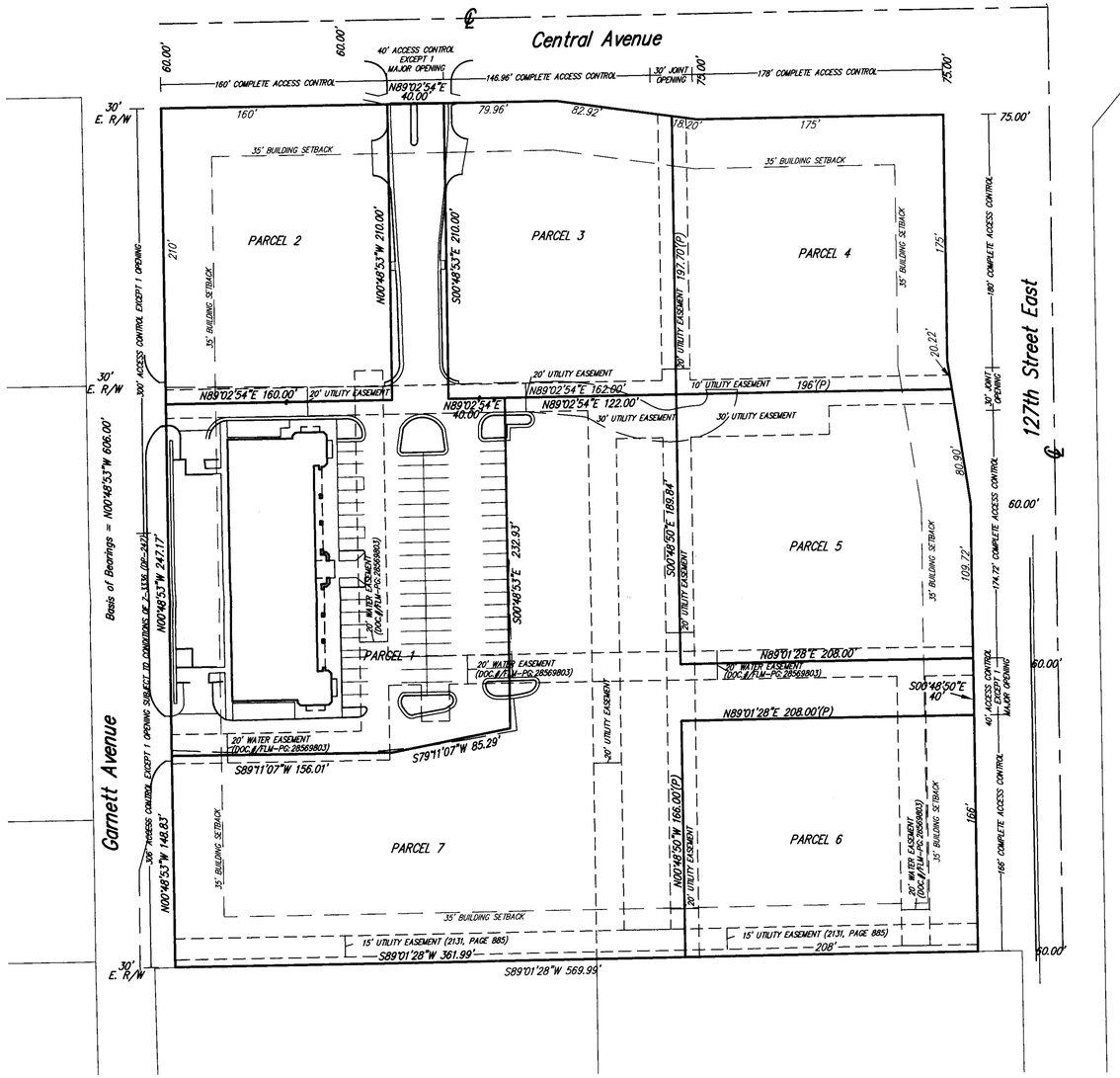
127TH RETAIL CENTER
COMMUNITY UNIT PLAN
DP - 247



SCALE: 1" = 50'

REVISED PER ADMINISTRATIVE ADJUSTMENT: NOVEMBER 10, 2000
REVISED PER ADMINISTRATIVE ADJUSTMENT: NOVEMBER 5, 2013
REVISED PER ADMENDMENT #1: DECEMBER 3, 2013

GENERAL PROVISIONS:

1. Total Land Area: 335,024.45 sq.ft. or 7.69 acres
2. Total Gross Floor Area: 117,258.56 sq.ft.
   Total Floor Area Ratio: 35 percent
3. 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.
4. 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.
5. A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
6. Guarantees for street improvements for 127th Street East and Central Avenue will be determined at the time of platting.
7. 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' apart, irrespective of how land is leased or sold.
   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.
   F. All freestanding signs must be monument type and shall have a maximum height of 20 feet. The maximum square footage of sign face allowed in Parcels 1-7 shall not exceed 80% of lot frontage.
8. Access Controls shall be as shown on the final plat.
9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
10. Parcels 1-7 shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
    A. Limited height of light poles to 24 feet.
    B. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
11. Utilities shall be installed underground on all parcels.
12. 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.
13. Masonry Walls:
    A. A six (6) foot high masonry wall shall be constructed along property lines of the C.U.P. in conformance with the provisions of Section III.C.2.b(2)(d) of the Unified Zoning Code.
    B. This solid masonry wall shall be constructed of a pattern and color that is consistent with the building walls.
14. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
15. Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
16. All buildings in Parcels 1-7 shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas.
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 designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
18. Parcels 1-7 shall be limited to uses permitted in the "LC" Limited Commercial zoning; provided that no parcel within this C.U.P. shall allow the use of adult entertainment establishments, group homes, group residential, halfway houses, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Parcel 7 shall allow self-storage warehouse, subject to the conditions of CUP Amendment #1 (CUP2013-33).
19. The Transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, thus said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
20. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with Article V, Section E, 13-15 of the Unified Zoning Code.
21. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
22. Cross-lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
23. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

PARCEL 1

A.	Gross Area:	67,169 sq.ft. or 1.54 acres
B.	Maximum Building Coverage:	20,151 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	23,509 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	Three (3)
C.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
D.	Setbacks:	See Drawing for Setbacks
E.	Access Points:	See Drawing

PARCEL 2

A.	Net Area:	33,595 sq.ft. or .77 acres
B.	Maximum Building Coverage:	10,078 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	11,758 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing for Setbacks
H.	Access Points:	See Drawing

