

Douglas Ave —

The intent of this Planned Unit Development to unify the zoning within the existing Starkey campus and allow for the expansion of the facility to better serve almost 500 people with intellectual disabilities.

Starkey provides many different programs, including:

- An employment program that provides training and in-house contract work for individuals with disabilities. Local businesses contract with Starkey for jobs ranging from small parts assembly to mailings, electronics recycling, boxing, shrink wrapping and sewing. Mobile crews also perform temporary contract work on-site at local businesses.
- A community employment program that helps individuals find jobs at local businesses, then trains them on the job and provides ongoing support to ensure their success.
- A life enrichment program that offers volunteer opportunities like delivering Meals on Wheels or creating items for local animal shelters, as well as educational activities and chances to explore a variety of community resources.
- A community living program that offers 41 homes and two apartment complexes in Wichita designed to help people live more independently. Some homes offer 24 hours of staff support while others, such as the apartments, provide periodic staff support with specific tasks like cooking, shopping, paying bills or taking medication.
- A day program for people who have a dual diagnosis of an intellectual disability and a mental illness. Individuals in this program typically have challenging behaviors and need intensive supports to ensure their success in daily living.
- Support services such as transportation and health services. The transportation program, with its fleet of 110 vehicles, provides 250,000 one-way accessible rides each year for people going to and from home, day programs, places of employment, medical appointments and activities. Starkey contracts with Wichita Transit to participate in the paratransit program, a safety net for people who lack the functional abilities to ride the fixed route bus system, or who need vehicles equipped for wheelchairs and other accessibility devices. The health services program, housed at Starkey, offers ongoing health monitoring, medication administration and medical appointment scheduling and transportation.

The PUD allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning. The applicants are planning to begin construction of a new phase soon after receiving development application approvals.

Total Land Area:	482,616.5 Sq. Ft. ± or 11.08 Acres ±
Total Gross Floor Area:	168,915 sq.ft.
Total Floor Area Ratio:	35 percent ±

1. Parking requirements shall be per the Wichita-Sedgwick County Unified Zoning Code.
2. Development standards shall be per the "GO" General Office district unless modified by the P.U.D. Compatibility Setback standards apply for new construction only.
3. At the time of site redevelopment a drainage plan shall be submitted to the Wichita Storm Water Public Works Department for approval.
4. Signs shall be in accordance with the Sign Code of the City of Wichita, requirements as permitted by the "GO" General Office District. *Signs modified per plan.*
A. Signs shall be allowed two ground signs along Maple Street, one ground sign along Young Street, one ground sign along Tracy Street, and one ground sign along Douglas Avenue. Signs shall be monument type and limited to 8 feet in height. One of the two signs for Parcel 1 along Maple Street is permitted to be a maximum of 64 square feet. No off-site, billboard, portable, or LED signs shall be permitted. *The west elevation of the existing building on Parcel 1 is to be used for signs. The east elevation of the building is to be used for signs. Signs in Parcel 1 shall be limited to those permitted by-right in the "B" illustrated.*
B. Multi-Family Residential district and the following uses: Office (General), Medical Services, Daycare (General), Group Residence (General & Limited), and Assisted Living. Manufacturing (Limited and General), Warehousing, Retail, Vocational Training, and Recycling Processing Center as associated with a private, not-of-profit agencies, who qualifies to educate, teach and serve people with intellectual or developmental disabilities. Any manufacturing use shall not require the entire ground floor of the building frontage to be office or display space. All accessory uses associated with the list of permitted uses above, including vehicle storage and light maintenance, shall be allowed.
6. Access shall be limited to three openings to Maple Street, one opening to Douglas Avenue, two openings to Tracy Street, and six openings to Young Street, as indicated on the Plan, and as approved by the City Engineer. Existing access to Douglas Avenue may remain until redevelopment occurs within the northern 630 feet of Parcel 1.
7. Screening and Landscaping:
 - A. Landscaping shall be in conformance with the Landscaping Ordinance of the City of Wichita. Existing trees may be included in calculating said landscaping requirements upon approval by the Director of Planning. The screening requirements contained herein may be waived or modified by administrative adjustment.
 - B. The six (6) foot high concrete/masonry wall constructed adjacent to the south property line of Lot 6, McComas Acres Addition and parallel with the east line of Lot 1, Starkey Development Center Addition shall be maintained.
 - C. A screening fence shall be provided along the western line of Parcel 1 where adjacent to the east line of Lot 7, McComas Acres Addition, and the along the northern line of Parcel 1 where adjacent to the south line of Lot 2, L.N. Lies Addition and an extended line from the southeast corner of said Lot 2 to a pole on the east line of Lot 7, McComas Acres Addition, as indicated on the plan.
 - D. A 10-foot landscape yard or screening fence shall be provided along the southern line of Parcel 1 where adjacent to the north line of Lot 1, L.N. Lies Addition and the north line of Lot 7, McComas Acres Addition, as indicated on the plan.
 - E. A screening fence or existing trees shall be provided along the northern and western lines of Parcel 1 where adjacent to the south and east lines of Lot 10, McComas Acres Addition. Said landscaping and/or screening fence shall be required at the time a new building permit is requested within the northern 630 ± feet of Parcel 1.
 - F. A 15-foot landscape yard shall be required along the eastern line of Parcel 1 where adjacent to Lots 1 through 5, McComas Acres Addition, as indicated on the plan. Said landscape yard shall be required at the time a new building permit is requested within the northern 630 ± feet of Parcel 1, and only that portion of the landscape yard adjacent to the area the new building is developing shall be required.
 - G. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.
 - H. The existing planting strip along Maple Street, as indicated on the plan, shall be maintained. No additional landscaping or screening is required along the southern and western line of Parcel 1 platted as Lot 7, McComas Acres Addition.
1. Landscaping shall be in conformance with the Landscaping Ordinance of the City of Wichita. Existing trees may be included in calculating said landscaping requirements upon approval by the Director of Planning. The screening requirements contained herein may be waived or modified by administrative adjustment.
- J. A landscape plan shall be prepared by a Kansas Landscape Architect for the above related landscaping, indicating the type, location, and specific specifications of all plant materials. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
- K. A financial guarantee for the plant material approved on the landscape plan for that portion of the P.U.D. being developed, shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
8. All exterior lighting shall be shielded to direct light disbursement in a downward direction. Light poles shall be limited to a height of 15 feet.
9. All buildings within the P.U.D. shall share a uniform architectural character, color, and similar predominate exterior building material, as determined by the Director of Planning. All building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accents.
10. Prior to issuance of a building permit, a site circulation plan shall be submitted for review and approval by the Director of Planning, in concurrence with the City Marshal and Traffic Engineer. The circulation plan shall assure smooth internal vehicular and pedestrian movements, provide pedestrian connectivity among the buildings within P.U.D. and from building entrances to sidewalks on adjacent streets.
11. The design layout shown on the plan illustrates only one development concept. Slight modifications to the location of improvements may be permitted, provided they meet all requirements of this plan.
12. Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
13. The transfer of title of all or any portion of land included within the Planned Unit Development (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.
14. 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 or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
15. The Starkey Development Center Commercial Community Unit Plan (CP-198) is hereby superseded by this Planned Unit Developed, as approved by P.U.D. 2019-02.

