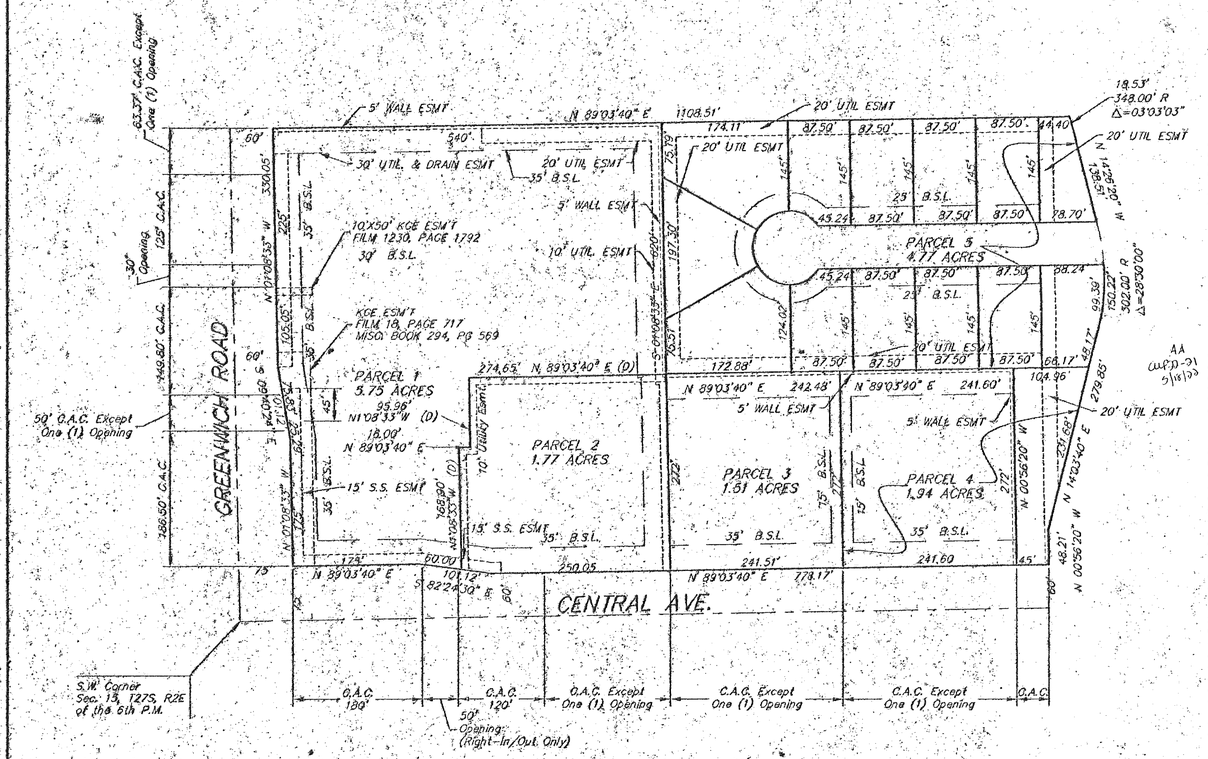
PRESTON TRAILS

COMMUNITY UNIT PLAN (D.P.-232)

SCALE

100' 0 100' 200'



GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 13.75± NET ACRES.

2. THE PROPOSED DEVELOPMENT CONTAINS 5 PARCELS WITH DUPLEX AND COMMERCIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.

3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

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

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

6. PARKING SHALL BE PROVIDED AS PER CODE.

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 DOWNWARD AND AWAY FROM RESIDENTIAL AREAS.

9. FIRE LANES SHALL BE IN ACCORDANCE WITH THE SEDGWICK COUNTY FIRE CODE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES; ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING, DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

10. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW ON ALL COMMERCIAL PARCELS.

11. MASONRY WALL - A SOLID OR SEMI-SOLID WALL CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE, OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) AT LEAST SIX FEET, BUT NOT MORE THAN EIGHT FEET HIGH SHALL BE CONSTRUCTED ALONG THE NORTH PROPERTY LINE OF PARCEL 1, THE EAST PROPERTY LINE OF PARCEL 1 WHERE ADJACENT TO PARCEL 5, THE NORTH AND EAST PROPERTY LINES OF PARCEL 4 AND THE NORTH PROPERTY LINE OF PARCEL 3. THE WALL REQUIREMENT FOR PARCEL 1 MAY BE WAIVED ALONG THE WEST 266 FEET OF THE NORTH PROPERTY LINE IN LIEU OF A LANDSCAPE BUFFER, PROVIDED PARCEL 1 IS USED FOR "AUTOMOTIVE SALES AND SERVICE". CONSTRUCTION OF THE WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN A UTILITY EASEMENT.

12. THE APPLICANT SHALL GUARANTEE AT THE TIME OF PLATTING A LEFT TURN LANE IN GREENWICH ROAD ADJACENT TO PARCEL 1; AND SHALL GUARANTEE LEFT AND RIGHT TURN LANES AT THE MAJOR ENTRANCE TO PARCEL 1.

13. THE DRIVEWAY ALONG CENTRAL FOR PARCEL 1 SHALL BE LIMITED TO RIGHT-TURNS ONLY. THE DRIVEWAYS ALONG GREENWICH FOR PARCEL 1 ARE PERMITTED FULL TURNING MOVEMENTS. AN OVERALL TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE TRAFFIC ENGINEER FOR APPROVAL AT THE TIME THE INITIAL BUILDING PERMIT IS REQUESTED.