PARCEL 3

A.	Net Area:	33,506 sq.ft. or .77 acres
B.	Maximum Building Coverage:	10,052 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	11,727 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing for Setbacks
H.	Access Points:	See Drawing

PARCEL 4

A.	Gross Area:	37,674 sq.ft. or 0.86 acres
B.	Maximum Building Coverage:	11,302 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	13,186 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
		See Drawing for Setbacks
H.	Access Points:	See Drawing

PARCEL 5

A.	Net Area:	39,005 sq.ft. or 0.90 acres
B.	Maximum Building Coverage:	11,702 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	13,652 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing for Setbacks
H.	Access Points:	See Drawing

PARCEL 6

A.	Gross Area:	34,545 sq.ft. or 0.79 acres
B.	Maximum Building Coverage:	10,364 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	12,091 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing for Setbacks
H.	Access Points:	See Drawing

PARCEL 7

A.	Gross Area:	92,909 sq.ft. or 2.13 acres
B.	Maximum Building Coverage:	27,873 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	32,518 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	Three (3)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
		See Drawing for Setbacks
H.	Access Points:	See Drawing

APPROVED CUP
MAPC 9-30-99
BOCC 10-26-99
MAPD 2 of 2

DP-247

127TH RETAIL CENTER COMMUNITY UNIT PLAN

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

CENTRAL AVENUE

GARNET AVENUE

127th STREET EAST

N89°02'54"E 175.00'

35' BLDG. SETBACK

35' BLDG. SETBACK

35' SETBACK

35' BLDG. SETBACK

FUTURE RESTAURANT/ RETAIL PARCEL #2

PARCEL #1

FUTURE RESTAURANT/ RETAIL PARCEL #3

FUTURE FINANCIAL PARCEL #4

FUTURE RESTAURANT/ RETAIL PARCEL #5

PARCEL #1

PARCEL #1

(30)ANN

(3)RDS

(3)STM

(3)STM

(5)AAA

(5)AAA

PROVIDE 4" PVC SLEEVE UNDER PAVEMENT FOR IRRIGATION.

PROVIDE WATER TO FUTURE COURTYARD AREA. IRRIGATION DESIGN TO BE COMPLETED AFTER COURTYARD DESIGN IS FINALIZED.

BUILDING "B"

BUILDING PLANTING PLAN, REF. B/SL1.2

FUTURE COURTYARD

4'-8" RND. ROCK W/ WEED BARRIER FABRIC

TRASH ENCL. AREA

FUTURE FOUNTAIN AREA

EMPLOYEE PARKING

PARKING LOT

SEED

SOD

LE

RB

WALK

(3)AAA

(4)ABY

(3)XCJ

(12)XCPB

(11)MJJ

(7)MJJ

(2)SH

(2)SH

(2)SH

(2)SH

(13)XCPB

(15)XCPB

(5)MJJ

(3)MCS

(3)MCS

(5)MJJ

(10)MJJ

(16)MCS

(7)XCPB

(2)SH

(10)MJJ

(3)MJJ

Edging

(11)MCS

(7)XCPB

(2)SH

(16)MCS

SH

SH

(3)MJJ

(3)MCS

(2)AAA

LIMITS OF SEEDING

MB

Signal Box

SEE SHEET SL1.2

SEE SHEET SL1.2

PROJECT DATA

BUILDING AREAS:

BUILDING "A"	31,530 S.F.
BUILDING "B"	11,551 S.F.
TOTAL LEASABLE AREA	43,081 S.F.

PARKING PROVIDED:

STANDARD STALLS	206
HANDICAPPED STALLS	9
TOTAL PARKING PROVIDED	215

(5.00 SPACES PER/1000 SF. OF LEASABLE AREA)

LANDSCAPE CALCULATIONS(Lots 1 & 6 only)

LANDSCAPE YARD REQUIRED: LOT 1 - 166.00' X 10' = 1,660 S.F.
LANDSCAPE YARD SHOWN: LOT 1 - 4,519 S.F.

STREET YARD TREES REQUIRED: LOT 1 - 1660/500 = 5 SHADE TREES
STREET YARD TREES PROVIDED: 4 SHADE TREES
2 ORNAMENTAL TREES
6 EVERGREEN TREES

172 PARKING STALLS REQUIRED 215 SHOWN

PARKING LOT TREES REQUIRED: LOTS 1 & 6 = 172 SPACES/20 = 9 TREES
PARKING LOT TREES SHOWN: 14 SHADE TREES

PARKING LOT SCREENING: AS SHOWN

LANDSCAPE BUFFERS REQUIRED: (SOUTH)LOTS 1 & 6 - 569/40 = 14 TREES
LANDSCAPE BUFFERS REQUIRED: (WEST)LOT 6 - 396/40 = 10 TREES
6' MASONRY SCREEN WALL - LOTS 1 & 6 PER C.U.P.

LANDSCAPE BUFFERS SHOWN: SOUTH PROPERTY(LOTS 1 & 6)
14 SHADE TREES
6 EVERGREEN TREES
6' HIGH MASONRY WALL(PER C.U.P.)

LANDSCAPE BUFFERS SHOWN: WEST PROPERTY(LOT 6)
10 SHADE TREES
3 EVERGREEN TREES
6' HIGH MASONRY WALL(PER C.U.P.)

SITE LANDSCAPE PLAN - NORTH

1"=20'-0"

NORTH

SEE SHEET SL1.3 FOR PLANTING DETAILS
SEE SHEET SL1.3 FOR PLANT LIST
SEE SHEET SL1.3 FOR IRRIGATION NOTES

FileName: N:\95094\Archit\Set\SRCSL1-1.dwg; Date: 05/25/01; TIME: 14:34; JOHNE

DATE DRAWN

REVISIONS

PRINTS ISSUED
~~CONSULT. REVIEW 04/26/00~~
PROGRESS SET 10/19/00
PROGRESS SET 03-05-01

PERMIT SET
DATE 04-27-01

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inquiries@jkkarchitecture.com

