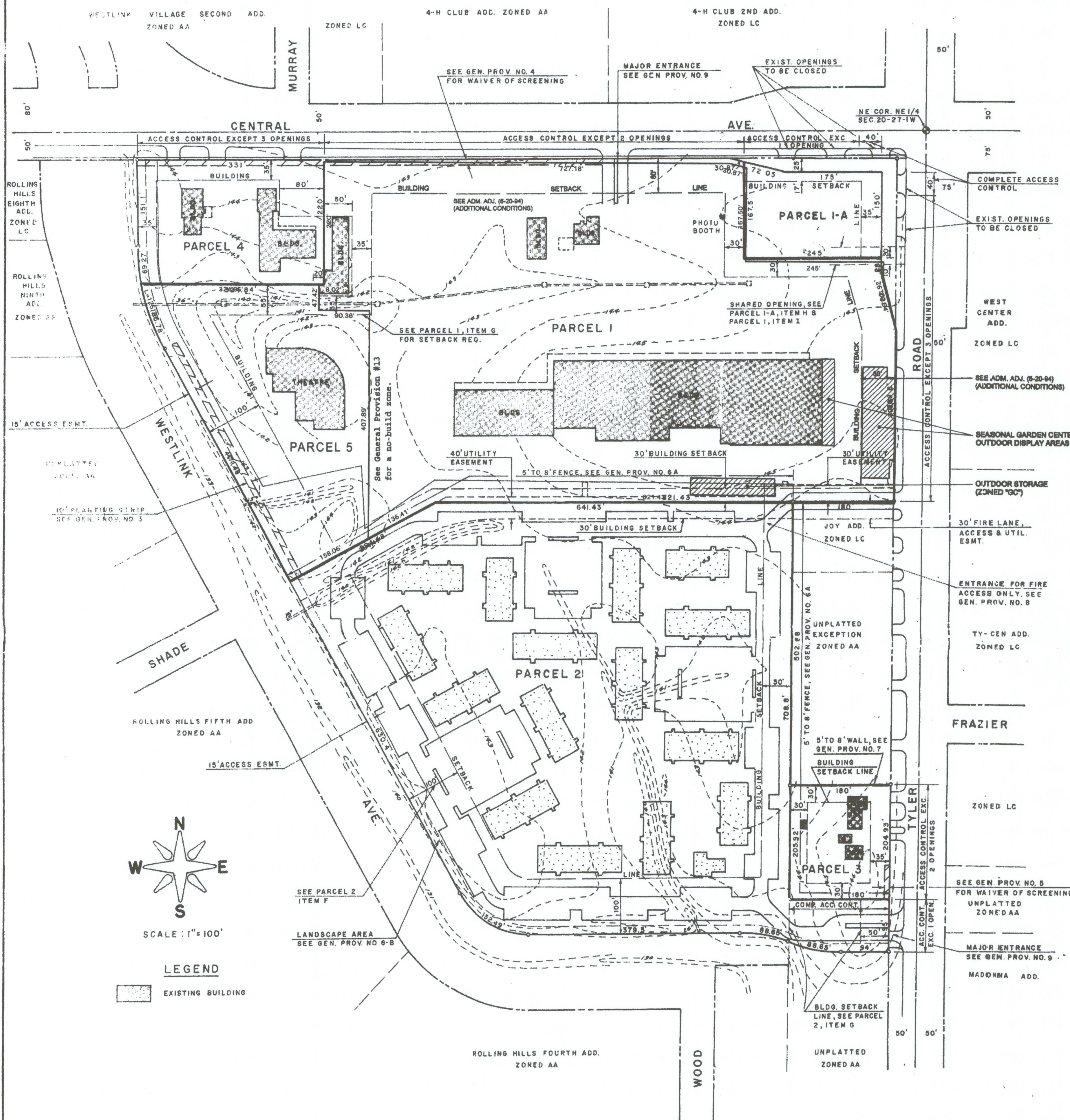




REVISED COMMUNITY UNIT PLAN
WESTLINK CENTER

GENERAL PROVISIONS

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

PARCEL # 1

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

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

Above setbacks except as noted on plan.

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

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

PARCEL # 2-A

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

PARCEL # 3

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

PARCEL # 5

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

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

Above setbacks except as noted on plan.

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No access to Westlink Avenue

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REVISIONS:

ADMINISTRATIVE ADJUSTMENT APPROVED OCTOBER 2, 2009

AMENDMENT #4: MAPC APPROVED MARCH 13, 2008

AMENDMENT #3: CITY COUNCIL APPROVED AUGUST 5, 2003

REVISED SEPTEMBER 26, 1994

REVISED AUGUST 23, 1983

APPROVED JULY 2, 1980

Dated 3/18/25

APPROVED CUP

Per Admin Adjust. 10-22-09

MAPC 03-13-08 DM

WCC

DP-9

DP-9 AMEND #4

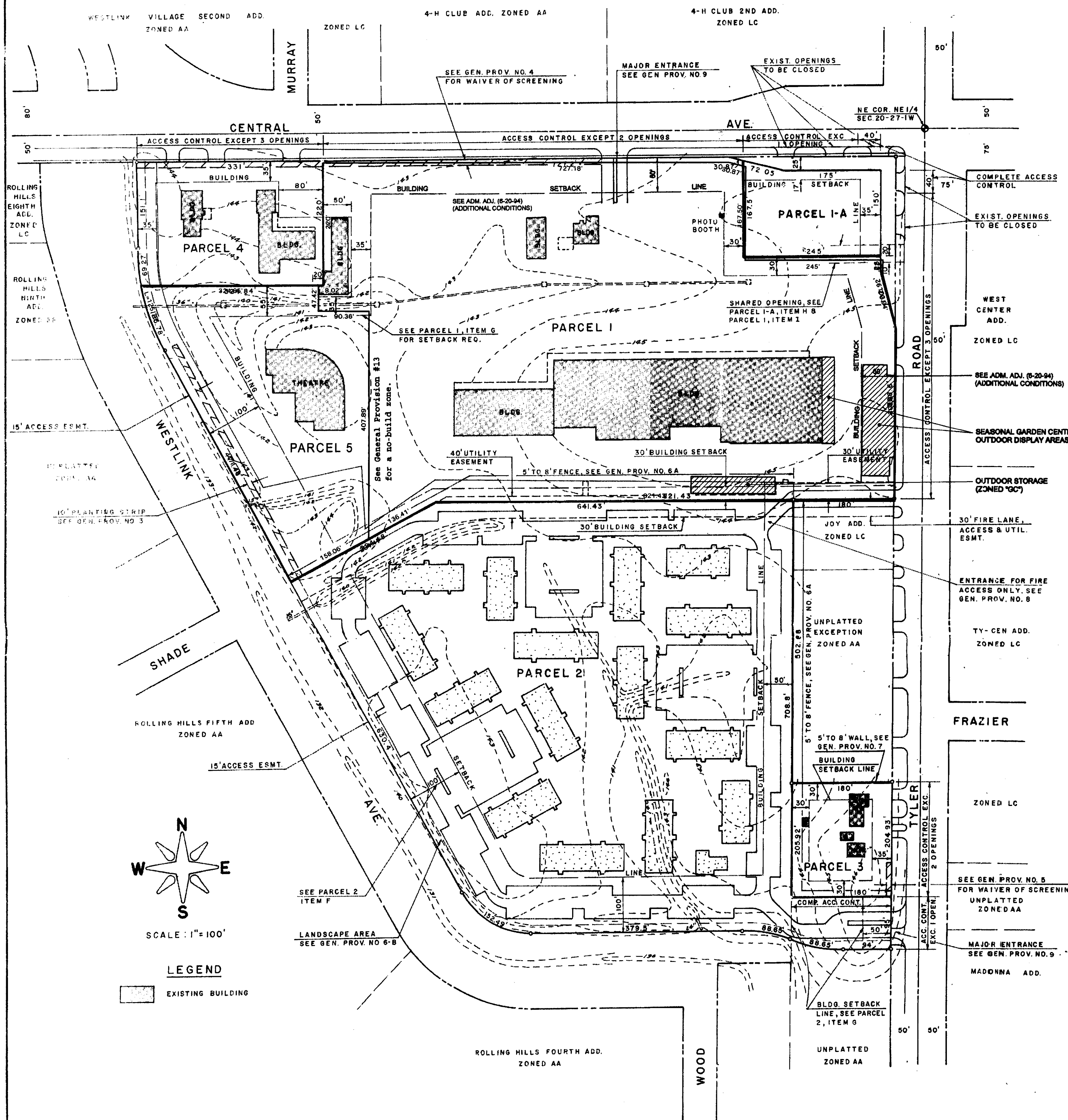
MAPC copy 1 of 2

DP-9 Administrative Adjustment

CUP 2014-39 2-6-2015 KM

WESTLINK CENTER COMMUNITY UNIT PLAN

Baughman



REVISED COMMUNITY UNIT PLAN
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GENERAL PROVISIONS

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3. A planting strip no less than 10 feet in width as indicated over the east 10 feet of the west 25 feet as shown on plan of Parcel 5.
4. Waiver of screening and landscape along the north boundary of Parcels 1 and 4 were approved by the Planning Commission, August 5, 1965.
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- 6a. A 5 to 8 foot wood fence used in conjunction with a minimum of 10 feet of landscaped area and earth berm shall be constructed adjacent to the north and east boundary of Parcel 2 and the south boundary of Parcel 3. The design of such shall be submitted to and approved by the MARD prior to the issuance of a building permit. Above construction and installation shall be completed prior to final certificate of occupancy for all buildings on this parcel. The property owner shall be responsible for the location of the fence and landscaping of Parcel 3 and such obligation shall run with the land. Any relocation or construction of the fence and landscaping necessary to the location with a utility easement shall be without cost to the City or any utility company. Failure to maintain said fence and landscaping shall constitute a violation of the C.U.P.
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ADMINISTRATIVE ADJUSTMENT APPROVED OCTOBER 2, 2009
AMENDMENT #4: MAPC APPROVED MARCH 13, 2008
AMENDMENT #3: CITY COUNCIL APPROVED AUGUST 5, 2003
REVISED SEPTEMBER 26, 1994
REVISED AUGUST 23, 1983
APPROVED JULY 2, 1980

