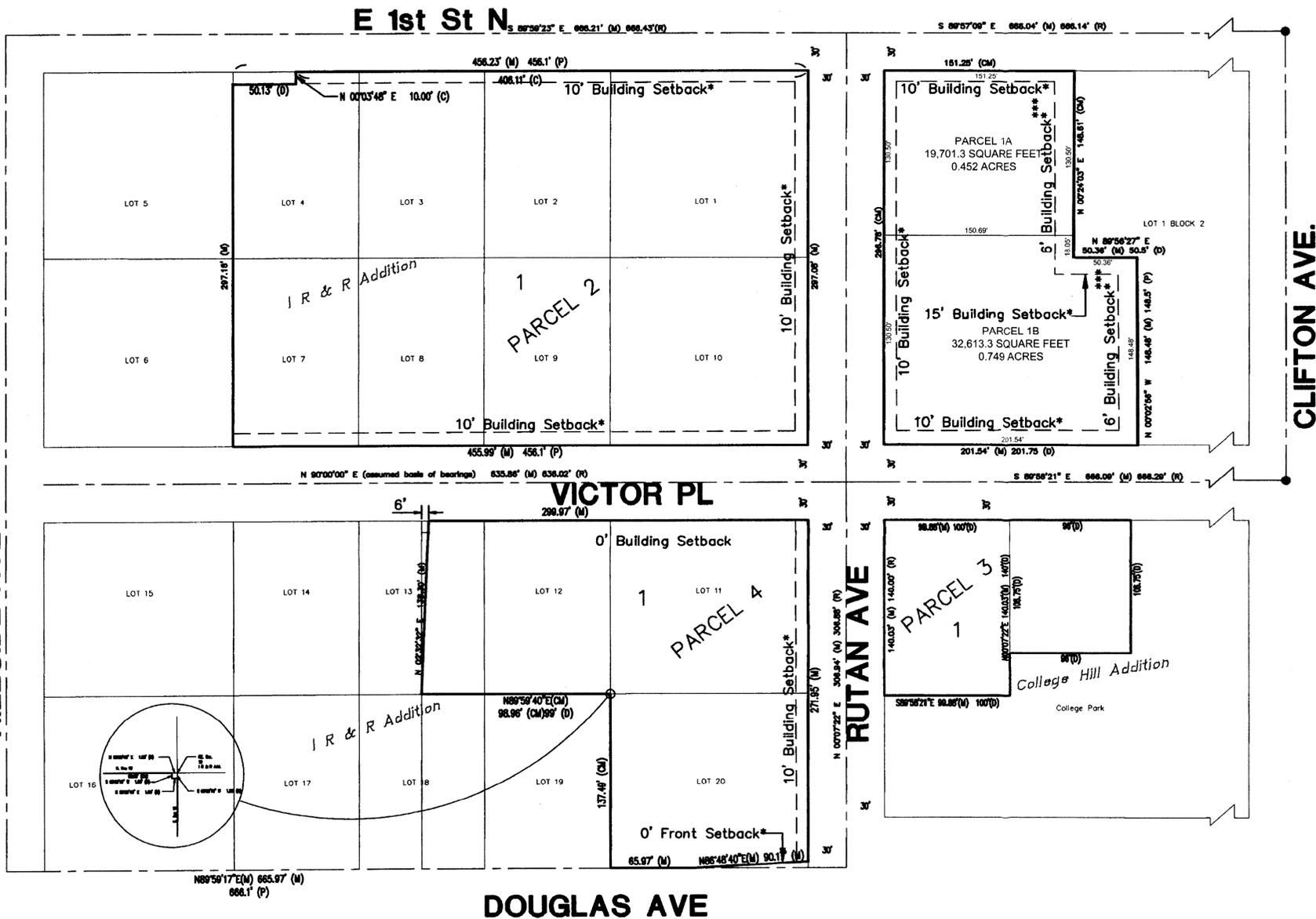


**LEGEND**

- Section corner found
- Point found
- 5/8" bar w/POE cap set
- (M) Measured distance
- (CM) Calculated from Measured distance
- (D) Deed distance