CRESTVIEW PLAZA
127th & CENTRAL - WICHITA, KANSAS

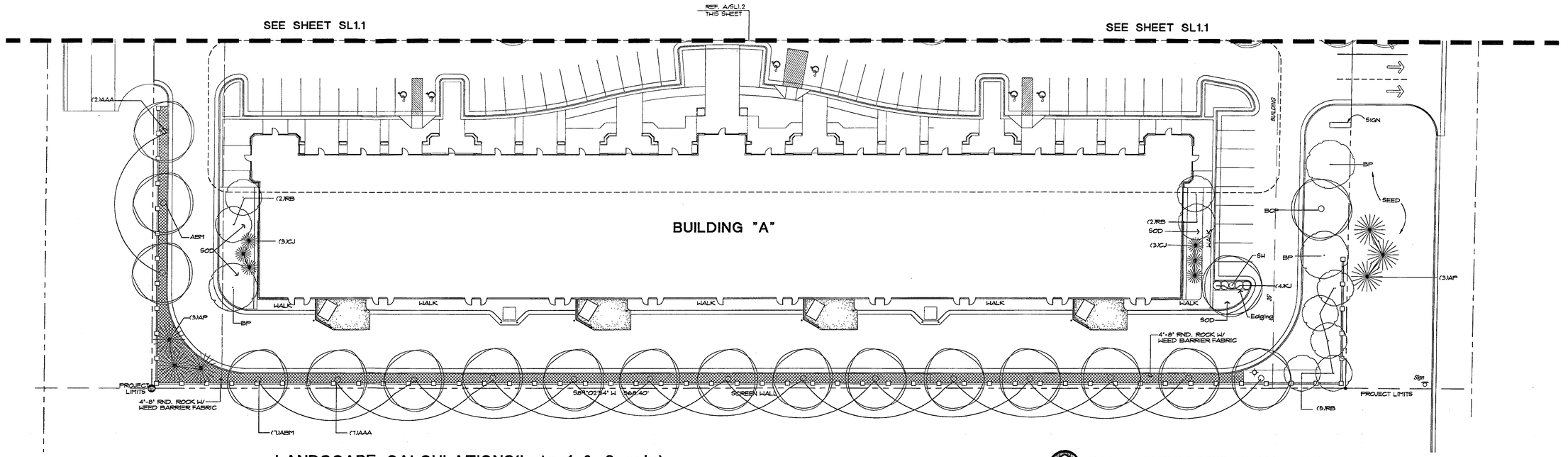
DRAWING: 1,5,8
LANDSCAPE PLAN
APPROVED: DATE: BY: DS
SHEET 1 of 3
MAPD Proj. 1of2

PROJECT NUMBER
95094

SHEET TITLE
SITE LANDSCAPE PLAN - NORTH

SHEET NUMBER
SL1.1

OF SHEETS



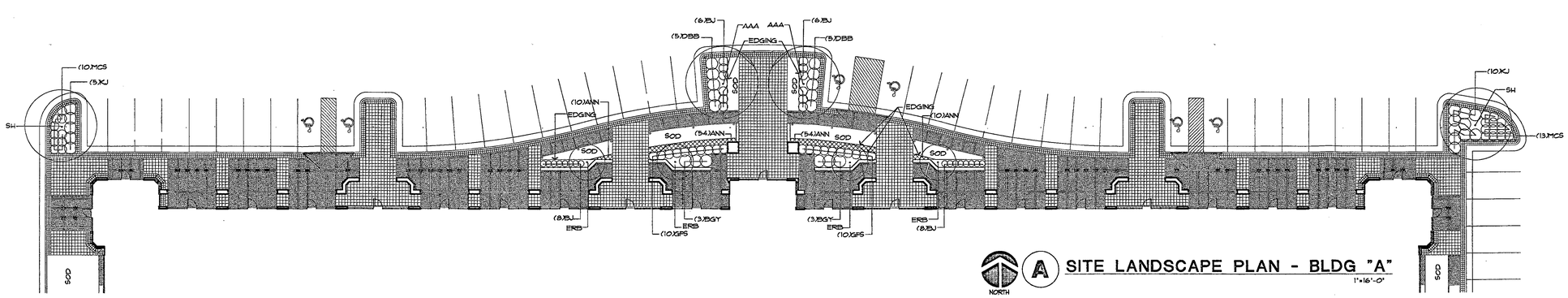
LANDSCAPE CALCULATIONS(Lots 1 & 6 only)

LANDSCAPE YARD REQUIRED:	LOT 1 - 166.00' X 10' = 1,660 S.F.
LANDSCAPE YARD SHOWN:	LOT 1 - 4,819 S.F.
STREET YARD TREES REQUIRED:	LOT 1 - 1660/500 = 3 SHADE TREES
STREET YARD TREES PROVIDED:	4 SHADE TREES 2 ORNAMENTAL TREES 6 EVERGREEN TREES
172 PARKING STALLS REQUIRED	215 SHOWN
PARKING LOT TREES REQUIRED:	LOTS 1 & 6 = 172 SPACES/20 = 9 TREES
PARKING LOT TREES SHOWN:	14 SHADE TREES
PARKING LOT SCREENING:	AS SHOWN
LANDSCAPE BUFFERS REQUIRED:	(SOUTH)LOTS 1 & 6 - 369/40 = 14 TREES
LANDSCAPE BUFFERS REQUIRED:	(WEST)LOT 6 - 396/40 = 10 TREES
	6' MASONRY SCREEN WALL - LOTS 1 & 6 PER C.U.P.
LANDSCAPE BUFFERS SHOWN:	SOUTH PROPERTY(LOTS 1 & 6) 14 SHADE TREES 6 EVERGREEN TREES 6' HIGH MASONRY WALL(PER C.U.P.)
LANDSCAPE BUFFERS SHOWN:	WEST PROPERTY(LOT 6) 10 SHADE TREES 3 EVERGREEN TREES 6' HIGH MASONRY WALL(PER C.U.P.)

