

DP-177 AMENDMENT #3

APPROVED BY MAPC 11-01-07 DM

MAPD Copy 1 of 2

GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 33.38 GROSS ACRES OR 29.36 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING PUBLIC STREET R.O.W. FROM GROSS ACRES. THERE ARE 4.02 ACRES OF ARTERIAL R.O.W.

2. THE PROPOSED DEVELOPMENT CONTAINS SIX (6) PARCELS PERMITTING LIGHT COMMERCIAL AND OFFICE USES WITH THE OPTION ON PARCEL NO.1 TO PERMIT APARTMENTS, TOWNHOUSES OR DUPLEXES. HOWEVER, THESE RESIDENTIAL USES MAY NOT BE COMBINED WITH THE OFFICE USE. FOR SPECIFIC USES, SEE PARCEL DESCRIPTIONS.

3. SETBACKS ARE AS INDICATED ON THE PLAN VIEW OR IN GENERAL ARE AS FOLLOWS:

-25' SETBACK ALONG 21ST STREET NORTH FOR PARCEL NO.1
-70' SETBACK ALONG 21ST STREET NORTH FOR PARCEL NO.2
-35' SETBACK ALONG 21ST STREET NORTH FOR PARCELS 3, 4, 5 & 6
-35' SETBACK ALONG TYLER ROAD FOR PARCEL NO.6
-70' SETBACK ALONG TYLER ROAD FOR PARCEL NO.2
-35' SETBACK ALONG THE NORTH & WEST PROPERTY LINES OF PARCEL NO.2
-30' SETBACK BETWEEN PARCEL NO.2 AND PARCELS 3, 4, 5 & 6
-10' SETBACK ALONG THE EAST PROPERTY LINE OF PARCEL NO.4 AND WEST PROPERTY LINE OF PARCEL NO. 5

IN THE EVENT THAT CONTIGIOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS SHALL NOT BE REQUIRED. IF PARCEL NO.1 IS DEVELOPED WITH RESIDENTIAL USES THE SETBACKS WILL BE DETERMINED AT THE TIME OF PLATTING.

4. A. ACCESS CONTROL: ACCESS TO 21ST STREET NORTH SHALL BE LIMITED TO ONE OPENING EACH FOR PARCELS 1 THRU 6 WITH THE OPENING TO PARCEL NO. 2 BEING CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.

B. ACCESS TO TYLER ROAD SHALL BE LIMITED TO ONE OPENING TO PARCEL NO.6 AND 3 OPENINGS TO PARCEL NO. 2 WITH ONE OF THESE BEING CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.

C. THOSE PORTIONS OF THE MAJOR ENTRANCES TO 21ST STREET NORTH AND TYLER ROAD, ON PUBLIC R.O.W., SHALL BE GUARANTEED AT THE TIME OF PLATTING. THOSE PORTIONS OF THE MAJOR ENTRANCES ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME ANY MAJOR BUILDING PERMIT(S) ARE REQUESTED FOR PARCEL NO. 2

5. MAJOR STREET IMPROVEMENTS FOR TYLER ROAD AND 21ST STREET NORTH SHALL BE IN CONFORMANCE WITH THE PRE-DETERMINED 'STERLING FARMS COMMERCIAL TRAFFIC STUDY' DRAWINGS, ILLUSTRATING THE PROPOSED IMPROVEMENTS AS AGREED UPON BY THE OWNER, AND BY THE CITY ENGINEER. SPECIFIC ITEMS AGREED TO ARE AS FOLLOWS:
AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE:

A. THE RECONSTRUCTION OF THE TRAFFIC MEDIAL ON 21ST STREET NORTH IN ORDER TO PROVIDE A LEFT TURN BAY OR A FIFTH LANE PROVIDING FOR LEFT TURN STORAGE TO SERVE PARCELS 1, 2, 3 AND 4.

B. THE WIDENING OF TYLER ROAD TO FIVE (5) LANES INCLUDING A TWO-WAY LEFT TURN LANE TO SERVE THE MAJOR OPENING TO PARCEL 2 AND THE OPENINGS TO PARCEL 2 SOUTH OF THE MAJOR OPENING AND A TRAFFIC MEDIAL NORTH OF THE MAJOR OPENING.

C. THE CONSTRUCITON OF A TEMPORARY THIRD LANE IN TYLER ADJACENT TO THIS C.U.P. THE GUARANTEE FOR THE TEMPORARY THIRD LANE SHALL BE HELD BY THE CITY OF WICHITA UNTIL DEVELOPMENT OCCURS. (PARTIAL DEVELOPMENT WOULD NECESSITATE PARTIAL DEVELOPMENT OF THE THIRD LANE.)

D. THE CONSTRUCTION OF CONTINUOUS ACCEL DECEL LANES TO SERVE THE OPENINGS INTO PARCELS 5 AND 6 AND THE MAJOR OPENING INTO PARCEL 2 FROM 21ST STREET NORTH INCLUDING THE RIGHT TURN MOVEMENT AT THE INTERSECTION OF 21ST STREET NORTH AND TYLER, AND TO SERVE THE MAJOR OPENING INTO PARCEL 2 FROM TYLER.

6. A. AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, NON-PUBLIC OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.

B. ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).

7. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

8. SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA, EXCEPT THAT NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.

9. ALL DRAINAGE WAYS AND DRAINAGE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

10. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.

11. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA, UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS.

12. A. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OF SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE NORTH PROPERTY LINE OF PARCEL NO. 2.

B. SAID WALL SHALL ALSO BE CONSTRUCTED ALONG THE PROPERTY LINE WHEN ADJACENT TO A RESIDENTIAL DISTRICT AND SEPARATED BY A PUBLIC WAY, STREET OR ALLEY, IF THE STORAGE AREA, SERVICE AREA OR REAR OF THE BUILDING FACES THE RESIDENTIAL DISTRICT.

C. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY WALL

D. IF PARCEL NO. 1 IS DEVELOPED WITH RESIDENTIAL USES THEN 6&D WALL SHALL BE CONSTRUCTED ALONG THE WEST PROPERTY LINE OF PARCELS NO. 2 AND 3.

E. A TEN (10) FOOT LANDSCAPE BUFFER CONSISTING OF TREES, GRASS, AND LOW SHRUBS SHALL BE REQUIRED ALONG THE SOUTH & EAST PROPERTY LINES OF PARCEL NO. 2 AND THE SOUTH LINES OF PARCELS NO. 3 AND 4 AS INDICATED ON PLAN VIEW WHERE ACROSS FORM RESIDENTIALLY ZONED AREAS WHERE THE WALL IS NOT CONSTRUCTED AS PER 12B ABOVE. THE LANDSCAPE BUFFER SHALL NOT BE LESS THEN TEN FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE BUFFERS SHALL BE CONSIDERED A VIOLATION OF THE C.U.P., AFTER JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.

13. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE LANDSCAPE BUFFERS ALONG 21ST STREET NORTH, AND TYLER ROAD INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIAL AND METHOD OF PROVIDING WATER SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) ON PARCEL INVOLVED. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

14. A. A FIRE LANE, HARD SURFACED, CONSTRUCTED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, TWENTY (20) FEET MINIMUM IN WIDTH SHALL BE PROVIDED TO WITHIN ONE HUNDRED FIFTY (150) FEET OF ALL MAIN BUILDINGS HEREAFTER CONSTRUCTED. SAID FIRE LANE WHEN CONSTRUCTED OF ASPHALT MATERIALS SHALL BE A MINIMUM 2 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE CAP. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING

B. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANE PRIOR TO ISSUANCE OF A BUILDING PERMIT.

C. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

15. SHOULD AN ALTERNATE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS BELOW BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING. THE APPROVAL OF THIS CONCEPTUAL PLAN SHALL BE SUBJECT TO THE CONDITIONS OF PLATTING.

16. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLANS SHALL RUN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.

17. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

18. ALL LIGHTS SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE RESIDENTIAL PROPERTIES ADJACENT TO THE SUBJECT PROPERTY.

19. PARCEL DESCRIPTIONS:

PARCEL NO. 1
~~6 ADDITIONAL~~ MAY BE RECIPROCAL PER ADM "#05" dated 4-19-95 & 10-27-95
PROPOSED USES: OFFICE OR APARTMENTS, TOWNHOUSES AND DUPLEXES.
RESIDENTIAL AND OFFICE USES MAY NOT BE COMBINED.

GROSS AREA - 9.25 ACRES
NET AREA - 7.82 ACRES
MAXIMUM BUILDING COVERAGE - 120,937 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - ~~120,937~~ SQ. FT. ~~170,452 sq. ft.~~ 196,000 sq ft or residential (per ADM #05" 10-27-95)
FLOOR AREA RATIO - 0.30
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM DWELLING UNITS PERMITTED (RESIDENTIAL USES)
APARTMENTS - ~~100~~ (20 DU/AC) ~~170 units~~ 140 units - per ADM #05" 10-27-95
TOWNHOUSES - 115 (12.5 DU/AC)
DUPLEXES - 46 (5.88 DU/NET AC)
PARKING OFFICE USES: AS PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.
APARTMENTS USES: 1.5 SPACES/DU
TOWNHOUSES & DUPLEXES: 2 SPACES/DU
SETBACKS:

Admin Adjustment see letter (4-19-95)

OFFICES: 25' SETBACK ALONG 21ST STREET NORTH
FRONT YARD SETBACK - 20'
REAR YARD SETBACK - 20'
SIDE YARD SETBACK - 5'

RESIDENTIAL USES: 25' SETBACK ALONG 21ST STREET NORTH
FRONT YARD SETBACK FROM PUBLIC STREET - 25'
REAR YARD SETBACK - 20'
SIDE YARD SETBACK - 10' TOWNHOUSE & APARTMENT
6' DUPLEXES

PARCEL NUMBER 2A

PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER USES, INCLUDING GROCERY; FURNITURE, THEATERS, RESTAURANTS, RETAIL SHOPS, OFFICES, FINANCIAL INSTITUTIONS, CONVENIENCE STORES, MEDICAL AND DENTAL CLINICS, CLOTHING STORES, PHARMACIES, DRY CLEANING, LAUNDRY; BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, HARDWARE AND APPLIANCE STORES, SMALL ANIMAL CLINICS, TIRE, BATTERY AND ACCESSORY STORE AND FITNESS CENTER.

GROSS AREA: 15.68 ACRES (683,198 SQUARE FEET)
MAXIMUM BUILDING COVERAGE: 204,979 SQUARE FEET (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA: 223,595 SQUARE FEET
FLOOR AREA RATIO: 0.347
MAXIMUM BUILDING HEIGHT: PER GENERAL PROVISION NO. 20, OTHERWISE 35 FEET
PARKING: PER GENERAL PROVISION NO.21
SETBACKS: AS SET FORTH UNDER GENERAL PROVISION NO.3

PARCEL NUMBER 2B

PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER USES, INCLUDING GROCERY; FURNITURE, THEATERS, RESTAURANTS, RETAIL SHOPS, OFFICES, MEDICAL AND DENTAL CLINICS, CLOTHING STORES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, HARDWARE AND APPLIANCE STORES, SMALL ANIMAL CLINICS, TIRE, BATTERY AND ACCESSORY STORE AND FITNESS CENTER.

GROSS AREA: 2.47 ACRES (107,795 SQUARE FEET)
MAXIMUM BUILDING COVERAGE: 32,338 SQUARE FEET (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA: 37,405 SQUARE FEET
FLOOR AREA RATIO: 0.347
MAXIMUM BUILDING HEIGHT: PER GENERAL PROVISION NO. 20, OTHERWISE 35 FEET
PARKING: PER UNIFIED ZONING CODE
SETBACKS: AS SET FORTH UNDER GENERAL PROVISION NO.3

PARCEL NUMBER 3 - SEE ADMINISTRATIVE ADJUSTMENT DATED MARCH 8, 2007

PARCEL NUMBER 4 - SEE ADMINISTRATIVE ADJUSTMENT DATED MARCH 8, 2007

PARCEL NUMBER 5:

PROPOSED USES: FINANCIAL INSTITUTIONS, CONVENIENCE STORES, RESTAURANTS, RETAIL SHOPS, PHARMACIES, MEDICAL AND DENTAL OFFICES OR CLINICS, OFFICES, TIRE, BATTERY AND ACCESSORY STORES.

GROSS AREA - 0.93 ACRES (40,700 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 12,210 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 14,000 SQ. FT.
FLOOR AREA RATIO - 0.344
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PROVIDED IN ACCORDANCE WITH SECTION 20.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.
SETBACKS - AS SET FORTH PROVIDED UNDER GENERAL PROVISION NUMBER 3

PARCEL NUMBER 6:

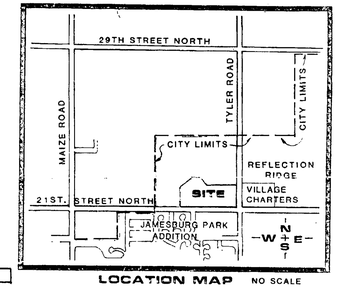
PROPOSED USES: SAME AS PARCEL NO. 5 WITH THE ADDITION OF SERVICE STATION WITH CAR WASH AS ACCESSORY USE WITH BZA APPROVAL.

GROSS AREA - 1.02 ACRES (44,312.5 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 13,293.75 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 15,000 SQ. FT.
FLOOR AREA RATIO - 0.339
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PROVIDED IN ACCORDANCE WITH SECTION 20.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.
SETBACKS - AS SET PROVIDED UNDER GENERAL PROVISION NUMBER 3

20. Building height may be increased to 47 feet for the expansion located on the western side of Parcel 2A comprised of Lots 2-4, Block 6, Sterling Farms Addition (refer to drawing), but no closer than 200 feet to the north property line, and from 47 feet to 66 feet for the expansion located on the western side of Parcels 2, 3 and 4, but no closer than 130 feet of the south property line.

21. Parking is established at 1 parking space to 3.5 seats for the existing theater use.

22. The westernmost access point on 21st Street North shall be limited to right-turn movements only with channelization.



LOCATION MAP NO SCALE

CONTOUR INTERVAL 2'

N
W E
S

COMMUNITY UNIT PLAN D.P.- 177 (AMENDED SEPT. 1988)

STERLING FARMS COMMERCIAL

DATE AUG. 19, 1988

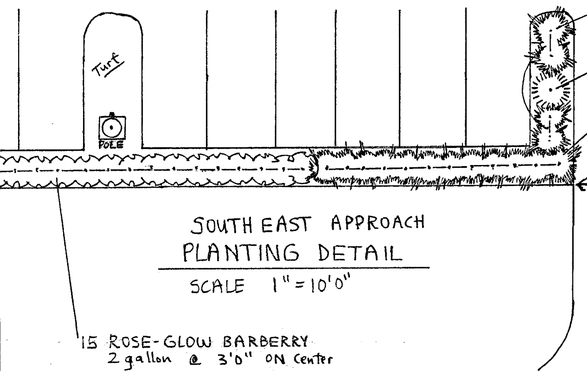
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STERLING FARMS COMMERCIAL C.U.P. (AMENDMENT #3)

REVISED PER ADMINISTRATIVE ADJUSTMENT DATED 3-8-2007
REVISED PER AMENDMENT #3 DATED 11-1-2007

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE

BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH WICHITA, KS 67220 316-683-5567

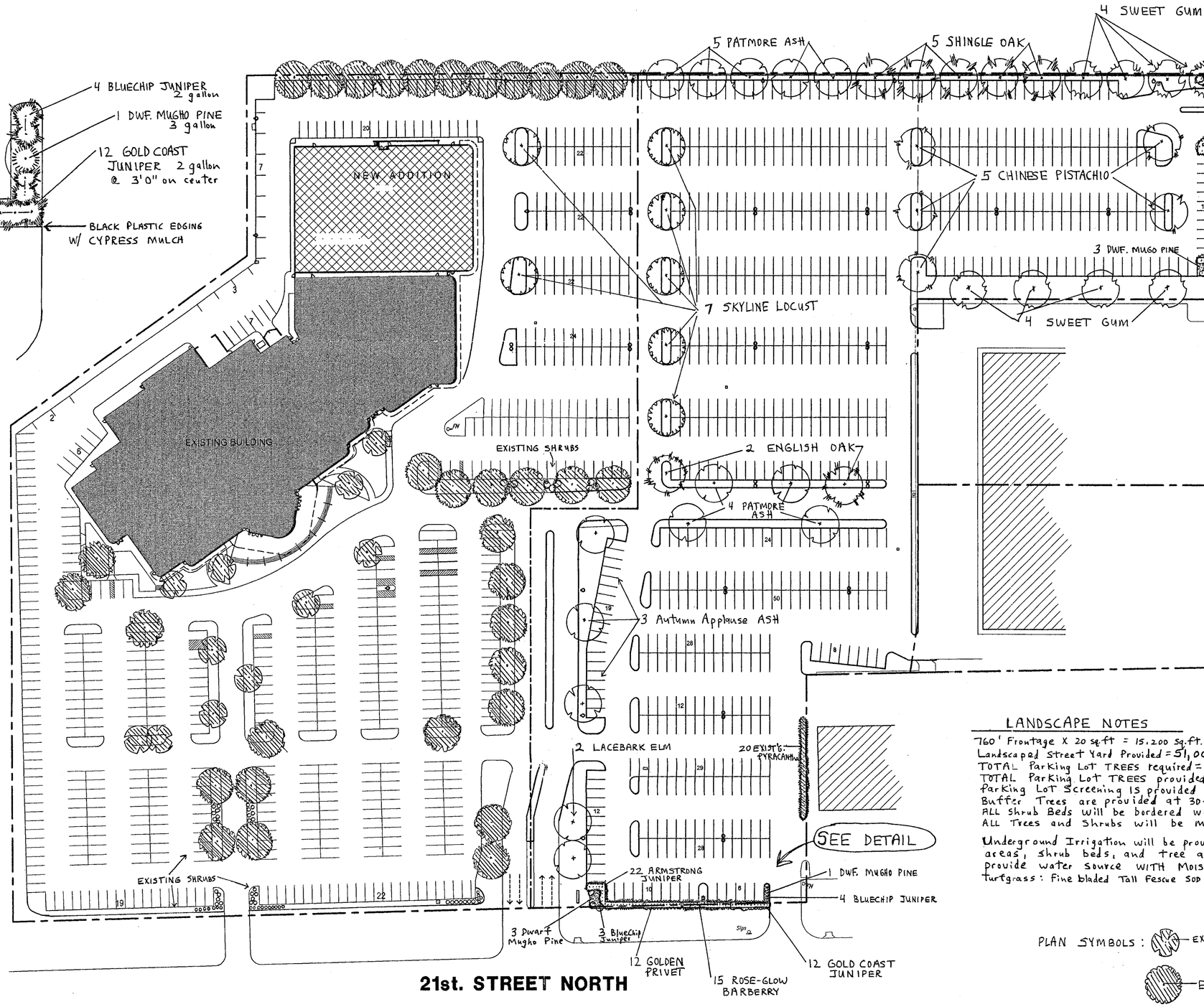


SOUTH EAST APPROACH
PLANTING DETAIL
SCALE 1" = 10'0"

PLANT SCHEDULE

QUANT.	BOTANICAL NAME	COMMON NAME	SIZE
9	Fraxinus p. lanceolata 'P'	Patmore Ash	2-2½" B/B
5	Quercus imbricaria	Shingle Oak	2-2½" B/B
8	Liquidambar styraciflua	Sweet Gum	2-2½" B/B
5	Pistachia chinensis	Chinese Pistachio	2-2½" B/B
7	Gleditsia triacanthos inermis	Skyline Locust	2-2½" B/B
2	Quercus robar	English Oak	2-2½" B/B
3	Fraxinus americana 'A.A.'	Autumn Applause Ash	2-2½" B/B
2	Ulmus parvifolia	Lace bark ELM	2-2½" B/B
3	Pyracantha angustifolia	Gnome Pyracantha	2 gallon
15	Juniperus horizontalis 'P.W.'	Prince of Wales Juniper	2 gallon
13	Spirea bumalda 'A.W.'	Red Spirea	2 gallon
10	Berberis thunbergii 'C.P.'	Crimson Pygmy Barberry	2 gallon
25	Juniperus x media 'G.C.'	Gold Coast Juniper	2 gallon
28	Berberis thunbergii 'R.G.'	Rose-Glow Barberry	2 gallon
32	Juniperus x media 'Armst.'	Armstrong Juniper	2 gallon
10	Juniperus horizontalis 'BC'	Bluechip Juniper	2 gallon
3	Pinus mugo pumilio	Dwarf Mugho Pine	3 gallon
12	Ligustrum x Vicaryi	Golden Privet	2 gallon

Legal Description: Sterling Farms 5th Addition Lots 1 and 2, WICHITA, SEDGWICK COUNTY, KS.



