DP-201 AMEND #4
PER ADMIN ADJUSTMENTS DATED 01/22/02; 11/26/01; 12/22/00; 11/10/00; 05/23/03; 04/14/06

APPROVED CUP

MAPC 12-16-99 DM

WCC 01-11-00 DM

M APD Copy 1 of 2

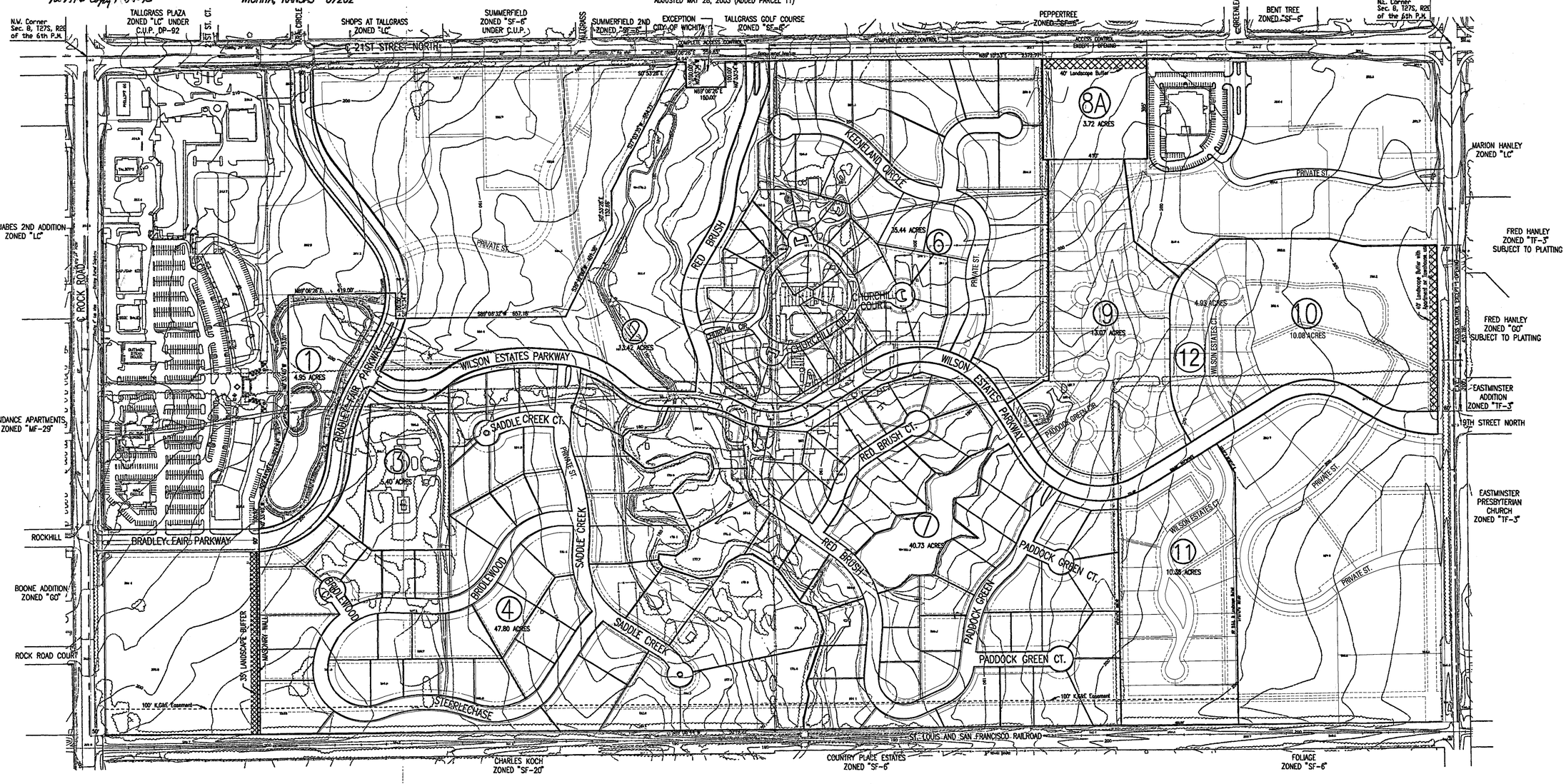
COMMUNITY UNIT PLAN DP-201

WILSON ESTATES RESIDENTIAL

OWNER: WILSON ESTATES
200 MARKET CENTRE
155 N. MARKET
WICHITA, KANSAS 67202

SCALE: 1"=200'

DEC. 18, 1995
AMENDED DEC. 13, 1996
ADJUSTED MAY, 1998
AMENDED DEC. 30, 1999
ADJUSTED NOV. 31, 2000
ADJUSTED JAN. 16, 2001
ADJUSTED NOV. 8, 2001 (PARCEL 8C)
ADJUSTED JAN. 21, 2002 (PARCELS 6, 8, & 9)
ADJUSTED JUNE, 2002 (REVISED PARCEL 9 & ELIMINATED PARCELS 8, 8B, 8C, & 11)
ADJUSTED MAY 28, 2003 (ADDED PARCEL 11)



GENERAL PROVISIONS

1. THIS PROJECT IS PROPOSED TO CONTAIN 203.39 GROSS ACRES OR 189.92 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING COLLECTOR STREET RIGHT-OF-WAY FROM THE GROSS ACRES.

2. THE PROPOSED DEVELOPMENT CONTAINS NINE PARCELS ILLUSTRATING SINGLE FAMILY, PATIO HOMES, DUPLEX AND MULTI-FAMILY USES. FOR ALTERNATE USES AND DENSITIES, SEE PARCEL DESCRIPTIONS.

3. IF THE SITE IS DEVELOPED WITH THE MAXIMUM NUMBER OF UNITS PERMITTED (475) THE OVERALL DENSITY WOULD BE 2.50 DWELLING UNITS PER ACRE.

4. SETBACKS ARE TO BE DETERMINED AT THE TIME OF PLATTING. GENERALLY, THE MINIMUM SETBACKS SHALL BE AS FOLLOWS:

   FRONT YARDS – 32' R/W – 20'; 58' R/W – 20'; 64'-70' R/W – 25'; CUL DE SACS – 20'.

   SIDE YARDS – 6' MINIMUM AND 15' WHEN ADJACENT TO A PUBLIC STREET. ON PATIO HOMES AND ZERO LOT LINE LOTS, SETBACKS MAY BE REDUCED TO 5' FOR GARAGES ONLY. THERE SHALL BE 12' SEPARATING ALL HABITABLE PORTIONS OF THE UNIT. IF GARAGES ARE SIDE LOADED THEY MUST BE A MINIMUM OF 20' FROM BACK OF CURB.

   REAR YARDS – 20' MINIMUM. MAY BE REDUCED TO 10' FOR LOTS ABUTTING PLATTED OPEN SPACE. NOTE: ALL SETBACKS FOR ARTERIAL STREETS SHALL NOT BE LESS THAN 25'.

5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

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

7. SIGNS AS PERMITTED UNDER THE SIGN CODE OF THE CITY OF WICHITA.

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

9. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE UNIFIED ZONING CODE OF THE CITY OF WICHITA.

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

11. ACCESS CONTROLS:

   A. 21ST STREET NORTH SHALL HAVE TWO OPENINGS. ONE OPENING EACH FOR PARCELS 6 AND 8A.

   B. WEBB ROAD SHALL HAVE TWO OPENINGS. ONE OPENING TO PARCEL 10 AND ONE OPENING AT 19TH ST. N. THERE SHALL BE COMPLETE ACCESS CONTROL ON THE SOUTH 200 FEET OF PARCEL 10.

12. A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAT OF EACH PARCEL TO PROVIDE FOR THE MAINTENANCE OF NON PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS, WALLS, BUFFER AREAS, LAKES, ETC. TWO OR MORE OF THE HOMEOWNER ASSOCIATIONS MAY JOIN TOGETHER TO FORM A MASTER ASSOCIATION. FAILURE TO PROPERLY MAINTAIN THE PRIVATE SPACES, FACILITIES OR SYSTEM, AND AFTER JOINT DETERMINATION BY THE DIRECTOR OR PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND SHALL GIVE THE CITY THE RIGHT TO MAINTAIN THE AREAS PREVIOUSLY LISTED AND ASSESS THE COST TO THE PROPERTY OWNERS.

13. MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 5,000 S.F., EXCEPT FOR ZERO LOT LINE AND PATIO HOMES WHICH SHALL BE 4,500 S.F. MINIMUM LOT SIZES FOR DUPLEXES SHALL BE 8,000 S.F.

14. SHOULD AN ALTERNATE LAND USE, PERMITTED IN THE PARCEL DESCRIPTIONS, 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 SHALL BE SUBJECT TO THE CONDITIONS OF PLATTING.

15. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO ISSUANCE OF BUILDING PERMITS.

16. A. WALLS ARE PERMITTED IN PLATTED WALL EASEMENTS. A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO THE CONSTRUCTION OF ANY WALL. WALLS AND ENTRY MONUMENTS, IF APPLICABLE, SHALL BE ALLOWED TO CROSS UTILITY EASEMENTS.

   B. SAID WALL SHALL BE A SOLID OR SEMI-SOLID WALL CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE, ARCHITECTURAL CONCRETE PANELS OR SIMILAR MATERIALS (NOT INCLUDING WOVEN WIRE OR WOOD).

17. LANDSCAPE BUFFERS:

   A. A 40' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE NORTH PROPERTY LINE OF PARCEL 8 AND THE EAST PROPERTY LINE OF PARCEL 10.

   B. A 15' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE SOUTH AND WEST PROPERTY LINES OF PARCEL 10 WHEN DEVELOPED WITH OFFICE, APARTMENT, TOWNHOUSE OR RETIREMENT CENTER USES AND ADJACENT TO SINGLE FAMILY OR DUPLEX USES.

   C. LANDSCAPE BUFFERS AND SCREENING – SHALL BE IN ACCORDANCE WITH THE UNIFIED ZONING CODE OF THE CITY OF WICHITA. A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO THE PLANT MATERIALS.

   D. A 30' LANDSCAPE BUFFER SHALL BE REQUIRED ON THE EAST PROPERTY LINE OF PARCEL 11 EXCEPT FOR THE SOUTH 100 FEET OF DEDICATED K&E EASEMENT.

   E. FAILURE TO PROPERLY MAINTAIN THE REQUIRED LANDSCAPING 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.

   F. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM(S) APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.

18. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW WHEN COMMERCIAL SIZED UNITS ARE USED.

19. SIDEWALK LOCATIONS SHALL BE AS INDICATED ON THE PLAN VIEW. LOCATIONS ALONG PUBLIC STREET RIGHT-OF-WAY ARE SUBJECT TO MODIFICATIONS AT THE TIME OF FINAL PLATTING.

20. ARCHITECTURAL CONTROL
   PARCEL 10 SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS IF DEVELOPED WITH TOWNHOUSE, OR APARTMENT USES. THE CONDITIONS ALSO APPLY TO RETIREMENT CENTER OR NURSING HOMES IN PARCEL WHERE NOTED.

   A. SITE RESTRICTIONS (ITEMS A2-A4 APPLY TO RETIREMENT CENTER OR NURSING HOMES)
      1. 2 PARKING SPACES PER DWELLING UNIT SHALL BE REQUIRED.
      2. ALL DRIVES AND PARKING AREAS SHALL INCLUDE CURBS AND GUTTERS.
      3. ENTRY DRIVES SHALL BE DESIGNED TO THE CITY'S MAJOR ENTRANCE STANDARDS.
      4. A 35 FOOT BUILDING SETBACK SHALL BE REQUIRED ALONG THE WEST AND SOUTH SIDES OF PARCEL 10.