NORTH

SITE LANDSCAPE PLAN - SOUTH

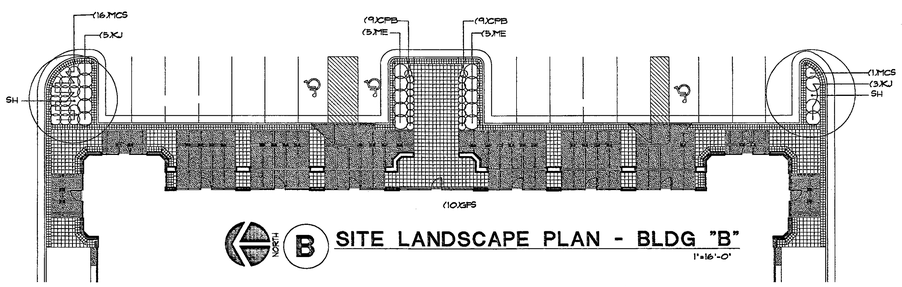
1"=20'-0"



NORTH

A SITE LANDSCAPE PLAN - BLDG "A"

1"=16'-0"



NORTH

B SITE LANDSCAPE PLAN - BLDG "B"

1"=16'-0"

SEE SHEET SL1.3 FOR PLANTING DETAILS
SEE SHEET SL1.3 FOR PLANT LIST
SEE SHEET SL1.3 FOR IRRIGATION NOTES

DATE DRAWN

REVISIONS

PRINTS ISSUED

CONSULT. REVIEW 04/20/00

PROGRESS SET 10/31/00

PROGRESS SET 03-09-01

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PERMIT SET
DATE 04-27-01

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CRESTVIEW PLAZA
127th & CENTRAL - WICHITA, KANSAS

DP-247 Parcels 1, 5 & 6
LANDSCAPE PLAN
APPROVED 1/5/01 BY DG
SHEET 2 of 3

PROJECT NUMBER
95094

SHEET TITLE
SITE LANDSCAPE PLAN - SOUTH
BUILDING PLANTING PLANS

SHEET NUMBER
SL1.2

OF SHEETS

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GENERAL LANDSCAPE SPECIFICATIONS

1. Landscape contractor shall provide all labor, materials and service necessary to furnish and install plantings as specified herein and as shown on these plans.
2. No material substitutions shall be made without Owner/Architect's approval. Alternate materials of similar size and character may be considered if specified plant materials cannot be obtained. Owner/Architect reserves the right to adjust plant list as deemed necessary.
3. Total quantities of materials shown on drawings shall take precedence over quantities shown on the plant schedule. Landscape contractor shall be responsible for verifying all quantities on the planting plans.
4. When clay soil is encountered in the establishment of the lawn or the installation of the plant material, it shall be improved in accordance with standard trade practice(ie. addition of lime, gypsum, etc.)
5. Re-establish turf in all the areas disturbed by grading or utility trenching in the R.O.W..
6. 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. Cut of one inch(1") or more to be painted with tree paint. Central leaders shall not be removed.
7. Use triangular spacing in all ground cover and annual beds unless stated otherwise on plans.
8. Plant ground cover within one foot(1') of trunk of trees or shrubs planted within area. Planting arrangement shall be triangular, with proper on-center spacing between plants.
9. Heavy duty black plastic edging shall be used to separate all turf areas from planting beds. Place edging flush with grade(see planting details).
10. Use shredded cypress mulch in all planting beds. Landscape contractor shall supply Owner/Architect with a sample of mulch for approval prior to starting construction.
11. Place mulch in beds and tree saucers per planting details.
12. Planting beds receiving mulch are to be free of weeds and grass. Treat beds with a pre-emergent herbicide prior to planting and mulch placement. Apply in accordance with standard trade practice. Do not apply herbicide in annual/perennial beds.
13. Seasonal annual/perennial beds are to be planted with local materials that will offer the longest lasting, boldest color display beginning at the time of installation.
14. Landscape contractor to remove tree stakes, tree wrap, and remove all dead wood on trees and shrubs one year after provisional acceptance.
15. Report any discrepancies in the planting plan to the architect prior to starting construction.
16. Prior to any excavation for landscaping purposed, the location of underground utilities shall be determined by calling the local utility companies. Landscape contractor shall be responsible for any damage done to existing utilities.
17. 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.
18. Topsoil hauled onto the site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic representing local soils which produce heavy groth of crops, grass or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
19. Landscape contractor to install weed barrier fabric in accordance with planting details prior to mulching.
20. All grass areas called out on the plans are to be seeded/sodded with local industry standard type variety. Submit seed type to Architect prior to installation. Starter fertilizer is also to be applied using local industry standards.

GENERAL IRRIGATION SPECIFICATIONS

1. Irrigation - Water for establishment and maintenance of plant materials on this project will provided by an irrigation system.
2. 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 35 gallons per minute.
3. The Contractor shall submit shop drawings to Owner's representative prior to construction with will illustrate type of head, valve location, piping and accessories, show design pressure, valves sizes, gpm requirements and pipe sizes.
4. System is to consist of separate drip emitter zones, spray head zones, and turf rotor zones. Each with separate valves and stations on the controller.
5. Controller(s) is to be a solid state type with lockable cabinet. Controller must have dual programming, drip stations and be capable of multiple valves per station.
6. Rainswitch shall be located near controller. Wire so rainswitch interrupts valve common and leaves clock activated.
7. Manual drain valves are to be located at the ends and low points of the irrigation mainline. Place manual valves in latchable valve box for easy access. Place on cubic foot of gravel below valve.
8. Automatic drain valves are to be located at all low points of irrigation lateral lines. Where low point is at end of line, locate valve at a minimum of 12' from end 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, concrete pads and building pads. Combine piping whenever possible to save on sleeving materials. Coordinate installation of sleeves with general contractor to install before paving operations have commenced.
10. When installing irrigation pipe along curbs or in islands, place pipe as near to curb as possible to allow for planting trees, shrubs and groundcovers.
11. Drip emitter zones require an underground pressure regulator and a filter with 150 mesh screen located after each drip zone valve.
12. Use the following guidelines when design and installing drip sytem, based on one(1) gallon per hour emitters:

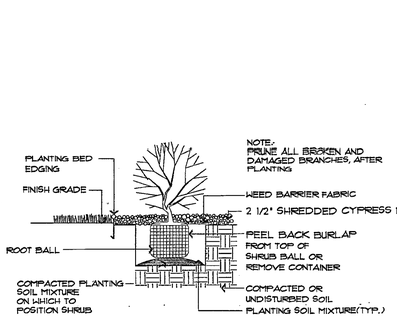
1 drip emitter per one square foot of annual bed.
1 drip emitter per two 2'-4' groundcover.
1 drip emitter per 1 gallon groundcover.
2 drip emitter per one 1-5 gallon shrub.
4 drip emitter per 1'-3' caliper tree located in planter bed.

13. Drip irrigation line shall be installed above grade but beneath mulch. Drip distribution pipe shall be secured to grade by the of "u" shaped stakes. The emitters stated above shall be inserted into these lines. Polyethylene resin emitter distribution tubing shall distribute water to the crown of the plants. Each surfaced end of distribution tube will be fitted with an insect cap and elevated at a minimum of 2" above grade.
14. Adjust all irrigation equipment so that sidewalks, paving, fences and buildings remain dry of direct spray for excess water run-off.

