

Published in the Wichita Eagle 11/22/2019

OCA 150004

ORDINANCE NO. 51-148

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2016-00041

Zone change to GO General Office described as:

Lot 1, Block F, Shadow Woods Addition, Wichita, Sedgwick County, Kansas; EXCEPT the south 250 feet of the east 250 feet thereof.

Zone Change to NR Neighborhood Retail described as:

The north 120 feet of the south 250 feet of the east 250 feet of Lot 1, Block F, Shadow Woods Addition, Wichita, Sedgwick County, Kansas.

Zone Change to LC Limited Commercial described as:

The south 130 feet of the east 250 feet of Lot 1, Block F, Shadow Woods Addition, Wichita, Sedgwick County, Kansas; TOGETHER WITH the north 70 feet of Lot 1, Riverside Health System Addition, Wichita, Sedgwick County, Kansas EXCEPT the West 47.78 feet thereof.

SUBJECT TO THE FOLLOWING PROVISIONS OF PROTECTIVE OVERLAY #309:

1. Approval of the zone change shall be contingent upon the replatting of the subject property. Guarantees for specific street improvements for 135th St W. shall be reviewed and determined at the time of platting.
2. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - A. Signs shall be limited to one monument type sign per frontage for each lot, no taller than 12 feet in height, and be limited to 120 square feet in area.
 - B. Portable, LED, and off-site signs are not permitted. Flashing signs, rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - C. No signs shall be allowed on the west or north elevations of any buildings.

- D. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold.
- 3. Access Controls shall be as shown on the final plat.
- 4. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- 5. All lots shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - A. Limited height of light poles to 15 feet within 100 feet of abutting residential-zoned property, and 20 feet on the remainder of the tract.
 - B. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- 6. Landscaping for this site shall be required as follows:
 - A. Requirements for street yard landscaping and buffer strip trees will be calculated at 1.5 times the minimum ordinance requirements. Requirements for parking lot landscape shall comply with the landscape ordinance.
 - B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
 - C. A financial guarantee for the plant material approved on the landscape plan for that portion of the subject property being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
- 7. If the portion of the subject property to be zoned "GO" General Office develops with office (general), assisted living, or medical service, landscaping and screening shall be as follows:
 - A. A landscape buffer of 40 feet in width shall be provided along those property lines abutting residentially-developed lots, which shall include a series of berms 4- to 6-foot in height, and landscaping plantings per the "Buffer with No Screening" section of the Landscape Ordinance calculated at 1.5 times the minimum requirements (one tree, or two ornamental trees, and 5 shrubs per 20 feet). Said buffer shall be a combination of deciduous and evergreen landscaping, per ordinance. The minimum planting size of all deciduous trees shall be no smaller than 3-inch caliper, and all evergreen trees shall be a minimum of 6 feet in height. A solid screening fence shall not be required.
 - B. Screening along the common property line with Reserve "C", Shadow Woods Addition shall be provided by a 15-foot landscape buffer with tree plantings calculated at 1.5 times the minimum ordinance requirements (one tree, or two ornamental trees, and 5 shrubs per 20 feet). Said buffer shall be a combination of deciduous and evergreen landscaping. Existing evergreen trees within the south 35 feet of Reserve "C" may be counted toward fulfilling the number of required buffer trees. A solid screening fence shall not be required.
- 8. Rooftop mechanical equipment shall be screened from ground level view per the Unified Zoning Code.

9. For all non-residential uses, trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view, and shall be prohibited within 50 feet of residential-zoned property. Trash collection shall be limited to between the hours of 6:00 am to 10:00 pm within the subject property.
10. All buildings in the subject property shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas.
11. The portion of the subject property to be zoned "GO" General Office shall be limited to the following uses: office (general), assisted living, medical service, and single-family residential.

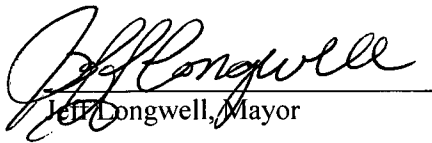
The portion of the subject property to be zoned "LC" Limited Commercial and "NR" Neighborhood Retail shall not allow the following uses: adult entertainment establishments; sexually oriented business; correctional placement residences; group residential; night club in the city; tavern and drinking establishment; multi-family, auditorium/stadium; community assembly; recycling collection station; bed and breakfast; car wash; construction sales and service; convenience store; entertainment establishment; event center; hotel/motel; kennel; marine facility; monument sales; nursery and garden center; parking area (commercial); pawnshop; recreation and entertainment; recreational vehicle campground; second hand store; service station; teen club; vehicle repair; warehouse self-storage; and industrial uses.

Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Restaurants with drive-through windows shall be designed to ensure queuing lanes for drive-through windows will not align vehicle headlights in such a manner as to face residential uses. No overhead doors shall be allowed within 200 feet of residential uses and shall not be facing any residential zoning district. Exterior audio systems that project sound beyond the boundaries of the subject property are prohibited.

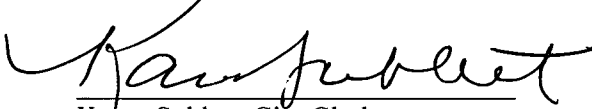
12. No single use shall occupy more than 8,000 square feet of floor area, with the exception of an assisted living complex.
13. All buildings shall be limited to 35 feet in height, and one story, in height, with the exception of an assisted living complex which may be two stories. If a two-story assisted living complex is developed within the portion of the subject property to be zoned "GO" General Office, a 75-foot building setback shall be required from those property lines abutting residentially-developed lots.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.