   B. ARCHITECTURAL RESTRICTIONS (ITEMS B1, B4, B5, B6, B8, & B9 APPLY TO RETIREMENT CENTER OR NURSING HOMES)
      1. BUILDING ELEVATIONS WILL BE DESIGNED TO INCORPORATE PROJECTIONS AND RECESSES TO CREATE SHADE AND SHADOWS.
      2. AT LEAST ONE THIRD OF THE BUILDINGS WILL HAVE A TWO STORY HEIGHT LIMITATION.
      3. NO BUILDING SHALL BE PERMITTED TO INCLUDE MORE THAN 16 DWELLING UNITS FOR A 2 STORY BUILDING AND 20 UNITS FOR A 3 STORY BUILDING.
      4. ALL ROOF STRUCTURES SHALL CONSIST OF WOOD SHAKE, ARCHITECTURAL TILE, OR ARCHITECTURALLY TEXTURED COMPOSITION SHINGLES.
      5. ROOFS SHALL BE PREDOMINANTLY PITCHED, AND THE PREDOMINANT ROOF PITCH SHALL BE NO LESS THAN 7:12.
      6. ALL STRUCTURES SHALL INCORPORATE MULTIPLE ROOF FORMS WITH VARYING EAVE LEVELS.
      7. A MINIMUM OF TWENTY-FIVE PERCENT OF THE DWELLING UNITS SHALL BE PROVIDED EITHER ATTACHED OR DETACHED GARAGE SPACE. ANY GARAGE DOORS VISIBLE FROM ADJACENT STREETS SHALL BE SCREENED.
      8. BEFORE A BUILDING PERMIT IS ISSUED, FOR PARCELS 10, THE DEVELOPER SHALL NOTIFY THE PLANNING DEPARTMENT, THE TALLGRASS EAST HOME OWNERS ASSOCIATION, AND THE BENT TREE HOME OWNERS ASSOCIATION FOR THEIR REVIEW OF ANY PROPOSED BUILDINGS.
      9. THE ARCHITECTURAL FACADE ON ANY BUILDING FOR NURSING HOME OR RETIREMENT CENTER USES SHALL BE DESIGNED WITH A RESIDENTIAL ARCHITECTURAL CHARACTER, AND SHALL SHARE CONSISTENT COLOR, TEXTURE AND PREDOMINATE EXTERIOR BUILDING MATERIALS AS THE SURROUNDING RESIDENTIAL AREAS.
      10. IN THE EVENT AN APARTMENT PROJECT IS DEVELOPED, THEN A MINIMUM OF TWENTY (20) PERCENT OF THE TOTAL DWELLINGS SHALL BE CONSTRUCTED IN A "TOWNHOUSE" STYLE OR ANOTHER RESIDENTIAL CONFIGURATION. A TOWNHOUSE IS DEFINED AS A "THROUGH" UNIT IN WHICH NO PORTION OF ANOTHER DWELLING UNIT SHALL BE SITUATED ABOVE OR BELOW THE DWELLING UNIT (GARAGES, WHICH MAY BE LOCATED BENEATH A DWELLING UNIT WILL NOT BE CONSIDERED A PART OF THAT OR ANOTHER DWELLING UNIT).

   C. LANDSCAPE RESTRICTIONS (ALL ITEMS APPLY TO RETIREMENT CENTER OR NURSING HOMES)
      1. A MINIMUM OF 1.5 TREES PER DWELLING UNIT AT 1.5" MINIMUM CALIPER SHALL BE REQUIRED. EXISTING TREES ON THE INTERIOR OF THE SITE MAY BE COUNTED TO MEET THIS REQUIREMENT.
      2. A 40 FOOT LANDSCAPE BUFFER WITH A MINIMUM 1 SHADE TREE OR 2 ORNAMENTAL TREES OF 2" CALIPER MINIMUM, PER 500 SQUARE FEET SHALL BE REQUIRED ALONG BOTH 21ST STREET NORTH AND WEBB ROAD. TEN SHRUBS MAY BE SUBSTITUTED PER TREE FOR UP TO 33% OF THE TREE REQUIREMENT. EXISTING TREES AND EVERGREENS MAY BE INCLUDED TO SATISFY THE LANDSCAPE REQUIREMENT WITHIN THE BUFFER AREA.
      3. WITHIN THE REQUIRED 15 FOOT LANDSCAPE BUFFERS, A MINIMUM OF ONE SHADE TREE OR TWO ORNAMENTAL TREES AND FIVE SHRUBS SHALL BE REQUIRED FOR EACH THIRTY LINEAR FEET OF THE BUFFER, WITH AT LEAST ONE THIRD OF THE TREES AND SHRUBS BEING EVERGREEN.
      4. AT THE MAJOR ENTRANCES, THE DEVELOPER SHALL INSTALL AND MAINTAIN MEDIAL PLANTINGS WHICH MAY INCLUDE FLOWERS IN THE APPROPRIATE SEASON.
      5. USING HEDGES OR FENCING, THE DEVELOPER WILL SCREEN UTILITY METERS AND TRASH RECEPTACLES FROM GROUND LEVEL VIEW AT THE PERIMETER OF THE TRACT.

21. A. THE MAXIMUM NUMBER OF TOWNHOUSE AND OR APARTMENT UNITS FOR PARCEL 10 SHALL NOT EXCEED ~~100~~ 67 UNITS.

PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES – PARK, OPEN SPACE, RECREATIONAL FACILITIES, ENTRY MONUMENTS, DRAINAGE AND RELATED STRUCTURES.

GROSS AREA – 4.95 ACRES
MAXIMUM BUILDING HEIGHT – 35'
SETBACKS – 25'

PARCEL NUMBER 2:

PROPOSED USES – SAME AS PARCEL 1

GROSS AREA – 13.42 ACRES
MAXIMUM BUILDING HEIGHT – 35'
SETBACKS – 25'

PARCEL NUMBER 3:

PROPOSED USES – SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, DUPLEX AND RECREATION USES AND FACILITIES.

GROSS AREA – 5.40 ACRES
MAXIMUM DWELLING UNITS – 22
DENSITY – 4.0 DU/ACRE
MAXIMUM BUILDING HEIGHT – 35'
SETBACKS – SEE G.P. NUMBER 4
PARKING – AS PER CITY CODE

PARCEL NUMBER 4:

PROPOSED USES – SINGLE FAMILY, CHURCH AND RECREATIONAL USES AND FACILITIES.

GROSS AREA – 47.80 ACRES
MAXIMUM DWELLING UNITS – 45
DENSITY – 2.0 DU/ACRE
MAXIMUM BUILDING HEIGHT – 35'
SETBACKS – SEE G.P. NUMBER 4
PARKING – AS PER CITY CODE

PARCEL NUMBER 5: (DELETED)

PARCEL NUMBER 6:

PROPOSED USES – SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, DUPLEX, CHURCH OR RECREATION USES AND FACILITIES.

GROSS AREA – 35.44 ACRES
MAXIMUM DWELLING UNITS – 142
DENSITY – 4.0 DU/ACRE
MAXIMUM BUILDING HEIGHT – 35'
SETBACKS – SEE G.P. NUMBER 4
PARKING – AS PER CITY CODE

PARCEL NUMBER 7:

PROPOSED USES – SINGLE FAMILY, CHURCH, RECREATION USES AND FACILITIES.

GROSS AREA – 40.73 ACRES
MAXIMUM DWELLING UNITS – 47
DENSITY – 3.0 DU/ACRE
MAXIMUM BUILDING HEIGHT – 35'
SETBACKS – SEE G.P. NUMBER 4
PARKING – AS PER CITY CODE

PARCEL NUMBER 8A:

PROPOSED USES – ASSISTED LIVING

GROSS AREA – 3.72 ACRES
MAXIMUM DWELLING UNITS – 50

DENSITY – 13.43 DU/ACRE
MAXIMUM BUILDING HEIGHT – 35'
SETBACKS – FRONT YARD – 50'
SIDE YARD – 6'
REAR YARD – 20'
PARKING – AS PER CITY CODE

PARCEL NUMBER 9:

PROPOSED USES – SAME AS PARCEL 6

GROSS AREA – 13.07 ACRES
MAXIMUM DWELLING UNITS – 52
DENSITY – 4.0 DU/ACRE
MAXIMUM BUILDING HEIGHT – 35'
SETBACKS – SEE G.P. NUMBER 4
PARKING – AS PER CITY CODE

PARCEL NUMBER 10:

PROPOSED USES – SINGLE FAMILY, PATIO HOME, ZERO LOT LINE, DUPLEX, 4-PLEX, TOWNHOUSE, APARTMENT, AND CHURCH.
(SEE G.P. NO. 21 FOR RESTRICTIONS)
GROSS AREA – 10.08 ACRES
MAXIMUM DWELLING UNITS – S.F., P.H., Z.L.L. & D.P. – 40
4-PLEX, TOWNHOUSE OR APARTMENT – 67
DENSITY – S.F., P.H., Z.L.L., & D.P. – 4.0 DU/AC
4-PLEX, TOWNHOUSE OR APARTMENT – ~~6.6~~ 6.67 DU/AC
MAXIMUM BUILDING HEIGHT – 35'
SETBACKS – SEE G.P. NUMBER 4. THERE SHALL BE A 40' SETBACK ALONG WEBB ROAD FOR TOWNHOUSE, APARTMENT, OR CHURCH USE.
PARKING – AS PER CITY CODE

PARCEL NUMBER 11:

PROPOSED USES – SINGLE FAMILY, PATIO HOME.
GROSS AREA – 10.38 ACRES
MAXIMUM DWELLING UNITS – S.F., P.H., – 17
DENSITY – S.F., P.H. – 1.6 DU/AC
MAXIMUM BUILDING HEIGHT – 35'
SETBACKS – SEE G.P. NUMBER 4.
PARKING – AS PER CITY CODE

PARCEL NUMBER 12:

PROPOSED USES - SINGLE FAMILY, PATIO HOME, ZERO LOT LINE & DUPLEX, (SEE G.P. 21 FOR RESTRICTIONS)
GROSS AREA - 4.93 ACRES
MAXIMUM DWELLING UNITS - S.F., P.H., Z.L.L. & DP. - 19
DENSITY - S.F., P.H., Z.L.L. & DP. - 4.0 DU/AC
4-PLEX, TOWNHOUSE OR APARTMENT - 6.67 DU/AC
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE G.P. NUMBER 4.
PARKING - AS PER CITY CODE

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
56	NEW BLUE TAMMY	JUNIPERUS SABINA 'TAMARISCIFOLIA'	2-GAL	CONT.
12	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA	5-GAL	CONT.
18	DENSIFORMIS YEW	TAXUS X MEDIA DENSIFORMIS	5-GAL	CONT.
170	BIG BLUE LIRIOPE	LIRIOPE MUSCARI	4"	CONT.
17	SEA GREEN JUN.	JUNIPERUS CHINENSIS SEA GREEN	5-GAL	CONT.
170	ANTHONY WATERER SPIREA	SPIRAEA X BUMALDA	5-GAL	CONT.
4	MAIDEN GRASS	MISCANTHUS SINESIS GRACILLIMUS	5-GAL	CONT.
6	SPARTAN JUNIPER	JUNIPERUS CHINENSIS SPARTAN	5-GAL	CONT.
4	URBANITE ASH	FRAXINUS PENNSYLVANICA 'URBANITE'	2.5"	B & B
3	LACEBARK ELM	ULMUS PARVIFOLIA	3" CAL.	B & B
4	AUTUMN BLAZE MAPLE	ACER X FREEMANII	3" CAL	B & B
2	SHUMARDI OAK	QUERCUS SHUMARDII	2.5"	B & B

