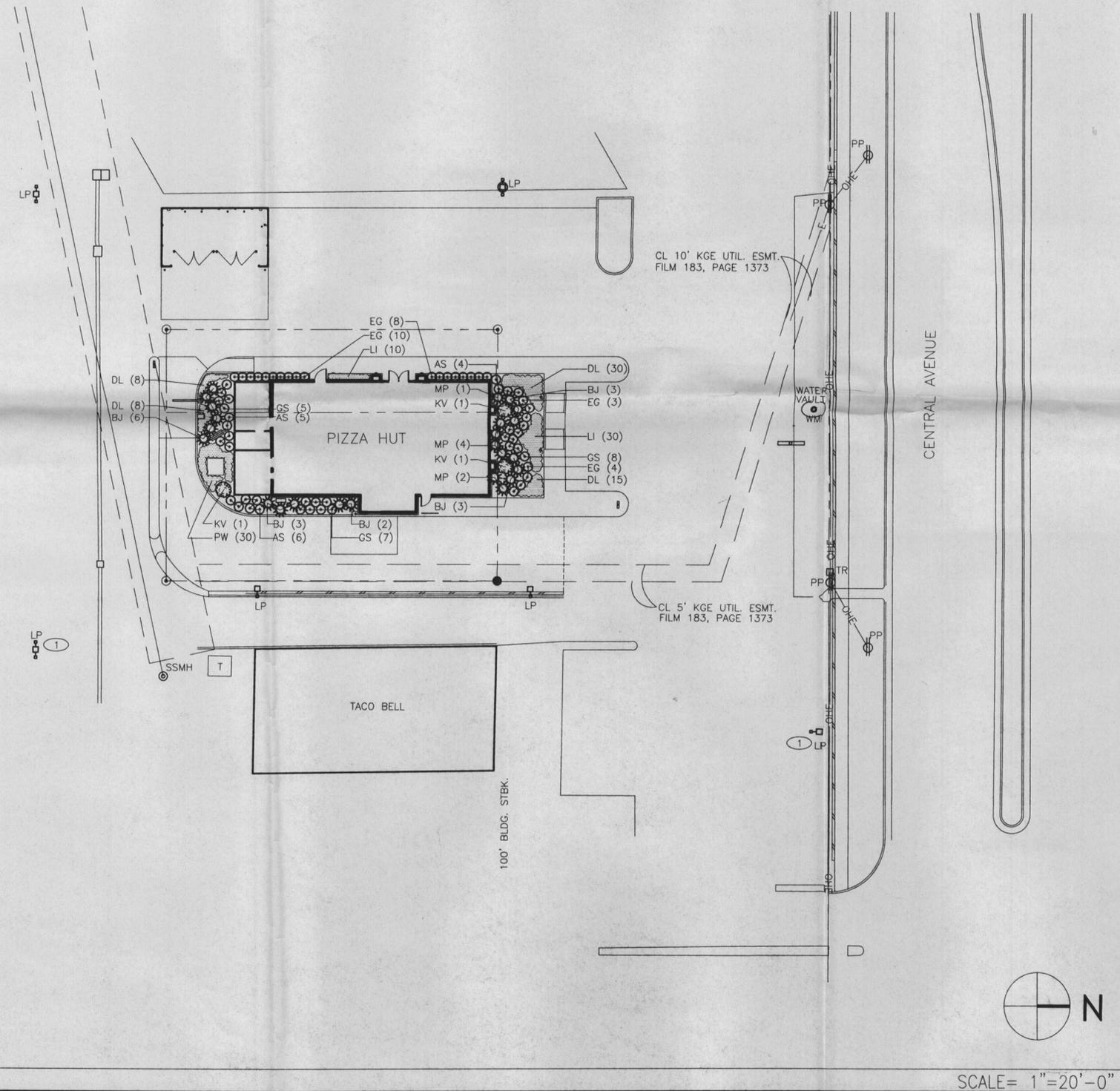
SA-1

of 2 sheets

SITE PLAN
 11-20-80



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PLANTING PLAN

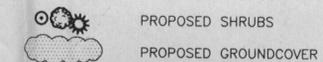
PLANTING NOTES

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

PLANTING LIST

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

LANDSCAPE LEGEND



LANDSCAPE REQUIREMENTS

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



MCCOUGHEE VAN SOULE & PERRY
ARCHITECTS • PLANNERS LANDSCAPE ARCHITECTS
125 S. WASHINGTON WICHITA, KANSAS 67202
P.O. BOX 2848 WICHITA, KANSAS 67201
PH. 316-262-0451 FAX 316-262-5465