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

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

LANDSCAPE ORDINANCE CALCULATIONS:

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

LANDSCAPE SHOWN: 5,440 SQUARE FEET

SHADE TREES REQUIRED: FOUR SHADE

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

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

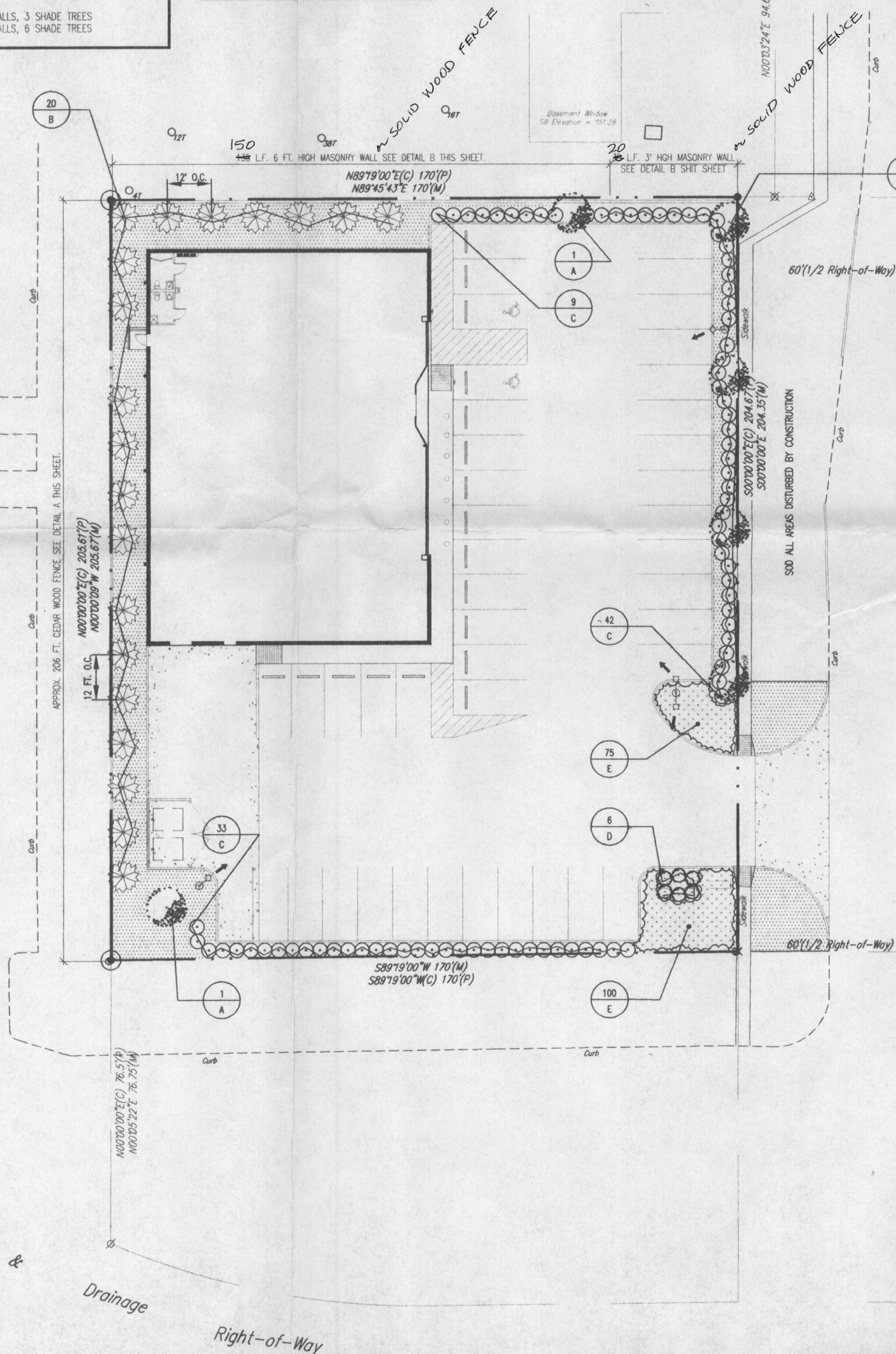
NOTES:

1. MINIMUM PLANTING SIZES:

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

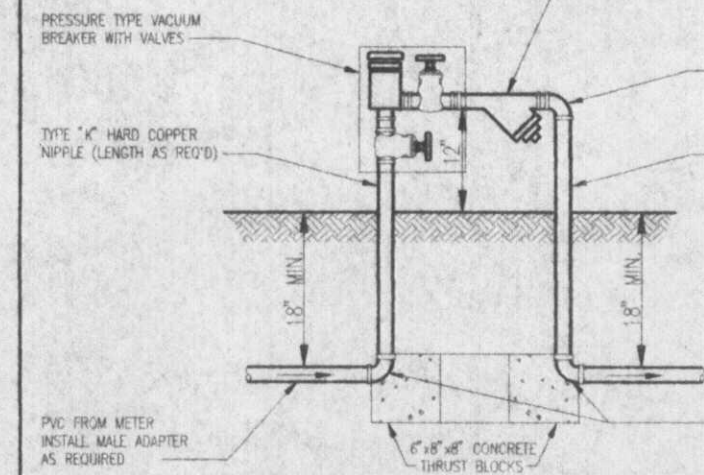
2. IRRIGATION SYSTEM

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

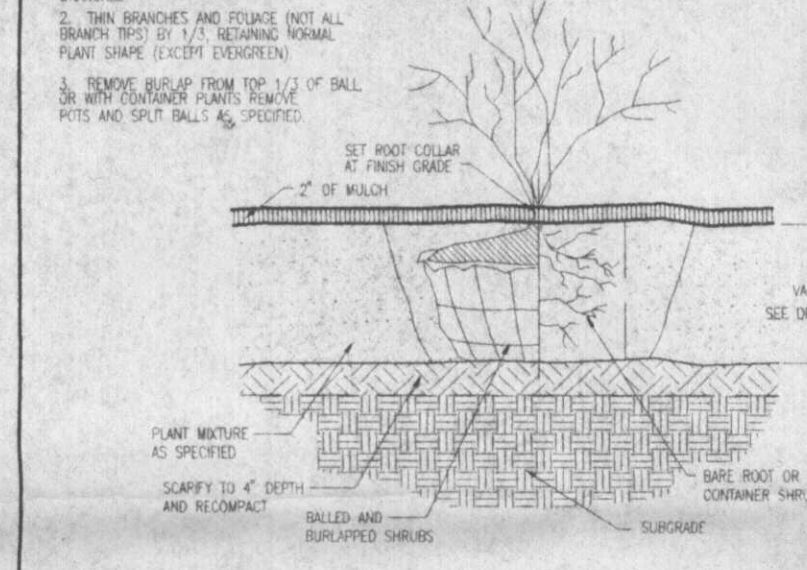


NE Corner NE 1/4
Sec. 20, Twp. 27-S, R.1W

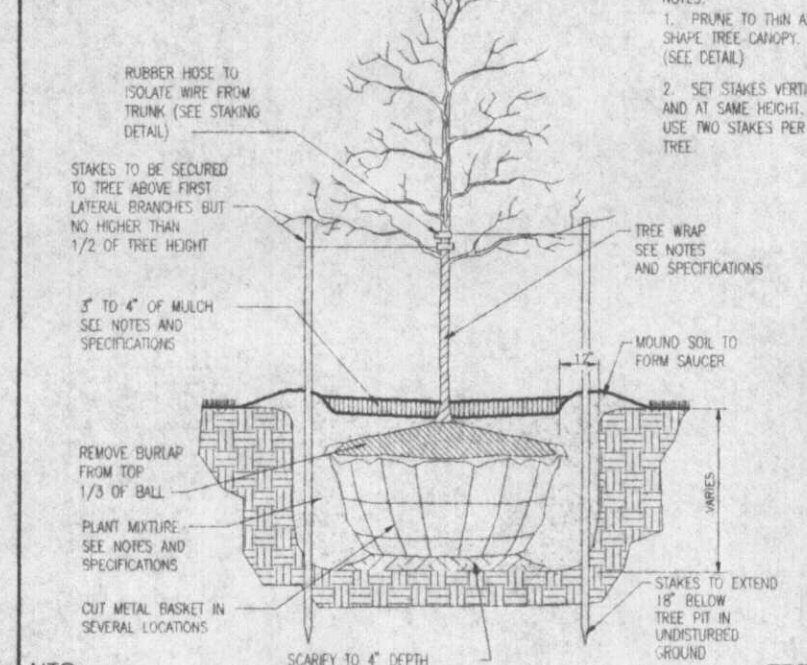
1 VALVE, REGULATOR & FILTER



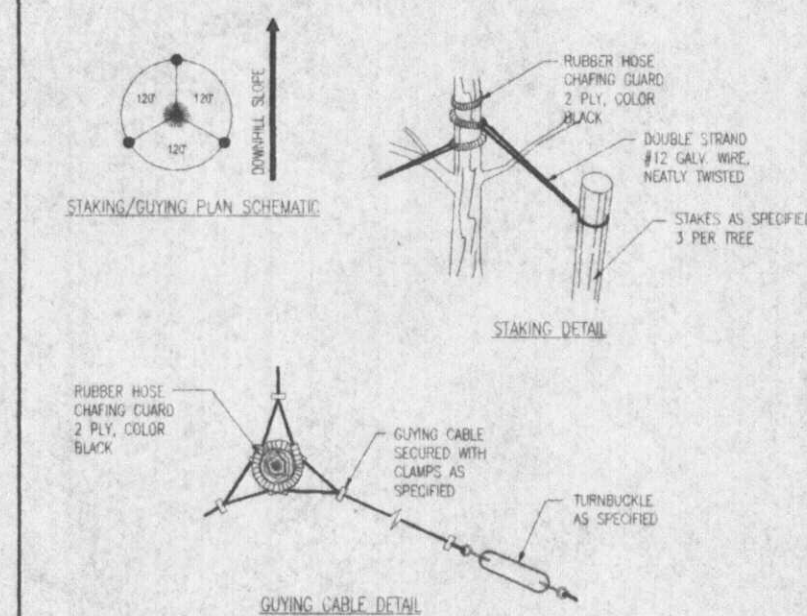
2 PRESSURE TYPE VACUUM BREAKER



3 SHRUB PLANTING



4 TREE PLANTING



5 TREE STAKING AND GUYING



SECTION 0204 LANDSCAPE SPECIFICATIONS

1.00 GENERAL:

- Prior to construction or installation of the landscape, the contractor shall locate all underground utilities and shall take proper precaution so as not to disturb them. Any damage done to underground utilities or structures shall be repaired at the landscape contractor's expense.
- Scope of work: (to include but not limited to)
 - Raking out and leveling of all landscape areas.
 - Cleaning out of all weeds and debris and any other material that may be harmful to or hinder the growth of the plant material.
 - Furnishing and installation of plant material, rock ground cover, vegetative ground cover, boulders, irrigation system, plant protection and other items that may be required for a complete installation.
 - Maintenance of the landscape areas during the period of construction.
 - Clean-up and dressing of all landscape areas at the completion of the installation and prior to final acceptance by owner.
- All plant materials shall conform to grading, type, etc., as set forth in the 'American Standard for Nursery Stock' by the American Association of Nurserymen. Plants shall be free from disease and insects, size and quality shall be equal to or better than specified.
- Landscape Contractor shall separate from the General Contractor shall receive all grades including top soil 4-1/10th of a foot of the grade as called for on the drawings.
- All landscape areas shall slope away from the building and other structures.
- All dimensions shall be field verified prior to placing any material. Report all discrepancies to the owner's representative before proceeding with the work.
- Landscape contractor shall coordinate his work with other contractors on the job in order to eliminate or minimize conflict and prevent delay of the completion of the project.
- Landscape shall be maintained while under construction.
- Maintenance shall include: watering, weeding and cultivation of beds.
- Provide all irrigation system operating manuals and instructions along with all guarantees and any special care instructions required for any of the plant material prior to completion of the work.
- Remove all waste and debris created by Landscape Operations on a daily basis, on completion, clean all paved areas of soil and debris and remove same from site.
- All existing vegetation, weeds, debris, etc. in the landscape areas shall be removed and disposed of properly off site at the contractor's expense.

2.00 SOIL PREPARATION:

2.01 FOR SEED AND SOD AREAS:

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

2.02 FOR TREES AND SHRUBS

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

3.00 MATERIAL:

3.01 PLANTS:

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

3.02 GRASSES:

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

LANDSCAPE LEGEND

- SHADE TREE - TYPE "A"
- ARBOREVITAE - TYPE "B"
- EVERGREEN SHRUB - TYPE "C"
- SPREADING JUNIPER - TYPE "E"
- SOD SEE SPECIFICATIONS
- QUANTITY TYPE

GENERAL NOTES

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

PLANT LIST

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

AutoZone

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

STORE DEVELOPMENT

60 MADISON AVENUE MEMPHIS, TENNESSEE 38103

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

SHEET TITLE:
LANDSCAPE PLAN



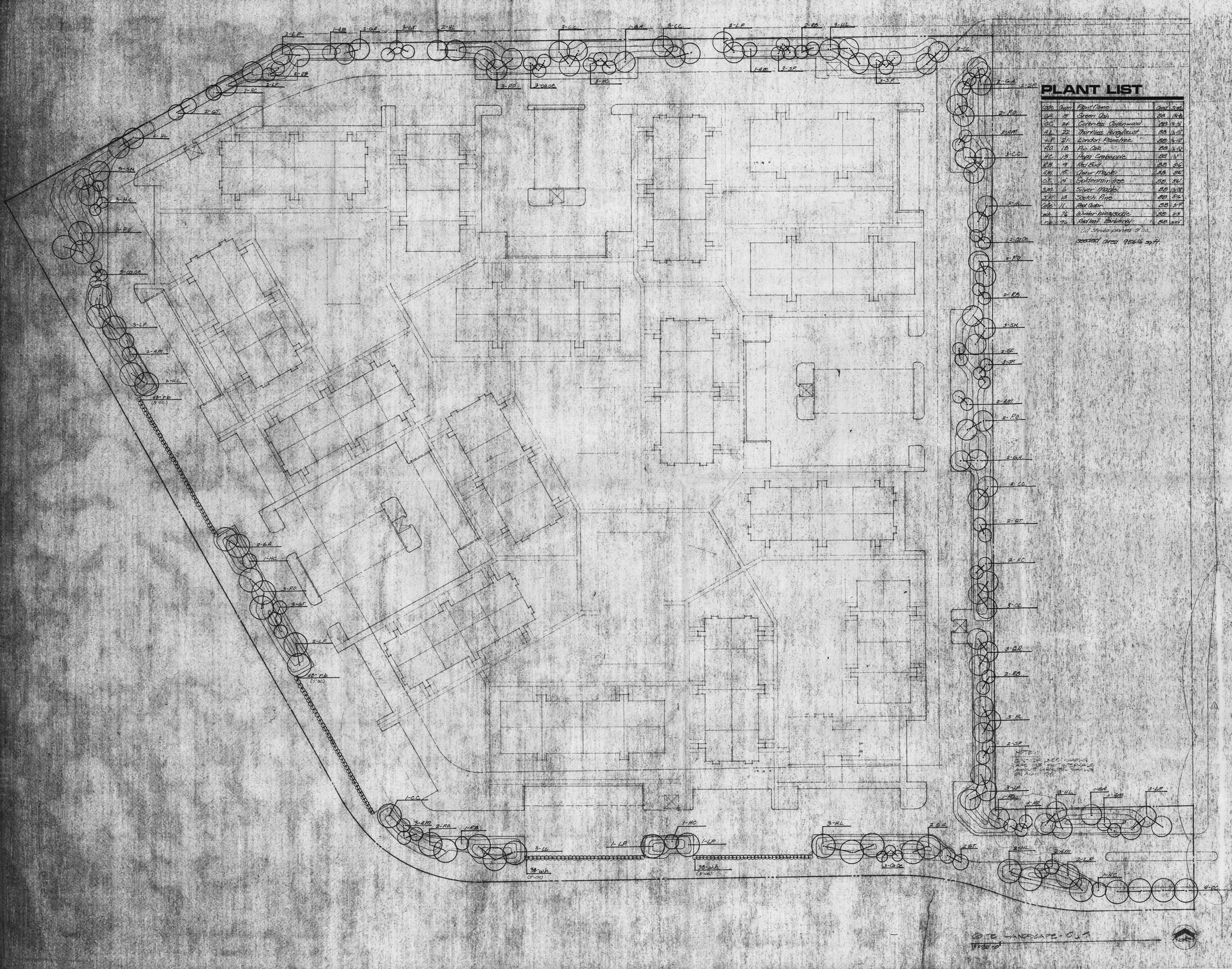
SCALE: 1" = 20'-0"

REVISIONS

1.	09/12/96
2.	
3.	
4.	
5.	
6.	
7.	
ARCHITECT:	RTH
DRAFTSMAN:	GLW
CHECKED BY:	BAR
DATE:	07/29/96
	78W LEFT

L.I.O.