Draft Planned Unit Development:	October 28, 2019
Revised per staff comments:	November 25, 2019
PUD2019-16 approved by MAPC:	December 5, 2019
PUD2019-16 approved by City Council:	January 7, 2020

A. Net Area:	482,616.5 Sq. Ft. $\pm$ or 11.09 Acres $\pm$
B. Maximum Building Coverage:	144,785 sq.ft. or 30 percent $\pm$
C. Maximum Gross Floor Area:	168,915 sq.ft.
D. Floor Area Ratio:	or 35 percent $\pm$
E. Maximum building height:	45 feet, except for any other structures exempt by the UZC. Compatibility Height standards apply.
F. Setbacks:	See General Provision #2.
G. Permitted Uses:	See General Provision #5.

APPROVED PUT

MAPC, 12-5-19
WCC 1-14-2020

Dated 4/12/23
A.A. to GP#4
AND 23-04

PUD #72

STARKEY DEVELOPMENT
COMMERCIAL
PLANNED UNIT DEVELOPMENT



SCALE: 1" = 50'

BAUGHMAN



Wichita-Sedgwick County Metropolitan Area Planning Department

April 12, 2023

Starkey, Inc.
Attn: Colin McKenney
4500 West Maple
Wichita, KS 67209

Ron Sign Company
Attn: Anders Herpolsheimer
1329 S Handley St
Wichita, KS 67213

Re: PUD2023-00004: Administrative Adjustment in the City to PUD #72 to permit a second, non-illuminated wall sign a on building located on the south side of West Douglas Avenue and one-quarter mile west of South West Street (144 South Young Street).

Legal Description: Lot 2, Starkey Development Center Addition, Wichita, Sedgwick County, Kansas.

Dear Applicant,

We have reviewed your request for an Administrative Adjustment to PUD #72 to permit a second, non-illuminated wall sign, 20.6 square feet in size on the west elevation of the existing building. General Provision 4 restricts signage to those permitted in the GO General Office District. Below is recommended, adjusted language to General Provision 4 per the subject request. Adjusted language is in red.

