



Wichita-Sedgwick County Metropolitan Area Planning Department

July 7, 2017

Judah Craig
May 22, 2017
713 Cranbrook Circle
Wichita, KS. 67202

PV Woodlawn Partners
1707 N. Woodlawn
Wichita, KS. 67206

RE: CON2017-000017 -Conditional Use to allow Nightclub (Banquet Facility) at 6147 E. 13th St. N.

Dear Mr. Craig,

At its regular meeting on **May 18, 2017**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request in accordance with the attached resolution.

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

Sincerely,

David M. Clements
Principal Planner

DCM:al

Attachment

Copies to: MABCD
Lavonta Williams, Council Member District I
Kameelah Alexander, CSR

CONDITIONAL USE RESOLUTION NO. CON2017-00017

WHEREAS, PV Woodlawn Partners, (Owner) and Judah Craig (Applicant) pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for a Nightclub in the City, specifically being a Banquet Facility on property zoned LC Limited Commercial District at 6147 East 13th Street North, and legally described as:

Lot 18 in Block A of McEwen 5th Addition in Wichita, Sedgwick County, Kansas

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of May 18, 2017, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use for a Night Club in the City, specifically being a Banquet Facility on property zoned LC Limited Commercial zoned property described as:

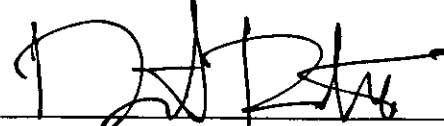
Lot 18 in Block A of McEwen 5th Addition in Wichita, Sedgwick County, Kansas

Subject to the following conditions:

- a. The Conditional Use shall be implemented and developed as described in the applicants narrative, and as shown on floor plan dated February 2017 by Hanney Associates.
- b. The front elevation of LaVela shall be in substantial compliance with the design dated February 2017 by Hanney Associates.
- c. The Conditional Use is subject to all supplemental use regulations of the Unified Zoning Code (UZC), Section 3-E. w for Nightclubs in the City pertaining to noise standards, outdoor seating and lighting.
- d. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, 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 that the Conditional Use is null and void.

Adopted this 18th Day of May 2017

METROPOLITAN AREA PLANNING COMMISSION



David Foster, Chair MAPC

ATTEST:

D.M. Clements

David M Clements, Secretary

STAFF REPORT
MAPC May 18, 2017
DAB I June 5, 2017

CASE NUMBER: CON2017-00017

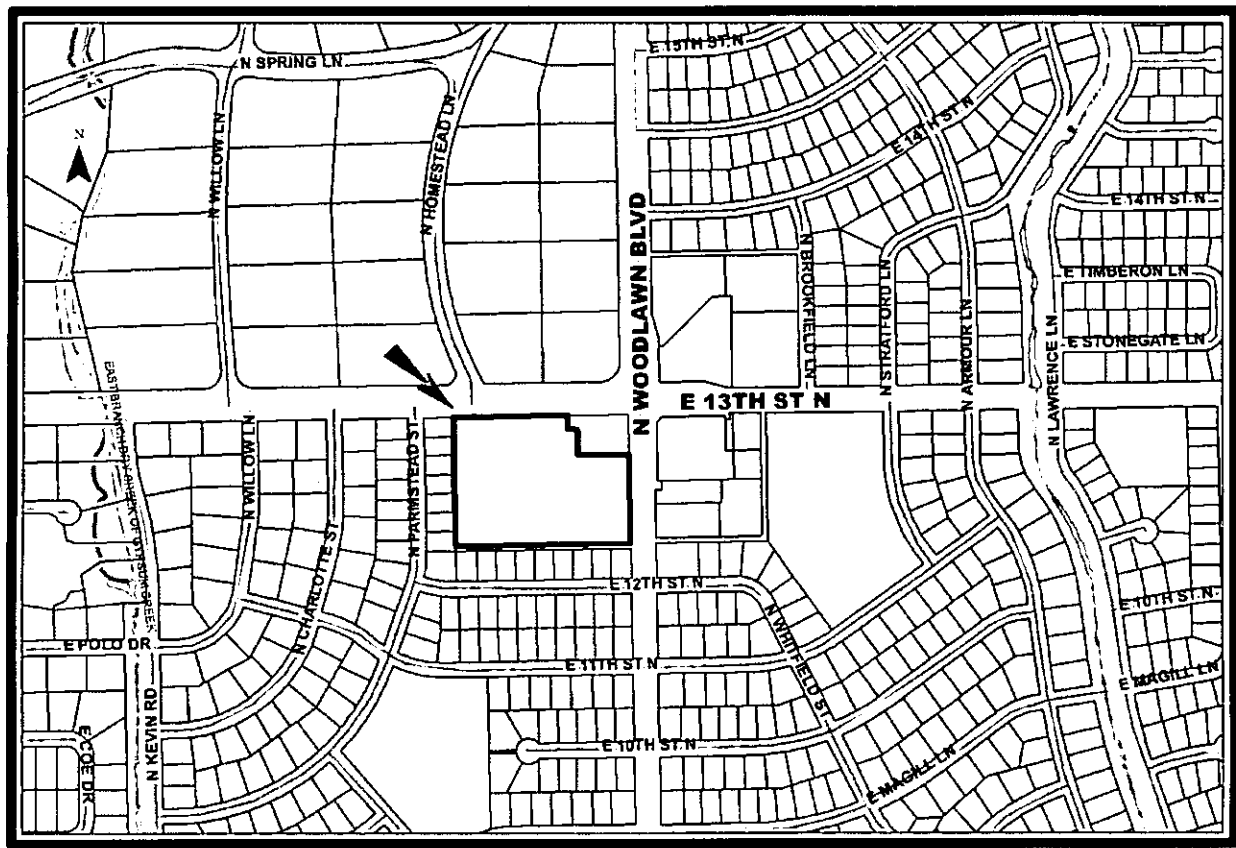
APPLICANT/AGENT: P.V. Woodlawn Partners (owner)/Judah L. Craig (applicant)