MAPD 1001



PLANT LIST

Code	Qty	Plant Name	Size	Sp.
GA	15	Green Ash	24"	10'
CC	24	Cornus Coccinea	18"	10'
HL	22	Thornless Honeysuckle	18"	10'
LP	21	London Planetree	24"	10'
RO	10	Red Oak	24"	10'
HC	15	Hedge Crabapple	24"	10'
RB	9	Red Bud	24"	10'
AM	15	American Maple	24"	10'
GT	14	Goldenrain Tree	24"	10'
SM	6	Silver Maple	24"	10'
SP	13	Scotch Pine	24"	10'
GB	11	Red Cedar	24"	10'
WH	76	Winter Hyacinth	24"	10'
RB	76	Red Leaf Birch	24"	10'

All shrubs planted 3' dia.
Spaced area 95616 sq ft.

NOTE:
CONTINGENCY LINES SHOWN
ARE FOR PLANT INTERVALS
ON PLANT LIST

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

revisions
4 DEC 80

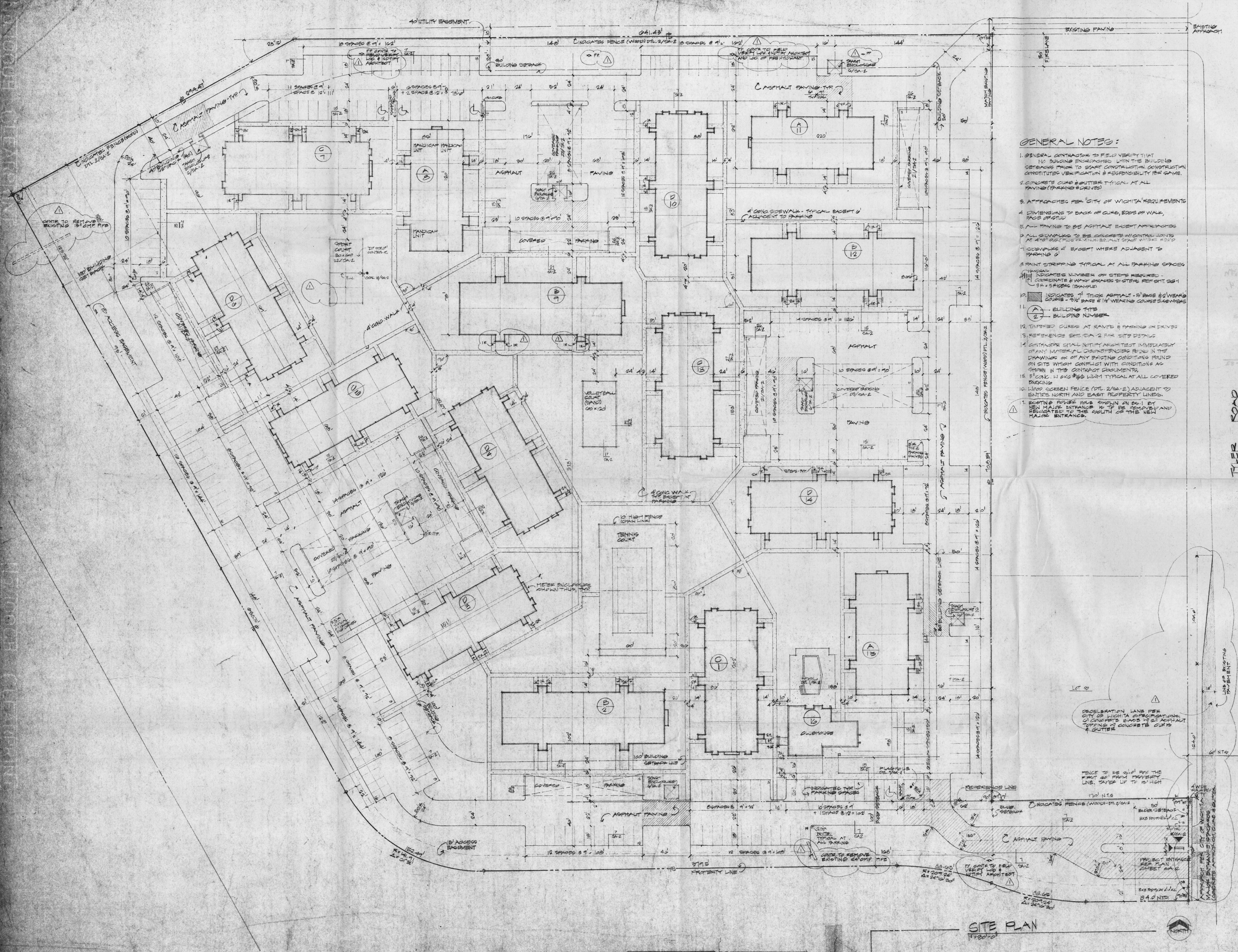
date drawn
9 October 80

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

WESTLINK VILLAGE APARTMENTS
503 N. OLIVER ROAD
WICHITA, KANSAS

sheet title
O.U.P. LANDSCAPE

sheet
SL-2
of 2 sheets



GENERAL NOTES:

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

SITE PLAN
11-20-00

prints issued
FIRST SUBMITTAL 12.04.1999
HUD SUBMITTAL 4 DEC. 00

revisions
4 DEC. 00

date drawn

JKA
JEFF KREHBIEL
ASSOCIATES, aia
architecture · planning

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

WESTLINK VILLAGE APARTMENTS
805 N TYLER ROAD
WICHITA, KANSAS

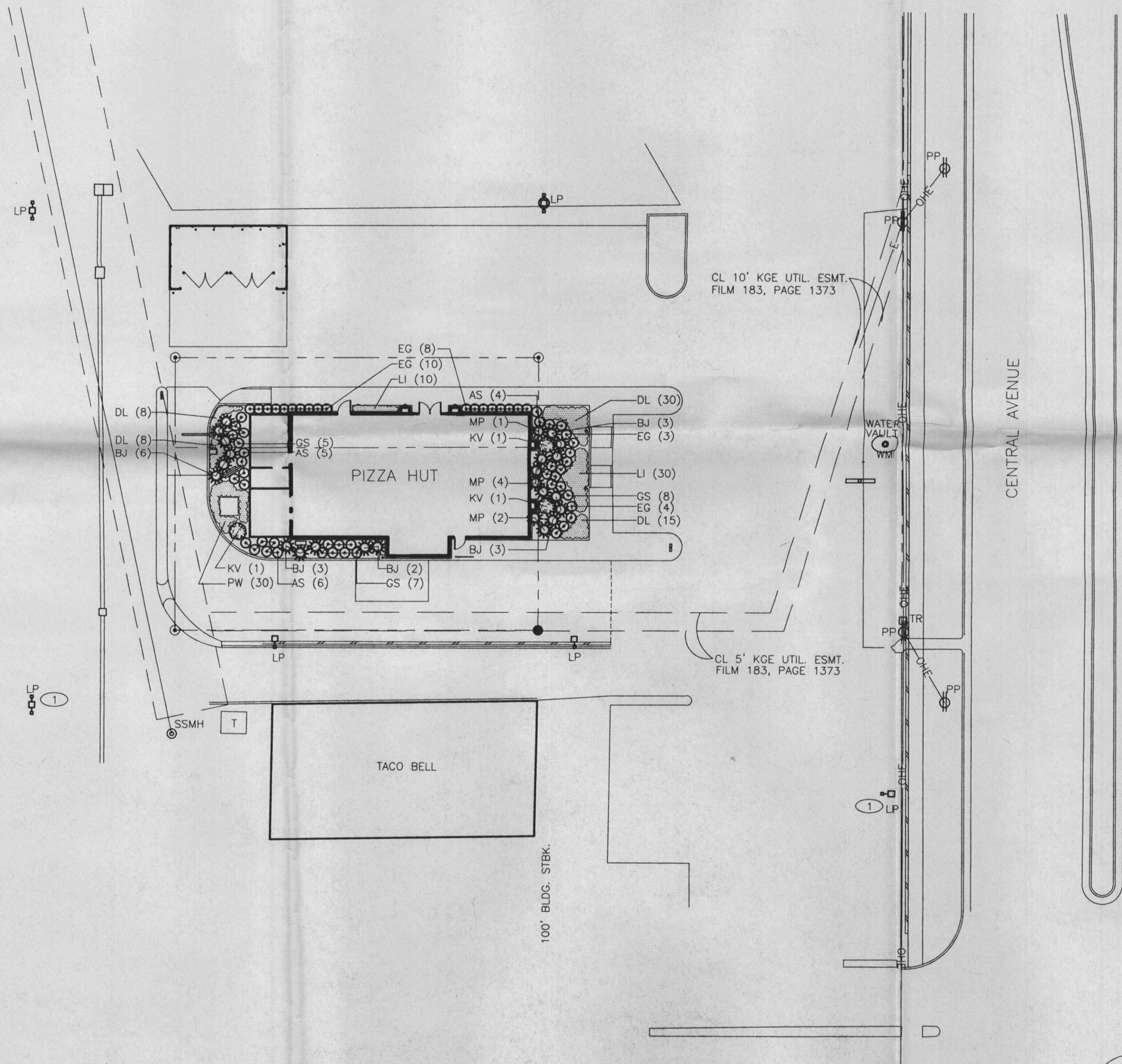
805 WESTLINK VILLAGE TRAILER PARKWAY
WICHITA, KANSAS

sheet title
SITE PLAN

sheet
SA-1

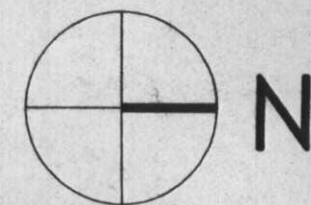
of 2 sheets

P:\MAINPATH\300052\DWG\LES\005212.dwg modified by Emily at Sep 27, 2000 - 7:56pm



CL 10' KGE UTIL. ESMT.
FILM 183, PAGE 1373

CL 5' KGE UTIL. ESMT.
FILM 183, PAGE 1373



SCALE= 1"=20'-0"

