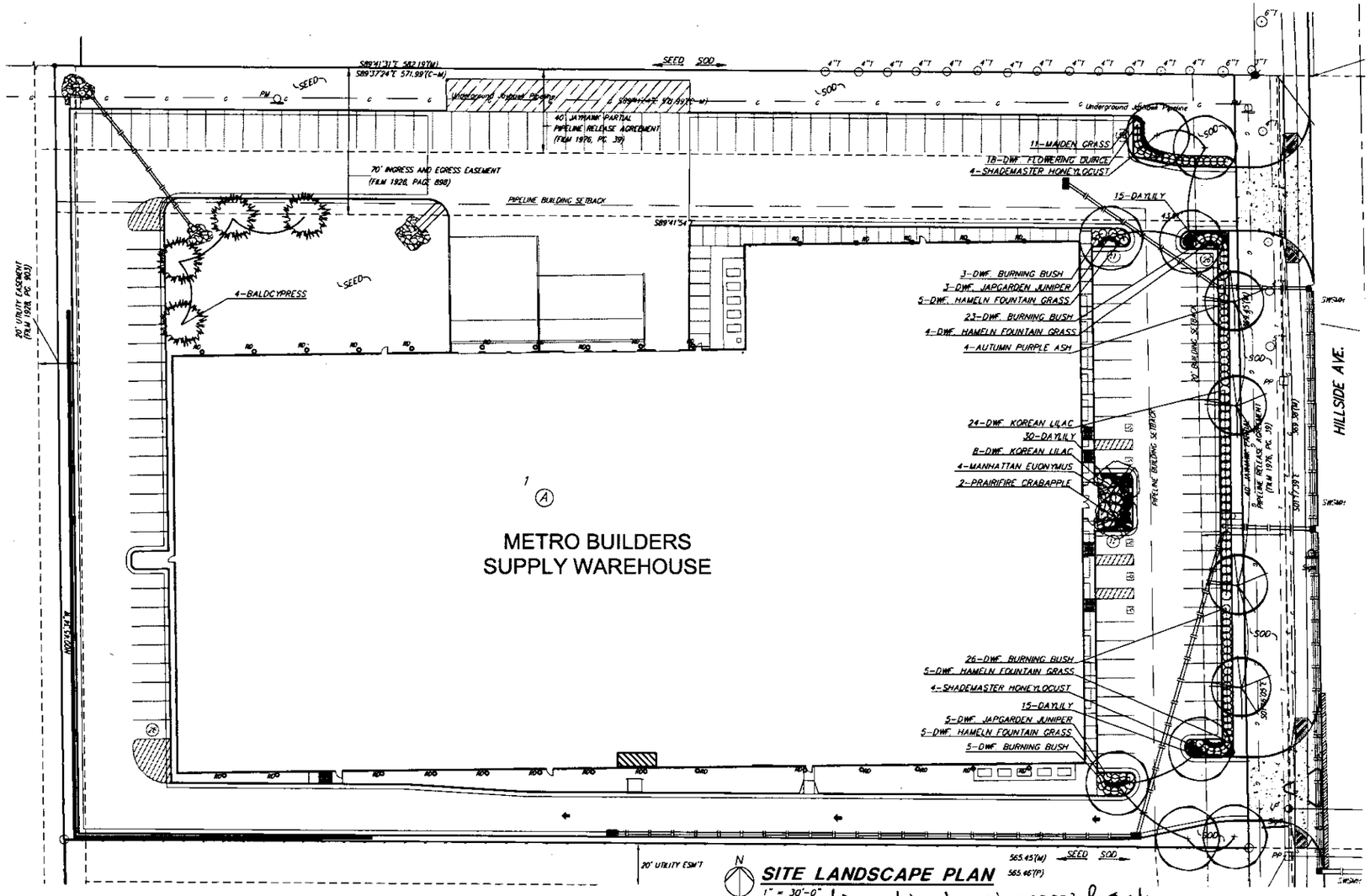


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METRO BUILDERS
SUPPLY WAREHOUSE