REQUEST: Conditional Use for a Night Club in the City

CURRENT ZONING: LC Limited Commercial

SITE SIZE: 7.56-acres

LOCATION: Generally located at the Southwest Corner of East 13th Street North and North Woodlawn Boulevard (6147 East 13th Street North)



BACKGROUND: The applicant is requesting a Conditional Use for a Night Club in the City for a 7.56-acre site located at the southwest corner of East 13th Street North and North Woodlawn Boulevard. The property address is 6147 East 13th Street North, in the Prairie Village Shopping Center. The property is zoned LC Limited Commercial (LC). The purpose of the Conditional Use is to allow the remodeling of a vacant 7,200 square foot tenant space for a banquet facility, *LaVela*. The proposed banquet facility is located within 300 feet of a residential zoning district, and the Conditional Use is required for the proposed use. *LaVela* would be operated by the same company that manages the adjoining *Candle Club* in the shopping center. Please see the attached narrative from the applicant.

LaVela would be a full-service banquet facility available for wedding receptions, business and charity events. The banquet facility will only be open on days and evenings when events are scheduled. *LaVela* will not be open daily to the general public as a restaurant or bar. While under the same management as the adjoining *Candle Club*, the banquet facility will be a separate business with its own business plan, kitchen and employees.

The 7,200 square-foot tenant space has been vacant for three years, will be fully remodeled and have a seating capacity for 200 persons. The open floor plan will provide options for seating, dancing and entertainment. *LaVela* will be available for events seven days a week. The front façade of the building will be remodeled/improved for the banquet facility. Please see the attached floor plan and front elevation concept.

A parking analysis was done for the Prairie Village Shopping Center to determine if there is sufficient parking for the banquet facility. There is 58,211 square feet of retail space in the shopping center, plus the *Candle Club* with a seating capacity of 250 persons, and *LaVela* with a capacity of 200 persons. The combined parking requirement for these uses is 323 spaces. The attached site plan indicates 490 spaces are available at the shopping center, providing a surplus of 167 parking spaces. Also, it should be noted that the restaurant and banquet facilities would have peak use times different from other users in the shopping center. Staff does not believe that adding the banquet facility to the shopping center will create a parking problem. Please see the attached shopping center site plan.

SURROUNDING DEVELOPMENT: The banquet facility will be in the Prairie Village Shopping Center that has a variety of different uses. The Paramount Antique Mall is the largest user at the shopping center, and there are also smaller retail and office uses at the property. North of the shopping center are large lot single family homes, zoned SF-5 Single-Family Residential (SF-5). South of the property are single family homes along East 12th Street North, zoned TF-3 Two-Family Residential (TF-3). East of the site is a commercial and office area zoned LC Limited Commercial (LC). There is a single family area west of the shopping center along North Farmstead Street, zoned TF-3.