PLANTING NOTES

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

PLANTING LIST

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

LANDSCAPE LEGEND



PROPOSED SHRUBS
PROPOSED GROUNDCOVER

LANDSCAPE REQUIREMENTS

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



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

PLANTING PLAN

SITE NO. 11-7197

8877 WEST CENTRAL STREET
WICHITA, KANSAS 67212

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

CONTRACT DATE	09.28.00
BUILDING TYPE	MAINPATH
P-60MC-00AR2	
PROTOTYPE ISSUE DATE	06.01.00
PROJECT NUMBER	300052
SHEET NUMBER	L2

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

GENERAL IRRIGATION NOTES

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

IRRIGATION LEGEND

SHRUB IRRIGATION

TURF IRRIGATION

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

DISTRIBUTION PIPE

POWER SUPPLY
TO ELECTRICAL SERVICE
BY OTHERS

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

DR-9 PARCEL 1 (PARTIAL)
LANDSCAPE PLAN

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

SITE IRRIGATION PLAN

8979 WEST CENTRAL AVENUE
WICHITA, KANSAS

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

CONTRACT DATE

OCTOBER 24, 2005

BUILDING TYPE

L70

PROTOTYPE ISSUE DATE

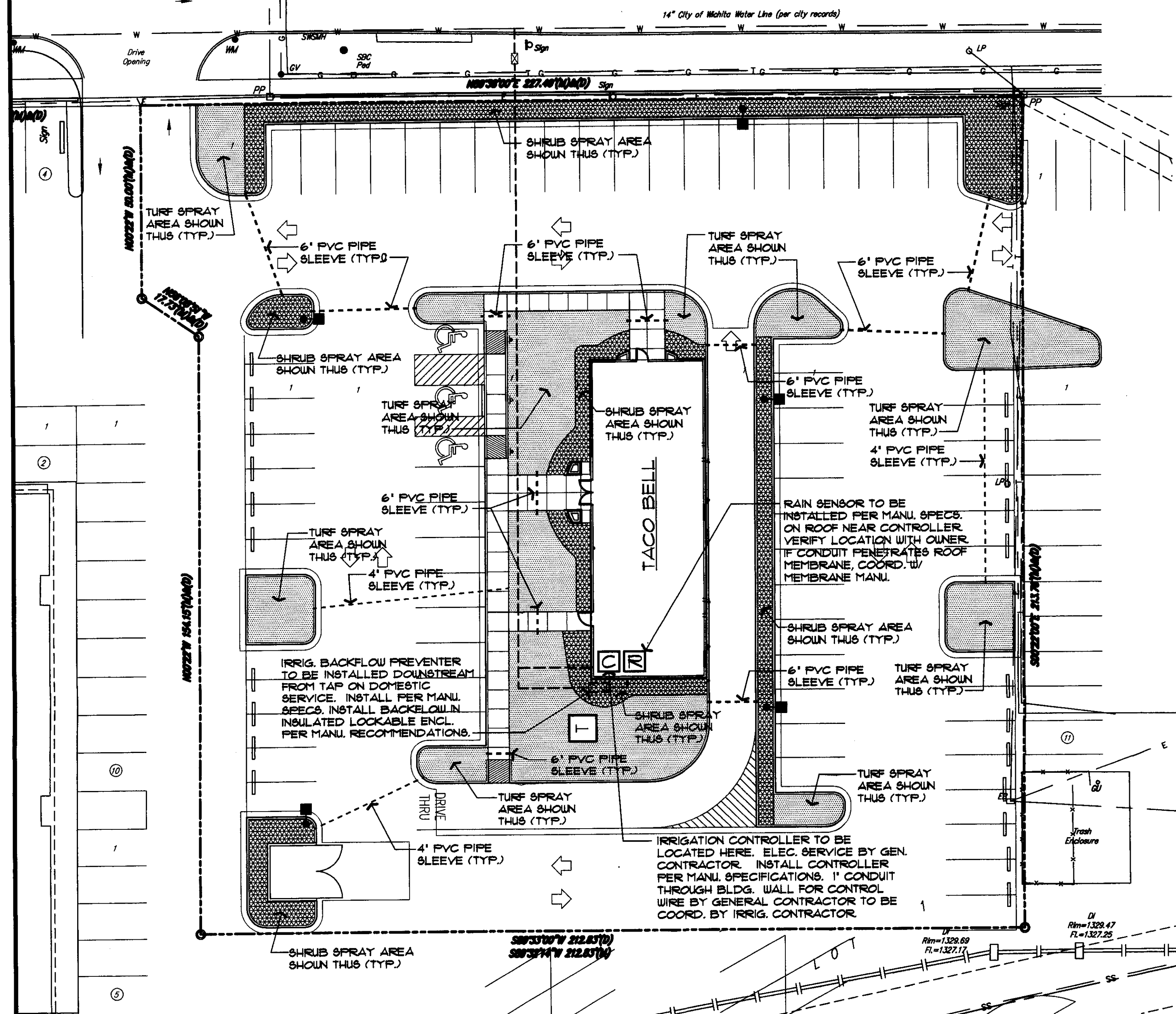
JULY04-L

PROJECT NUMBER

WDM #05235

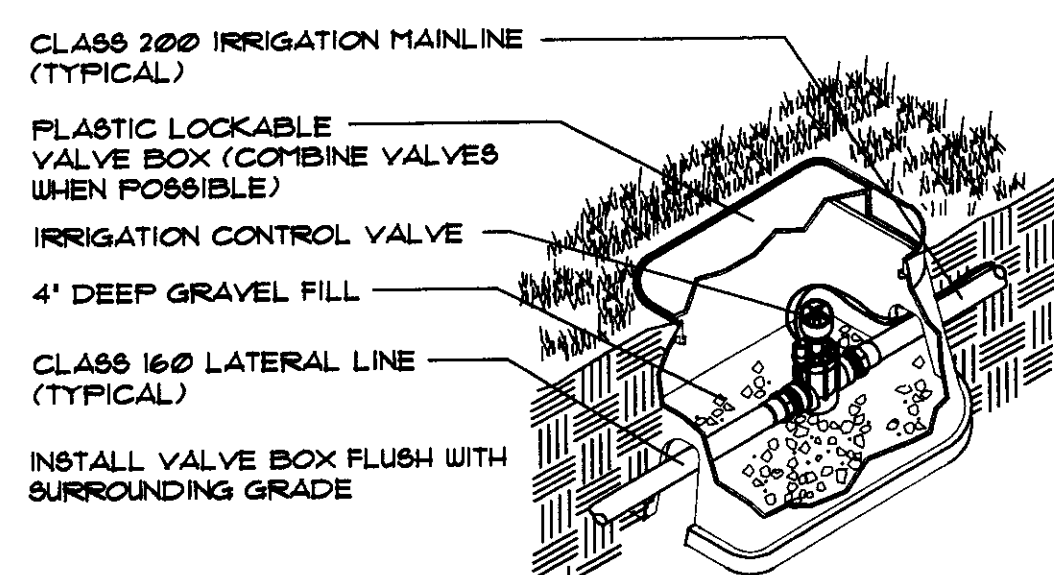
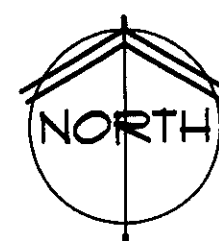
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L2