LANDSCAPE ORDINANCE CALCULATIONS

185(TOTAL LIN. FT. OF STREET FRONTAGE)
X 10 (SQUARE FT. FACTOR)

1,850 (TOTAL SQ. FT. OF LANDSCAPED STREET YARD REQUIRED)

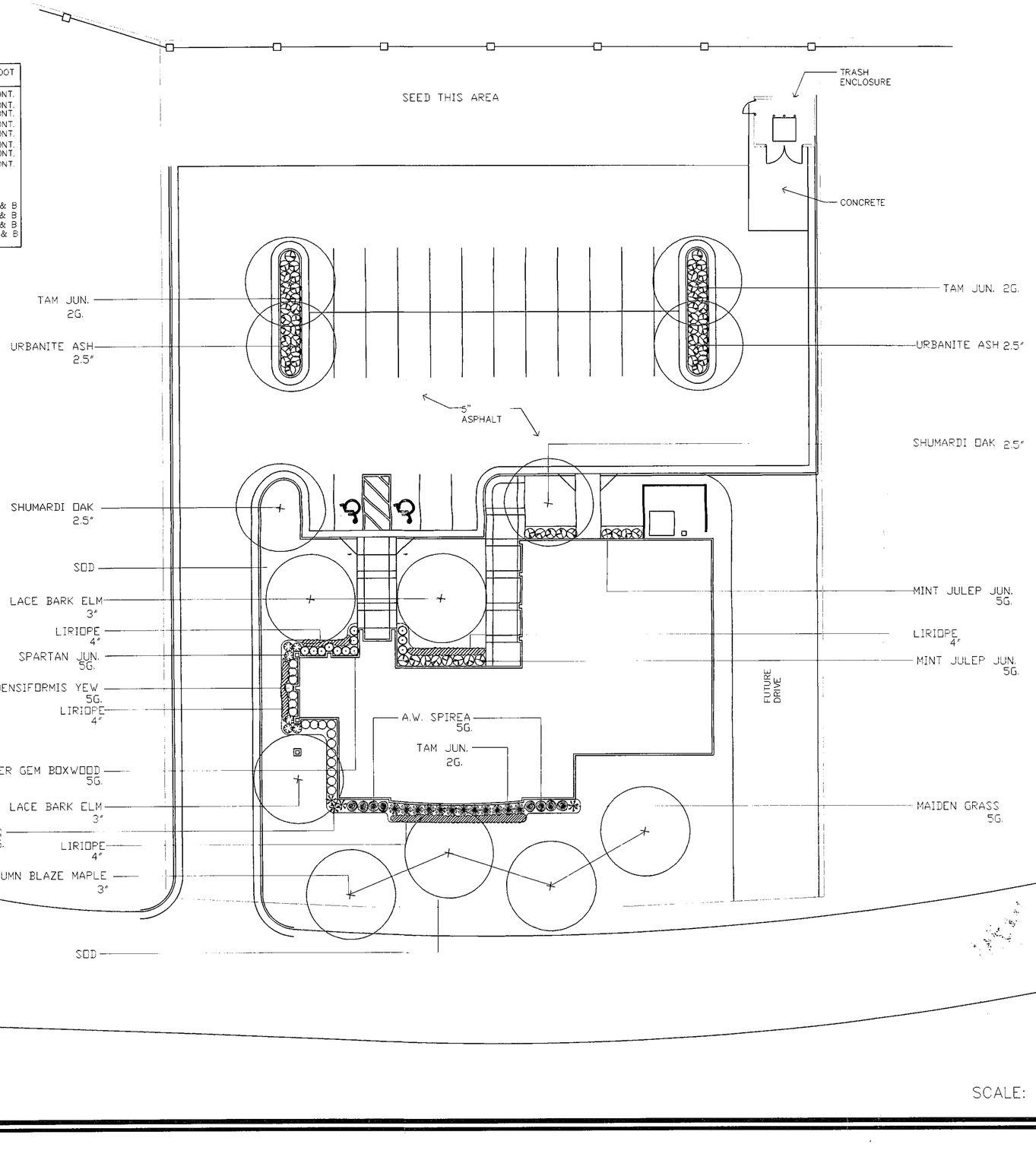
LANDSCAPE PROVIDED: 5,920 SQ. FT.

SHADE TREES REQUIRED: 4
SHADE TREES PROVIDED: 5 SHADE
38 SHRUBS

PARKING LOT TREES REQUIRED: 2
PARKING LOT TREES PROVIDED: 4 SHADE
44 SHRUBS

BUFFER PROVIDED: 6' FENCE

IRRIGATION- WATER FOR PLANT ESTABLISHMENT TO BE PROVIDED BY AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WITH RAIN SENSOR



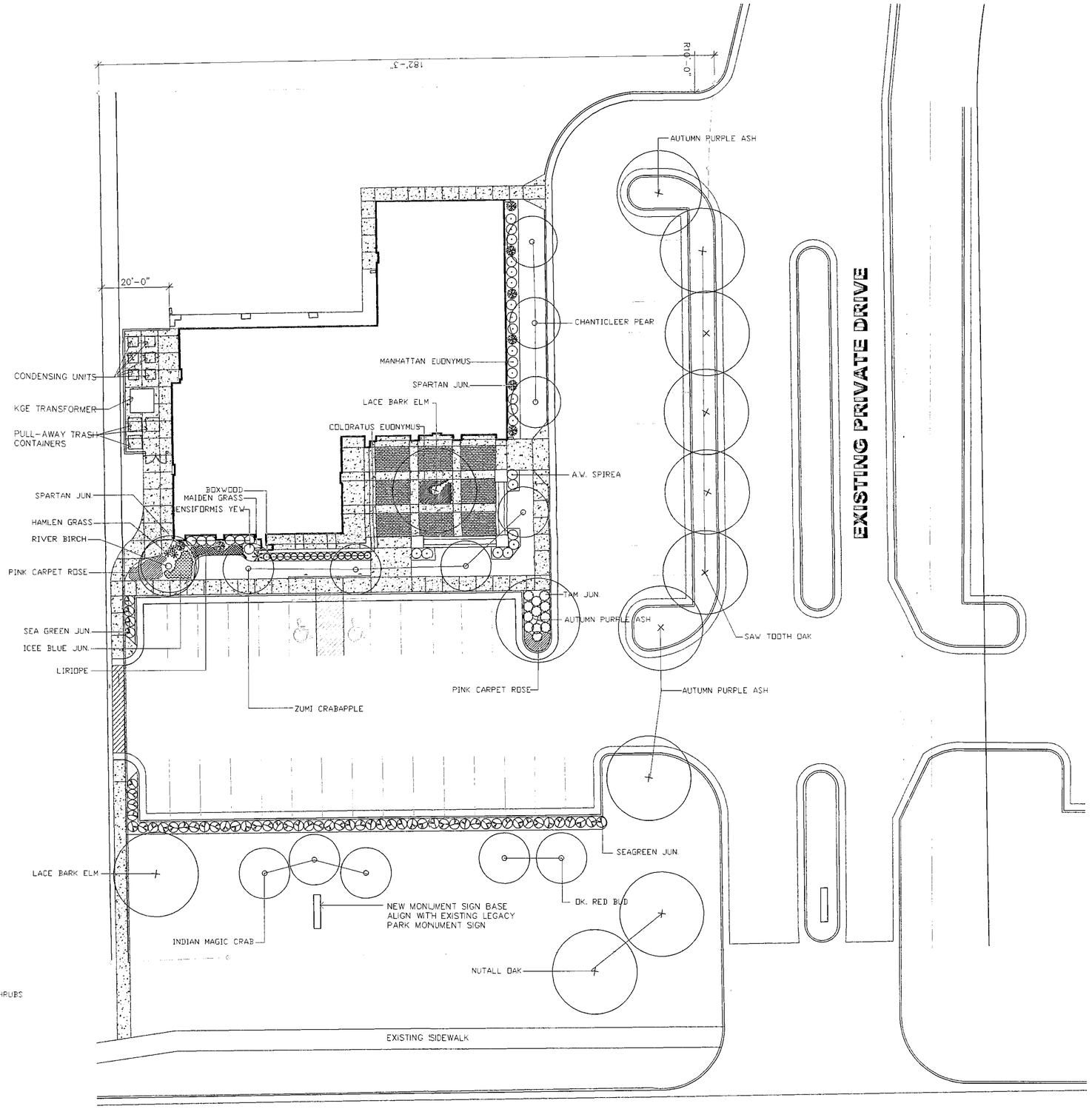
TREE TOP
NURSERY & LANDSCAPING INC.
5910 E. 37th NORTH
WICHITA, KS 67220

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

DRAWN BY Pacheco
APPROVED 12/20/01 BY DG
Mario Campos

A LANDSCAPE PLAN FOR:
NORRIS CHIROPRACTIC
LEGACY PARK

LANDSCAPE PLAN



SCALE: 1"=~~30~~ 20'

PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE
4	AUTUMN PURPLE ASH	FAXINUS AMERICANA AUTUMN PURPLE	2.5"
4	ZUMI CRABAPPLE	MALUS ZUMI CALOCARPA	2.5"
5	SAWTOOTH OAK	QUERCUS ACUTISSIMA	3"
2	LACE BARK ELM	ULMUS PARVIFLORA	3"
1	RIVER BIRCH	BETULA NIGRA	10-12'
54	SEA GREEN JUN.	JUIPERUS CHINENSIS SEA GREEN	5G.
3	INDIAN MAGIC CRABAPPLE	MALUS INDIAN MAGIC	2.5"
2	OKLAHOMA RED BUD	CERCIS RENIFORMIS	2"
17	PINK CARPET ROSE	ROSA X NDATRAUM	2G.
3	DW. FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES HAMLEN	2G.
6	ICEE BLUE JUN.	JUNIPERUS HORIZONTALIS BLUE CHIP	5G.
28	LILY TURF	LIRIOPE SPICATA	1G.
1	MAIDEN GRASS	MISCANTHUS SINENSIS GRACILLIMUS	5G.
16	BOXWOOD	BUXES MICROPHYLLA WINTER GEM	5G.
8	ANTHONY WATERER SPIREA	SPIREA X BUMALDI ANTHONY WATERER	5G.
47	PURPLE LEAF WINTER CREEPER	COLORATUS EUONYMUS	1G.
6	SPARTAN JUN.	JUNIPERUS CHINENSIS SPARTAN	7G.
15	MANHATAN EUONYMUS	EUONYMUS KIAUTSCHOVICUS MANHATTAN	5G.
7	YEW	TAXUS X MEDIA DENSIFORMIS	5G.
3	CHANTICLEER PEAR	PYRUS CALLERYANA CHANTICLEER	2.5"
2	NUTALL OAK	QUERCUS NUTALLI	2.5"

LANDSCAPE ORDINANCE CALCULATIONS

182' X 10 = 1820 SQ. FT. LANDSCAPED STREET YARD REQUIRED
2443 SQ. FT. LANDSCAPED STREET YARD PROVIDED
1820 SQ.FT. DIVIDED BY 500 = 4 SHADE TREES REQUIRED
STREET YARD TREES PROVIDED = 7 SHADE TREES + 11 ORNAMENTALS + 55 SHRUBS
PARKING LOT TREES REQUIRED = 2 SHADE TREES
PARKING LOT TREES PROVIDED = 3
PARKING LOT SCREENING PROVIDED BY SHRUBS
NO BUFFER REQUIRED
40 PARKING SPACES PROVIDED
IRRIGATION TO BE AUTOMATIC SYSTEM WITH RAIN SENSOR

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

DP-201 PARCEL 2B

LANDSCAPE PLAN

APPROVED 2/28/01 BY DS

A LANDSCAPE PLAN FOR:

PIERSON DENTAL OFFICE

LEGACY PARK - WILSON ESTATES

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

LANDSCAPE CALCULATIONS PER CUP DP-201

WEBB RD. BUFFER
663'-0" X 40'-0" = 26,120 S.F. DIVIDED BY 500 S.F.= 53 SHADE TREES REQUIRED
46 SHADE TREES + 15 ORNAMENTAL TREES PROVIDED
1 TREE TO BE COUNTED TOWARDS DWELLING UNIT REQUIREMENTS.

