Wichita-Sedgwick County Metropolitan Area Planning Department

MEMORANDUM

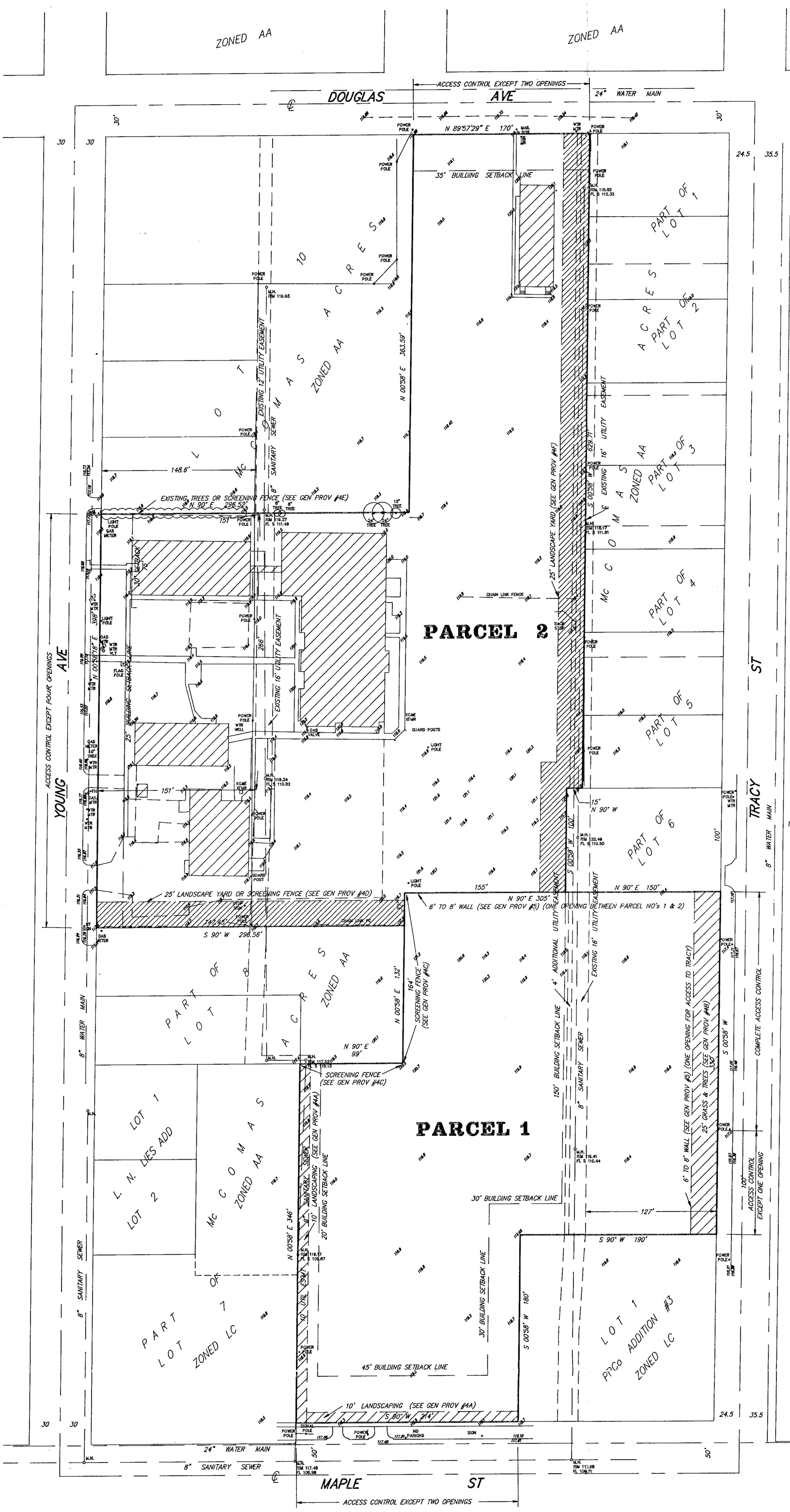
To: Starkey Development Center Commercial Community Unit Plan (DP-198) File

Fm: David L. Yearout, AICP

Date: March 3, 2020

Re: PUD2019-00016 – Starkey Planned Unit Development (PUD# 72)

The Starkey Development Center Commercial Community Unit Plan (DP-198) has been superseded by the adopted of the Starkey Planned Unit Development (PUD# 72), established through PUD2019-0016, as approved by the Wichita City Council.



GENERAL PROVISIONS

1. THIS DEVELOPMENT PLAN CONTAINS 396,110.1 S.F. OR 9.09 ACRES

2. ACCESS

MAPLE STREET	2 OPENINGS
TRACY STREET	1 OPENING
DOUGLAS AVE.	2 OPENINGS
YOUNG AVE.	4 OPENINGS

3. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN.

4. SCREENING AND LANDSCAPING

A. A PLANTING STRIP, ALONG THE WEST LINE AND ALONG THE SOUTH LINE ADJACENT TO MAPLE STREET, OF PARCEL NO. 1 AS INDICATED ON THE PLAN, SHALL BE PROVIDED AND MAINTAINED OF TREES AND SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, THAT IT MINIMIZES ANY NUISANCE OF THE COMMERCIAL AREA TO THE ADJACENT RESIDENTIAL AND COMMERCIAL AREAS. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING STRIP, INDICATING THE LOCATION, TYPE, AND SPECIFICATIONS OF PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

B. A PLANTING STRIP, ALONG THE EAST LINE OF PARCEL NO. 1 AS INDICATED ON THE PLAN, SHALL BE PROVIDED AND MAINTAINED OF TREES AND GRASS NOT LESS THAN TWENTY FIVE (25) FEET IN WIDTH , AND SHALL BE MAINTAINED IN SUCH A MANNER, THAT IT MINIMIZES ANY NUISANCE OF THE COMMERCIAL AREA TO THE ADJACENT RESIDENTIAL AND COMMERCIAL AREAS. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, INDICATING THE LOCATION, TYPE, AND SPECIFICATIONS OF TREES, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIPS SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTINGS ARE NOT PROPERLY MAINTAINED.