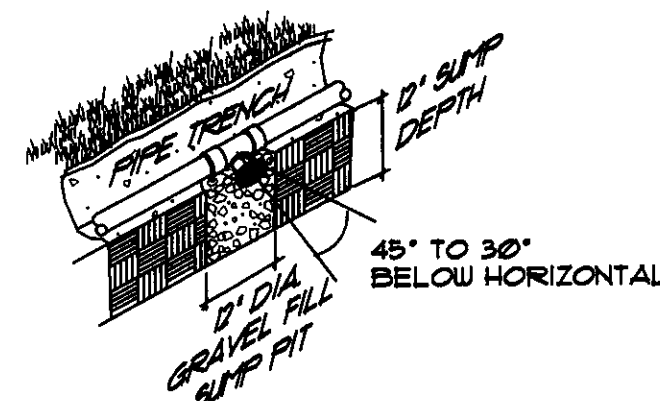


SITE IRRIGATION PLAN

1" = 20' - 0"

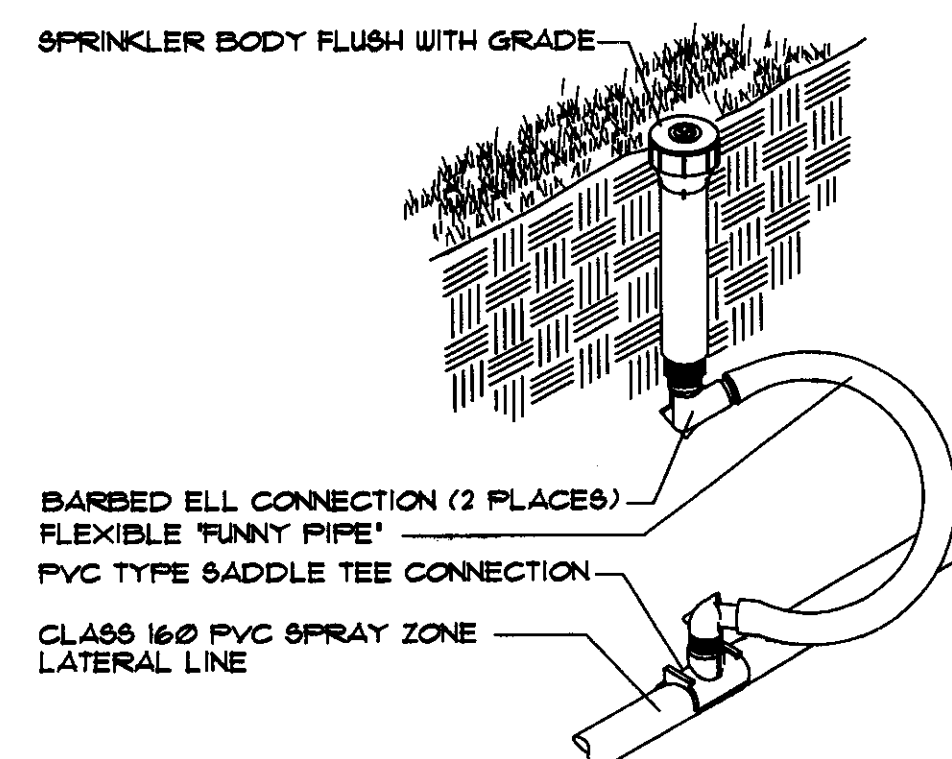


4 ELECTRIC REMOTE VALVE
SPRAY, ROTOR SPRINKLERS AND SHRUB BUBBLER ZONES
NO SCALE

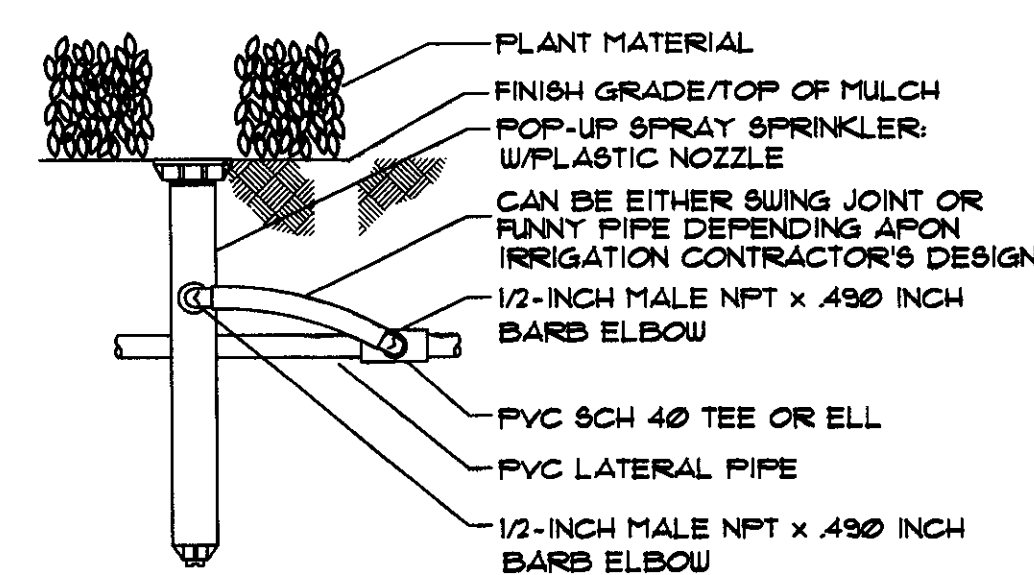


AUTOMATIC VALVES ARE TO BE LOCATED AT LOW POINTS AND ENDS OF LATERAL LINES. LOCATE END AUTO. DRAIN VALVE 12' UP STREAM FROM LAST HEAD

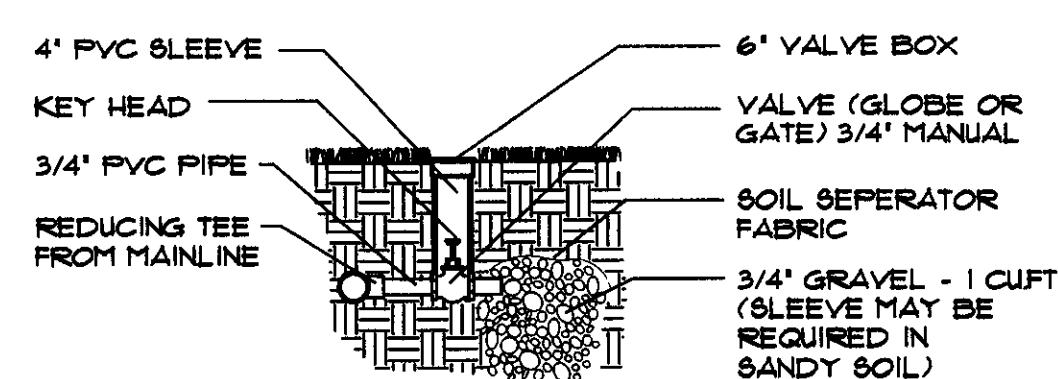
5 AUTOMATIC DRAIN VALVE
NO SCALE



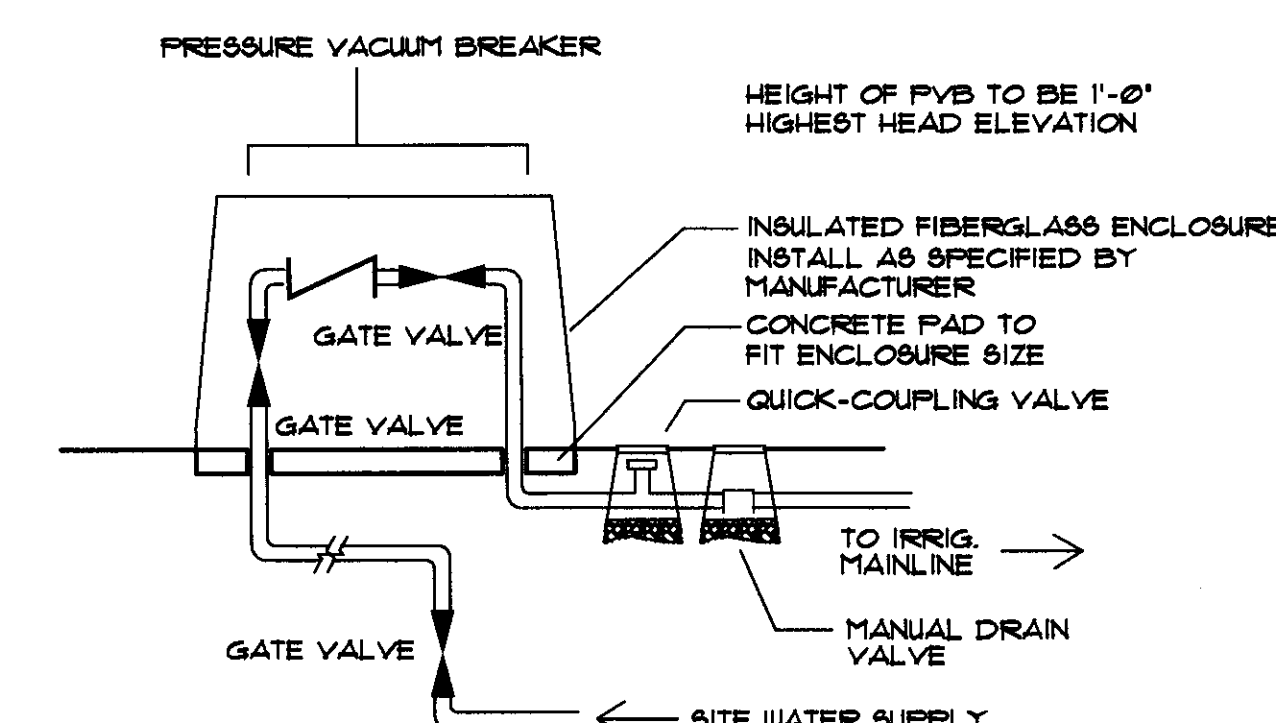
1 TURF 4" POP-UP SPRINKLER
PRESSURE REGULATING SPRINKLER
NO SCALE



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



6 MANUAL DRAIN VALVE
NO SCALE



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

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, 105.38 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

Landscaped Street Yard Required:
106 LF
x .8 (sq. ft. factor)
848 (total landscaped street yard required)

Landscaped Street Yard Provided:
913 Total sq. ft.