14. ON PARCELS 1, 3 AND 4 ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT RESIDENTIAL AREAS.

15. ARCHITECTURAL CONTROL: ALL BUILDINGS IN PARCELS 1 THRU 4 SHALL SHARE SIMILAR ARCHITECTURAL CHARACTER, COLOR, TEXTURE, AND SAME PREDOMINATE EXTERIOR BUILDING MATERIAL. PROVIDED, HOWEVER, NEW BUILDING CONSTRUCTION ON PARCEL 1 THAT IS BEHIND PRIMARILY STRUCTURES FRONTING NORTH GREENWICH ROAD MAY BE DEVELOPED WITH USES HAVING UNIQUE ARCHITECTURE NOT COMMON TO OTHER BUILDINGS IN THE DEVELOPMENT AS LONG AS THERE IS SOME SHARED ELEMENT OF EITHER DESIGN, COLOR, OR TEXTURE. VARIATIONS MUST BE APPROVED BY THE PLANNING DEPARTMENT. ALL PARKING LOT LIGHTING IN PARCELS 2 THROUGH 4 SHALL SHARE CONSISTENT DESIGN (I.E., FEATURES, POLES, LAMPS, ETC.). THE PARKING LOT LIGHTING IN PARCELS 2 THRCUGH 4 SHALL SHARE CONSISTENT COLOR OF POLES WITH THOSE IN PARCEL 1. (SEE ADM IN. ADJ. DATED 7/23/2001)

16. SIGNS - NO SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED. ONE FREE STANDING MONUMENT TYPE SIGN IS PERMITTED ON CENTRAL FOR PARCELS 2, 3, AND 4. ON PARCELS 1 AND 2, ONLY THOSE SIGNS PERMITTED IN THE "LC" ZONING DISTRICT SHALL BE PERMITTED. NO TEMPORARY DISPLAY SIGNS ARE PERMITTED ON ANY PARCEL DEVELOPED WITH AUTO SALES, INCLUDING THE USE OF COMMERCIAL FLAGS, BANNERS, PORTABLE PENNANTS, STREAMERS, PINWHEELS, STRING LIGHTS, SEARCH LIGHTS, BUNTING AND BALLOONS, EXCEPT THAT FIXED BANNERS, AFFIXED TO LIGHT POLES AND NOT EXCEEDING 50 SQUARE FEET OF MATERIAL PER LIGHT POLE, WILL BE PERMITTED. HOWEVER, IN ADDITION TO THE ABOVE, AFFIXED BANNERS OR SPECIAL PROMOTIONAL ITEMS SHALL BE LIMITED TO TWELVE (12) EVENTS PER YEAR NOT TO EXCEED NINETY (90) DAYS PER YEAR FOR ALL EVENTS. MAXIMUM HEIGHT FOR ANY SIGN IS 20 FEET.

17. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.

18. LANDSCAPE BUFFERS AND SCREENING - SHALL BE IN ACCORDANCE WITH SECTION 10.32.010 ET SEQ. OF THE CODE OF THE CITY OF WICHITA. A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO THE PLANT MATERIALS. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM(S) APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.

19. CROSS LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED ON COMMERCIAL PARCELS AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS.

20. ACCESS CONTROL
A. ACCESS TO CENTRAL SHALL BE LIMITED TO 4 OPENINGS. ONE OPENING EACH TO PARCELS 1, 2, 3 AND 4 (SEE PLAN) THERE SHALL BE COMPLETE ACCESS CONTROL ON THE WEST 180' OF PARCEL 1, THE WEST 120' OF PARCEL 2, AND THE EAST 45' OF PARCEL 4.
B. ACCESS TO GREENWICH ROAD SHALL BE LIMITED TO 3 OPENINGS TO PARCEL 1 (SEE PLAN). THERE SHALL BE COMPLETE ACCESS CONTROL ON THE SOUTH 108.50' OF PARCEL 1.

21. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND APPROVED BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

22. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.

23. ON PARCELS USED FOR VEHICLE SALES, THERE SHALL BE NO USE OF ELEVATED PLATFORMS FOR THE DISPLAY OF VEHICLES.

24. ON PARCELS USED FOR VEHICLE SALES, EXTERIOR AUDIO SYSTEMS ARE PROHIBITED.

PARCEL DESCRIPTION

PARCEL 1
USES - ALL USES PERMITTED IN L.C. ZONING DISTRICT AND VEHICLE SALES LIMITED TO NEW AND USED AUTOMOTIVE AND LIGHT TRUCK SALES, LEASING AND SERVICE AND DOES NOT INCLUDE HEAVY TRUCKS, MOTORCYCLES, BOATS, CAMPERS, OR OTHER RECREATIONAL VEHICLES, EXCEPT THOSE WHICH ARE TRADED IN AT THIS SITE. NO OUTSIDE STORAGE OF SALVAGED VEHICLES OR PARTS SHALL BE PERMITTED IN ASSOCIATION WITH NEW AND USED AUTOMOTIVE SALES, LEASING AND SERVICE. ADULT ENTERTAINMENT, TAVERNS AND DRINKING ESTABLISHMENTS ARE PROHIBITED.
GROSS AREA = 5.75 ACRES (250,518 S.F.)
MAX. BUILDING COVERAGE - 75,155 S.F. (30%)
MAX. GROSS FLOOR AREA = 75,155 S.F.
FLOOR AREA RATIO = 0.300
MAX. BUILDING HEIGHT = 35'
MAX. NUMBER OF BUILDINGS = 3
PARKING - AS PER CODE
SETBACKS = 35' ADJACENT TO CENTRAL
35' ADJACENT TO GREENWICH
35' ALONG THE NORTH PROPERTY LINE
35' ALONG THE EAST PROPERTY LINE WHERE ADJACENT TO PARCEL 5