4. Signs shall be in accordance with the Sign Code of the City of Wichita requirements as permitted by the "GO" General Office District **unless modified herein**. Parcel 1 shall be allowed two ground signs along Maple Street, one ground sign along Young Street, one ground sign along Tracy Street, and one ground sign along Douglas Avenue. Signs shall be monument type and limited to 8 feet in height. One of the two signs for Parcel 1 along Maple Street is permitted to be a maximum of 64 square feet. No off-site, billboard, portable, or LED signs shall be permitted. **The west elevation of the existing building on Parcel 1 is permitted 2 building signs, provided the second wall sign shall be non-illuminated.**

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

Our signatures below indicate that a PUD Adjustment to permit a second, non-illuminated building sign on the existing building is hereby GRANTED, subject to the following conditions:

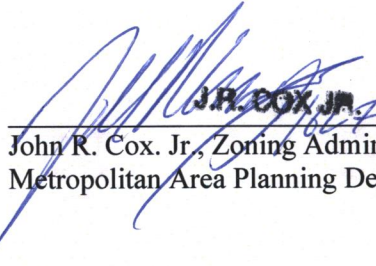
- 1) The Administrative Adjustment is to permit a total of two building signs on the west elevation of the existing building. The second sign shall be non-illuminated.
- 2) The sign shall be in general conformance with the approved elevation and site plan. The sign shall be permitted and installed within one year from the date of approval.

- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, 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 Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.



Scott Wadle, Director
Metropolitan Area Planning Department



John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Maggie Ballard, City Council District VI
Ana Lopez, CRS District VI

STARKEY DEVELOPMENT COMMERCIAL

PLANNED UNIT DEVELOPMENT - PUD #72

PROJECT DESCRIPTION:

The intent of this Planned Unit Development to unify the zoning within the existing Starkey campus and allow for the expansion of the facility to better serve almost 500 people with intellectual disabilities.

- Starkey provides many different programs, including:
- An employment program that provides training and in-house contract work for individuals with disabilities. Local businesses contract with Starkey for jobs ranging from small parts assembly to mailings, electronics recycling, boxing, shrink wrapping and sewing. Mobile crews also perform temporary contract work on-site at local businesses.
 - A community employment program that helps individuals find jobs at local businesses, then trains them on the job and provides ongoing support to ensure their success.
 - A life enrichment program that offers volunteer opportunities like delivering Meals on Wheels or creating items for local animal shelters, as well as educational activities and chances to explore a variety of community resources.
 - A community living program that offers 41 homes and two apartment complexes in Wichita designed to help people live more independently. Some homes offer 24 hours of staff support while others, such as the apartments, provide periodic staff support with specific tasks like cooking, shopping, paying bills or taking medication.
 - A day program for people who have a dual diagnosis of an intellectual disability and a mental illness. Individuals in this program typically have challenging behaviors and need intensive supports to ensure their success in daily living.
 - Support services such as transportation and health services. The transportation program, with its fleet of 110 vehicles, provides 230,000 one-way accessible rides each year for people going to and from home, day programs, places of employment, medical appointments and activities. Starkey contracts with Wichita Transit to participate in the paratransit program, a safety net for people who lack the functional abilities to ride the fixed route bus system, or who need vehicles equipped with wheelchairs and other accessibility devices. The health services program, housed at Starkey, offers ongoing health monitoring, medication administration and medical appointment scheduling and transportation.

The PUD allows a certain level of flexibility with site development regulations which would otherwise not be permitted under the existing zoning. The applicants are planning to begin construction of a new phase soon after receiving development application approval.

GENERAL PROVISIONS:

- Total Land Area: 482,616.5 Sq. Ft. ± or 11.08 Acres ±
Total Gross Floor Area: 168,915 sq.ft.
Total Floor Area Ratio: 35 percent ±
- Parking requirements shall be per the Wichita-Sedgwick County Unified Zoning Code.
 - Development standards shall be per the "00" General Office district unless modified by the PUD. Compatibility Setback standards apply for new construction only.
 - At the time of site redevelopment a drainage plan shall be submitted to the Wichita Storm Water Public Works Department for approval.
 - Signs shall be in accordance with the Sign Code of the City of Wichita requirements as permitted by the "00" General Office District. Parcel 1 shall be allowed two ground signs along Maple Street, one ground sign along Young Street, one ground sign along Tracy Street, and one ground sign along Douglas Avenue. Signs shall be monument type and limited to 8 feet in height. One of the two signs for Parcel 1 along Maple Street is permitted to be a maximum of 64 square feet. No off-site, billboard, portable, or LED signs shall be permitted.
 - Uses in Parcel 1 shall be limited to those permitted by-right in the "0" Multi-Family Residential district and the following uses: Office (General), Medical Services, Daycare (General), Group Residence (General & Limited), and Assisted Living, Manufacturing (Limited and General), Warehousing, Retail, Vocational Training, and Recycling Processing Center as associated with a private, not-for-profit agency, who qualifies to educate, teach and serve people with intellectual or developmental disabilities. Any manufacturing use shall not require the entire ground floor of the building to be office or display space. All accessory uses associated with the list of permitted uses above, including vehicle storage and light maintenance, shall be allowed.
 - Access shall be limited to three openings to Maple Street, one opening to Douglas Avenue, two openings to Tracy Street, and six openings to Young Street, as indicated on the Plan, and as approved by the City Engineer. Existing access to Douglas Avenue may remain until redevelopment occurs within the northern 630 feet of Parcel 1.
 - Screening and Landscaping:
 - Landscaping shall be in conformance with the Landscaping Ordinance of the City of Wichita. Existing trees may be included in calculating said landscaping requirements upon approval by the Director of Planning. The screening requirements contained herein may be waived or modified by administrative adjustment.
 - The six (6) foot high concrete/masonry wall constructed adjacent to the south property line of Lot 6, McComas Acres Addition and parallel with the east line of Lot 1, Starkey Development Center Addition shall be maintained.
 - A screening fence shall be provided along the western line of Parcel 1 where adjacent to the east line of Lot 7, McComas Acres Addition, and the along the northern line of Parcel 1 where adjacent to the south line of Lot 2, L.H. Lies Addition and an extended line from the southeast corner of said Lot 2 to a point on the east line of Lot 7, McComas Acres Addition, as indicated on the plan.
 - A 10-foot landscape yard or screening fence shall be provided along the southern line of Parcel 1 where adjacent to the north line of Lot 1, L.H. Lies Addition and the north line of Lot 7, McComas Acres Addition, as indicated on the plan.
 - A screening fence or existing trees shall be provided along the northern and western lines of Parcel 1 where adjacent to the south and east lines of Lot 10, McComas Acres Addition. Said landscaping and/or screening fence shall be required at the time a new building permit is requested within the northern 630 ± feet of Parcel 1, and only that portion of the landscape yard adjacent to the area the new building is developing shall be required.
 - A 15-foot landscape yard shall be required along the eastern line of Parcel 1 where adjacent to Lots 1 through 5, McComas Acres Addition, as indicated on the plan. Said landscape yard shall be required at the time a new building permit is requested within the northern 630 ± feet of Parcel 1, and only that portion of the landscape yard adjacent to the area the new building is developing shall be required.
 - Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.
 - The existing planting strip along Maple Street, as indicated on the plan, shall be maintained. No additional landscaping or screening is required along the southern and western line of Parcel 1 plotted as Lot 7, McComas Acres Addition.
 - Landscaping shall be in conformance with the Landscaping Ordinance of the City of Wichita. Existing trees may be included in calculating said landscaping requirements upon approval by the Director of Planning. The screening requirements contained herein may be waived or modified by administrative adjustment.
 - 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.
 - A financial guarantee for the plant material approved on the landscape plan for that portion of the P.U.D. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
 - All exterior lighting shall be shielded to direct light disbursement in a downward direction. Light poles shall be limited to a height of 15 feet.
 - All buildings within the P.U.D. shall share a uniform architectural character, color, and similar predominate exterior building material, as determined by the Director of Planning. All building walls and roofs must have "predominately earth-tone colors, with vivid colors limited to incidental accents.
 - Prior to issuance of a building permit, a site circulation plan shall be submitted for review and approval by the Director of Planning, in concurrence with the Fire Marshal and Traffic Engineer. The circulation plan shall assure smooth internal vehicular and pedestrian movements, provide pedestrian connectivity among the buildings within P.U.D. and from building entrances to sidewalks on adjacent streets.
 - The design layout shown on the plan illustrates only one development concept. Sign modifications to the location of improvements may be permitted, provided they meet all requirements of this plan.
 - Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
 - The transfer of title of all or any portion of land included within the Planned Unit Development (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.
 - 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 or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - The Starkey Development Center Commercial Community Unit Plan (00-198) is hereby superseded by this Planned Unit Development, as approved by PUD2019-16.

REVISIONS:

Draft Planned Unit Development: October 28, 2019
Revised per staff comments: November 25, 2019
PUD2019-16 approved by MAPC: December 5, 2019
PUD2019-16 approved by City Council: January 7, 2020

PARCEL 1

- A. Net Area: 482,616.5 Sq. Ft. ± or 11.08 Acres ±
B. Maximum Building Coverage: 144,785 sq.ft. or 30 percent ±
C. Maximum Gross Floor Area: 168,915 sq.ft.
D. Floor Area Ratio: or 35 percent ±
E. Maximum building height: 45 feet, except for any other structures exempt by the U.Z.C. Compatibility Height standards apply.
F. Setbacks: See General Provision #2.
G. Permitted Uses: See General Provision #3.