LANDSCAPE NOTES

760' Frontage X 20 sq.ft = 15,200 sq.ft. STREET YARD
Landscaped Street Yard Provided = 51,000 sq. ft ∴ 31 Shade Trees
TOTAL Parking Lot TREES required = 67 Shade Trees: (1327 STALLS)
TOTAL Parking Lot TREES provided = 67 Shade or Equivalent
Parking Lot Screening IS provided WITH Shrubs.
Buffer Trees are provided at 30-40' on center. (25 TOTAL)
ALL Shrub Beds will be bordered WITH BLACK Plastic Edging
ALL Trees and Shrubs will be Mulched WITH CYPRESS Mulch

Underground Irrigation will be provided to all turfgrass areas, shrub beds, and tree areas. Water wells will provide water source WITH MOISTURE Sensors.
Turfgrass: Fine bladed Tall Fescue SOD (OR SEEDED).

PLAN SYMBOLS:
- EXISTING ORNAMENTAL TREE
- EXISTING SHADE TREE
- NEW SHADE TREE

DP-177
PARCEL 2 (PORTION)
LANDSCAPE PLAN
APPROVED 10/28/98 BY DLY

LANDSCAPE PLAN
SCALE: 1" = 50'-0"

SPANGENBERG • PHILLIPS
ARCHITECTURE
224 E. Douglas, Fifth Floor Wichita, KS 67202 T 316.267.4002 F 316.267.1509

WARREN THEATRE
SECOND ADDITION
21st STREET & TYLER ROAD
WICHITA, KANSAS

ISSUE	DATE

LANDSCAPE SITE PLAN

SP5

ALL TURF AREAS SHALL BE SODDED FESCUE OR NATIVE MIX

ALL 18 NEW TREES TO BE 2"- 2½" CALIPER MINIMUM

21st STREET NORTH

PARKING REQ'D	763
PARKING PROVIDED	766
EXISTING SEATS	1681
ADDED SEATS	610
TOTAL	= 2291

AREA
FIRST FLOOR 17,359 s.f.
MEZZANINE FLR 5232 s.f.

0 50 100

SCALE: 1" = 30'-0"

SITE PLAN & PARTIAL LANDSCAPE PLAN

DP-177 PARCELS 2, 3 & 4
LANDSCAPE PLAN ADDENDUM
APPROVED 8/9/96 BY [illegible]

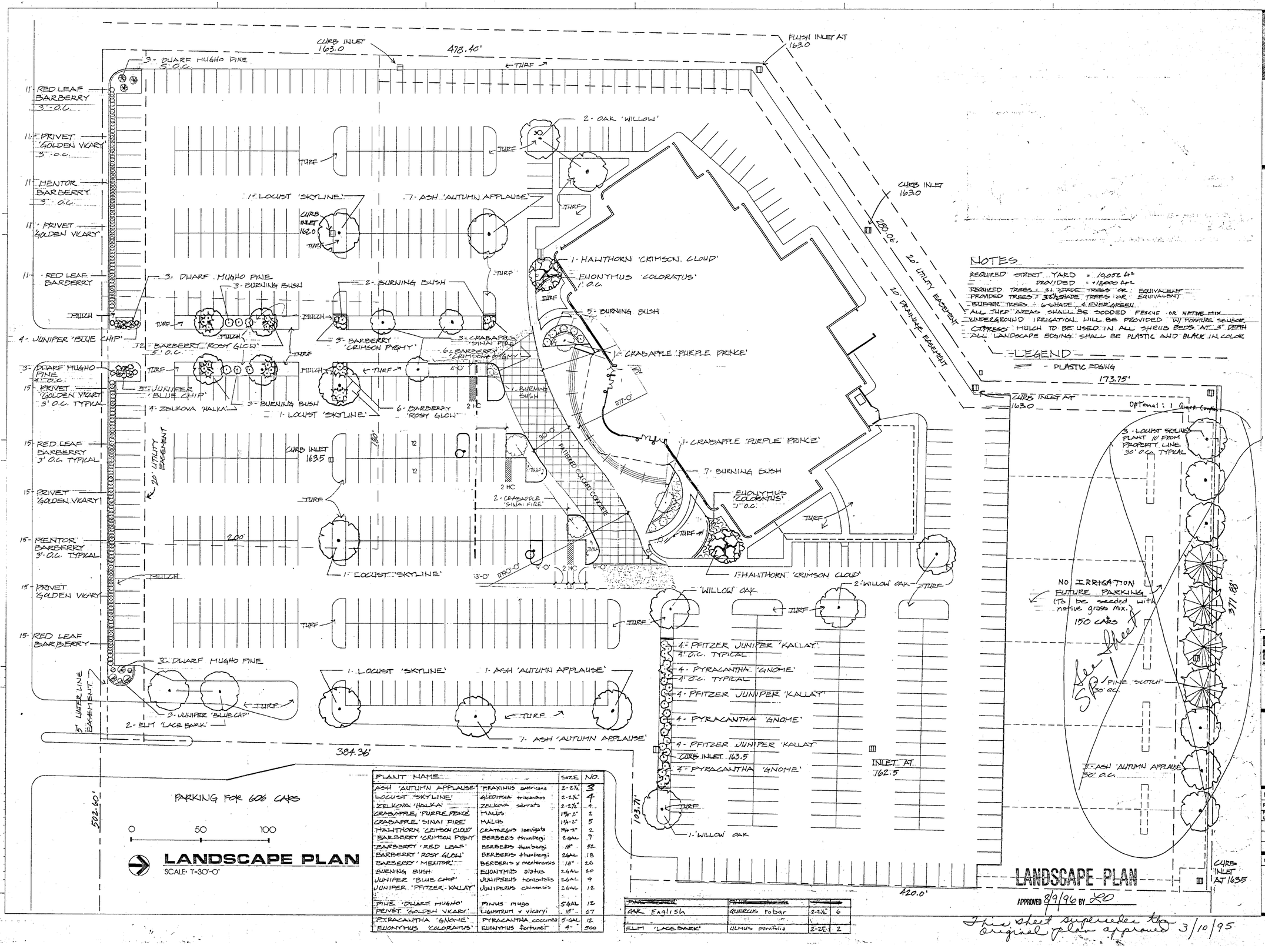
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224 E. Douglas, Fifth Floor Wichita, KS 67202 T 316.267.4002 F 316.267.1509

WARREN THEATRE
ADDITION
21 ST. & TYLER

ARCHITECTURAL
SITE PLAN
SP1

08 AUG 96

MAPD 1 of 1



NOTES

REQUIRED STREET YARD = 10,052 ft²
PROVIDED = +18000 ft²
REQUIRED TREES: 31 SHADE TREES OR EQUIVALENT
PROVIDED TREES: 36 SHADE TREES OR EQUIVALENT
BUFFER TREES: 6 SHADE, 4 EVERGREEN
ALL TURF AREAS SHALL BE SODDED FESCUE OR NATIVE MIX
UNDERGROUND IRRIGATION WILL BE PROVIDED W/ MOISTURE SENSOR
CYPRESS MULCH TO BE USED IN ALL SHRUB BEDS AT 3" DEPTH
ALL LANDSCAPE EDGING SHALL BE PLASTIC AND BLACK IN COLOR

LEGEND

PLASTIC EDGING

LEGAL DESCRIPTION

Lot 2, Block 6, and a portion of Lot 4 Block 6, "Sterling Farms," an addition to Wichita, Sedgwick County, Kansas, EXCEPT: BEGINNING at the Northeast corner of said Lot 4; thence bearing South 0d 20min 14sec West, along the East line of said Lot 4, a distance of 521.47'; thence bearing South 8d 52min 05sec West, a distance of 50.41' to the Northeast corner of Lot 6 in said Block 6, thence bearing South 89d 12min 08sec West, a distance of 342.52' to the Northwest corner of Lot 5 in said Block 6, thence bearing South 0d 20min 14sec West, a distance of 220.0' to the Southwest corner of said Lot 5 and to a point in the South line of said Lot 4; thence along said South line bearing South 89d 12min 08sec, West a distance of 295.96; thence bearing North 0d 20min 14sec East, a distance of 384.36; thence bearing South 89d 39min 46sec East, a distance of 103.71; thence bearing North 0d 20min 14sec East, a distance of 420.0' to a point in the North line of said Lot 4; thence bearing South 89d 39 min 46 sec East, along said North line, a distance of 562.12' to the POINT OF BEGINNING.

PLANT NAME		SIZE	NO.
ASH 'AUTUMN APPLAUSE'	FRAXINUS americana	2-2½"	3
LOCUST 'SKYLINE'	GLEDITSIA triacanthos	2-2½"	4
ZELKOVA 'HALKA'	ZELKOVA serrata	2-2½"	4
CRABAPPLE, 'PURPLE PRINCE'	MALUS	1½-2"	2
CRABAPPLE 'SINAI FIRE'	MALUS	1½-2"	5
HAWTHORN 'CRIMSON CLOUD'	CRATAEGUS laevigata	1½-2"	2
BARBERRY 'CRIMSON PYGMY'	BERBERIS thunbergi	2 GAL	9
BARBERRY 'RED LEAF'	BERBERIS thunbergi	18"	52
BARBERRY 'ROSY GLOW'	BERBERIS thunbergi	2 GAL	18
BARBERRY 'MENTOR'	BERBERIS x mentorensis	18"	26
BURNING BUSH	EUONYMUS alatus	2 GAL	20
JUNIPER 'BLUE CHIP'	JUNIPERUS horizontalis	2 GAL	9
JUNIPER 'PFITZER-KALLAY'	JUNIPERUS chinensis	2 GAL	12
PINE 'DWARF MUGHO'	PINUS mugo	5 GAL	12
PRIVET 'GOLDEN VICARY'	LIGUSTRUM x vicaryi	18"	67
PYRACANTHA 'GNOME'	PYRACANTHA coccinea	5 GAL	12
EUONYMUS 'COLORATUS'	EUONYMUS fortunei	4"	500
~~PINE 'SCOTCH'~~	~~PINUS sylvestris~~	~~5 GAL~~	~~12~~
OAK English	QUERCUS robar	2-2½"	6
ELM 'LACEBARK'	ULMUS parvifolia	2-2½"	2

LANDSCAPE PLAN
APPROVED 8/9/96 BY LO

This sheet supersedes the original plan approved 3/10/95

SPH ARCHITECTS
SPANGENBERG PHILLIPS HARRISON INC
224 E. DOUGLAS NO. 500
WICHITA, KANSAS 67202
T (316) 267-4002 F 267-1509

West Wichita Theatre

21st & TYLER
WICHITA, KANSAS

Brady Nursery Co.

LANDSCAPE DESIGN BY: MARK DOTTON L.A. 6040 2-28-95

LANDSCAPE PLAN

ISSUANCES	DATE
PRICING & PERMIT	1-3-95
PROGRESSIVE SUBMITTAL (Added utilities)	1-27-95

CADD DRAWING FILE WW-SA2.DWG

SHEET
SA5

LANDSCAPE PLAN

NORTH

SCALE: 1" = 20'

North

Street

21st

50' x 70' Joint Access Easement

N00°20'14"E 384.36'(P)

Non-Exclusive Easement

20' Utility Easement

25'

25'

15'

15'

15'

15'

15'

seed

1 Snowdrift Crab
1 Snowdrift Crab
1 Red Splendor Crab
5 Compact Burning Bush
4 Jackman Potentilla
3 Compact Burning Bush
2 Jackman Potentilla
4 Mint Julep Juniper

1 Red Splendor Crab
4 Little Princess Spirea
4 Mint Julep Juniper
4 Little Princess Spirea
4 Mint Julep Juniper

1 Red Splendor Crab
3 Jackman Potentilla
4 Compact Burning Bush
6 Jackman Potentilla
1 Oklahoma Redbud
1 Snowdrift Crab
1 Snowdrift Crab
4 Gro-Low Sumac

1 Patmore Ash
2 Snowdrift Crab.
2 Southwestern Pine
1 Snowdrift Crab.

1 Pinyon Pine
3 Shumard Oak

1 Oklahoma Redbud

6 Cmpt. Butterfly Bush
30 Blue Fescue

35 Blue Fescue
12 Compact Butterfly Bush

15 Blue Rug Juniper
8 Emerald Md. Honeysuckle
35 Blue Fescue
6 Emerald Md. Honeysuckle
35 Blue Fescue

1 Oklahoma Redbud

25 Blue Rug Juniper
33 Little Princess Spirea
1 Oklahoma Redbud
3 Southwestern Pine
1 Shumard Oak

2 Patmore Ash

2 Greenspire Linden

2 Patmore Ash

See Sheet Two

See Sheet Two

MINER MIKE'S

PROPOSED BUILDING

Addition

Farms

Lot

WALK

Setback

Bldg.

Power Pole

Concrete

Walk

4' WALK

Up

Down

S89°19'46"E 103.71(P)

S89°12'08"W 265.96(P)

Waterline Easement

S89°12'08"W 99.87'

S00°20'14"W 220(P)

165

166

167

168

164

LANDSCAPE ORDINANCE CALCULATIONS:

Landscape Required:	365 ft. x 20 = 7,300 sq.ft.	Street Yard Trees Required:	15 Shade
		Street Yard Trees Shown:	8 Shade, 14 Ornamental
Landscape Shown:	21,337 sq.ft.	Parking Lot Trees Required:	8 Shade
		Parking Lot Trees Shown:	9 Shade, 14 Ornamental

DATE: 10-2-95

DP-177 PARCEL 2 (PORTION)

LANDSCAPE PLAN

APPROVED 9/16/96 BY SO

Sheet 1 of 3

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

REVISIONS	BY

SCOTT & ASSOCIATES
MEMBER: AMERICAN INSTITUTE OF ARCHITECTS
2934 East Pythian Springfield, Missouri 65802 Tel:417-865-2500 Fax:417-865-5433

MINER MIKE'S ADVENTURE ZONE
WICHITA, KANSAS
LANDSCAPE PLAN

Date
Scale 1" = 20'
Drawn JJL
Job #
Sheet
Of Sheets

MAPD COPY 1 OF 1

PROJECT DATA

SITE DATA

ZONING:	LC
LAND AREA:	106,923 S.F.
IMPERVIOUS AREA:	93,310 S.F.
LEGAL DESCRIPTION:	LOTS 3 & 4, STERLING FARMS 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
PARKING SPACES REQUIRED:	RETAIL - 1 SPACE/250 S.F. 12,090 S.F. = 49 SPACES RESTAURANT - 1 SPACE/3 SEATS MAX. SEATING (A-3 OCCUPANCY) = 300 SEATS 100 SPACES TOTAL PARKING REQUIRED = 149
PARKING SPACES PROVIDED:	STANDARD 169 HANDICAPPED 6 TOTAL PARKING 175

BUILDING DATA

OCCUPANCY GROUP:	A-3 RESTAURANT - 6,400 S.F. (SPRINKLERED) M - RETAIL 12,090 S.F.
TYPE OF CONSTRUCTION:	II N
BUILDING AREAS:	18,490 S.F. (TOTAL)
BASIC ALLOWABLE:	(MIXED OCCUPANCY RATIO)
A-3 RESTAURANT	- 9,100 S.F. BASIC ALLOWABLE FOUR SIDES SEPARATION - 37'-6" (MIN.) THEREFORE 37'-6"-20'=17'-6"x5%=87.5% ALLOWABLE AREA INCREASE ALLOWABLE AREA = 17,062 S.F.
M - RETAIL	- 12,000 S.F. BASIC ALLOWABLE FOUR SIDES SEPARATION = 37'-6" (MIN.) THEREFORE 37'-6"-20'=17'-6"x5%=87.5% ALLOWABLE AREA INCREASE ALLOWABLE AREA = 22,500 S.F.
A-3 RESTAURANT	ACTUAL AREA - 6,400 S.F. OCCUPANCY RATIO VALUE = 6,400-17,062=.375
M - RETAIL	ACTUAL AREA = 12,090 S.F. OCCUPANCY RATIO VALUE = 12,090-22,500=.537
	THEREFORE .375 + .537 = .912 WHICH IS LESS THAN 1. AREA PROPOSED IS OK.