PARCEL 2
USES - ALL USES PERMITTED IN L.C. ZONING DISTRICT AND VEHICLE SALES LIMITED TO NEW AND USED AUTOMOTIVE AND LIGHT TRUCK SALES, LEASING AND SERVICE AND DOES NOT INCLUDE HEAVY TRUCKS, MOTORCYCLES, BOATS, CAMPERS, OR OTHER RECREATIONAL VEHICLES, EXCEPT THOSE WHICH ARE TRADED IN AT THIS SITE. NO OUTSIDE STORAGE OF SALVAGED VEHICLES OR PARTS SHALL BE PERMITTED IN ASSOCIATION WITH NEW AND USED AUTOMOTIVE SALES, LEASING AND SERVICE. ADULT ENTERTAINMENT, TAVERNS AND DRINKING ESTABLISHMENTS ARE PROHIBITED.
GROSS AREA = 1.77 ACRES (77,101 S.F.)
MAX. BUILDING COVERAGE - 23,130 S.F. (30%)
MAX. GROSS FLOOR AREA = 23,130 S.F.
FLOOR AREA RATIO = 0.300
MAX. BUILDING HEIGHT = 35'
MAX. NUMBER OF BUILDINGS = 2
PARKING - AS PER CODE
SETBACKS - 35' ADJACENT TO CENTRAL AVENUE, 35' ADJACENT TO THE EAST PROPERTY LINE

PARCEL 3
USES - SAME AS PARCEL 1
GROSS AREA = 1.48 ACRES (63,397 S.F.)
MAX. BUILDING COVERAGE - 19,000 S.F. (30%)
MAX. GROSS FLOOR AREA - 19,000 S.F.
FLOOR AREA RATIO = 0.300
MAX. BUILDING HEIGHT = 35'
MAX. NUMBER OF BUILDINGS = 1
PARKING - AS PER CODE
SETBACKS = 35' ADJACENT TO CENTRAL AND PARCEL 5
15' ALONG THE EAST PROPERTY LINE

PARCEL 4
USES - SAME AS PARCEL 1
GROSS AREA = 1.86 ACRES (81,211 S.F.)
MAX. BUILDING COVERAGE - 19,000 S.F. (30%)
MAX. GROSS FLOOR AREA - 19,000 S.F.
FLOOR AREA RATIO = 0.230
MAX. BUILDING HEIGHT = 35'
MAX. NUMBER OF BUILDINGS = 1
PARKING - AS PER CODE
SETBACKS - 35' ADJACENT TO CENTRAL AND THE NORTH PROPERTY LINE
15' ALONG THE WEST PROPERTY LINE

PARCEL 5
USES - DUPLEX
GROSS AREA = 4.91 ACRES (213,693 S.F.)
MAX. DWELLING UNITS - 28
MAXIMUM DENSITY - 5.70 DU/AC
MAX. BUILDING HEIGHT - 35'
PARKING - AS PER CODE
SETBACKS - 25' FRONT YARD
8' SIDE YARD
20' REAR YARD

APPROVED
Per Admin Adj (SUP'D-01)
5/18/01
6/14/01
Copy 1 of 4
New Building Scan Parcel 1, 2 can have different curb cuts

DP-232 PRESTON TRAILS CUP
PER ADMIN. ADJUSTMENT DATED 07/23/01
APPROVED CUP
MAPC 05/13/99 BM

MAPD Copy 1 of 2

99013/prestoncup070501

DATE PREPARED: 10/8/99
DATE REVISED: 7/5/01

REVISED PER ADMINISTRATIVE ADJUSTMENT DATED AUGUST 1, 2016
REVISED PER ADMINISTRATIVE ADJUSTMENT DATED MAY 18, 2022

©Austin Miller, P.A.

AUSTIN MILLER P.A.
ENGINEERING SERVICES
254 S. Laura, Suite 210 Wichita, KS. 67211
316/262-1291 fax 316/262-6773

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 18, 2022

West Auto Realty, LLC
Attn: Scott Hatchett
1313 North Webb Rd. Ste 220
Wichita, KS 67206

Baughman Company
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

RE: CUP2022-00021 – City Administrative Adjustment to CUP DP-232, Preston Trials Community Unit Plan to adjust architectural controls on property located on the northeast corner of East Central Avenue and North Greenwich Road (11200 East Central Avenue).