PLANTING PLAN

8977 WEST CENTRAL STREET
WICHITA, KANSAS 67212

REVISIONS

NO.	DATE	DESCRIPTION

CONTRACT DATE
09.28.00

BUILDING TYPE
MAINPATH

PROJECT NUMBER
300052

PROTOTYPE ISSUE DATE
06.01.00

SHEET NUMBER
L2

APPROVED *[Signature]* BY *[Signature]*
MAPD Copy 1 of 2

DP-9 Westlink
Center Commercial CUP

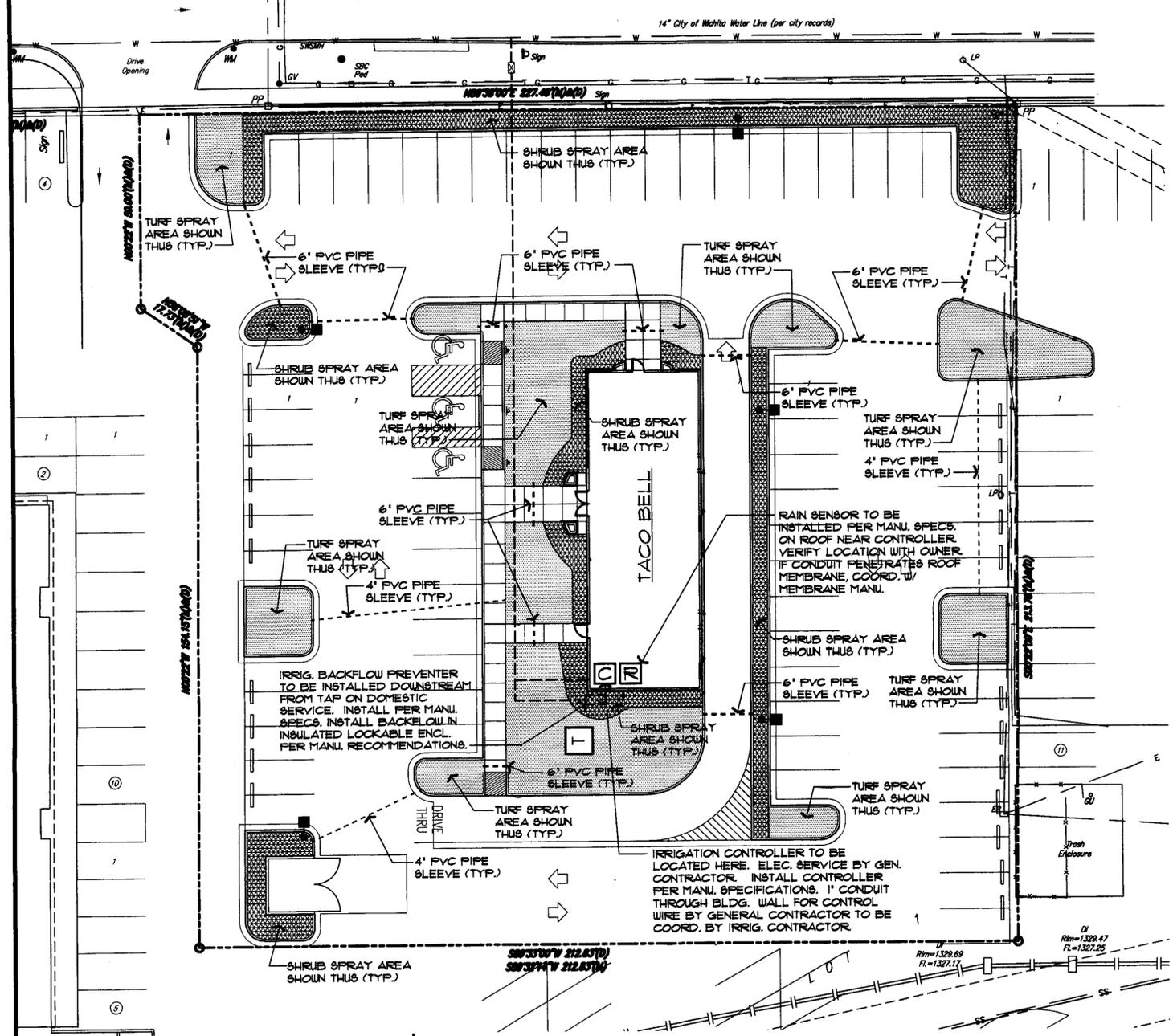
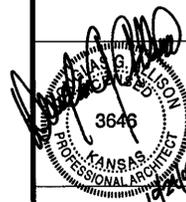
LANDSCAPE PLAN