CASE HISTORY: The property is platted as Lot 18 of McEwen's 4th Addition, May 1956.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	large lot single-family
SOUTH:	TF-3	single-family residential
EAST	LC	commercial/office
WEST:	TF-3	single-family

PUBLIC SERVICES: East 13th Street North and North Woodlawn are fully improved arterial streets. The shopping center site is fully developed and all municipal utilities are available at the property.

CONFORMANCE TO PLANS/POLICIES: The Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as commercial on the Future Growth Map Concept Map. The proposed use is consistent with the commercial category for this area. While this occupancy of a vacant space in the shopping center is not an in-fill development opportunity, the new use in the shopping center would be an economic and employment gain in an older commercial area of the Established Central Area (ESA).

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject to the following conditions:

- a. The Conditional Use shall be implemented and developed as described in the applicants narrative, and as shown on floor plan dated February 2017 by Hanney Associates.
- b. The front elevation of *LaVela* shall be in substantial compliance with the design dated February 2017 by Hanney Associates.
- c. The Conditional Use is subject to all supplemental use regulations of the *Unified Zoning Code (UZC)*, Section 3-E. w for Nightclubs in the City pertaining to noise standards, outdoor seating and lighting.
- d. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, 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 that the Conditional Use is null and void.

This recommendation is based on the following findings:

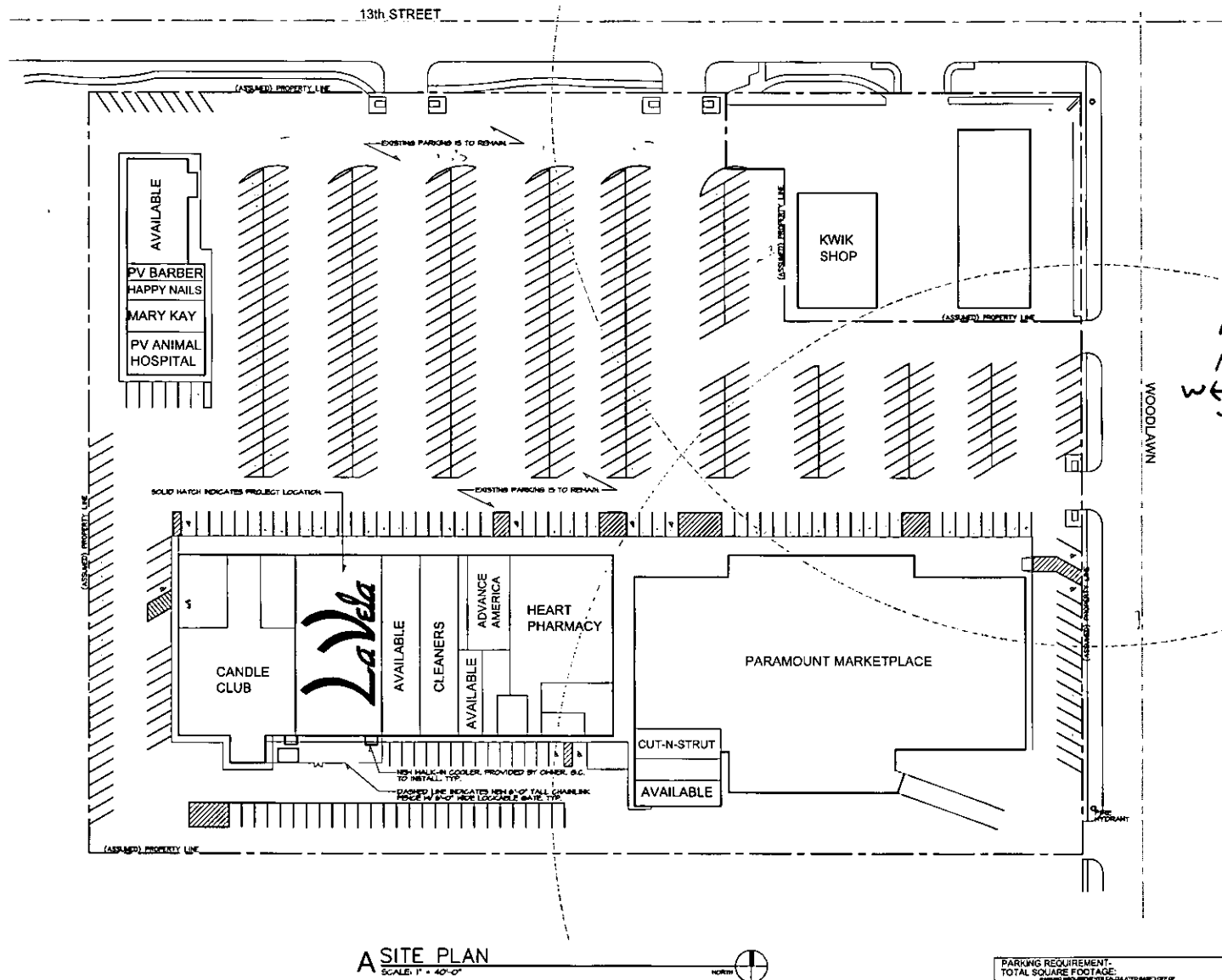
- (1) **The zoning, uses and character of the neighborhood:** The banquet facility will be in the Prairie Village Shopping Center that has a variety of different uses. The Paramount Antique Mall is the largest user at the shopping center, and there are also smaller retail and office uses at the property. North of the shopping center are large lot single family homes, zoned SF-5 Single-Family Residential (SF-5). South of the property are single family homes along East 12th Street North, zoned TF-3 Two-Family Residential (TF-3). East of the site is a commercial and office area zoned LC Limited Commercial (LC). There is a single family area west of the shopping center along North Farmstead Street, zoned TF-3.
- (2) **The suitability of the subject property for the uses to which it has been restricted:** The existing LC zoning is appropriate for the Prairie Village Shopping Center. The property provides a variety of uses that are permitted with this zoning district. The proposed banquet facility is a reasonable use of the property, after review and approval of a Conditional Use application.
- (3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** The proposed banquet facility is an appropriate use in the shopping center. Single-family homes abutting the Prairie Village Shopping Center do not appear to be adversely affected by the shopping center, and required screening is in place and maintained. The banquet facility should not provide any new impacts that could affect nearby property.
- (4) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The Wichita-Sedgwick County Comprehensive Plan, the Community Investments Plan, identifies the site as commercial on the Future Growth Map Concept Map. The proposed use is consistent with the commercial category for this area. While this occupancy of a vacant