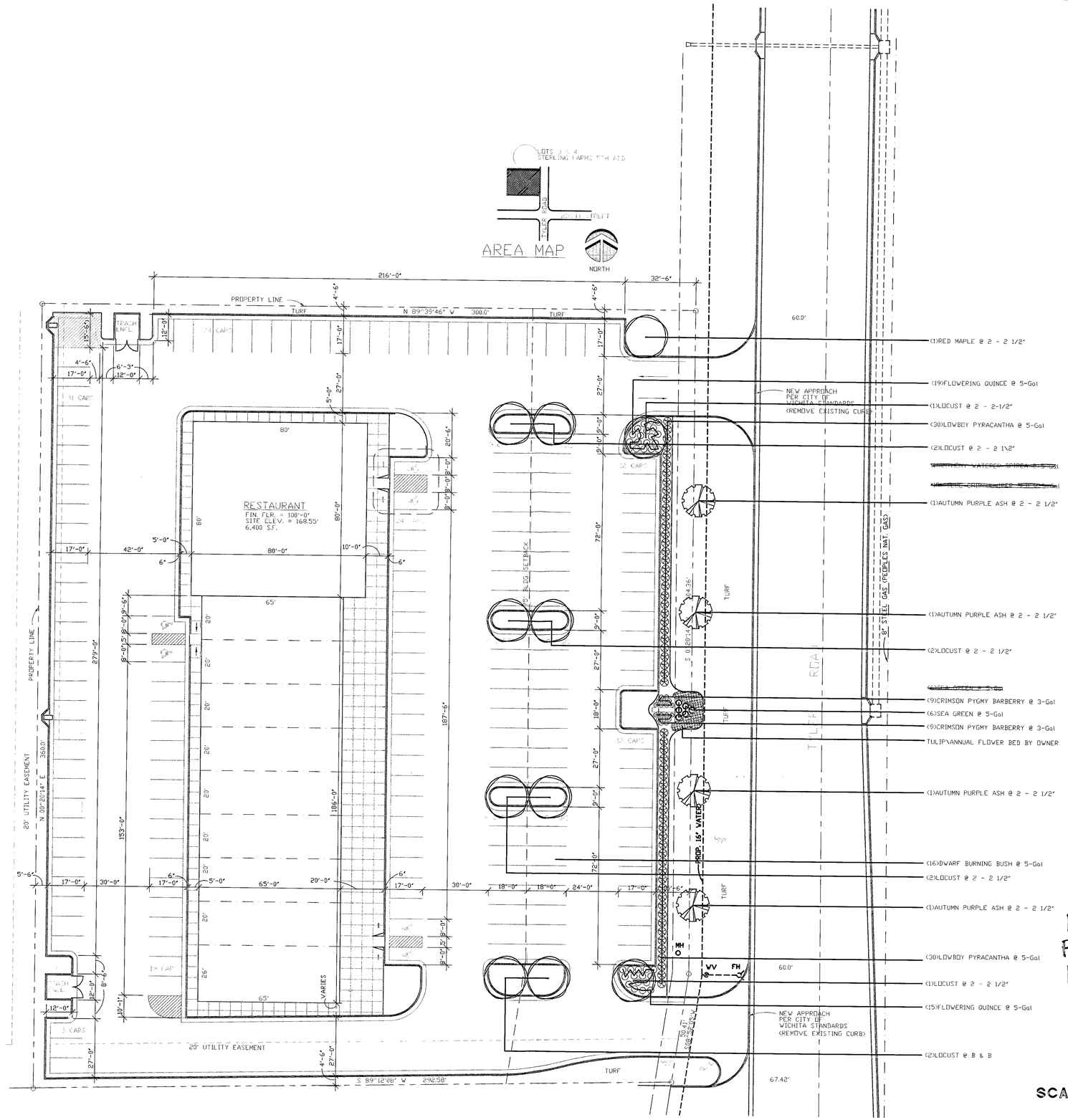
PLANTING SCHEDULE

QTY.	COMMON NAME	SIZE	ROOT	REMARKS
	SHADE TREES			
1	RED MAPLE	2" cal.	B & B	
10	LOCUST	2" cal.	B & B	
4	AUTUMN PURPLE ASH	2" cal.	B & B	
	SHRUBS			
60	LOWBOY PYRACANTHA	18"ht.	5 gal.	
~~34~~	TEXAS SCARLET QUINCE	18"ht.	5 gal.	
6	SEA GREEN JUNIPER	18"ht.	5 gal.	
18	DWARF RED BARBERRY	12"ht.	3 gal.	
	TURF GRASS			
	KS. FESCUE BLEND			

REQUIRED STREET YARD LANDSCAPE AREA: ~~5400~~ SQ. FT.
STREET YARD LANDSCAPE AREA PROVIDED 5714.00 SQ. FT.

IRRIGATION

AUTOMATIC IRRIGATION WITH RAIN SENSOR



DP-177
PARCEL 2 (PORTION)
LANDSCAPE PLAN
APPROVED 11/13/96 BY KO

SCALE: 1" = 20'-0"

TREE TOP
NURSERY & LANDSCAPING INC.
5910 E. 37th NORTH
WICHITA, KS 67220

A LANDSCAPE PLAN FOR:
STERLING PLACE
TYLER ROAD & 21ST ST.

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

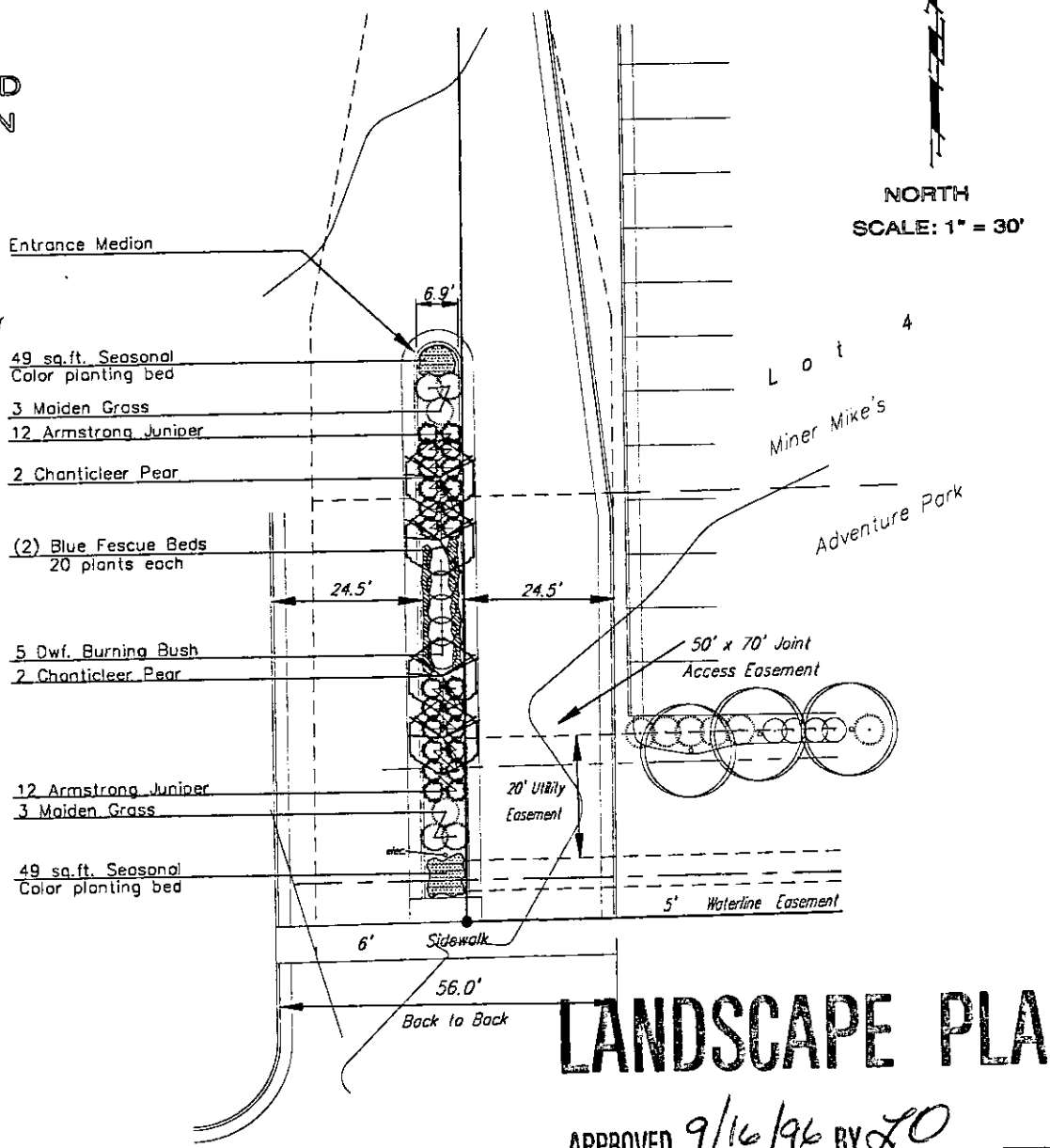
BAUGHMAN COMPANY P. A.

ENGINEERING, SURVEYING, & PLANNING

316-262-7271 * 315 ELLIS * WICHITA, KANSAS 67211

MINER MIKE'S ENTRANCE ISLAND LANDSCAPE PLAN ADDENDUM

Sept. 12, 1996



LANDSCAPE PLAN

APPROVED 9/16/96 BY LO

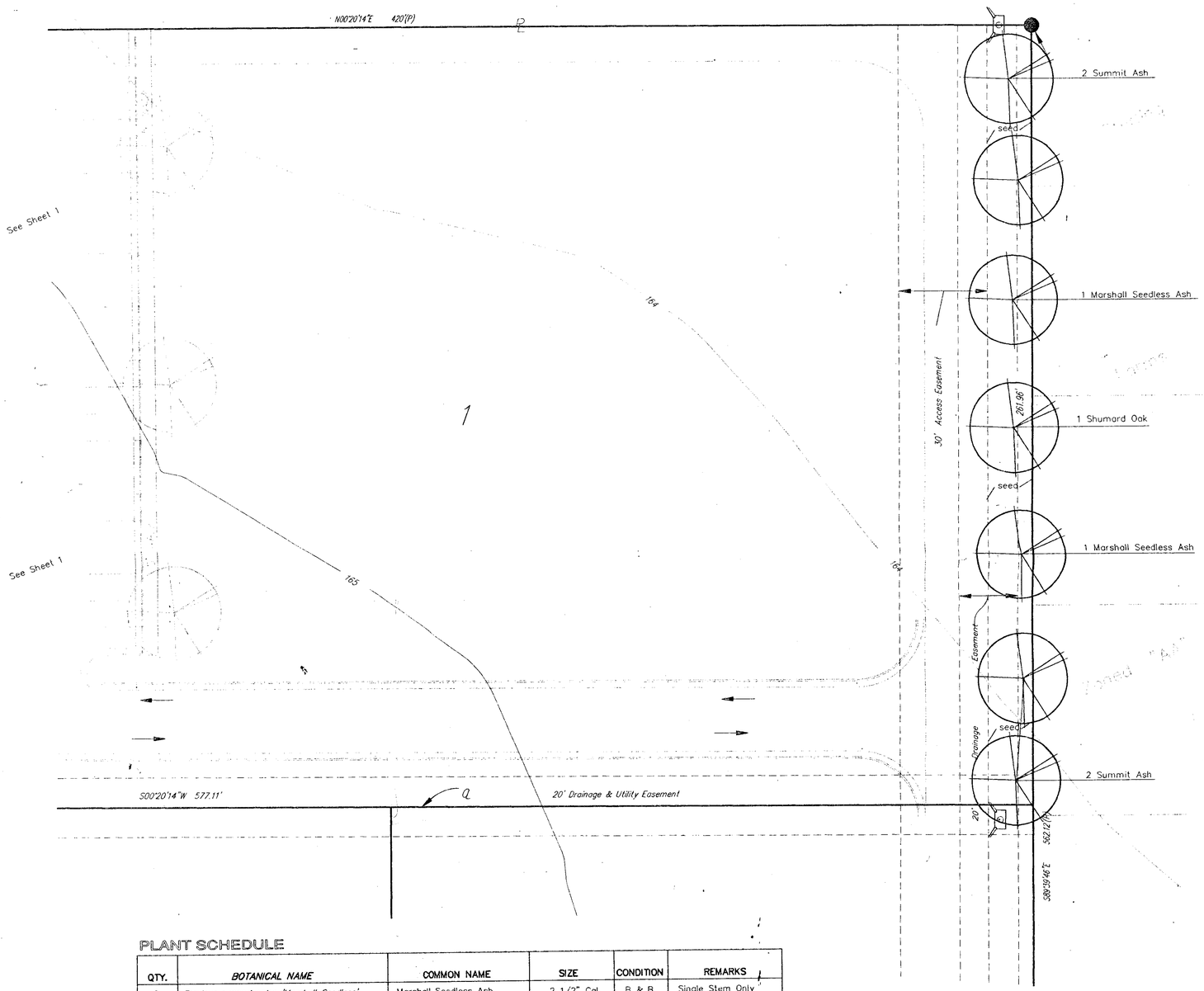
NOTE:

Entrance Island Landscape shall be installed with Miner Mikes Overall Site Landscape Plan per City of Wichita Requirements.

Sheet 3 of 3

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
4	*Pyrus calleryana 'Chanticleer'*	Chanticleer Pear	1 1/2" Cal.	B & B	Single Stem Only
5	*Euonymus altus 'Compacta'*	Compact Burning Bush	2 Gal.	Cont.	
40	*Festuca cenerea 'Elijah's Blue'*	Blue Fescue 'Elijah's Blue'	1 Gal.	Cont.	
24	*Juniperus chinensis 'Armstrongii'*	Armstrong Juniper	2 Gal.	Cont.	
6	*Maisconthus sinensis Gracillimus*	Maiden Grass	2 Gal.	Cont.	
2	*Seasonal Color*	Seasonal Color Possible items: Coreopsis Daylily Lilies Phlox	1 Gal.	Cont.	49 sq.ft. area in island



PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
2	*Fraxinus pennsylvanica 'Marshall Seedless'*	Marshall Seedless Ash	2 1/2" Cal.	B & B	Single Stem Only
5	*Fraxinus Pennsylvanica 'Patmore'*	Patmore Green Ash	2 1/2" Cal.	B & B	Single Stem Only
4	*Fraxinus Pennsylvanica 'Summit'*	Summit Green Ash	2 1/2" Cal.	B & B	Single Stem Only
5	*Quercus shumardii*	Shumard Oak	2 1/2" Cal.	B & B	Single Stem Only
2	*Tilia cordata 'Greenspire'*	Greenspire Linden	2 1/2" Cal.	B & B	Single Stem Only
1	*Pinus edulis*	Pinyon Pine	6' Ht.	B & B	Single Stem Only
5	*Pinus strobiformus*	Southwestern White Pine	6' Ht.	B & B	Single Stem Only
4	*Cercis rensiformis 'Oklahoma'*	Oklahoma Redbud	1 1/2" Cal.	B & B	Single Stem Only
7	*Malus species 'Snowdrift'*	Snowdrift Crabapple	1 1/2" Cal.	B & B	Single Stem Only
3	*Malus species 'Red Splendor'*	Red Splendor Crabapple	1 1/2" Cal.	B & B	Single Stem Only
18	*Buddleia davidii var. nanhoenisis 'Petite Plum'*	Compact Butterfly Bush	2 Gal.	Cont.	
12	*Euonymus altus 'Compacta'*	Compact Burning Bush	2 Gal.	Cont.	
135	*Festuca cenerea 'Elijah's Blue'*	Blue Fescue 'Elijah's Blue'	1 Gal.	Cont.	
12	*Juniperus chinensis 'Mint Julep'*	Mint Julep Juniper	2 Gal.	Cont.	
40	*Juniperus horizontalis 'Wiltonii'*	Blue Rug Juniper	2 Gal.	Cont.	
11	*Lonicera xylosteum 'Compacta'*	Emerald Mound Honeysuckle	2 Gal.	Cont.	
15	*Potentilla fruticosa 'Jackmanii'*	Jackman Potentilla	2 Gal.	Cont.	
41	*Spiraea japonica 'Little Princess'*	Little Princess Spirea	2 Gal.	Cont.	
4	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	2 Gal.	Cont	

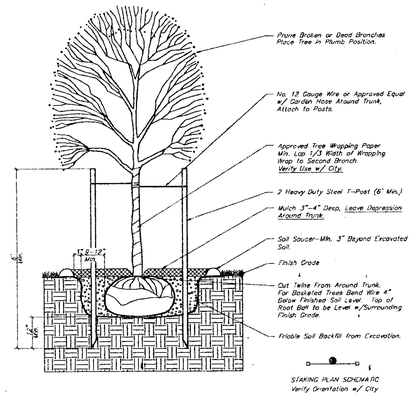
LANDSCAPE ORDINANCE CALCULATIONS:

Landscape Required: 262 ft.
\+ 40
6.55 Buffer Trees

Trees Required: 7 Shade Trees
Trees Shown: 7 Shade Trees

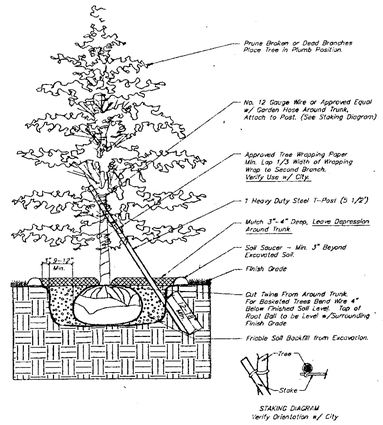
LANDSCAPE PLAN

NORTH SCALE: 1" = 20'



TREE PLANTING & STAKING DETAIL

Deciduous Trees Larger than 2" Cal.
Evergreen Trees Larger than 6' Height
No Scale



TREE PLANTING & STAKING DETAIL

Deciduous Trees 3" Cal. and Smaller
Evergreen Trees 6' Height and Smaller
No Scale

PLANTING NOTES:

1. All work shall be done in accordance with these Landscape Specifications and Local Industry Standards.
2. Trees with broken leaders will not be accepted.
3. 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 subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
4. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
5. Contractor to install Dewitt Weed Barrier Fabric or approved equal in all planting beds prior to mulching.
6. Mulch 4" deep around trees and 2" deep in all shrub planting beds with shredded cypress mulch.
7. Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be Cobra Commercial Heavy Duty Grade from Old Dutch Materials Co. or approved equal.
8. 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 Treflan (5%) (or equal) shall be applied per label directions.
9. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
10. All areas which are called out as "Seed" are to be seeded and fertilized as follows:

    SEED--
    Kansas Premium fescue Blend-6-8#/1000 sq.ft. (equal parts of Olympic II, Bonanza, Apache, and Monarch fescue varieties.

