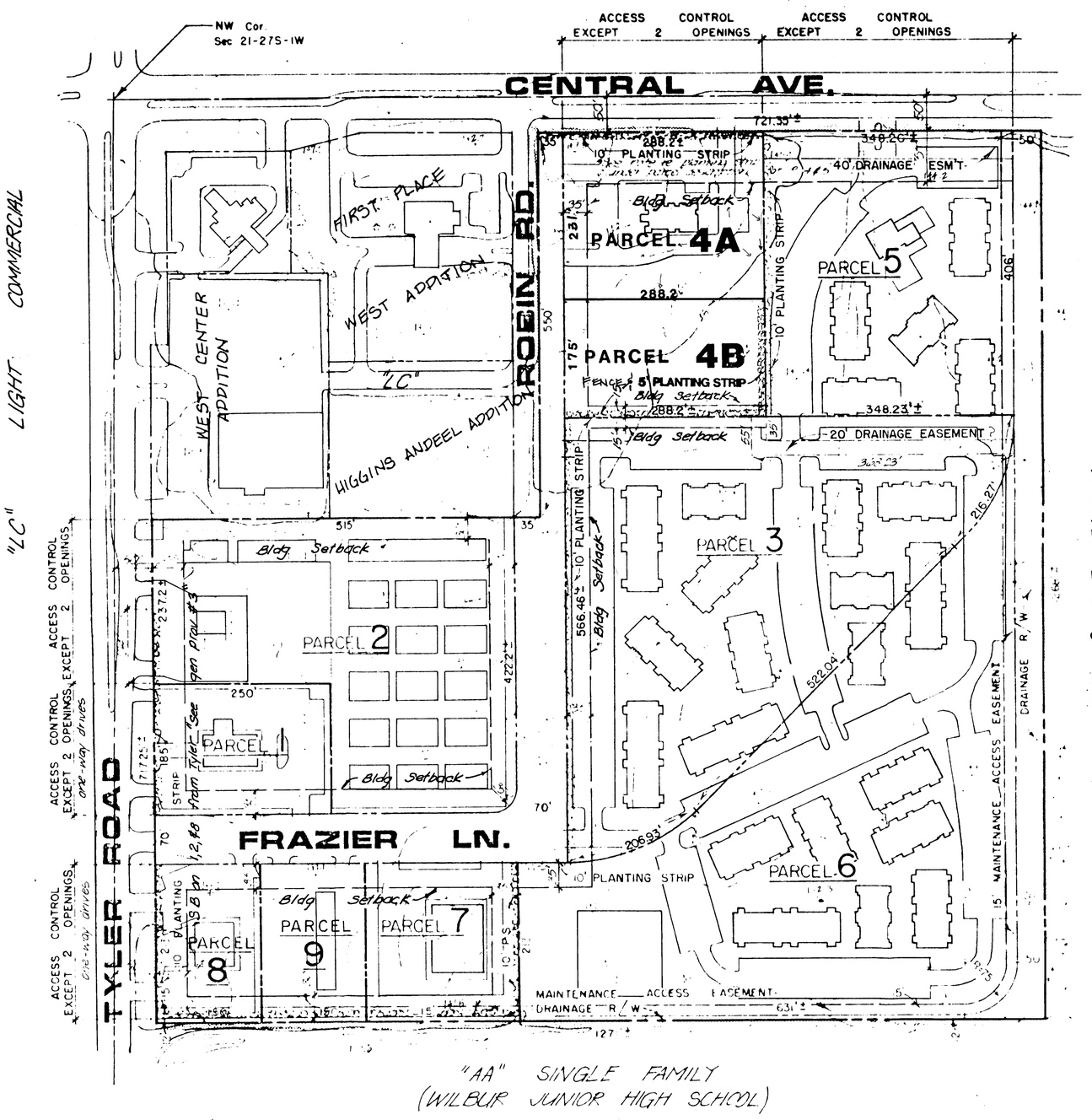


GENERAL PROVISIONS

1. THIS PROPOSED DEVELOPMENT CONTAINS 30.05 ± GROSS ACRES; OR, 25.91 ± NET ACRES EXCLUSIVE OF PUBLIC STREETS AND DRAINAGE RIGHT-OF-WAY.

2. ACCESS. - ACCESS, TO AND FROM TYLER ROAD, SHALL BE LIMITED TO TWO (2) CURB CUTS OR ACCESS OPENINGS FUNCTIONING AS ONE-WAY DRIVES TO PARCEL 8 AND TO PARCEL 1, AND TO TWO (2) CURB CUTS OR ACCESS OPENINGS TO PARCEL 2. ACCESS TO PARCELS 4 AND 5, TO AND FROM CENTRAL AVENUE, SHALL BE LIMITED TO TWO (2) CURB CUTS OR ACCESS OPENINGS PER PARCEL. ACCESS TO PARCELS SHALL ALSO BE PERMITTED FROM THE ADJACENT STREETS OF FRAZIER, AND ROBIN ROAD.

3. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN; HOWEVER, SAID SETBACKS ON PARCELS 1, 2 & 8, FROM THE, EAST LINE OF TYLER ROAD, SHALL REQUIRE THE SUBMISSION OF A SPECIFIC SITE PLAN TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL. WITHOUT SUCH SUBMISSION OR APPROVAL, SAID SETBACKS SHALL BE INCREASED TO 75 FEET.

   NO SETBACKS SHALL BE REQUIRED BETWEEN PARCEL ONE (1) AND TWO (2), BETWEEN PARCEL FOUR (4) AND FIVE (5), BETWEEN PARCEL SEVEN (7) AND NINE (9), OR BETWEEN PARCEL EIGHT (8) AND NINE (9) HOWEVER, IF A SIDE OR REAR YARD SETBACK FOR BUILDINGS BETWEEN THESE PARCELS IS PROVIDED, SUCH SETBACKS SHALL NOT BE LESS THAN FIFTEEN (15) FEET.

4. SCREENING AND LANDSCAPING - A PLANTING STRIP, AS INDICATED ON THE PLAN, EXCEPT FOR POINTS OF INGRESS AND EGRESS, SHALL BE PROVIDED AND MAINTAINED OF TREES AND SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, THAT IT MINIMIZES ANY NUISANCE OF THE COMMERCIAL AREA TO THE ADJACENT RESIDENTIAL AREAS. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING STRIP, INDICATING THE LOCATION, TYPE, AND SPECIFICATIONS OF PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON THE PARCELS INVOLVED. THE LANDSCAPE PLAN SHALL ALSO DEPICT PROPOSED METHODS OF PROVIDING WATER TO THE REQUIRED PLANT MATERIALS.

   FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTINGS ARE NOT PROPERLY MAINTAINED.

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

   BECAUSE OF THE ATHLETIC PLAY FIELDS FOR WILBUR JR. HIGH SCHOOL; THE DRAINAGE DITCH ADJACENT TO THE NORTH SIDE THEREOF; AND, THE 15 FEET MAINTENANCE ACCESS EASEMENT ADJACENT TO THE NORTH SIDE OF THE DRAINAGE DITCH, THE SCREENING WALL ALONG THE SOUTH SIDE OF PARCELS 7, 8 AND 9 SHALL BE WAIVED. A TEN (10) FEET PLANTING STRIP SHALL BE REQUIRED ON THE SOUTH SIDE OF PARCELS 7, 8 AND 9 IN LIEU OF THE WALL WHICH IS WAIVED. THE PLANT MATERIALS SHALL BE KEPT OUT OF THE 15 FOOT EASEMENT AS MUCH AS POSSIBLE A TEN (10) FEET PLANTING STRIP WILL BE PROVIDED ALONG THE EAST TEN (10) FEET OF PARCEL SEVEN (7) IN LIEU OF THE REQUIRED SCREENING WALL BETWEEN PARCELS SIX (6) AND SEVEN (7).

5. SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH LIMITATIONS AND REQUIREMENTS OF THE ZONING ORDINANCE. NO BILLBOARDS SHALL BE PERMITTED. per Admin Adj 5-8-2017 allow 4 signs on Parcel 8 klmorgan 5-8-2017

6. OFF-STREET PARKING FOR ALL PARCELS SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.

7. A FIRE LANE HARD SURFACED AND TWENTY FOUR (24) FEET MINIMUM IN WIDTH SHALL BE PROVIDED TO SERVE ALL MAIN STRUCTURES. SAID FIRE LANE SHALL BE CONSTRUCTED WITH A MINIMUM 3½ INCH ASPHALT BASE WITH 1½ INCH ASPHALT SURFACE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

   PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE(S).

8. FINAL DRAINAGE RIGHTS-OF-WAY SHALL BE DETERMINED AT TIME OF PLATTING, AND A DRAINAGE PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS AT THAT TIME. DRAINAGE COSTS SHALL BE GUARANTEED BY THE DEVELOPER AT TIME OF PLATTING.

9. SHOULD PARCEL 2 BE DEVELOPED WITH MORE THAN TWO (2) MAIN OR PRINCIPAL BUILDINGS, SPECIFIC SITE PLANS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS IN EXCESS OF TWO (2) MAIN BUILDINGS ON THESE PARCELS.

AMENDED (SEE GENERAL NOTES)

TY-CEN ADDITION

COMMUNITY UNIT PLAN

WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1"=100'

DP-90
AMENDMENT #6
APPROVED CUP
MAPC 4-3-86 MOST VOTE
BCC 4-29-86
Per Admin Adjustment CUP2017-19 G.P#5 klmorgan 5/8/2017

MAPD COPY 2 OF 2

PARCEL - 1

PROPOSED USES - OFFICES, RESTAURANT, RETAIL AND SERVICE COMMERCIAL, NOT INCLUDING STORAGE GARAGE, MINI-WAREHOUSES, TAVERN, HOTEL-MOTEL.
NET AREA - 1.06 ± ACRES, OR 46,250. ± SQ. FT.
MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 13,875 ± SQ. FT.
FLOOR AREA RATIO - .30
MAXIMUM GROSS FLOOR AREA - 13,875. ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 25 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (1) MAIN OR PRINCIPAL BUILDING AND ONE (1) ACCESSORY BUILDING THERETO.

PARCEL - 2

PROPOSED USES - OFFICES, RESTAURANT, PRIVATE CLUB, RETAIL AND SERVICE COMMERCIAL, RESIDENTIAL STORAGE WAREHOUSES SUBJECT TO APPROVAL BY THE BOARD OF ZONING APPEALS, NOT INCLUDING HOTEL OR MOTEL.
NET AREA - 3.92 ± ACRES, OR 170,926 ± SQ. FT.
MAXIMUM BUILDING COVERAGE - 30 PERCENT EXCEPT RESIDENTIAL STORAGE WAREHOUSES ARE PERMITTED 42 PERCENT. (ADMIN. ADJUSTMENT 6-8-84 ALLOW 34% IF SUFFICIENT ON SITE PARKING CAN BE PROVIDED).
FLOOR AREA RATIO - .35 (OVERALL AVERAGE)
MAXIMUM GROSS FLOOR AREA - 59,824 ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - SEE GENERAL PROVISION NUMBER NINE (9).

PARCEL - 3

PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND ACCESSORY COMMUNITY FACILITIES RELATED THERETO.
NET AREA - 6.07 ± ACRES OR 264,518 ± SQ.FT.
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE (3) STORIES.
DENSITY - GARDEN APARTMENTS @ 29 D.U./ACRE, OR 180 UNITS (SEE GEN. NOTE NO. 3)
- TOWNHOUSES @ 10 D.U./ACRE, OR 62 UNITS
PARKING RATIO - 1.5 SPACES/D.U.

PARCEL 4A

PROPOSED USE - BANKS, SAVINGS AND LOAN ASSOCIATION, CREDIT UNIONS, OFFICES, MEDICAL AND DENTAL CLINICS, RETAIL AND SERVICE COMMERCIAL.
NET AREA - 1.53 ± ACRES OR 66,571 ± SQ. FT.
MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 19,971 ± SQ. FT.
FLOOR AREA RATIO - .35
MAXIMUM GROSS FLOOR AREA - 23,300 ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (1)
NOTE: THE TEN (10) FOOT PLANTING STRIP ADJACENT TO CENTRAL AVENUE MAY BE ELIMINATED BY VIRTUE OF THE OVERALL LANDSCAPING OF THE NORTH SIDE OF THE DEVELOPMENT ON PARCEL 4A, BASED UPON THE SUBMISSION OF LANDSCAPE PLANS FOR SAME TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL.

PARCEL 4B

PROPOSED USE - BANKS, SAVINGS AND LOAN ASSOCIATION, CREDIT UNIONS, OFFICES, MEDICAL AND DENTAL CLINICS, RETAIL AND SERVICE COMMERCIAL, AND RESTAURANTS (INCLUDING DRIVE-UP ORDERING FACILITIES, BUT LIMITING THE ORDERING FACILITIES TO A PHONE ORDER BOARD, WHICH ELIMINATES ANY TYPE OF OUTSIDE BROADCAST SPEAKER SYSTEM).
NET AREA - 1.16 ± ACRES OR 50,433 ± SQ. FT.
MAXIMUM BUILDING COVERAGE - 30 PERCENT OR 15,130 ± SQ. FT.
FLOOR AREA RATIO - .35
MAXIMUM GROSS FLOOR AREA - 17,652 ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - ONE (1)
NOTE: A SIX TO EIGHT FOOT HIGH SOLID OR SEMI-SOLID WOOD FENCE SHALL BE CONSTRUCTED ALONG THE SOUTH AND EAST PROPERTY LINES. THE FENCE SHALL BE REDUCED TO THREE FEET IN HEIGHT IN THE FRONT YARD SETBACK NEXT TO ROBIN ROAD. FIVE FOOT PLANTING STRIPS SHALL BE PROVIDED ALONG THE INSIDE OF THE FENCE IN ACCORDANCE WITH GENERAL PROVISION NUMBER 4.