11-7197

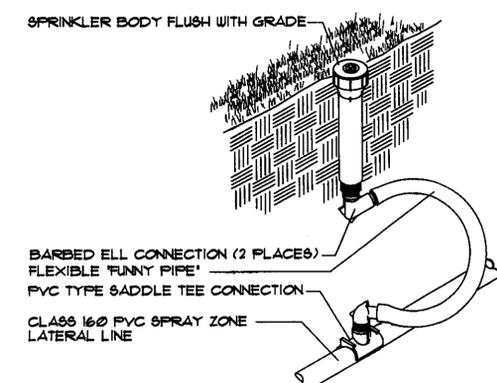


GENERAL IRRIGATION NOTES

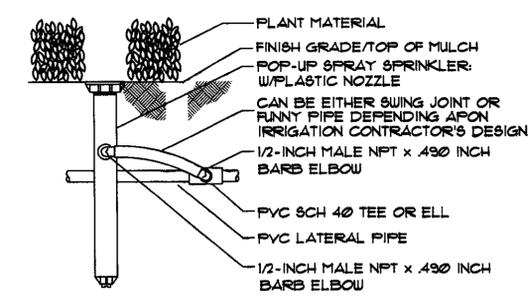
1. THE DESIRED WATER COVERAGE OF THE IRRIGATION SYSTEM IS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO INSTALL EQUIPMENT NECESSARY TO PROVIDE A COMPLETE, FUNCTIONAL SYSTEM THAT IS IN COMPLIANCE WITH THE SPECIFICATIONS, APPLICABLE CODES, AND REGULATIONS.
2. THE IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS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



SITE IRRIGATION PLAN
1" = 20' - 0"