Shade Trees Required:
848 SF/500 = 1.7 or 2 shade trees

Shade Trees Provided:
1 shade + 2 ornamentals = 2 shade trees

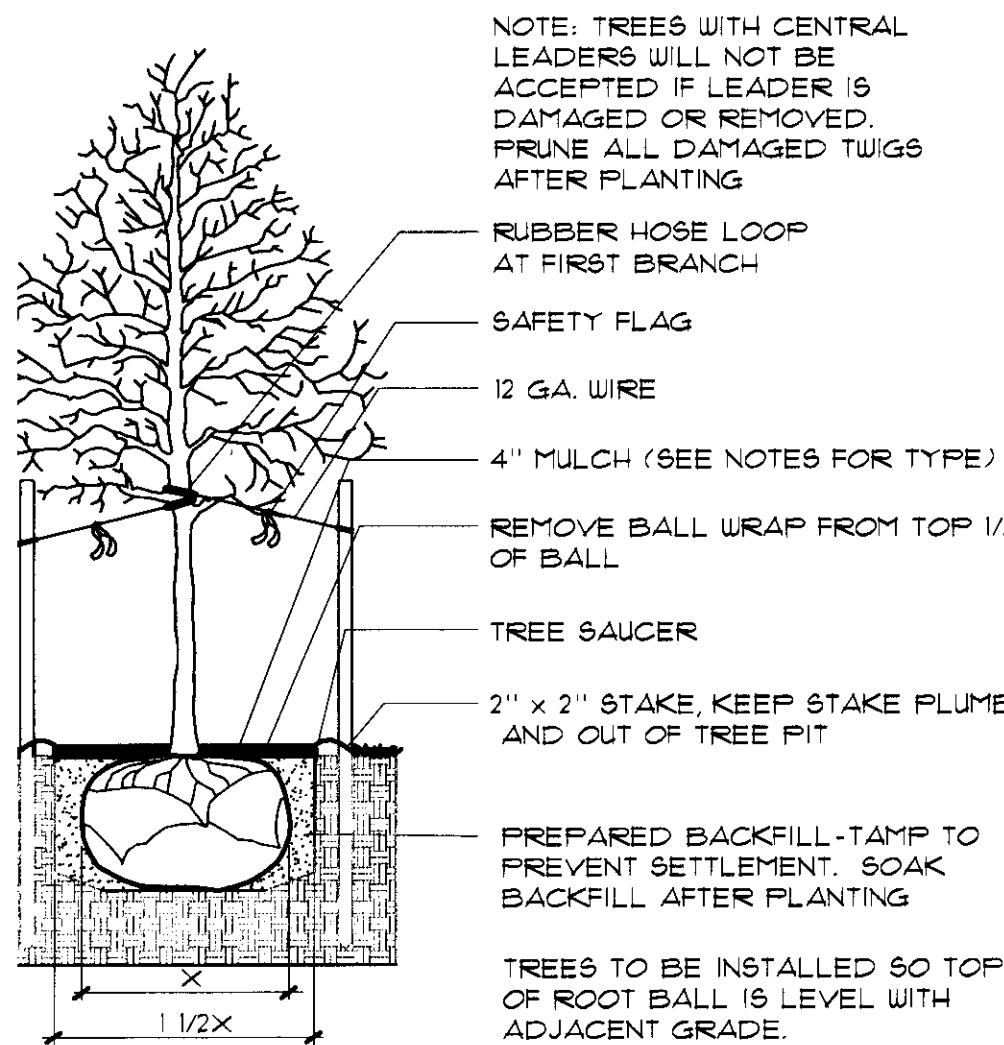
PARKING LOT SCREENING AND LANDSCAPING

Parking lot to be screened by shrubs

Parking Lot Trees Required:
22 total parking stalls
22/20 = 1.2 or say 2 shade trees

Parking Lot Trees Provided:
(Up to one-half of req'd street trees may be used as parking lot trees)
1 street tree + 1 pkg. lot tree = 2 shade trees