**GENERAL NOTES**

1. THIS MIXED-USE DEVELOPMENT CONTAINS 6.1± NET ACRES.
2. LEGAL DESCRIPTION: LOTS 1-4, 7-12, THE EAST HALF OF LOT 13 & 20, L & R SUBDIVISION OF BLOCK 1 IN COLLEGE HILL ADDITION TO WICHITA, KANSAS; ALONG WITH THE WEST 100 FEET OF THE NORTH 140 FEET, COLLEGE PARK, COLLEGE HILL ADDITION TO WICHITA, KANSAS; AND ALONG WITH LOTS 2, 4, 6, 8, 10 AND 12, ROEMBAUGH'S ADDITION TO WICHITA, KANSAS; AND ALONG WITH THE WEST 50 FEET OF THE SOUTH HALF OF THE EAST HALF OF LOT 1, BLOCK 2, COLLEGE HILL ADDITION TO WICHITA, KANSAS; AND ALONG WITH THE NORTH HALF OF THE WEST HALF OF LOT 1, BLOCK 2, COLLEGE HILL ADDITION TO WICHITA, KANSAS; TO BE PLATTED AS LOTS 1 THRU 4, PARKSTONE ADDITION; ALONG WITH THE FOLLOWING DESCRIBED TRACT; COMMENCING AT THE NORTHWEST CORNER OF COLLEGE PARK, COLLEGE HILL ADDITION TO WICHITA, KANSAS; THENCE EAST ALONG THE NORTH LINE OF SAID COLLEGE PARK FOR A DISTANCE OF 100 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE NORTH LINE OF SAID COLLEGE PARK FOR A DISTANCE OF 98 FEET; THENCE SOUTH PERPENDICULAR TO THE NORTH LINE OF SAID COLLEGE PARK FOR A DISTANCE OF 106.75 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID COLLEGE PARK FOR A DISTANCE OF 98 FEET; THENCE NORTH PERPENDICULAR TO THE NORTH LINE OF SAID COLLEGE PARK FOR A DISTANCE OF 106.75 FEET TO THE POINT OF BEGINNING.
3. THE PROPOSED DEVELOPMENT CONTAINS 4 PARCELS WITH COMMERCIAL AND RESIDENTIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. FINAL DETERMINATION OF ANY PUBLIC IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING.
6. A PARKING RATIO OF 1:25 STALLS PER DU WILL BE REQUIRED WHEN RESIDENTIAL UNITS ARE PROVIDED. FOR OTHER USES, PLEASE REVIEW THE TABLE BELOW. ON-STREET PARKING IS ALLOWED AS PART OF THE OVERALL PARKING CALCULATION. ON ALL OTHER QUESTIONS OF ADMINISTRATIVE INTERPRETATION, THE STANDARDS FOR NR ZONING DISTRICT SHALL APPLY.
7. THE TRANSFER OF THE 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.
8. ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL AREAS. CONSISTENT DESIGN FOR LIGHT FIXTURES SHALL BE USED THROUGHOUT THE DEVELOPMENT. SITE LIGHTING SHALL COMPLY WITH UZC SEC. IV-B.4.
9. FIRE LANES SHALL BE IN ACCORDANCE WITH THE CITY FIRE CODE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. DURING THE SITE PLAN REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES.
10. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO HIDE THEM FROM GROUND VIEW ON ALL PARCELS AND SCREENING SHALL BE OF SAME MATERIAL AND COLOR AS BUILDINGS.
11. ROOF EQUIPMENT SCREENING SHALL BE PROVIDED PER UNIFIED ZONING CODE. ROOF TOP UNITS FOR COMMERCIAL USES SHALL BE PAINTED SAME COLOR AS ROOF.
12. SIGNS - NO OFFSITE SIGNS, BILLBOARDS OR PORTABLE SIGNS ARE PERMITTED WITHIN THE PUD, AND NO SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED. SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGN CODE FOR NR ZONING.
13. BUILDING SIGNAGE SHALL BE PER THE SIGN CODE FOR THE NR ZONING DISTRICT.
14. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE REQUIRED. EVIDENCE OF THE AGREEMENT SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
15. LANDSCAPE BUFFERS AND SCREENING SHALL BE IN ACCORDANCE WITH THE LICENSED KANSAS LANDSCAPE ARCHITECT INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR ITS REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). A CONSISTENT PALETTE SHALL BE USED THROUGHOUT THE DEVELOPMENT. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.
16. A PEDESTRIAN CIRCULATION SYSTEM, TO BE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW, SHALL BE PREPARED WHICH PROVIDES PEDESTRIAN CONNECTIONS FROM THE BUILDINGS WITHIN THE PUD TO THE SIDEWALKS ON PUBLIC RIGHT OF WAYS, AND PROVIDES CONNECTIONS BETWEEN THE BUILDINGS.
17. ANY MAJOR CHANGES IN THIS PLANNED UNIT DEVELOPMENT SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
18. ALL BUILDINGS SHALL BE RESIDENTIAL IN CHARACTER EXCEPT WHEN FRONTING DOUGLAS. RESIDENTIAL ELEMENTS WILL GENERALLY CONSIST OF MULTI-LEVEL, MULTI-FAMILY BUILDINGS, LANDSCAPING, PARKING STRUCTURES AND OTHER TENANT AND GUEST AMENITIES. COMMERCIAL ELEMENTS MAY BE INTEGRATED OR MIXED WITH RESIDENTIAL USES WITHIN THE SAME STRUCTURE. ALL COMMERCIAL USES SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE RESIDENTIAL CHARACTER OF THE DEVELOPMENT. THE COMPOSITION OF THE USES MAY BE MODIFIED IN CONFIGURATION OR PHASING.
19. BUILDING SETBACKS SHALL BE AS SHOWN ON THE PUD OR FOR THE NR DISTRICT IF NOT OTHERWISE SHOWN ON THE PUD. HOWEVER, WHEN PROVIDED, THE SETBACKS SHALL BE APPLICABLE TO THE ENTIRE BLOCK SHALL BE UNIFORM AND EQUIDISTANT. COMPATIBILITY STANDARDS SHALL NOT BE APPLICABLE.
20. NO COMMERCIAL USES SHALL BE PERMITTED TO FRONT ONTO FIRST STREET.
21. RESTAURANTS LOCATED WITHIN THE PUD SHALL NOT EXCEED 6000 SQUARE FEET IN SIZE.
22. ELIMINATED BY PUD AMENDMENT PUD2017-04 DATED: JULY 2017.
23. ELIMINATED BY PUD AMENDMENT PUD2017-04 DATED: JULY 2017.
24. WIRELESS COMMUNICATION FACILITIES SHALL BE SUBJECT TO THE STANDARDS FOR THE NR ZONING DISTRICT.
25. UNLESS OTHERWISE INDICATED BY THE PUD DOCUMENT, THE USES, PROPERTY DEVELOPMENT STANDARDS, AND SPECIAL DEVELOPMENT STANDARDS SHALL BE PER THE UNIFIED ZONING CODE FOR THE NR NEIGHBORHOOD RETAIL ZONING DISTRICT, AND THE SITE DEVELOPMENT STANDARDS SHALL BE PER THE UNIFIED ZONING CODE REQUIREMENTS AS APPLICABLE TO THE NR NEIGHBORHOOD RETAIL DISTRICT.
26. PARCELS 1A & 1B SHALL HAVE A MAXIMUM COMMERCIAL GROSS FLOOR AREA OF 4,000 S.F.. THE ENTIRE PROPOSED DEVELOPMENT SHALL NOT EXCEED 30,000 S.F. OF COMMERCIAL GROSS FLOOR AREA.
27. A SIX FOOT TALL SCREENING WALL SHALL BE PROVIDED ON THE EAST EDGE OF PARCELS 1A & 1B.
28. ANGLIARY ARCHITECTURAL FEATURES SUCH AS UNENCLOSED PORCHES, STOODS, TURRETS, EAVES, PILLARS, BAYS, AND SIMILAR APPLIANCES SHALL BE ALLOWED WITHIN THE BUILDING SETBACKS BUT NO CLOSER THAN 3 FEET TO THE PROPERTY LINE ON FRONT SETBACKS AND NO CLOSER THAN 8 FEET TO THE PROPERTY LINE ON SIDE YARD SETBACKS.
29. PARKING STRUCTURES ON ALL PARCELS SHALL BE ALLOWED IN THE 10-FOOT BUILDING SETBACK BUT NO CLOSER THAN 3 FEET.



\*NOTE: BUILDING SETBACKS ADJUSTED PER ADMINISTRATIVE ADJUSTMENT. SEE NOTE 28 AND LETTER DATED JANUARY 10, 2008.

\*\*\*ADMINISTRATIVE ADJUSTMENT REDUCED SETBACK TO 6 FEET, SUBJECT TO LIMITATIONS OF GENERAL PROVISION #22.

| PARKING REQUIREMENTS |               |
|----------------------|---------------|
| USE                  | RATIO         |
| RETAIL               | 1/500 SF      |
| OFFICE               | 1/500 SF      |
| RESTAURANT           | 1/8 OCCUPANTS |
| PERSONAL SERVICE     | 1/500 SF      |

**PARCEL DESCRIPTIONS**

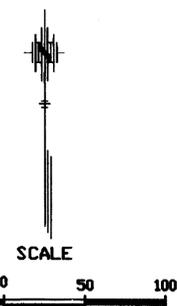
**PARCEL 1A** (SEE ALSO NOTES 20, 21 & 26)  
 USES - ALL RESIDENTIAL AND COMMERCIAL USES PERMITTED BY RIGHT IN THE NR ZONING DISTRICT EXCEPT THAT THE FOLLOWING USES WILL NOT BE ALLOWED: GROUP RESIDENCE, LIMITED, AND BROADCAST RECORDING STUDIO, AND PAY DAY LOANS OR SIMILAR BUSINESSES.  
 THE FOLLOWING USES SHALL BE ALLOWED: NEIGHBORHOOD SWIMMING POOL AND UTILITY, MINOR.  
 GROSS LAND AREA - 19,701 s.f.  
 MAX. BUILDING HEIGHT - 45'  
 MAX. DENSITY D.U. - 21.8/ACRE