A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLANS SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

C. A SCREENING FENCE SHALL BE PROVIDED AT THE NORTHWEST CORNER OF PARCEL NO. 1, ADJACENT TO THE RESIDENTIAL AREA.

D. A 25 FOOT LANDSCAPE YARD OR SCREENING FENCE SHALL BE PROVIDED ADJACENT TO THE WEST 296.56 FEET OF THE SOUTH LINE OF PARCEL NO. 2

E. A SCREENING FENCE OR EXISTING TREES SHALL BE PROVIDED ADJACENT TO THE WEST 296.52 FEET OF THE NORTH LINE OF PARCEL NO. 2

F. A 25 FOOT LANDSCAPE YARD SHALL BE PROVIDED ADJACENT TO THE RESIDENTIAL PROPERTY ON THE EAST. SAID LANDSCAPE YARD SHALL BE REQUIRED AT THE TIME A NEW BUILDING PERMIT IS REQUESTED, AND ONLY THAT PORTION OF THE LANDSCAPE YARD ADJACENT TO THE AREA THE NEW BUILDING IS DEVELOPING, SHALL BE REQUIRED.

G. STORAGE AREAS, SERVICE AREAS, TRASH RECEPTACLES, AND HEATING, VENTILATION AND AIR CONDITIONING EQUIPMENT SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

5. A SOLID OR SEMI-SOLID FENCE OR WALL AT LEAST SIX (6) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OF OTHER SIMILAR MATERIALS, SHALL BE CONSTRUCTED ALONG THE NORTH LINE OF PARCEL NO. 1 AND PARALLEL WITH AND TWENTY FIVE (25) FEET WEST OF THE EAST LINE OF PARCEL NO. 1.

6. SIGNS SHALL BE AS PERMITTED BY CHAPTER 24.04 OF THE CODE OF THE CITY OF WICHITA, EXCEPT THAT NO OFF-SITE OR PORTABLE SIGNS SHALL BE PERMITTED. NO FLASHING, ROTATING OR MOVING SIGNS, SIGNS WITH MOVING LIGHTS OR LIGHTS THAT CREATE THE ILLUSION OF MOVEMENT ARE PERMITTED, EXCEPT FOR DATE, TIME, TEMPERATURE, OR OTHER PUBLIC SERVICE MESSAGES.

7. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN THE SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. THE FIRE CHIEF OR HIS REPRESENTATIVE SHALL REVIEW AND APPROVE THE LOCATION AND DESIGN OF ALL FIRE LANES PRIOR TO FINAL APPROVAL OF THE PARKING PLAN.

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

8. A SITE CIRCULATION PLAN SHALL BE SUBMITTED TO THE MAPD DIRECTOR FOR APPROVAL PRIOR TO REQUESTING A BUILDING PERMIT.

9. A DRAINAGE PLAN AND GUARANTEES FOR DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.

10. ALL LIGHTS SHALL BE DIRECTED SO AS NOT TO SHINE DIRECTLY TOWARD ADJOINING RESIDENTIALLY-ZONED PROPERTY.

11. THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN OR ANY AMENDMENT THERETO DOES NOT CONSTITUTE A TERMINATION OF THE PLAN, BUT THE PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNER, THEIR SUCCESSORS AND ASSIGNS.

PARCEL 1

1.	NET AREA	155,581.2 S.F. or 3.57 ACRES
2.	MAXIMUM BUILDING COVERAGE 30%	46,675 S.F.
3.	MAXIMUM GROSS FLOOR AREA	62,232 S.F.
4.	FLOOR AREA RATIO	40 PER CENT
5.	MAXIMUM NUMBER OF BUILDINGS	2
6.	SETBACKS	MAPLE STREET 45 FEET TRACY STREET 150 FEET
7.	PARKING RATIOS PER ZONING ORDINANCES	
8.	ACCESS POINTS	2 TO MAPLE 1 TO TRACY

9. PROPOSED GENERAL USES -

MANUFACTURING AND PRODUCTION ASSOCIATED WITH THE STARKEY DEVELOPMENT CENTER. THE MANUFACTURING WILL BE DONE IN THE NORTH END OF THE PROPOSED BUILDING. THE WORK WILL BE VOCATIONAL TRAINING UNDER STATE OF KANSAS LICENSING FOR WORK ACTIVITY/WORK ADJUSTMENTS. THE TRAINING WILL BE FOR LIGHT ASSEMBLY, COLLATING AND PACKAGING, SOME SMALL MACHINE OPERATION FOR NUMEROUS WORK CONTRACTS. THE WORK AND TRAINING WILL BE DONE BY STARKEY STUDENTS AND STAFF. THERE WILL BE BUSSES/VANS AND NO MORE THAT 6 TRACTOR TRAILERS ON SITE AT ANY ONE TIME. ANY MATERIALS THAT MIGHT BE STORED OUTSIDE WILL BE INSIDE OF A SPECIAL SCREENING WALL AREA, SO AS NOT TO BE OBTRUSIVE TO THE NEIGHBORHOOD. OFFICE, DISPLAY AND SALES OF PRODUCTS MANUFACTURED, SHALL BE ALONG MAPLE STREET FRONTAGE.

PARCEL 2

1.	NET AREA	240,528.9 S.F.OR 5.52 ACRES
2.	MAXIMUM BUILDING COVERAGE 30%	72,158 S.F.
3.	MAXIMUM GROSS FLOOR AREA	96,211 S.F.
4.	FLOOR AREA RATIO	40 PER CENT
5.	EXISTING BUILDING COVERAGE	36,650 S.F.
6.	MAXIMUM NUMBER OF BUILDINGS	9
7.	SETBACKS	DOUGLAS AVE. 35 FEET YOUNG STREET 25 FEET
8.	PARKING RATIOS PER ZONING ORDINANCES	
9.	ACCESS POINTS	4 TO YOUNG 2 TO DOUGLAS

10. PROPOSED GENERAL USES

STARKEY DEVELOPMENT CENTER SCHOOL AND RELATED ACTIVITIES. THE SCHOOL WILL BE TRAINING OF ADULT LIFE SKILLS, BEING TRAINING OF INDIVIDUALS TO FUNCTION IN SOCIETY.