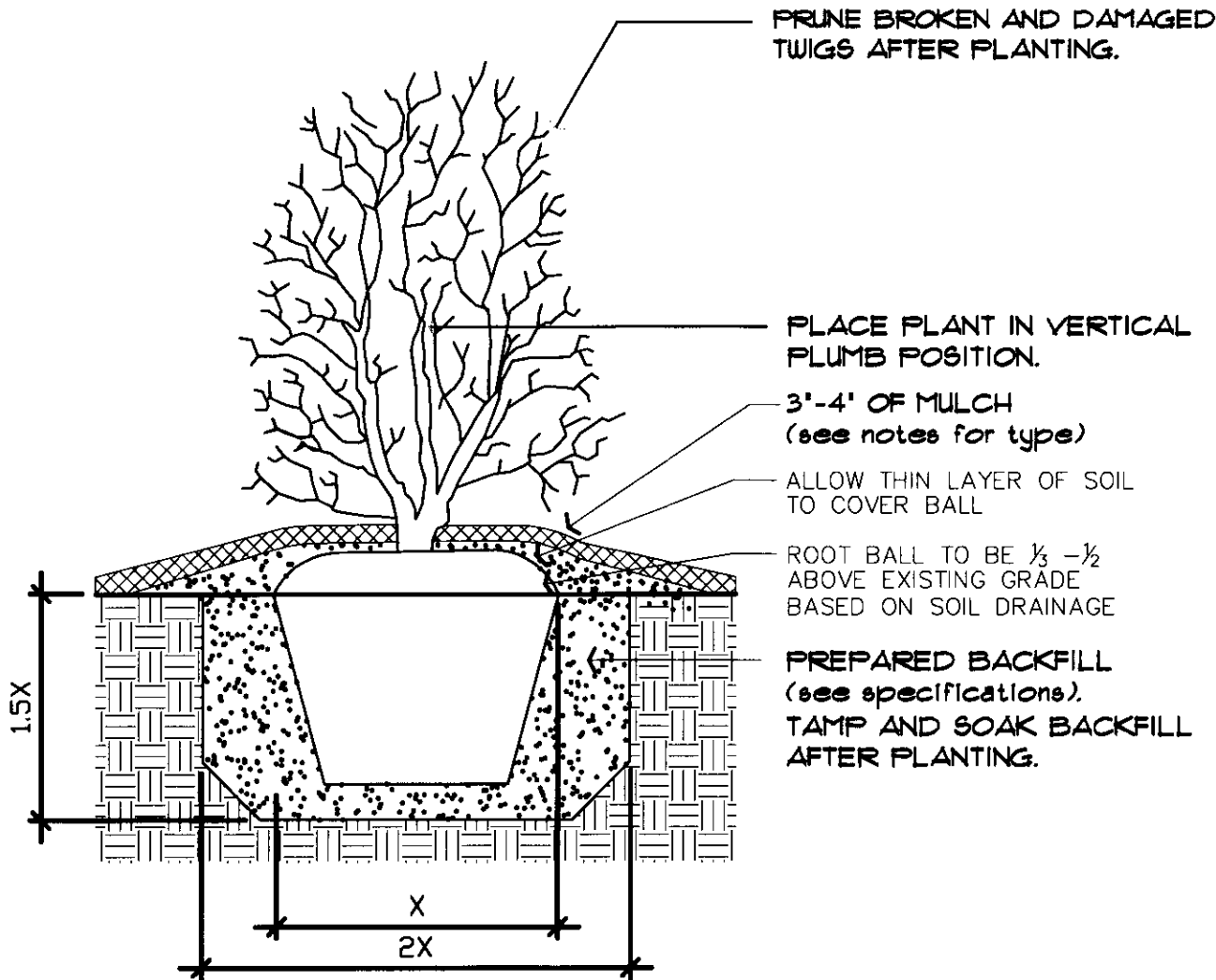
BUFFERS REQUIRED:
No buffer required



TREE PLANTING DETAIL

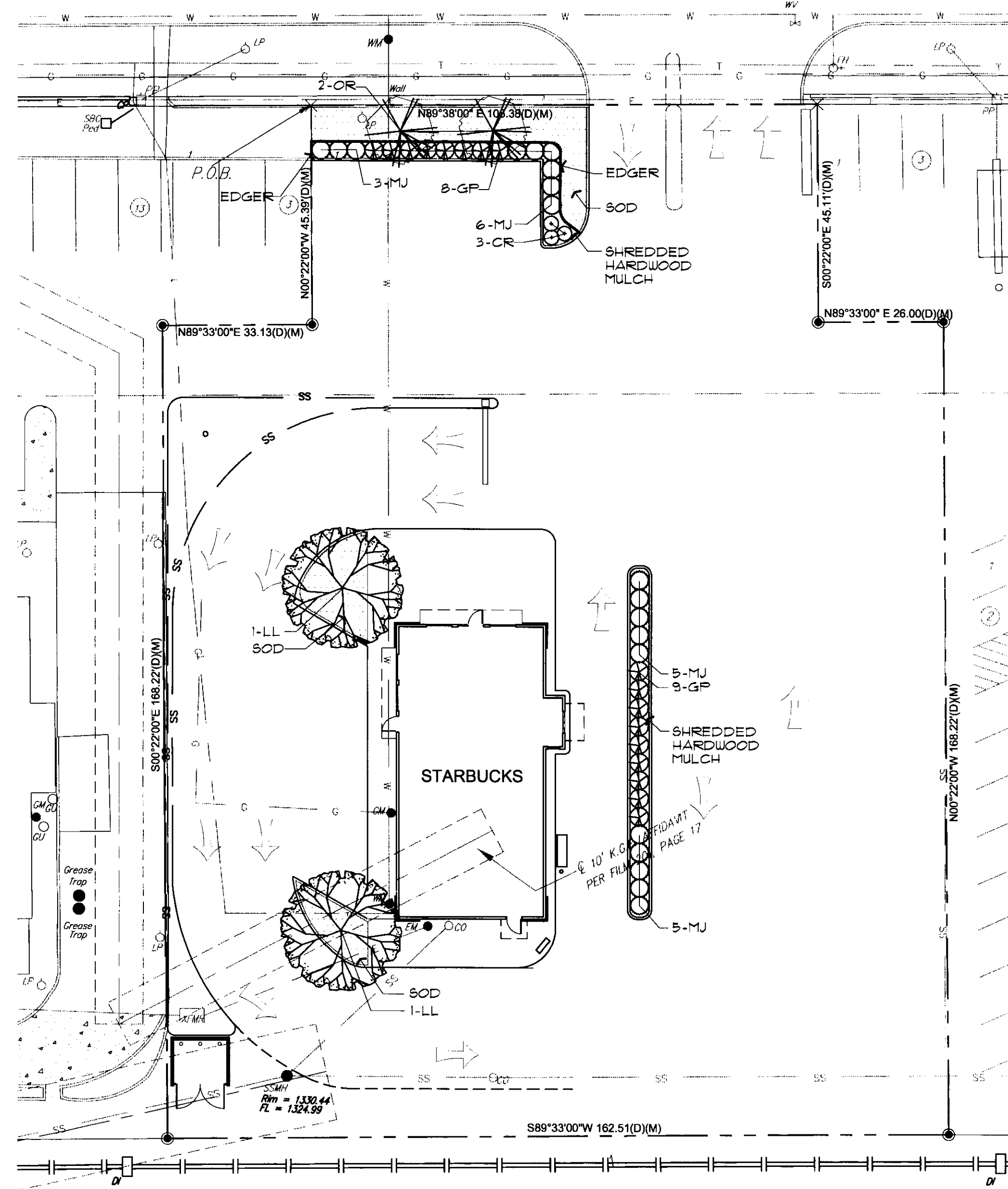
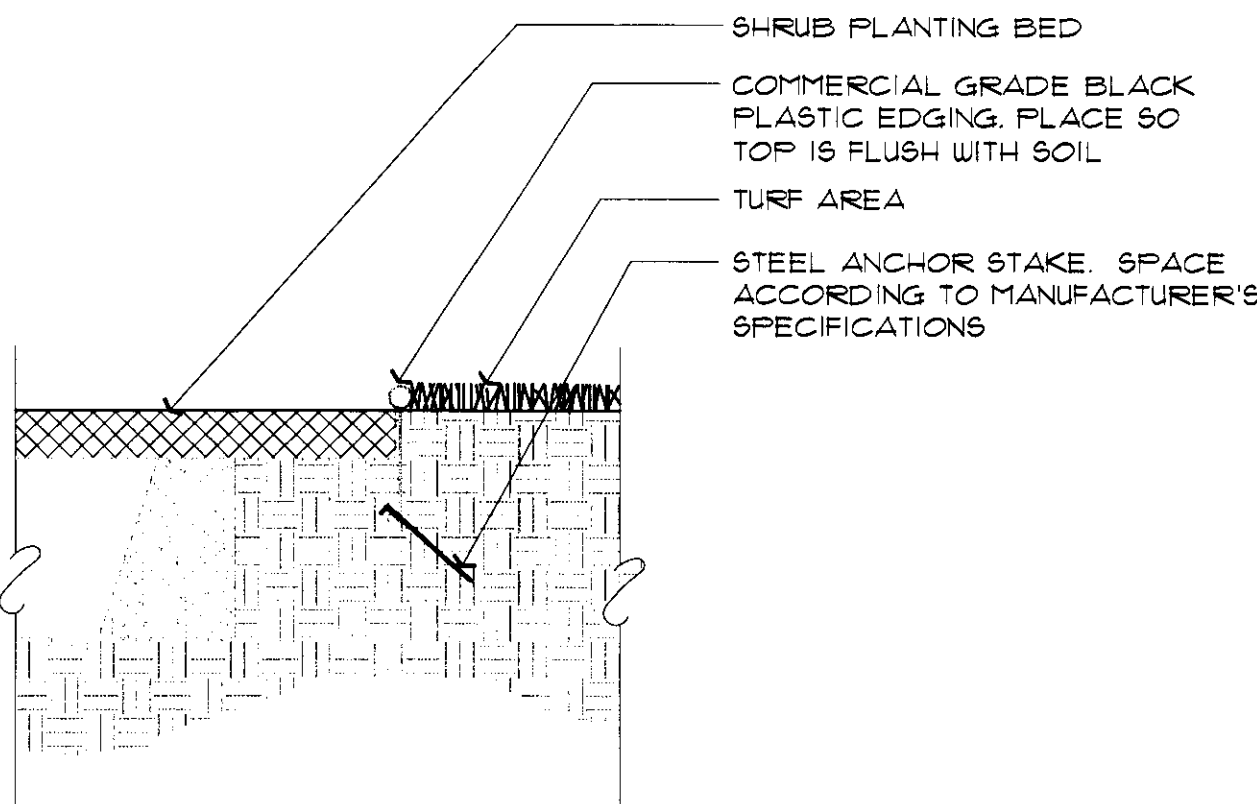
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SHRUB PLANTING DETAIL



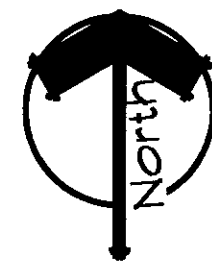
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LANDSCAPE EDGING



SITE PLANTING PLAN

1" = 20'-0"



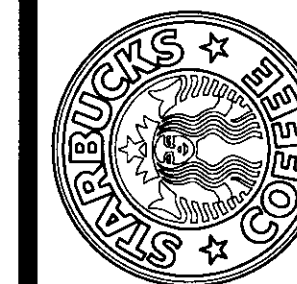
DP-9 PARCEL 1 (PORTION)

LANDSCAPE PLAN

1123-01 DP6
MAPD Copy 1 of 2

PLANT SCHEDULE

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





Wichita-Sedgwick County Metropolitan Area Planning Department

February 6, 2015

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

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

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to the above-referenced Community Unit Plan, DP-9, the Westlink Center Development Community Unit Plan ("CUP"). The proposed sign is for a new Starbucks 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.

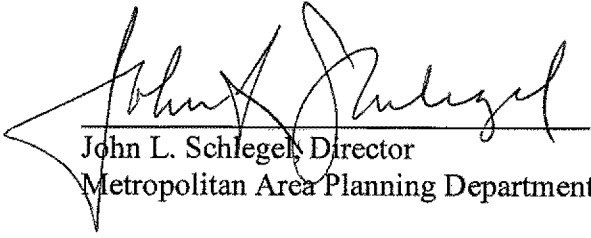
On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation of the original plan.

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

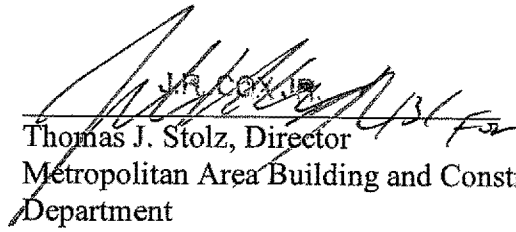
1. The CUP sign provisions shall be adjusted to allow reduction in sign separation to 116 feet between the new Starbucks sign and the signs immediately east and west, total number of signs along West Central not to exceed 11 and total sign area not to exceed 1339 square feet.
2. General Provision #2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

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

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



John L. Schlegel, Director
Metropolitan Area Planning Department



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

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