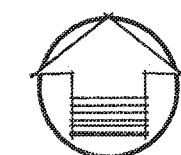
APPROVED PUD

MAPC 12-5-19

WCC 1-14-2020

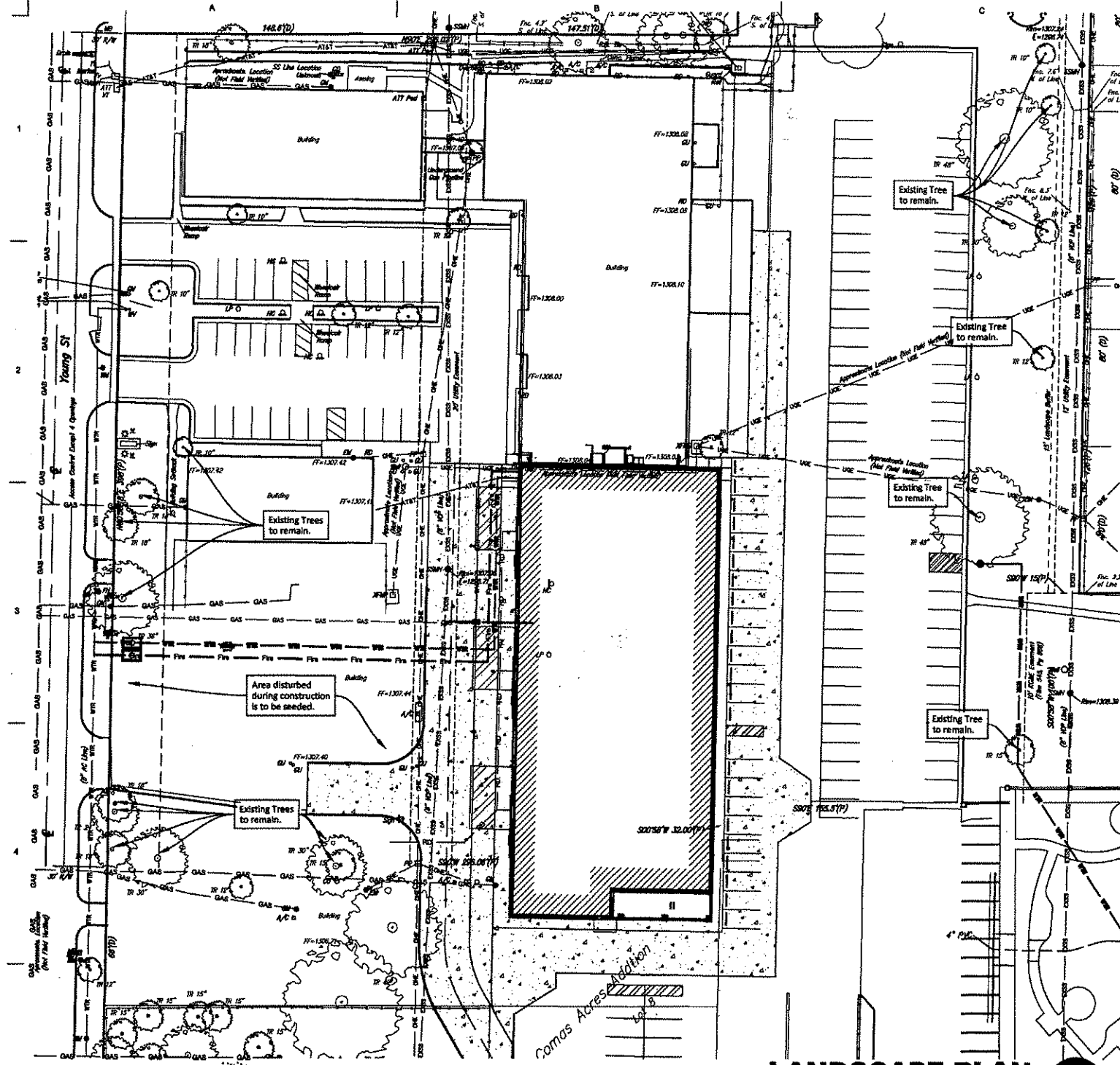
PUD #72

STARKEY DEVELOPMENT
COMMERCIAL
PLANNED UNIT DEVELOPMENT



SCALE: 1" = 50'

BAUGHMAN



LANDSCAPE NOTES

- All landscape work shall be done in accordance with industry standards.
- All areas called out as seeded shall be seeded at 2.5 to 3 lbs per 1,000 sq ft and fertilized at 40 lbs per acre.
- Trees with broken leaders or no central leader will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Trifluralin (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
- Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be premium cedar mulch of uniform consistency.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
- General Contractor to supply and place at a depth of 4", all topsoil on site within the limits of construction.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
- The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
- Landscape to be watered manually. If automatic system is requested by owner, contractor to consult irrigation notes below.

IRRIGATION NOTES

- All irrigation work is to be installed in compliance with all local codes and regulations.
- Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
- The Irrigation Contractor DOES NOT START irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which: Use Rainbird, Toro, Hunter products, or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City Codes.
- Prior to construction, Irrigation Contractor to locate all exist and proposed utilities and electrical wiring.
- Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
- All irrigated turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system and/or spray heads. Per Owner's request, the Buffalo Grass will not irrigation installed.
- Heads to be adjusted to not spray on buildings, walks, or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so not to be susceptible to damage by automobile overhangs.
- Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeving prior to any paving. Combine piping when possible to save on sleeving material. Sleeves to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
- Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
- Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.
- Locate Irrigation Controller per Owner's direction.

CONCEPT PLANT SCHEDULE

Symbol	Plant Name	Quantity
	FUTURE SHADE TREE	10

Calculations are for the future northern phase of construction. Calculations are only for the screening requirement along the east line.