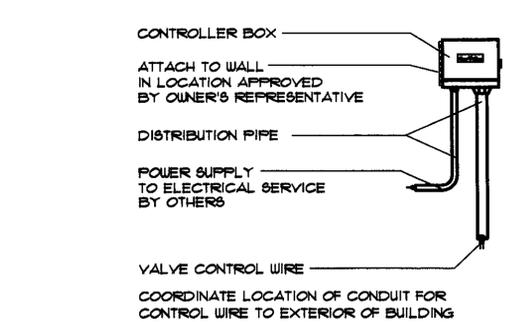


1 TURF 4" POP-UP SPRINKLER
PRESSURE REGULATING SPRINKLER NO SCALE

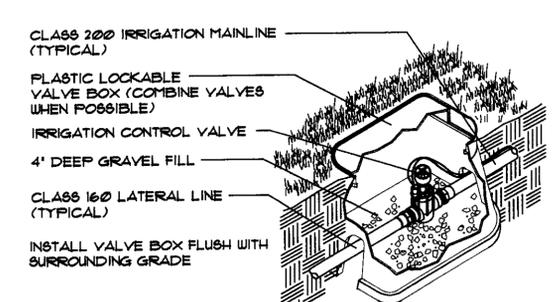


2 12" POP-UP SHRUB SPRINKLER
PRESSURE REGULATING SPRINKLER WITH MULTI-PORT NOZZLE NO SCALE

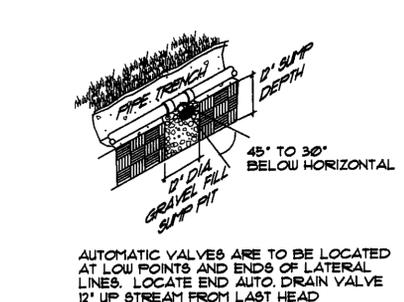
IRRIGATION LEGEND



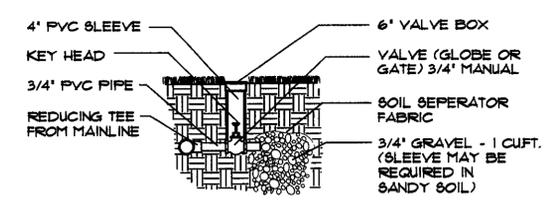
3 IRRIGATION CONTROLLER
INTERIOR WALL MOUNTED NO SCALE



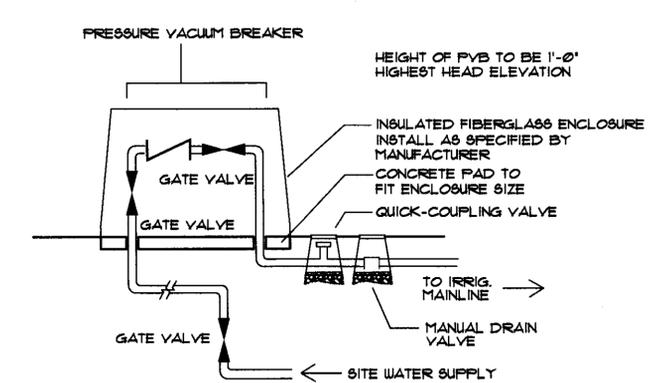
4 ELECTRIC REMOTE VALVE
NO SCALE



5 AUTOMATIC DRAIN VALVE
NO SCALE



6 MANUAL DRAIN VALVE
NO SCALE



7 BACKFLOW PREVENTER AND ENCLOSURE
NO SCALE

DR-9 PARCEL 1 (PARTIAL)
LANDSCAPE PLAN
APPROVED 11/10/05 BY R.G. [Signature]
SHEET 2 of 2
MARD Corp 10 of 2