SOUTH PROPERTY LINE BUFFER:
1,050 L.F. DIVIDED BY 30 = 36 SHADE TREES REQUIRED (1/3 OF TREES TO BE EVERGREEN)
53 SHADE TREES (30 SHADE TREES ARE EVERGREEN) + 21 ORNAMENTAL TREES PROVIDED
33.5 TREES TO BE COUNTED TOWARDS DWELLING UNIT REQUIREMENTS

WEST PROPERTY LINE BUFFER:
666 L.F. DIVIDED BY 30 = 23 SHADE TREES REQUIRED (1/3 OF TREES TO BE EVERGREEN)
22 SHADE TREES (11 ARE EVERGREEN) + 6 ORNAMENTAL TREES PROVIDED
3 TREES TO BE COUNTED TOWARDS DWELLING UNIT REQUIREMENTS

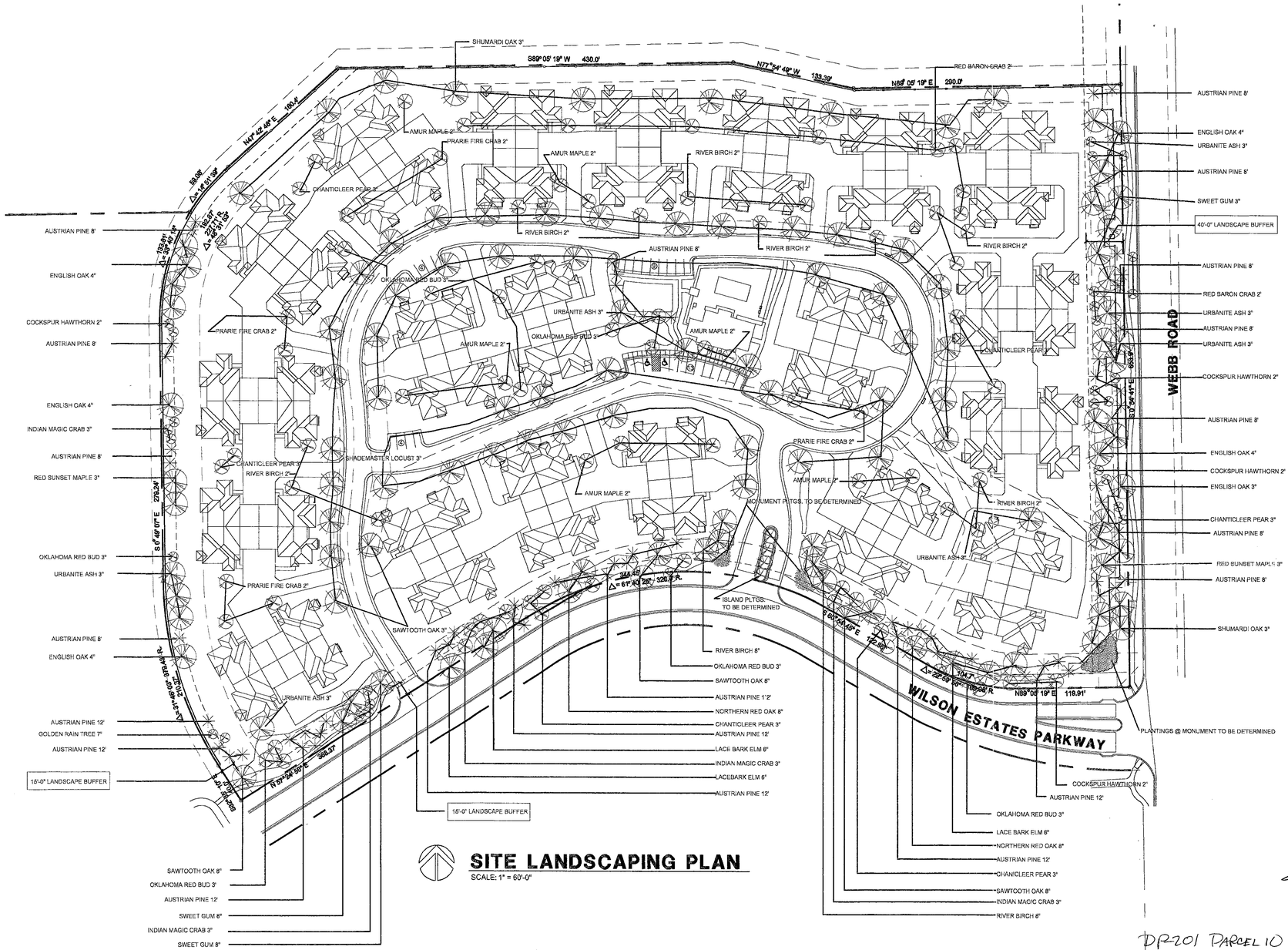
DWELLING UNITS
1.5 TREES PER DWELLING UNIT X 80 UNITS = 120 TREES REQUIRED
82 SHADE TREES & 41 ORNAMENTAL TREES PROVIDED AT INTERIOR OF PROPERTY.
AT BUFFER ZONES 37.5 TREES PROVIDED BEYOND MINIMUM REQUIRMENTS.
140 TREES PROVIDED TOTAL FOR DWELLING UNIT REQUIREMENTS

LANDSCAPE NOTES

1. ALL LANDSCAPING SHOWN IS NEW
2. ALL AREAS NOT COVERED BY ASPHALT OR CONCRETE ARE TO BE PLANTED WITH FESCUE
3. ALL AREAS TO BE WATERED BY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR
4. FINAL TREE LOCATIONS TO BE APPROVED BY ARCHITECT
5. ALL TREES, SHRUBS, & TURF TO BE APPROVED BY ARCHITECT OR REPRESENTATIVE
6. ALL TREES, SHRUBS, & TURF TO BE GUARANTEED FOR TWO YEARS
7. TOTAL AMOUNT OF VISITOR PARKING IS 33 SPACES

PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE
10	ENGLISH OAK	QUERCUS ROBUR	4"
15	CHANTICLEER PEAR	PYRUS CALLERYANA CHANTICLEER	3"
34	AUSTRIAN PINE	PINUS NIGRA	8'
30	AUSTRIAN PINE	PINUS NIGRA	12'
14	URBANITE ASH	FRAXINUS PENNSYLVANCIA URBANITE	3"
9	COCKSPUR HAWTHORN	CRATAEGUS CRUSALLI	2"
14	INDIAN MAGIC CRABAPPLE	MALUS INDIAN MAGIC	3"
6	RED SUNSET MAPLE	ACER RUBRUM RED SUNSET	3"
17	OKLAHOMA RED BUD	CERCIS CANADENSIS OKLAHOMA	3"
2	GOLDENRAIN TREE	KOELREUTERA PANICULATA	7"
3	SAWTOOTH OAK	QUERCUS ACUTISSIMA	8"
5	LACEBARK ELM	ULMUS PARVIFOLIA	6"
3	NORTHERN RED OAK	QUERCUS RUBRA	8"
6	RIVER BIRCH	BETULA NIGRA	6-8"
10	SHUMARDI OAK	QUERCUS SHUMARDII	3"
3	RED BARON CRABAPPLE	MALUS RED BARON	2"
3	SWEET GUM	LIQUIDAMBER STYRACIFLUA	3"
3	SWEET GUM	LIQUIDAMBER STYRACIFLUA	8"
34	SEA GREEN JUNIPER	JUNIPERUB CHINENSIS SEA GREEN	5G.
30	PINK CARPET ROSE	ROSEA	2G.
15	RIVER BIRCH	BETULA NIGRA	2"
20	AMUR MAPLE	ACER GINNELA	2"
15	SHADEMASTER LOCUST	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	3"
7	PRAIRIE FIRE CRAB	MALUS PRAIRIE FIRE	2"
32	SAWTOOTH OAK	QUERCUS ACUTISSIMA	3"



SITE LANDSCAPING PLAN
SCALE: 1" = 60'-0"

LEGAL DESCRIPTION

BLOCK ONE, LOT FIVE OF LEGACY PARK
WILSON ESTATES ADDITION
TO WICHITA, SEDGWICK
COUNTY KS

SHADE TREE
EVERGREEN TREE
ORNAMENTAL TREE

DP-201 PARCEL 10

LANDSCAPE PLAN

APPROVED 01/22/01 BY DG

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

CLUBHOUSE VILLAS AT WILSON ESTATES
9400 EAST WILSON ESTATES PARKWAY
WICHITA, KS.