200'/A Sec 11-25-91
Sht Record 6 FEB 92
DP-198
STARKEY DEVELOPMENT CENTER C.U.P.

STARKEY DEVELOPMENT CENTER C.U.P.

DP 198

APPROVED CUP
MAPC APP'D. 6-20-91
BCC APP'D 7-16-91 JC
M.A.R.D. Copy 1 of 2

STARKEY DEVELOPMENTAL CENTER, INC.
William E. Brotton, Executive Director
144 S. Young
Wichita, KS 67209
Ph (316) 942-4221

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

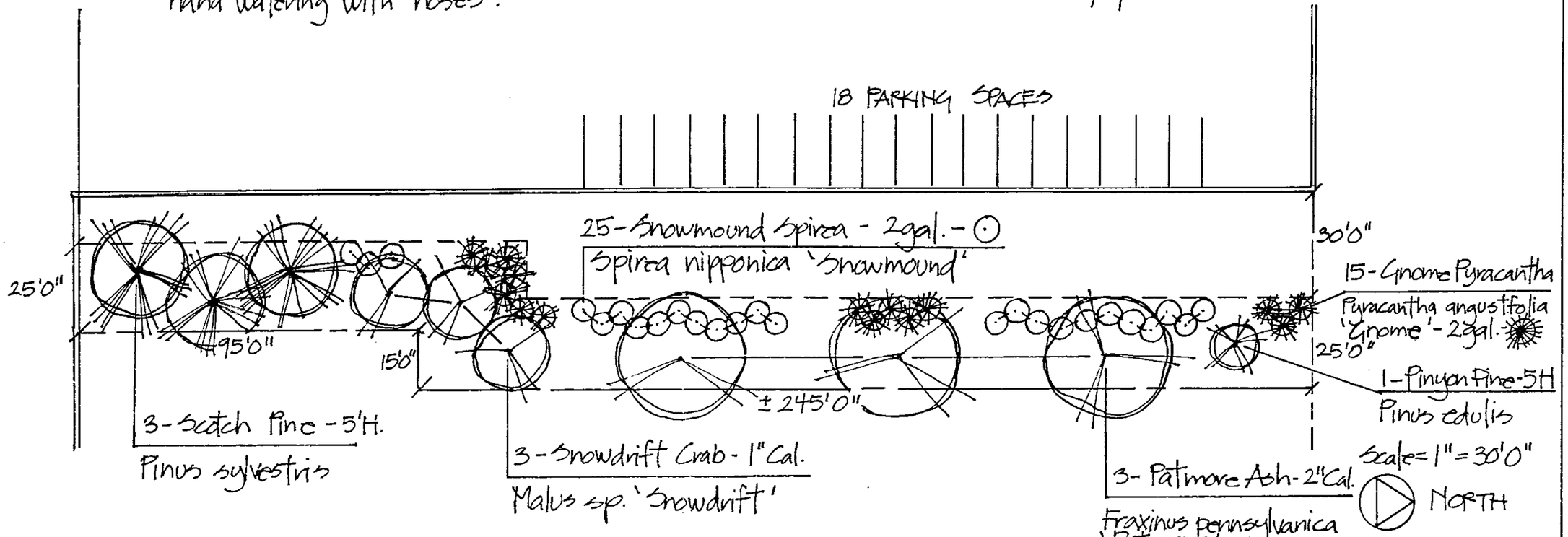
Rev. 24 June 1991
5 JUNE 1991

DP-198 PARCEL 2 (portion)
LANDSCAPE PLAN

APPROVED 5/7/96 BY ZO

Note: Installation sizes are shown after common name.

Area will be irrigated by hand watering with hoses.



BUFFER BETWEEN MULTIFAMILY & SINGLE FAMILY/TWO FAMILY RESIDENTIAL ZONING

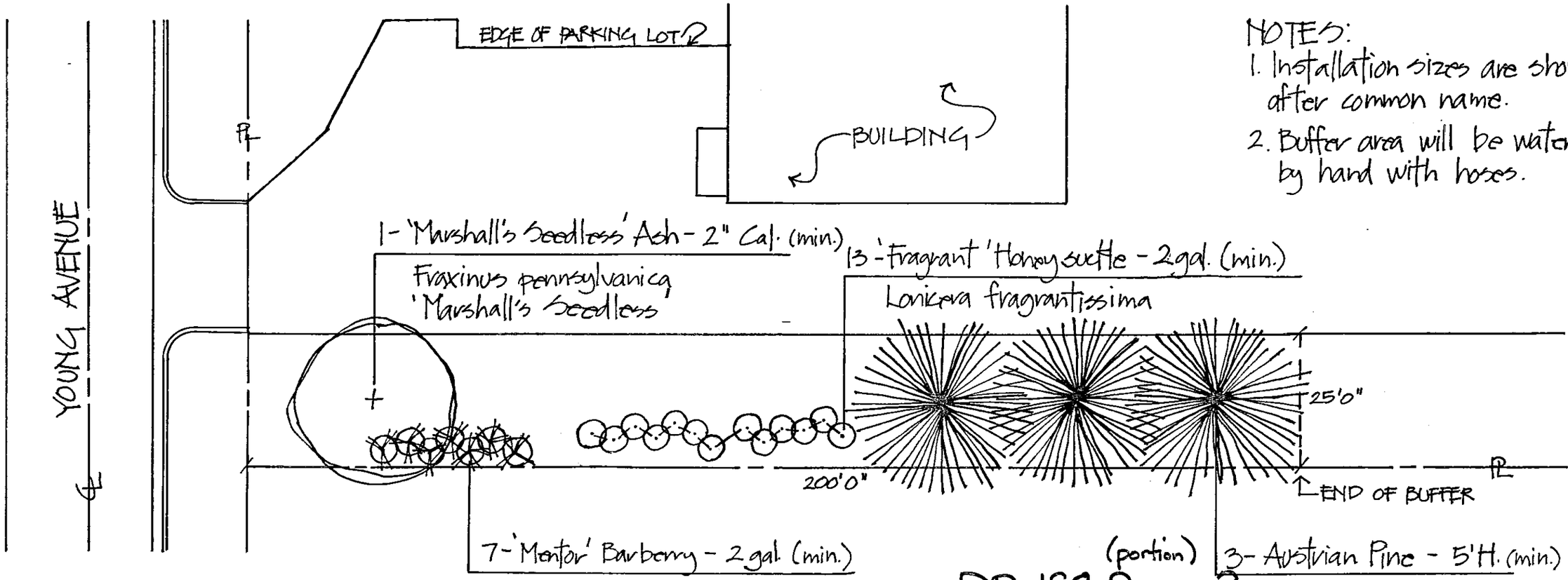
LEGAL DESCRIPTION:
The west 170.5' of Lots 1, 2, 3, 4 & 5 and Lot 6, except the east 150' of the north 100' thereof and except the south 200' thereof, and the east 98.5' of Lot 7, except the south 200' thereof, and the N 1/2 of Lot 8, and all of Lot 9, McComas Acres, Sedgwick County, Kansas, and all of Lot 1, Starkey Addition, Wichita, Kansas.
PART OF LOT 2, STARKEY DEVELOPMENT CENTER (EAST LINE OF S. 398 FEET)