SITE IRRIGATION PLAN
8979 WEST CENTRAL AVENUE
WICHITA, KANSAS

REVISIONS		
NO.	DATE	DESCRIPTION

CONTRACT DATE
OCTOBER 24, 2005

BUILDING TYPE
L70

PROTOTYPE ISSUE DATE
JULY04-L

PROJECT NUMBER
WDM #05235

SHEET NUMBER
L2

GENERAL PLANTING NOTES

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

LEGAL DESCRIPTION

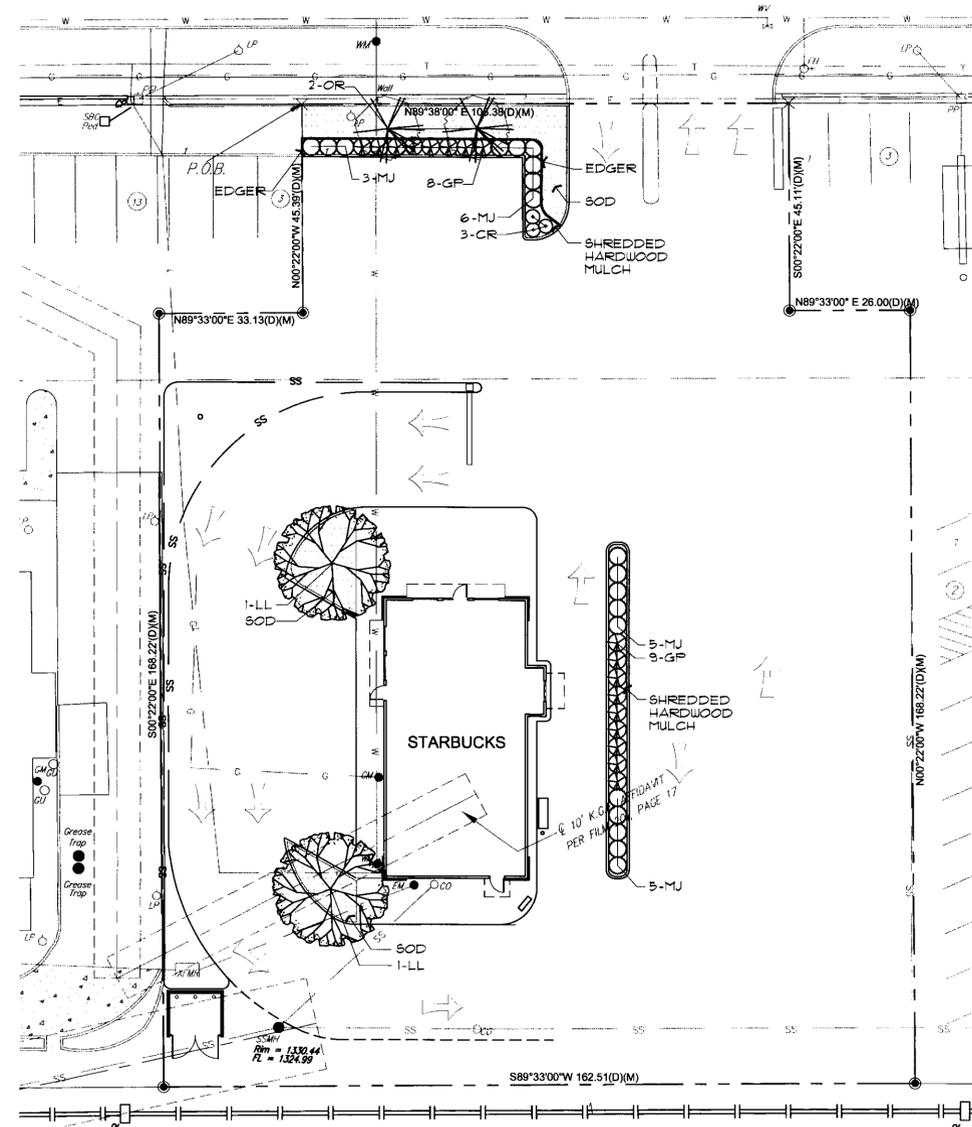
A tract lying within Lot 1, Westlink Center 4th Addition, Wichita, Kansas, Sedgwick County, Kansas described as commencing at the easternmost NW corner of said Lot 1; thence N89°33'00"E, along the north line of said Lot 1, 442.02 feet to the point of beginning; thence continuing N89°33'00"E, along the north line of said Lot 1, 103.38 feet; thence S00°12'22"W, parallel with the easternmost west line of said Lot 1, 45.11 feet; thence N89°33'00"E, parallel with the south line of said Lot 1, 26.00 feet; thence S00°12'22"W, 168.22 feet; thence S89°33'00"W, 162.51 feet; thence N00°12'22"W, 168.22 feet; thence N89°33'00"E, 311.3 feet; thence N00°12'22"W, 45.39 feet to the point of beginning.

LEGEND



LANDSCAPE CODE CALCULATIONS

LANDSCAPED STREET YARD REQUIRED		PARKING LOT SCREENING AND LANDSCAPING	
Landscaped Street Yard Required:		Parking lot to be screened by shrubs	
106 LF		Parking Lot Trees Required	
x .8 (sq. ft. factor)		22 total parking stalls	
848 (total landscaped street yard required)		22/20 = 1.2 or say 2 shade trees	
Landscaped Street Yard Provided:		Parking Lot Trees Provided	
973 Total sq. ft.		(Up to one-half of req'd street trees may be used as parking lot trees)	
Shade Trees Required:		1 street tree + 1 pkg. lot tree = 2 shade trees	
848 SF/500 = 1.7 or 2 shade trees			
Shade Trees Provided:		BUFFERS REQUIRED	
1 shade + 2 ornamentals = 2 shade trees		No buffer required	



SITE PLANTING PLAN

1" = 20'-0"



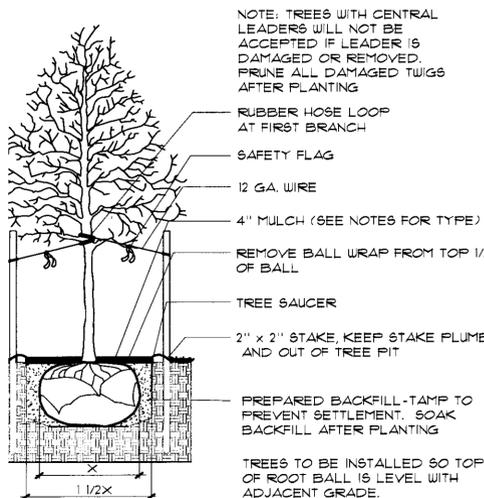
DP-9 PARCEL 1 (PORTION)