REGISTERED LANDSCAPE ARCHITECT
RICHARD D. SPANGENBERG
962
STATE OF KANSAS

ISSUE	DATE
REVISED	25 JAN 01
PERMIT	28 NOV 00

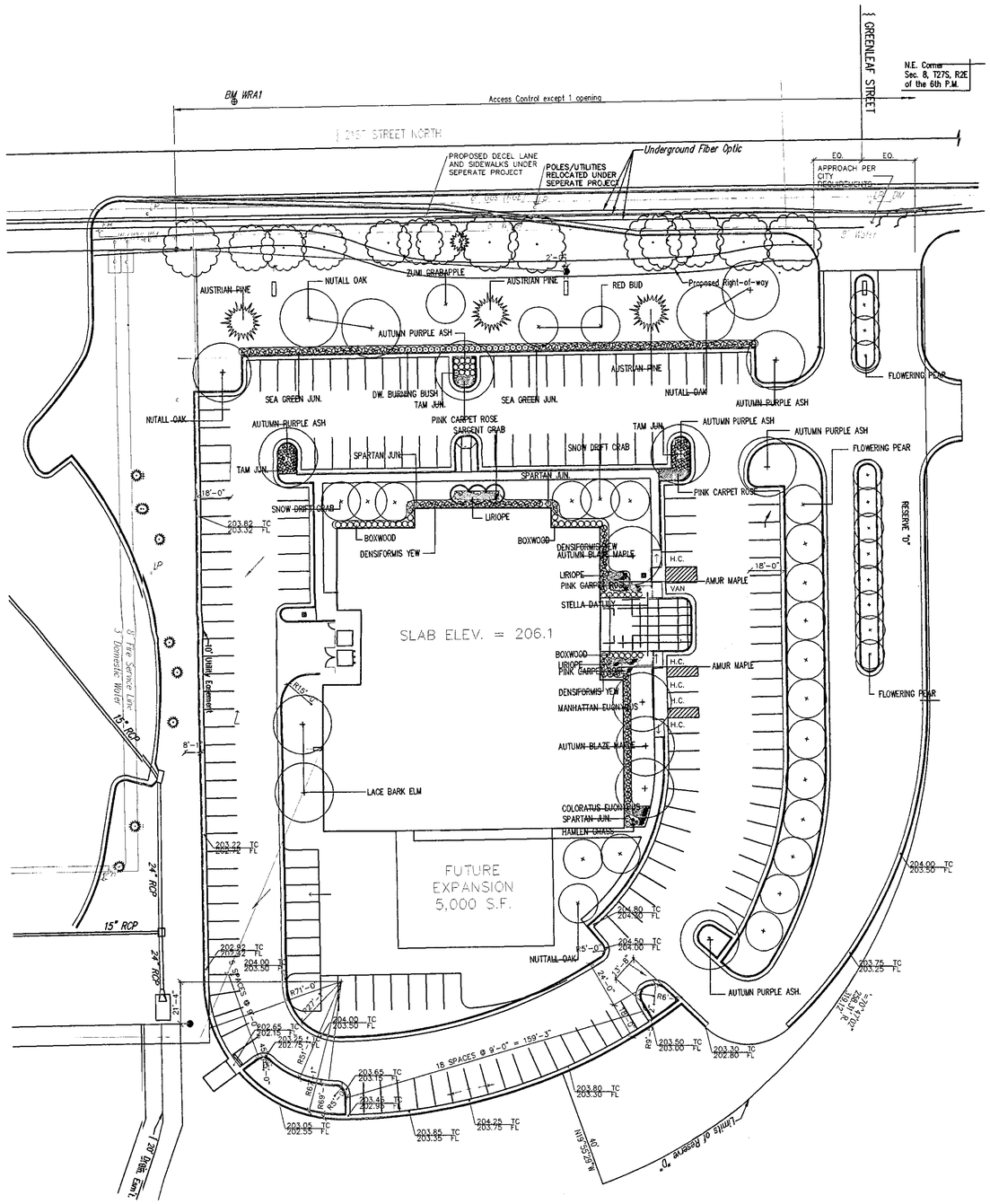
SITE LANDSCAPE PLAN
L-SCAPE PLAN.DWG

C1.5

QTY.	COMMON NAME	BOTANICAL NAME	SIZE
2	RED BUD	CERCIS CANADENSIS	2"
1	ZUMI CRAB	MALUS ZUMI	2"
3	AUSTRIAN PINE	PINUS NIGRA	8-10'
8	NUTALL OAK	QUERCUS NUTALLI	3"
6	AUTUMN PURPLE ASH	FRAXINUS AMERICANA AUTUMN PURPLE	3"
23	FLOWERING PEAR	PYRUS CALLERYANA	2.5"
6	SNOW DRIFT CRAB	MALUS SNOW DRIFT	2"
3	SARGENT CRAB	MALUS SARGENTI	2"
2	LACE BARK ELM	ULMUS PARVIFOLIA	3"
4	AUTUMN BLAZE MAPLE	ACER X FREEMANI AUTUMN BLAZE	3"
2	AMUR MAPLE	ACER GINNALA	6-8'
65	SEA GREEN JUN.	JUNIPERUS CHINENSIS SEAGREEN	5G.
22	DW. BURNING BUSH	EUONYMUS ALATUS	5G.
37	BOXWOOD	BUXUS MICROPHYLLA	5G.
10	SPARTAN JUN.	JUNIPERUS CHINENSIS SPARTAN	6"
36	DENSIFORMIS YEW	TAXUS MEDIA DENSIFORMIS	5G.
96	MONKEY GRASS	LIRIOPE MUSCARI	1G.
22	MANHATTAN EUONYMUS	EUONYMUS KIAUTSSCHOVICUS MANHATTAN	5G.
3	DW. FT. GRASS	PENNIISETUM ALOPECUROIDES HAMELN	2G.
42	STELLA DAYLILY	HEMEROCALLIS X STELLA D'ORO	1G.
35	PURPLE LEAF WINTERCREEPER	EUONYMUS FORTUNEI COLORATUS	1G.
44	PINK CARPET ROSE	ROSEA NOASCHNEE	2G.
38	TAM JUN.	JUNIPERUS SABINA TAMARISCIFOLIA	5G.

LANDSCAPE ORDINANCE CALCULATIONS

320' STREET FRONTAGE X 20SQ.FT. = 6400SQ.FT. LANDSCAPE REQUIRED
STREET YARD TREES REQUIRED = 13 SHADE TREES
STREET YARD TREES PROVIDED = 6 SHADE+3 ORNAMENTAL+2 EVERGREEN+14 EXISTING 10" CALIPER
PARKING LOT TREES REQUIRED=9 SHADE TREES
PARKING LOT TREES PROVIDED=12 SHADE TREES+18 ORNAMENTAL+177 5G. SHRUBS+173 1G. SHRUBS
PARKING LOT SCREENING PROVIDED WITH SHRUBS
SNOW DRIFT CRAB
NO BUFFER REQUIRED
165 PARKING STALLS PROVIDED



SCALE: 1"=40'

N

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

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

DP-201 WILSON ESTATES RESIDENTIAL
PORTION OF PARCEL 8

LANDSCAPE PLAN

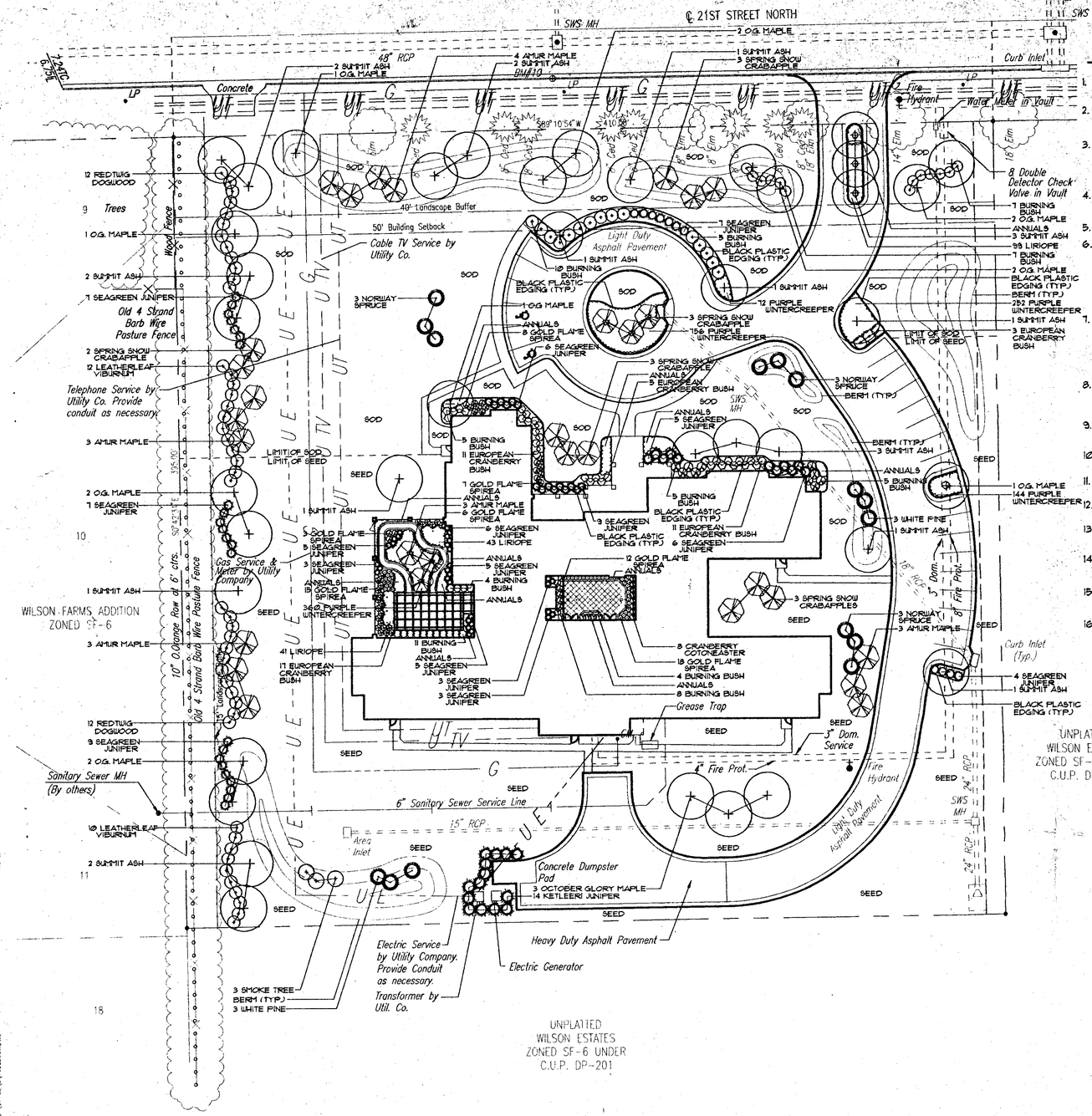
APPROVED 7/1/00 BY DRS
MAPD Cpg 1 of 2

9211 E 21ST ST N

A LANDSCAPE PLAN FOR:

WITCHITA CLINIC

WILSON ESTATES



GENERAL PLANTING NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE CLAREBRIDGE PROJECT MANAGER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S / CLAREBRIDGE PROJECT MANAGER'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKES PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
5. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
6. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
7. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S 'AMERICAN STANDARD OF NURSERY STOCK.' OWNER AND LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
8. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE ROOT PRUNED THROUGH THE USE OF A VERTICAL SLICING METHOD PRIOR TO PLANTING.
9. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO STARTING WORK. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE CAUSE TO UTILITIES.
10. PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON PLANS UNLESS NOTED TO BE REMOVED.
11. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS.
12. ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR. EARTHWORK CONTRACTOR SHALL PERFORM ROUGH GRADING FOR ANY BERMS.
13. 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.
14. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
15. CULTIVATE GROUND COVER PLANTING BEDS TO DEPTH OF 8". TILL COMPOST AND WELL-ROTTED MANURE INTO THE PLANTING BED AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/MANURE TO THREE (3) PARTS SOIL.
16. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
17. 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.
18. USE TRIANGULAR SPACING IN ALL GROUND COVER AND ANNUAL BEDS.
19. SOD TYPE SHALL BE LOCALLY AVAILABLE HARDY TYPE.
20. SEED TYPE SHALL BE LOCALLY AVAILABLE HARDY TYPE. SOW AT RATE SPECIFIED BY SEED PRODUCER.
21. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE ROW.
22. SEASONAL ANNUAL BEDS ARE TO BE PLANTED WITH LOCAL MATERIALS THAT WILL OFFER THE LONGEST LASTING AND BOLDEST COLOR DISPLAY AT THE TIME OF INSTALLATION.
23. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER. EXCEPT FOR ANNUAL AND PERENNIAL BEDS.
24. USE SHREDDED WOOD MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUPPLY CLAREBRIDGE PROJECT MANAGER WITH A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1"-3" ONLY.
25. PLACE 3"-4" OF MULCH IN ALL SHRUB BEDS, PLACE 2" OF MULCH IN GROUND COVER BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS.
26. 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 PERENNIAL BEDS.
27. COMMERCIAL GRADE BLACK POLYVINYL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE.
28. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
29. 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. CUTS OF ONE INCH (1") OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
30. GUARANTEE ALL SEED AREAS FOR 180 DAYS AFTER SUBSTANTIAL COMPLETION.
31. GUARANTEE ALL SOD AREAS FOR 180 DAYS AFTER SUBSTANTIAL COMPLETION.
32. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT PLANTING TIMES.
33. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
34. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
35. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
36. LANDSCAPE CONTRACTOR TO SUPPLY FOUR (4) TERRA-COTTA SIXTEEN (16) INCH DIAMETER POTS WITH NINE (9) FLOWERING ANNUALS TO BE PLACED ON PORCHES AND PATIO AREA AT OWNERS DISCRETION.