PARCEL 5

PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND ACCESSORY COMMUNITY FACILITIES RELATED THERETO:
NET AREA - 3.24 ± ACRES OR 141,375 ± SQ.FT.
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE (3) STORIES.
DENSITY - GARDEN APARTMENTS @ 29 D.U./ACRE, OR 93 UNITS (SEE GEN NOTE NO. 3)
- TOWNHOUSES @ 10 D.U./ACRE, OR 32 UNITS
PARKING RATIO - 1.5 SPACES/D.U.

PARCEL - 6

PROPOSED USE - GARDEN APARTMENS AND/OR TOWNHOUSES AND ACCESSORY COMMUNITY FACILITIES RELATED THERETO.
NET AREA - 6.41 ± ACRES, OR 279,316. ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE (3) STORIES
DENSITY - GARDEN APARTMENTS @ 29 D.U./ACRE, OR 186 UNITS. (SEE GEN.NOTE NO. 3)
- TOWNHOUSES @ 10 D.U./ACRE, OR 64 UNITS.
PARKING RATIO - 1.5 SPACES/D.U.

PARCEL - 7

PROPOSED USES - OFFICES, RESTAURANT, RETAIL AND SERVICE COMMERCIAL, NOT INCLUDING STORAGE GARAGE, TAVERN, HOTEL OR MOTEL.
NET AREA - 1.05 ± ACRES, OR 45,795 ± SQ. FT.
MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 13,739 ± SQ. FT.
FLOOR AREA RATIO - .30
MAXIMUM GROSS FLOOR AREA - 13,739 ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDING - 1

PARCEL - 8

PROPOSED USES - OFFICES, RESTAURANT, RETAIL AND SERVICE COMMERCIAL, NOT INCLUDING MINI-WAREHOUSES, STORAGE GARAGE, TAVERN, HOTEL OR MOTEL.
NET AREA - 0.73 ± ACRES, OR 31,950 ± SQ. FT.
MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 9,585 ± SQ. FT.
FLOOR AREA RATIO - .30
MAXIMUM GROSS FLOOR AREA - 9,585 ± SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 1

PARCEL - 9

PROPOSED USES - OFFICES, RESTAURANT, CAR WASH SUBJECT TO APPROVAL BY THE BOARD OF ZONING APPEALS, RETAIL AND SERVICE COMMERCIAL, NOT INCLUDING STORAGE GARAGE, TAVERN, HOTEL - MOTEL.
NET AREA - 0.73 ACRES, OR 31,950 SQ. FT.
MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 9,585 SQ. FT.
FLOOR AREA RATIO - .30
MAXIMUM GROSS FLOOR AREA - 9,585 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM NUMBER OF BUILDINGS - 1

GENERAL NOTES

1. BASED UPON: A) A CONDITION OF APPROVAL OF THE AMENDED COMMUNITY UNIT PLAN; B) THE VACATION OF RECA AVENUE, MAPC CASE NO. V-0673; AND C) PARCELS 3, 5 & 6 BEING DEVELOPED RESIDENTIALLY AS ONE OVERALL PROJECT; THIS DRAWING REFLECTS EASEMENT EXTENSIONS, ALTERNATE PLANTING STRIPS, PARCEL BOUNDARY ADJUSTMENTS, REVISED BUILDING SETBACK LINES AND AFFECTED AREAS AND DEVELOPMENT DATA ACCORDINGLY, AND IS SUBMITTED FOR ADMINISTRATIVE USE BY THE CITY OF WICHITA.

2. BASED UPON A CONDITION OF APPROVAL OF THE AMENDED C.U.P., AND THE VACATION OF RECA AVENUE, ONE OF THE TWO POINTS OF ACCESS PERMITTED TO PARCEL 5 SHALL BE CONSTRUCTED TO MAJOR DRIVEWAY STANDARDS AND SHALL BE LOCATED EAST OF THE EXISTING MEDIAN ON CENTRAL AVENUE.

3. THE RESIDENTIAL DENSITY FOR PARCELS 3, 5 and 6 PERMIT APARTMENTS AT 29 DWELLING UNITS/ACRE. HOWEVER, WITH SAID PARCELS BEING DEVELOPED AS ONE OVERALL PROJECT, THE TOTAL NUMBER OF DWELLINGS SHALL NOT EXCEED THE 396 UNITS APPROVED BY THE BOARD OF CITY COMMISSIONERS.

DP-90

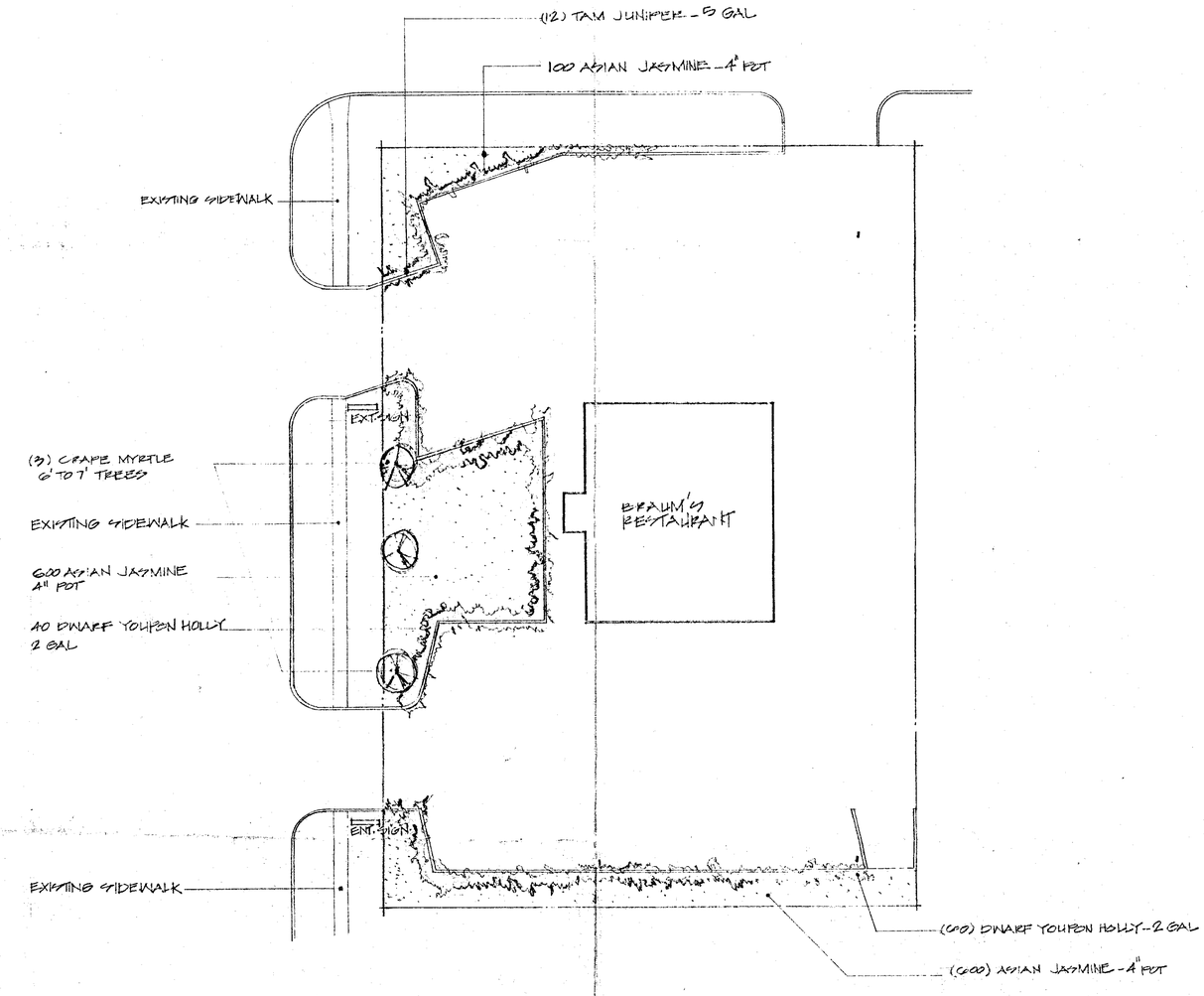
WILLIAM L. ROBERTS
JOHN E. LONGBLADE P.E.
ROBERT WOOTEN P.E.
BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316-262-2221 • 330 LAURA • WICHITA KANSAS 67211

Sheet 1 Of 2

INITIAL OWNER / DEVELOPER B.F.P. INC.
PORTION OF NW 1/4, NW 1/4, SEC. 21, T27S, R1W

Drawn
Amended 2-84 10-19, 8-88, 2-85
Revised
Date
Scale

PDS INCORPORATED
PLANNING DEVELOPMENT SERVICES, INC.
625 First National Bank Bldg. Wichita, Kans. 67202



LANDSCAPING PLAN

SCALE 1"=20'-0"

NOTE: SPINNER HEADS 10'-0" MAX.

SEE AMENDED PLAN 6-25-85

Approved Landscape Plan
for ~~west 150' of Parcel 1 and the south line of~~
the west side of Parcel 8 - DP90
SEE MEMO DATED 12/8/93

Supercedes Landscape Plan
DATED 10/24/03

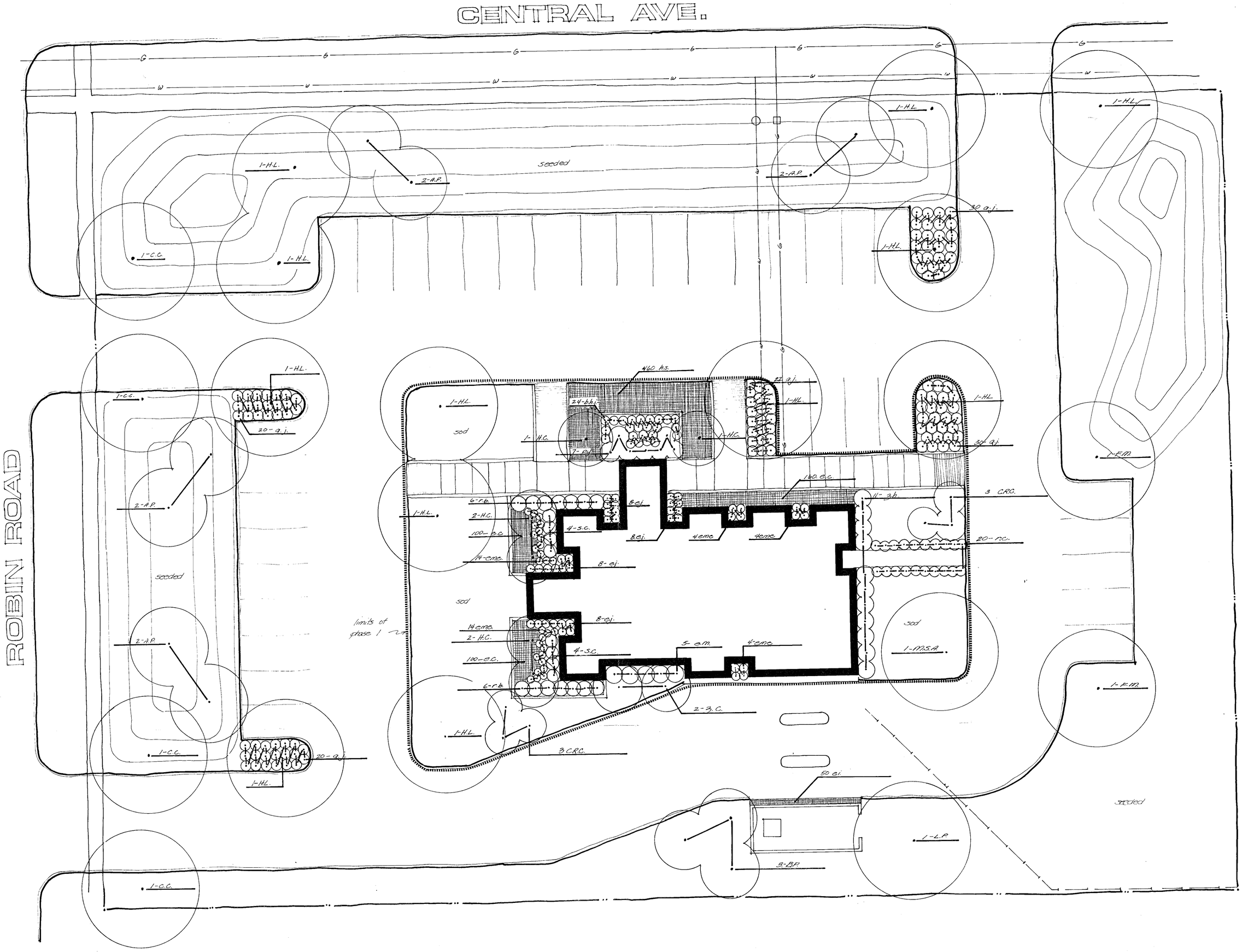
WILLIFORD ASSOCIATES
ARCHITECTS • PLANNERS
5535 VALE BLVD • #202
DALLAS • TEXAS 75206
214 • 369-0119

MODEL "D" BUILDING
BEAUM'S ICE CREAM STORES, INC.
WICHITA, KANSAS

JOB NO. 8325.B21
DRAWN BY: J.M.
CHECKED BY:
APPROVED BY:
REV.
REV.
REV.