**PARCEL 1B** (SEE ALSO NOTES 20, 21 & 26)  
 USES - ALL RESIDENTIAL AND COMMERCIAL USES PERMITTED BY RIGHT IN THE NR ZONING DISTRICT EXCEPT THAT THE FOLLOWING USES WILL NOT BE ALLOWED: GROUP RESIDENCE, LIMITED, AND BROADCAST RECORDING STUDIO, AND PAY DAY LOANS OR SIMILAR BUSINESSES.  
 THE FOLLOWING USES SHALL BE ALLOWED: NEIGHBORHOOD SWIMMING POOL AND UTILITY, MINOR.  
 GROSS LAND AREA - 32,613 s.f.  
 MAX. BUILDING HEIGHT - 45'  
 MAX. DENSITY D.U. - 21.8/ACRE

**PARCEL 2** (SEE ALSO NOTES 20 & 21)  
 USES - SAME AS PARCELS 1A & 1B  
 GROSS LAND AREA - 136,017 S.F.  
 MAX. BUILDING HEIGHT - 70'  
 MAX. DENSITY D.U. - 50/ACRE

**PARCEL 3**  
 USE - PARKING LOT  
 GROSS LAND AREA - 24,234 S.F.

**PARCEL 4** (SEE ALSO NOTES 20 & 21)  
 USES - SAME AS PARCELS 1A & 1B  
 GROSS LAND AREA - 63,322 S.F.  
 MAX. BUILDING HEIGHT - 70'  
 MAX. DENSITY D.U. - 55 DU/ACRE