PLANT LIST

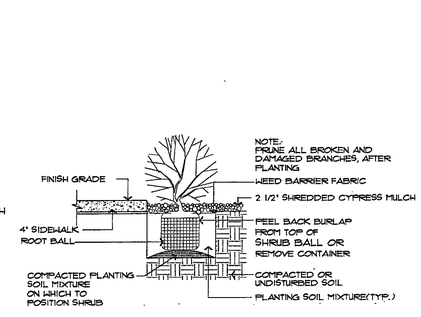
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
ABM	12	AUTUMN BLAZE MAPLE	Acer plantanoides	1 1/2" to 2" cal.	Balled-in-Burlap
AAA	26	AUTUMN APPLAUSE ASH	Fraxinus americana 'Autumn Applause'	2" to 2 1/2" cal.	Balled-in-Burlap
RB	6	RIVER BIRCH	Betula nigra	10'-12' tall, 3-Stem	Balled-in-Burlap
BCP	1	BALDCYPRESS	Taxodium distichum	2" to 2 1/2" cal.	Balled-in-Burlap
SH	18	'SKYLINE' HONEYLOCUST	Gleditsia triancanthos var. inermis cv.	2" to 2 1/2" cal.	Balled-in-Burlap
BP	3	BRADFORD PEAR	Pyrus calleryana	2" to 2 1/2" cal.	Balled-in-Burlap
LE	2	LACEBARK ELM	Ulmus parvifolia	2" to 2 1/2" cal.	Balled-in-Burlap
AP	3	AUSTRIAN PINE	Pinus nigra	6' to 8' ht.	Balled-in-Burlap
CJ	12	CANAERT JUNIPER	Juniperus chinensis	6' to 8' ht.	Balled-in-Burlap
STM	5	SHANTUNG MAPLE	Acer ginnala	6' to 8' ht.	Balled-in-Burlap
ERB	4	EASTERN REDBUD	Cercis canadensis(multi-stemmed)	6' to 8' ht.	Balled-in-Burlap
	93	TOTAL TREES			
SHRUBS					
BJ	28	BROADMOOR JUNIPER	Juniperus sabina 'Broadmoor'	2 gal.	Container
GFS	18	GOLDFLAME SPIREA	Spirea bumalda 'Goldflame'	2 gal.	Container
DBE	10	DWARF BURNING BUSH	Euonymus alatus 'compactus'	5 gal.	Container
KJ	23	KALLAY JUNIPER	Juniperus chinensis 'Kallay's Compacta'	2 gal.	Container
MJJ	54	MINT JULEP JUNIPER	Juniperus chinensis	5 gal.	Container
CPB	70	CRIMSON PYGMY BARBERRY	Berberis thunbergii 'nana'	2 gal.	Container
BGY	10	BROWNS GLOBE YEW		2 gal.	Container
MCS	97	MAJIC CARPET SPIREA	Spirea bumalda 'Majic Carpet'	2 gal.	Container
ROS	3	ROSE OF SHARON	Hibiscus syriacus "Diana"	5 gal.	Container
ME	10	MANHATTAN EUONYMUS	Euonymus kiautschovicus "Manhattan"	2 gal.	Container
	323	TOTAL SHRUBS			
GROUNDCOVERS					
ANN	158	ANNUALS	Per Season	4" pots	Container

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



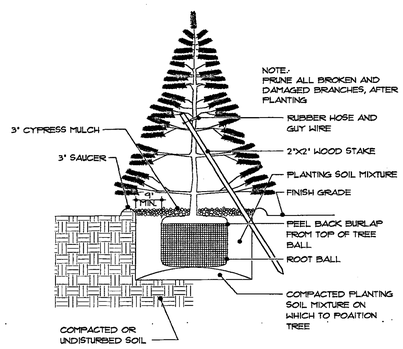
4 SHRUB PLANTING DETAIL AT EDGING/BED AREAS

NOT TO SCALE



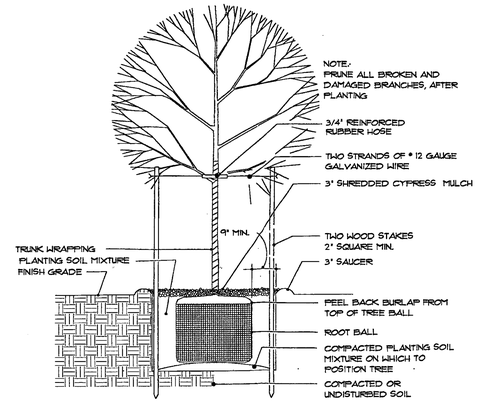
3 SHRUB PLANTING DETAIL AT SIDEWALK/BED AREAS

NOT TO SCALE



2 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



1 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. REMOVE SAUCER AND STAKES TWO YEARS OR LESS AFTER INSTALLATION.
4. PROVIDE DRAINAGE FOR PLANTING PIT IF IN IMPERMEABLE SOIL.

DATE DRAWN

REVISIONS

PRINTS ISSUED
CONSULT. REVIEW 09/20/00
PROGRESS SET 10/16/00
REVISED PRICING SET 11/20/00

JEFF KREHBIEL ASSOCIATES
ARCHITECTURE
1300 E. LEWIS WICHITA, KS 67211
(316) 265-5656 FAX (316) 265-5656
http://www.jkassociatesarchitecture.com
linquiries@jkassociatesarchitecture.com

DATE

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CRESTVIEW PLAZA
127th & CENTRAL - WICHITA, KANSAS