L-1

DATE: 11-11-83



PHASE ONE PLANT LIST

code	quan	Common Name	Size	cond.
		Trees		
HL	5	Thornless Honeylocust	3-3½"	BB
MSA	1	Marshall Seedless Ash	3-3½"	BB
		Ornamentals		
HC	6	Hopa Crabapple	2-2½	BB
ZC	2	Zumi Crabapple	2-2½	BB
		Evergreens		
CRC	6	Consert Red Cedar	8-10'	BB
		Large Shrubs		
py	7	Pyracantha	5gal	cont.
rb	12	Redleaf Barberry	5gal	cont.
zh	11	Zabel Honeysuckle	5gal	cont.
cm	5	Manhattan Euonymus	5gal	cont.
sc	8	Spreading Cotoneaster	5gal	cont.
bhj	24	Bar Harbor juniper	2gal	cont.
aj	52	Andorra juniper	2gal	cont.
		Ground Cover		
hs	460	Honeysuckle	2¼" pot	cont.
ec	360	Euonymus Colaratus	2¼"	cont.
		Small Shrubs		
ej	32	Jewel Euonymus	1gal	cont.
ecme	40	Emerald Gaiety Euonymus	1gal	cont.
rc	20	Rock Cotoneaster	1gal	cont.

400 sq yds sodded

PHASE TWO PLANT LIST

Code	Quan	Common Name	Size	Cond.
		Trees		
CC	4	Cottonless Cottonwood	2½-3"	BB
HL	7	Thornless Honeylocust	2½-3"	BB
FM	2	Fruitless Mulberry	2½-3"	BB
LP	1	London Planetree	2½-3"	BB
		Evergreens		
AP	8	Austrian or Scotch Pine	6-8'	BB
		Ornamentals		
BP	3	Bradford Pear	2-2½"	BB
		Shrubs		
aj	70	Andorra juniper	2 gal	cont.
ei	50	English Ivy	2¼"	cont.

26,200# Grass (seeded)

LANDSCAPE PLAN APPROVED FOR THE NORTH PORTION OF PARCEL No. 4 OF THE TY-CEN ADDITION C.U.P. (DP-90) SUBJECT TO THE PROVISION OF AN ADEQUATE WATERING SYSTEM

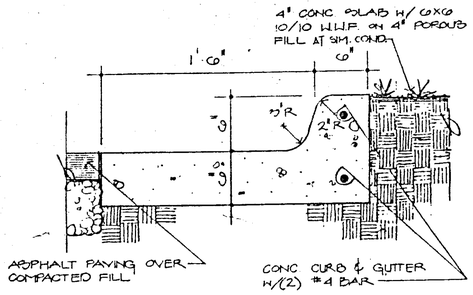
7-13-79
date

PLANTING PLAN
WICHITA FEDERAL

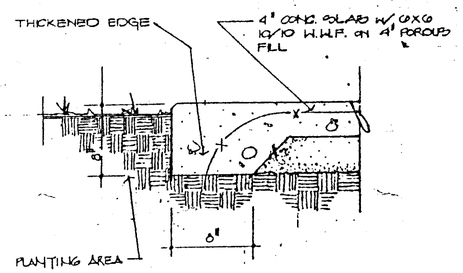
SCALE 1":10
0 5 10 20

July 1979

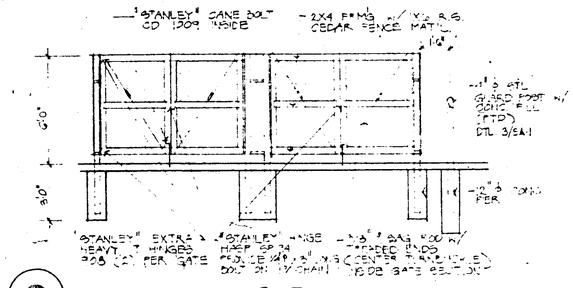
BILL G. YUNG DESIGN
1355 NORTH WACO WICHITA, KANSAS 67203 316-264-0676



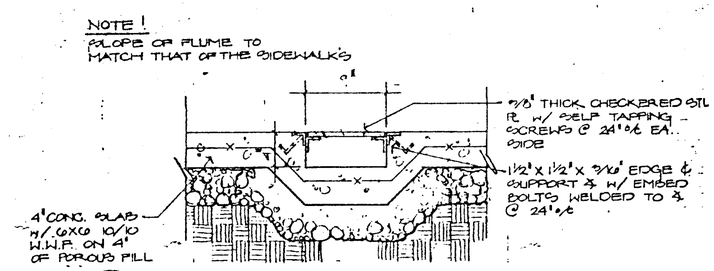
1 CURB & GUTTER DTL
PER CITY SPECS 1/2" = 1'-0"



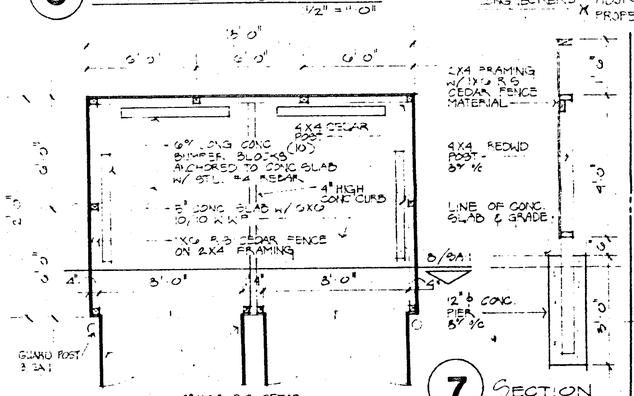
5 SIDEWALK EDGE DTL
1/2" = 1'-0"



8 ELEVATION @ ENCLOSURE
1/4" = 1'-0"



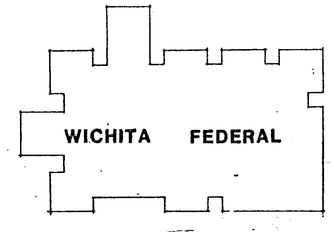
9 SIDEWALK PLUMB DTL
1/2" = 1'-0"



6 PLAN @ TRASH ENCLOSURE
1/4" = 1'-0"

7 SECTION @ FENCE
1/2" = 1'-0"

NOTE:
TRASH ENCLOSURE FENCE SIM.



PLANT LIST

Quan.	Plant Name	Size	Cond.
4	Shademaster Honeylocust	1¾-1¾"	BB
3	Sunburst Honeylocust	1¾-1¾"	BB
2	Royalty Crabapple	6-8'	BB
2	Kwanzen Cherry	6-8'	BB
2	Redspire Pear	6-8'	BB

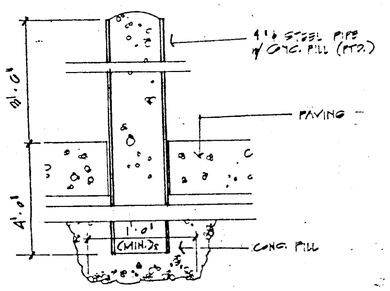
NOTES

1. Landscape contractor is to verify the location of all underground utilities prior to the installation of plant material or irrigation.
2. Landscape contractor is to obtain any permits required for implementation of this plan.
3. Area within 5' buffer (shaded area) is to be ~~seeded with K-31 fescue~~ white river gravel. Landscape contractor is to verify quantity.
4. Irrigation for landscape buffer to be provided by automatic system in conjunction with remainder of project.

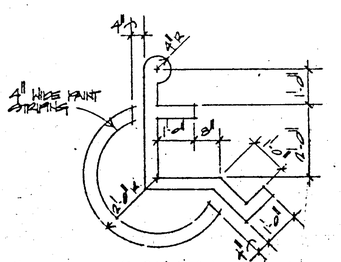
See Memo dated July 29, 1986

GENERAL NOTES:

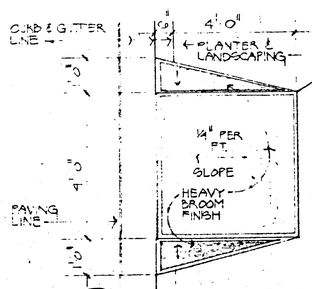
1. General Contractor shall field verify that no building encroaches upon the building setbacks prior to the start of construction. Commencement of construction constitutes verification and responsibility of same.
2. Approaches to be per City of Wichita, Kansas Specifications.
3. All drives and parking areas to be paved with asphalt. Reference Specifications.
4. All sidewalks to be 4" thick, with 6 x 6 #10/10 WWF.
5. Paint striping typical at all parking spaces, per City of Wichita, Kansas standards.
6. Contractor shall notify Architect immediately of any material discrepancies found in the drawings or any material discrepancies found on site which conflicts with conditions as shown in the Contract Documents.
7. Where discrepancies exist between Architectural Site Plan and details with the Site Grading, Site Dimensions and/or the Site Utilities, notify Architect immediately for clarification and instructions prior to commencing the Work. Do not proceed with construction until receiving written clarification or instructions.
8. General Contractor and all sub-contractors shall field verify all existing conditions, utility lines, elevations and locations of existing utilities indicated on the survey prior to submitting proposal and/or commencing any Work. All adjustments in grade and elevations of existing utility lines, manholes, valves and any other existing condition on the site shall be made to comply with City of Wichita building codes and ordinances as required to complete this project. All such adjustments and relocation shall be included in the bid for completion of this work.
9. General Contractor to provide for installation and electrical service to all site signage; provided by Owner.



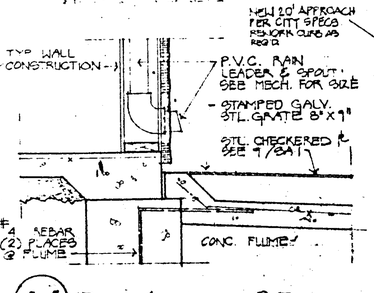
3 GUARD POST DTL
1" = 1'-0"



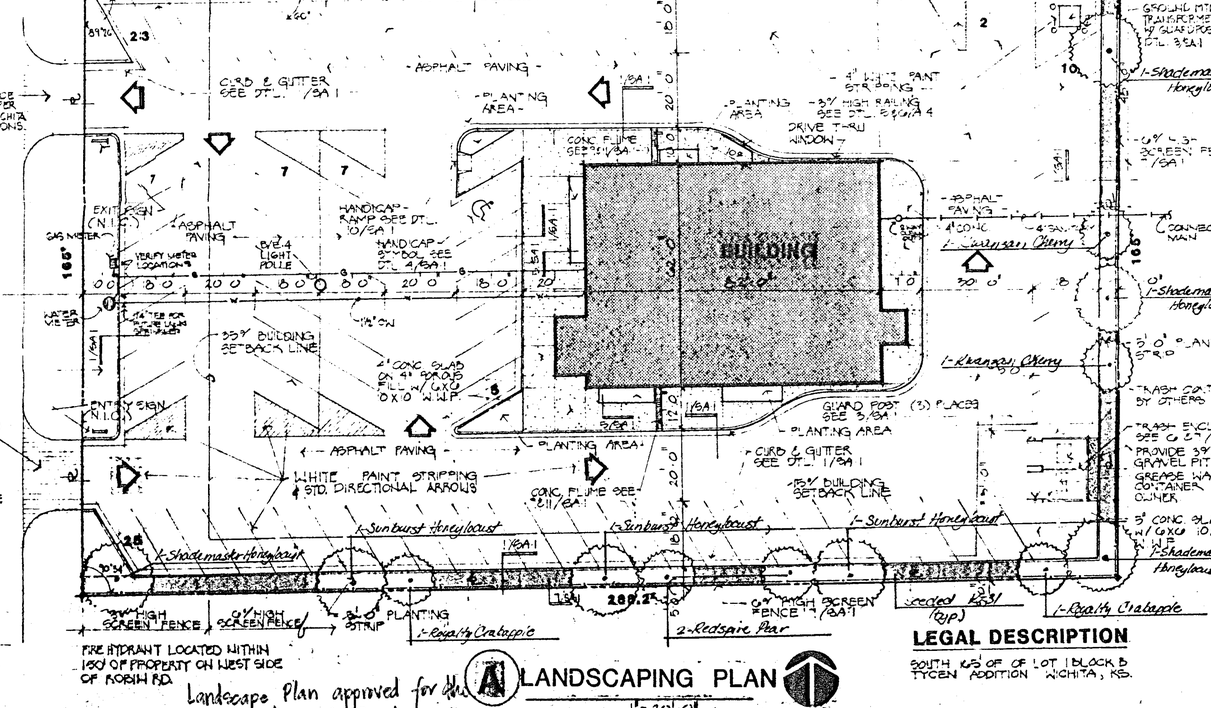
4 HANDICAP LOGO DTL
1/2" = 1'-0"



10 HANDICAP RAMP
1/2" = 1'-0"



11 RAIN LEADER @ FLUME
1" = 1'-0"



A LANDSCAPING PLAN
1" = 20'-0"

NORTH

Landscape Plan approved for the south portion of Parcel #4, Ty-Ceir Addn C.U.P. (pp. 90) 6-25-86

HARD COPY 2 OF 2

LEGAL DESCRIPTION

SOUTH 165' OF OF LOT 1 BLOCK B TYCEN ADDITION WICHITA, KS.