space in the shopping center is not an in-fill development opportunity, the new use in the shopping center would be an economic and employment gain in an older commercial area of the Established Central Area (ESA).

- (5) **Impact of the proposed development on community facilities:** All public improvements and infrastructure are available and the proposed rezoning and plan have been reviewed and found that there will be no negative impact on existing community facilities.
- (6) **Opposition or support of neighboring residents:** Single family homes are adjoining the shopping center property on the south and west. A use such as a banquet facility has different hours and traffic than a typical retail use in the shopping center. The Conditional Use application should be carefully evaluated, and the input from neighbors should be valuable. Staff has not received any inquiries concerning the application.

Staff Report Attachments:

- 1. Narrative
- 2. Floor Plan
- 3. Front elevation concept
- 4. Shopping center site/parking plan



A SITE PLAN
SCALE: 1" = 40'-0"

PARKING REQUIREMENT -	
TOTAL SQUARE FOOTAGE:	
TOTAL MAIL FOOTPRINT:	74,211 S.F.
TOTAL EXISTING PARKING:	490 PARKING SPACES
RETAIL, GENERAL	
1 SPACE PER 300 SQ FT OF BUILDING FLOOR AREA	
74,211/300 = 247.37	
248 PARKING SPACES REQUIRED	
PARKING REQUIRED:	248 PARKING SPACES
EXTRA PARKING:	242 PARKING SPACES



HAMREY & ASSOCIATES, ARCHITECTS
1708 South Main Street, Suite 200, Topeka, KS 66606
Phone: (785) 863-4000
Fax: (785) 863-4444

LaVela
PRAIRIE VILLAGE SHOPPING CENTER
6147 East 13th Street - Wichita, Kansas 67208