LANDSCAPE ORDINANCE CALCULATIONS:
355 (length of common prop. line ÷ by 50 = 7.1 rounded up to 8 = number of shade trees required (1 shade tree & 5 shrubs per each 50' increment)
8 (number of 50' increments) x 5 (5 shrubs per 50' increments) = 40 (total number of shrubs required)
3 trees and 14 shrubs (min.) to be evergreen

LANDSCAPE PLAN FOR STARKEY DEVELOPMENT CENTER, INC.
144 S. Young

BRADY NURSERY
Susan L. Moeder L.A.
April 1996

MAPD 1 OF 1



NOTES:
1. Installation sizes are shown after common name.
2. Buffer area will be watered by hand with hoses.

DP-198 PARCEL 2
LANDSCAPE PLAN

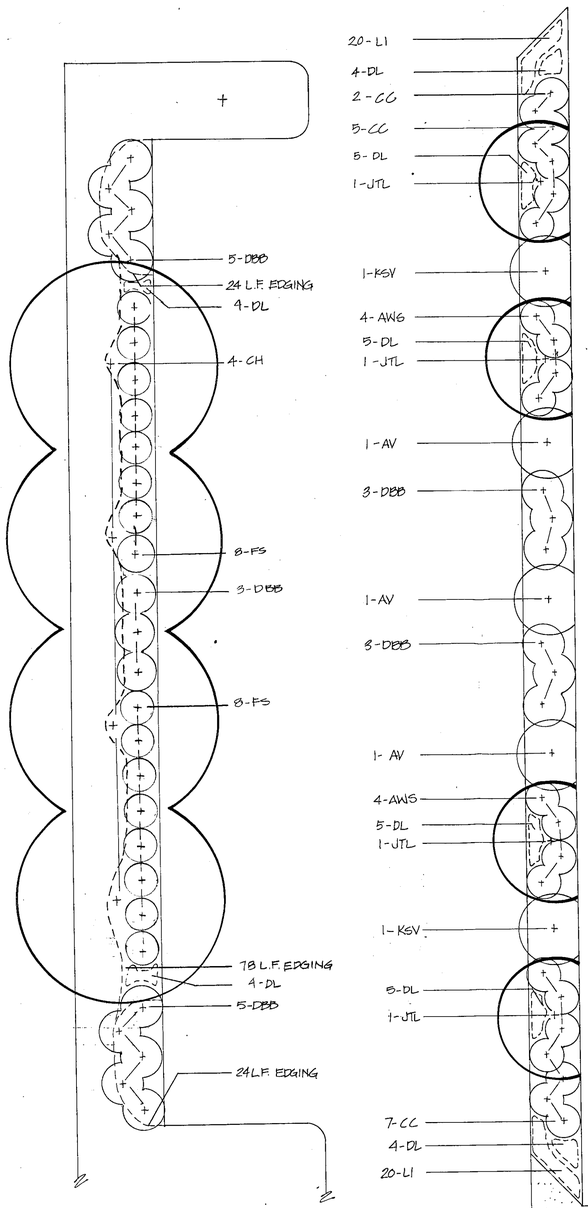
APPROVED 6/10/96 BY LO

LEGAL DESCRIPTION:
The ~~west~~ 170.5' of Lots 1, 2, 3, 4 and 5 and Lot 6, except the east 150' of the north 100' there of, and except the ~~south~~ 200' thereof, and the east 48.5' of Lot 7, except the south 200' thereof, and the N1/2 of Lot 8, and all of Lot 9, McComas Acres, Sedgwick County, Kansas, and all of Lot 1, Starkey Addition, Wichita, Kansas. PART OF LOT 2, STARKEY DEVELOPMENT CENTER (SOUTH LINE OF W. 29th)
BUFFER BETWEEN MULTIFAMILY AND SINGLE/TWO FAMILY RESIDENTIAL ZONING -

LANDSCAPE ORDINANCE CALCULATIONS:
200' (length of common property line) ÷ by 50 = 4 = number of shade trees required.
4 (number of 50' increments) x 5 (5 shrubs per 50' increment) = 20 (total number of shrubs required).
*1 shade tree and 5 shrubs per each 50' increment.
2 trees and 7 shrubs (min.) to be evergreen. (1/3 of plant materials).

LANDSCAPE PLAN FOR STARKEY DEVELOPMENT CENTER, INC. - 144 S. Young
Scale: 1" = 20'0"
North

BRADY NURSERY
Susan L. Moeder L.A.
May, 1996



BED PLANTING PLAN

SCALE: 1/8" = 1' - 0"

0' 16'

8' 24'

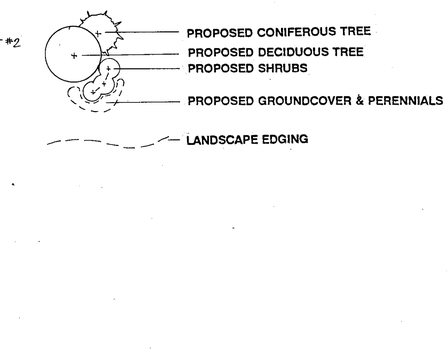
NORTH

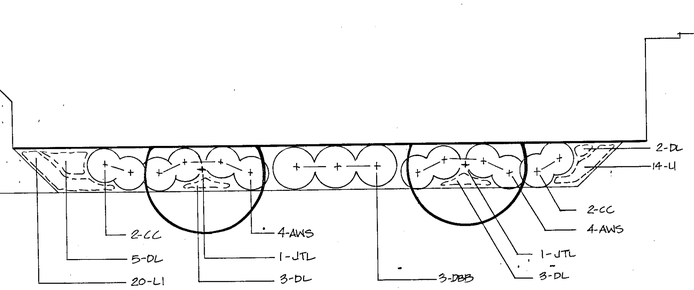
NOTES:

1. VERIFY ALL LOCATIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
2. ALL REQUISITE UTILITY LOCATIONS MUST BE IDENTIFIED AND FLAGGED BY CONTRACTOR PRIOR TO DIGGING.
3. PROPOSED TREES TO BE LOCATED ON SITE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
4. TREES AND SHRUBS ARE TO BE INSTALLED AND SUPPORTED AS ILLUSTRATED ON THE PLANTING DETAILS.
5. ALL QUANTITIES NOTED IN THE LIST OF PLANTING MATERIAL ARE TO BE CHECKED BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT.
6. THE QUANTITIES ON THE DRAWING SUPERSEDE THE TOTAL QUANTITY IN THE LIST OF PLANTING MATERIAL IN CASE OF DISCREPANCY.
7. ALL PLANT MATERIAL TO BE NURSERY GROWN AND MUST COMPLY WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF 1 YEAR FROM THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
9. ALL TREES ADJACENT TO PEDESTRIAN WALKWAYS ARE TO HAVE A MINIMUM BRANCHING HEIGHT OF 6' - 0".
10. ANY TREE OR SHRUB WHICH COMES NEAR OR UNDER ANY UTILITY WILL BE RELOCATED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT BEFORE INSTALLATION.
12. LANDSCAPE ARCHITECT TO VERIFY STAKING OF TREES, SHRUBS AND GROUNDCOVERS.
13. ALL AREAS TO BE TOPSOILED AND SPREAD TO A DEPTH OF 6 INCHES THROUGHOUT. ALL TURF AREAS TO BE SEEDED WITH BUFFALOGRASS.
14. ALL PLANTING BEDS TO BE COVERED WITH WEED BARRIER CLOTH (EXCEPT AREAS WITHIN BEDS CONTAINING ANNUALS, PERENNIAL, VINES AND GROUNDCOVER) AND MULCHED TO A DEPTH OF 3 INCHES WITH HARDWOOD CHIP OR SHREDDED CYPRESS MULCH.
15. PROVIDE 4" DEEP MULCH RING (MINIMUM DEPTH OF 3") AROUND TREE TRUNKS IN ALL LAWN AREAS TO A MINIMUM DIAMETER OF 6' - 0" MEASURED AT THE BASE OF THE TREE.
16. ALL AREAS TO BE PLANTED IN HALL'S HONEYSUCKLE ARE TO BE MOWED TO A HEIGHT OF 4" YEARLY (IN THE EARLY SPRING -NO LATER THAN MID-MARCH) FOR EASE IN CLEARING OF DEBRIS AND LEAVES AND TO ELIMINATE WOODY STEM GROWTH.
17. ALL DWARF FLOWERING QUINCE USED AS GROUNDCOVER IN PARKING ISLANDS TO BE PRUNED AFTER SPRING BLOOM IN A NATURAL MANNER. NOT TO BE TRIMMED WITH ELECTRIC TRIMMERS AND REGULARLY OR SYMMETRICALLY SHAPED.
18. WRITTEN QUANTITIES OF PLANT MATERIAL SUPERSEDE GRAPHIC REPRESENTATION ON PLAN. SEE REMARKS ON PLANT LIST AND NOTES ON PLANS.
19. ALL LANDSCAPE EDGING TO BE RYERSON'S STEEL EDGING, VALLEY VIEW PLASTIC EDGING OR ACCEPTABLE SUBSTITUTE APPROVED BY LANDSCAPE ARCHITECT.
20. ALL PLANTS & TURF TO BE IRRIGATED PER PLANS TO BE PROVIDED BY PROJECT IRRIGATION CONTRACTOR. PLANS TO BE REVIEWED & APPROVED BY LANDSCAPE ARCHITECT. MOISTURE SENSOR OR AUTOMATIC RAIN SHUTOFF DEVICE REQUIRED.

PLANT LIST:

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
		TREES				
11	RB	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	8'-10'	B&B	CLUMP, MIN. 3 TRUNKS
~~4~~	CH	CRATAEGUS CRUSGALLI VAR INERMIS	THORNLESS COCKSPUR HAWTHORN	1½"-1¾" cal.	B&B	
3	OO	MACLURA POMIFERA 'PARK' VAR. INERMIS	OSAGE ORANGE	1¼" cal.	B&B	
3	SC	MALUS SARGENTII	SARGENT'S CRABAPPLE	5 Gal.	CONT.	PLANT 6'-8" FROM WALL TO ESPALIER
5	PP	PINUS EDULIS	PINYON PINE	5'	B&B	
7	SPO	QUERCUS SHUMARDII	SHUMARD'S RED OAK	1¾": 2" cal.	B&B	
7	JTL	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE TREE LILAC	5 GAL.	CONT.	
8	LBE	ULMUS PARVIFOLIA	LACEBARK ELM	¾"-1½" cal.	B&B	
		SHRUBS				
72	DFQ	CHAENOMELES JAPONICA 'TEXAS SCARLET'	DWARF FLOWERING QUINCE	1 GAL.	CONT.	
18	CC	COTONEASTER APICULATA	CRANBERRY COTONEASTER	2 GAL.	CONT.	
8	BB	EUONYMUS ALATUS	BURNING BUSH	15" - 18"	B&B	
23	DBB	EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	2 GAL.	CONT.	
10	AH	LONICERA MAACKII	AMUR HONEYSUCKLE	2 GAL.	CONT.	
19	FS	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC	2 GAL.	CONT.	
20	AWS	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	2 GAL.	CONT.	
2	KSV	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	2 GAL	CONT.	
3	AV	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGANY'	ALLEGANY VIBURNUM	2 GAL.	CONT.	V. X RHYTIDOPHYLLOIDES 'MOHICAN' ACCEPTABLE AS SUBSTITUTE MATERIAL
		GROUND COVER & PERENNIALS				
49	DL	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY	1 GAL.	CONT.	
106	LI	LIRIOPE MUSCARI 'MAJESTIC'	LIRIOPE	3" POT	CONT.	
160	HH	LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE	1 GAL.	CONT.	SEE DETAIL 3/2 FOR PLANTING SPECS @ 2'-0" O.C. SEE SHEET #2 FOR LOCATION @ 18" O.C. PLANT CLOSE TO WALL - TRAIN TO CLIMB
37	HH	"	"	2¼" POT	CONT.	
45	BI	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL.	CONT.	
374	VM	VINCA MINOR	COMMON PERIWINKLE	2¼" POT.	CONT.	
		OTHER LANDSCAPE MATERIAL				
1,715 s.f.		MULCH @ BEDS				HARDWOOD CHIP OR CYPRESS BARK
1,968 s.f.		WEED BARRIER CLOTH				VALLEY VIEW BRAND
205 L.F.		EDGING				
166.90 s.f.		MULCH @ TREES IN TURF AREAS				
42,480 s.f.		BUFFALOGRASS TURF AREA				TO BE SEEDED