DP247 PARCELS 1,5,5,6

LANDSCAPE PLAN

APPROVED 11/9/00 BY DS

SHEET 3 OF 3

PROGRESS SET ONLY
NOT FOR CONSTRUCTION

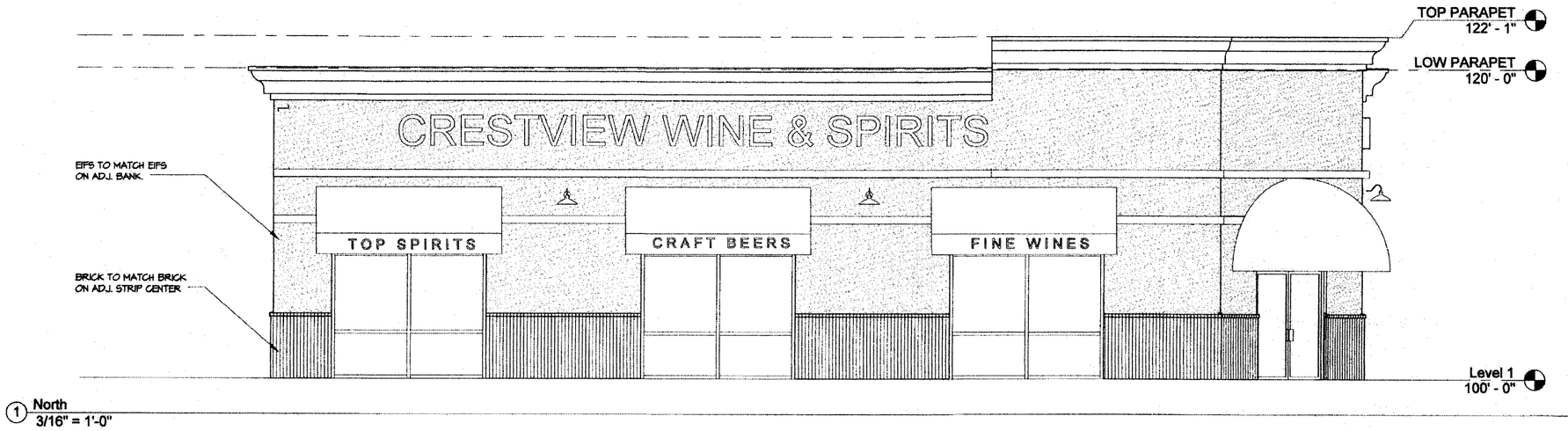
PROJECT NUMBER
95094

SHEET TITLE
SITE LANDSCAPE SPECIFICATIONS & DETAILS

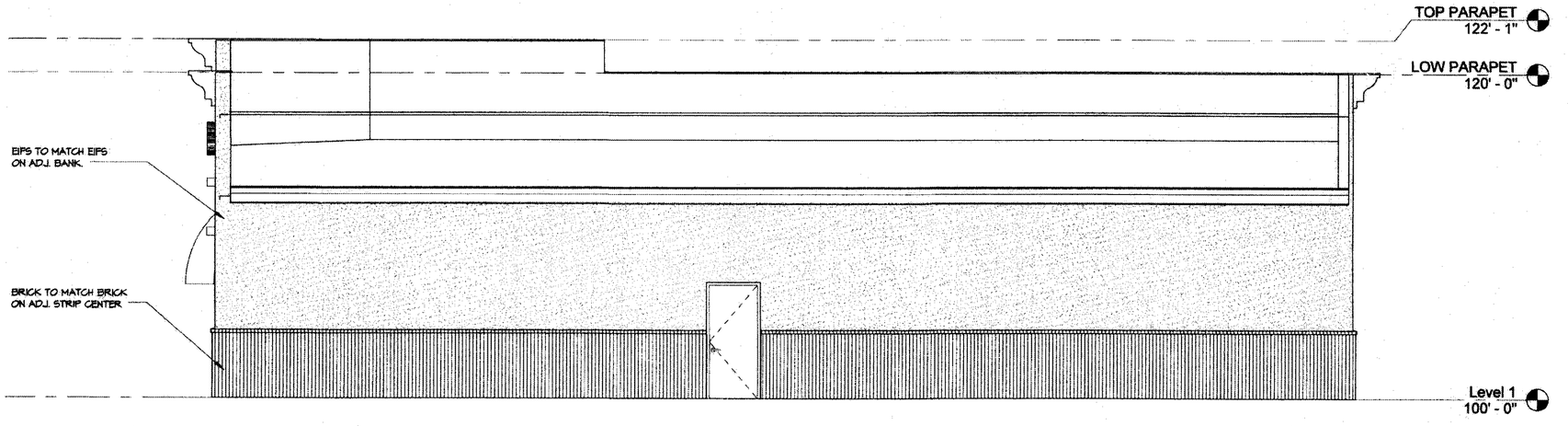
SHEET NUMBER
SL1.3

OF SHEETS

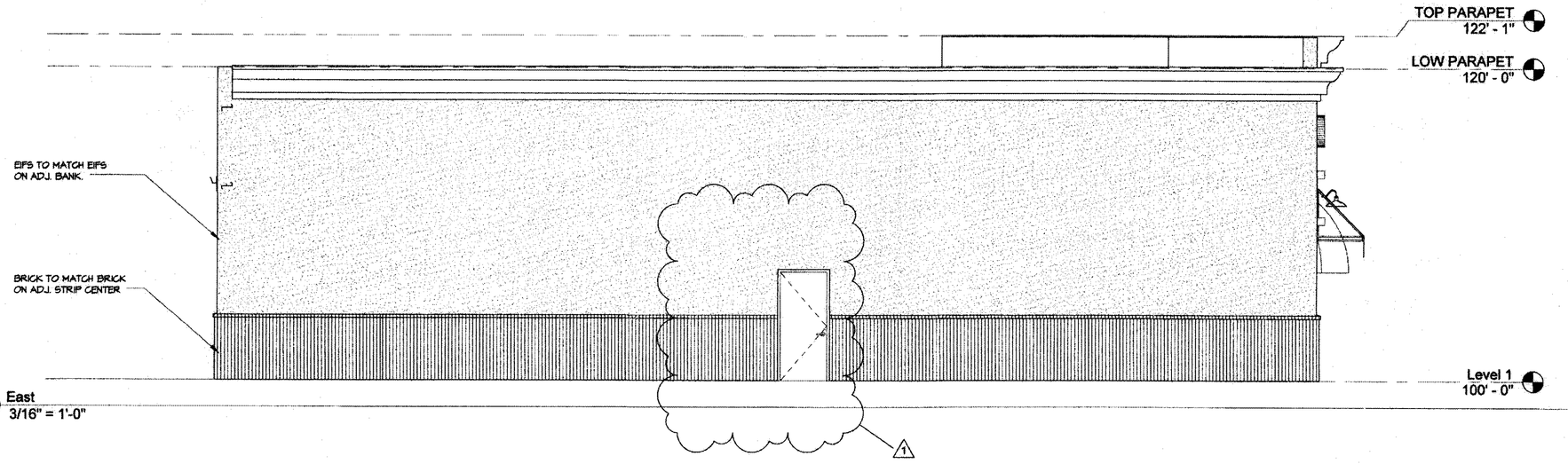
FileName: N:\95094\ArchSet\SRCSL1-3.dwg; Date: 05/25/01; TIME: 14:39; JOHNE