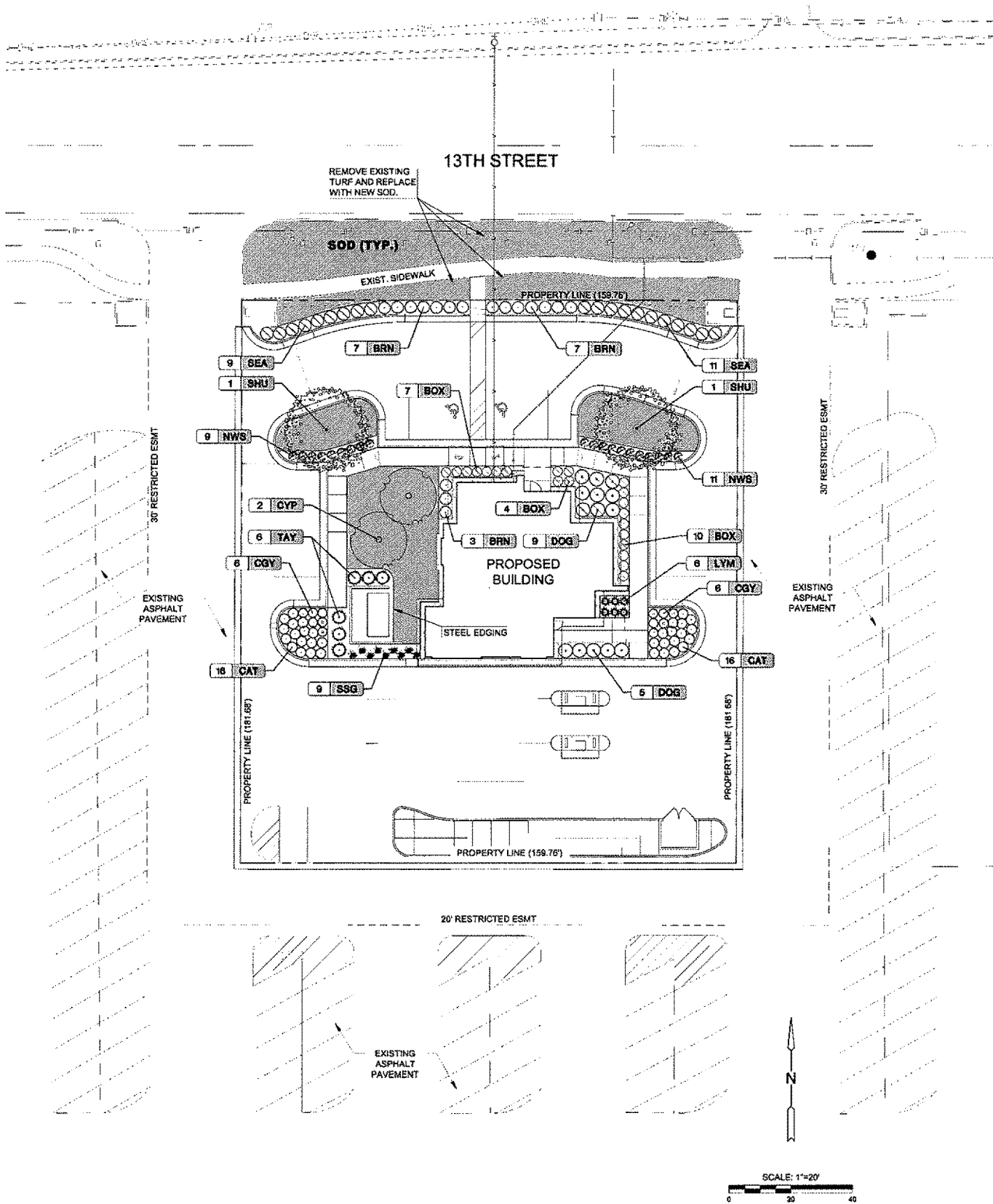
2017

DRAWINGS ISSUED		
NO.	DATE	ITEM ISSUED
1	2/2/17	SCHEMATIC LAYOUT
2	2/2/17	SCHEMATIC LAYOUT
3	2/2/17	SCHEMATIC LAYOUT
4	2/2/17	OWNER REVISIONS
5	2/2/17	CONSTRUCTION
6	2/2/17	SCHEMATIC LAYOUT
7	2/2/17	SCHEMATIC LAYOUT