**APPROVED PUD**

MAPC 8/8/17  
 D.M. Clements  
 MAPC 7/6/17

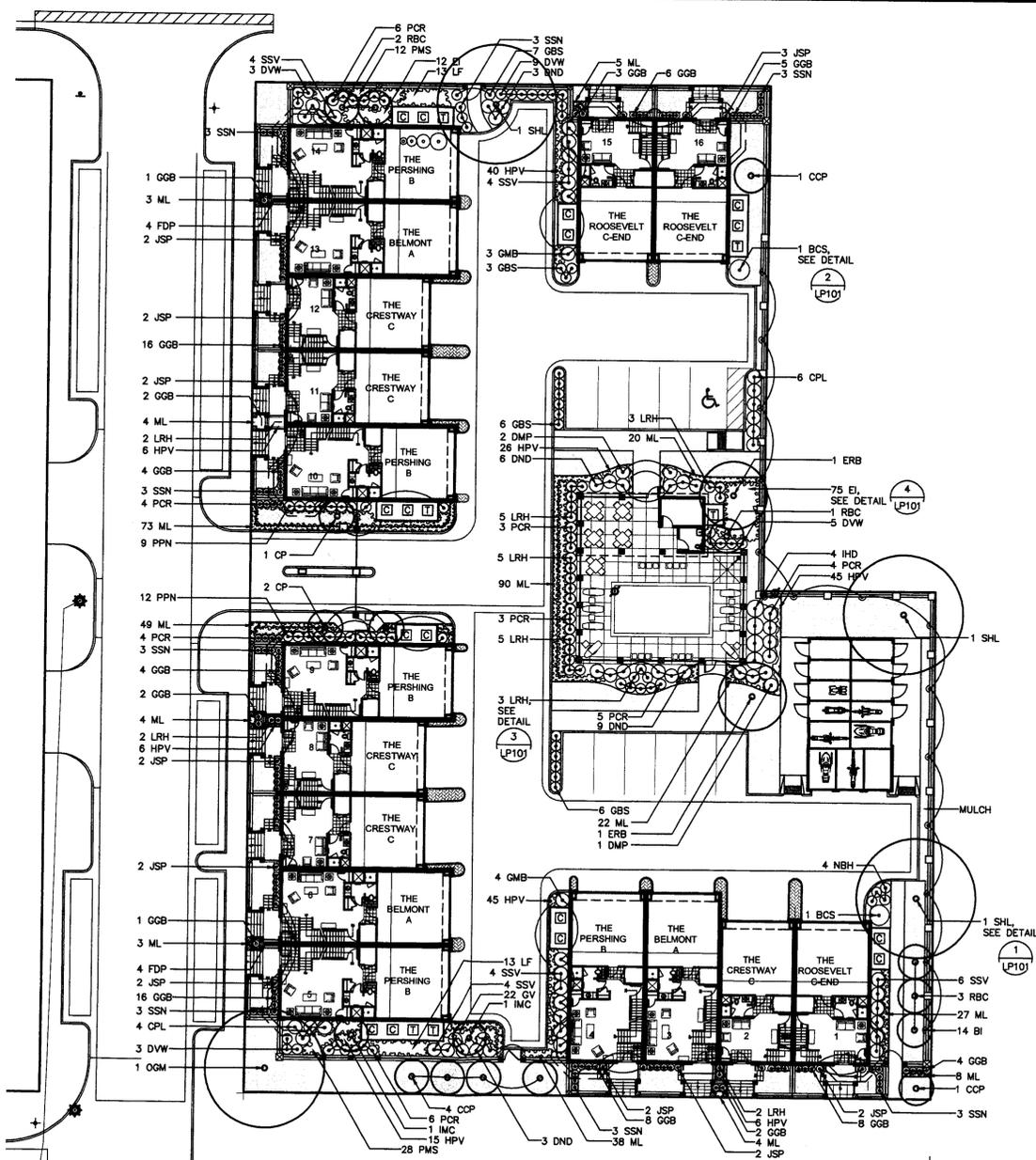


REVISED PER PUD2017-04 DATED 08/08/17

**PARKSTONE**

**PLANNED UNIT DEVELOPMENT (PUD-26)**

DATE OF PREPARATION 6/27/08 REVISED 06/23/08 REVISED PER PUD2011-04 REVISED PER PUD2016-02 DATED 04/14/16



**A LANDSCAPE PLAN**  
 0' 10' 20' 40'  
 1"=20.0'

**PLANT LIST**

| KEY                | QUANTITY | COMMON NAME                      | BOTANICAL NAME                                      | SIZE               | CONDITION        |
|--------------------|----------|----------------------------------|-----------------------------------------------------|--------------------|------------------|
| <b>TREES</b>       |          |                                  |                                                     |                    |                  |
| BCS                | 2        | BLUE COLUMNAR SPRUCE             | <i>Picea pungens 'Fastigata'</i>                    | 15 gallon          | Container        |
| CP                 | 5        | CAPITAL PEAR                     | <i>Pyrus calleryana 'Capital'</i>                   | 2" to 2 1/2" cal.  | Balled-in-Burlap |
| CCP                | 6        | CHANTICLEER PEAR                 | <i>Pyrus calleryana 'Cleveland Select'</i>          | 2" to 2 1/2" cal.  | Balled-in-Burlap |
| ERB                | 2        | EASTERN REDBUD                   | <i>Cercis canadensis</i>                            | 1 3/4" to 2" cal.  | Balled-in-Burlap |
| IMC                | 2        | INDIAN MAGIC CRABAPPLE           | <i>Malus sp. 'Indian Magic'</i>                     | 15 gallon          | Balled-in-Burlap |
| OGM                | 1        | 'OCTOBER GLORY' MAPLE            | <i>Acer rubrum 'October Glory'</i>                  | 2" to 2 1/2" cal.  | Balled-in-Burlap |
| RBC                | 6        | RED BARON CRABAPPLE              | <i>Malus sp. 'Red Baron'</i>                        | 1 3/4" cal.        | Balled-in-Burlap |
| SHL                | 3        | 'SKYLINE' HONEYLOCUST            | <i>Gleditsia triacanthos var. inermis 'Skyline'</i> | 2" to 2 1/2" cal.  | Balled-in-Burlap |
| <b>SHRUBS</b>      |          |                                  |                                                     |                    |                  |
| CPL                | 10       | PEPPERMINT LACE CRAPEMYRTLE      | <i>Lagerstroemia indica 'Peppermint Lace'</i>       | 5 gallon           | Container        |
| DMP                | 3        | DWARF MUGO PINE                  | <i>Pinus mugo 'Mops'</i>                            | 2 gallon           | Container        |
| DND                | 21       | DWARF NIKKO DEUTZIA              | <i>Deutzia gracilis 'Nikko'</i>                     | 2 gallon           | Container        |
| DVW                | 20       | DWARF VARIEGATED WEIGELA         | <i>Weigela florida 'Variegata Nana'</i>             | 2 gallon           | Container        |
| FDP                | 8        | 'FIREHOUSE' DWARF PURPLE NANDINA | <i>Nandina domestica 'Firehouse'</i>                | 2 gallon           | Container        |
| GBS                | 22       | GUMBALL SPIREA                   | <i>Spiraea x bumalda 'Gumball'</i>                  | 2 gallon           | Container        |
| GGB                | 82       | GREEN GEM BOXWOOD                | <i>Buxus X 'Green Gem'</i>                          | 2 gallon           | Container        |
| GMB                | 7        | GREEN MOUNTAIN BOXWOOD           | <i>Buxus x 'Green Mountain'</i>                     | 2 gallon           | Container        |
| IHD                | 4        | IVORY HALO DOGWOOD               | <i>Cornus alba 'Balthaz'</i>                        | 2 gallon           | Container        |
| JSP                | 21       | JAPANESE SKY PENCIL HOLLY        | <i>Ilex crenata 'Sky Pencil'</i>                    | 3 gallon           | Container        |
| LRH                | 27       | LITTLE RASCAL HOLLY              | <i>Ilex 'Mondo'</i>                                 | 3 gallon           | Container        |
| NBH                | 4        | 'NIKKO BLUE' HYDRANGEA           | <i>Hydrangea macrophylla 'Nikko Blue'</i>           | 5 gallon           | Container        |
| POR                | 35       | PINK CARPET ROSE                 | <i>Rosa 'Noame'</i>                                 | 2 gallon           | Container        |
| PPN                | 21       | PLUM PASSION NANDINA             | <i>Nandina domestica 'Monum'</i>                    | 5 gallon           | Container        |
| SSN                | 24       | SIENNA SUNRISE NANDINA           | <i>Nandina domestica 'Monfar'</i>                   | 5 gallon           | Container        |
| SSV                | 22       | SUMMER SNOWFLAKE VIBURNUM        | <i>Viburnum plicatum</i>                            | 5 gallon           | Container        |
| <b>GROUNDCOVER</b> |          |                                  |                                                     |                    |                  |
| BI                 | 14       | BOSTON IVY                       | <i>Parthenocissus tricuspidata</i>                  | 1 gallon           | Container        |
| EI                 | 87       | ENGLISH IVY                      | <i>Hedra helix</i>                                  | 4" pots @ 24" O.C. | Container        |
| GV                 | 22       | VELVETY GERANIUMS                | <i>Geranium renardii 'Velvety'</i>                  | 4" pots @ 12" O.C. | Container        |
| HPV                | 189      | HOMESTEAD PURPLE VERBENA         | <i>Verbena canadensis 'Homestead Purple'</i>        | 4" pots @ 12" O.C. | Container        |
| LF                 | 26       | LAVENDER 'FRENCH'                | <i>Lavandula dentata 'French'</i>                   | 4" pots @ 12" O.C. | Container        |
| ML                 | 350      | MAJESTIC LIRIOPE                 | <i>Liriope muscari 'Majestic'</i>                   | 1 gallon           | Container        |
| PMS                | 40       | 'MAY NIGHT' MEADOW SAGE          | <i>Salvia nemorosa 'May Night'</i>                  | 4" pots @ 24" O.C. | Container        |
|                    | 295 SF   | ANNUALS                          |                                                     |                    |                  |
|                    | 450 SY   | FESCUE SOD                       |                                                     |                    |                  |

**LANDSCAPE ORDINANCE CALCULATIONS**

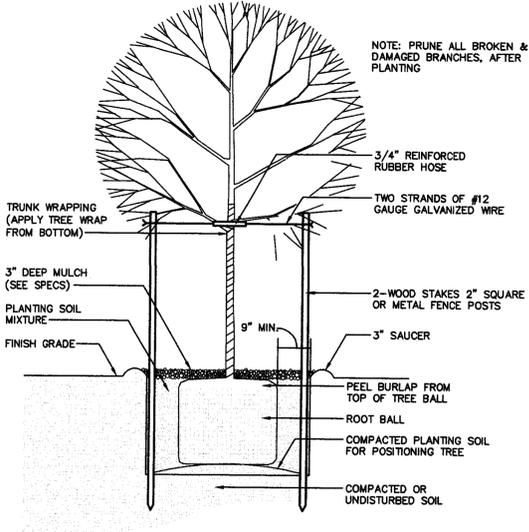
|                                       |                                                                                                                                                    |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| LANDSCAPED STREET YARD REQUIRED . . . | AVG LOT DEPTH = 224 FEET. REQUIRED SF FACTOR = 10 (297 + 152) * 10 = 4,490 SF REQUIRED LANDSCAPED STREET YARD                                      |
| LANDSCAPE YARD SHOWN . . . . .        | 1,100 SF OF STREET YARD SHOWN. THE REMAINING SHALL OCCUR IN THE STREET ROW                                                                         |
| SHADE TREES REQUIRED . . . . .        | 4,490 SF OF LANDSCAPED STREET YARD REQUIRED / 500 (REQUIRED TREE FACTOR) = 9 SHADE TREES REQUIRED                                                  |
| SHADE TREES SHOWN . . . . .           | 6 SHADE TREES SHOWN (2 SHADE TREES, 2 ORNAMENTAL TREES = 1 SHADE TREES, AND 30 SHRUBS = 3 SHADE TREES) THE REMAINING SHALL OCCUR IN THE STREET ROW |
| PARKING LOT TREES REQUIRED . . . . .  | 12 STALLS / 20 (REQUIRED FACTOR FOR PARKING LOT TREES) = 1 PARKING LOT TREE REQUIRED                                                               |
| PARKING LOT TREES SHOWN . . . . .     | 1 PARKING LOT TREE SHOWN (2 ORNAMENTAL TREES = 1 SHADE TREE)                                                                                       |
| REQUIRED BUFFER . . . . .             | 348 LF OFFPROPERTY LINE / 50 (REQUIRED TREE FACTOR) = 7 REQUIRED TREES                                                                             |
| BUFFER PROVIDED . . . . .             | 7 TREES PROVIDED (2 SHADE TREES, 8 ORNAMENTAL TREES = 4 SHADE TREES AND 10 SHRUBS = 1 SHADE TREE)                                                  |