DP-201
PARCEL 8A

LANDSCAPE PLAN

APPROVED 9/23/98 BY DGJ

PLANT MATERIAL SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
11	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	2" -2 1/2"	B & B	
22	FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT ASH	2" -2 1/2"	B & B	
16	ACER GINNALA	AMUR MAPLE	1 1/2" - 2"	B & B	
15	MALUS SP. 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1 1/2" - 2"	B & B	
14	JUNIPERUS CHINENSIS 'KETELEERI'	KETELEER JUNIPER	5' - 6' HT.	B & B	
6	PINUS STROBUS	EASTERN WHITE PINE	5' - 6' HT.	B & B	
9	PICEA GLAUCA	NORWAY SPRUCE	5' - 6' HT.	B & B	
180	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL.	CONT.	
24	CORNUS SERICEA 'ISANTI'	REDTWIG DOGWOOD	5 GAL.	CONT.	
3	COTINUS COGGYGRIA 'ROYAL PURPLE'	'ROYAL PURPLE' SMOKETREE	5 GAL.	CONT.	
8	COTONEASTER APICULATA	CRANBERRY COTONEASTER	3 GAL.	CONT.	
71	EUONYMUS ALATUS 'COMPACTUS'	DUF. BURNING BUSH	5 GAL.	CONT.	
69	SPIRAEA X BUMALDA 'GOLD FLAME'	GOLD FLAME SPIREA	2 GAL.	CONT.	
47	VIBURNUM OPULUS 'NANUM'	EUROPEAN CRANBERRY BUSH	2 GAL.	CONT.	
41	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	5 GAL.	CONT.	
864	EUONYMUS FORTUNEI VAR. COLORATUS	PURPLELEAF WINTERCREEPER	4" POT	CONT.	SPACING 12" O.C.
183	LIRIOPE SPICATA	LIRIOPE	4" POT	CONT.	SPACING 18" O.C.
		ANNUALS	4" POT	CONT.	SPACING 18" O.C.

LANDSCAPE CALCULATIONS

21st STREET LANDSCAPE BUFFER

REQUIRED SHADE TREES: 1 SHADE TREE PER 500 SQFT. @ 16250 SQFT. = 33 TREES REQ'D.
PROPOSED SHADE AND ORN. TREES: 22 2" CAL. (MIN.) TREES (4 EX. TREES INCLUDED)
PROPOSED SHRUBS: 113 GAL. SHRUBS

WESTERN PROPERTY LINE LANDSCAPE BUFFER

REQUIRED SHADE TREES: 1 SHADE TREE OR 2 ORN TREES PER 30 LINFT. @ 398 LINFT. =
14 SHADE TREES OR 28 ORN. TREES
REQUIRED SHRUBS: 5 SHRUBS PER 30 LINFT. @ 398 LINFT. = 66 SHRUBS REQ'D. (22 EVERGREEN)
PROPOSED SHADE AND ORN. TREES: 10 1½" CAL. (MIN.) SHADE TREES AND 8 1½" CAL. ORN. TREES
PROPOSED SHRUBS: 44 3 GAL. ORN. SHRUBS AND 22 3 GAL. EVERGREEN SHRUBS

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WICHITA, KANSAS
SITE PLANTING PLAN

1" = 30' - 0"

NORTH

Wilson Darnell Mann
landscape architecture, land development, planning
105 N. Washington
Wichita, Kansas 67202
316.262.4700
fax 316.262.0002

REGISTERED LANDSCAPE ARCHITECT
LEE MATHEW
1258
STATE OF KANSAS

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Wilson Darnell Mann PA

CLARE BRIDGE
OF WICHITA

21st Street
Wichita, Kansas

PRINTS ISSUED
7/31/98

WDM No. 97103 | d.b. bek | c.h. bek

SITE PLANTING PLAN
LS1
of

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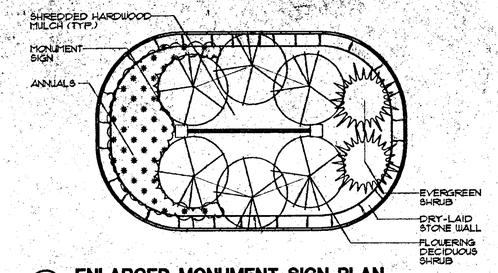
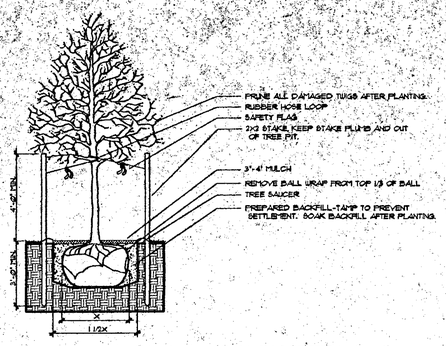


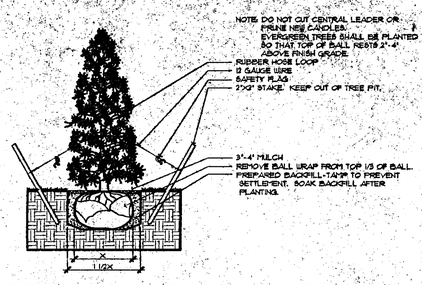
1 ENLARGED MONUMENT SIGN PLAN

3/8" = 1' - 0"



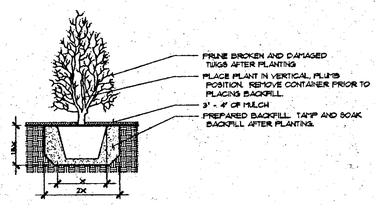
2 TREE PLANTING AND STAKING DETAIL

(NO SCALE)



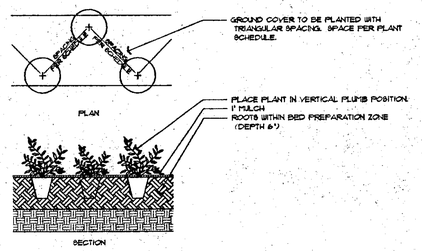
3 EVERGREEN PLANTING/STAKING DETAIL

(NO SCALE)



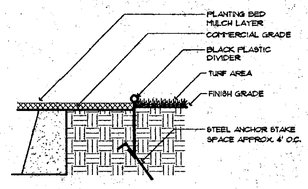
4 SHRUB PLANTING DETAIL

(NO SCALE)



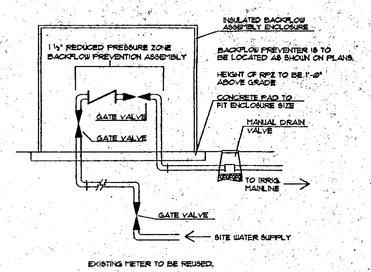
5 GROUNDCOVER PLANTING DETAIL

(NO SCALE)



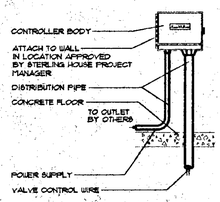
6 BLACK PLASTIC EDGING DETAIL

(NO SCALE)



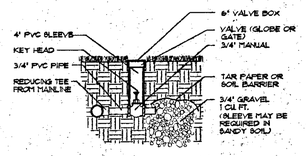
7 BACKFLOW PREVENTER - RPZ TYPE

LOCATION AS SHOWN ON IRRIGATION PLANS — NO SCALE



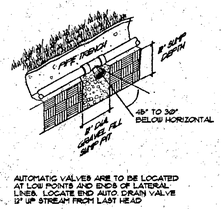
8 RAIN BIRD ESP-LX+ CONTROLLER

WALL MOUNTED — NO SCALE



9 MANUAL DRAIN VALVE DETAIL

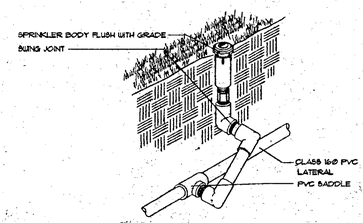
NO SCALE



AUTOMATIC VALVES ARE TO BE LOCATED AT LOW POINTS AND ENDS OF LATERAL LINES. LOCATE END AUTO DRAIN VALVE 10' UP STREAM FROM LAST HEAD

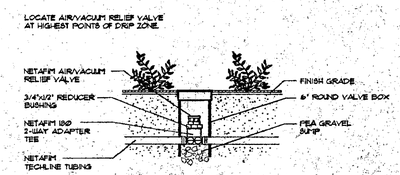
10 AUTOMATIC DRAIN VALVE

NO SCALE



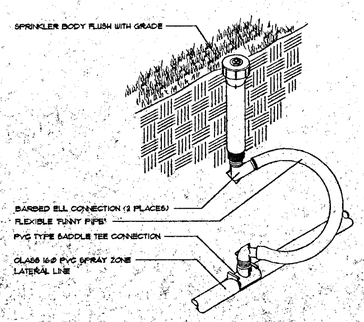
11 RAIN BIRD T-BIRD ROTOR SPRINKLER

NO SCALE



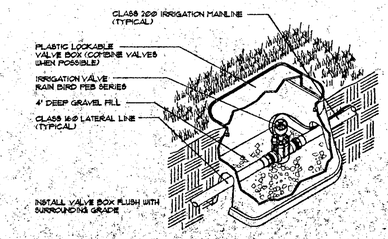
12 NETAFIM AIR/VACUUM RELIEF

PLUMED TO NETAFIM TECHLINE — NO SCALE



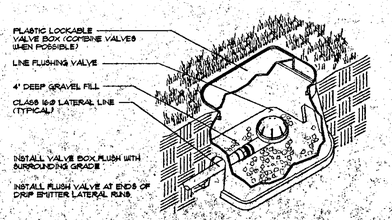
13 RAIN BIRD 1800-PRS SPRINKLER

PRESSURE REGULATING SPRINKLER — NO SCALE



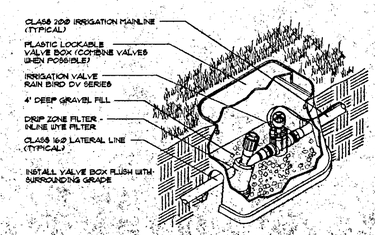
14 RAIN BIRD ELECTRIC REMOTE VALVE

SPRAY AND ROTOR SPRINKLER ZONES — NO SCALE



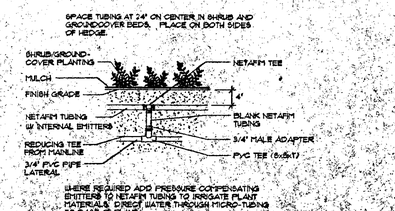
15 NETAFIM LINE FLUSHING VALVE

NETAFIM DRIP ZONES ONLY — NO SCALE



16 ELECTRIC VALVE AND WYE FILTER

NETAFIM DRIP ZONES ONLY — NO SCALE



17 NETAFIM START CONNECTION

NETAFIM DRIP ZONES ONLY — NO SCALE

Wilson Darnell Mann

architecture · site planning · interior design · graphics
106 E. Washington
Wichita, Kansas 67202
316 . 262 . 4700
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REGISTERED LANDSCAPE ARCHITECT — KEVIN L. CHOLER — 1-31-98 — STATE OF KANSAS