    FERTILIZER--
    16-20-6 ratio-4#/1000 sq.ft. or approved equals.

    MULCH--
    2 tons of Prairie Hay per Acre-"patted" with forks or punched into soil to reduce loss due to wind
11. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling KS One-call system at 687-2470. Contractor shall be responsible for any damage done to existing utilities.
12. The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
13. Landscape Contractor shall submit bid with unit prices for all plants; which include mulch, installation, guarantee, and etc.
14. Landscape Contractor shall submit an alternate bid for an automatic irrigation system with rain switch or moisture sensing device per City of Wichita code.

LANDSCAPE PLAN

APPROVED 9/16/96 BY ZO

Sheet 2 of 3 DATE: 10-2-95

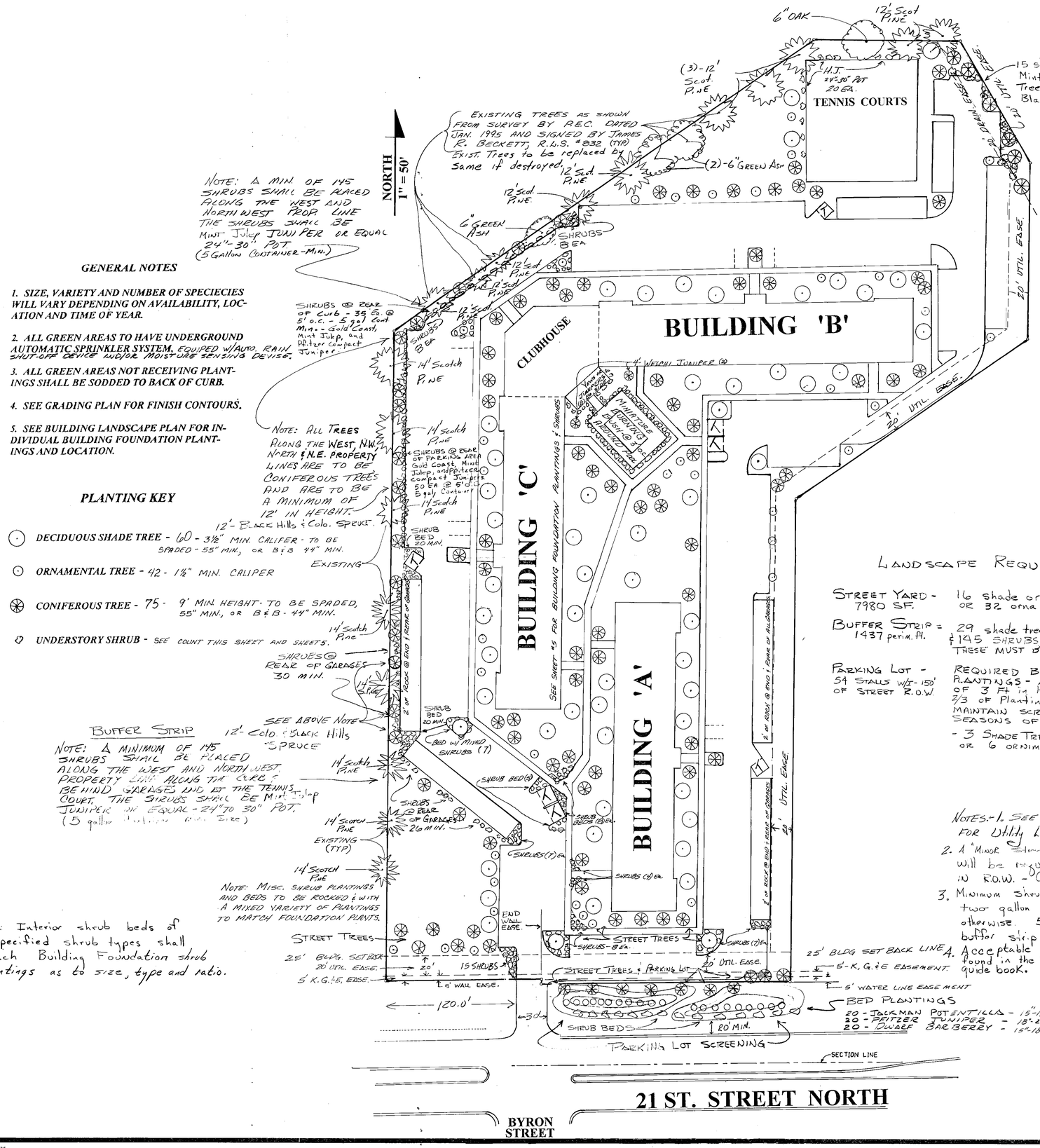
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

REVISIONS	BY

SCOTT & ASSOCIATES
MEMBER AMERICAN INSTITUTE OF ARCHITECTS
2934 East Pythian Springfield, Missouri 65802 Tel:417-865-2500 Fax:417-865-5433

MINER MIKE'S ADVENTURE ZONE
WICHITA, KANSAS
LANDSCAPE PLAN

Date
Scale 1" = 20'
Drawn JL
Job #
Sheet
Of Sheets



GENERAL NOTES

1. SIZE, VARIETY AND NUMBER OF SPECIECIES WILL VARY DEPENDING ON AVAILABILITY, LOCATION AND TIME OF YEAR.
2. ALL GREEN AREAS TO HAVE UNDERGROUND AUTOMATIC SPRINKLER SYSTEM, EQUIPED W/AUTO. RAIN SHUT-OFF DEVICE AND/OR MOISTURE SENSING DEVISE.
3. ALL GREEN AREAS NOT RECEIVING PLANTINGS SHALL BE SODDED TO BACK OF CURB.
4. SEE GRADING PLAN FOR FINISH CONTOURS.
5. SEE BUILDING LANDSCAPE PLAN FOR INDIVIDUAL BUILDING FOUNDATION PLANTINGS AND LOCATION.

PLANTING KEY

- DECIDUOUS SHADE TREE - 60 - 3½" MIN. CALIFER - TO BE SPADED - 55" MIN, OR B&B 44" MIN.
- ORNAMENTAL TREE - 42 - 1½" MIN. CALIPER
- CONIFEROUS TREE - 75 - 9' MIN HEIGHT - TO BE SPADED, 55" MIN, OR B&B - 44" MIN.
- UNDERSTORY SHRUB - SEE COUNT THIS SHEET AND SHEETS.

LANDSCAPE REQUIREMENTS

STREET YARD - 7980 SF.	16 shade or coniferous Tr. OR 32 ornamental Trees.
BUFFER STRIP - 1937 perim. ft.	29 shade trees or Conif Tr. & 145 SHRUBS - ⅓ OF THESE MUST BE EVERGREEN.
PARKING LOT - 54 STALLS w/- 150' OF STREET R.O.W.	REQUIRED BERMING OR PLANTINGS - A MINIMUM OF 3 Ft in Height. 2/3 OF Plantings MUST MAINTAIN SCREENING ALL SEASONS OF YEAR. - 3 SHADE TREES OR CONIF - OR 6 ORNIMENTAL TREES.

Recommended Plant Material List

SHADE OR STREET TREES

1.	Acer platanoides "Var."	Norway Maple
2.	Fraxinum pennsylvanica "Var."	Green Ash
3.	Gleditsia triacanthos "Var."	Honey Locust
4.	Platanus acerifolia	London Plane Tree
5.	Quercus palustris	North Pin Oak
6.	Quercus borealis	North Red Oak
7.	Quercus macrocarpa	Bur Oak
8.	Quercus alba	White Oak
9.	Tilia cordata "Var."	Littleleaf Linden
10.	Tilia americana	American Linden

ORNAMENTAL TREES

1.	Acer ginnala	Amur Maple
2.	Amelanchier laevis	Shadblow Serviceberry
3.	Betula nigra "Var."	River Birch
4.	Crataegus spp.	Hawthorn
5.	Malus spp.	Crabapple
6.	Prunus spp.	Cherry
7	Pynus calleryana "Var."	Callery Pear
8.	Syringa reticulala	Japanese Lilac Tree

DECIDUOUS SHRUBS

1.	Berberis thunbergi "Var."	Japanese Barberry
2.	Coloneaster spp.	Coloneaster
3.	Euonymus alatus "Compacta"	Compact Winged Euonymus
4.	Forsythia x intermedia	Forsythia
5.	Ligustrum spp.	Privet
6.	Lonicera tatarica	Tartarian Honeysuckle
7.	Potentilla fruticosa	Bush Cinquefoil
8.	Prunus besseyi	Sand Cherry
9.	Ribes alpinum	Alpine Currant
10.	Rosa spp.	Rose
11.	Rhus sp.	Sumac
12.	Spiraea bumalda "Anthony Waterer"	Anthony Waterer Spirea
13.	Spiraea japonica "Var."	Japanese Spirea
14.	Syringa spp.	Lilac
15.	Viburnum opulus "Compactum"	Compact Euro. Cranberry Bush
16.	Viburnum trilobum "Compactum"	Compact American Cranberry Bush
17.	Weigela florida Var."	Weigela
18.	Azalea spp.	Azalea

EVERGREEN TREES

1.	Abies concolor	White Fir
2.		
3.	Picea abies	Norway Spruce
4	Picea glauca	White Spruce
5.	Picea glauca densata	Black Hills Spruce
6.	Picea pungens	Colorado Spruce
7.	Pinus strobus	White Pine
8.	Pinus sylvestris	Scotch Pine
9.	~~Tsuga canadensis~~	~~Canadian Hemlock~~

EVERGREEN SHRUBS

1.	Juniperus spp.	Juniper
2.	Picea abies "nidiformis	Birds Nest Spruce
3.	Picea glauca conica	Alberta Spruce
4.	Pinus mugo mughus	Dwarf Mugo Pine
5.	Taxus cuspidata "Var."	Japanese Yew
6.	Taxus media "Var."	Anglo-Japanese Yew
7.	Thuja occidentalis	Arborvitae

NOTES - 1. See Utility Plans for Utility locations. - As indicated by City of Wichita
2. A "Minor Street Privilege" Permit will be required to install irrigation in R.O.W. - Contact Gerri Lynde - 268-4918
3. Minimum shrub size shall be a two gallon container, unless noted otherwise. 5 gallon minimum on buffer strip shrubs

A. Acceptable planting materials may be found in the Wichita Landscape Ordinance guide book.

DP-177 PARCEL 1

APPROVED 12/18/95 BY KD

See adjustment memo 9/12/18/95 attached.

LANDSCAPE PLAN

I HEREBY DECLARE THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS.

DOUGLAS M. DAHMS, P. E. # 13828

REVISIONS	BY
Oct 25, 95	DMD
Nov. 30, 95	DMD

Lot 1, Block 6, Sterling Farms

DRAWN

CHECKED

DATE Aug - 1995

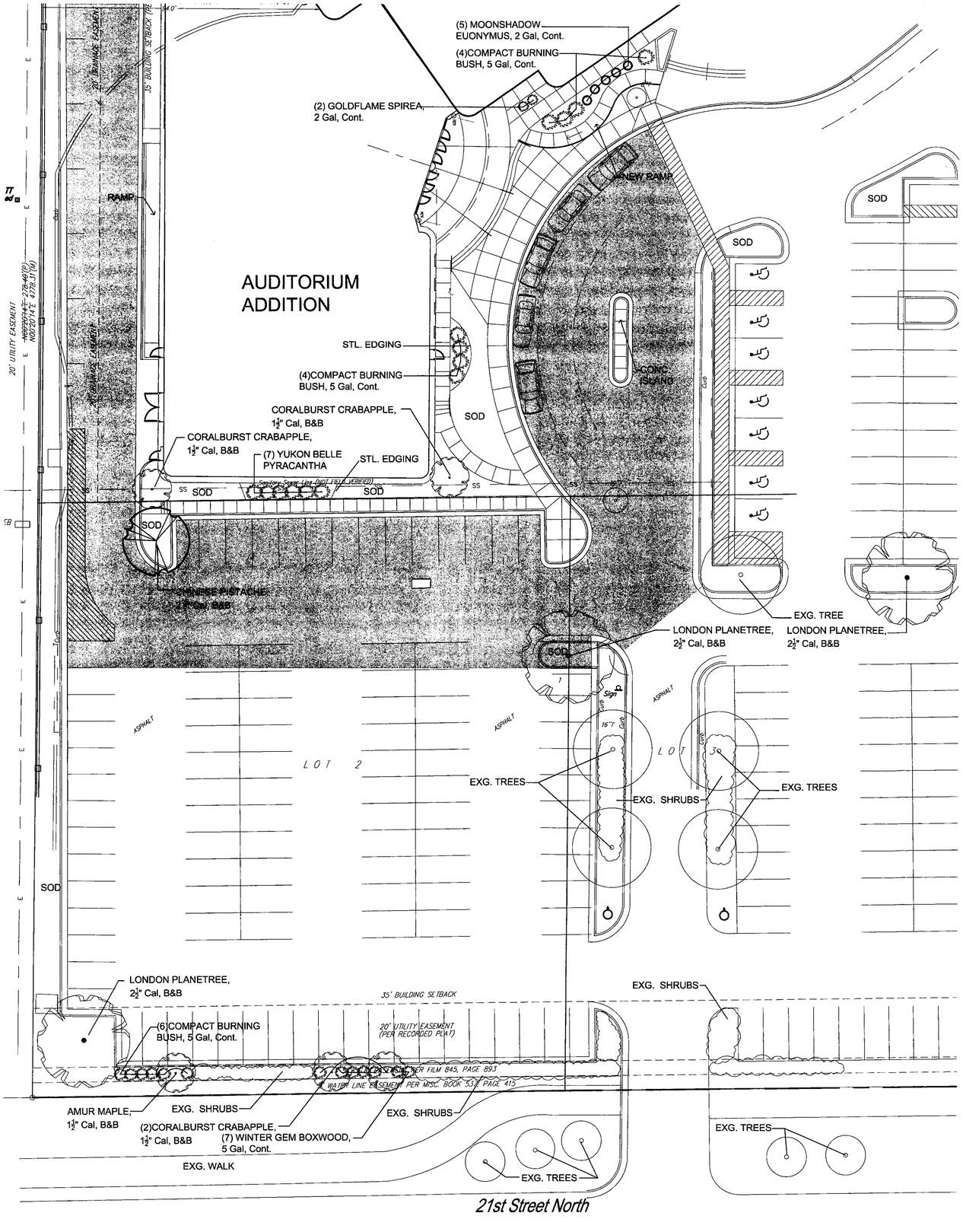
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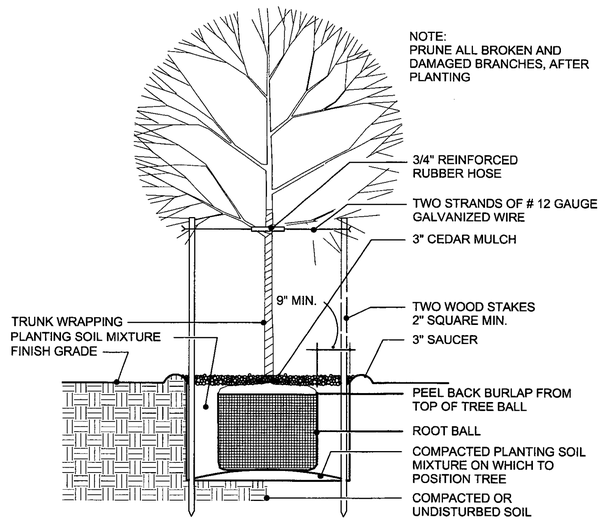
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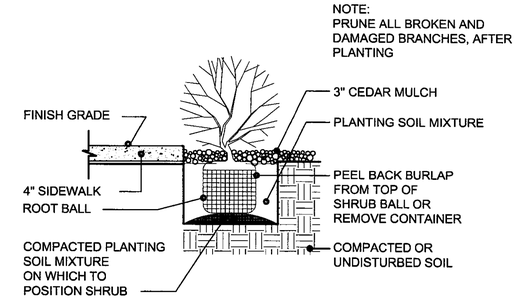
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WICHITA. MAPD COPY





1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL AT SIDEWALK/BED AREAS
NOT TO SCALE

GENERAL LANDSCAPE SPECIFICATIONS

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

LANDSCAPE PLAN
1"=20'
0 20'

DP-177 PARCEL 2A
LANDSCAPE PLAN
APPROVED 12-28-10 BY DG
ADDENDUM TO PLAN APPROVED 10-28-98
MAPD Copy 1 of 2

RANDALL L. JOHNSON LICENSED 635 12-8-10 KANSAS LANDSCAPE ARCHITECT

SPANGENBERG PHILLIPS TICE ARCHITECTURE
121 N Mead Ste 201 Wichita KS 67202
T 316.267.4002 F 316.267.1509
www.sptarchitecture.com

WARREN WEST AUDITORIUM ADDITION - 75% CDs
21ST & TYLER, WICHITA, KS

CITY PERMIT DEC 8, 2010
CITY REVIEW DEC 5, 2010

LANDSCAPE PLAN

AS4



DP-177 AMENDMENT #3

APPROVED BY MAPC 11-01-07 DM

MAPD Copy 1 of 2

GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 33.38 GROSS ACRES OR 29.36 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING PUBLIC STREET R.O.W. FROM GROSS ACRES. THERE ARE 4.02 ACRES OF ARTERIAL R.O.W.