prints issued
FOR CITY REVIEW 5-19-86
revisions
date drawn
KY 4/86

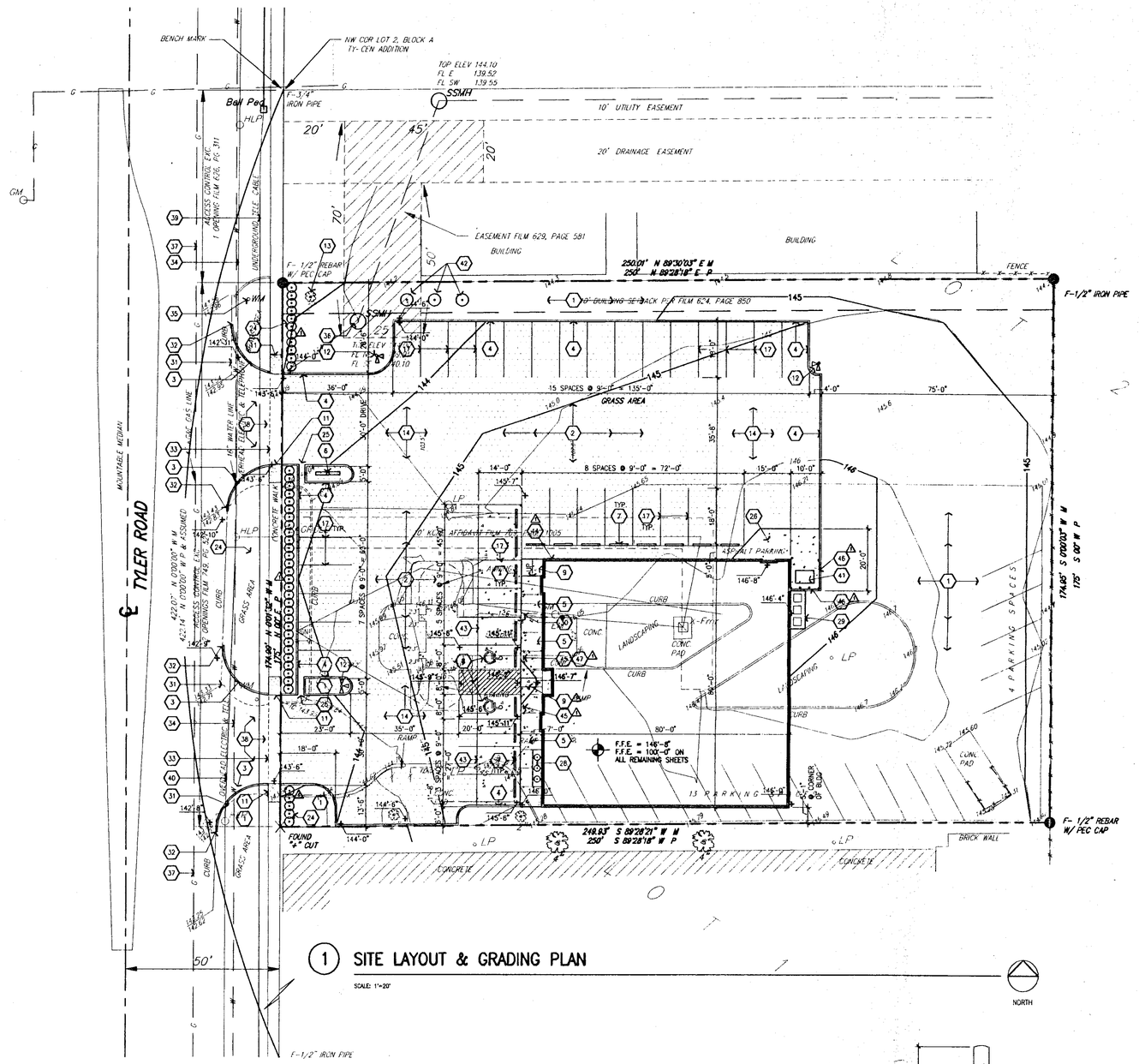
JEFF KREHBIEL ASSOCIATES, aia
architecture · planning
1300 east lewis wichita, kansas 67211 (316) 267-8233

REGISTERED ARCHITECT JEFFREY L. KREHBIEL 1561 STATE OF KANSAS

LONGNECKERS "THE" HAMBURGER
ROBIN RD. AT CENTRAL AVE.
WICHITA, KS.

sheet title
SITE PLAN
LANDSCAPE BUFFER PLAN
16 May 86

sheet
SL-1
of f sheets



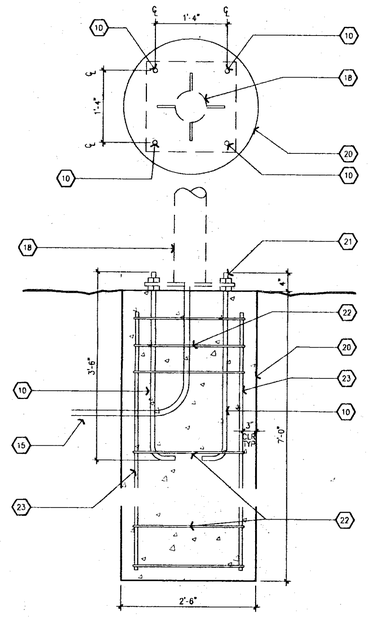
1 SITE LAYOUT & GRADING PLAN

SCALE: 1"=20'

NORTH

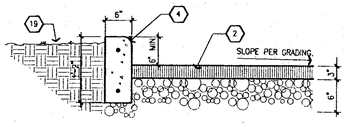
SITE NOTES:

1. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
2. VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION OF SITE.
3. INFORMATION ON THIS DRAWING TAKEN FROM SURVEY PREPARED BY MARK A. SAVOY, P.L.S. #788, DATED JULY 22, 1995 FOR O'REILLY AUTOMOTIVE.
4. PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN ON THE PLANS. USE HIGHWAY MARKING PAINT - YELLOW.
5. PROVIDE TEMPORARY EROSION CONTROL TO CONTAIN ALL SOILS ON SITE. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
6. ALL EXISTING SITE IMPROVEMENTS AND TREES SHALL BE DEMOLISHED & CLEARED FROM SITE IN AREAS OF NEW CONSTRUCTION UNLESS NOTED OTHERWISE.



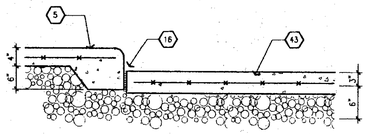
2 POLE SIGN BASE

SCALE: 3/4" = 1'-0"



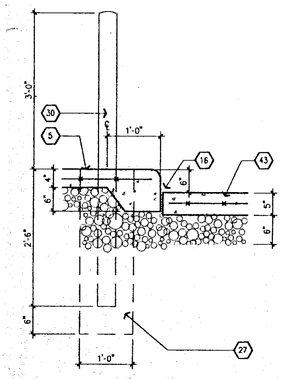
3 CURB DETAIL

SCALE: 3/4" = 1'-0"



4 SIDEWALK CURB DETAIL

SCALE: 3/4" = 1'-0"



5 BOLLARD DETAIL

SCALE: 3/4" = 1'-0"

KEYNOTES

1. FINE GRADE, HYDRO MULCH OR SEED & STRAW OVER MIN. 4" TOPSOIL STOCKPILED FROM SITE OR HAULED IN AS REQUIRED.
2. 3" ASPHALTIC PAVING OVER 6" COMPACTED BASE ROCK.
3. 15'-0" RADIUS.
4. CONCRETE CURB W/ RADIUS EDGES & 1 #4 CONT. @ TOP & BOTTOM.
5. NEW 4" THICK CONCRETE SIDEWALK W/ THICKENED EDGE OVER 4" GRAVEL BASE. REINFORCE W/ 6x6 W1.4 x W1.4 W.W.F.
6. APPROXIMATE LOCATION OF NEW POLE SIGN BY OWNER. PROVIDE UNDERGROUND ELECTRIC & POLE BASE. VERIFY LOCATION W/ OWNER. SEE DETAIL 2/SD2 FOR POLE BASE.
7. NEW 6" CONCRETE BUMPER BLOCK. ANCHOR TO PAVING W/ 3 1'-6" LONG #4 DOWELS.
8. H.C. PARKING SPACE AND ACCESS AISLE. SLOPE 2% MAX. IN ALL DIRECTIONS. PROVIDE INTERNATIONAL HANDICAP SYMBOL PER ANSI STANDARDS.
9. HANDICAP ACCESS RAMP. SLOPE RAMP 1:12 MAX
10. 1"@ x 3'-0" LONG ANCHOR BOLT W/ 6" THREAD & BENT END.
11. EXISTING SIDEWALK - REWORK EXISTING SIDEWALK @ NEW DRIVE TO CONFORM W/ A.D.A. WHEELCHAIR REQUIREMENTS.
12. APPROXIMATE LOCATION OF PARKING LOT LIGHT. PROVIDE UNDERGROUND ELECTRIC. VERIFY LOCATION WITH OWNER REPRESENTATIVE. SEE FIXTURE SCHEDULE SHT. E1.
13. EXISITNG 2" CALIPER MAPLE SHADE TREE TO REMAIN.
14. CLEAN & CLEAR SITE OF ALL EXISTING BUILDINGS, TREES, FOUNDATIONS, SIDEWALKS, CONCRETE SLABS, SIGNS & POSTS, RETAINING WALLS, ASPHALT, GRAVEL, UTILITIES, ETC. UNLESS NOTED OTHERWISE.
15. ELECTRICAL CONDUIT.
16. 1/2" EXPANSION JOINT AND FILLER MATERIAL.
17. PROVIDE PARKING LOT STRIPING AS SHOWN ON PLANS. USE HIGHWAY MARKING PAINT - YELLOW.
18. POLE SIGN & BASE PLATE PROVIDED BY OWNER.
19. FINISHED GRADE WHERE OCCURS.
20. 2'-6"@ x 7'-0" CONCRETE FOOTING.
21. 4" ANCHOR BOLT THREAD EXTENSION ABOVE GRADE.
22. #3 TIES, 2 SPACES @ 6" O.C., REMAINDER @ 18" O.C.
23. 6 - #6 BARS.
24. SHRUBS PER LANDSCAPING REQUIREMENTS. SEE LANDSCAPING REQUIREMENTS SHEET SD2.
25. 2'-0" CURB CUT.
26. SLOPE PAVING UP AT THIS LOCATION FOR FREIGHT DOOR ACCESS.
27. 12" ROUND x 3'-0" DEEP CONCRETE BASE
28. 3'-0" WIDE x 12'-0" LONG PLANTER AREA PER FOUNDATION PLAN. PROVIDE THREE 6'-0" TALL CANAERTI JUNIPERS EQUALLY SPACED IN PLANTER AREA, AND MULCH WITH BARK.
29. CONCRETE PAD FOR HVAC CONDENSING UNITS PER FOUNDATION PLAN.
30. 4" @ STEEL BOLLARD PER DETAIL 5/SD2 - SEVEN (7) REQUIRED AT STOREFRONT. PAINT GREEN AS SELECTED BY OWNER REP.
31. DASHED LINE INDICATES EXISTING CURB & GUTTER TO BE REMOVED AS REQUIRED ONLY FOR NEW CONSTRUCTION.
32. TERMINATE NEW CURB HERE.
33. DASHED LINE INDICATES EXISTING SIDEWALK TO BE REMOVED AS REQUIRED ONLY FOR NEW CONSTRUCTION.
34. EXISTING WATER LINE.
35. EXISTING WATER METER.
36. EXISTING SANITARY SEWER MANHOLE.
37. EXISTING GAS LINE.
38. NEW DRIVE PER CITY OF WICHITA PUBLIC WORKS STANDARDS.
39. EXISTING UNDERGROUND TELE. CABLE.
40. EXISTING OVERHEAD ELECTRIC AND TELE.
41. DUMPSTER LOCATION. PROVIDE TWO (3) BOLLARDS SIM. TO DETAIL 5/SD2 AS SHOWN.
42. ORNAMENTAL PER PLANTING SCHEDULE.
43. 14'-0" WIDE x 5" THICK CONCRETE APRON REINFORCED W/ 6x6 W1.4 x W1.4 WWF OVER 6" COMPACTED BASE ROCK W/ CONTROL JOINTS @ 12'-0" O.C.
44. FREEZE PROOF HOSE BIB PER PLUMBING PLAN - SHEET M1.
45. H.C. PARKING SIGN (INTERNATIONAL SYMBOL OF ACCESSIBILITY) MOUNTED ON STEEL POST SET IN CONCRETE @ 60" MIN ABOVE SIDEWALK TO BOTTOM OF SIGN.
46. 6' TALL BOARD ON BOARD WOOD SCREEN FENCE FOR DUMPSTER ENCLOSURE. SET 6X6 POSTS IN 18" @ X 36" DEEP CONCRETE FOOTINGS.
47. "VAN ACCESSIBLE" HANDICAP PARKING SIGN.

LANDSCAPING REQUIREMENTS:

AVERAGE LOT DEPTH:
= 250'

LANDSCAPE STREET YARD REQUIREMENTS:
- 175' FRONTAGE x 10 = 1750 s.f. (REQUIRED)
- 2555 s.f. (PROVIDED)

TREES REQUIREMENTS:
- 1750 s.f./500 = 4 SHADE TREES OR 8 ORNAMENTALS (REQUIRED)
- 1 SHADE TREES AND 6 ORNAMENTALS (PROVIDED)

PARKING LOT LANDSCAPING REQUIREMENTS:
- ONE (1) SHADE TREE OR TWO (2) ORNAMENTALS FOR EACH 20 PARKING SPACES OR FRACTION THEREOF.
- (38) PARKING SPACES /20 = 2 (REQUIRED)
- 50% OF REQUIRED STREET YARD TREES (2) SATISFIES PARKING LOT TREE REQUIREMENTS.

PARKING LOT SCREENING REQUIREMENTS:
SHRUBS TO BE 18" MIN. HT. AND SHALL OBTIAN 36" HT. WITHIN THIRD YEAR AFTER PLANTING. SPACE @ 30" O.C. TO ACHIEVE A SOLID VISUAL SCREEN WHEN PLANTS REACH MATURITY.