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CLARE BRIDGE OF WICHITA
21st Street
Wichita, Kansas

PRINTS ISSUED
7/31/98

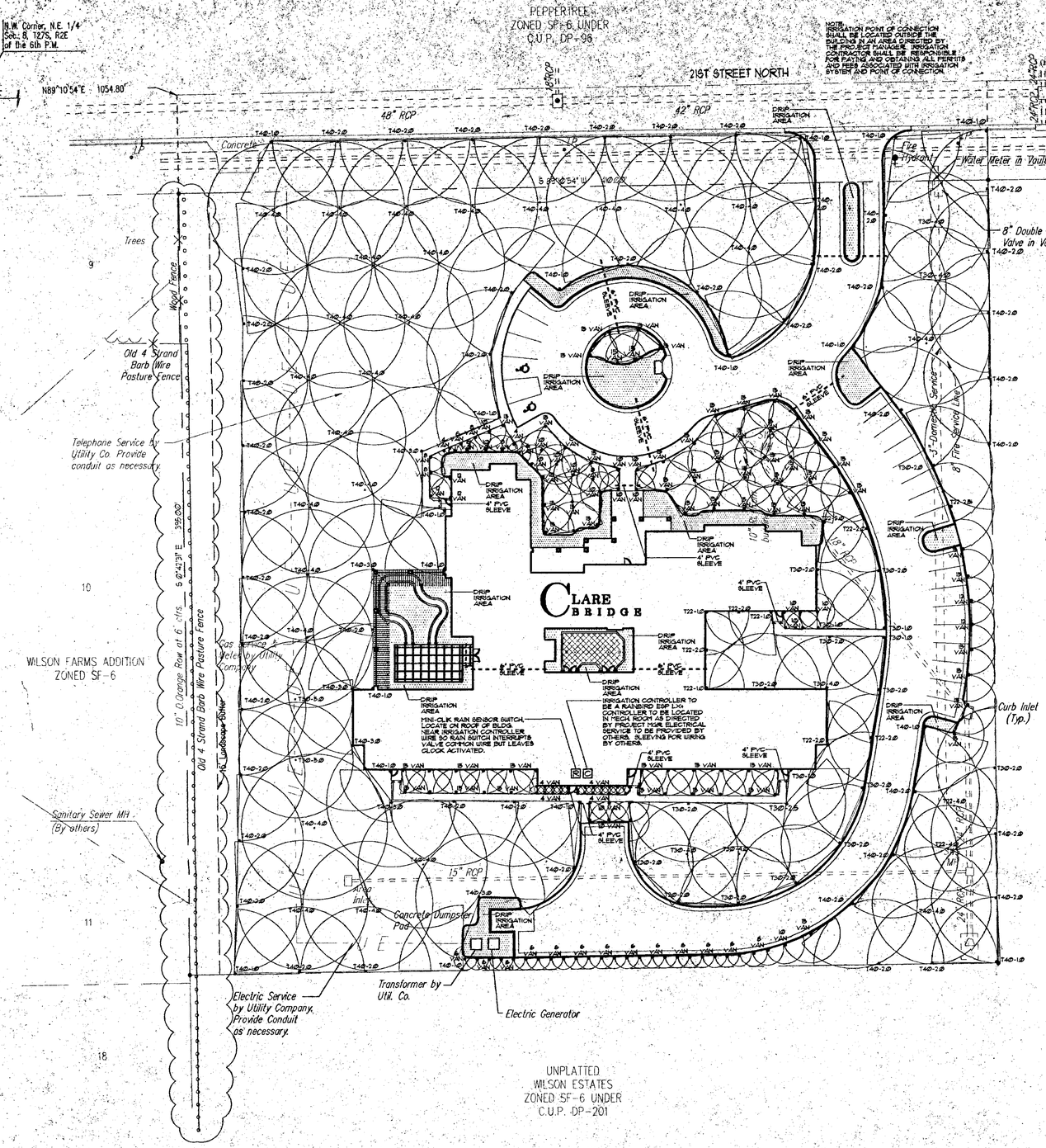
WDM No.	d.b.	bok
97103	c.b.	bok

SITE LANDSCAPE DETAILS

LS3

of

Drawing Name: L:\97103\VL\7103LS01.DWG Date: 7/28/98 Operator: Time: 10:05



GENERAL IRRIGATION NOTES

1. THE DESIRED WATER COVERAGE OF THE IRRIGATION SYSTEM IS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO INSTALL EQUIPMENT NECESSARY TO PROVIDE A COMPLETE, FUNCTIONAL SYSTEM THAT IS IN COMPLIANCE WITH THE SPECIFICATIONS, APPLICABLE CODES, AND REGULATIONS.
2. ALL APPLICABLE PERMITS FOR IRRIGATION WITHIN THE RIGHT-OF-WAY, THE IRRIGATION CONTRACTOR SHALL SECURE AND/OR PAY ALL FEES REQUIRED BY LOCAL OFFICIALS.
3. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF ANY WORK. LOCATE EXACT UTILITY LOCATION BY CONTACTING UTILITY OWNERS. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE HE MAY CAUSE TO UTILITIES.
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER'S REPRESENTATIVE AT TIME OF BIDDING WHICH WILL ILLUSTRATE TYPE OF HEADS, VALVES, CONTROLLER, PIPING AND ACCESSORIES. VERIFY AVAILABLE STATIC PRESSURE AND SUPPLY VOLUME.
5. CONTRACTOR WILL VERIFY STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY AND DESIGN ENTIRE IRRIGATION SYSTEM ACCORDINGLY. EACH ZONE OF IRRIGATION SYSTEM IS TO BE DESIGNED WITH A MAXIMUM OF 40 GALLONS PER MINUTE.
6. THE IRRIGATION CONTRACTOR SHALL SUBMIT PRESSURE LOSS CALCULATIONS FROM THE SITE WATER SUPPLY TO THE FURTHEST HEAD OF THE LARGEST ZONE AND FURTHEST HEAD FROM THE SITE WATER SUPPLY.
7. IRRIGATION PLAN IS A SCHEMATIC DRAWING TO REPRESENT DESIRED WATER COVERAGE. FIELD ADJUSTMENTS MAY BE NECESSARY TO AVOID UNFORESEEN OBSTACLES AND SIMPLIFY INSTALLATIONS.
8. LOCATION OF POINT OF CONNECTION, IRRIGATION METER (IF REQUIRED), BLOWOUT VALVE, ISOLATION GLOBE VALVE, REQUIRED BACKFLOW PREVENTER (EITHER REPT OR PVB MINIMUM) ENCLOSURE, RAIN/FREEZE SWITCH, AND MANUAL DRAIN VALVE IS TO BE COORDINATED WITH LOCAL AUTHORITIES AND CLAREBRIDGE PROJECT MANAGER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE ABOVE ITEMS.
9. SYSTEM IS TO CONSIST OF SEPARATE TURF AND SHRUB ZONES. EACH ZONE SITE SHALL HAVE SEPARATE VALVES AND STATIONS ON THE CONTROLLER. SHRUB ZONES MAY CONSIST OF NETAFIM DRIP IRRIGATION OR SHRUB POP-UP SPRAY HEADS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ZONE PLANT MATERIALS WITH SIMILAR WATER REQUIREMENTS TOGETHER ON SAME VALVES AND TO PROGRAM THE CONTROLLER FOR PROPER WATERING CYCLES FOR THOSE SHRUBS. TURF ZONES SHALL CONSIST OF POP-UP SPRAY HEADS OR ROTORS.
10. CONTROLLER(S) IS TO BE A RAIN BIRD ESP-LX+ SERIES, HYBRID SOLID STATE TYPE WITH LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMMING, DRIP 'FILL' STATIONS AND BE CAPABLE OF MULTIPLE VALVES PER STATION. CONTROLLER SHALL BE PLACED IN BUILDING AS DIRECTED BY CLAREBRIDGE PROJECT MANAGER.
11. RAIN SENSOR AND FREEZE SWITCH SHALL BE LOCATED NEAR CONTROLLER ON ROOF OF BUILDING. WIRE SO SENSOR INTERRUPT VALVE COMMON AND LEAVES CLOCK ACTIVATED. INSTALL A RAIN BIRD RAIN/FREEZE SWITCH PER MANUFACTURER'S SPECIFICATIONS.
12. MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE ENDS AND LOW POINTS OF THE IRRIGATION MAINLINE. PLACE MANUAL VALVES IN LATCHABLE VALVE BOX FOR EASY ACCESS. PLACE ONE CUBIC FOOT OF GRAVEL BELOW VALVE.
13. AUTOMATIC DRAIN VALVES ARE TO BE LOCATED AT ALL LOW POINTS IRRIGATION LATERAL LINES. WHERE LOW POINT IS AT END OF LINE LOCATE VALVE A MINIMUM OF 12' FROM END SPRINKLER HEAD. PLACE VALVES ON TOP OF ONE CUBIC FOOT OF FILL GRAVEL.
14. PROVIDE PVC SLEEVES FOR IRRIGATION PIPES AND WIRING THAT CROSSES UNDER WALKS, STREETS AND CONCRETE PADS. COMBINE PIPING WHENEVER POSSIBLE TO REDUCE QUANTITY OF SLEEVING MATERIALS. COORDINATE TIMING AND PLACEMENT OF SLEEVING WITH STERLING COTTAGE PROJECT MANAGER.
15. DRIP EMITTER ZONES REQUIRE A RAIN BIRD SERIES PSI-M36X DRIP PRESSURE REGULATOR AND A RAIN BIRD RBY SERIES WYE FILTER WITH 200 MESH SCREEN LOCATE BEFORE EACH DRIP ZONES VALVE.
16. EMITTER TUBE SHALL BE NETAFIM SELF-CLEANING, PRESSURE COMPENSATING EMITTER LINE OR APPROVED EQUIVALENT.
17. NETAFIM PRESSURE COMPENSATING EMITTERS MAY BE USED WITH MICRO TUBING AND INSECT CAPS TO DIRECT WATER TO AREAS THAT REQUIRE SPOT IRRIGATION. INSECT CAPS SHOULD BE ELEVATED A MINIMUM OF 3" ABOVE GRADE.
18. DRIP IRRIGATION LINE SHALL BE INSTALLED ABOVE GRADE BUT BENEATH MULCH. DRIP DISTRIBUTION PIPE SHALL BE SECURED TO GRADE BY THE USE OF 'U' SHAPED STAKES.
19. LINE FLUSHING VALVES ARE TO BE LOCATED AT THE ENDS OF EACH RUN OF NETAFIM DRIP EMITTER TUBING. INSTALL IN 6" VALVE BOX WITH 1 CUBIC FOOT PEA GRAVEL SUMP.
20. WHEN INSTALLING IRRIGATION PIPE ALONG CURBS OR IN ISLANDS, PLACE PIPE AS CLOSE TO CURB AS POSSIBLE TO ALLOW FOR PLANTING TREES, SHRUBS, AND GROUND COVERS.
21. ADJUST ALL IRRIGATION EQUIPMENT SO SIDEWALKS, PAVING AND BUILDING REMAIN DRY OF DIRECT SPRAY OR EXCESS WATER RUN-OFF.
22. UPON COMPLETION OF INSTALLATION CONTRACTOR SHALL PROVIDE:
   A) ACCURATE AND COMPLETE "AS-BUILT" PLAN OF IRRIGATION SYSTEM INCLUDING 8½"x11" ZONE MAP TO BE PLACED INSIDE CONTROL BOX. AS-BUILT PLANS SHALL BE TO THE SAME SCALE AS THE LAYOUT PLAN (OR LARGER IF NEEDED FOR CLARITY).
   B) ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM CONTROLLER AND FUNCTION.
   C) TEN (10) PERCENT EXTRA OF EACH TYPE OF HEAD INSTALLED.