2. THE PROPOSED DEVELOPMENT CONTAINS SIX (6) PARCELS PERMITTING LIGHT COMMERCIAL AND OFFICE USES WITH THE OPTION ON PARCEL NO.1 TO PERMIT APARTMENTS, TOWNHOUSES OR DUPLEXES. HOWEVER, THESE RESIDENTIAL USES MAY NOT BE COMBINED WITH THE OFFICE USE. FOR SPECIFIC USES, SEE PARCEL DESCRIPTIONS.

3. SETBACKS ARE AS INDICATED ON THE PLAN VIEW OR IN GENERAL ARE AS FOLLOWS:

-25' SETBACK ALONG 21ST STREET NORTH FOR PARCEL NO.1
-70' SETBACK ALONG 21ST STREET NORTH FOR PARCEL NO.2
-35' SETBACK ALONG 21ST STREET NORTH FOR PARCELS 3, 4, 5 & 6
-35' SETBACK ALONG TYLER ROAD FOR PARCEL NO.6
-70' SETBACK ALONG TYLER ROAD FOR PARCEL NO.2
-35' SETBACK ALONG THE NORTH & WEST PROPERTY LINES OF PARCEL NO.2
-30' SETBACK BETWEEN PARCEL NO.2 AND PARCELS 3, 4, 5 & 6
-10' SETBACK ALONG THE EAST PROPERTY LINE OF PARCEL NO.4 AND WEST PROPERTY LINE OF PARCEL NO. 5

IN THE EVENT THAT CONTIGIOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS SHALL NOT BE REQUIRED. IF PARCEL NO.1 IS DEVELOPED WITH RESIDENTIAL USES THE SETBACKS WILL BE DETERMINED AT THE TIME OF PLATTING.

4. A. ACCESS CONTROL: ACCESS TO 21ST STREET NORTH SHALL BE LIMITED TO ONE OPENING EACH FOR PARCELS 1 THRU 6 WITH THE OPENING TO PARCEL NO. 2 BEING CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.

B. ACCESS TO TYLER ROAD SHALL BE LIMITED TO ONE OPENING TO PARCEL NO.6 AND 3 OPENINGS TO PARCEL NO. 2 WITH ONE OF THESE BEING CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.

C. THOSE PORTIONS OF THE MAJOR ENTRANCES TO 21ST STREET NORTH AND TYLER ROAD, ON PUBLIC R.O.W., SHALL BE GUARANTEED AT THE TIME OF PLATTING. THOSE PORTIONS OF THE MAJOR ENTRANCES ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME ANY MAJOR BUILDING PERMIT(S) ARE REQUESTED FOR PARCEL NO. 2

5. MAJOR STREET IMPROVEMENTS FOR TYLER ROAD AND 21ST STREET NORTH SHALL BE IN CONFORMANCE WITH THE PRE-DETERMINED 'STERLING FARMS COMMERCIAL TRAFFIC STUDY' DRAWINGS, ILLUSTRATING THE PROPOSED IMPROVEMENTS AS AGREED UPON BY THE OWNER, AND BY THE CITY ENGINEER. SPECIFIC ITEMS AGREED TO ARE AS FOLLOWS:
AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE:

A. THE RECONSTRUCTION OF THE TRAFFIC MEDIAL ON 21ST STREET NORTH IN ORDER TO PROVIDE A LEFT TURN BAY OR A FIFTH LANE PROVIDING FOR LEFT TURN STORAGE TO SERVE PARCELS 1, 2, 3 AND 4.

B. THE WIDENING OF TYLER ROAD TO FIVE (5) LANES INCLUDING A TWO-WAY LEFT TURN LANE TO SERVE THE MAJOR OPENING TO PARCEL 2 AND THE OPENINGS TO PARCEL 2 SOUTH OF THE MAJOR OPENING AND A TRAFFIC MEDIAL NORTH OF THE MAJOR OPENING.

C. THE CONSTRUCITON OF A TEMPORARY THIRD LANE IN TYLER ADJACENT TO THIS C.U.P. THE GUARANTEE FOR THE TEMPORARY THIRD LANE SHALL BE HELD BY THE CITY OF WICHITA UNTIL DEVELOPMENT OCCURS. (PARTIAL DEVELOPMENT WOULD NECESSITATE PARTIAL DEVELOPMENT OF THE THIRD LANE.)

D. THE CONSTRUCTION OF CONTINUOUS ACCEL DECEL LANES TO SERVE THE OPENINGS INTO PARCELS 5 AND 6 AND THE MAJOR OPENING INTO PARCEL 2 FROM 21ST STREET NORTH INCLUDING THE RIGHT TURN MOVEMENT AT THE INTERSECTION OF 21ST STREET NORTH AND TYLER, AND TO SERVE THE MAJOR OPENING INTO PARCEL 2 FROM TYLER.

6. A. AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, NON-PUBLIC OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.

B. ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).

7. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

8. SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA, EXCEPT THAT NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.

9. ALL DRAINAGE WAYS AND DRAINAGE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

10. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.

11. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA, UNLESS SPECIFIED IN THE PARCEL DESCRIPTIONS.

12. A. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OF SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ALONG THE NORTH PROPERTY LINE OF PARCEL NO. 2.

B. SAID WALL SHALL ALSO BE CONSTRUCTED ALONG THE PROPERTY LINE WHEN ADJACENT TO A RESIDENTIAL DISTRICT AND SEPARATED BY A PUBLIC WAY, STREET OR ALLEY, IF THE STORAGE AREA, SERVICE AREA OR REAR OF THE BUILDING FACES THE RESIDENTIAL DISTRICT.

C. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY WALL

D. IF PARCEL NO. 1 IS DEVELOPED WITH RESIDENTIAL USES THEN 6&D WALL SHALL BE CONSTRUCTED ALONG THE WEST PROPERTY LINE OF PARCELS NO. 2 AND 3.

E. A TEN (10) FOOT LANDSCAPE BUFFER CONSISTING OF TREES, GRASS, AND LOW SHRUBS SHALL BE REQUIRED ALONG THE SOUTH & EAST PROPERTY LINES OF PARCEL NO. 2 AND THE SOUTH LINES OF PARCELS NO. 3 AND 4 AS INDICATED ON PLAN VIEW WHERE ACROSS FORM RESIDENTIALLY ZONED AREAS WHERE THE WALL IS NOT CONSTRUCTED AS PER 12B ABOVE. THE LANDSCAPE BUFFER SHALL NOT BE LESS THEN TEN FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE BUFFERS SHALL BE CONSIDERED A VIOLATION OF THE C.U.P., AFTER JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.

13. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE LANDSCAPE BUFFERS ALONG 21ST STREET NORTH, AND TYLER ROAD INDICATING THE LOCATION, TYPE AND SPECIFICATIONS OF PLANT MATERIAL AND METHOD OF PROVIDING WATER SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) ON PARCEL INVOLVED. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

14. A. A FIRE LANE, HARD SURFACED, CONSTRUCTED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, TWENTY (20) FEET MINIMUM IN WIDTH SHALL BE PROVIDED TO WITHIN ONE HUNDRED FIFTY (150) FEET OF ALL MAIN BUILDINGS HEREAFTER CONSTRUCTED. SAID FIRE LANE WHEN CONSTRUCTED OF ASPHALT MATERIALS SHALL BE A MINIMUM 2 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE CAP. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING

B. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANE PRIOR TO ISSUANCE OF A BUILDING PERMIT.

C. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

15. SHOULD AN ALTERNATE LAND USE, PERMITTED UNDER PARCEL DESCRIPTIONS BELOW BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING. THE APPROVAL OF THIS CONCEPTUAL PLAN SHALL BE SUBJECT TO THE CONDITIONS OF PLATTING.

16. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLANS SHALL RUN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.

17. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

18. ALL LIGHTS SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE RESIDENTIAL PROPERTIES ADJACENT TO THE SUBJECT PROPERTY.

19. PARCEL DESCRIPTIONS:

PARCEL NO. 1
~~6 ADDITIONAL~~ MAY BE RECIPROCAL PER ADM "#05" dated 4-19-95 & 10-27-95
PROPOSED USES: OFFICE OR APARTMENTS, TOWNHOUSES AND DUPLEXES.
RESIDENTIAL AND OFFICE USES MAY NOT BE COMBINED.

GROSS AREA - 9.25 ACRES
NET AREA - 7.82 ACRES
MAXIMUM BUILDING COVERAGE - 120,937 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - ~~120,937~~ SQ. FT. ~~170,452 sq. ft.~~ 196,000 sq ft or residential (per ADM #05" 10-27-95)
FLOOR AREA RATIO - 0.30
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM DWELLING UNITS PERMITTED (RESIDENTIAL USES)
APARTMENTS - ~~100~~ (20 DU/AC) ~~170 units~~ 140 units - per ADM #05" 10-27-95
TOWNHOUSES - 115 (12.5 DU/AC)
DUPLEXES - 46 (5.88 DU/NET AC)
PARKING OFFICE USES: AS PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.
APARTMENTS USES: 1.5 SPACES/DU
TOWNHOUSES & DUPLEXES: 2 SPACES/DU
SETBACKS:

Admin Adjustment see letter (4-19-95)

OFFICES: 25' SETBACK ALONG 21ST STREET NORTH
FRONT YARD SETBACK - 20'
REAR YARD SETBACK - 20'
SIDE YARD SETBACK - 5'

RESIDENTIAL USES: 25' SETBACK ALONG 21ST STREET NORTH
FRONT YARD SETBACK FROM PUBLIC STREET - 25'
REAR YARD SETBACK - 20'
SIDE YARD SETBACK - 10' TOWNHOUSE & APARTMENT
6' DUPLEXES

PARCEL NUMBER 2A

PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER USES, INCLUDING GROCERY; FURNITURE, THEATERS, RESTAURANTS, RETAIL SHOPS, OFFICES, FINANCIAL INSTITUTIONS, CONVENIENCE STORES, MEDICAL AND DENTAL CLINICS, CLOTHING STORES, PHARMACIES, DRY CLEANING, LAUNDRY; BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, HARDWARE AND APPLIANCE STORES, SMALL ANIMAL CLINICS, TIRE, BATTERY AND ACCESSORY STORE AND FITNESS CENTER.

GROSS AREA: 15.68 ACRES (683,198 SQUARE FEET)
MAXIMUM BUILDING COVERAGE: 204,979 SQUARE FEET (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA: 223,595 SQUARE FEET
FLOOR AREA RATIO: 0.347
MAXIMUM BUILDING HEIGHT: PER GENERAL PROVISION NO. 20, OTHERWISE 35 FEET
PARKING: PER GENERAL PROVISION NO.21
SETBACKS: AS SET FORTH UNDER GENERAL PROVISION NO.3

PARCEL NUMBER 2B

PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER USES, INCLUDING GROCERY; FURNITURE, THEATERS, RESTAURANTS, RETAIL SHOPS, OFFICES, MEDICAL AND DENTAL CLINICS, CLOTHING STORES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOPS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, HARDWARE AND APPLIANCE STORES, SMALL ANIMAL CLINICS, TIRE, BATTERY AND ACCESSORY STORE AND FITNESS CENTER.

GROSS AREA: 2.47 ACRES (107,795 SQUARE FEET)
MAXIMUM BUILDING COVERAGE: 32,338 SQUARE FEET (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA: 37,405 SQUARE FEET
FLOOR AREA RATIO: 0.347
MAXIMUM BUILDING HEIGHT: PER GENERAL PROVISION NO. 20, OTHERWISE 35 FEET
PARKING: PER UNIFIED ZONING CODE
SETBACKS: AS SET FORTH UNDER GENERAL PROVISION NO.3

PARCEL NUMBER 3 - SEE ADMINISTRATIVE ADJUSTMENT DATED MARCH 8, 2007

PARCEL NUMBER 4 - SEE ADMINISTRATIVE ADJUSTMENT DATED MARCH 8, 2007

PARCEL NUMBER 5:

PROPOSED USES: FINANCIAL INSTITUTIONS, CONVENIENCE STORES, RESTAURANTS, RETAIL SHOPS, PHARMACIES, MEDICAL AND DENTAL OFFICES OR CLINICS, OFFICES, TIRE, BATTERY AND ACCESSORY STORES.

GROSS AREA - 0.93 ACRES (40,700 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 12,210 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 14,000 SQ. FT.
FLOOR AREA RATIO - 0.344
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PROVIDED IN ACCORDANCE WITH SECTION 20.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.
SETBACKS - AS SET FORTH PROVIDED UNDER GENERAL PROVISION NUMBER 3

PARCEL NUMBER 6:

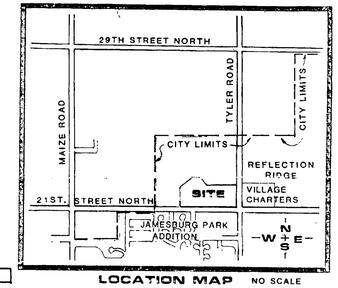
PROPOSED USES: SAME AS PARCEL NO. 5 WITH THE ADDITION OF SERVICE STATION WITH CAR WASH AS ACCESSORY USE WITH BZA APPROVAL.

GROSS AREA - 1.02 ACRES (44,312.5 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 13,293.75 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 15,000 SQ. FT.
FLOOR AREA RATIO - 0.339
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PROVIDED IN ACCORDANCE WITH SECTION 20.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA.
SETBACKS - AS SET PROVIDED UNDER GENERAL PROVISION NUMBER 3

20. Building height may be increased to 47 feet for the expansion located on the western side of Parcel 2A comprised of Lots 2-4, Block 6, Sterling Farms Addition (refer to drawing), but no closer than 200 feet to the north property line, and from 47 feet to 66 feet for the expansion located on the western side of Parcels 2, 3 and 4, but no closer than 130 feet of the south property line.

21. Parking is established at 1 parking space to 3.5 seats for the existing theater use.

22. The westernmost access point on 21st Street North shall be limited to right-turn movements only with channelization.



LOCATION MAP NO SCALE

CONTOUR INTERVAL 2'

N
W E
S

COMMUNITY UNIT PLAN D.P.- 177 (AMENDED SEPT. 1988)

STERLING FARMS COMMERCIAL

DATE AUG. 19, 1988

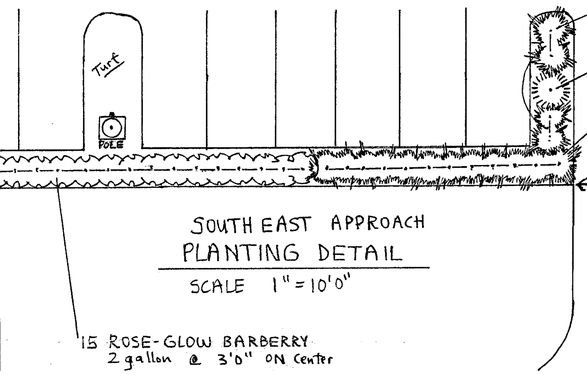
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STERLING FARMS COMMERCIAL C.U.P. (AMENDMENT #3)

REVISED PER ADMINISTRATIVE ADJUSTMENT DATED 3-8-2007
REVISED PER AMENDMENT #3 DATED 11-1-2007

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE

BILL G. YUNG DESIGN
4912 E. 29TH STREET NORTH WICHITA, KS 67220 316-683-5567

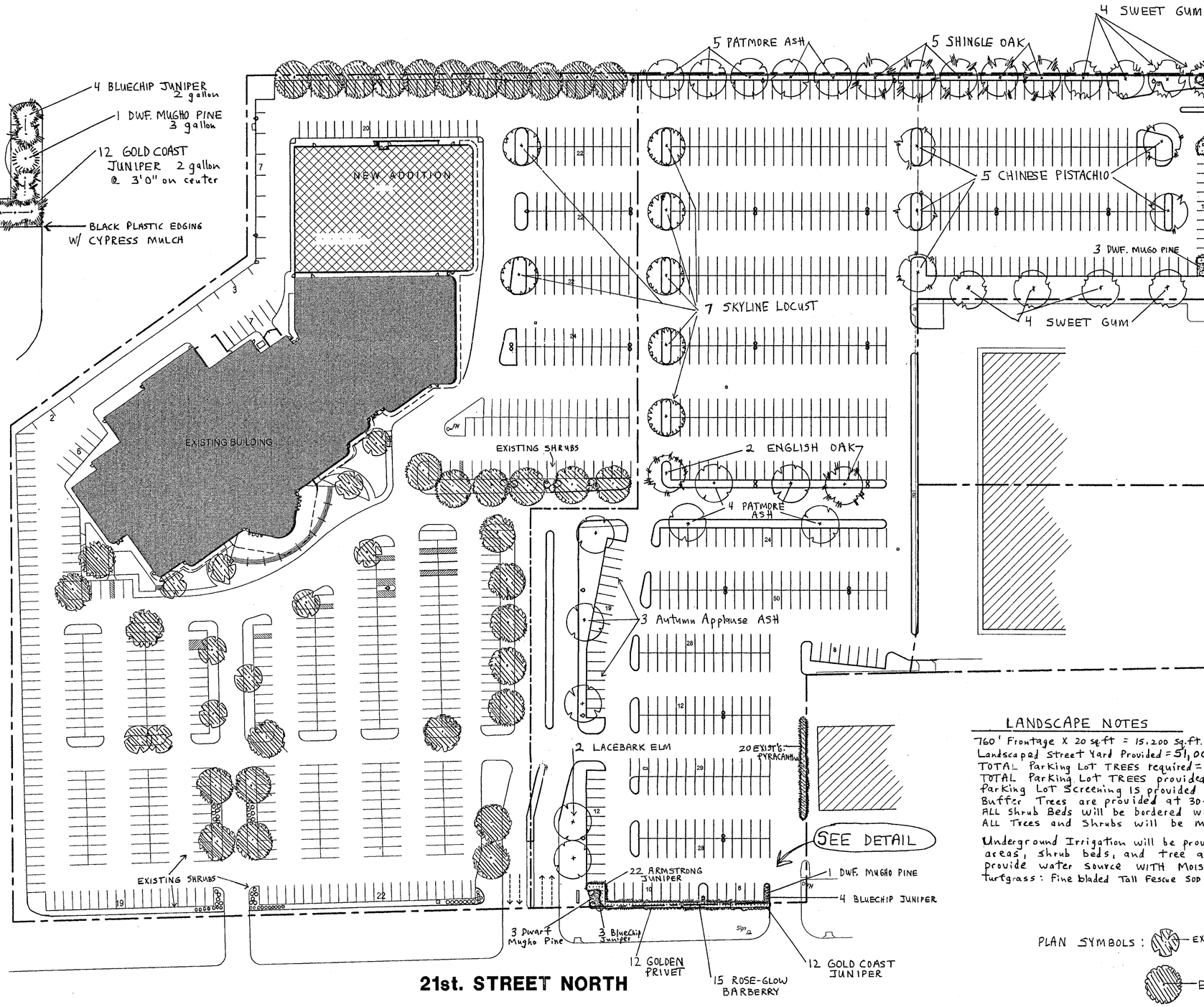


SOUTH EAST APPROACH
PLANTING DETAIL
SCALE 1" = 10'0"