LEGEND:

- EXISITING VEGETATION
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVER & PERENNIALS
- LANDSCAPE EDGING

MARY HONEYMAN
Landscape Architect
RL #1 - Box 250
Council Grove, Kansas 66846
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INDUSTRIAL PRODUCTION FACILITY

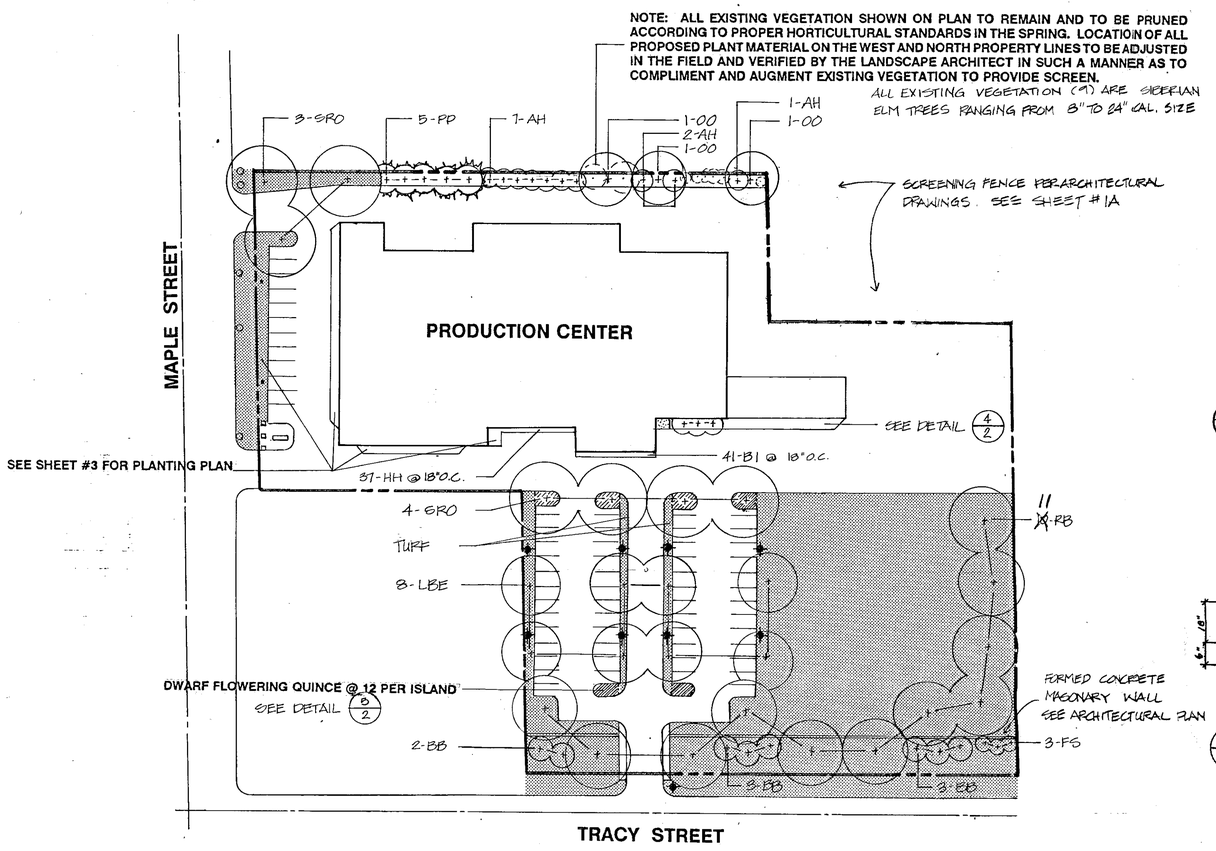
FOR STARKEY DEVELOPMENTAL CENTER
144 S. YOUNG, WICHITA, KANSAS

BED PLANTING PLAN

DATE 6-9-93
REVISED 7-15-93

SHEET 3 OF 3 SHEETS

NOTE: ALL EXISTING VEGETATION SHOWN ON PLAN TO REMAIN AND TO BE PRUNED ACCORDING TO PROPER HORTICULTURAL STANDARDS IN THE SPRING. LOCATION OF ALL PROPOSED PLANT MATERIAL ON THE WEST AND NORTH PROPERTY LINES TO BE ADJUSTED IN THE FIELD AND VERIFIED BY THE LANDSCAPE ARCHITECT IN SUCH A MANNER AS TO COMPLIMENT AND AUGMENT EXISTING VEGETATION TO PROVIDE SCREEN.