COMPUTER DRAWING
LV_000000

DATE: FEBRUARY 2017
DRAWN BY: CHECKED BY:
BDA, CH MPR

SHEET
CODE 1
OF SHEETS



PLANT SCHEDULE

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING	NOTES
DECIDUOUS TREES					
SHU	2	SHUMARD OAK	QUERCUS SHUMARDII	3" CAL / B&B	BRANCHING HT. 5' MIN.
CYP	2	'SHAWNEE BRAVE' BALD CYPRESS	TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	3" CAL / B&B	BRANCHING HT. 5' MIN.
EVERGREEN TREES					
TAY	8	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	7'-8' MIN. HT.	
DECIDUOUS SHRUBS					
BRN	17	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	#3 CONT.	
DOG	14	'HURON' GRAY DOGWOOD	CORNUS RACEMOSA 'HURZAM'	#5 CONT.	
EVERGREEN SHRUBS					
CGY	12	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	#3 CONT.	
SEA	20	'SEA GREEN' JUNIPER	JUNIPERUS x PFIZZERIANA 'SEA GREEN'	#3 CONT.	
BOX	21	'WINTER GEM' BOXWOOD	BUXUS MICROPHYLLA 'WINTER GEM'	#5 CONT.	
ORNAMENTAL GRASSES					
NWS	20	'NORTHWIND' SWITCHGRASS	PANICUM VIRGATUM 'NORTHWIND'	#3 CONT.	
LYM	6	'BLUE DUNE' LYME GRASS	ELYMUS ARENARIUS 'BLUE DUNE'	#2 CONT.	
SSG	9	'SHENANDOAH' SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#3 CONT.	
PERENNIALS					
CAT	32	CATMINT	NEPETA RACEMOSA 'WALKERS LOW'	#1 CONT.	
TURF GRASS					
SOD	625 SY	FESCUE: KANSAS PREMIUM FESCUE			SOD

PARKING REQUIREMENTS

TOTAL PROPOSED PARKING STALLS = 20
REQUIRED ACCESSIBLE STALLS = 1
PROPOSED ACCESSIBLE STALLS = 2

LANDSCAPE ORDINANCE CALCULATIONS

FRONTAGE OF SITE = 160' DEPTH OF LOT = 182'

SQUARE FOOTAGE FACTOR = 10 SQ. FT. PER LINEAR FOOT

REQUIRED LANDSCAPED STREET YARD = 160' x 10' = 1,600 SQ. FT.

LANDSCAPED STREET YARD PROVIDED = 2,075 SQ. FT.

STREET YARD TREES REQUIRED = 1,600/500 = 4 TREES

TREES PROVIDED = (3) TREES, 33 SHRUBS (USE 10 FOR REQUIRED) = 4 TREE EQUIVALENT

PARKING STALLS PROVIDED = 20 STALLS

PARKING LOT TREES REQUIRED = 20/20 = 1 TREE

PARKING LOT TREES PROVIDED = 2 TREES

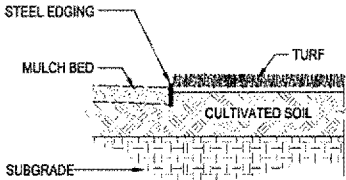
LEGEND

[Hatched Box]	SODDED AREA
[Dashed Line]	PROPOSED SLEEVE
[Solid Line]	EXISTING SANITARY SEWER
[Line with 'H']	EXISTING WATER LINE
[Line with 'S']	EXISTING STORM SEWER
[Line with 'E']	EXISTING UNDERGROUND ELECTRIC
[Line with 'O']	EXISTING OVERHEAD ELECTRIC
[Line with 'G']	EXISTING GAS LINE
[Line with 'F']	EXISTING FIBER OPTIC CABLE
[Line with 'T']	EXISTING UNDERGROUND TELEPHONE
[Line with 'V']	EXISTING TV LINE
[Line with 'L']	EXISTING LIGHT POLE