PLANT SCHEDULE

QUANT.	BOTANICAL NAME	COMMON NAME	SIZE
9	Fraxinus p. lanceolata 'P'	Patmore Ash	2-2½" B/B
5	Quercus imbricaria	Shingle Oak	2-2½" B/B
8	Liquidambar styraciflua	Sweet Gum	2-2½" B/B
5	Pistachia chinensis	Chinese Pistachio	2-2½" B/B
7	Gleditsia triacanthos inermis	Skyline Locust	2-2½" B/B
2	Quercus robar	English Oak	2-2½" B/B
3	Fraxinus americana 'A.A.'	Autumn Applause Ash	2-2½" B/B
2	Ulmus parvifolia	Lace bark ELM	2-2½" B/B
3	Pyracantha angustifolia	Gnome Pyracantha	2 gallon
15	Juniperus horizontalis 'P.W.'	Prince of Wales Juniper	2 gallon
13	Spirea bumalda 'A.W.'	Red Spirea	2 gallon
10	Berberis thunbergii 'C.P.'	Crimson Pygmy Barberry	2 gallon
25	Juniperus x media 'G.C.'	Gold Coast Juniper	2 gallon
28	Berberis thunbergii 'R.G.'	Rose-Glow Barberry	2 gallon
32	Juniperus x media 'Armst.'	Armstrong Juniper	2 gallon
10	Juniperus horizontalis 'BC'	Bluechip Juniper	2 gallon
3	Pinus mugo pumilio	Dwarf Mugho Pine	3 gallon
12	Ligustrum x Vicaryi	Golden Privet	2 gallon

Legal Description: Sterling Farms 5th Addition Lots 1 and 2, WICHITA, SEDGWICK COUNTY, KS.



LANDSCAPE NOTES

760' Frontage X 20 sq.ft = 15,200 sq.ft. STREET YARD
Landscaped Street Yard Provided = 51,000 sq. ft ∴ 31 Shade Trees
TOTAL Parking Lot TREES required = 67 Shade Trees: (1327 STALLS)
TOTAL Parking Lot TREES provided = 67 Shade or Equivalent
Parking Lot Screening IS provided WITH Shrubs.
Buffer Trees are provided at 30-40' on center. (25 TOTAL)
ALL Shrub Beds will be bordered WITH BLACK Plastic Edging
ALL Trees and Shrubs will be Mulched WITH CYPRESS Mulch

Underground Irrigation will be provided to all turfgrass areas, shrub beds, and tree areas. Water wells will provide water source WITH MOISTURE Sensors.
Turfgrass: Fine bladed Tall Fescue SOD (OR SEEDED).

PLAN SYMBOLS:
- EXISTING ORNAMENTAL TREE
- EXISTING SHADE TREE
- NEW SHADE TREE

DP-177
PARCEL 2 (PORTION)
LANDSCAPE PLAN
APPROVED 10/28/98 BY DLY

LANDSCAPE PLAN
SCALE: 1" = 50'-0"

SPANGENBERG • PHILLIPS
ARCHITECTURE
224 E. Douglas, Fifth Floor Wichita, KS 67202 T 316.267.4002 F 316.267.1509

WARREN THEATRE
SECOND ADDITION
21st STREET & TYLER ROAD
WICHITA, KANSAS

ISSUE	DATE

LANDSCAPE SITE PLAN

SP5

ALL TURF AREAS SHALL BE SODDED FESCUE OR NATIVE MIX

ALL 18 NEW TREES TO BE 2"- 2½" CALIPER MINIMUM

21st STREET NORTH

PARKING REQ'D	763
PARKING PROVIDED	766
EXISTING SEATS	1681
ADDED SEATS	610
TOTAL	= 2291

AREA
FIRST FLOOR 17,359 s.f.
MEZZANINE FLR 5232 s.f.

0 50 100

SCALE: 1" = 30'-0"

SITE PLAN & PARTIAL LANDSCAPE PLAN

DP-177 PARCELS 2, 3 & 4
LANDSCAPE PLAN ADDENDUM
APPROVED 8/9/96 BY [illegible]

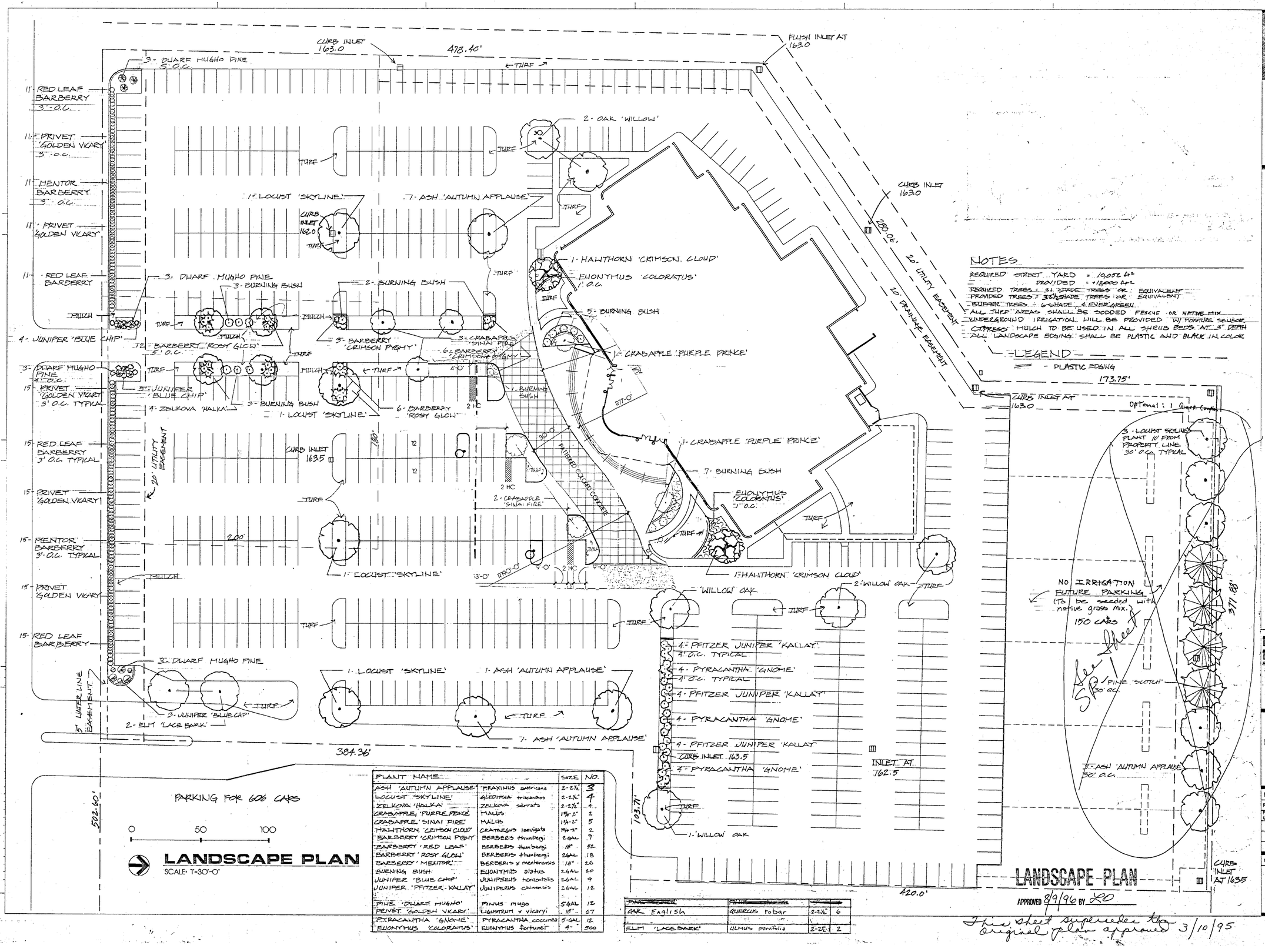
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WARREN THEATRE
ADDITION
21 ST. & TYLER

ARCHITECTURAL
SITE PLAN
SP1

08 AUG 96

MAPD 1 of 1



NOTES

REQUIRED STREET YARD = 10,052 ft²
PROVIDED = +18000 ft²
REQUIRED TREES: 31 SHADE TREES OR EQUIVALENT
PROVIDED TREES: 36 SHADE TREES OR EQUIVALENT
BUFFER TREES: 6 SHADE, 4 EVERGREEN
ALL TURF AREAS SHALL BE SODDED FESCUE OR NATIVE MIX
UNDERGROUND IRRIGATION WILL BE PROVIDED W/ MOISTURE SENSOR
CYPRESS MULCH TO BE USED IN ALL SHRUB BEDS AT 3" DEPTH
ALL LANDSCAPE EDGING SHALL BE PLASTIC AND BLACK IN COLOR

LEGEND

PLASTIC EDGING

LEGAL DESCRIPTION

Lot 2, Block 6, and a portion of Lot 4 Block 6, "Sterling Farms," an addition to Wichita, Sedgwick County, Kansas, EXCEPT: BEGINNING at the Northeast corner of said Lot 4; thence bearing South 0d 20min 14sec West, along the East line of said Lot 4, a distance of 521.47'; thence bearing South 8d 52min 05sec West, a distance of 50.41' to the Northeast corner of Lot 6 in said Block 6, thence bearing South 89d 12min 08sec West, a distance of 342.52' to the Northwest corner of Lot 5 in said Block 6, thence bearing South 0d 20min 14sec West, a distance of 220.0' to the Southwest corner of said Lot 5 and to a point in the South line of said Lot 4; thence along said South line bearing South 89d 12min 08sec, West a distance of 295.96; thence bearing North 0d 20min 14sec East, a distance of 384.36; thence bearing South 89d 39min 46sec East, a distance of 103.71; thence bearing North 0d 20min 14sec East, a distance of 420.0' to a point in the North line of said Lot 4; thence bearing South 89d 39 min 46 sec East, along said North line, a distance of 562.12' to the POINT OF BEGINNING.

PLANT NAME		SIZE	NO.
ASH 'AUTUMN APPLAUSE'	FRAXINUS americana	2-2½"	3
LOCUST 'SKYLINE'	GLEDITSIA triacanthos	2-2½"	4
ZELKOVA 'HALKA'	ZELKOVA serrata	2-2½"	4
CRABAPPLE, 'PURPLE PRINCE'	MALUS	1½-2"	2
CRABAPPLE 'SINAI FIRE'	MALUS	1½-2"	5
HAWTHORN 'CRIMSON CLOUD'	CRATAEGUS laevigata	1½-2"	2
BARBERRY 'CRIMSON PYGMY'	BERBERIS thunbergi	2 GAL	9
BARBERRY 'RED LEAF'	BERBERIS thunbergi	18"	52
BARBERRY 'ROSY GLOW'	BERBERIS thunbergi	2 GAL	18
BARBERRY 'MENTOR'	BERBERIS x mentorensis	18"	26
BURNING BUSH	EUONYMUS alatus	2 GAL	20
JUNIPER 'BLUE CHIP'	JUNIPERUS horizontalis	2 GAL	9
JUNIPER 'PFITZER-KALLAY'	JUNIPERUS chinensis	2 GAL	12
PINE 'DWARF MUGHO'	PINUS mugo	5 GAL	12
PRIVET 'GOLDEN VICARY'	LIGUSTRUM x vicaryi	18"	67
PYRACANTHA 'GNOME'	PYRACANTHA coccinea	5 GAL	12
EUONYMUS 'COLORATUS'	EUONYMUS fortunei	4"	500
~~PINE 'SCOTCH'~~	~~PINUS sylvestris~~	~~5 GAL~~	~~12~~
OAK English	QUERCUS robar	2-2½"	6
ELM 'LACEBARK'	ULMUS parvifolia	2-2½"	2

LANDSCAPE PLAN
APPROVED 8/9/96 BY LO

This sheet supersedes the original plan approved 3/10/95

SPH ARCHITECTS
SPANGENBERG PHILLIPS HARRISON INC
224 E. DOUGLAS NO. 500
WICHITA, KANSAS 67202
T (316) 267-4002 F 267-1509

West Wichita Theatre

21st & TYLER
WICHITA, KANSAS

Brady Nursery Co.

LANDSCAPE DESIGN BY: MARK DOTTON L.A. 6040 2-28-95

LANDSCAPE PLAN

ISSUANCES	DATE
PRICING & PERMIT	1-3-95
PROGRESSIVE SUBMITTAL (Added utilities)	1-27-95

CADD DRAWING FILE WW-SA2.DWG

SHEET
SA5

LANDSCAPE PLAN

NORTH

SCALE: 1" = 20'

North

Street

21st

50' x 70' Joint Access Easement

N00°20'14"E 384.36'(P)

Non-Exclusive Easement

20' Utility Easement

25'

25'

15'

15'

15'

15'

15'

seed

1 Snowdrift Crab
1 Snowdrift Crab
1 Red Splendor Crab
5 Compact Burning Bush
4 Jackman Potentilla
3 Compact Burning Bush
2 Jackman Potentilla
4 Mint Julep Juniper

1 Red Splendor Crab
4 Little Princess Spirea
4 Mint Julep Juniper
4 Little Princess Spirea
4 Mint Julep Juniper

1 Red Splendor Crab
3 Jackman Potentilla
4 Compact Burning Bush
6 Jackman Potentilla
1 Oklahoma Redbud
1 Snowdrift Crab
1 Snowdrift Crab
4 Gro-Low Sumac

1 Patmore Ash
2 Snowdrift Crab.
2 Southwestern Pine
1 Snowdrift Crab.

1 Pinyon Pine
3 Shumard Oak

1 Oklahoma Redbud

6 Cmpt. Butterfly Bush
30 Blue Fescue

35 Blue Fescue
12 Compact Butterfly Bush

15 Blue Rug Juniper
8 Emerald Md. Honeysuckle
35 Blue Fescue
6 Emerald Md. Honeysuckle
35 Blue Fescue

1 Oklahoma Redbud

25 Blue Rug Juniper
33 Little Princess Spirea
1 Oklahoma Redbud
3 Southwestern Pine
1 Shumard Oak

2 Patmore Ash

2 Greenspire Linden

2 Patmore Ash

See Sheet Two

See Sheet Two

MINER MIKE'S

PROPOSED BUILDING

Addition

Farms

Lot

WALK

Setback

Bldg.

Power Pole

Concrete

Walk

4' WALK

Up

Down

S89°19'46"E 103.71(P)

S89°12'08"W 265.96(P)

Waterline Easement

S89°12'08"W 99.87'

S00°20'14"W 220(P)

165

166

167

168

164

LANDSCAPE ORDINANCE CALCULATIONS:

Landscape Required:	365 ft. x 20 = 7,300 sq.ft.	Street Yard Trees Required:	15 Shade
		Street Yard Trees Shown:	8 Shade, 14 Ornamental
Landscape Shown:	21,337 sq.ft.	Parking Lot Trees Required:	8 Shade
		Parking Lot Trees Shown:	9 Shade, 14 Ornamental

DATE: 10-2-95

DP-177 PARCEL 2 (PORTION)

LANDSCAPE PLAN

APPROVED 9/16/96 BY SO

Sheet 1 of 3

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

REVISIONS	BY

SCOTT & ASSOCIATES
MEMBER: AMERICAN INSTITUTE OF ARCHITECTS
2934 East Pythian Springfield, Missouri 65802 Tel:417-865-2500 Fax:417-865-5433

MINER MIKE'S ADVENTURE ZONE
WICHITA, KANSAS
LANDSCAPE PLAN

Date
Scale 1" = 20'
Drawn JJL
Job #
Sheet
Of Sheets

MAPD COPY 1 OF 1

PROJECT DATA

SITE DATA

ZONING:	LC
LAND AREA:	106,923 S.F.
IMPERVIOUS AREA:	93,310 S.F.
LEGAL DESCRIPTION:	LOTS 3 & 4, STERLING FARMS 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
PARKING SPACES REQUIRED:	RETAIL - 1 SPACE/250 S.F. 12,090 S.F. = 49 SPACES RESTAURANT - 1 SPACE/3 SEATS MAX. SEATING (A-3 OCCUPANCY) = 300 SEATS 100 SPACES TOTAL PARKING REQUIRED = 149
PARKING SPACES PROVIDED:	STANDARD 169 HANDICAPPED 6 TOTAL PARKING 175

BUILDING DATA

OCCUPANCY GROUP:	A-3 RESTAURANT - 6,400 S.F. (SPRINKLERED) M - RETAIL 12,090 S.F.
TYPE OF CONSTRUCTION:	II N
BUILDING AREAS:	18,490 S.F. (TOTAL)
BASIC ALLOWABLE:	(MIXED OCCUPANCY RATIO)
A-3 RESTAURANT	- 9,100 S.F. BASIC ALLOWABLE FOUR SIDES SEPARATION - 37'-6" (MIN.) THEREFORE 37'-6"-20'=17'-6"x5%=87.5% ALLOWABLE AREA INCREASE ALLOWABLE AREA = 17,062 S.F.
M - RETAIL	- 12,000 S.F. BASIC ALLOWABLE FOUR SIDES SEPARATION = 37'-6" (MIN.) THEREFORE 37'-6"-20'=17'-6"x5%=87.5% ALLOWABLE AREA INCREASE ALLOWABLE AREA = 22,500 S.F.
A-3 RESTAURANT	ACTUAL AREA - 6,400 S.F. OCCUPANCY RATIO VALUE = 6,400-17,062=.375
M - RETAIL	ACTUAL AREA = 12,090 S.F. OCCUPANCY RATIO VALUE = 12,090-22,500=.537
	THEREFORE .375 + .537 = .912 WHICH IS LESS THAN 1. AREA PROPOSED IS OK.