SITE PLANTING PLAN

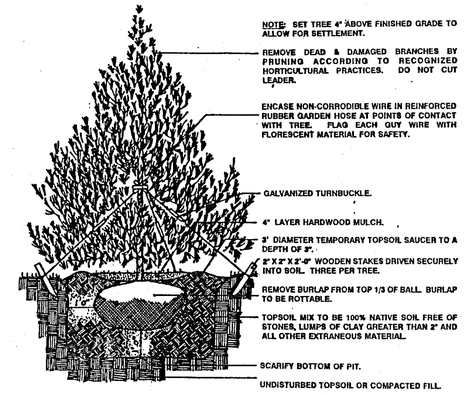
SCALE: 1" = 50' - 0 "

0' 50' 100' 150'

NORTH

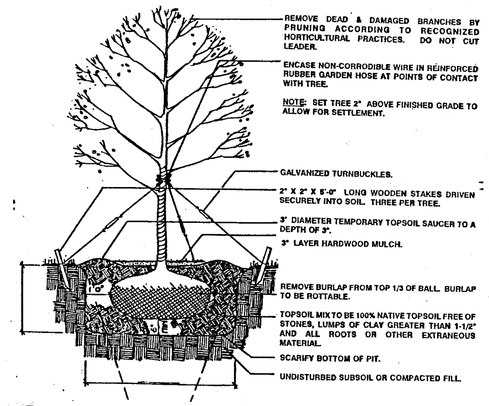
LEGEND:

- EXISITING VEGETATION
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS
- PARKING ISLAND PLANTED IN DWARF FLOWERING QUINCE @ 12 PER ISLAND
- LANDSCAPE EDGING
- PROPOSED LIGHT
- AREAS TO BE SEEDED FOR TURF



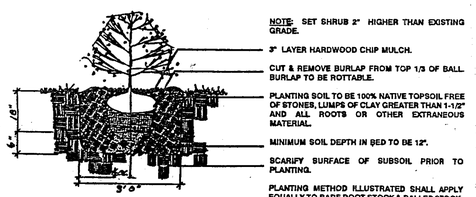
1/2 CONIFEROUS PLANTING DETAIL

NO SCALE



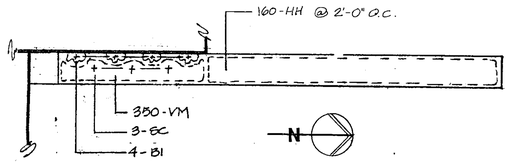
2/2 DECIDUOUS PLANTING DETAIL

NO SCALE



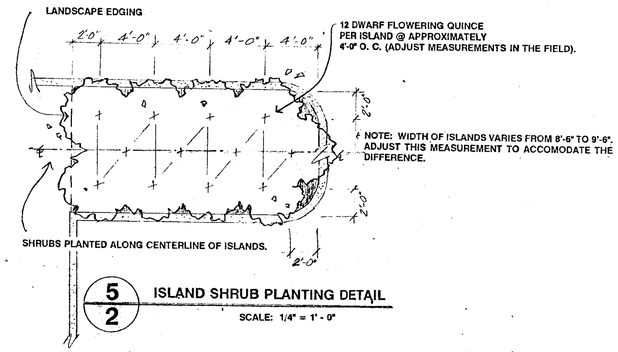
3/2 SHRUB PLANTING DETAIL

NO SCALE



4/2 BED FAST OF LOADING RAMP

SCALE: 1" = 20' - 0"



5/2 ISLAND SHRUB PLANTING DETAIL

SCALE: 1/4" = 1' - 0"

MARY HONEYMAN
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(316) 767-6972

INDUSTRIAL PRODUCTION FACILITY
FOR STARKEY DEVELOPMENTAL CENTER
144 S. YOUNG, WICHITA, KANSAS

SITE PLANTING PLAN

DATE 2-7-92

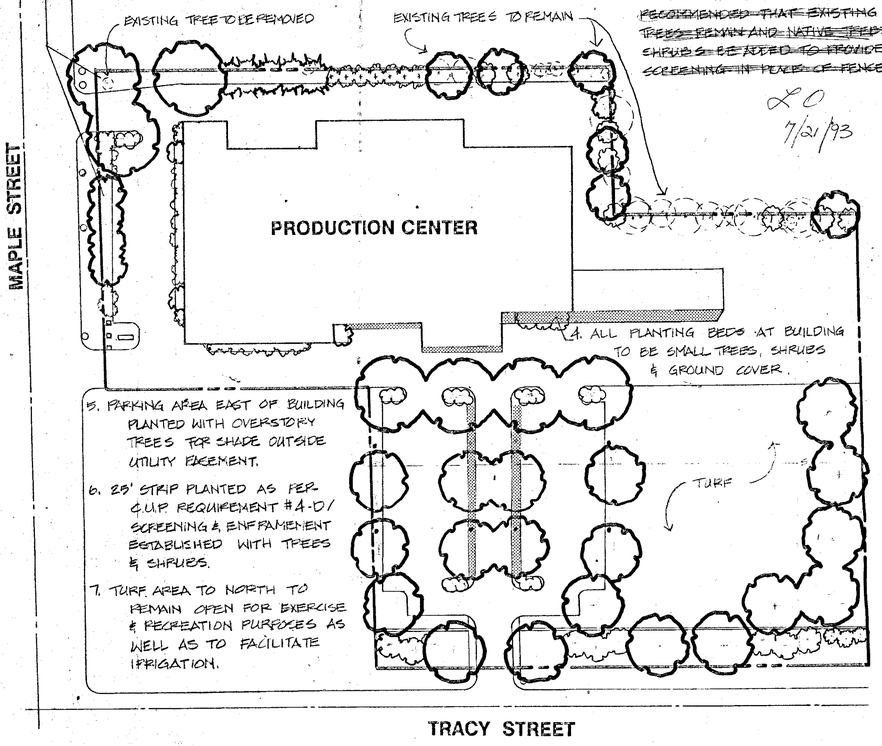
SHEET 2 OF 3 SHEETS

NOTES:

1. 10' STRIPS PLANTED AS PER CUP REQUIREMENT #4-A ALONG WEST & SOUTH PL. SOUTH PLANTINGS PROVIDE VISIBILITY TO BLDG. FACADE, FLAGPOLES & SIGN AS WELL AS SHADE FOR PARKING LOT. THREE LARGE DECIDUOUS TREES ACCENT ENTRANCE WHILE MAINTAINING SAFE VIEW OF TRAFFIC ON MAPLE STREET. EVERGREEN TREES, LARGE SHRUB HEDGE AND PROPOSED ADDITIONAL PLANT MATERIALS SCREEN PRODUCTION CENTER FROM ADJACENT PROPERTY TO WEST.
2. UNDERGROUND ELECTRIC LOCATION TO BE FLAGGED BY ELEC. CONTRACTOR AT TIME OF BURIAL ALONG WEST PL. ALL PROPOSED PLANT MATERIAL ALONG ELEC. TO BE POSITIONED ON SITE AT TIME OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE ARCHITECT TO AVOID CONFLICT.
3. SCREENING FENCE @ NW CORNER PER C.U.P. REQUIREMENT #4-C: ~~IT IS RECOMMENDED THAT EXISTING TREES REMAIN AND NATIVE TREES & SHRUBS BE ADDED TO PROVIDE SCREENING IN LIEU OF FENCE.~~

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4. ALL PLANTING BEDS AT BUILDING TO BE SMALL TREES, SHRUBS & GROUND COVER.
5. PARKING AREA EAST OF BUILDING PLANTED WITH OVERSTORY TREES FOR SHADE OUTSIDE UTILITY EASEMENT.
6. 25' STRIP PLANTED AS PER C.U.P. REQUIREMENT #4-D/ SCREENING & ENFRAMEMENT ESTABLISHED WITH TREES & SHRUBS.
7. TURF AREA TO NORTH TO REMAIN OPEN FOR EXERCISE & RECREATION PURPOSES AS WELL AS TO FACILITATE IRRIGATION.



PROPOSED PLANT MATERIAL:

COMMON NAME	BOTANICAL NAME	SIZE HT.	SIZE SP.	
TREES:				
PINYON PINE	PINUS EDULIS	10'-20'	10'-15'	EVERGREEN SCREENING VALUE
RIVER BIRCH	BETULA NIGRA 'HERITAGE'	40'-60'	40'-50'	FAST GROWING, FILTERED SHADE
SHUMARD'S RED OAK	QUERCUS SHUMARDII	60'-80'	40'-60'	VERY LARGE OVERSTORY TREE - FALL COLOR
LACEBARK ELM	ULMUS PARVIFOLIA	40'-60'	35'-50'	DISEASE/PEST RESISTANT & DROUGHT TOLERANT
SHANTUNG MAPLE	ACER TRUNCATUM	25'-30'	25'-30'	FALL COLOR
OSAGE ORANGE	MACLURA POMIFERA 'PARK' VAR. INERMIS	30'-40'+	20'-40'	FRUITLESS & THORNLESS CULTIVAR
AMUR MAPLE	ACER GINNALA 'FLAME'	15'-20'	15'-20'	TREE FORM - GOOD FALL COLOR
WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM 'MANBECK'	20'-25'+	20'-25'	SPRING BLOOM / BERRIES / FALL COLOR
SARGENT CRABAPPLE	MALUS SARGENTII	6'-8'	12'-15'	SPRING BLOOM, ESPALIERED FORM
JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	20'-25'	15'-25'	SPRING BLOOM, DENSE FORM
SHRUBS:				
AMUR MAPLE	ACER GINNALA 'COMPACTA'	15'-20'	15'-20'	SHRUB FORM - FALL COLOR
AMUR HONEYSUCKLE	LONICERA MACKII	12'-15'	12'-15'	NATURALISTIC SCREEN PLANTING
ALLEGANY VIBURNUM	VIBURNUM X. PHYTIDOPHYLLOIDES 'ALLEGANY'	8'-10'	8'-12'	SEMI-EVERGREEN, HEDGE MATERIAL
BURNING BUSH	EUONYMUS ALATUS	8'-10'	8'-10'	SPECTACULAR FALL COLOR
KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	6'-8'	6'-8'	FRAGRANT SPRING BLOOM, FALL COLOR
JAPANESE FLOWERING QUINCE	CHAENOMELES JAPONICA	2'-3'	4'-5'	USE AS GROUND COVER IN PARKING ISLANDS
CRANBERRY COTONEASTER	COTONEASTER APICULATA	2'-3'	3'-4'	HOLDS LEAVES LATE, LOW SHRUB BORDER
DWARF WINGED BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	4'-5'	4'-5'	SPECTACULAR FALL COLOR
WINTER (FRAGRANT) HONEYSUCKLE	LONICERA FRAGRANTISSIMA	5'-7'	5'-6'	FRAGRANT SPRING BLOOM
FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	2'	6'-8'	VERY HARDY, FALL COLOR
GROUND COVER / PERENNIALS:				
PURPLELEAF WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'			EVERGREEN / LOW MAINTENENCE
DAYLILY	HEMEROCALLIS 'STELLA D'ORO'			LONG BLOOM SEASON
LIRIOPE	LIRIOPE MUSCARI			LANDSCAPE LOW BORDER - BLOOM
HALL'S HONEYSUCKLE	LONICERA JAPONICA 'HALLIANA'			HARDY GROUNDCOVER, PARKING AREAS
SCARLET TRUMPET HONEYSUCKLE	LONICERA SEMPERVIRENS			LONG BLOOM PERIOD
BOSTON IVY	PARTHENOCISSUS TRICUSPIDATA			CLIMBING VINE TO SOFTEN WALLS, FALL COLOR

NOTE: ALL TREES SELECTED ARE SPECIES PREFERRED FOR PLANTING IN THE WICHITA AREA AND ARE RECOMMENDED BY THE SOUTH CENTRAL KANSAS URBAN FORESTRY COUNCIL.

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 50' - 0"

0' 50' 100' 150' NORTH

LEGEND:

- PROPOSED EVERGREEN TREES
- PROPOSED DECIDUOUS TREES
- EXISTING TREES
- PROPOSED SHRUBS
- PROPOSED SHRUBS AS GROUND COVER
- PROPOSED GROUND COVER, PERENNIALS & ANNUALS

LANDSCAPE PLAN
APPROVED 7/21/93 BY L. Owings

DP-198
PARCEL 1

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144 S. YOUNG, WICHITA, KANSAS

PRELIMINARY LANDSCAPE PLAN

MARY HONEYMAN LICENSED LANDSCAPE ARCHITECT 533 KANSAS

SHEET 1
OF
3 SHEETS