Legal Description: Lot 1, Block 1, Balthrop 3rd Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to the Preston Trails Community Unit Plan DP-232. We understand that you desire to modify the architectural controls of General Provision #15 as follows in bold, underlined and italicized text:

15. Architectural Control: All buildings in Parcels 1 thru 4 shall share similar architectural character, color, texture, and same predominate exterior buidling material. ***Provided, however, new building construction on Parcel 1 that is behind primarily structures fronting North Greenwich Road may be developed with uses having unique architecture not common to other buidlings in the development as long as there is some shared element of either design, color, or texture. Variations must be approved by the Planning Department.*** All parking lot lighting in Parcels 2 thu 4 shall share consistent design (i.e. features, poles, lamps, etc.). The parking lot lighting in Pacels 2 thu 4 shall share consistent color of poles with those in Parcel 1. (See Admin. Adj. dated 7/23/2001)

On the basis of our review, we find that adjusting CUP DP-232 in the manner stated above 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 CUP DP-232 shall be adjusted as stated in this letter. This 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) new copies and one (1) electronic copy of the revised CUP drawing within 60 days in order for this adjustment to be considered final.

Scott Wadle, Director
Metropolitan Area Planning Department

John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

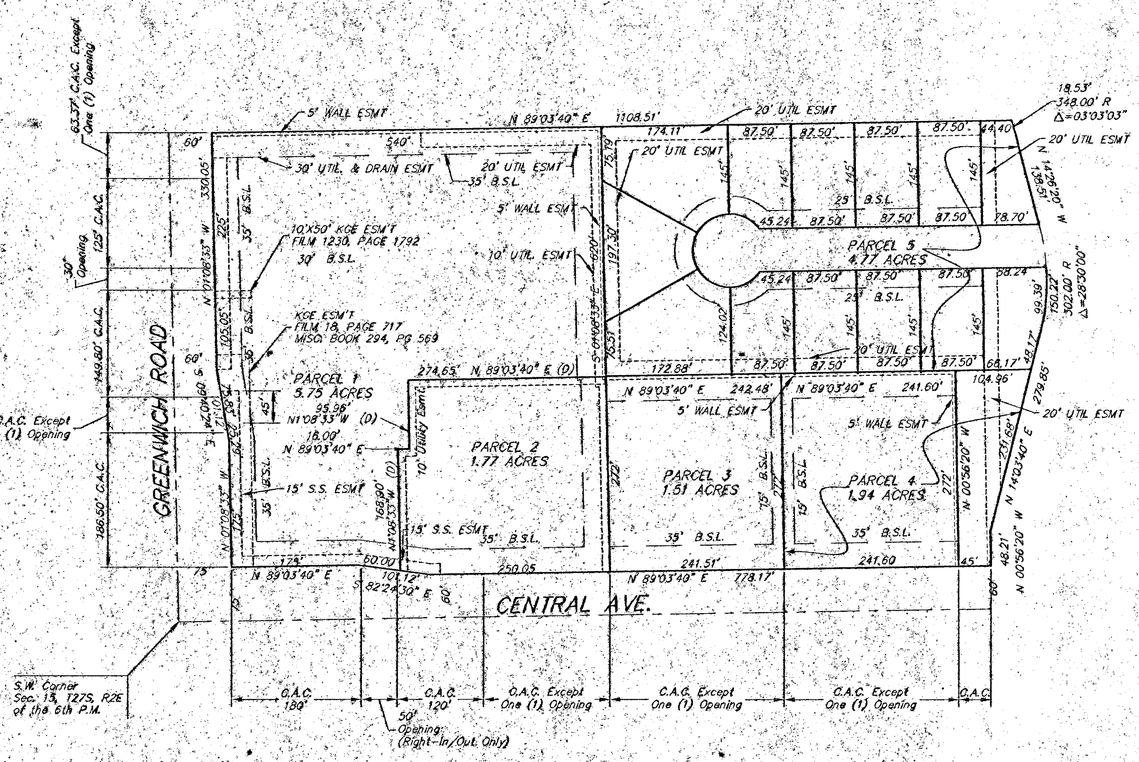
cc: MABCD
Becky Tuttle, Council Member District II
Cory Buchta, CSR, District II

PRESTON TRAILS

COMMUNITY UNIT PLAN (D.P.-232)

SCALE

100' 0 100' 200'



GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 15.75± NET ACRES.

2. THE PROPOSED DEVELOPMENT CONTAINS 5 PARCELS WITH DUPLEX AND COMMERCIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.

3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

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

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9. FIRE LANES SHALL BE IN ACCORDANCE WITH THE SEDGWICK COUNTY FIRE CODE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

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11. MASONRY WALL - A SOLID OR SEMI-SOLID WALL CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) AT LEAST SIX FEET, BUT NOT MORE THAN EIGHT FEET HIGH, SHALL BE CONSTRUCTED ALONG THE NORTH PROPERTY LINE OF PARCEL 1, THE EAST PROPERTY LINE OF PARCEL 1 WHERE ADJACENT TO PARCEL 5, THE NORTH AND EAST PROPERTY LINE OF PARCEL 4 AND THE NORTH PROPERTY LINE OF PARCEL 3. CONSTRUCTION OF WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN A UTILITY EASEMENT.

12. THE APPLICANT SHALL GUARANTEE AT THE TIME OF PLATTING A LEFT TURN LANE IN GREENWICH ROAD ADJACENT TO PARCEL 1; AND SHALL GUARANTEE LEFT AND RIGHT TURN LANES AT THE MAJOR ENTRANCE TO PARCEL 1.