LANDSCAPE NOTES

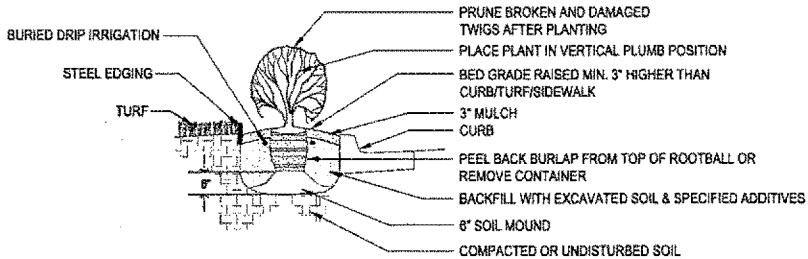
1. LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL. UTILITIES CAN BE FLAGGED BY CALLING 811, OR 1-800-344-7233, OR ONLINE AT www.kansasoncall.com. DAMAGE TO UTILITIES SHALL BE AVOIDED DURING THE COURSE OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE MASS GRADING CONTRACTOR TO INSURE THEY THOROUGHLY RIP AND ALLEVIATE ALL COMPACTED SOILS FROM THEIR HAULING AND PLACEMENT OPERATIONS.
3. ALL WATER REQUIRED FOR LANDSCAPE OPERATIONS AND FOR ESTABLISHING LANDSCAPE ON THIS SITE SHALL BE PROVIDED BY THE OWNER FROM ON-SITE SOURCES AND SUPPLIED TO THE LANDSCAPE CONTRACTOR AT NO CHARGE.
4. PLANTING DATES FOR PLANT MATERIAL SHALL BE DURING THE MONTHS BETWEEN FEB. 15TH AND MAY 31ST OR SEPT. 15TH AND DEC. 15. PLANTING SHALL ONLY BE CONDUCTED WHEN THE GROUND IS NOT FROZEN, SNOW-COVERED, OR IN AN OTHERWISE UNSUITABLE CONDITION FOR PLANTING. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL FROM THE OWNER'S REPRESENTATIVE.
5. MULCHED LANDSCAPE BED EDGES SHALL BE LINED WITH PRO-STEEL EDGING (OR APPROVED EQUAL).
6. SOIL GRADES ADJACENT TO BUILDINGS SHALL BE SIX (6) INCHES LOWER THAN BUILDING FINISH FLOOR ELEVATION. MULCH SHALL BE A MINIMUM OF 3" LOWER THAN FINISH FLOOR ELEVATION.
7. ALL SHRUB/PERENNIAL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS TREFLAN OR EQUAL. APPLY AS PER MANUFACTURER'S RECOMMENDATION. THE PRE-EMERGENT SHALL NOT BE APPLIED UNTIL AFTER ALL PLANTING AND MULCHING WITHIN THESE AREAS ARE COMPLETE. DO NO DISTURB AREAS AFTER APPLICATION. WATER IN AS DIRECTED.
8. INSTALL 3" MIN. DEPTH FINE-SHREDDED, DARK HARDWOOD MULCH IN PLANTING BED AREAS AND WITHIN A 3' DIAMETER CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS. PULL MULCH AWAY FROM TREE TRUNKS WITHIN 3" OF TRUNK.
9. IF POSSIBLE, BASED ON TIME OF YEAR SITE IS READY FOR LANDSCAPING, PLANT TREES PRIOR TO ROUTING/INSTALLING IRRIGATION LINES AND SUSTAIN TEMPORARILY BY WATERING WITH IRRI-GATOR® SLOW DRIP IRRIGATION BAGS OR BY HAND WATERING. FOLLOW TREE PLANTING WITH INSTALLATION OF IRRIGATION SYSTEM, THEN BY SODDING AND SEEDING (IF APPLICABLE).
10. FESCUE SOD SHALL BE HARVESTED & PLACED BETWEEN THE DATES OF APRIL 1ST - JUNE 15TH OR SEPTEMBER 1 - NOVEMBER 15 UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WATER ALL SOD UNTIL LANDSCAPE JOB IS COMPLETE.
11. AREAS DENOTED AS 'SOD' SHALL BE PLANTED WITH THE FOLLOWING GRASS TYPE:
- KANSAS PREMIUM FESCUE - OBTAINABLE FROM:
- CRANMER GRASS FARM, INC.
6121 N.119TH
MAIZE, KANSAS 67101
PHONE: 316.722.7230
12. ALL SOD AREAS SHALL BE INSTALLED AS FOLLOWS: AFTER FINAL GRADE IS ESTABLISHED AND ALL SOIL AREAS DRAIN AS INTENDED, AND ALL SURFACE IRREGULARITIES HAVE BEEN REMOVED, THOROUGHLY PREPARE SODBED BY TILLING TO A MINIMUM DEPTH OF 3" AND HARROWING. ROLL SOD FOLLOWING LAYING FOR GOOD SOD/SOIL CONTACT AND KEEP IN A MOIST (BUT NOT SATURATED) CONDITION FOR FIRST TWO WEEKS TO PROMOTE GOOD ROOTING. FERTILIZE WITH 1 LB. ACTUAL NITROGEN PER 1,000 S.F. AT TIME OF PLANTING.