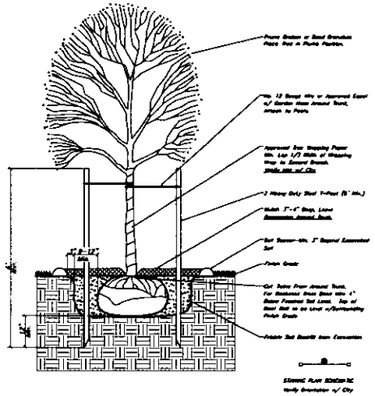
SITE LANDSCAPE PLAN

1" = 30'-0"

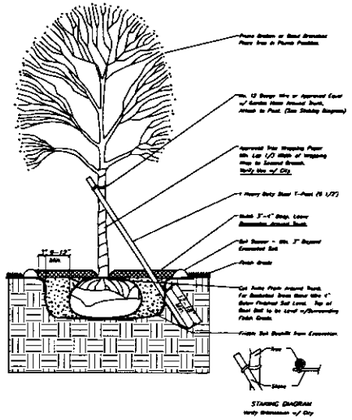
parking layout approval only
not an approved landscape plan

PLANT SCHEDULE

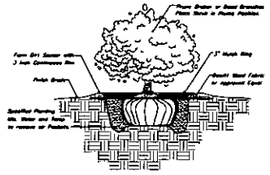
QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
4	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	3" Cal	B&B	Single Stem Only
8	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	3" Cal	B&B	Single Stem Only
2	Malus 'Prairifire'	Prairifire Crabapple	2" Cal	B&B	Single Stem Only
4	Taxodium distichum	Baldcypress	2" Cal	B&B	Single Stem Only
18	Chaenomeles speciosa 'Jet Trails'	Dwf. Flowering Quince	2-Gal	Container	Full & Healthy
57	Euonymus alatus 'Compactus'	Dwf. Burning Bush Euonymus	2-Gal	Container	Full & Healthy
4	Euonymus kiautschovicus 'Manhattan'	Manhattan Euonymus	2-Gal	Container	Full & Healthy
8	Juniperus procumbens 'Nana'	Dwf. Japgarden Juniper	2-Gal	Container	Full & Healthy
32	Syringa meyeri 'Palibin'	Dwf. Korean Lilac	2-Gal	Container	Full & Healthy
60	Hemerocallis 'Black Eyed Stella'	Black Eyed Stella Daylily	1-Gal	Container	Full & Healthy
11	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1-Gal	Container	Full & Healthy
19	Pennisetum alopecuroides 'Hameln'	Dwf. Hameln Fountain Grass	1-Gal	Container	Full & Healthy



TREE PLANTING & STAKING DETAIL



TREE PLANTING & STAKING DETAIL



SHRUB PLANTING DETAIL

IRRIGATION NOTES:

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

B24005-00023

SITE PLAN

APPROVED 5-23-05 BY

LEGAL DESCRIPTION:

Lot 1, Blk A, "Metro Building Supply Addition", Wichita, Sedgwick County, Kansas.

BENCHMARK:

"□" CUT IN TOP OF CURB WEST OF THE NE CORNER OF SE1/4, NE1/4, SECTION 34, TWP. 26-S, R-1-E.

ELEV = 164.31 CITY DATUM

SITE INFORMATION:

PARKING PROVIDED:	130 STALLS TOTAL, INCLUDING 5 ACCESSIBLE
TOTAL SITE AREA:	208,122.2 SQ.FT. 4.78 ACRES
IMPERVIOUS AREA:	180,665.06 SQ.FT. 4.14 ACRES 86.8% OF TOTAL SITE

LANDSCAPE NOTES:

1. All landscape work shall be done in accordance with industry standards.

   All areas called out on the plan as "Sod" or "Seed" shall be installed and fertilized as follows:
   SOD--Kansas Premium Fescue Sod
   SEED--Kansas Premium Fescue Seed
   FERTILIZER--16-20-6 ratio 4#/1000 sq. ft.
2. Trees with broken leaders or no central leader will not be accepted.
3. 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. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
4. Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
5. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
6. General Contractor to supply and place at a depth of 4", all topsoil on site.
7. 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 trash, or other matter toxic to plant growth.
8. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
9. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 887-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
10. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
11. The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
12. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
13. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
14. The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
15. General Contractor to supply and place at a depth of 4", all topsoil on site.
16. General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
17. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
18. Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.

LANDSCAPE ORDINANCE CALCULATIONS

Hillside Ave.