13. THE DRIVEWAY ALONG CENTRAL FOR PARCEL 1 SHALL BE LIMITED TO RIGHT-TURNS ONLY. THE DRIVEWAYS ALONG GREENWICH FOR PARCEL 1 ARE PERMITTED FULL TURNING MOVEMENTS. AN OVERALL TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE TRAFFIC ENGINEER FOR APPROVAL AT THE TIME THE INITIAL BUILDING PERMIT IS REQUESTED.

14. ON PARCELS 1, 3 AND 4 ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT RESIDENTIAL AREAS.

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16. SIGNS - NO SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED. ONE FREE STANDING MONUMENT TYPE SIGN IS PERMITTED ON CENTRAL FOR PARCELS 2, 3, AND 4. ON PARCELS 1 AND 2, ONLY THOSE SIGNS PERMITTED IN THE "C" ZONING DISTRICT SHALL BE PERMITTED. NO TEMPORARY DISPLAY SIGNS ARE PERMITTED ON ANY PARCEL DEVELOPED WITH AUTO SALES, INCLUDING THE USE OF COMMERCIAL FLAGS, BANNERS, PORTABLE, PENNANTS, STREAMERS, PINWHEELS, STRING LIGHTS, SEARCH LIGHTS, BUNTING AND BALLOONS, EXCEPT THAT FIXED BANNERS, AFFIXED TO LIGHT POLES AND NOT EXCEEDING 30 SQUARE FEET OF MATERIAL PER LIGHT POLE, WILL BE PERMITTED. HOWEVER, IN ADDITION TO THE ABOVE, AFFIXED BANNERS OR SPECIAL PROMOTIONAL ITEMS SHALL BE LIMITED TO TWELVE (12) EVENTS PER YEAR NOT TO EXCEED NINETY (90) DAYS PER YEAR FOR ALL EVENTS. MAXIMUM HEIGHT FOR ANY SIGN IS 20 FEET.

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A. ACCESS TO CENTRAL SHALL BE LIMITED TO 4 OPENINGS. ONE OPENING EACH TO PARCELS 1, 2, 3 AND 4 (SEE PLAN). THERE SHALL BE COMPLETE ACCESS CONTROL ON THE WEST 180' OF PARCEL 1, THE WEST 120' OF PARCEL 2, AND THE EAST 45' OF PARCEL 4.
B. ACCESS TO GREENWICH ROAD SHALL BE LIMITED TO 3 OPENINGS TO PARCEL 1 (SEE PLAN). THERE SHALL BE COMPLETE ACCESS CONTROL ON THE SOUTH 186.80' OF PARCEL 1.

21. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND APPROVED BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR AND THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

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24. ON PARCELS USED FOR VEHICLE SALES, EXTERIOR AUDIO SYSTEMS ARE PROHIBITED.

PARCEL DESCRIPTION

PARCEL 1
USES - ALL USES PERMITTED IN L.C. ZONING DISTRICT AND VEHICLE SALES, LIMITED TO NEW AND USED AUTOMOTIVE AND LIGHT TRUCK SALES, LEASING AND SERVICE, AND DOES NOT INCLUDE HEAVY TRUCKS, MOTORCYCLES, BOATS, CAMPERS, OR OTHER RECREATIONAL VEHICLES, EXCEPT THOSE WHICH ARE TRADED IN AT THIS SITE. NO OUTSIDE STORAGE OF SALVAGED VEHICLES OR PARTS SHALL BE PERMITTED IN ASSOCIATION WITH NEW AND USED AUTOMOTIVE SALES, LEASING AND SERVICE. ADULT ENTERTAINMENT, TAVERNS AND DRINKING ESTABLISHMENTS ARE PROHIBITED.
GROSS AREA = 5.75 ACRES (250,518 S.F.)
MAX. BUILDING COVERAGE - 75,155 S.F. (30%)
MAX. GROSS FLOOR AREA = 75,155 S.F.
FLOOR AREA RATIO - 0.300
MAX. BUILDING HEIGHT = 35'
MAX. NUMBER OF BUILDINGS - 3
PARKING - AS PER CODE
SETBACKS - 35' ADJACENT TO CENTRAL
35' ADJACENT TO GREENWICH
35' ALONG THE NORTH PROPERTY LINE
35' ALONG THE EAST PROPERTY LINE WHERE ADJACENT TO PARCEL 5.

PARCEL 2
USES - ALL USES PERMITTED IN L.C. ZONING DISTRICT AND VEHICLE SALES, LIMITED TO NEW AND USED AUTOMOTIVE AND LIGHT TRUCK SALES, LEASING AND SERVICE, AND DOES NOT INCLUDE HEAVY TRUCKS, MOTORCYCLES, BOATS, CAMPERS, OR OTHER RECREATIONAL VEHICLES, EXCEPT THOSE WHICH ARE TRADED IN AT THIS SITE. NO OUTSIDE STORAGE OF SALVAGED VEHICLES OR PARTS SHALL BE PERMITTED IN ASSOCIATION WITH NEW AND USED AUTOMOTIVE SALES, LEASING AND SERVICE. ADULT ENTERTAINMENT, TAVERNS AND DRINKING ESTABLISHMENTS ARE PROHIBITED.
GROSS AREA = 1.77 ACRES (77,101 S.F.)
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MAX. GROSS FLOOR AREA = 23,130 S.F.
FLOOR AREA RATIO - 0.300
MAX. BUILDING HEIGHT - 35'
MAX. NUMBER OF BUILDINGS - 2
PARKING - AS PER CODE
SETBACKS - 35' ADJACENT TO CENTRAL AVENUE, 35' ADJACENT TO THE EAST PROPERTY LINE