NOTE: WATER FOR PLANTS SHALL BE PROVIDED FROM HOSE BIB @ N.W. CORNER OF BLDG

PLANTING SCHEDULE

	NO	NAME BOTANICAL	NAME COMMON	SIZE
ORNAMENTAL	3	CRATAEGUS CRUSGALLI	COCKSPUR HAWTHORN	1" CALIPER MIN.
ORNAMENTAL	3	CANAERT RED CEDAR	CANAERTII	1" CALIPER MIN.
SHRUBS	45± (VERIFY)	"BERBERIS THUNDERGII ATROPURPUREA"	JAPANESE REDLEAF BARBERRY	SEE LANDSCAPING REQ'S

LANDSCAPE PLAN

APPROVED 1/25/96 BY [illegible]

DP-90 PARCEL 2 (PORTION)
Supersedes Church's Fried Chicken
revised landscape plan approved 10-29-85

MAPD COPY 1 OF 1

O'REILLY AUTO. - WICHITA, KANSAS (#4)

BUTLER, ROSENBURY & PARTNERS

DRAWN BY: JDL

CHECKED BY: GHB

DATE: NOVEMBER 27, 1995

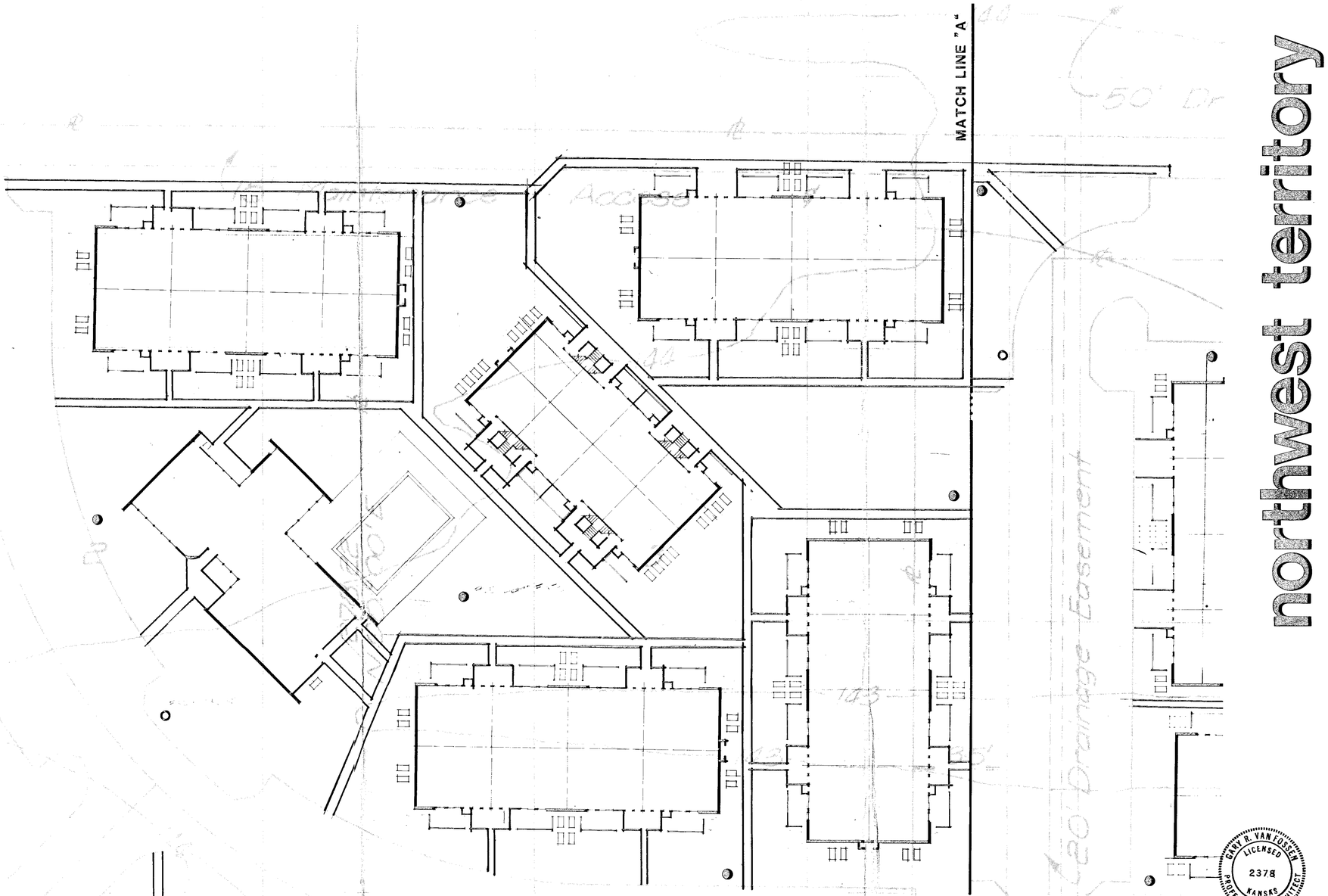
REVISED: JANUARY 9, 1996

REGISTERED ARCHITECT GEOFFREY H. BUTLER 10 KANSAS 1-15-96

SD2

ORLYW4SD 01/13/96 11:18 AM

COPYRIGHT © 1995 BUTLER, ROSENBURY & PARTNERS



Proposed 10' Landscape Screen

WATER SHALL PROVIDED FROM APT. BIBBS

LANDSCAPE PLAN APPROVED
IN ACCORDANCE WITH GENERAL PROVISION
No. 4 AND PARCEL DESCRIPTION Nb's. 3, 4, & 5
OF THE TY-CEN ADDITION C.U.P. (DP-90)
1-21-80
date

GARY R. VAN FOSSEN LICENSED 2378 KANSAS PROFESSIONAL ARCHITECT

VanFossen & Brase
ARCHITECTS AND ENGINEERS
GARY R. VANFOSSEN A.I.A. / ROBERT L. BRASE, A.I.A. / TULSA, OKLAHOMA
JOB 545 DRAWN [illegible] DATE 12-17-79
REVISIONS 1-2-80 [illegible]

sc-1

MATCH LINE "C"

3 - SYCAMORE or equal
1 1/2" - BB

3 - RUSSIAN OLIVE
5'-6' - BB

3 - COTTONLESS COTTONWOOD
or equal 1 1/2" - BB

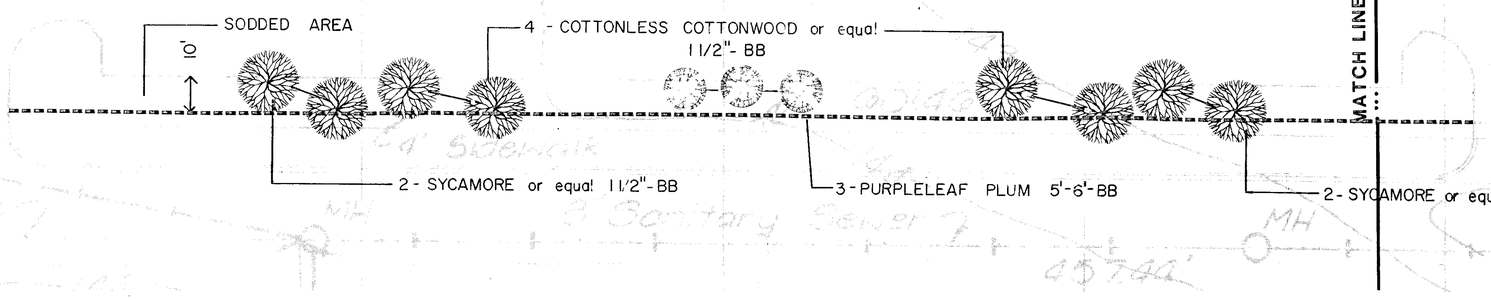
SODDED AREA

MATCH LINE "A"

MATCH LINE "B"

Proposed 10' Landscape Screen

WATER SHALL BE PROVIDED FROM APT. BIBBS



GARY R. VANFOSSEN
LICENSED
2378
KANSAS
PROFESSIONAL ARCHITECT

VanFossen & Brase
ARCHITECTS AND ENGINEERS
GARY R VANFOSSEN, A.I.A. / ROBERT L. BRASE, A.I.A. / TULSA, OKLAHOMA
JOB 7421 DRAWN RH DATE 12/21/71
REVISIONS 12/27/71

SC-4

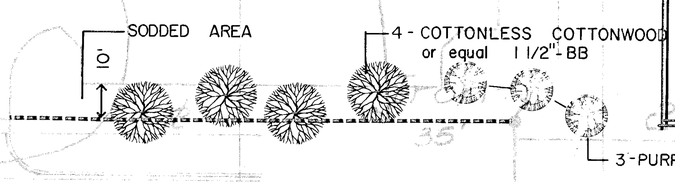
northwest territory

MATCH LINE "C"

MATCH LINE "B"

Proposed 10' Landscape Screen

WATER SHALL BE PROVIDED FROM APT. BIBBS



Kentucky Reco Ave

143

142

141

MH

8" Sanitary Sewer

632.17

S86°58'00"E

12' Drainage Dedication

15' Maint Access Utility Esmt

80' Drainage Easement

northwest territory

GARY R. VAN FOSSEN LICENSED 2378 KANSAS PROFESSIONAL ARCHITECT

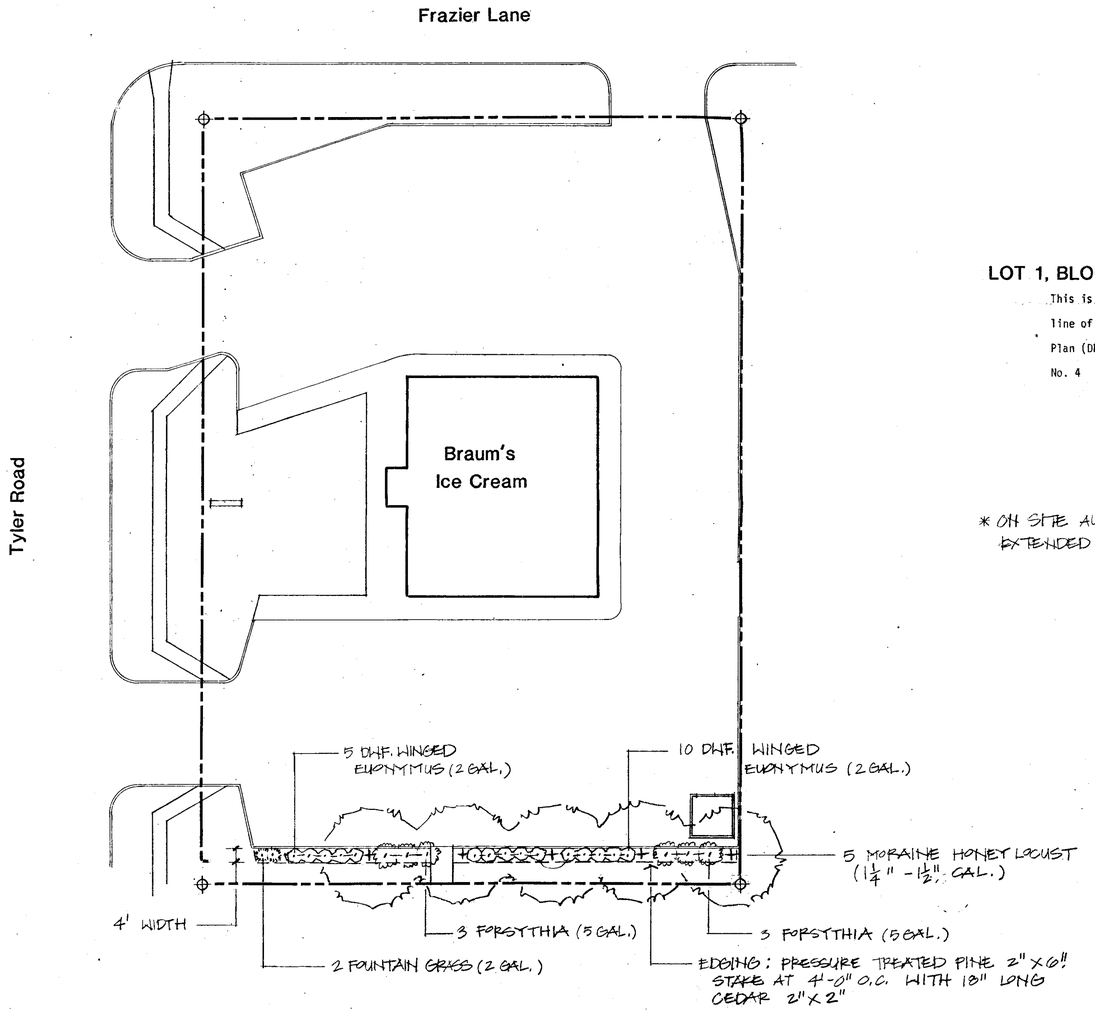
VanFossen & Brase
ARCHITECTS AND ENGINEERS

GARY R. VANFOSSEN, A.I.A. / ROBERT L. BRASE, A.I.A. / TULSA, OKLAHOMA

JOB ____ DRAWN ____ DATE 12-21-71

REVISIONS 12-31-71

SC-5



North

REVISED LANDSCAPE PLAN

Scale: 1" = 20'-0"

LOT 1, BLOCK C, TY-CEN ADDITION, WICHITA, KANSAS

This is a revised landscape plan for the west 150 feet of the south line of Parcel No. 8 of the Amended TY-CEN ADDITION Community Unit Plan (DP-90), and is submitted in accordance with General Provision No. 4

* ON SITE AUTOMATIC IRRIGATION SYSTEM SHALL BE EXTENDED TO WATER NEW 4' WIDE PLANTING STRIP. *

approved landscape plan for west 4 feet of Parcel 8
DP-90
6-25-85

NOTES:

1. PRIOR TO PLANTING ALL GRASS AND WEEDS SHALL BE REMOVED FROM THE PLANTING BED. AFTER INSTALLATION OF THE EDGING AND THE PLANT MATERIAL THE PLANTING BED SHALL BE COVERED WITH A 2" LAYER OF SHREDDED BARK MULCH.
2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND REPAIRING THEM IF THEY SHOULD BE DAMAGED AS A RESULT OF HIS ACTIONS.