**LEGAL DESCRIPTION**

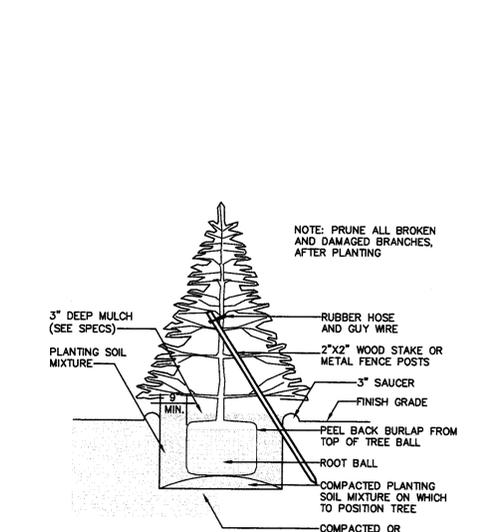
LOTS 2, 4, 6, 8, 10 AND 12, ROEMBACH'S ADDITION TO WICHITA, KANSAS; AND ALONG WITH THE WEST 50 FEET OF THE SOUTH HALF OF THE EAST HALF OF LOT 1, BLOCK 2, COLLEGE HILL ADDITION TO WICHITA; AND ALONG THE NORTH HALF OF THE WEST HALF OF LOT 1, BLOCK 2, COLLEGE HILL ADDITION TO WICHITA.

**NOTE**

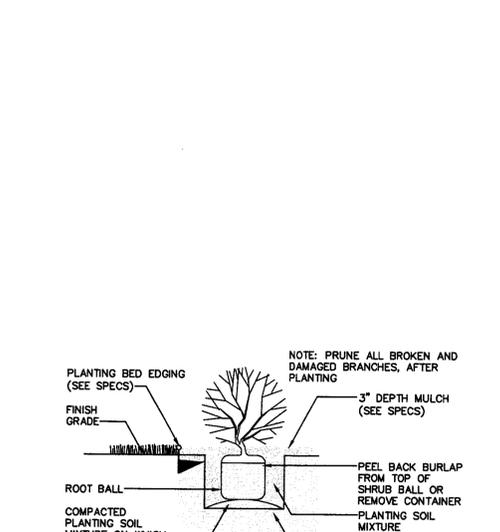
- ALL BED AND LAWN AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. SUPPLY IRRIGATION FROM THE SAME METERED LINE AS THE SWIMMING POOL. LOCATE THE CONTROLLER ON THE EAST SIDE OF THE POOL HOUSE IN A LOCKABLE, WEATHER-PROOF BOX.
- USE POWER COATED STEEL EDGING TO SEPARATE BED AREAS FROM LAWN AREAS.



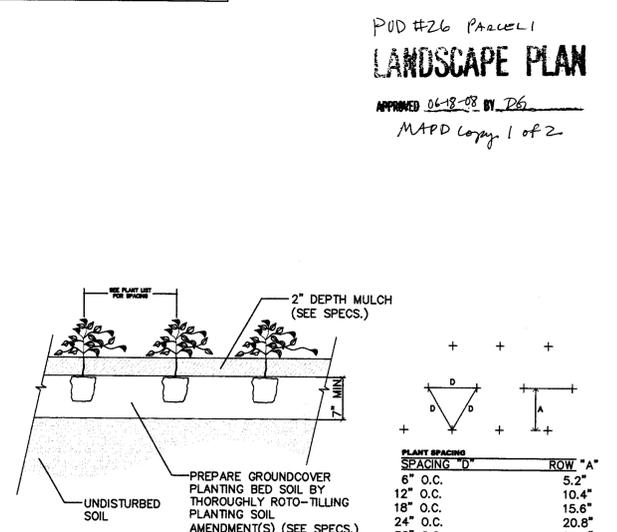
**1 DECIDUOUS TREE PLANTING**  
 0' 1' 2' 3' 1/2"=1'-0"



**2 CONIFEROUS TREE PLANTING**  
 0' 1' 2' 3' 1/2"=1'-0"



**3 SHRUB PLANTING**  
 0' 1' 2' 3' 1/2"=1'-0"



**4 GROUNDCOVER PLANTING**  
 NOT TO SCALE

PUD #26 Parcel 1  
**LANDSCAPE PLAN**  
 APPROVED 06-13-08 BY DB  
 MAPD Log# 1 of 2

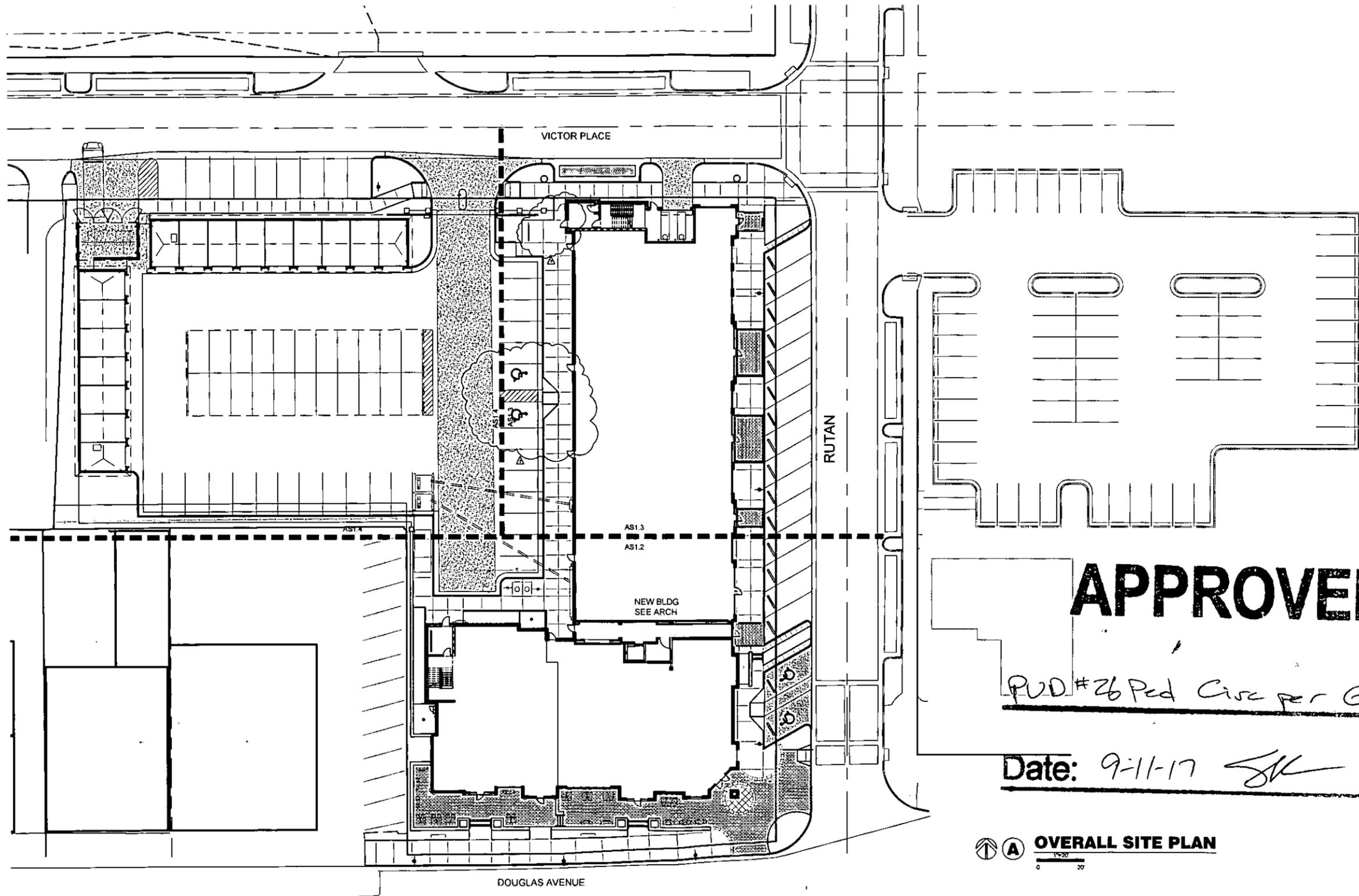
| PLANT SPACING "D" | ROW "A" |
|-------------------|---------|
| 6" O.C.           | 5.2"    |
| 12" O.C.          | 10.4"   |
| 18" O.C.          | 15.6"   |
| 24" O.C.          | 20.8"   |
| 30" O.C.          | 26.0"   |