LANDSCAPE PLAN

11-23-07 DP6
MAPD Copy 1 of 2

PLANT SCHEDULE

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



NOTE: TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

RUBBER HOSE LOOP AT FIRST BRANCH

SAFETY FLAG

12 GA. WIRE

4" MULCH (SEE NOTES FOR TYPE)

REMOVE BALL WRAP FROM TOP 1/3 OF BALL

TREE SAUCER

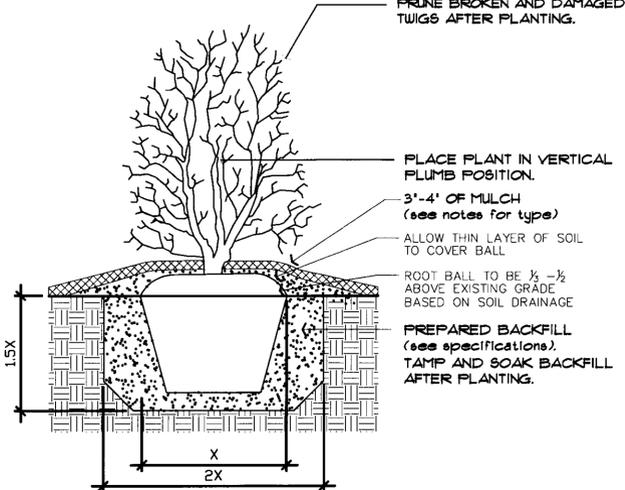
2" x 2" STAKE, KEEP STAKE PLUMB AND OUT OF TREE PIT

PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING

TREES TO BE INSTALLED SO TOP OF ROOT BALL IS LEVEL WITH ADJACENT GRADE.

2 SHRUB PLANTING DETAIL

NO SCALE



PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING.

PLACE PLANT IN VERTICAL PLUMB POSITION.

3'-4" OF MULCH (SEE NOTES FOR TYPE)

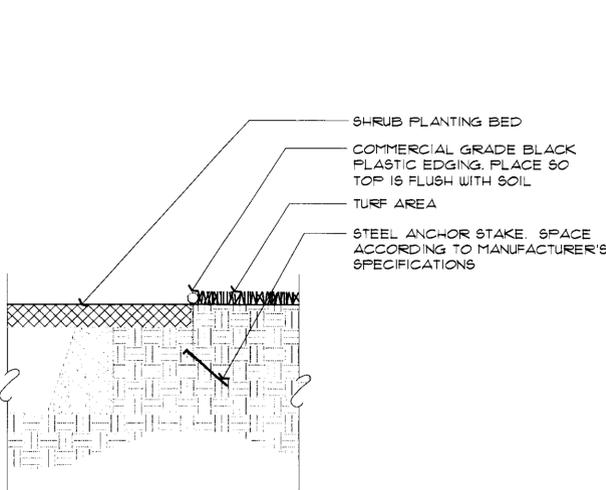
ALLOW THIN LAYER OF SOIL TO COVER BALL

ROOT BALL TO BE 1/2 - 3/4 ABOVE EXISTING GRADE BASED ON SOIL DRAINAGE

PREPARED BACKFILL (SEE SPECIFICATIONS). TAMP AND SOAK BACKFILL AFTER PLANTING.

3 LANDSCAPE EDGING

NO SCALE

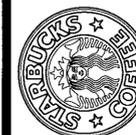


SHRUB PLANTING BED

COMMERCIAL GRADE BLACK PLASTIC EDGING. PLACE SO TOP IS FLUSH WITH SOIL

TURF AREA

STEEL ANCHOR STAKE. SPACE ACCORDING TO MANUFACTURER'S SPECIFICATIONS





Wichita-Sedgwick County Metropolitan Area Planning Department

February 6, 2015

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

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

Dear Applicants:

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

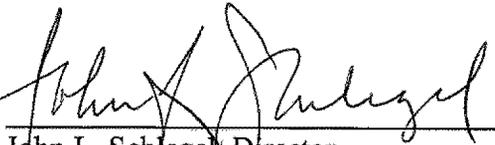
On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation of the original plan.

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

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

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

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



John L. Schlegel, Director
Metropolitan Area Planning Department



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

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