PDS
INCORPORATED
PLANNING DEVELOPMENT SERVICES, INC.
Project Planning & Development Consultants
Wichita, KS. 67203 316-262-0451 Telex 417-375 PDS WIC

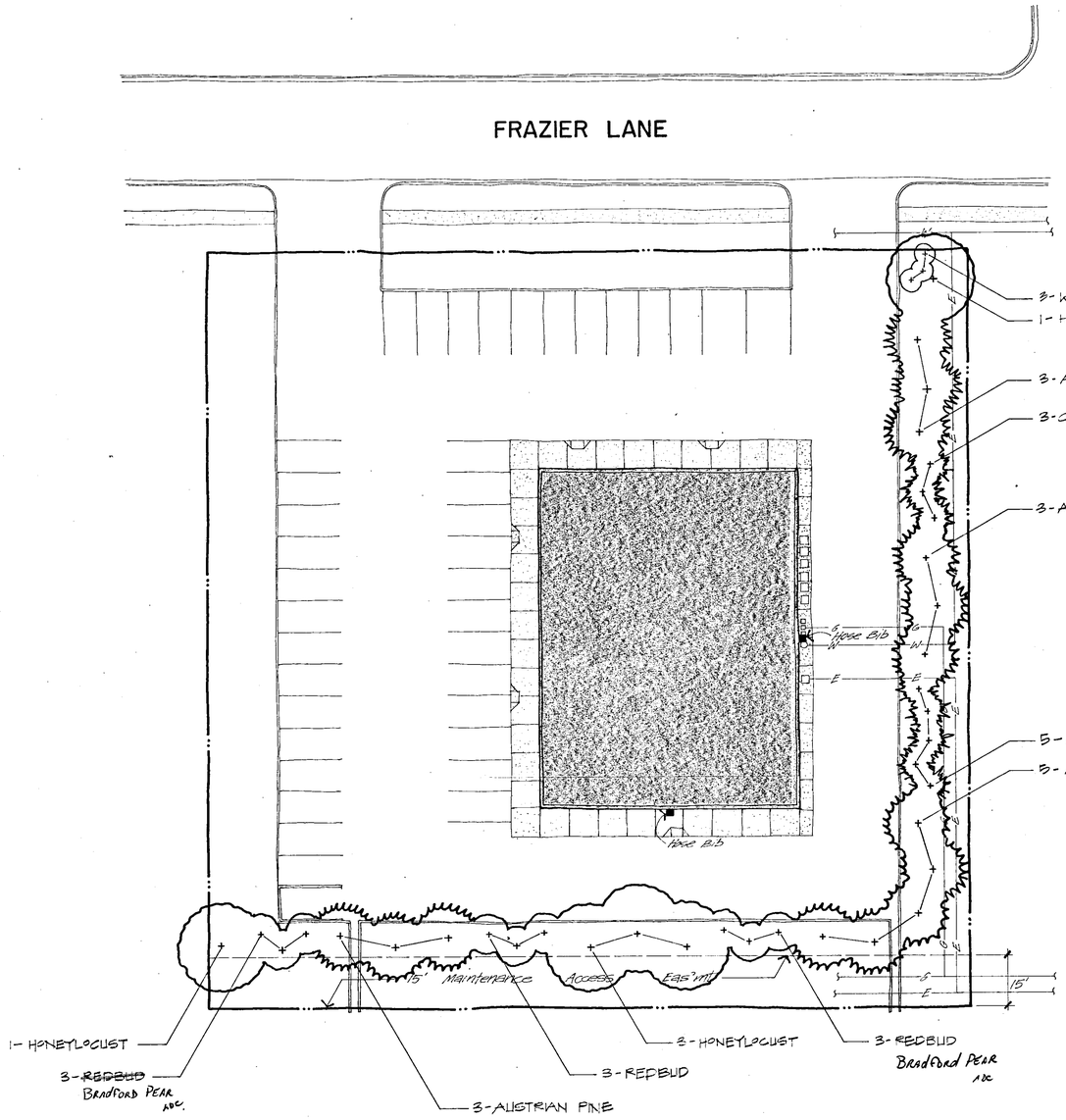
BRAUMS ICE CREAM STORE
440 N. Tyler Road
Wichita, Kansas 67212

DRAWN FEB. 1985
CHECKED
REVISED JUNE 1985

SHEET OF

MAPD COPY 3 of 3

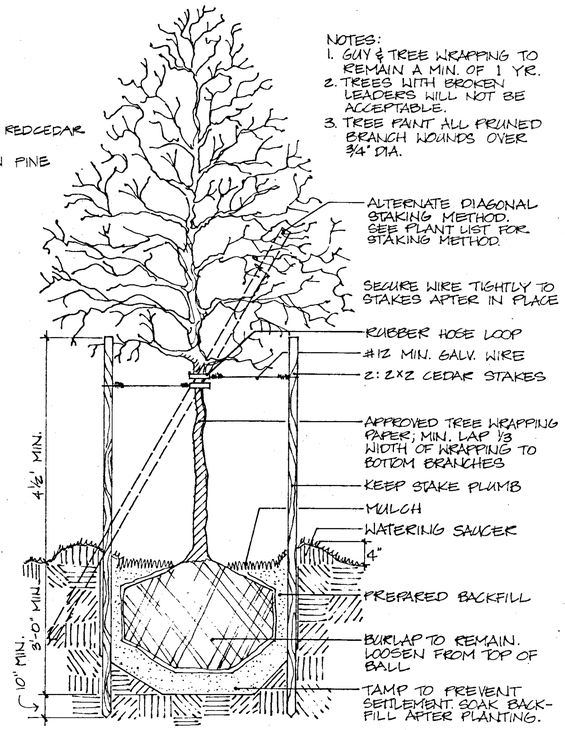
Approved landscape plan for EAST 215 FT. OF Parcel 7 of the TY-CEN C.U.P. DP-90 see letter dated 12/14/81



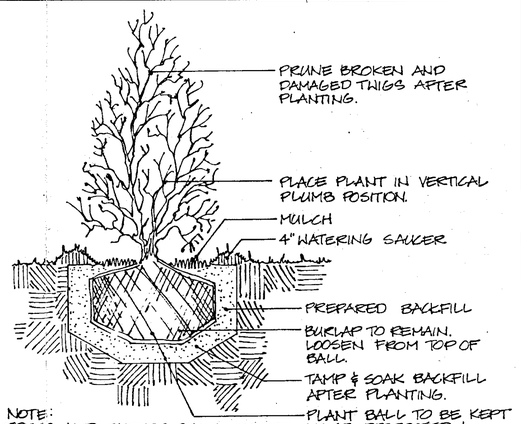
PLANT MATERIAL LIST

QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
5	HONEYLOCUST	GLEDITSIA TRIACANTHOS H.V.	1½"-2"	B+B	SIZE IN CAL.
14	AUSTRIAN PINE	PINUS NIGRA	4'-5'	B+B	SIZE IN HT.
8	CANAERT REDCEDAR	JUNIPERUS VIRGINIANA	4'-5'	B+B	" " "
9	REDBUD	CERCIS CANADENSIS	5'-6'	B+B	" " "
3	WINGED EUONYMUS	EUONYMUS ALATUS	——	5 GAL.	

NOTES:
1. VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ALL PLANT SAUCERS SHALL BE MULCHED WITH COTTONSEED HULLS AT A DEPTH NO LESS THAN 2 INCHES.
3. LEGAL DESCRIPTION: LOT 3 OF BLOCK C OF TY-CEN ADDITION OF WICHITA, KANSAS.



TREE STAKING & PLANTING DETAIL
NO SCALE

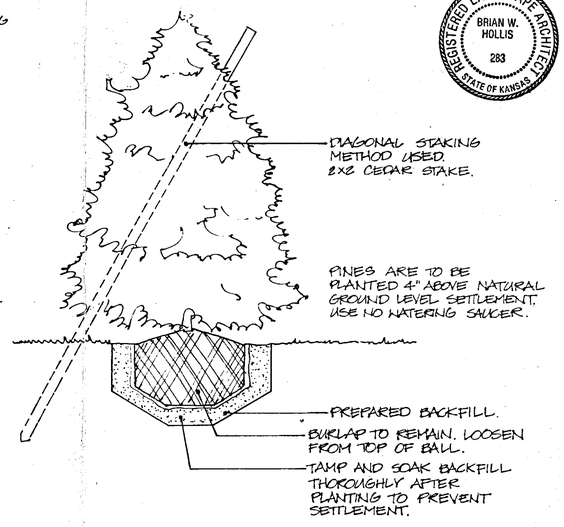


NOTE:
TREES AND SHRUBS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY DID TO EXISTING GRADE IN THE NURSERY.

SHRUB PLANTING DETAIL
NO SCALE

NOTES:
1. PLACE PLANT IN VERTICAL PLUMB POSITION.
2. WHEN CONTAINER PLANTS, REMOVE ALL FIBRE PAPER, METAL, ETC. IMMEDIATELY BEFORE PLANTING.
3. GUYS & TREE WRAP TO REMAIN A MIN. 1 YR.
4. PRUNE BROKEN & DAMAGED TWIGS & BRANCHES AFTER PLANTING.

REGISTERED LANDSCAPE ARCHITECT
BRIAN W. HOLLIS
283
STATE OF KANSAS



EVERGREEN STAKING & PLANTING DETAIL
NO SCALE

PLANTING STRIP REQUIREMENT FOR:

MINOR EMERGENCY CENTER

NORTH 0' 10' 20' 30' 40' 50'

PDS INCORPORATED
PLANNING DEVELOPMENT SERVICES, INC.
625 First National Bank Bldg. Wichita, Kans. 67202 USA/316-262-0451 Telex 417-375 PDS WIC

SCREENING AND LANDSCAPE REQUIREMENT, GENERAL PROVISION NO. 4, TY-CEN ADDITION C. U. P.

DRAWN B. W. H. 4/1/82
CHECKED J. D. G.
REVISED

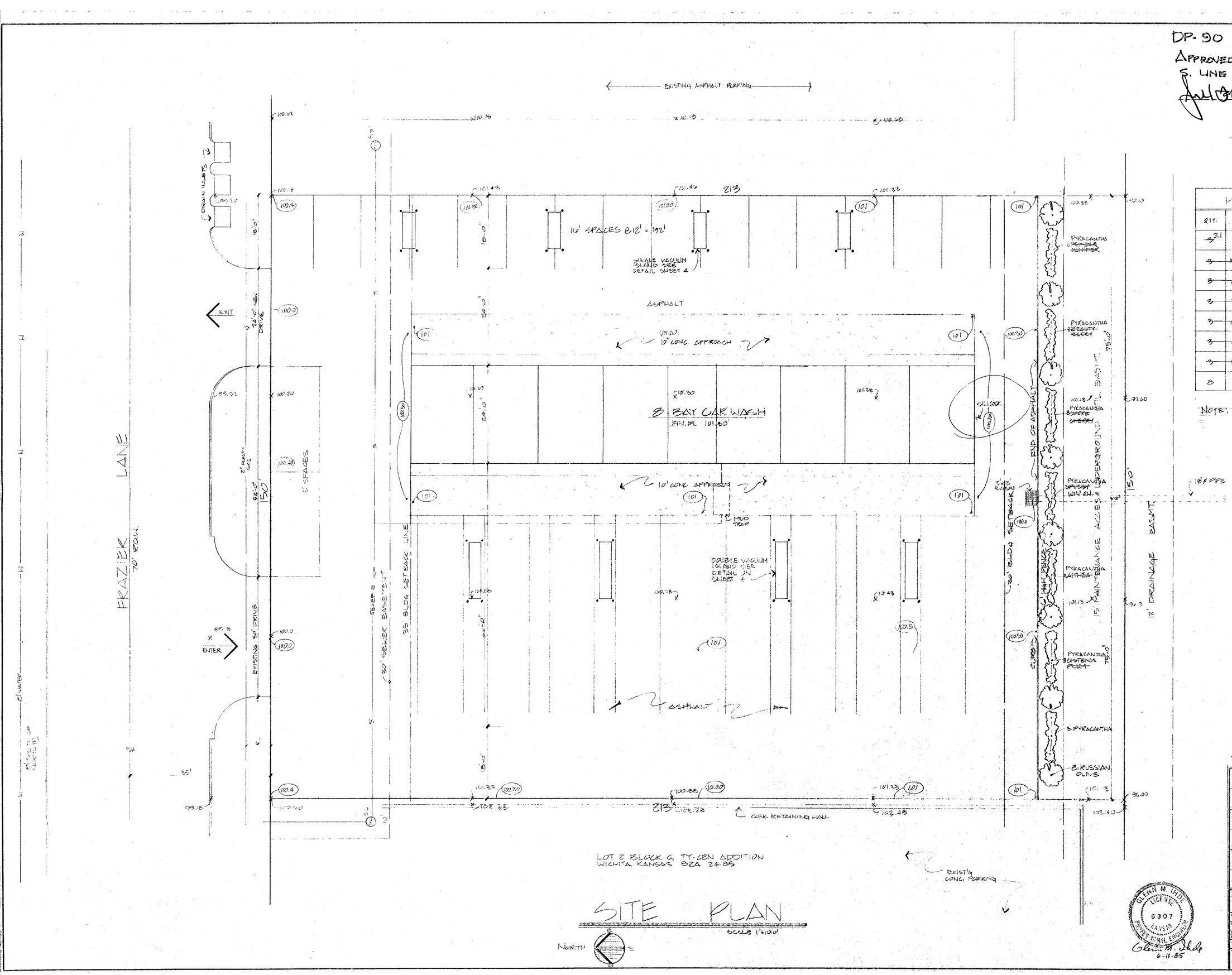
SHEET 1 OF

M.A.P.D. COPY 1 OF 2.