**Gossen Livingston**  
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**PARKSTONE AT COLLEGE HILL**  
 PHASE ONE  
 WICHITA, KANSAS

| Mark | Date | Description |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |



**APPROVED**

*PUD #26 Ped Circ per GP#16*

*Date: 9-11-17* *[Signature]*

**OVERALL SITE PLAN**

0 10 20

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



**UPTOWN LANDING**

DOUGLAS & RUTAN, WICHITA KS

CONDITL COMMENT  
11 SEPT 17  
PERMIT  
28 JULY 17  
OVERALL SITE PLAN

**AS1.1**



**1 WEST ELEVATION - COLOR**  
3/32" = 1'-0"



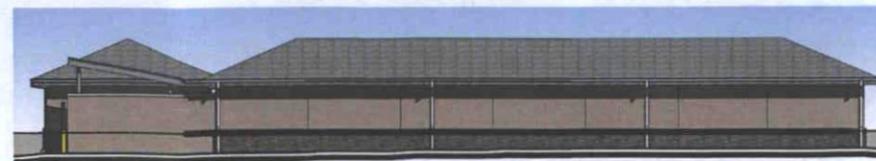
**2 SOUTH ELEVATION - COLOR**  
3/32" = 1'-0"



**3 EAST ELEVATION - COLOR**  
3/32" = 1'-0"



**4 GARAGE EAST ELEVATION - COLOR**  
3/32" = 1'-0"



**5 GARAGE WEST ELEVATION - COLOR**  
3/32" = 1'-0"

**APPROVED**

*PUD #26 Arch Rev per Note 1B*

*Date: 9-7-17 JJK*

*Page 1 of 3*

PERMIT 28 JULY 17  
COLORED ELEVATIONS

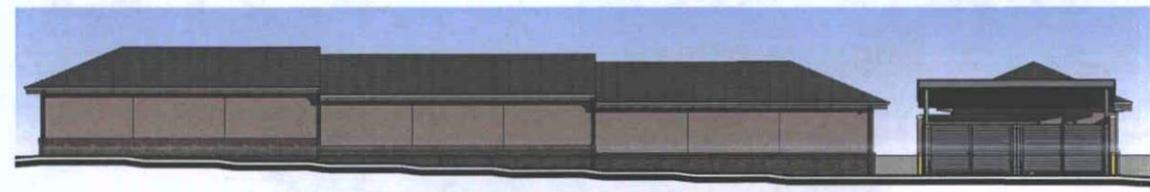
1



**2 WEST ELEVATION - NORTH - COLOR**  
3/32" = 1'-0"



**3 NORTH ELEVATION - WEST - COLOR**  
3/32" = 1'-0"



**1 GARAGE NORTH ELEVATION - COLOR**  
3/32" = 1'-0"



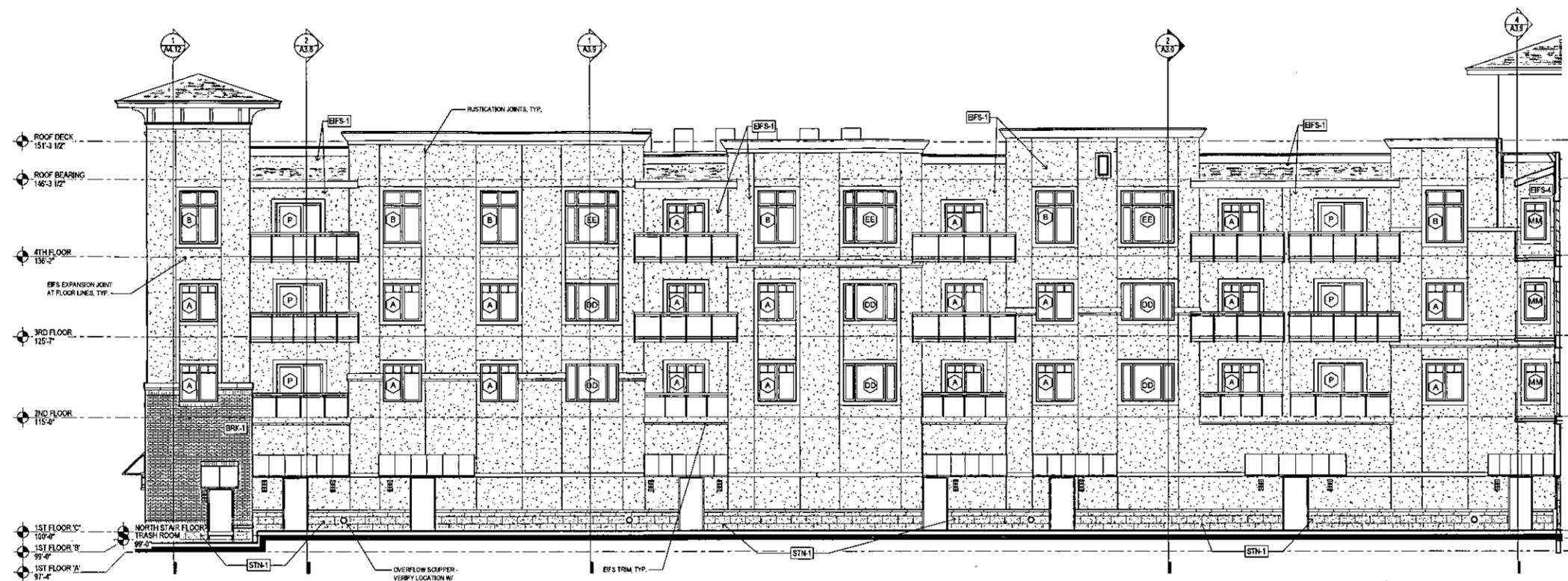
**4 GARAGE SOUTH ELEVATION - COLOR**  
3/32" = 1'-0"