Jeff Longwell, Mayor

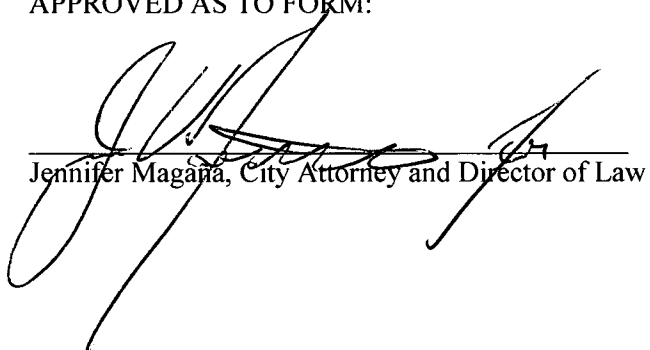
ATTEST:



Karen Sublett, City Clerk



APPROVED AS TO FORM:



Jennifer Magana, City Attorney and Director of Law



AGENDA ITEM NO. 5

STAFF REPORT
MAPC November 17, 2016
DAB V November 7, 2016

CASE NUMBER: ZON2016-00041

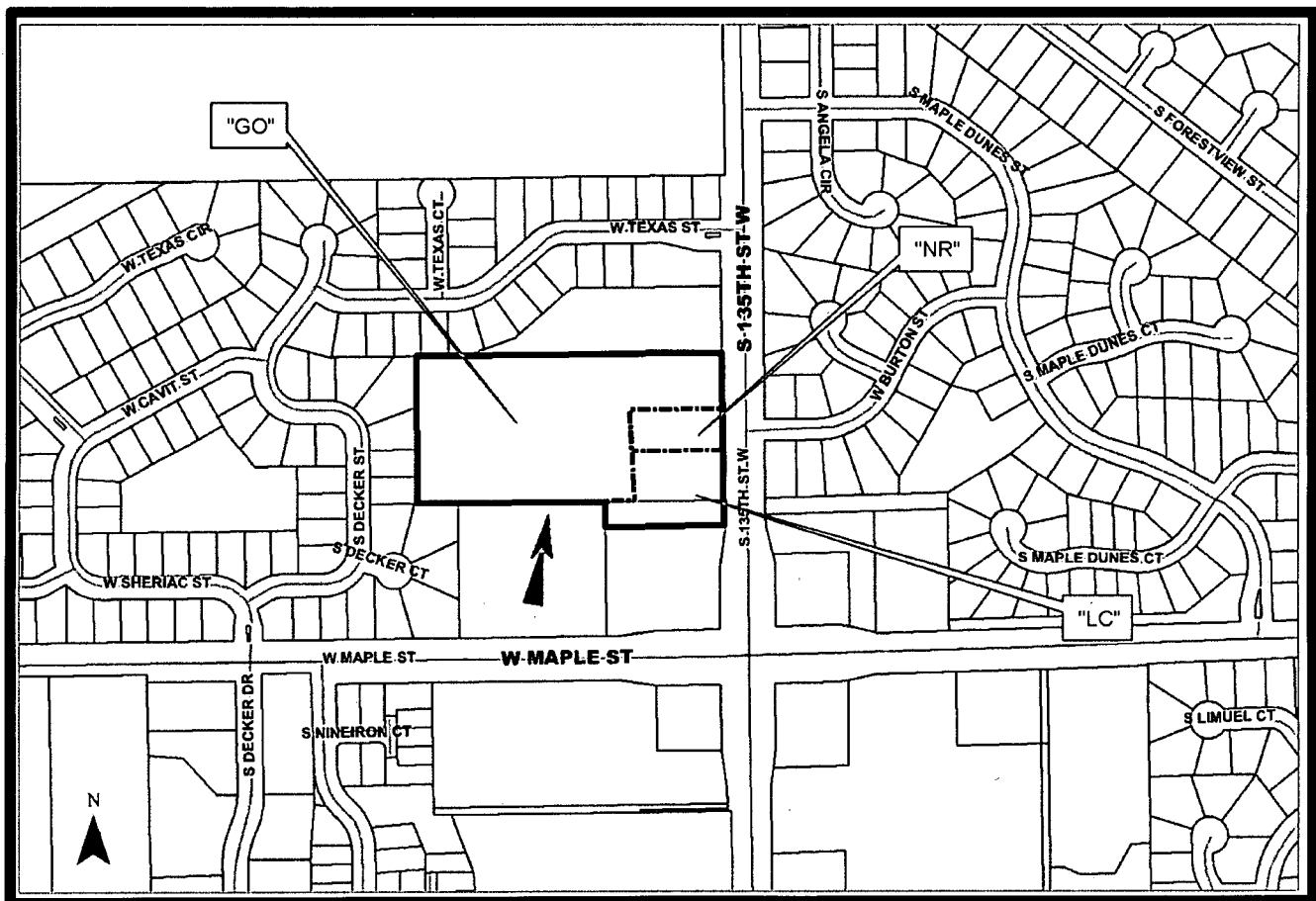
APPLICANT/AGENT: New Life Covenant Church (Owner) and Via Christi Property Services (Owner) Baughman Company, Russ Ewy (Agent)

REQUEST: LC Limited Commercial, NR Neighborhood Retail and GO General Office

CURRENT ZONING: SF-5 Single Residential and GO General Office

SITE SIZE: Approximately 8.2 acres

LOCATION: Generally located north of the northwest corner of Maple and 135th Street on the west side of 135th Street



BACKGROUND: The applicant is requesting a zone change from SF-5 Single-Family Residential (approximately 7.7 acres) and GO General Office (approximately 0.5 acre) to GO (approximately 6.27 acres), NR Neighborhood Retail (approximately 0.69 acre), and LC (approximately 1.27 acres) with a Protective Overlay (PO #309, attached). The applicant proposes to create a mixed-use development.