PARCEL 3
USES - SAME AS PARCEL 1
GROSS AREA = 1.68 ACRES (63,397 S.F.)
MAX. BUILDING COVERAGE - 19,000 S.F. (30%)
MAX. GROSS FLOOR AREA - 19,000 S.F.
FLOOR AREA RATIO - 0.300
MAX. BUILDING HEIGHT = 35'
MAX. NUMBER OF BUILDINGS - 1
PARKING - AS PER CODE
SETBACKS - 35' ADJACENT TO CENTRAL AND PARCEL 5
15' ALONG THE EAST PROPERTY LINE

PARCEL 4
USES - SAME AS PARCEL 1
GROSS AREA - 1.86 ACRES (81,211 S.F.)
MAX. BUILDING COVERAGE - 19,000 S.F. (30%)
MAX. GROSS FLOOR AREA - 19,000 S.F.
FLOOR AREA RATIO - 0.230
MAX. BUILDING HEIGHT - 35'
MAX. NUMBER OF BUILDINGS - 1
PARKING - AS PER CODE
SETBACKS - 35' ADJACENT TO CENTRAL AND THE NORTH PROPERTY LINE
15' ALONG THE WEST PROPERTY LINE

PARCEL 5
USES - DUPLEX
GROSS AREA = 4.91 ACRES (213,693 S.F.)
MAX. DWELLING UNITS - 28
MAXIMUM DENSITY - 5.70 DU/AC
MAX. BUILDING HEIGHT - 35'
PARKING - AS PER CODE
SETBACKS - 25' FRONT YARD
6' SIDE YARD
28' REAR YARD

THE PARKING LOT LIGHTING IN PARCELS 1-3 SHALL BE CONSISTENT. COLOR OF POLES WITH THOSE IN PARCEL 4.

DP-232 PRESTON TRAILS CUP
PER ADMIN. ADJUSTMENT DATED 07/23/01
APPROVED CUP
MAPC 05/13/99 BM

MAPD Copy 10f2

99013/prestoncup070501

DATE PREPARED: 10/8/99
DATE REVISED: 7/5/01

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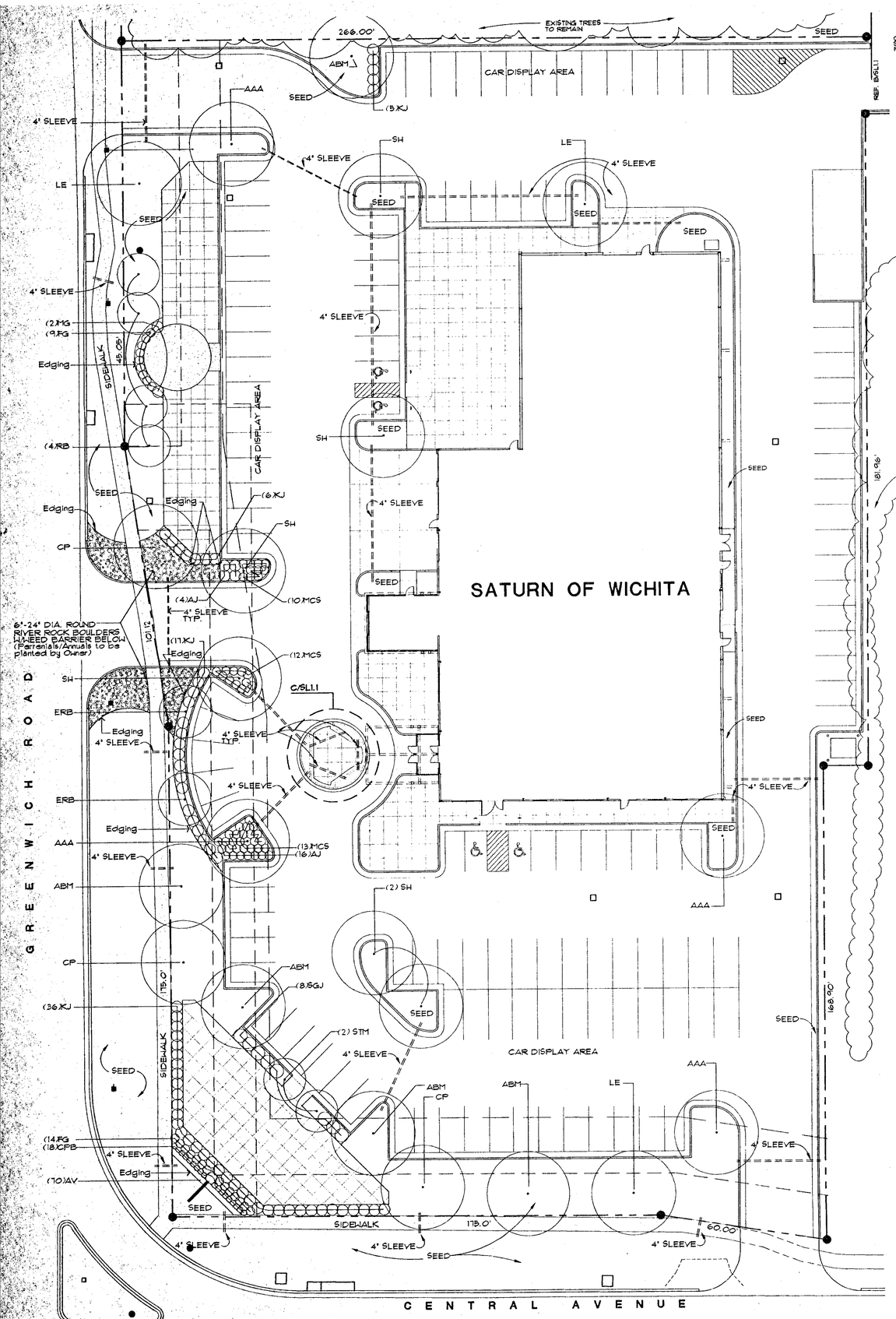
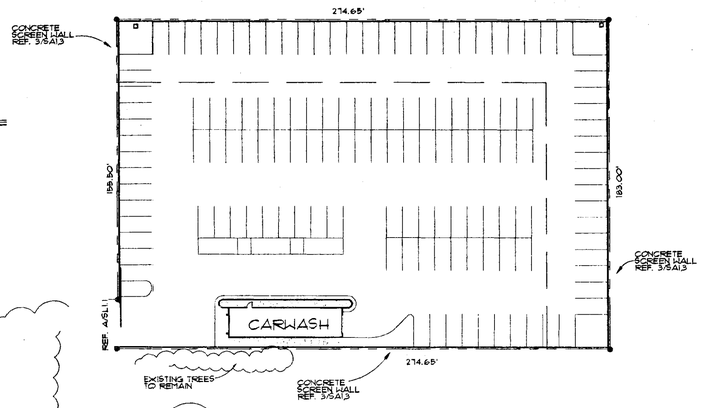
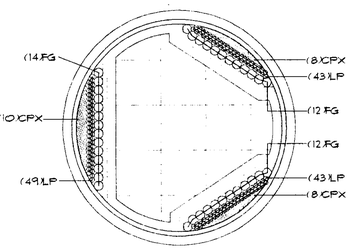
254 N. Laura, Suite 210 Wichita, KS. 67211
316/262-1991 fax 316/262-6773