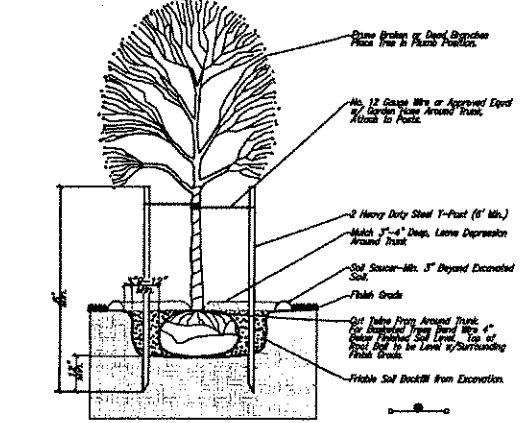
LANDSCAPE ORDINANCE CALCULATIONS

Requirements:	Phase one PUD #72
Street Yard Requirements for Young	
Lot Width	210 ft
Average Lot Depth	431 ft
Square Footage Factor	20
Required Landscape Street Yard	4,380 Sq. Ft.
1 Shade Tree Required per 500 Sq. Ft.	9 Shade Trees required
Screening Requirement East	
East Property Line	260'
1 Tree Required for 40LF	
Required Trees	7 Shade Trees required
East Trees Provided	8 Existing Trees
	8 total trees
Young Street	10 Existing Trees
23,829 Sq. Ft. Street yard	10 total trees

LANDSCAPE ORDINANCE CALCULATIONS

Requirements:	Phase one PUD #72
Screening Requirement East	
East Property Line	370'
1 Tree Required for 40LF	
Required Trees	10 Shade Trees required
East Trees Provided	10 Shade Trees
	10 total trees

Please note that this only covers the screening requirement along the east, no parking lot screening, or street yard codes have been made. If those are required at a later date those must be performed and approved at that time.



TREE PLANTING & STAKING DETAIL

LANDSCAPE PLAN
 APPROVED 1/27/20 BY NES
 PUD #72

LEGAL DESCRIPTION

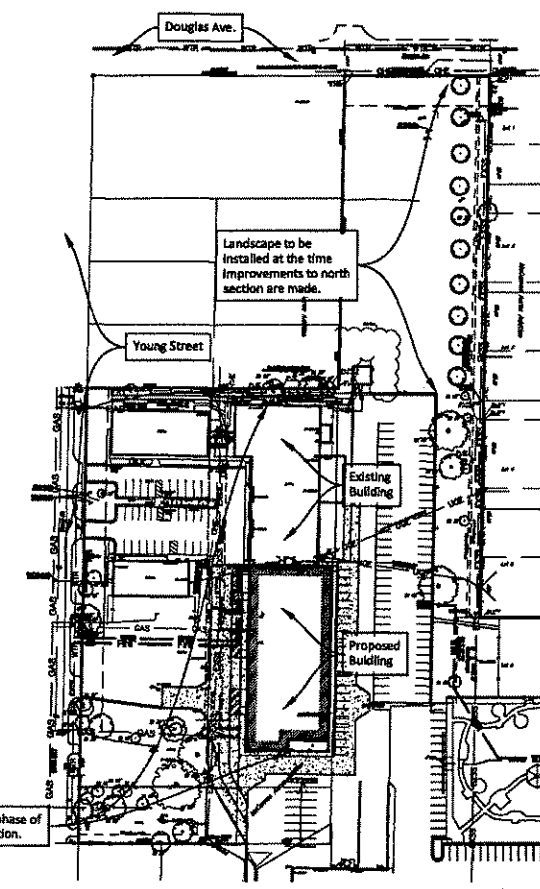
Lot 2, Starkey Development Center Addition, Wichita, Sedgewick County, Kansas.

SITE INFORMATION

Total Area:	4240,707.99 sq. ft. (5.53 acres)
Disturbed Area:	453,173.7 sq. ft. (1.22 acres)
Impervious Area, pre-con:	4,822.7 sq. ft. (-0.02 acres)

BENCHMARKS

- Site Benchmark - 1
 1/2" Iron Pipe at Northwest Corner of Lot 2, Starkey Development Center Addition, Wichita, Sedgewick County, Kansas.
 Elevation = 1306.76 (NAVD 88)
- Site Benchmark - 2
 Chiseled square on Top of Curb near northeast corner of existing parking lot.
 Elevation = 1308.57 (NAVD 88)



OVERVIEW PLAN

Scale 1" = 100'-0"



BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67213 316-262-7271
 BaughmanCo.com

HUTTON
 LEAD. INSPIRE. RESPECT. CONSTRUCT.
 2228 S. WEST ST. | WICHITA, KS 67213 | TEL 316 942 8856

STARKEY INC.
 ADDITION AND RENOVATION FOR LIFE ENRICHMENT
 & GATEWAY PROGRAMS
 144 S. YOUNG
 WICHITA, KS 67209

Issue:
 FINAL IFC
 Date:
 01.16.20

#	Description	Date
1	ADDENDUM 1	10.23.19
2	ADDENDUM 2	10.31.19
3	ADDENDUM 3	11.16.19
4	ASI 1	01.03.20
5	FINAL IFC	01.16.20