1 North
3/16" = 1'-0"



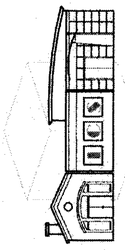
2 South
3/16" = 1'-0"



3 East
3/16" = 1'-0"

4 West
3/16" = 1'-0"

ICS
INNOVATIVE CONSTRUCTION SERVICES, Inc.
316-260-1644
1725 E. Wassall
Wichita, KS 67216
Lic. #461



- thinking outside the box -

LIQUOR STORE

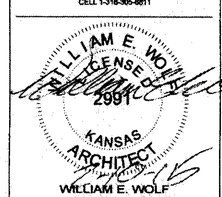
WICHITA, KS

CENTRAL & 127th ST

PROPERTY
OF
INNOVATIVE CONSTRUCTION SERVICES, Inc.
UNLAWFUL TO REPRODUCE
SEAL

Approved 2-19-15

WOLF & ASSOCIATES
ARCHITECTURE
12225 DOVE HILL CT.
DERBY, KANSAS 67037
TEL 1-316-778-1110
CELL 1-316-305-6011



WILLIAM E. WOLF
REGISTERED ARCHITECT
KANSAS LICENSE NO. 2991

DATE : 2-6-15
DR. BY : JLD

PROJECT NO.
14-233

REVISIONS:
1 2-6-15 JLD

SHEET
A2.1

Wichita-Sedgwick County Metropolitan Area Planning Department

October 28, 2013

Quad Holdings, LLC c/o Shelly Burlew
PO Box 1988
Stillwater, OK 74074

Baughman Company PA c/o Russ Ewy
315 Ellis
Wichita, KS 67211

RE: CUP2013-33 - City request to Amend the 127th Retail Center Community Unit Plan, DP-247, to create Parcel 7 and to allow self-storage warehouse use in Parcel 7, generally located south of Central Avenue and west of 127th Street East.

Dear Applicants:

At its regular meeting on **October 24, 2013**, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to **APPROVE** the request, with the following conditions:

(1) General Provision #19 shall be amended to add: "Parcel 7 shall permit self-storage warehouse in conformance with the approved site plan and elevation drawings and in conformance with the UZC Sec.III.D.6.y. with the exception that overhead doors may be within 35 feet of the south property line, and with the exception that an on-site manager is not required."
(2) The applicant shall submit four revised copies of the CUP to the Metropolitan Area Planning Department within 60 days of approval or the request shall be considered denied and closed.
(3) If the Zoning Administrator finds that there is a violation of any of the conditions of the CUP amendment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the CUP amendment null and void.

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

Property owners may also file written protest petitions on zoning related items heard by the MAPC. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **November 7, 2013, at 5 p.m.** Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area within 200 feet of the perimeter of the application area, unless the Council overrides such a protest and approves the application by a vote of 6 of its members.

If protests are filed, your application will be forwarded to the **December 3, 2013** City Council meeting for review and final action. If there are no protests the MAPC recommendation is final. This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Jess McNeely, AICP
Senior Planner
Current Plans Division

Cc: Pete Meitzner, WCC II,(e-mail)
Megan Buckmaster, NA II, (e-mail)
Tom Stolz, MABCD, (e-mail)
JR Cox, MABCD, (e-mail)
Paul Hays, MABCD, (e-mail)
Dennis Fairbanks, 1540 N. Harlam, 67212

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 5, 2013

Quad Holdings LLC
PO Box 1988
Stillwater, OK 74074

JP Wiegand & Sons c/o Bradley Tidemann
150 N. Market
Wichita, KS 67202

Baughman Company PA attn. Russ Ewy
315 Ellis
Wichita, KS 67211

RE: CUP2013-41 - City CUP administrative adjustment to DP 247, the 127th Retail Center CUP, to create Parcel 7 consistent with a lot split on the property, generally located south of East Central and west of 127th Street East.

Dear Applicants:

We received and reviewed your request for an administrative adjustment to the above-referenced community unit plan, DP 247, the 127th Retail Center Community Unit Plan ("CUP"). We understand you wish to create Parcel 7 from Parcel 1, consistent with a lot split on the property; building coverage and floor area will be distributed proportionately on the revised CUP. Uses permitted on the newly created parcels do not change.