DP-90

APPROVED LANDSCAPE PLAN (AS AMENDED)
S. LINE PARCEL 9

7-15-85



SITE PLAN

SCALE 1"=10.0'

NORTH

PLANT MATERIAL LIST		
QTY.	DESCRIPTON	SIZE
~~21~~	WYATT PYRACANTHA	2 TO 3 5 GAL CONT.
~~3~~	~~FRITZER JUNIPER~~	~~5 GAL CONT.~~
~~3~~	~~ALTHEA~~	~~5 GAL CONT.~~
~~3~~	~~PUSSY WILLOW~~	~~5 GAL CONT.~~
~~3~~	~~CISTENA PLUM~~	~~5 GAL CONT.~~
~~3~~	~~CHOKE CHERRY~~	~~5 GAL CONT.~~
~~3~~	~~BEAUTY BERRY~~	~~5 GAL CONT.~~
8	RUSSIAN OLIVE 21' O.C.	(4'-5' 5 GAL CONT.)

NOTE: IF PYRACANTHA IN 5-GAL CONTAINERS ARE USED, 2 RATHER THAN 3 MAY BE PLANTED BETWEEN EACH 2 RUSSIAN OLIVES.

SEE SHEET #5 FOR GENERAL NOTES.

SHEET INDEX	
1	SITE PLAN
2	FLOOR PLAN & ELEVATIONS
3	CROSS SECTIONS
4	MECHANICAL & ELECTRICAL PLAN
5	FOUNDATION PLAN

GLENN M. THIEL LICENSE 6307 KANSAS PROFESSIONAL ENGINEER
6-11-85

ROD STEVENS
FRAZIER
WICHITA, KANSAS

SCALE 1"=10.0' | REVISIONS | BY | DATE
DATE 1-14-85
DR. BY GR.L.B. CKD.
APVD.

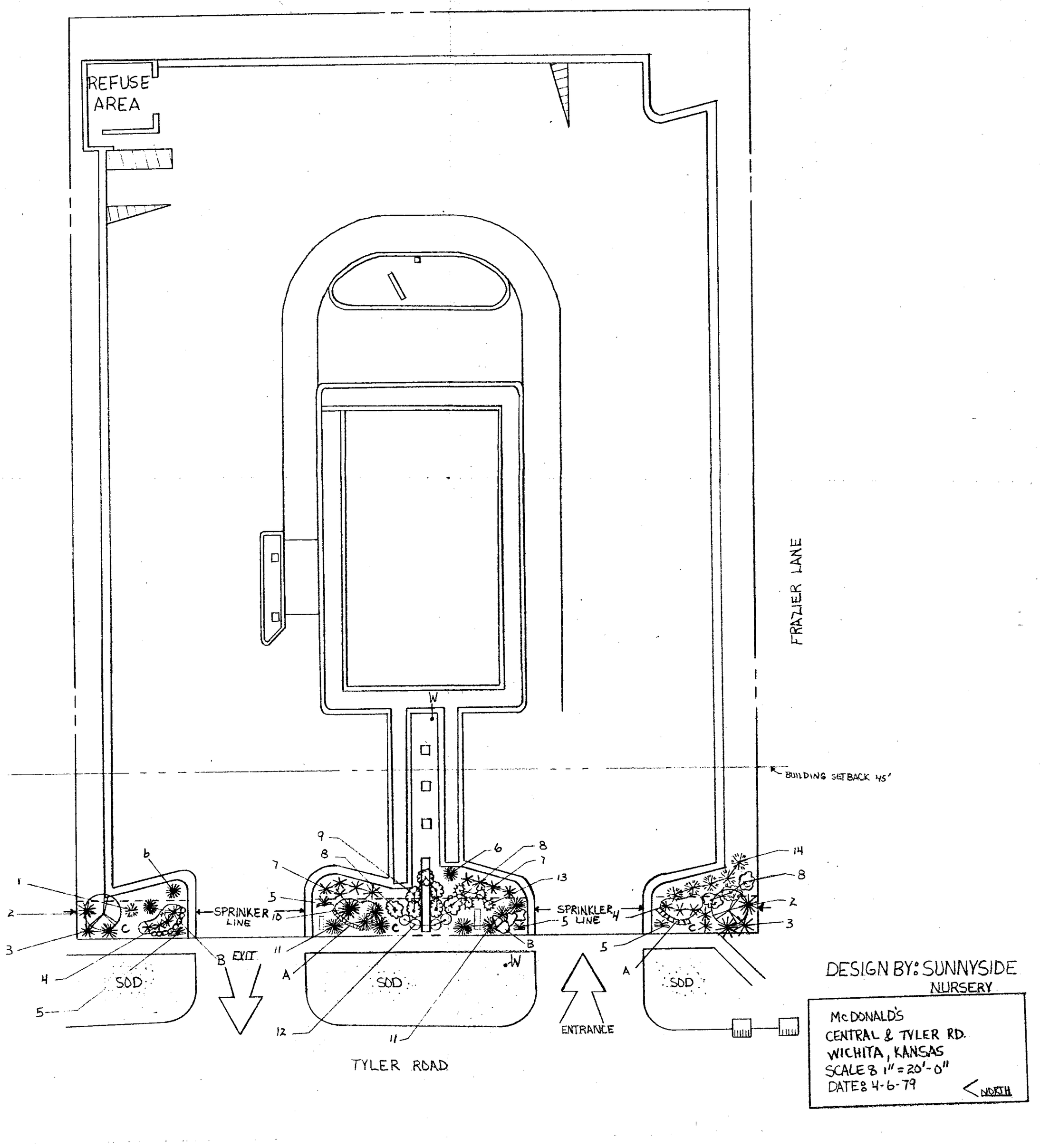
SMITH CONSTRUCTION CO INC
4525 ELIZABETH
WICHITA, KANSAS

NO. 1 OF 5

McDONALD'S

LOT #1 OF TY-CEN ADDITION

PARCEL 1 OF TY-CEN C.U.P.



DESIGN BY: SUNNYSIDE NURSERY

McDONALD'S
CENTRAL & TYLER RD.
WICHITA, KANSAS
SCALE: 1" = 20'-0"
DATE: 4-6-79

NORTH

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 8, 2017

Braum's Ice Cream & Dairy Stores
3000 NE 63rd Street
Oklahoma City, OK 73121

Coffelt Sign Company
Attn: Rick Hamman
P.O. Box 985, 18 S. Commercial Street
Emporia, KS 66801

RE: CUP2017-19 – City CUP Administrative Adjustment General Provision #5 to Ty-Cen Commercial Community Unit Plan DP-90 for one additional sign on west elevation

LEGAL: Lot 1, Block C, Ty-Cen Addition, Wichita, Sedgwick County, KS

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to DP-90, to allow one additional sign on the west elevation of the existing Braum's store, per Section 24.04.251(2.d). The combined square footage of the signs do not exceed 20 percent of the west wall elevation square footage.

On the basis of our review, we find that adjusting the CUP in the manner stated in the above paragraph is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan.

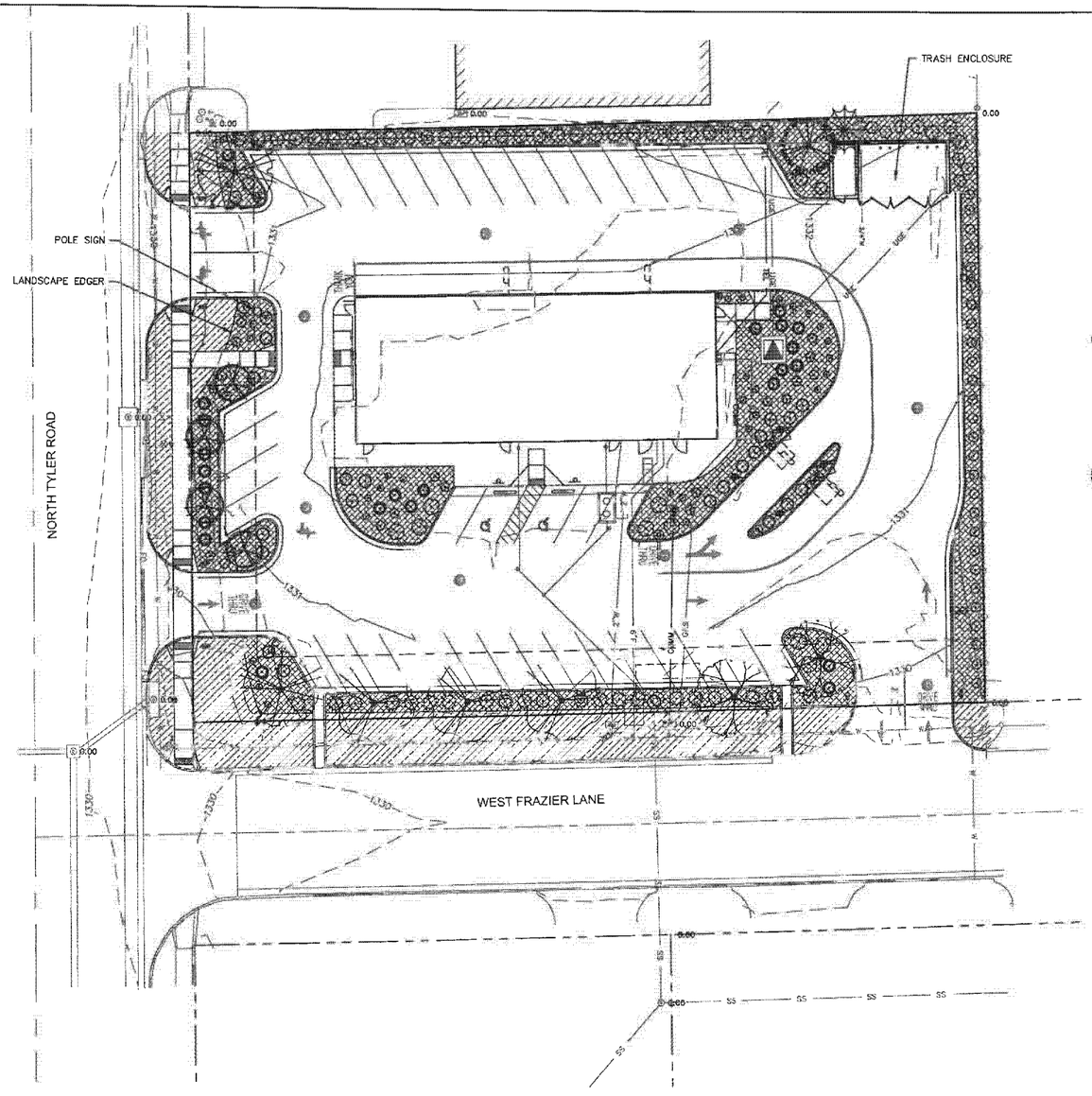
Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

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

Kortney D. Capello, Assistant Director
Metropolitan Area Building and Construction Department

cc: MABCD
Bryan Frye, CM District V
Laura Rainwater, Community Liaison District V



LANDSCAPE PLAN

APPROVED 9/6/18 BY NES

DP-90

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	2	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY GINKGO	B & B	2.5"CAL	
	3	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	2.5"CAL	
	2	QUERCUS MACROCARPA / BURR OAK	B & B	2.5"CAL	
EVERGREEN TREES	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	1	PINUS EDULIS / PINON PINE	B & B		6-8' HT.
	1	PINUS STROBIFORMIS / SOUTHWESTERN WHITE PINE	B & B		6-8' HT.
FLOWERING TREES	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	4	ACER GINNALA / AMUR MAPLE	B & B	1.5"CAL	
SHRUBS	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**HEIGHT**	**WIDTH**
	33	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SHRUB	2 GAL		
	6	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	2 GAL		
	55	JUNIPERUS CHINENSIS 'GOLD COAST' TM / GOLD COAST JUNIPER	2 GAL		
	23	JUNIPERUS CHINENSIS 'MINT JULEP' / MINT JULEP JUNIPER	2 GAL		
	27	JUNIPERUS HORIZONTALIS 'TURQUOISE SPREADER' / TURQUOISE SPREADER JUNIPER	2 GAL		
	27	LIGUSTRUM VULGARE 'LODENSE' / LODENSE PRIVET	2 GAL		
	21	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN'S POTENTILLA	2 GAL		
	10	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	2 GAL		

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3
	5,018 SF	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD		
	8,554 SF	SHREDDED HARDWOOD / WOOD MULCH	SF		

LANDSCAPE CALCULATIONS

REQUIRED LANDSCAPED STREET YARD

NORTH TYLER ROAD
185 LF STREET FRONTAGE (X) 10 SQ FT = 1,850 SF LANDSCAPED STREET YARD REQUIRED

1,850 SF / 500 = 4 SHADE TREES REQUIRED
1,875 SF PROVIDED

WEST FRAZIER LANE
250 LF STREET FRONTAGE (X) 10 SQ FT = 2,500 SF LANDSCAPED STREET YARD REQUIRED

2,500 SF / 500 = 5 SHADE TREES REQUIRED
2,621 SF PROVIDED

PARKING LOT SCREENING

PARKING LOTS ARE TO BE CONTINUOUSLY SCREENED FROM VIEW OF THE STREET EXCEPT AT DRIVEWAYS. VEHICLE QUEUING AND HOLDING AREAS SUCH AS IN CAR WASHES, DRIVE UP WINDOWS, AND GASOLINE PUMPING STATIONS ARE ALSO TO BE SCREENED.

THE REQUIRED SCREENING MUST BE 18 INCHES IN HEIGHT AT THE TIME OF PLANTING AND REACH A MINIMUM OF 3 FEET IN HEIGHT ABOVE THE PARKING SURFACE AFTER 3 YEARS OF GROWTH.

PARKING LOT TREES

ONE SHADE TREE OR TWO ORNAMENTAL TREES ARE REQUIRED FOR EACH 20 SPACES.