West and north of the subject property is the Shadow Woods Addition zoned SF-5 zoned and developed with single-family residences. East of the subject site is the Maple Dunes Addition zoned SF-5 and developed with single-family residences. SF-5, LC and GO zoned properties abut the south side of the subject property and are developed with single-family homes, financial institution and medical offices. The northeast, southeast and southwest corners of the arterial intersection of West Maple and South 135th Street are zoned LC and developed with retail, restaurants and grocery store.

The applicant met with the surrounding neighbors on two different occasions to arrive at the agreed upon PO language. DAB V reviewed the case on November 7 and recommended approval of the proposed zone change with the protective overlay as submitted (6-0-1).

CASE HISTORY: The property was platted as part of the Shadow Woods Addition (2003) and the Riverside Health System Addition (1997).

ADJACENT ZONING AND LAND USE:

NORTH: SF-5	Single-family residential
SOUTH: SF-5, LC, GO	Single-family residential, financial, medical office
WEST: SF-5	Single-family residential
EAST: SF-5	Single-family residential

PUBLIC SERVICES: The site has access to 135th Street South, a two-lane, paved arterial street with 80-foot right-of-way. All municipal utilities are available to the site.

CONFORMANCE TO PLANS/POLICIES: The adopted Wichita-Sedgwick County Comprehensive Plan, *the Community Investments Plan*, identifies the site as being located within the Wichita Urban Growth Area. The Future Growth Concept Map identifies the area as New Residential. New Residential Growth will likely be developed or redeveloped by 2035 as predominately residential with pockets of major institutional and commercial uses.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED.**

This recommendation is based on the following findings:

- (1) **The zoning, uses and character of the neighborhood:** The site is located adjacent to single-family homes, financial institution, medical offices, retail, restaurant and grocery store. The other commercial corners at the intersection of Maple and 135th Street West are of similar scale and intensity and have similar site design features as the proposed mixed use development.
- (2) **The suitability of the subject property for the uses to which it has been restricted:** LC, NR and GO zoning would allow single-family residences, duplexes, nursing facility, medical service, and financial institution to be built, which is an appropriate use for urban residential development. The most intensive uses on the site are located closest to the intersection. Uses are limited to assisted living, medical service and single-family residential. The proposed development would be required to provide screening per the Unified Zoning Code along property adjacent to residential as well as the protections identified in PO #309.
- (3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** The requested GO zoning would buffer the NR and LC uses to the SF-5 zoned property to the west

and north. The uses proposed in the NR and LC zoning would be significantly restricted by PO #309. The site design standards of PO #309 will mitigate negative impacts on the surrounding properties.

- (4) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The adopted Wichita-Sedgwick County Comprehensive Plan, *the Community Investments Plan*, identifies the site as being located within the Wichita Urban Growth Area. The Future Growth Concept Map identifies the area as New Residential. New Residential Growth will likely be developed or redeveloped by 2035 as predominately residential with pockets of major institutional and commercial uses.
- (5) **Impact of the proposed development on community facilities:** All services are in place and any increased demand on community facilities will be addressed at the time of platting.

PROTECTIVE OVERLAY #309

1. Approval of the zone change shall be contingent upon the replatting of the subject property. Guarantees for specific street improvements for 135th St W. shall be reviewed and determined at the time of platting.
2. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - A. Signs shall be limited to one monument type sign per frontage for each lot, no taller than 12 feet in height, and be limited to 120 square feet in area.
 - B. Portable, LED, and off-site signs are not permitted. Flashing signs, rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - C. No signs shall be allowed on the west or north elevations of any buildings.
 - D. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold.
3. Access Controls shall be as shown on the final plat.
4. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
5. All lots shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - A. Limited height of light poles to 15 feet within 100 feet of abutting residential-zoned property, and 20 feet on the remainder of the tract.
 - B. Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
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 - B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
 - C. A financial guarantee for the plant material approved on the landscape plan for that portion of the subject property being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.
7. If the portion of the subject property to be zoned "GO" General Office develops with office (general), assisted living, or medical service, landscaping and screening shall be as follows:
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- B. Screening along the common property line with Reserve "C", Shadow Wood Addition shall be provided by a 15-foot landscape buffer with tree plantings calculated at 1.5 times the minimum ordinance requirements (one tree, or two ornamental trees, and 5 shrubs per 20 feet). Said buffer shall be a combination of deciduous and evergreen landscaping. Existing evergreen trees within the south 35 feet of Reserve "C" may be counted toward fulfilling the number of required buffer trees. A solid screening fence shall not be required.
8. Rooftop mechanical equipment shall be screened from ground level view per the Unified Zoning Code.
 9. For all non-residential uses, trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view, and shall be prohibited within 50 feet of residential-zoned property. Trash collection shall be limited to between the hours of 6:00 am to 10:00 pm within the subject property.
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The portion of the subject property to be zoned "LC" Limited Commercial and "NR" Neighborhood Retail shall not allow the following uses: adult entertainment establishments; sexually oriented business; correctional placement residences; group residential; night club in the city; tavern and drinking establishment; multi-family, auditorium/stadium; community assembly; recycling collection station; bed and breakfast; car wash; construction sales and service; convenience store; entertainment establishment; event center; hotel/motel; kennel; marine facility; monument sales; nursery and garden center; parking area (commercial); pawnshop; recreation and entertainment; recreational vehicle campground; second hand store; service station; teen club; vehicle repair; warehouse self-storage; and industrial uses.

Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Restaurants with drive-through windows shall be designed to ensure queuing lanes for drive-through windows will not align vehicle headlights in such a manner as to face residential uses. No overhead doors shall be allowed within 200 feet of residential uses and shall not be facing any residential zoning district. Exterior audio systems that project sound beyond the boundaries of the subject property are prohibited.