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

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

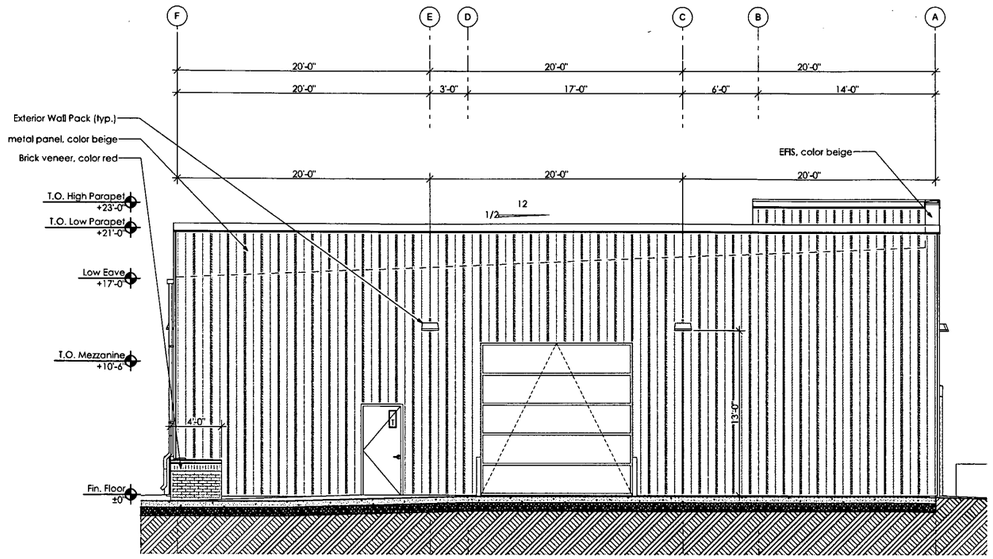
John L. Schlegel
Director of Planning

Tom J. Stolz
MABCD Director

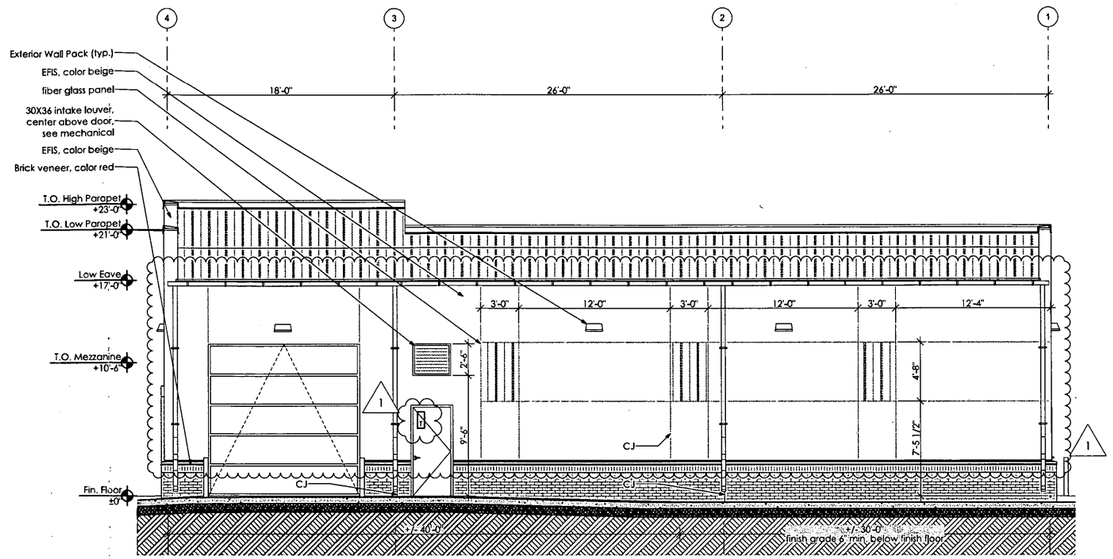
cc: JR Cox, MABCD
Paul Hays, MABCD
Pete Meitzner, CM District II
Megan Buckmaster, NA District II

Parcel 2
APPROVED

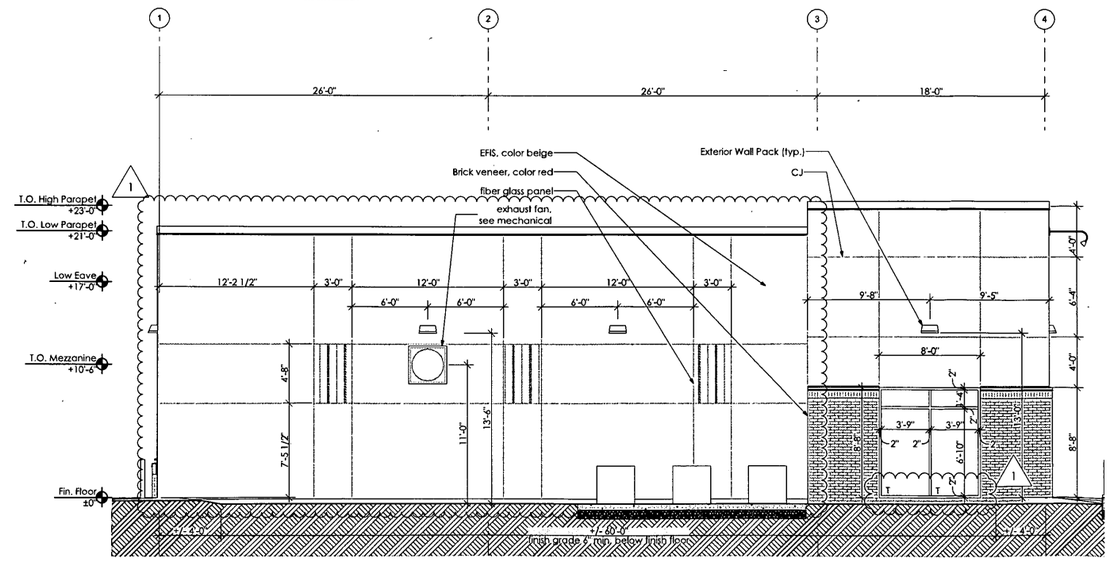
DP-247 Arch Review GP#16
5-7-19



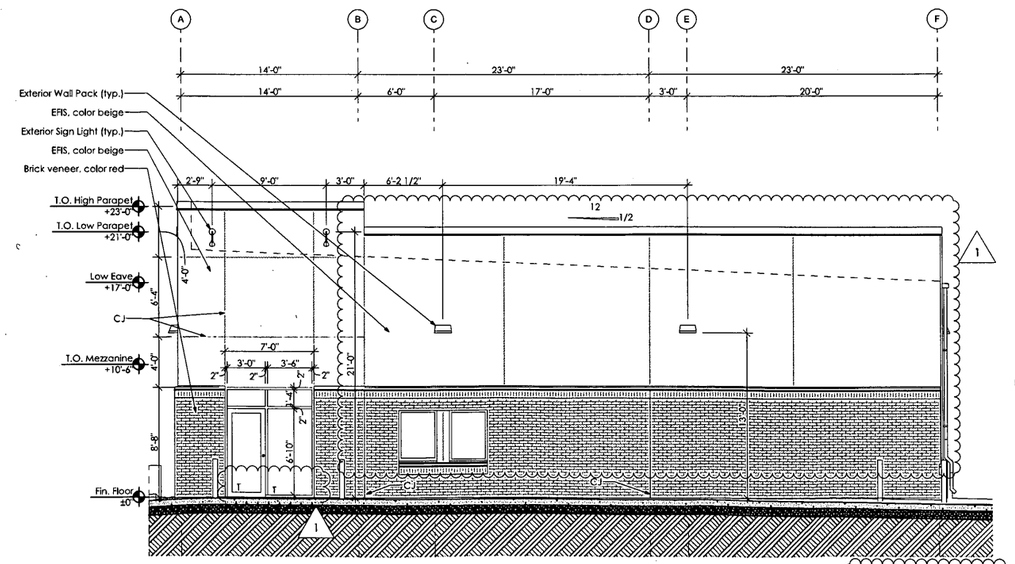
4 South Elevation
SCALE: 3/16" = 1'-0"



3 West Elevation
SCALE: 3/16" = 1'-0"



2 East Elevation
SCALE: 3/16" = 1'-0"



1 North Elevation
SCALE: 3/16" = 1'-0"

STUDIUM
151 N. Rock Island, Suite 1B
Wichita, Kansas 67202
studiumwichita.com 316.295.4563

ANTHONY J. JACOBS
LICENSED
5782
05-03-19
KANSAS
ARCHITECT

German Motor Works
12627 E. Central Ave. Wichita,KS 67206

Permit Stet
04.18.19
PRC
05.03.19

A2.1