L1.0
 Landscape Plan

STARKEY LIFE ENRICHMENT ADDITION

SOUTHWEST

PUD #72
APPROVED
Architecture Review per GP#9
SG 1-14-20
Page 1 of 3



STARKEY LIFE ENRICHMENT ADDITION

NORTHWEST

PUD #72
APPROVED

Architecture Review for 6/14/20

1-14-20

Page 2 of 3



STARKEY LIFE ENRICHMENT ADDITION

SOUTHEAST

PUD #72
APPROVED
Architecture Review per GP#9
SK 1-14-20
Page 3 of 3



PUD #72
APPROVED

Site Circulation Plan per GP#10

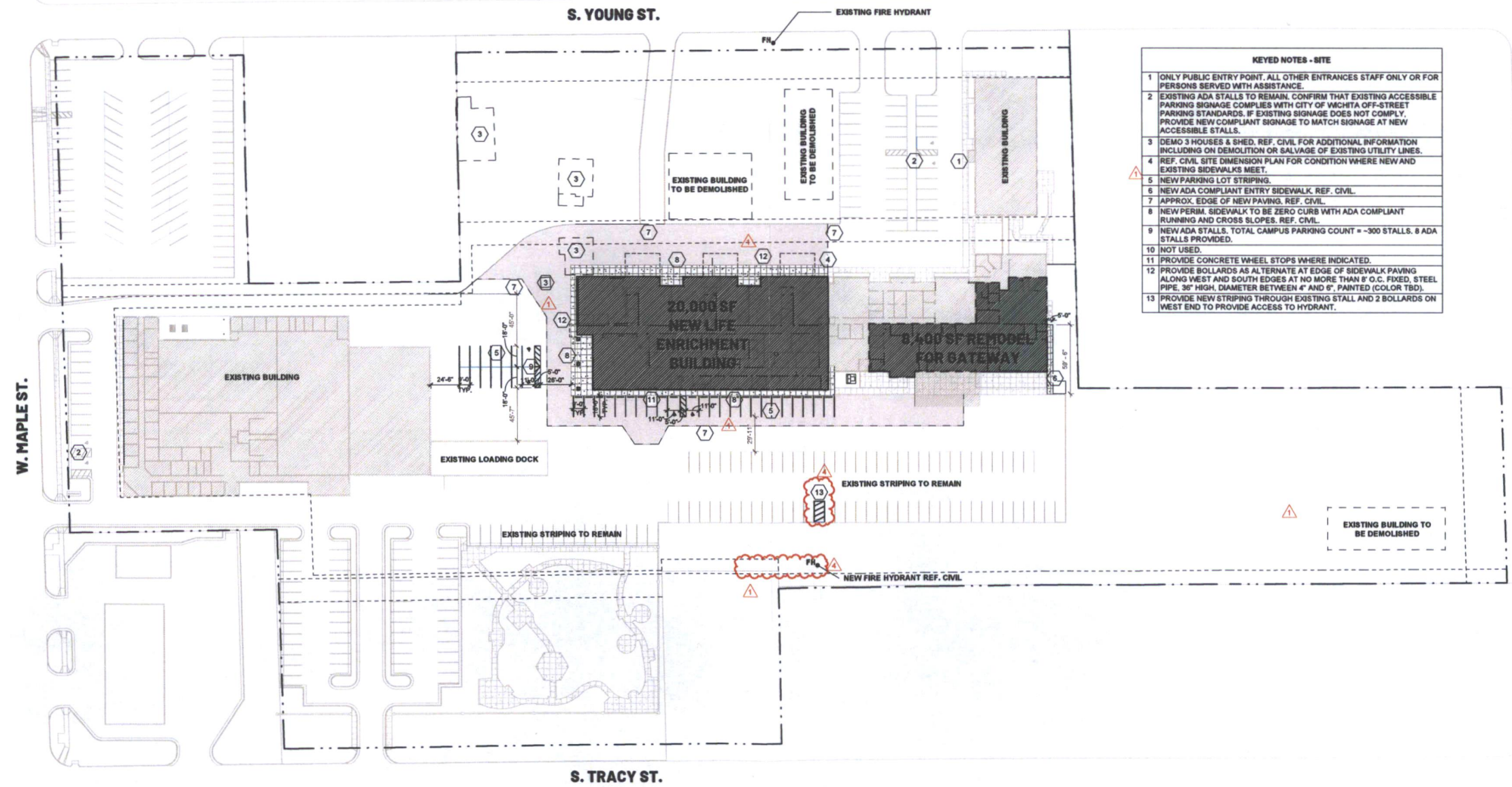
SK 1-14-20

SITE PLAN LEGEND

	NEW BUILDING		REMODEL - INSIDE EXISTING BUILDING		NEW PAVING
	NEW SIDEWALK		EXISTING SIDEWALK - TO REMAIN		EXISTING BUILDING - TO REMAIN
	PROPERTY LINE		EXISTING EASEMENTS & SETBACKS		DEMO OR POTENTIAL PROJECT AREA