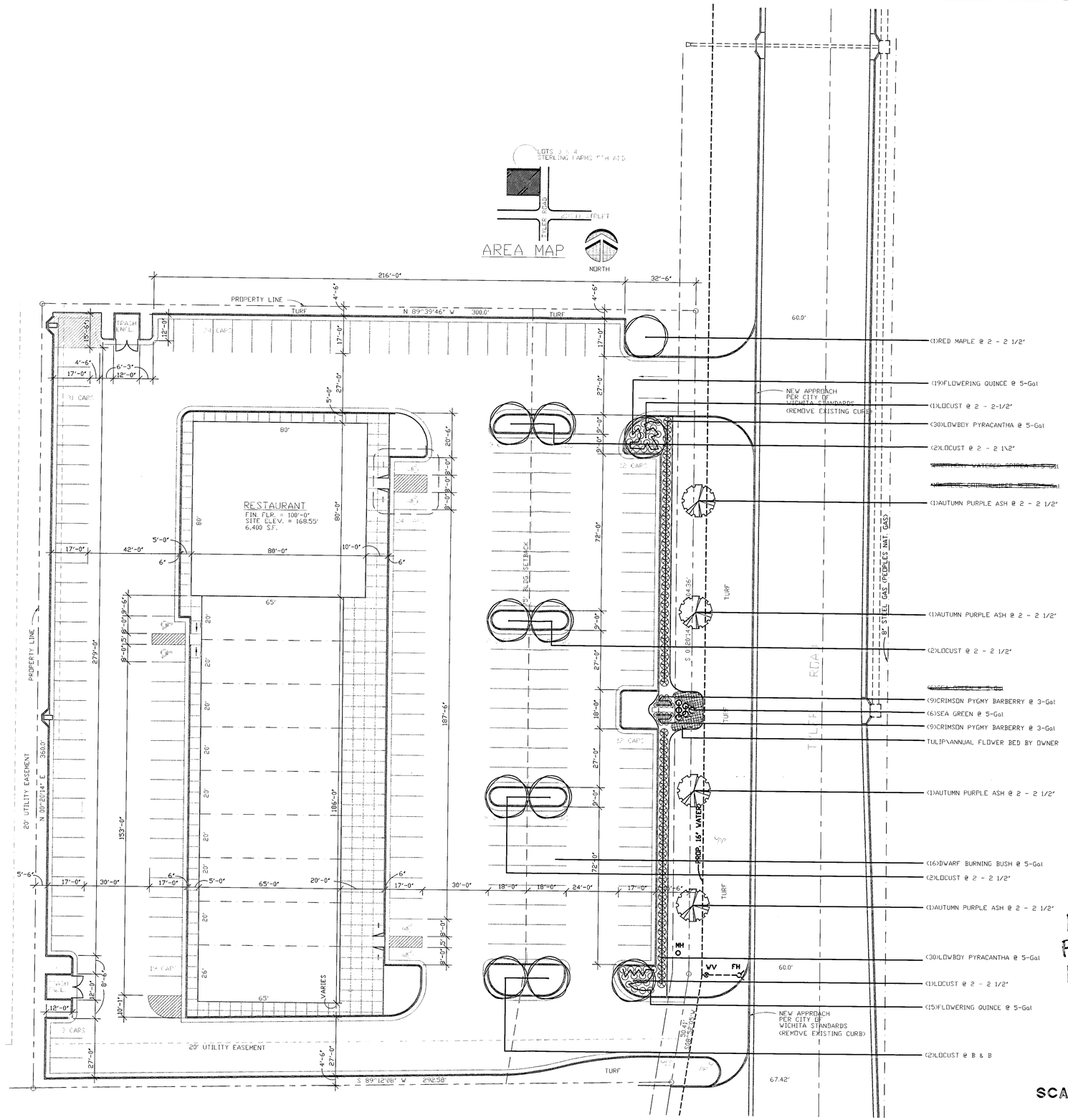
PLANTING SCHEDULE

QTY.	COMMON NAME	SIZE	ROOT	REMARKS
	SHADE TREES			
1	RED MAPLE	2" cal.	B & B	
10	LOCUST	2" cal.	B & B	
4	AUTUMN PURPLE ASH	2" cal.	B & B	
	SHRUBS			
60	LOWBOY PYRACANTHA	18"ht.	5 gal.	
~~34~~	TEXAS SCARLET QUINCE	18"ht.	5 gal.	
6	SEA GREEN JUNIPER	18"ht.	5 gal.	
18	DWARF RED BARBERRY	12"ht.	3 gal.	
	TURF GRASS			
	KS. FESCUE BLEND			

REQUIRED STREET YARD LANDSCAPE AREA: ~~5400~~ SQ. FT.
STREET YARD LANDSCAPE AREA PROVIDED 5714.00 SQ. FT.

IRRIGATION

AUTOMATIC IRRIGATION WITH RAIN SENSOR



DP-177
PARCEL 2 (PORTION)
LANDSCAPE PLAN
APPROVED 11/13/96 BY KO

SCALE: 1" = 20'-0"

TREE TOP
NURSERY & LANDSCAPING INC.
5910 E. 37th NORTH
WICHITA, KS 67220

A LANDSCAPE PLAN FOR:
STERLING PLACE
TYLER ROAD & 21ST ST.

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

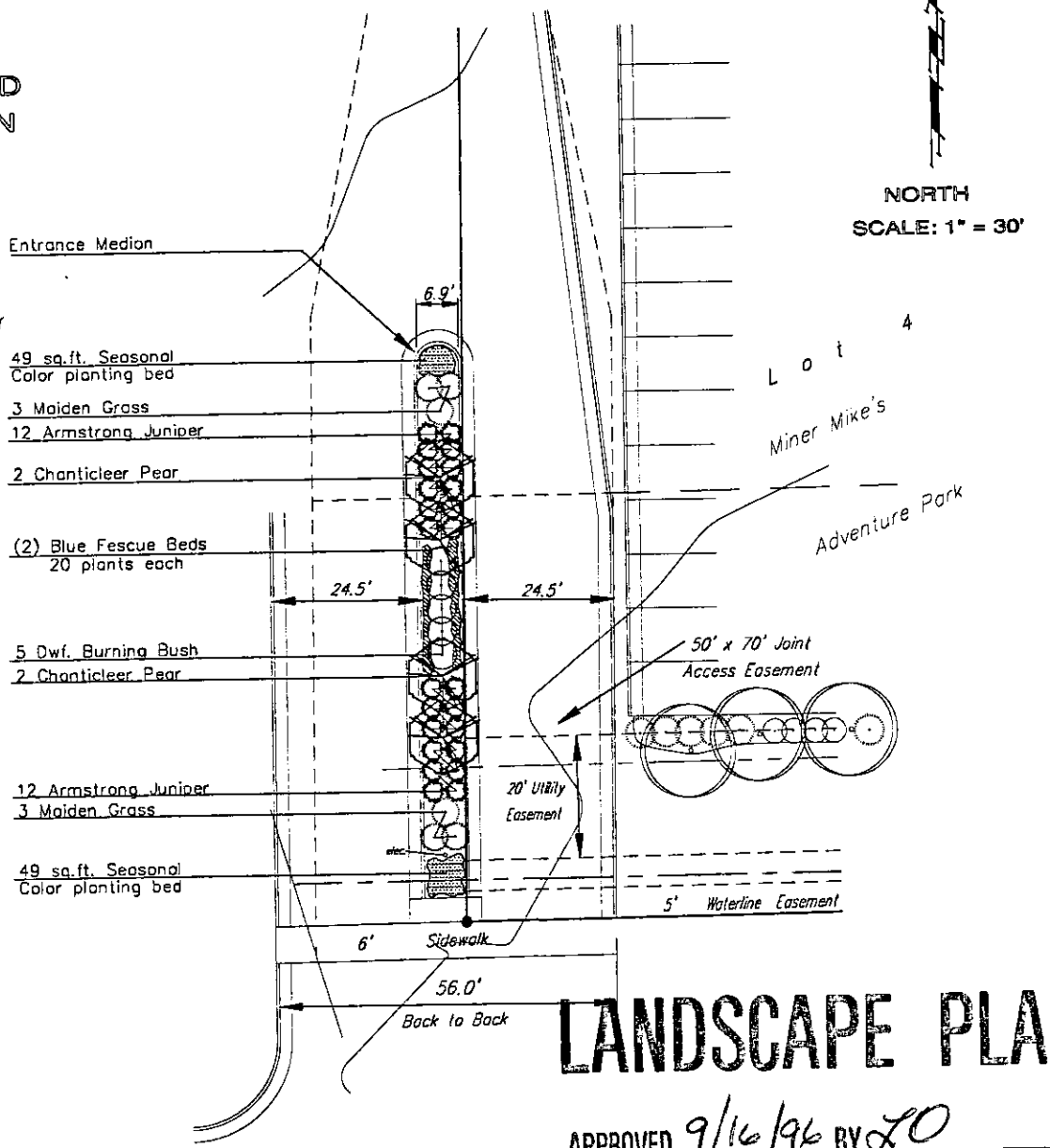
BAUGHMAN COMPANY P. A.

ENGINEERING, SURVEYING, & PLANNING

316-262-7271 * 315 ELLIS * WICHITA, KANSAS 67211

MINER MIKE'S ENTRANCE ISLAND LANDSCAPE PLAN ADDENDUM

Sept. 12, 1996



LANDSCAPE PLAN

APPROVED 9/16/96 BY LO

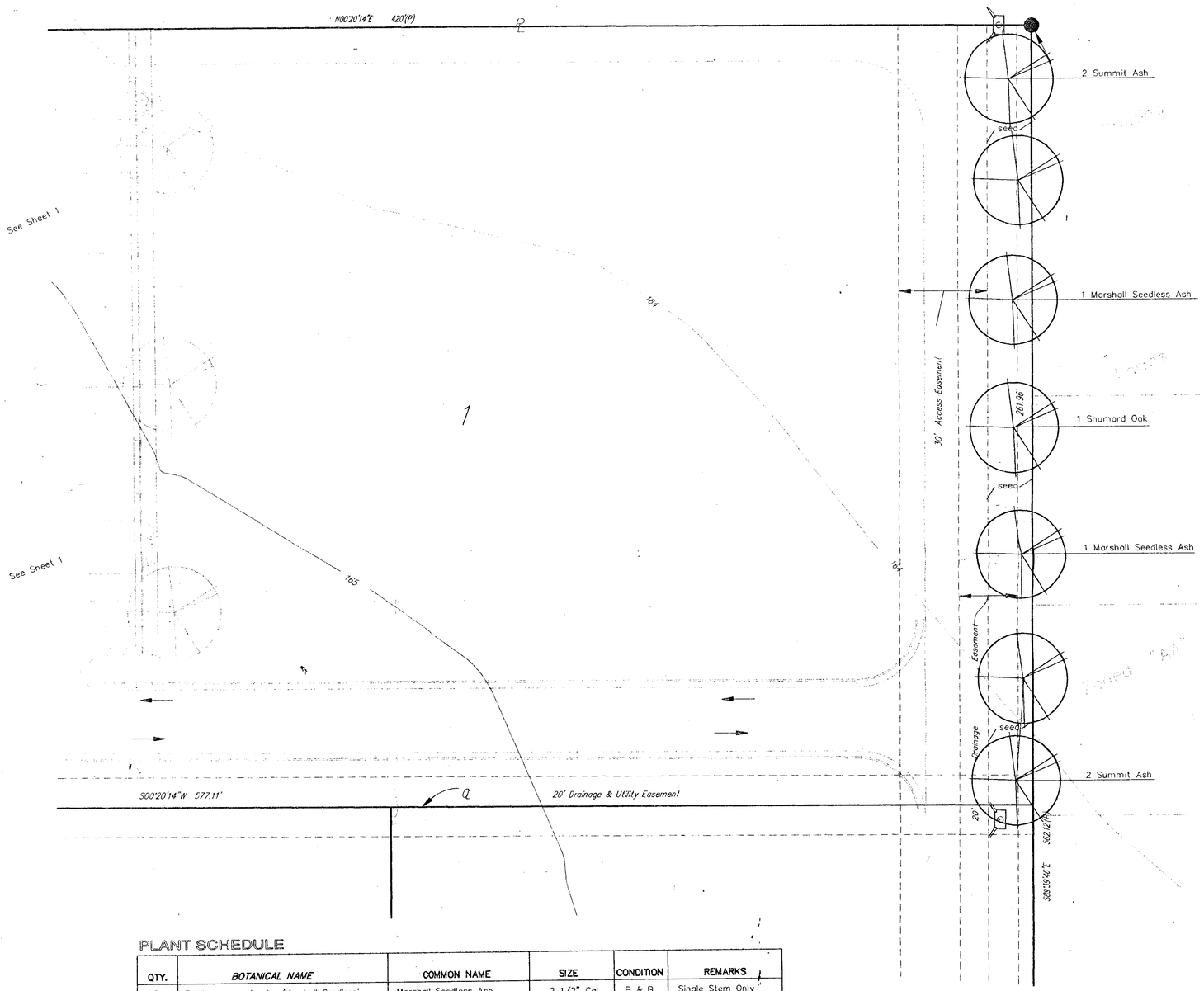
NOTE:

Entrance Island Landscape shall be installed with Miner Mikes Overall Site Landscape Plan per City of Wichita Requirements.

Sheet 3 of 3

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
4	*Pyrus calleryana 'Chanticleer'*	Chanticleer Pear	1 1/2" Cal.	B & B	Single Stem Only
5	*Euonymus altus 'Compacta'*	Compact Burning Bush	2 Gal.	Cont.	
40	*Festuca cenerea 'Elijah's Blue'*	Blue Fescue 'Elijah's Blue'	1 Gal.	Cont.	
24	*Juniperus chinensis 'Armstrongii'*	Armstrong Juniper	2 Gal.	Cont.	
6	*Maisconthus sinensis Gracillimus*	Maiden Grass	2 Gal.	Cont.	
2	*Seasonal Color*	Seasonal Color Possible items: Coreopsis Daylily Lilies Phlox	1 Gal.	Cont.	49 sq.ft. area in island



PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
2	*Fraxinus pennsylvanica 'Marshall Seedless'*	Marshall Seedless Ash	2 1/2" Cal.	B & B	Single Stem Only
5	*Fraxinus Pennsylvanica 'Patmore'*	Patmore Green Ash	2 1/2" Cal.	B & B	Single Stem Only
4	*Fraxinus Pennsylvanica 'Summit'*	Summit Green Ash	2 1/2" Cal.	B & B	Single Stem Only
5	*Quercus shumardii*	Shumard Oak	2 1/2" Cal.	B & B	Single Stem Only
2	*Tilia cordata 'Greenspire'*	Greenspire Linden	2 1/2" Cal.	B & B	Single Stem Only
1	*Pinus edulis*	Pinyon Pine	6' Ht.	B & B	Single Stem Only
5	*Pinus strobiformus*	Southwestern White Pine	6' Ht.	B & B	Single Stem Only
4	*Cercis rensiformis 'Oklahoma'*	Oklahoma Redbud	1 1/2" Cal.	B & B	Single Stem Only
7	*Malus species 'Snowdrift'*	Snowdrift Crabapple	1 1/2" Cal.	B & B	Single Stem Only
3	*Malus species 'Red Splendor'*	Red Splendor Crabapple	1 1/2" Cal.	B & B	Single Stem Only
18	*Buddleia davidii var. nanhoenisis 'Petite Plum'*	Compact Butterfly Bush	2 Gal.	Cont.	
12	*Euonymus altus 'Compacta'*	Compact Burning Bush	2 Gal.	Cont.	
135	*Festuca cenerea 'Elijah's Blue'*	Blue Fescue 'Elijah's Blue'	1 Gal.	Cont.	
12	*Juniperus chinensis 'Mint Julep'*	Mint Julep Juniper	2 Gal.	Cont.	
40	*Juniperus horizontalis 'Wiltonii'*	Blue Rug Juniper	2 Gal.	Cont.	
11	*Lonicera xylosteum 'Compacta'*	Emerald Mound Honeysuckle	2 Gal.	Cont.	
15	*Potentilla fruticosa 'Jackmanii'*	Jackman Potentilla	2 Gal.	Cont.	
41	*Spiraea japonica 'Little Princess'*	Little Princess Spirea	2 Gal.	Cont.	
4	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	2 Gal.	Cont	

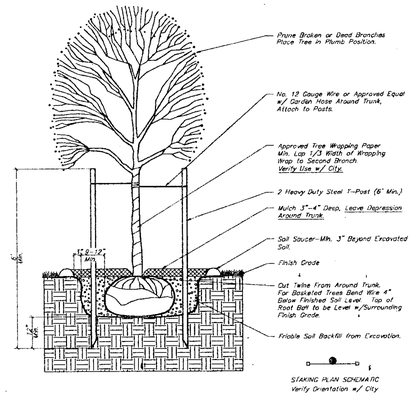
LANDSCAPE ORDINANCE CALCULATIONS:

Landscape Required: 262 ft.
\+ 40
6.55 Buffer Trees

Trees Required: 7 Shade Trees
Trees Shown: 7 Shade Trees

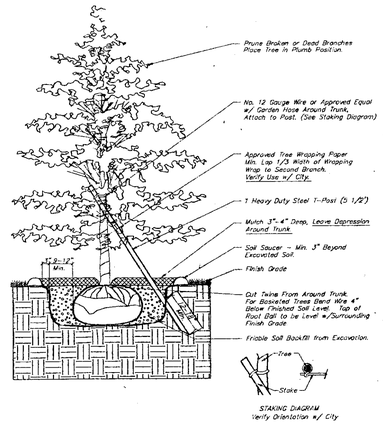
LANDSCAPE PLAN

NORTH SCALE: 1" = 20'



TREE PLANTING & STAKING DETAIL

Deciduous Trees Larger than 2" Cal.
Evergreen Trees Larger than 6' Height
No Scale



TREE PLANTING & STAKING DETAIL

Deciduous Trees 3" Cal. and Smaller
Evergreen Trees 6' Height and Smaller
No Scale

PLANTING NOTES:

1. All work shall be done in accordance with these Landscape Specifications and Local Industry Standards.
2. Trees with broken leaders will not be accepted.
3. 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 subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
4. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
5. Contractor to install Dewitt Weed Barrier Fabric or approved equal in all planting beds prior to mulching.
6. Mulch 4" deep around trees and 2" deep in all shrub planting beds with shredded cypress mulch.
7. Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be Cobra Commercial Heavy Duty Grade from Old Dutch Materials Co. or approved equal.
8. 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 Treflan (5%) (or equal) shall be applied per label directions.
9. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
10. All areas which are called out as "Seed" are to be seeded and fertilized as follows:

    SEED--
    Kansas Premium fescue Blend-6-8#/1000 sq.ft. (equal parts of Olympic II, Bonanza, Apache, and Monarch fescue varieties.