**APPROVED**

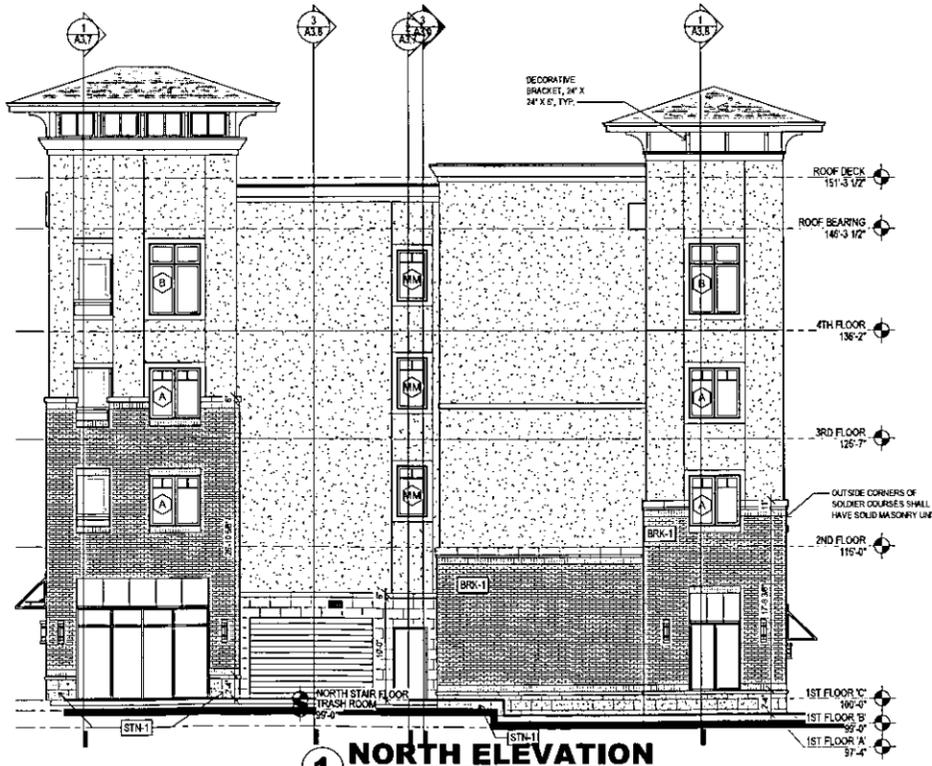
PUD #26 Arch Rev per Note 18

Date: 9-7-17 *JL*

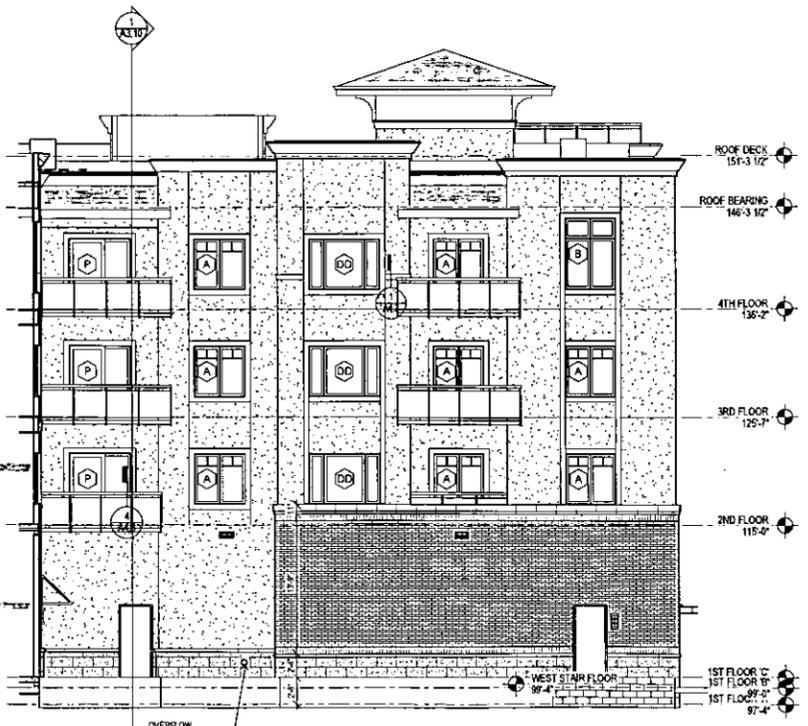
Page 2 of 2



**4 WEST ELEVATION - NORTH**  
 1/8" = 1'-0"



**1 NORTH ELEVATION**  
 1/8" = 1'-0"



**3 NORTH ELEVATION - WEST**  
 1/8" = 1'-0"

**APPROVED**

*PUD #26 Arch Rev per Note 1B*

*Date: 7-7-17*

*Page 2 of 2*



**PLANT SCHEDULE**

| KEY                     | QTY | COMMON NAME                  | BOTANICAL NAME                     | SIZE & METHOD OF HANDLING |
|-------------------------|-----|------------------------------|------------------------------------|---------------------------|
| <b>DECIDUOUS TREES</b>  |     |                              |                                    |                           |
| PST                     | 4   | CHINESE PISTACHE             | PESTICA CHENSIS                    | 4" CAL. / BAB             |
| CRP                     | 4   | QUDO MAPLE FLASHBEE          | ACER SACHALINUM JFS-QUDOQZ PP 2381 | 4" CAL. / BAB             |
| SHU                     | 15  | SHAMRO OAK                   | QUERCUS SHAMORII                   | 4" CAL. / BAB             |
| <b>ORNAIENTAL TREES</b> |     |                              |                                    |                           |
| MLL                     | 3   | SHANTUNG MAHLE               | ACER TRICANTUM                     | 7" CAL. / BAB             |
| RRC                     | 4   | ROYAL RANDOR'S CRYSTAL       | MAULUS JFS-SAW ROYAL RANDOR'S      | 7" CAL. / BAB             |
| ERB                     | 10  | EASTERN REDBUD               | GENES CAMDENIS                     | 7" CAL. / BAB             |
| SRV                     | 6   | AUTUMN BRILLIANCE BERRYBERRY | 8" H. MIN. CLAMP. / BAB            | 17 MIN. HT.               |
| <b>EVERGREEN TREES</b>  |     |                              |                                    |                           |
| TAV                     | 57  | TAYLOR JAMPER                | JAMPERUS VIRGINIANA TAYLOR         |                           |

**PLANT SCHEDULE CTD.**

| KEY                     | QTY | COMMON NAME                     | BOTANICAL NAME                      | SIZE & METHOD OF HANDLING |
|-------------------------|-----|---------------------------------|-------------------------------------|---------------------------|
| <b>DECIDUOUS SHRUBS</b> |     |                                 |                                     |                           |
| TES                     | 55  | TIGER EYES SAMC                 | RHUS TYPHINA TIGER EYES             | #6 CONT.                  |
| CRP                     | 27  | CHERRY DAZZLE DWARF CHERRYAPPLE | LAGERSTROEMIA GUMMI 'CHERRY DAZZLE' | #6 CONT.                  |
| DBB                     | 27  | DWARF BURRING BUSH              | EUONYMUS ALATUS COMPACTUS           | #6 CONT.                  |
| LHM                     | 29  | LIME LIGHT HYDRANGEA            | HYDRANGEA PANICULATA LIME LIGHT     | #6 CONT.                  |
| DOG                     | 55  | YAMON GRAY DOGWOOD              | CORNUS MACGOSKA YAMON               | #6 CONT.                  |
| <b>EVERGREEN SHRUBS</b> |     |                                 |                                     |                           |
| GSY                     | 148 | YOLDAE SNOWD YUCCA              | YUCCA FLAMMENTOSA GOLDEN SNOWD      | #6 CONT.                  |
| BRK                     | 70  | RED YUCCA                       | HESEPALOE PAVANTORA BRAKE LIGHT     | #6 CONT.                  |
| TAM                     | 24  | TAM JAMPER                      | JAMPERUS SABINA VAR. TAMARISCIFOLIA | #6 CONT.                  |
| SGJ                     | 20  | SEA GREEN JAMPER                | JAMPERUS X PRITZBANA SEA GREEN      | #6 CONT.                  |