12. No single use shall occupy more than 8,000 square feet of floor area, with the exception of an assisted living complex.
13. All buildings shall be limited to 35 feet in height, and one story, in height, with the exception of an assisted living complex which may be two stories. If a two-story assisted living complex is developed within the portion of the subject property to be zoned "GO: General Office, a 75-foot building setback shall be required from those property lines abutting residentially-developed lots.

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SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2019-00003

City zone change from SF-5 Single Family Residential District to LC Limited Commercial District described as:

The North 43.56 feet of the South 173.55 feet of the East 250 feet of Lot 1, Block F, Shadow Woods Addition, Wichita, Sedgwick County, Kansas.

SUBJECT TO THE FOLLOWING AMENDMENT TO PROTECTIVE OVERLAY #309

1. Approval of the zone change shall be contingent upon the replatting of the subject property. Guarantees for specific street improvements for 135th St W. shall be reviewed and determined at the time of platting.
2. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - A. Parcel 1 shall be permitted one monument sign limited to 25 feet in height and 150 feet in area. Parcel 2 and 3 shall be permitted one monument sign each, which shall be limited to 12 feet in height and 32 square feet in area for a single tenant sign and up to 96 square feet in area for a multi-tenant sign.
 - B. Parcel 1 shall be permitted one LED sign limited to 50 square feet in area. The following is not permitted on Parcel 1: portable and off-site signs in addition to flashing signs, rotating or moving signs, signs with moving lights or signs which create illusions of movement.
 - C. The following are not permitted on Parcels 2 and 3: portable, LED, and off-site signs in addition to flashing signs, rotating or moving signs, signs with moving lights or signs which create illusions of movement.
 - D. No signs shall be allowed on the west or north elevations of any buildings on Parcels 2 or 3.
 - E. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150 feet apart, irrespective of how land is leased or sold.
3. Access Controls shall be as shown on the final plat.
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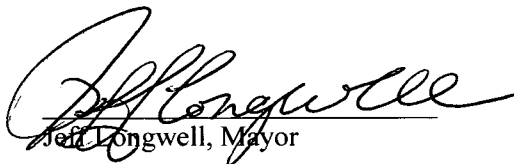
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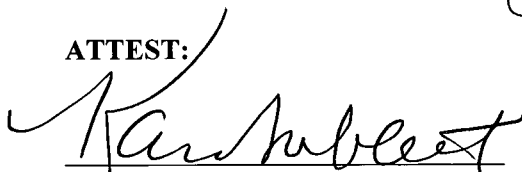
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13. All buildings shall be limited to 35 feet in height, and one story, in height, with the exception of an assisted living complex which may be two stories. If a two-story assisted living complex is developed within the portion of the subject property to be zoned "GO" General Office, a 75-foot building setback shall be required from those property lines abutting residentially-developed lots.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

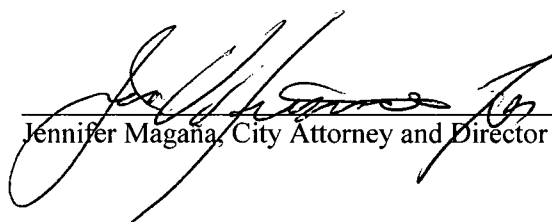

Jeff Longwell, Mayor

ATTEST:


Karen Sublett, City Clerk



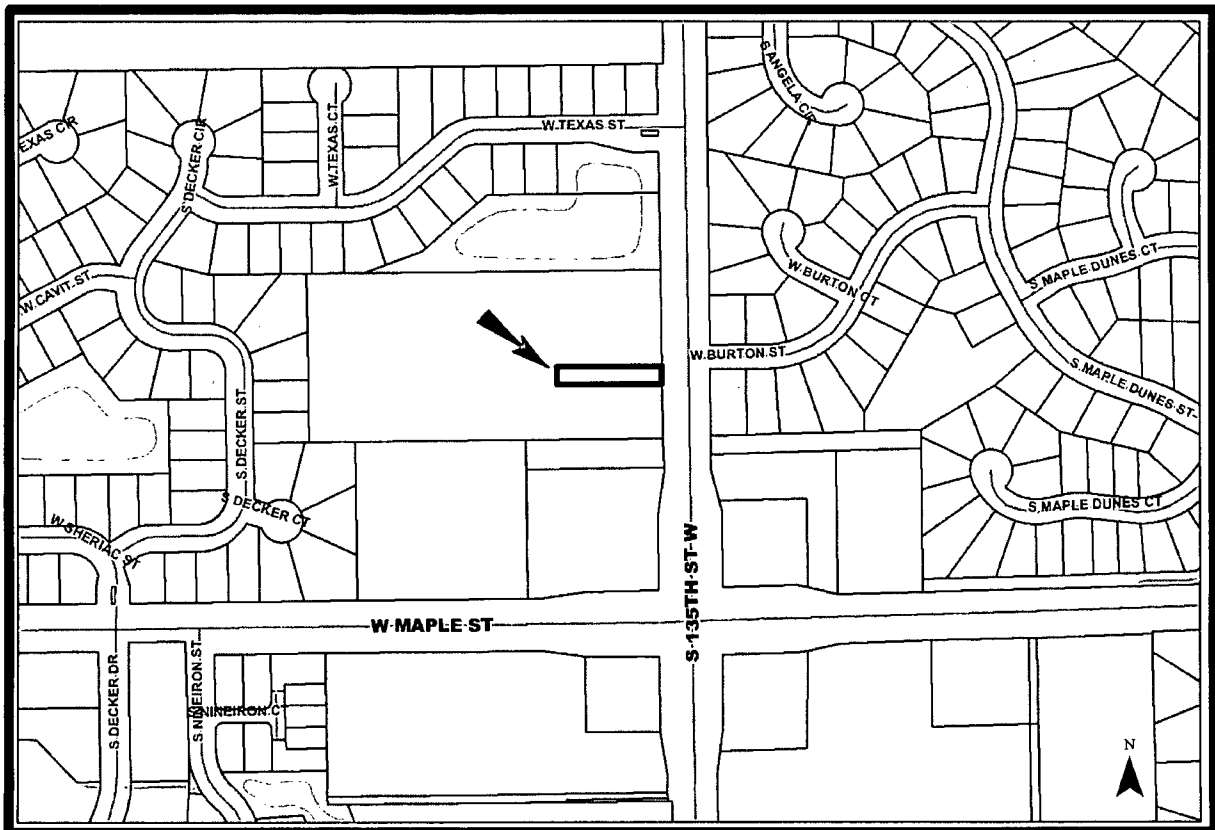
APPROVED AS TO FORM:



Jennifer Magaña, City Attorney and Director of Law

**City of Wichita
City Council Meeting
June 11, 2019**

AGENDA: Planning (Consent)



Background: This application was filed to rezone the subject property from SF-5 Single Family to LC Limited Commercial. In addition, the applicant is requesting to amend Protective Overlay #309 to relax the stated sign regulations. The subject property is located on the west side of West 135th Street South approximately 500 feet north of West Maple Street. A zone change case was filed in 2016 to rezone Lot 1, Block F of the Shadow Woods Addition from SF-5 to GO General Office, LC, and NR Neighborhood Retail. Approval of this case was subject to platting, which has yet to be perfected. The present case is being submitted because the client developing Parcel 1 is requiring their lot size to increase in order to accommodate an additional drive-through lane. Therefore, an additional 43.56 feet of the southern portion of Parcel 2 is being added to Parcel 1 and needs to be rezoned to LC to accommodate the client.

The applicant is requesting to amend item 2 of PO #309. The applicant is requesting to eliminate conditions A and C of the current PO in order to allow a monument sign that is 25 feet tall and 136.32 total square feet in area on the frontage of the lot (see attached exhibit) in addition to allowing signs on the north and west elevations of the building. The follow is the requested amended language to PO #309.

2. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:

- A. Parcel 1 shall be permitted one monument sign limited to 25 feet in height and 150 feet in area. Parcel 2 and 3 shall be permitted one monument sign each, which shall be limited to 12 feet in height and 32 square feet in area for a single tenant sign and up to 96 square feet in area for a multi-tenant sign.
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- C. The following are not permitted on Parcels 2 and 3: portable, LED, and off-site signs in addition to flashing signs, rotating or moving signs, signs with moving lights or signs which create illusions of movement.
- D. No signs shall be allowed on the west or north elevations of any buildings on Parcels 2 or 3.

Analysis: On May 9, 2019, the Metropolitan Area Planning Commission (MAPC) recommended approval of the request (13-0). No members of the public spoke at the MAPC hearing. The District Advisory Board (DAB) V reviewed the application at its meeting of May 6, 2019, and recommended approval by a 6-2-1 vote. Two members of the DAB spoke in opposition to the recommendation. No protest petitions were submitted concerning the zone change. The request can be approved with a simple majority vote.

Financial Considerations: Approval of this request will not create any financial obligations for the City.

Legal Considerations: The Law Department has reviewed and approved the ordinance as to form.

Recommendation/Actions: It is recommended that the City Council adopt the findings of the MAPC and approve the requested zone change, place the ordinance on first reading, authorize the necessary signatures, and instruct the City Clerk to publish the ordinance after approval on second reading (requires six of seven votes). The case may be referred back to the MAPC with a simple majority vote or denied with five of seven votes.

Attachments:

- MAPC Minutes
- DAB V Report
- Ordinance

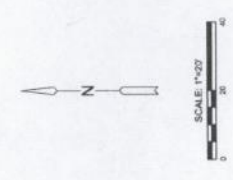
PORCHLIGHT AT AUBURN HILLS
SITE CIVIL ENGINEERING PLANS FOR
WICHITA, KANSAS

191 S 135th ST N

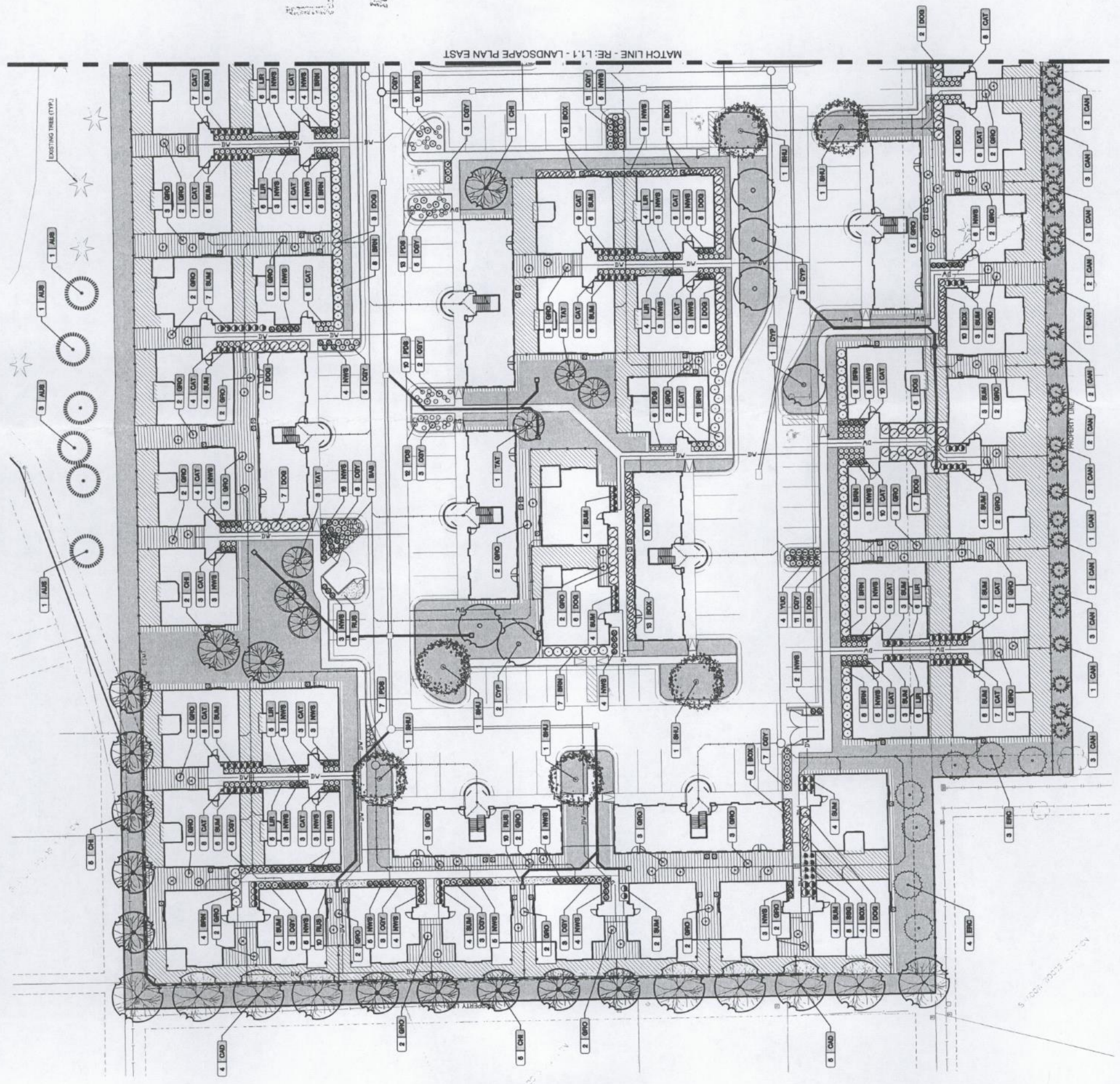
LANDSCAPE PLAN
5/1/22 BY NGS
PO 309

- LEGEND**
- FEEDER DOW
 - 1"-4" DIAMETER WATER ROCK (EOR ROCK)
 - CHART (SEE DETAIL SHEET L1.2)
 - EXISTING SANITARY SEWER
 - EXISTING WATER LINE
 - EXISTING STORM SEWER
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING GAS LINE
 - EXISTING FIBER OPTIC CABLE
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING TV LINE
 - EXISTING LIGHT POLE
 - PROPOSED SLEEVE
 - FENCE (SEE NOTE BELOW)

NOTE: FENCING SHALL BE A CEDAR PRIVACY FENCE. THE EXISTING LANE RESERVE FENCING ADJACENT TO THE RESERVE SHALL BE A 5' AMERICAN MOUNTAGE 3-RAIL CONVENTIONAL FENCE.



LANDSCAPE PLAN WEST	
PROJECT NO.	2001010338
DATE	NOV 2021
SCALE	1"=20'
DESIGNED	DMANN
CHIEF	DMANN
PROJECT	PO 309
JAG	JAG
NO.	
REVISION	
DATE	
SHEET NO.	
L1.0	

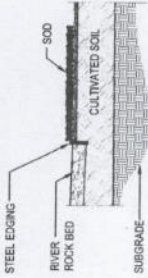




ENCE NOTE: FENCING SHALL BE A 6" CEDAR PRIVACY FENCE UNLESS DIRECTLY ADJACENT TO NORTH PROPERTY LINE ALONG THE EXISTING LAKE RESERVE. FENCING ADJACENT TO THE RESERVE SHALL BE A 5" AMERISTAR MONTAGE 3-RAIL ENVIRONMENTAL FENCE.

GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH ALL APPLICABLE SPECIFICATIONS RELATED TO THE LANDSCAPE AND IRRIGATION.
- LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL. UTILITIES MAY BE FLAGGED BY CALLING 811, OR 1-800-344-7233, OR ONLINE AT www.kansasonecall.com. DAMAGE TO UTILITIES WILL BE REPAIRED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES INCURRED DURING CONSTRUCTION, SITE APPLICANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE MASS GRADING CONTRACTOR TO SURE THEY THOROUGHLY RIP AND ALLEVATE ALL COMPACTED SOILS FROM THEIR HAULING AND PLACEMENT OPERATIONS.
- ALL WATER REQUIRED FOR LANDSCAPE OPERATIONS AND FOR ESTABLISHING LANDSCAPE ON THIS SITE WILL BE PROVIDED BY THE OWNER FROM ON-SITE SOURCES AND SUPPLIED TO THE LANDSCAPE CONTRACTOR AT NO CHARGE.
- PLANTING DATES FOR PLANT MATERIAL SHALL BE DURING THE MONTHS BETWEEN FEB. 15TH AND MAY 31ST OR SEPT. 15TH AND DEC. 15. PLANTING MUST BE DONE WHEN THE GROUND IS NOT FROZEN, SNOW COVERED, OR IN AN OTHERWISE UNSUITABLE CONDITION FOR PLANTING. PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL FROM THE OWNER'S REPRESENTATIVE.
- LANDSCAPE BED EDGES SHALL BE LINED WITH PRO-STEEL EDGING (OR APPROVED EQUAL).
- SOIL GRASSES ADJACENT TO BUILDINGS SHALL BE 8X (6) INCHES LOWER THAN BUILDING FINISH FLOOR ELEVATION. MULCH SHALL BE A MINIMUM OF 3" LOWER THAN FINISH FLOOR ELEVATION.
- PLANTING SOIL AMENDMENTS FOR ALL BED AREAS SHALL BE THOROUGHLY MIXED INTO PLANTING BACKFILL TO PROVIDE UNIFORM SOIL. SOIL SHALL BE AS FOLLOWS:
PARKING LOT STALLS = 2" MINIMUM
PLANTING BEDS = 18" MINIMUM
SOD AREAS = 6" MINIMUM
- ALL SUBPERMANENT PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE SUCH AS TRELEAN OR EQUAL. AFTER PLANTING, THE PRE-EMERGENT SHALL NOT BE APPLIED UNTIL AFTER ALL PLANTING AND MULCHING IN THESE AREAS ARE COMPLETE. DO NOT DISTURB AREAS AFTER APPLICATION. WATER IN AS DIRECTED.
- INSTALL 6" MIN. DEPTH RIVER ROCK (EGG ROCK) IN ALL PLANTING BED AREAS. IN GENERAL, RIVER ROCK SHALL BE 1-4" DIAMETER AND EARTH TONES. RIVER ROCK SHALL BE PLACED ON LANDSCAPE FABRIC. CONTRACTOR SHALL SUBMIT A RIVER ROCK SAMPLE FOR LANDSCAPE ARCHITECT'S APPROVAL.
- FOR TREES PLANTED IN LAWN AREAS, INSTALL FINE-SHREDED, DARK HARDWOOD BARK MULCH WITHIN A 2' DIAMETER CIRCLE AROUND THE TREE. PULL MULCH AWAY FROM TREE TRUNKS WITHIN 3' OF TRUNK.
- IF POSSIBLE, BASED ON TIME OF YEAR SITE IS READY FOR LANDSCAPING, PLANT TREES PRIOR TO ROUTING/INSTALLING IRRIGATION LINES AND SUSTAIN TEMPORARILY BY WATERING AND MULCHING. SLOW DROP IRRIGATION BAGS OR BY HAND WATERING. FOLLOW TREE PLANTING WITH INSTALLATION OF IRRIGATION SYSTEM, THEN BY SODDING AND SEEDING (IF APPLICABLE).
- FESCUE SOD SHALL BE HARVESTED & PLACED BETWEEN THE DATES OF APRIL 1ST AND JUNE 15TH UNLESS OTHERWISE APPROVED BY THE ARCHITECT. THE CONTRACTOR IS THE CONTRACTOR'S RESPONSIBILITY TO WATER ALL SOD UNTIL LANDSCAPE JOB IS COMPLETE.
- AREAS DENOTED AS 'SOD' SHALL BE PLANTED WITH THE FOLLOWING GRASS TYPE:
SOD: PERMANENT PRAIRIE BLUEGRASS, OBTAINABLE FROM CRANMER GRASS FARM, INC., 8121 N. 11TH, MAZE, KANSAS 67101, PH (316) 722-7333.
- ALL SOD AREAS SHALL BE INSTALLED AS FOLLOWS: AFTER FINAL GRADE IS ESTABLISHED AND ALL SOIL AREAS DRAIN AS INTENDED, AND ALL SURFACE IRREGULARITIES HAVE BEEN REMOVED, THOROUGHLY PREPARE SODDED BY TILLING TO A MINIMUM DEPTH OF 3" AND HARROWING. ROLL SOD TO PROVIDE A MINIMUM OF 1/2" SOIL CONTACT AND KEEP IN A MOIST (BUT NOT SATURATED) CONDITION FOR FIRST TWO WEEKS AFTER PLANTING. FERTILIZE WITH 1 LB. ACTUAL NITROGEN PER 1,000 S.F. AT TIME OF PLANTING.
- COORDINATE LANDSCAPE PLANTING WITH IRRIGATION CONTRACTOR. THE TREE PLANTINGS SHALL BE PLACED WITHIN THE IRRIGATION LINES. IRRIGATION LINES ROUTING BEGINS TO AVOID CONFLICTS. THE IRRIGATION SYSTEM SHALL BE COMPLETE AND FULL FUNCTIONAL IN ALL LAWN AREAS BEFORE SOD SEED IS PLACED.
- ALL PLANTS SHALL CONFORM TO ANSI Z60.1 FOR SIZE AND QUALITY STANDARDS.
- LABEL EACH PLANT WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. DO NOT REMOVE UNTIL AFTER PROVISIONAL ACCEPTANCE.
- SUBSTITUTION OF PLANT SPECIES FOR THOSE LISTED IN THE PLANT LIST IS NOT PERMISSIBLE. ONLY SIZE WILL BE CONSIDERED.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASES. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST. ALL TREES SHALL BE STRAIGHT-TRUNKED, OR OF TYPICAL FORM TO THE SPECIES, FULL-HEADED AND MEET THE REQUIREMENTS AS SPECIFIED. ALL TREES MUST BE STAKED.
- STAKES AND GUYS SHALL BE REMOVED AT THE END OF ONE FULL GROWING SEASON, AND AFTER INSTALLATION. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY.
- ALL LANDSCAPE PLANTS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING INITIAL ACCEPTANCE. DEAD OR DAMAGED PLANTS MUST BE REPLACED IN PROPER PLANTING SEASON, ONE TIME AT NO COST TO THE OWNER. SOD AND SEED AREAS MAY BE ACCEPTED AT TIME OF COMPLETION OF ESTABLISHMENT WITH NO FURTHER GUARANTEE REQUIRED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING (INCLUDING WATERING AND FERTILIZING) ALL PLANTS AND AREAS UNTIL ACCEPTANCE OF THESE AREAS. WHEN READY, THE LANDSCAPE CONTRACTOR SHALL REQUEST INSPECTION OF ESTABLISHED SODDED AREAS BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN TREE GATOR BAGS FOR ALL TREES TO KEEP THEM PROPERLY WATERED.
- LANDSCAPE AND TURF AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSING DEVICE TO SHUT DOWN WATER APPLICATION DURING PERIODS OF ADEQUATE RAINFALL.