IRRIGATION LEGEND

- RAIN BIRD T-BIRD TURF ROTORS, FULL CIRCLE
- RAIN BIRD T-BIRD TURF ROTORS, PART CIRCLE
- RAIN BIRD 1804-PRS SERIES SPRINKLER, FULL CIRCLE
- RAIN BIRD 1804-PRS SERIES SPRINKLER, THREE-QUARTER CIRCLE
- RAIN BIRD 1804-PRS SERIES SPRINKLER, HALF CIRCLE
- RAIN BIRD 1804-PRS SERIES SPRINKLER, QUARTER CIRCLE
- RAIN BIRD 1804-PRS SERIES SPRINKLER, VARIABLE ARC NOZZLE
- RAIN BIRD 1804-PRS SERIES SPRINKLER, END STRIP
- RAIN BIRD 1804-PRS SERIES SPRINKLER, SIDE STRIP
- C — CONTROLLER — TO BE LOCATED AS DIRECTED BY CLAREBRIDGE PROJECT MANAGER.
- ===== PVC SLEEVE UNDER HARDSCAPE - SCHED. 40
- SHRUB ZONES TO BE IRRIGATED BY NETAFIM DRIP IRRIGATION OR SEPARATELY ZONED 1800 SPRAY HEADS.

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WICHITA, KANSAS
SITE IRRIGATION PLAN
1" = 30' - 0"

NORTH

Wilson Darnell Mann
landscape architecture group
105 N. Washington
Wichita, Kansas 67202
316 . 262 . 2001
fax . 316 . 262 . 0002

REGISTERED LANDSCAPE ARCHITECT — LEE ROY DARNELL MANN — 1998 — 8-7-98 — STATE OF KANSAS

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CLARE BRIDGE OF WICHITA
21st Street Wichita, Kansas

PRINTS ISSUED
7/31/98

WDM No.	d.b. bek
97103	c.b. bek

SITE IRRIGATION PLAN
LS2
9

Xrefs: None
Drawing: Notes: L:\97103\LS\PLOT\LS97103.dwg
Layout: LS2 Date: 7/30/98 Orig. Plot: 1"=100

WATERING REQUIREMENTS

SOD AND LANDSCAPE BEDS SHALL BE IRRIGATED WITH AN AUTOMATIC MOISTURE SENSING SPRINKLERS SYSTEM

LANDSCAPE STREET YARD – NOT REQUIRED

PARKING LOT SCREENING AND LANDSCAPING – NOT REQUIRED

PERIMETER BUFFERS W/ SCREENING

212 = LIN. FT OF ABUTTING PROPERTY
40 = LIN. FT PER BUFFER TREE
6 = TOTAL BUFFER TREES REQUIRED

CUP REQUIREMENTS

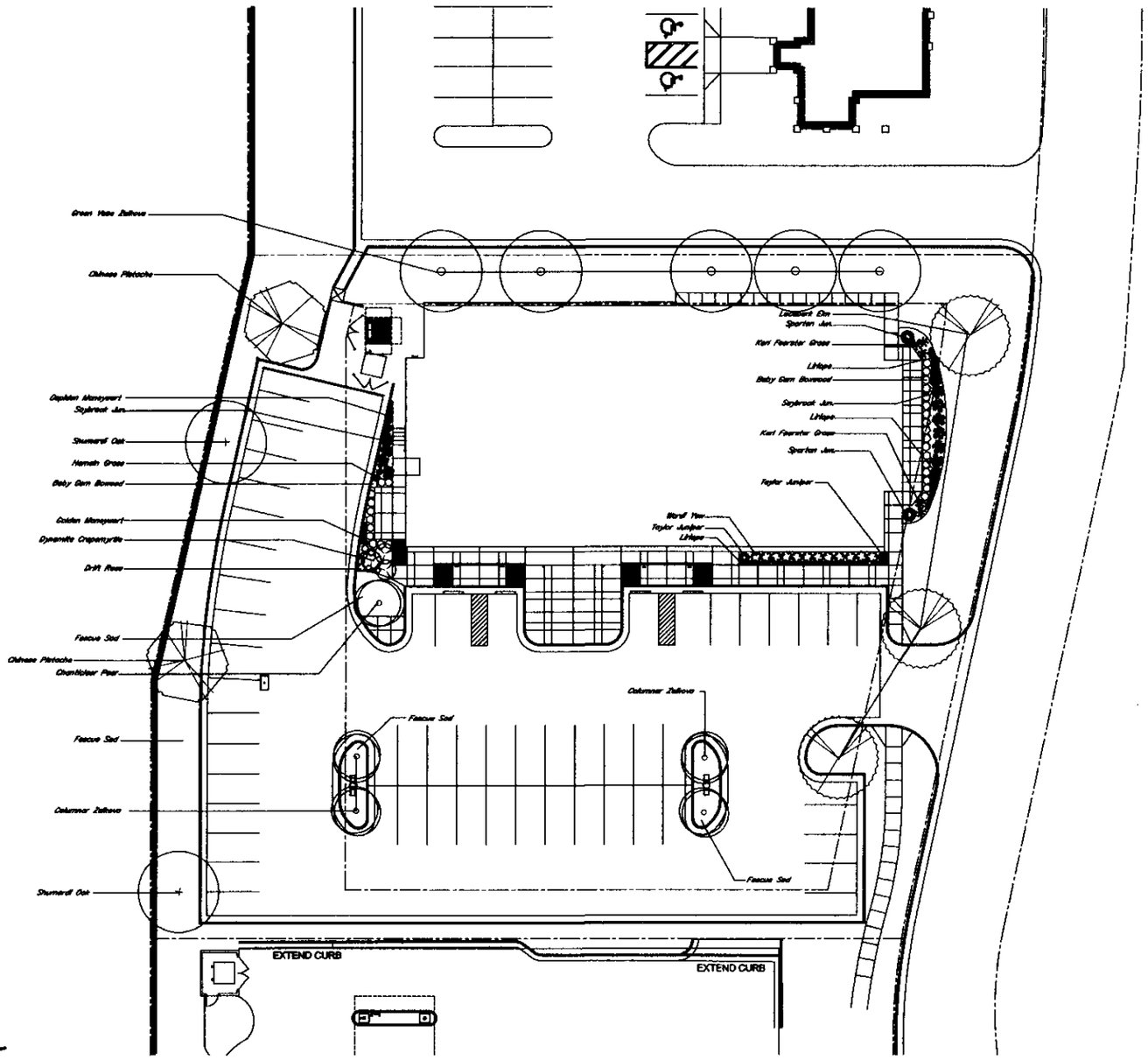
BUFFER REQUIREMENTS = 1.5 TIMES THE STANDARD REQUIREMENT

6 = TOTAL BUFFER TREES REQUIRED
1.5 = TIMES THE STANDARD
9 = TOTAL BUFFER TREES REQUIRED

4 = TOTAL BUFFER SHADE TREES PROVIDED

PLANT LIST

	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION
TREES	5	Green Vase Zelkova	*Zelkova serrata 'Green Vase'*	4"-5"	B&B
	2	Chinese Pistache	*Pistacia chinensis*	4"-5"	B&B
	2	Shumard Oak	*Quercus shumardii*	4"-5"	B&B
	1	Chanticleer Pear	*Pyrus Calleryana 'Chanticleer'*	4"-5"	B&B
	3	Lacebark Elm	*Ulmus parvifolia 'Lacebark'*	4"-5"	B&B
	2	Taylor Juniper	*Juniperus virginiana 'Taylor'*	6'-7'	B&B
	9	Spartan Jun.	*Juniperus chinensis 'Spartan'*	6'-7'	B&B
	4	Columnar Zelkova	*Zelkova mustachino*	6'-7'	B&B
SHRUBS	10	Soybrook Jun.	*Juniperus chinensis 'Soybrook Gold'*	5gal.	CONT.
	6	Hornets Grass	*Pennisetum alopecuroides 'Hornets'*	3gal.	CONT.
	39	Baby Gem Boxwood	*Buxus microphylla 'Dragon'*	3gal.	CONT.
	3	Dynamite Crapemyrtle	*Lagerstroemia Indica*	7gal.	CONT.
	7	Drift Rose	*Rosa Meilogsib*	3gal.	CONT.
	13	Wardi Yew	*Taxus x media 'wardi'*	5gal.	CONT.
	5	Karl Foerster Grass	*Calamagrostis acutiflora 'Karl Foerster'*	3gal.	CONT.
GROUND COVER/PERENNIALS	21	Golden Moneywort	*Lysimachia nummularia 'aurea'*	1gal.	CONT.
	77	Liriope	*Liriope muscari 'Big Blue'*	1gal.	CONT.



LANDSCAPE PLAN
APPROVED 11/27/13 BY NES
DP-201
MAPD copy 2of2

N

SCALE: 1" = 20'-0"

SHELDEN ARCHITECTURE

INSPIRED SPACE
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Wichita, Kansas 67202
SHELDENARCHITECTURE.COM

JEFFREY R. SCHULTE 884 11/22/13 KANSAS REGISTERED LANDSCAPE ARCHITECT

ADVANCED CANCER THERAPIES
WICHITA UROLOGY GROUP
at LEGACY PARK - WILSON ESTATES
2077 N WEBB ROAD, WICHITA, KANSAS, 67206

PROJECT NO.	11-001
ISSUE:	DATE:
DRT PERMIT	27 SEP 13
BUILDING PERMIT	11 OCT 13
PERMIT REVISIONS	22 NOV 13

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CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

April 25, 2019

Paul R. Hoover and Cheri M. Hoover
8310 Bridlewood Street
Wichita, KS 67206

Wilson Farms Residential Master Association
Attn: Steve Brown
8100 E. 22nd Street N., Bldg. 2100-3
Wichita, KS 67226

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Road
Wichita, KS 67206

RE: CUP2019-00004 – City Administrative Adjustments to Wilson Estates Residential CUP DP-201 as a result of modifications of a replat SUB2019-01.

Legal Description: All of the Wilson Farms 5th Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment CUP2019-04 to reflect a replat SUB2019-01 of Wilson Estates Residential Community Unit Plan DP-239 as follows:

- Adjusted Parcel boundaries and revised lot lines per replat.
- Adjusting corresponding Parcel Areas (Parcels 3 and 4).
- Modified Parcel Descriptions as follows:

Parcel 3:
Proposed Uses – Single Family ~~Patio Homes, Zero Lot Line, Duplex and Recreational Uses and Facilities~~
Gross Area: ~~5.40 Acres~~ 2.82 Acres.
Maximum Dwelling Units – ~~22~~ 2
Density – ~~4.0~~ 0.71 DU/Acre
Maximum Building Height = 35 feet
Setback – See General Provision #4
Parking – As per City Code

Parcel 4:
Proposed Uses – Single Family, Church and Recreational Uses and Facilities
Gross Area: ~~47.8 Acres~~ 50.37 Acres.
Maximum Dwelling Units – 45
Density –2.0 DU/Acre

Maximum Building Height = 35 feet
Setback – See General Provision #4
Parking – As per City Code

FILE COPY

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The "Development Application" sign should now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Dale Miller, Director
Metropolitan Area Planning Department

Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Becky Tuttle, CM District II
Cory Buchta, CSR, District II