- GENERAL NOTES - SITE**
- A. ACCESSIBLE PARKING STALLS TO HAVE A MAXIMUM SLOPE OF 1:50 IN BOTH DIRECTIONS.
- B. ALL NEW ACCESSIBLE PARKING STALLS (INDICATED ON PLAN WITH ADA SYMBOL) TO RECEIVE ACCESSIBLE PARKING SIGN IN COMPLIANCE WITH CITY OF WICHITA OFF-STREET PARKING STANDARDS. EACH SIGN TO BE POST-MOUNTED AT CENTERLINE OF HEAD END OF PARKING STALL WITH BOTTOM OF SIGN AT 5' ABOVE SURFACE OF PAVEMENT. ALL NEW ACCESSIBLE PARKING SIGNS TO BE BLACK WITH WHITE TEXT AND GRAPHICS, TYP.

PROJECT INFORMATION	
PROJECT PURPOSE:	ADDITION & RENOVATION FOR ADULT DAY SERVICES
LOCATION:	LOT 2 STARKEY DEVELOPMENT CENTER ADD. EXEMPT NO. 995-83-TX 144 S. YOUNG ST. WICHITA, KS 67209
OWNER:	STARKEY, INC. 4500 W. MAPLE ST. WICHITA, KS 67209
ARCHITECT:	HUTTON MATT BYRUM 2229 SOUTH WEST ST. WICHITA, KS 67213 ph. (316)942.8855 fx. (316)942.8881
RESPONDING FIRE DEPT:	WICHITA FIRE DEPARTMENT
BUILDING INSPECTION:	CITY OF WICHITA METROPOLITAN AREA BUILDING AND CONSTRUCTION DEPARTMENT
REGULATING AGENCIES:	KANSAS DEPARTMENT OF AGING & DISABILITY SERVICES
ZONING:	CUP DP-198 8 MULTI FAMILY



- KEYED NOTES - SITE**
- 1 ONLY PUBLIC ENTRY POINT. ALL OTHER ENTRANCES STAFF ONLY OR FOR PERSONS SERVED WITH ASSISTANCE.
 - 2 EXISTING ADA STALLS TO REMAIN. CONFIRM THAT EXISTING ACCESSIBLE PARKING SIGNAGE COMPLIES WITH CITY OF WICHITA OFF-STREET PARKING STANDARDS. IF EXISTING SIGNAGE DOES NOT COMPLY, PROVIDE NEW COMPLIANT SIGNAGE TO MATCH SIGNAGE AT NEW ACCESSIBLE STALLS.
 - 3 DEMO 3 HOUSES & SHED, REF. CIVIL FOR ADDITIONAL INFORMATION INCLUDING ON DEMOLITION OR SALVAGE OF EXISTING UTILITY LINES.
 - 4 REF. CIVIL SITE DIMENSION PLAN FOR CONDITION WHERE NEW AND EXISTING SIDEWALKS MEET.
 - 5 NEW PARKING LOT STRIPING.
 - 6 NEW ADA COMPLIANT ENTRY SIDEWALK. REF. CIVIL.
 - 7 APPROX. EDGE OF NEW PAVING. REF. CIVIL.
 - 8 NEW PERIM. SIDEWALK TO BE ZERO CURB WITH ADA COMPLIANT RUNNING AND CROSS SLOPES. REF. CIVIL.
 - 9 NEW ADA STALLS. TOTAL CAMPUS PARKING COUNT = ~300 STALLS. 8 ADA STALLS PROVIDED.
 - 10 NOT USED.
 - 11 PROVIDE CONCRETE WHEEL STOPS WHERE INDICATED.
 - 12 PROVIDE BOLLARDS AS ALTERNATE AT EDGE OF SIDEWALK PAVING ALONG WEST AND SOUTH EDGES AT NO MORE THAN 8' O.C. FIXED, STEEL PIPE. 36" HIGH, DIAMETER BETWEEN 4" AND 6", PAINTED (COLOR TBD).
 - 13 PROVIDE NEW STRIPING THROUGH EXISTING STALL AND 2 BOLLARDS ON WEST END TO PROVIDE ACCESS TO HYDRANT.

ARCHITECTURAL SITE PLAN
1" = 50'-0"

HUTTON

2229 S. WEST ST. WICHITA, KS 67213 | 316.942.8855 | www.huttonhutton.com

Matthew C. Byrum
Professional Architect
01/03/2020
KANSAS

Build Project Number: 190206

Design Project Number: DS19010

STARKEY INC.
ADDITION AND RENOVATION FOR LIFE ENRICHMENT & GATEWAY PROGRAMS
144 S. YOUNG
WICHITA, KS 67209

Issue: ASI 1
Date: 01.03.20

REVISIONS		
#	Description	Date
1	ADDENDUM 1	10.23.19
3	ADDENDUM 3	11.15.19
4	ASI 1	01.03.20

ASI.11
ARCHITECTURAL
SITE PLAN