BED EDGING AT TURF DETAIL
NOT TO SCALE

PLANT SCHEDULE

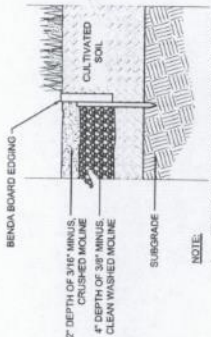
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING	NOTES
DECIDUOUS TREES					
CH	21	CHANCE PISTACHE	PISTACHIA CHINENSIS	15-20' MIN. HT. / 1/8B	MALE TREES ONLY
SH	13	SHUMARD OAK	QUERCUS SHUMARDII	3" CAL. / 1/8B	BRANCHING HT. 8' MIN.
CYP	11	SHAWNEE BRAVE BALD CYPRESS	TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	3" CAL. / 1/8B	BRANCHING HT. 8' MIN.
CAD	12	CADD O MAPLE JOHN PAIR	ACER SACCHARINUM 'JOHN PAIR'	2 1/2" CAL. / 1/8B	
ORNAMENTAL TREES					
TAY	8	'HOT WINGS' TAYLOR MAPLE	ACER TAYLORIAN 'GAMANY'	10' MIN. HT. / 1/8B	
EVERGREEN TREES					
BIC	7	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	7'-8' MIN. HT.	
AUS	6	AUSTRIAN PINE	PIRUS NIGRA	7'-8' MIN. HT.	
CAN	40	CANADIAN JUNCER	JUNIPERUS VIRGINIANA 'CANADERTY'	7'-8' MIN. HT.	
TAY	28	TAYLOR JUNCER	JUNIPERUS VIRGINIANA 'TAYLOR'	7'-8' MIN. HT.	
DECIDUOUS SHRUBS					
DRN	89	DWARF BURNING BUSH	ELEOXYLIUS ALATIS COMPACTUS	#1 CONT.	DWARF SPECIES ONLY
DOD	137	HAZEL GRAY DOGWOOD	CORNUS ROBINSONIA 'MURDAM'	#1 CONT.	
GRD	118	GRACIOUS SUMAC	CORNUS AROMATICA 'GRACIOUS'	#1 CONT.	
EVERGREEN SHRUBS					
COY	128	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	#1 CONT.	
YUC	15	RED YUCCA	HEDESPERALE PAVUR 'ORA SHAKE LIGHTS'	#1 CONT.	
SOV	103	GREEN VELVET BOXWOOD	BUXUS MICROPHYLLA 'L GREEN VELVET'	#1 CONT.	
ORNAMENTAL GRASSES					
NWS	282	'NORTHWIND SWITCHGRASS	PANICUM VIRGATUM 'NORTHWIND'	#1 CONT.	
S50	52	'SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	
LBS	180	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUE'	#1 CONT.	
POS	58	PRINCE OF PEACED	SPOROBOLUS VETERICULENS	#1 CONT.	
BAB	41	'BLONDE AMBITION' BLUE GRAMA	BOYLELOIA GRACILIS 'BLONCE AMBITION'	#1 CONT.	
PERENNIALS					
CAT	248	CATMINT	NEPETA RACEMOSA 'WALKER LOW'	#1 CONT.	
RUS	36	RUSSIAN BAGE	PEROVSKIA ATRIPLOCHLOA	#1 CONT.	
SUM	139	'SUM AND SUBSTANCE' HOSTA	HOSTA 'SUM AND SUBSTANCE'	#1 CONT.	
LR	60	'BIG BLUE EUROPE'	LIRIOPE MUSCARI 'BIG BLUE'	#1 CONT.	
TURF GRASS					
SOD	6,300 SQ. FT.	FESCUE GARDEN MISE FESCUE BLUE MIXTURE			SOD

LANDSCAPE ORDINANCE CALCULATIONS

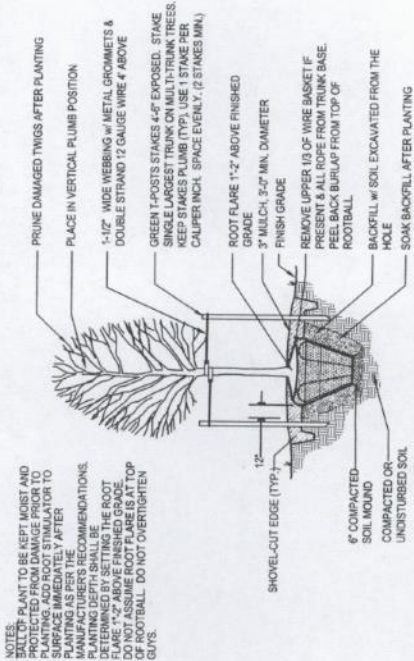
LANDSCAPE STREET YARD REQUIRED:
AVERAGE LOT DEPTH = 837'
837' LOT DEPTH x 20 SQUARE FOOTAGE FACTOR
STREET FRONTAGE = 230'
REQUIRED LANDSCAPE STREET YARD = 230' x 20' = 4,600 SF
PROVIDED LANDSCAPE STREET YARD = 7,570 SF

STREET YARD TREES REQUIRED:
4,600 DIVIDED BY 500 = 9.2 SHADE TREES REQUIRED.
STREET YARD TREES PROVIDED = 14 TREES

PARKING LOT TREES REQUIRED:
119 PARKING STALLS = 4 TREES REQUIRED.
TREES PROVIDED = 112 TREES REQ. BY STREET YARD



CHAT AT BACKYARDS
NOT TO SCALE



TREE PLANTING IN TURF DETAIL
NOT TO SCALE