40 PARKING SPACES / 20 = 2 SHADE TREES REQUIRED

NO BUFFER IS REQUIRED

40 PARKING SPACES PROVIDED

N

0' 10' 20' 40'
SCALE IN FEET

REV	DATE	DESCRIPTION	BY
A	08/27/18	CONSTRUCTION DOCUMENTS	RY

BRADLEY W. SOMER LICENSED LANDSCAPE ARCHITECT 8127 KANSAS

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PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE
RMY	07/27/2018

REVIEWED BY	DATE ISSUED
MD	07/27/2018

TITLE

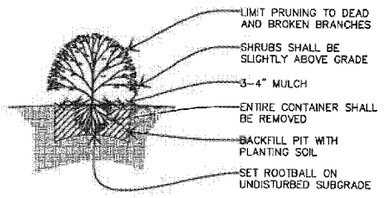
DESCRIPTION
2018 45x114 PROTOTYPE BUILDING

SITE ID
15-0060

SITE ADDRESS
505 TYLER ROAD, WICHITA, KS

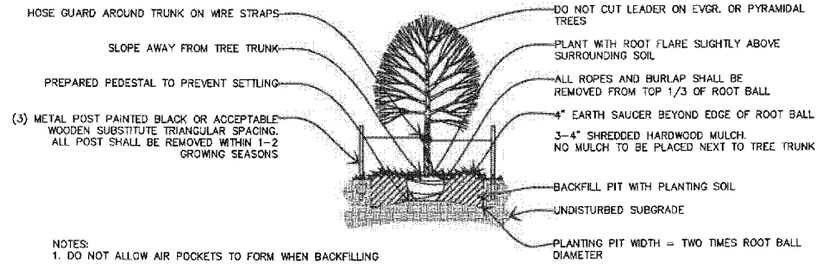
SHEET NO.
L1.1
LANDSCAPE PLAN

DWG: F:\2017\2001-2500\017-2012\40-Design\AutoCAD\Final Plans\Sheets\GNCV\C-LSC_72012.dwg USER: ryenni
DATE: Aug 31, 2018 10:05am XREFS: C_TBLK_72012 C_PBASE_172012 C_DBASE_172012



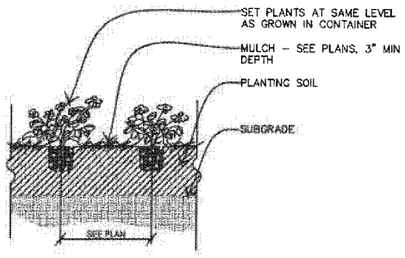
NOTES:
1. MINIMUM ROOT SPREAD TO BE IN ACCORDANCE WITH ANLA STANDARDS
2. PRUNE DAMAGED LIMBS OR ROOTS AFTER INSTALLATION
3. MAKE SURE ROOTS DO NOT DRY OUT DURING INSTALLATION
4. SOAK GENEROUSLY TO COMPACT AND SETTLE

1 SECTION: SHRUB PLANTING
N.T.S.

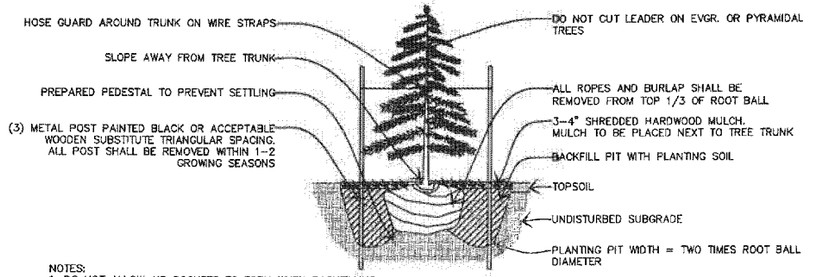


NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF MULCH

2 SECTION: DECIDUOUS TREE PLANTING
N.T.S.

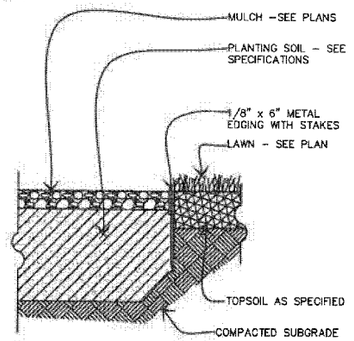


3 SEC: PERENNIAL & GROUNDCOVER PLANTING
N.T.S.



NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF MULCH

4 SECTION: EVERGREEN TREE PLANTING
N.T.S.



5 SECTION: LANDSCAPE EDGER
N.T.S.

SOD NOTES:

1. ALL DISTURBED AREAS SHALL BE SODDED WITH TURFGRASS SOD: NUMBER 1 QUALITY/PREMIUM, INCLUDING LIMITATIONS ON THATCH, WEEDS, DISEASES, NEMATODES, AND INSECTS, COMPLYING WITH TPI'S "SPECIFICATIONS FOR TURFGRASS SOD MATERIALS" IN ITS "GUIDELINE SPECIFICATIONS TO TURFGRASS SODDING." FURNISH VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE, STRONGLY ROOTED, AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

   TURFGRASS SPECIES: SEE PLANT SCHEDULE.

2. ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.

3. THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.

4. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.

5. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITH 24 HOURS.

6. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 100 S.F.

7. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.

8. FERTILIZER SHALL BE 20-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF IOWA DEPARTMENT OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.

9. ALL SOD ON SLOPES GREATER THAN 5:1 AND WITHIN DETENTION AREAS SHALL BE STAKED.

10. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.

PLANTING NOTES:

1. PROVIDE PLANTS TRUE TO SPECIES AND VARIETY AND OTHER FEATURES INDICATED IN THE PLANT SCHEDULE AND COMPLYING WITH ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." NOMENCLATURE TO COMPLY WITH "NATIONAL LIST OF SCIENTIFIC PLANT NAMES."
2. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT OR ENGINEER DURING AND AFTER INSTALLATION. ALL REJECTED PLANT MATERIAL TO BE PROMPTLY REMOVED FROM THE SITE.
3. CONTRACTOR RESPONSIBLE TO TOTAL AND CONFIRM ALL PLANT MATERIAL QUANTITIES. NUMERICAL QUANTITIES ON PLAN GOVERN OVER PLANT LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
4. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IN NOT TO BE RELIED ON AS BEING EXACT OF COMPLETE.
5. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. CONTRACTOR IS RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. PROVIDE PLANT SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI z80.1 "AMERICAN STANDARD FOR NURSERY STOCK" FOR TYPES AND FORM OF PLANTS REQUIRED.
7. LANDSCAPE CONTRACTOR RESPONSIBLE FOR REPAIRING OR REPLACING ACCESSORIES THAT FAIL IN MATERIALS AND, OR WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
8. LANDSCAPE CONTRACTOR TO REPLACE PLANTINGS THAT DIE, TURN BROWN, OR DEFOLIATES WITHIN ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. REMOVE REJECTED MATERIAL FROM THE SITE PROMPTLY AND REPLACE WITH MATERIAL OF THE SAME QUANTITY, SPECIES, AND SIZE IN ACCORDANCE WITH THE PLANT LIST SPECIFICATIONS.
9. THE LANDSCAPE CONTRACTOR TO COMPLETELY WARRANTY ALL PLANT MATERAIL FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR TO PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTY PERIOD AS DIRECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER.
10. UNLESS OTHERWISE NOTED, ALL STAKING AND GUYING MATERIALS ARE TO BE REMOVED FROM PLANT MATERIALS BY THE LANDSCAPE CONTRACTOR WITH 120 DAYS AFTER THE DATE OF PLANTING COMPLETION.
11. CONTRACTOR SHALL NOT LOCATE IRRIGATION EQUIPMENT WITH ROADWAY R.O.W. UNDER ANY CIRCUMSTANCE. CONTRACTOR TO INSPECT EXISTING IRRIGATION SYSTEM AND MAKE ALL NECESSARY MODIFICATIONS TO THE SYSTEM TO PROVIDE WATER FOR NEW AND EXISTING PLANTS.
12. GENERAL CONTRACTOR IS RESPONSIBLE FOR BACKFILLING TO WITH IN .2 FEET OF THE GRADE SHOWN ON THE GRADING PLAN. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINAL DISTRIBUTION OF TOPSOIL & PREPARATION FOR PLANTING WITH FRIABLE, NATURAL TOPSOIL TYPICAL OF THE REGION. TOPSOIL TO BE FREE OF WEEDS AND FOREIGN MATERIAL. DO NOT HANDLE TOPSOIL IN MUDDY OR FROZEN CONDITIONS.
13. LANDSCAPE CONTRACTOR TO RAKE AND SMOOTH TOPSOIL IN ALL AREAS TO BE PLANTED, INCLUDING LAWNS TO PROVIDE A SMOOTH SURFACE WHICH WILL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND WALKS. NO SEDIMENT CHARGED RUNOFF SHALL GO INTO TRAVEL LANES OF STATE ROUTE.
14. ALL PLANT BEDS TO RECEIVE 3" DEPTH OF MULCH. MULCH SHALL BE DOUBLE GROUND DARK HARDWOOD MULCH.
15. UPRIGHT SHRUBS TO BE AT LEAST 24" HT. SPREADING SHRUBS TO HAVE MINIMUM SPREAD OF 18". ALL SHRUBS TO BE SURROUNDED BY MULCH.
16. PLANTING BEDS FOR PERENNIALS, ANNUALS AND GROUNDCOVER ARE TO BE MOUNDED WITH SIDE SLOPES OF 1" VERTICAL PER 1 FOOT HORIZONTAL AND TO BE SURROUNDED BY MULCH.
17. SEE PLANTING SOIL REQUIREMENTS BELOW.
18. CAREFULLY CUT AND REMOVE WEBBING, BURLAP, ROPE AND WIRE BASKETS FROM TOPS AND FROM ALL SIDES OF ROOTBALLS BUT DO NOT REMOVE FROM UNDER ROOTBALLS.
19. REMOVE SURPLUS SOIL AND WASTE MATERIAL INCLUDING EXCESS SOIL, UNSUITABLE SOIL, TRASH AND DEBRIS AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
20. DO NOT MAKE SUBSTITUTIONS; IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT OR ENGINEER WITH WRITTEN STATEMENTS FROM A MINIMUM OF TWELVE NURSERY (AMERICAN NURSERYMAN'S ASSOCIATION MEMBERS) SOURCES THAT THE PLANT IN QUESTION IS NOT OBTAINABLE IN THE SURROUNDING GEOGRAPHIC REGION.
21. A CONDITION OF APPROVAL IS IF ANY OF THE EXISTING TREES DIE, THEY SHALL BE REPLACED WITH A TREE THAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE ORDINANCE.
22. ALL MOW STRIPS SHALL RECEIVE RIVER ROCK MULCH (2" TO 3" NOMINAL SIZE) PLACED TO A DEPTH OF 3" ON TOP OF GEOSYNTHETIC WEED BARRIER.

SOIL SPECIFICATIONS:

ORGANIC COMPOST: WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE. IT SHALL BE DERIVED FROM; AGRICULTURE, FOOD, OR INDUSTRIAL RESIDUALS; BIOSOLIDS (TREATED SEWAGE SLUDGE); YARD TRIMMINGS AND LEAF RAKINGS; SOURCE-SEPARATED OR MIXED SOLID WASTE MEETING THE FOLLOWING CRITERIA;
1. 100 PERCENT SHALL PASS THROUGH A 3/8 INCH SCREEN.
2. PH OF 6.0 TO 8.5.
3. MOISTURE CONTENT OF 30% TO 60% BY WEIGHT.
4. NO SUBSTANCES TOXIC TO PLANTS.
5. 1% OR LESS BY WEIGHT MANUFACTURED FOREIGN MATTER.
6. NO OBJECTIONABLE ODOR.
7. SHALL NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT DERIVED.

PLANTING SOIL: A UNIFORM MIX OF, FREE OF PLANT RESIDUE, STONES, STUMPS ROOTS OR SIMILAR OBJECTS LARGER THAN 1 INCH. MIXTURE OF TOPSOIL, ORGANIC COMPOST AND SAND CONSISTING OF THE FOLLOWING:
1. 33% BY VOLUME ORGANIC COMPOST
2. 33% BY VOLUME SAND
3. 33% BY VOLUME TOPSOIL

TOPSOIL: SOIL CLASSIFICATION OF SANDY LOAM OR LOAMY SAND MEETING THE FOLLOWING CRITERIA:
1. 50 TO 85 PERCENT BY WEIGHT SAND (2.0 TO 0.050MM) ACCORDING TO AASHTO T88.
2. 5 TO 50 PERCENT BY WEIGHT SILT (0.050 TO 0.002MM) ACCORDING TO AASHTO T88.
3. 2 TO 5 PERCENT BY WEIGHT CLAY (LESS THAN 0.002MM) ACCORDING TO AASHTO T88.
4. 3 TO 10 PERCENT BY WEIGHT ORGANIC MATTER ACCORDING TO AASHTO T194.
5. TEXTURAL ANALYSIS:
   A. MINIMUM 100% BY WEIGHT PASSING THE 2" SIEVE PER ASTM E11.
   B. MINIMUM 90% BY WEIGHT PASSING THE NO. 4 PER ASTM E11.
   C. MINIMUM 80% BY WEIGHT PASSING THE NO. 10 SIEVE PER ASTM E11.

REV	DATE	DESCRIPTION	BY
A	08/27/18	CONSTRUCTION DOCUMENTS	RY

BRADLEY W. SOMMER LICENSED 8-27-18 LANDSCAPE ARCHITECT

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PREPARED FOR: McDonald's USA, LLC

DRAWN BY	STD ISSUE DATE
RMY	07/27/2018
REVIEWED BY	DATE ISSUED
MB	07/27/2018

DESCRIPTION: 2018 45x114 PROTOTYPE BUILDING

SITE ID: 15-0060

SITE ADDRESS: 506 TYLER ROAD, WICHITA, KS

TITLE

SHEET NO. L1.2

LANDSCAPE DETAILS

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DATE: Aug 31, 2018 10:06am XREFS: C_TBLK_72012 C_PBASE_172012 C_DBASE_172012