**PLANT SCHEDULE CTD.**

| KEY                       | QTY      | COMMON NAME                   | BOTANICAL NAME                          | SIZE & METHOD OF HANDLING |
|---------------------------|----------|-------------------------------|-----------------------------------------|---------------------------|
| <b>ORNAIENTAL GRASSES</b> |          |                               |                                         |                           |
| NWS                       | 49       | NORTHWARD SWITCHGRASS         | PANICUM VIRGATUM NORTHWARD              | #4 CONT.                  |
| LVM                       | 38       | BLUE DUNE TINE GRASS          | ELIMES ABERNATHUS BLUE DUNE             | #4 CONT.                  |
| SSG                       | 66       | SHENANDOAH SWITCHGRASS        | PANICUM VIRGATUM SHENANDOAH             | #4 CONT.                  |
| FRG                       | 21       | FEATHER REED GRASS            | CALAMAGROSTIS X ACUTILOEA VAR. COERSTER | #4 CONT.                  |
| LSB                       | 57       | LITTLE BLUESTEM               | SCHIZACHRYM SCOPVORUM THE BLUES         | #4 CONT.                  |
| <b>PERENNIALS</b>         |          |                               |                                         |                           |
| CAT                       | 31       | CATALPANT                     | HEPETA RACEMOSA WALKERS LOW             | #1 CONT.                  |
| BES                       | 12       | BLACK-ETED BUSH               | RUDOECHIA HIRTA                         | #1 CONT.                  |
| LR                        | 159      | TIG BLUE LARPOPE              | LARPOPE MASCARI BIG BLUE                | #1 CONT.                  |
| <b>TIER GRASSES</b>       |          |                               |                                         |                           |
| SGJ                       | 2,715 SY | FESCUE GARDEN WISE FESCUEALUE |                                         |                           |



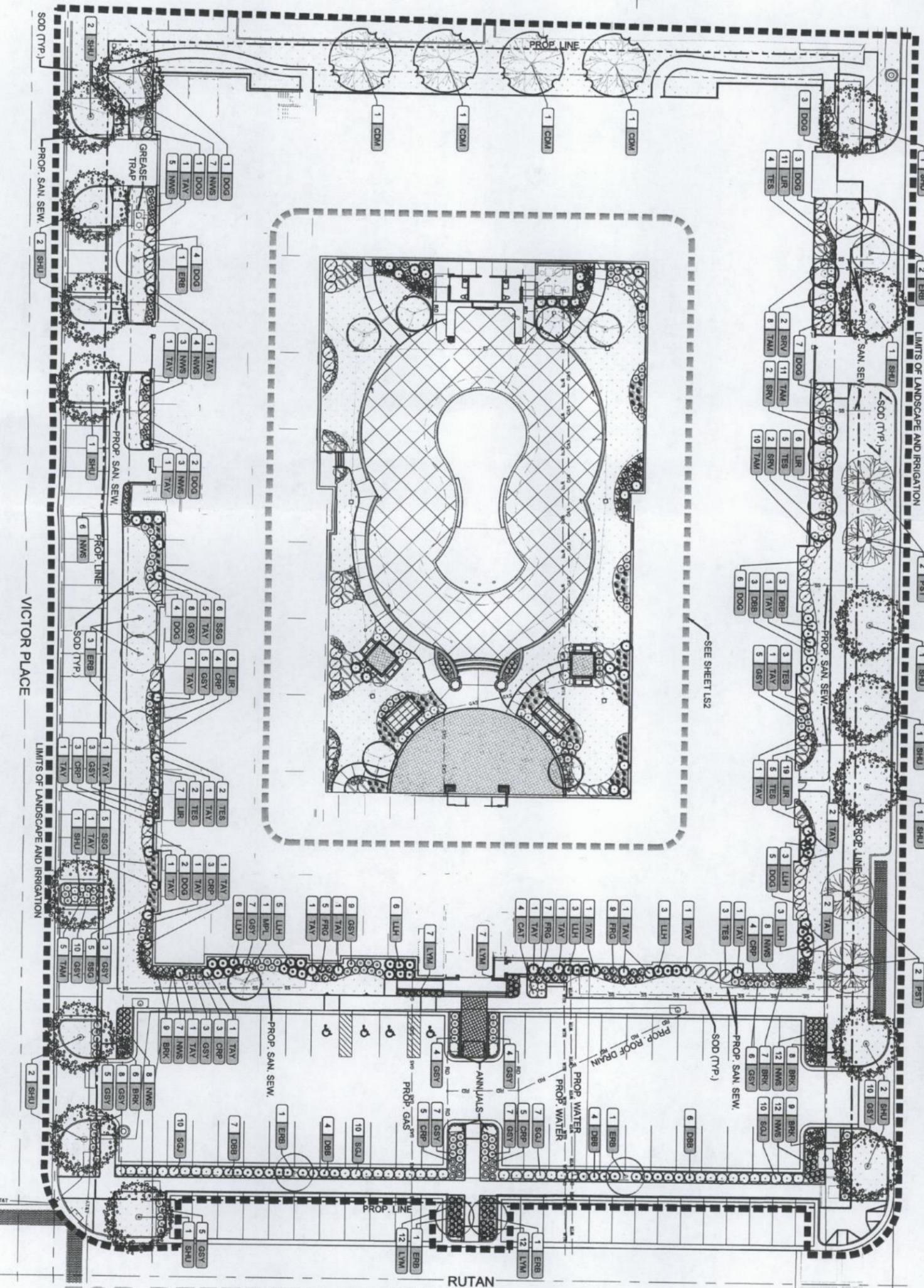
VICINITY MAP  
NO SCALE

**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 plant schedule. Landscape contractor shall be responsible for verifying all quantities and materials.
4. When dry 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.
5. Re-establish turf in all the areas disturbed by grading or utility trenching in the R.O.W.
6. After planting is complete, repair injuries to lawns as required. Limit amount of pruning to a minimum necessary to remove dead or damaged limbs 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. Heavy duty black plastic edging shall be used to separate all turf areas from planting beds. Place edging flush with grade(see planting details).
10. Use shredded 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 details.
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 label directions. 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 purposes, 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, shade, natural loam, topsoil, of higher quality characteristic representing local soils which produce heavy growth of crops, grass or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, rocks, 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 to be applied using local industry standards.

**LANDSCAPE PLAN**

1/10/22  
NCS  
OVERALL LANDSCAPE PLAN



FOR REFERENCE ONLY

UPTOWN LANDING  
PHASE 2  
WICHITA, KANSAS

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PERMIT SET 22 APRIL 21