13. COORDINATE LANDSCAPE PLANTING WITH IRRIGATION CONTRACTOR. THE TREE PLANTINGS SHALL BE IN PLACE OR STAKED BEFORE IRRIGATION LINE ROUTING BEGINS TO AVOID CONFLICTS. THE IRRIGATION SYSTEM SHALL BE COMPLETE AND FULLY FUNCTIONAL IN ALL LAWN AREAS BEFORE SOD/SEED IS PLACED.
14. ALL PLANTS SHALL CONFORM TO ANSI Z60.1 FOR SIZE AND QUALITY STANDARDS.
15. LABEL EACH PLANT WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. DO NOT REMOVE UNTIL AFTER PROVISIONAL ACCEPTANCE.
16. SUBSTITUTION OF PLANT SPECIES FOR THOSE LISTED IN THE PLANT LIST IS NOT PERMISSIBLE. ONLY SIZE WILL BE CONSIDERED.
17. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL; FREE OF PEST AND DISEASES. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST. ALL TREES SHALL BE STRAIGHT-TRUNKED, OR OF TYPICAL FORM TO THE SPECIES, FULL-HEADED AND MEET THE REQUIREMENTS AS SPECIFIED. ALL TREES MUST BE STAKED.
18. STAKES AND GUYING SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON.
19. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY.
20. ALL LANDSCAPE PLANTS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING INITIAL ACCEPTANCE. DEAD OR DEFICIENT PLANTINGS SHALL BE ACCEPTABLY REPLACED, IN PROPER PLANTING SEASON, ONE TIME AT NO COST TO THE OWNER. SOD AND SEED AREAS MAY BE FINAL ACCEPTED AT TIME OF COMPLETION OF ESTABLISHMENT WITH NO FURTHER GUARANTEE REQUIRED.
21. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, (INCLUDING WATERING AND MOWING), SOD AREAS UNTIL ACCEPTANCE OF THESE AREAS. WHEN READY, THE LANDSCAPE CONTRACTOR SHALL REQUEST INSPECTION OF ESTABLISHED SODDED AREAS BY THE OWNER'S REPRESENTATIVE.
22. ALL LANDSCAPE AND TURF AREAS SHALL BE WATERED BY AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN-SENSING DEVICE TO SHUT OFF THE SYSTEM DURING PERIODS OF ADEQUATE RAIN.
23. TOPSOIL SHALL BE PLACED AT THE FOLLOWING DEPTHS:
- PLANTING BEDS 24" MIN.
 - TURF AREAS 6" MIN.



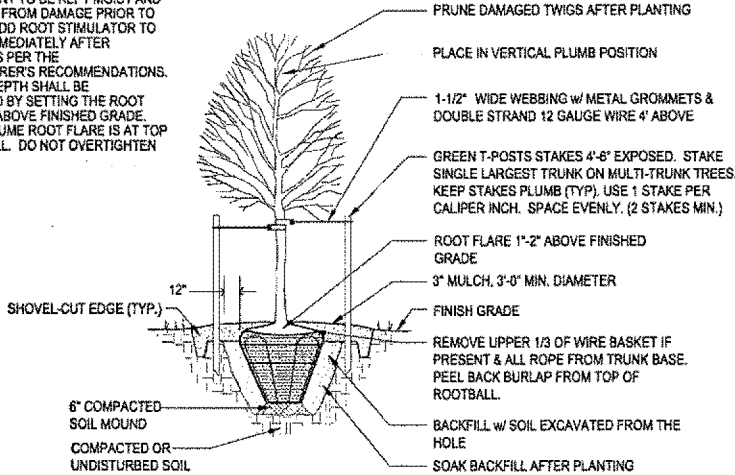
BED EDGING AT TURF DETAIL
NOT TO SCALE

NOTES:
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY.



SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER THE MANUFACTURER'S RECOMMENDATIONS. PLANTING DEPTH SHALL BE DETERMINED BY SETTING THE ROOT FLARE 1"-2" ABOVE FINISHED GRADE. DO NOT ASSUME ROOT FLARE IS AT TOP OF ROOTBALL. DO NOT OVERTIGHTEN GUYS.



TREE PLANTING IN TURF AREA DETAIL
NOT TO SCALE



INSPIRED SPACE
Tel. 316.263.4300
Fax. 316.263.4301
800 E. First, Suite 140
Wichita, Kansas 67202
SHELDENARCHITECTURE.COM



Wichita, KS • 316-684-6600

MERITRUST CREDIT UNION

PRAIRIE VILLAGE

6263 E 13TH ST N, WICHITA, KS 67208

PROJECT NO.	16-0001
ISSUE:	DATE:
FNO COND - MABCD	11 NOV 19
PERMIT - MABCD	11 DEC 19

LANDSCAPE
DETAILS

L1.1