Streetyard requirement:	369.45' x 20 (sq.ft. factor)
Streetyard Required	7,389.0 sq.ft.
Streetyard shown:	6,702.41 sq.ft.
Streetyard Trees Req.:	7,389.0 sq.ft./500
Streetyard Trees Req.:	14.77=15 Shade Trees Req.
Parking Provided:	130 spaces, including 5 accessible
Parking Lot Trees Req'd.:	130 spaces/20= 6.5= 7 trees
Street Yard/Parking Lot Trees Provided:	12 Shade Trees, 2 Ornamental Trees & 20 Shrubs =15 Shade Trees Total

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
Baughman ENGINEERING · SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

F:\Jobs\Metro Builders Supply\civil\civil plan

NOTE: DRAWINGS ARE ONLY AN APPROXIMATION OF EXISTING CONDITIONS, CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS & EXTENT OF NEW WORK TO BE COMPLETED BEFORE SUBMITTING BIDS.

BLACKLEDGE & ASSOCIATES ARCHITECTS
7416 N. BROADWAY EXTENSION, OKLAHOMA CITY, OKLAHOMA 73116 (405) 848-2855 (405) 840-2862 fax blackledge@pldi.net
LARRY K. BLACKLEDGE ARCHITECT
PASCAL A. AUGHTRY ARCHITECT

METRO BUILDERS SUPPLY
WICHITA, KS

PROJECT NO.	0459
DATE:	04.26.05
REVISED 1	03.04.05

SHEET SL 1.1 OF

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3) Compatibility with existing or permitted uses on abutting sites: Large item retail, warehousing, and accessory uses such as parking are permitted in the "LI" Limited Industrial zoning district, and reducing the parking requirement should not compromise existing or permitted uses on abutting sites due to the minor nature of the reduction of the parking requirement.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that a Zoning Adjustment to reduce the parking requirement from 147 spaces to 130 spaces is hereby granted, subject to the following conditions:

1) All parking areas shall be paved with asphalt or concrete and striped in general conformance with approved site plan.

2) The Zoning Adjustment is for a parking requirement reduction only for a maximum of 40,000 square feet of large item retail and 54,600 square feet of warehousing. If an increase in building square footage and/or a change in use increases the parking requirement of the Unified Zoning Code for the property, then additional parking spaces over and above 130 shall be provided.

3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

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

John L. Schlegel
Planning Director

Kurt A. Schroeder
Superintendent of Central Inspection

cc: Russ Ewy, Baughman Company, 315 Ellis, Wichita, KS 67211
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
Herb Shaner, Office of Central Inspection

CITY OF WICHITA

FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

May 23, 2005

Nick Stavros
Metro Builders Supply
5313 S. Mingo
Tulsa, OK 74146

Re: **BZA2005-00023: Zoning Adjustment to reduce the parking requirement from 147 spaces to 130 spaces.**

Legal Description: Lot 1, Block A, Metro Builders Supply Addition, Wichita, Sedgwick County, Kansas. Generally located south of 37th Street North and west of Hillside.

Dear Mr. Stavros:

We have reviewed your request for a Zoning Adjustment to reduce the parking requirement on the above-referenced property. From reviewing your application, we understand that you propose to construct a building supply warehouse on the property. In your application, you indicate that the 147 parking spaces required by the Unified Zoning Code exceeds the number that is needed for the employees and customers to be served on the property. Therefore, you have requested a Zoning Adjustment to reduce the parking requirement from 147 spaces to 130 spaces.

Sec. V-I.2.i. of the Unified Zoning Code allows an adjustment to reduce the parking requirement by up to 25 percent for large item retail and warehousing uses when the conditions required by Sec. V-I.6. of the Code are met. We find that the reduction of the parking requirement as proposed meets the four conditions required by Sec. V-I.6. of the Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: Flexibility is provided within the Code to allow for minor reductions of the parking requirement in circumstances where the proposed development does not exactly fit the standard requirements. The extent of the parking requirement reduction is approximately one-half allowable limit; therefore, sufficient on-site parking should be provided such that the chance of overflow parking occurring on the adjoining arterial street is remote.

2) Impact on existing uses in surrounding areas: There should be no negative impact on uses in surrounding areas as a result of the reduction of the parking requirement, as sufficient parking should be provided on-site with no resulting off-site parking need being generated that would utilize parking provided for adjacent businesses.