    FERTILIZER--
    16-20-6 ratio-4#/1000 sq.ft. or approved equals.

    MULCH--
    2 tons of Prairie Hay per Acre-"patted" with forks or punched into soil to reduce loss due to wind
11. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling KS One-call system at 687-2470. Contractor shall be responsible for any damage done to existing utilities.
12. The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
13. Landscape Contractor shall submit bid with unit prices for all plants; which include mulch, installation, guarantee, and etc.
14. Landscape Contractor shall submit an alternate bid for an automatic irrigation system with rain switch or moisture sensing device per City of Wichita code.

LANDSCAPE PLAN

APPROVED 9/16/96 BY ZO

Sheet 2 of 3 DATE: 10-2-95

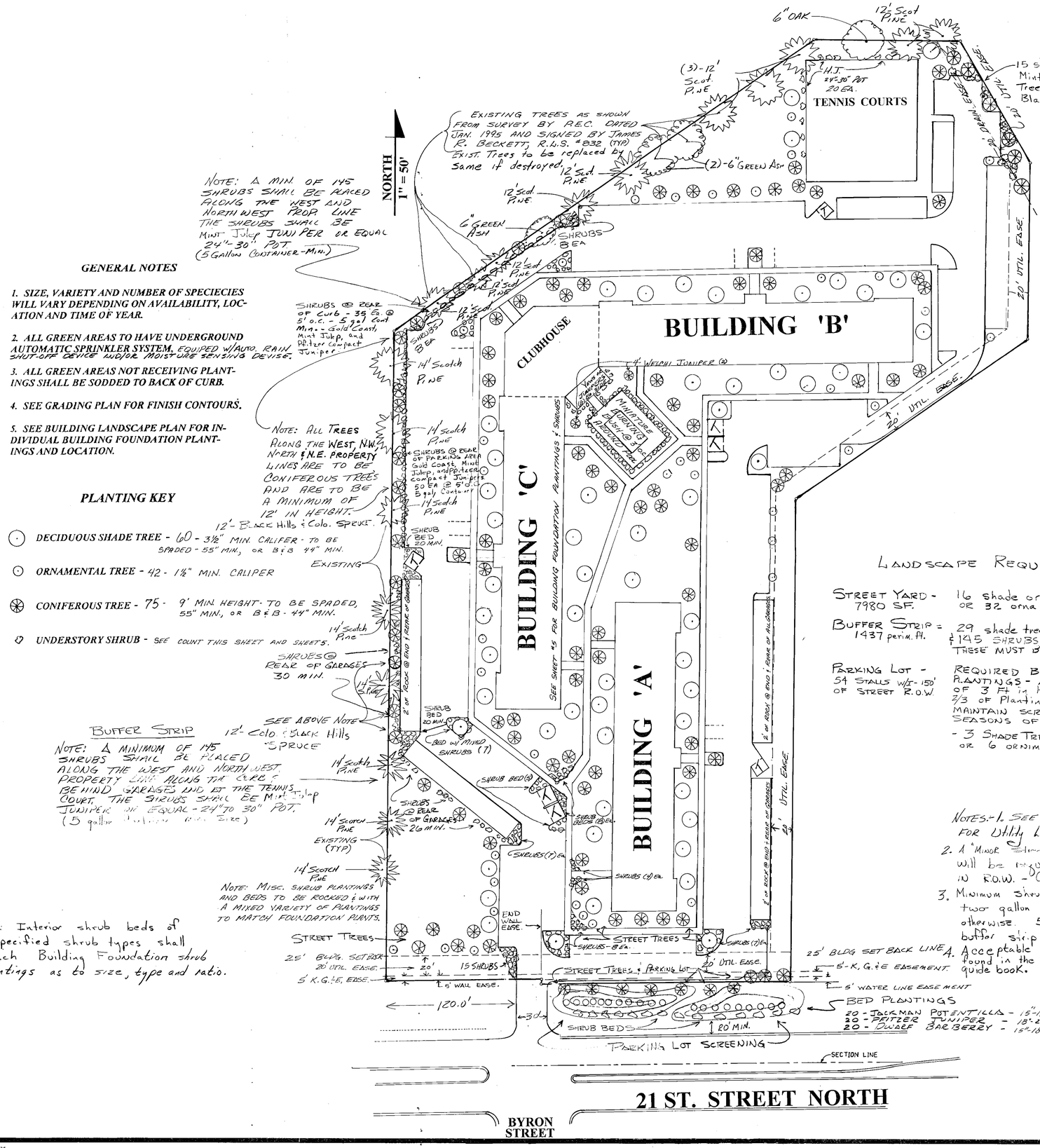
BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

REVISIONS	BY

SCOTT & ASSOCIATES
MEMBER AMERICAN INSTITUTE OF ARCHITECTS
2934 East Pythian Springfield, Missouri 65802 Tel:417-865-2500 Fax:417-865-5433

MINER MIKE'S ADVENTURE ZONE
WICHITA, KANSAS
LANDSCAPE PLAN

Date
Scale 1" = 20'
Drawn JL
Job #
Sheet
Of Sheets



GENERAL NOTES

1. SIZE, VARIETY AND NUMBER OF SPECIECIES WILL VARY DEPENDING ON AVAILABILITY, LOCATION AND TIME OF YEAR.
2. ALL GREEN AREAS TO HAVE UNDERGROUND AUTOMATIC SPRINKLER SYSTEM, EQUIPED W/AUTO. RAIN SHUT-OFF DEVICE AND/OR MOISTURE SENSING DEVISE.
3. ALL GREEN AREAS NOT RECEIVING PLANTINGS SHALL BE SODDED TO BACK OF CURB.
4. SEE GRADING PLAN FOR FINISH CONTOURS.
5. SEE BUILDING LANDSCAPE PLAN FOR INDIVIDUAL BUILDING FOUNDATION PLANTINGS AND LOCATION.

PLANTING KEY

- DECIDUOUS SHADE TREE - 60 - 3½" MIN. CALIFER - TO BE SPADED - 55" MIN, OR B&B 44" MIN.
- ORNAMENTAL TREE - 42 - 1½" MIN. CALIPER
- CONIFEROUS TREE - 75 - 9' MIN HEIGHT - TO BE SPADED, 55" MIN, OR B&B - 44" MIN.
- UNDERSTORY SHRUB - SEE COUNT THIS SHEET AND SHEETS.

LANDSCAPE REQUIREMENTS

STREET YARD - 7980 SF.	16 shade or coniferous Tr. OR 32 ornamental Trees.
BUFFER STRIP - 1937 perim. ft.	29 shade trees or Conif Tr. & 145 SHRUBS - ⅓ OF THESE MUST BE EVERGREEN.
PARKING LOT - 54 STALLS w/- 150' OF STREET R.O.W.	REQUIRED BERMING OR PLANTINGS - A MINIMUM OF 3 Ft in Height. 2/3 OF Plantings MUST MAINTAIN SCREENING ALL SEASONS OF YEAR. - 3 SHADE TREES OR CONIF - OR 6 ORNIMENTAL TREES.

Recommended Plant Material List

SHADE OR STREET TREES

1.	Acer platanoides "Var."	Norway Maple
2.	Fraxinum pennsylvanica "Var."	Green Ash
3.	Gleditsia triacanthos "Var."	Honey Locust
4.	Platanus acerifolia	London Plane Tree
5.	Quercus palustris	North Pin Oak
6.	Quercus borealis	North Red Oak
7.	Quercus macrocarpa	Bur Oak
8.	Quercus alba	White Oak
9.	Tilia cordata "Var."	Littleleaf Linden
10.	Tilia americana	American Linden

ORNAMENTAL TREES

1.	Acer ginnala	Amur Maple
2.	Amelanchier laevis	Shadblow Serviceberry
3.	Betula nigra "Var."	River Birch
4.	Crataegus spp.	Hawthorn
5.	Malus spp.	Crabapple
6.	Prunus spp.	Cherry
7	Pynus calleryana "Var."	Callery Pear
8.	Syringa reticulala	Japanese Lilac Tree

DECIDUOUS SHRUBS

1.	Berberis thunbergi "Var."	Japanese Barberry
2.	Coloneaster spp.	Coloneaster
3.	Euonymus alatus "Compacta"	Compact Winged Euonymus
4.	Forsythia x intermedia	Forsythia
5.	Ligustrum spp.	Privet
6.	Lonicera tatarica	Tartarian Honeysuckle
7.	Potentilla fruticosa	Bush Cinquefoil
8.	Prunus besseyi	Sand Cherry
9.	Ribes alpinum	Alpine Currant
10.	Rosa spp.	Rose
11.	Rhus sp.	Sumac
12.	Spiraea bumalda "Anthony Waterer"	Anthony Waterer Spirea
13.	Spiraea japonica "Var."	Japanese Spirea
14.	Syringa spp.	Lilac
15.	Viburnum opulus "Compactum"	Compact Euro. Cranberry Bush
16.	Viburnum trilobum "Compactum"	Compact American Cranberry Bush
17.	Weigela florida Var."	Weigela
18.	Azalea spp.	Azalea

EVERGREEN TREES

1.	Abies concolor	White Fir
2.		
3.	Picea abies	Norway Spruce
4	Picea glauca	White Spruce
5.	Picea glauca densata	Black Hills Spruce
6.	Picea pungens	Colorado Spruce
7.	Pinus strobus	White Pine
8.	Pinus sylvestris	Scotch Pine
9.	~~Tsuga canadensis~~	~~Canadian Hemlock~~

EVERGREEN SHRUBS

1.	Juniperus spp.	Juniper
2.	Picea abies "nidiformis	Birds Nest Spruce
3.	Picea glauca conica	Alberta Spruce
4.	Pinus mugo mughus	Dwarf Mugo Pine
5.	Taxus cuspidata "Var."	Japanese Yew
6.	Taxus media "Var."	Anglo-Japanese Yew
7.	Thuja occidentalis	Arborvitae

NOTES - 1. See Utility Plans for Utility locations. - As indicated by City of Wichita
2. A "Minor Street Privilege" Permit will be required to install irrigation in R.O.W. - Contact Gerri Lynde - 268-4918
3. Minimum shrub size shall be a two gallon container, unless noted otherwise. 5 gallon minimum on buffer strip shrubs

A. Acceptable planting materials may be found in the Wichita Landscape Ordinance guide book.

DP-177 PARCEL 1

APPROVED 12/18/95 BY KD

See adjustment memo 9/12/18/95 attached.

LANDSCAPE PLAN

I HEREBY DECLARE THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF KANSAS.

DOUGLAS M. DAHMS, P. E. # 13828

REVISIONS	BY
Oct 25, 95	DMD
Nov. 30, 95	DMD

Lot 1, Block 6, Sterling Farms

DRAWN

CHECKED

DATE Aug - 1995

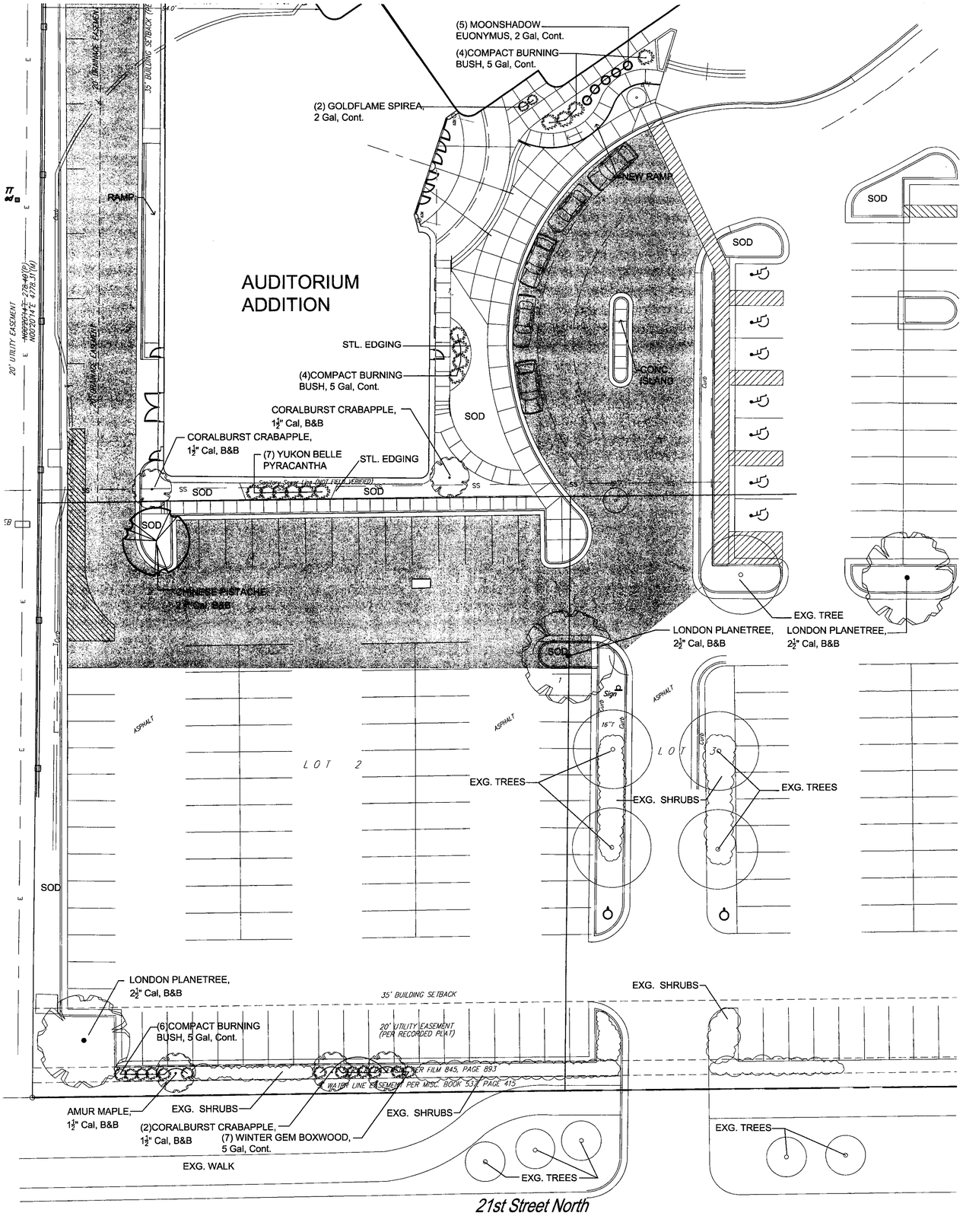
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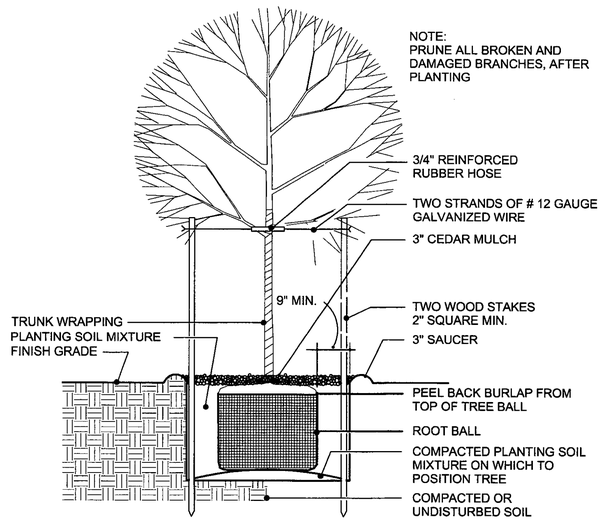
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SHEET 4 OF 5 SHEETS

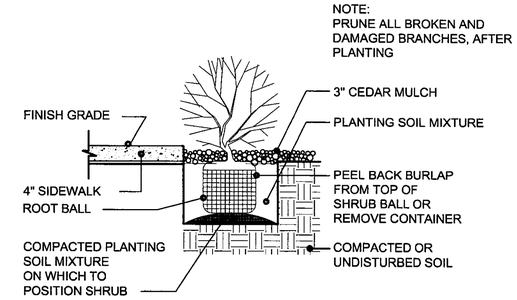
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WICHITA. MAPD COPY





1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL AT SIDEWALK/BED AREAS
NOT TO SCALE

GENERAL LANDSCAPE SPECIFICATIONS

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

LANDSCAPE PLAN
1"=20'
0 20'

DP-177 PARCEL 2A
LANDSCAPE PLAN
APPROVED 12-28-10 BY DG
ADDENDUM TO PLAN APPROVED 10-28-98
MAPD Copy 1 of 2

RANDALL L. JOHNSON LICENSED 635 12-8-10 KANSAS LANDSCAPE ARCHITECT

SPANGENBERG PHILLIPS TICE ARCHITECTURE
121 N Mead Ste 201 Wichita KS 67202
T 316.267.4002 F 316.267.1509
www.sptarchitecture.com

WARREN WEST AUDITORIUM ADDITION - 75% CDs
21ST & TYLER, WICHITA, KS

CITY PERMIT DEC 8, 2010
CITY REVIEW DEC 5, 2010

LANDSCAPE PLAN

AS4