B PARKING LOT DETAIL
1"=40'-0"



C CENTER ISLAND DETAIL
1/8"=1'-0"

SUGGESTED PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
CP	3	CHINESE PISTACHE	Pistacia chinensis	2" to 2 1/2" cal.	Balled-in-Burlap
ABM	5	AUTUMN BLAZE MAPLE	Acer plantanoides	2" to 2 1/2" cal.	Balled-in-Burlap
ERB	2	EASTERN REDBUD	Cercis canadensis	8'-10' tall	Balled-in-Burlap
AAA	4	AUTUMN APPLAUSE ASH	Praxinus americana 'Autumn Applause'	2" to 2 1/2" cal.	Balled-in-Burlap
RB	4	RIVER BIRCH	Betula nigra	10'-12' tall, 3-Stem	Balled-in-Burlap
SH	6	SKYLINE HONEYLOCUST	Gliditsia triacanthos var. inermis cv.	2" to 2 1/2" cal.	Balled-in-Burlap
LE	3	LACEBARK ELM	Ulmus parvifolia	2" to 2 1/2" cal.	Balled-in-Burlap
STM	2	SHANTUNG MAPLE	Acer truncatum	8'-10' tall, Multi-Stem	Balled-in-Burlap
	28	TOTAL TREES			
SHRUBS					
AJ	20	ANDORRA JUNIPER	Juniperus horizontalis 'Plumosa'	2 gal.	Container
KJ	64	KALLAY JUNIPER	Juniperus chinensis 'Kallay's Compacta'	5 gal.	Container
SGJ	8	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	5 gal.	Container
CPB	18	CRIMSON PYGMY BARBERRY	Berberis thunbergii 'nana'	2 gal.	Container
MCS	35	MAJIC CARPET SPIREA	Spirea bumalda 'Majic Carpet'	2 gal.	Container
	92	TOTAL SHRUBS			
GROUNDCOVERS, GRASSES + OTHERS					
PG	61	FOUNTAIN GRASS	Pennisetum alopecuroides	1 gal.	Container
MG	2	MAIDEN GRASS	Miscanthus sinensis 'Gracillimus'	2 gal.	Container
AV	70	ANNUAL VINCA	Local variety's, assorted colors	4" pots, 12" o.c. triangular	Pots
LP	135	LIRIOPE	Liriope spicata	1 gal.	Container
CPX	26	CREEPING PHLOX	Phlox sp.	1 gal.	Container
	294	TOTAL			

###IF THERE ARE ANY DISCREPANCIES IN PLANT QUANTITIES, THE PLANTING PLAN WILL DICTATE

A SITE LANDSCAPE PLAN
1"=20'-0"

NORTH

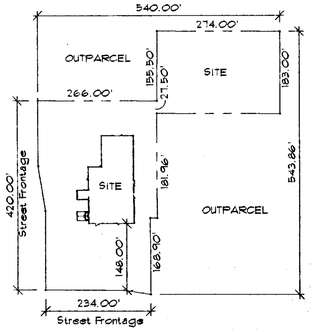
PROPERTY DESCRIPTION

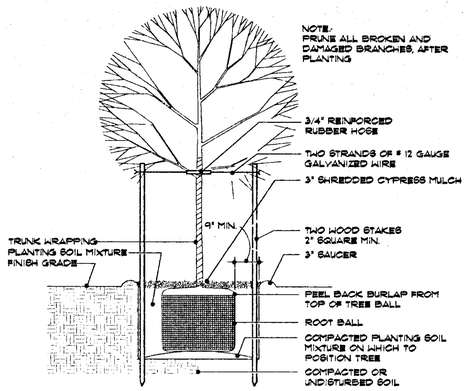
A tract of land in the Southwest Quarter of Section 15, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as:

LANDSCAPE ORDINANCE CALC.'S

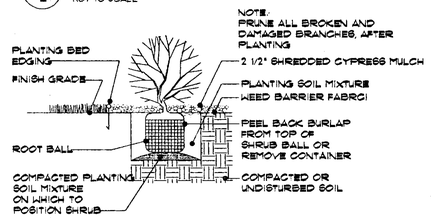
LANDSCAPE YARD REQUIRED: (COMBINED FRONTAGES - G.P. DIST)	808.00' X 20' = 10120 S.F. (GR. PERP. DIST =47.00')
LANDSCAPE YARD SHOWN:	11023 S.F.
STREET YARD TREES REQUIRED:	21 SHADE TREES
STREET YARD TREES PROVIDED:	12 SHADE TREES 8 ORNAMENTAL TREES 10 SHRUBS
PARKING LOT TREE REQUIRED	1
PARKING LOT TREES SHOWN:	1
PARKING LOT SCREENING:	AS SHOWN USING EVERGREEN SHRUBS
LANDSCAPE BUFFERS REQUIRED:	NONE

128 PARKING STALLS SHOWN(See site architectural plan)





1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE

GENERAL LANDSCAPE NOTES

1. All work shall be done in accordance with these Landscape Specifications and Local Industry Standards.

2. Landscape Contractor shall submit bid with unit prices for all plants which include mulch, installation, guarantee, etc...

3. Prior to any excavation for lanscaping purposes, the location of underground utilities shall be determined by calling the local utilility companies. Contractor shall be responsible for any damage done to existing utilities.

4. 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.

5. Report any discrepancies in the planting plan to the Owner's representative prior to starting construction.

6. Topsoil hauled onto site shall be fertile friable, natural loam topsoil, of uniform 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, roots, stones, trash, or other matter toxic to plant growth.

7. Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Owner's representative.

8. Steel edging shall be used to separate all turf areas from planting beds.

9. All planting beds shall prepared by killing off existing vegetation with Round-UP (or-equal) according to label directions. A pre-emergent herbicide shall be applied per label directions.

10. Contractor to install Dewitt Weed Barrier Fabric or approved equal in all planting beds & rock beds prior to mulching.

11. Mulch 3" deep around trees and 2 1/2" deep in all shrub planting beds with shredded cypress mulch.

12. All grass areas called out as "Seed" are to be Seeded and fertilized as follows:

SEEDING: Local Fescue Variety (Plant Same Variety as First Phase)

FERTILIZER: 16-20-6 ratio - 1#/1000 sq. ft. or approved equals.

13. Rough grading shall be by the general contractor. This includes rough grading for berms. The Landscape Contractor shall be responsible for finished grading prior to grass installation and planting operations.

14. Fall planting season shall be September 1 thru end of October. Spring planting season shall be April 1 thru end of June. For grass seeding, fall season shall be September 1 thru mid of October. Spring season for seeding shall be from March 15 thru mid May.

15. Materials shall be approved by the Owner's Representative before start of work. Materials and seeding may be rejected at any time during the installation.

16. Prior to acceptance, the plantings and grass areas shall be maintained watered and kept clean and weed free by the Landscape Contractor.

17. Guarantee for spring planted plants shall be thru mid August. Guarantee for fall planted plants shall be thru mid May.

18. At the end of the guarantee period the Owner's Representative and Landscape Contractor shall meet to review for replacements. Dead plants and those not in a vigorous, thriving condition shall be replaced as originally specified in the following planting season. There shall be no additional cost to the Owner for replacements except due to vandalism. Grass areas not acceptable shall be reseeded or resodded immediately in the same planting season or if weather conditions require the following season.

IRRIGATION SYSTEM

1. Irrigation - Water for establishment and maintenance of plant materials on this project will provided by an irrigation system. It is intended that the General Contractor provide the design, all labor, materials and equipment required to construct a complete and operational automatic irrigation system.
- Then irrigation bid is to be separate from the base bid of the project, and landscaping bid.
- The automatic irrigation system shall be designed to irrigate all new grass and planted areas. Care should be taken in the irrigation design to ensure that no water is sprayed on the building, fences, walls, walkways or paved areas.
- Water for irrigation to come from main water source to bldg.
- Prior to installation, the General Contractor shall submit for approval to the Architect an irrigation layout plan, irrigation equipment details, and a booklet containing catalog cuts, performance charts and technical information in sufficient detail to determine system suitability for this project.
- The irrigation system shall be equipped with moisture-sensing devices or automatic rain shut-off devices as well as a freeze detector.

DATE DRAWN
7/21/99
REVISIONS

PRINTS ISSUED

JEFF KREHBIEL ASSOCIATES
ARCHITECTURE
1300 E. LEWIS WICHITA, KS. 67211
316-267-4633 FAX 316-267-4660

DATE

SATURN OF WICHITA
GREENWICH & CENTRAL
WICHITA, KANSAS

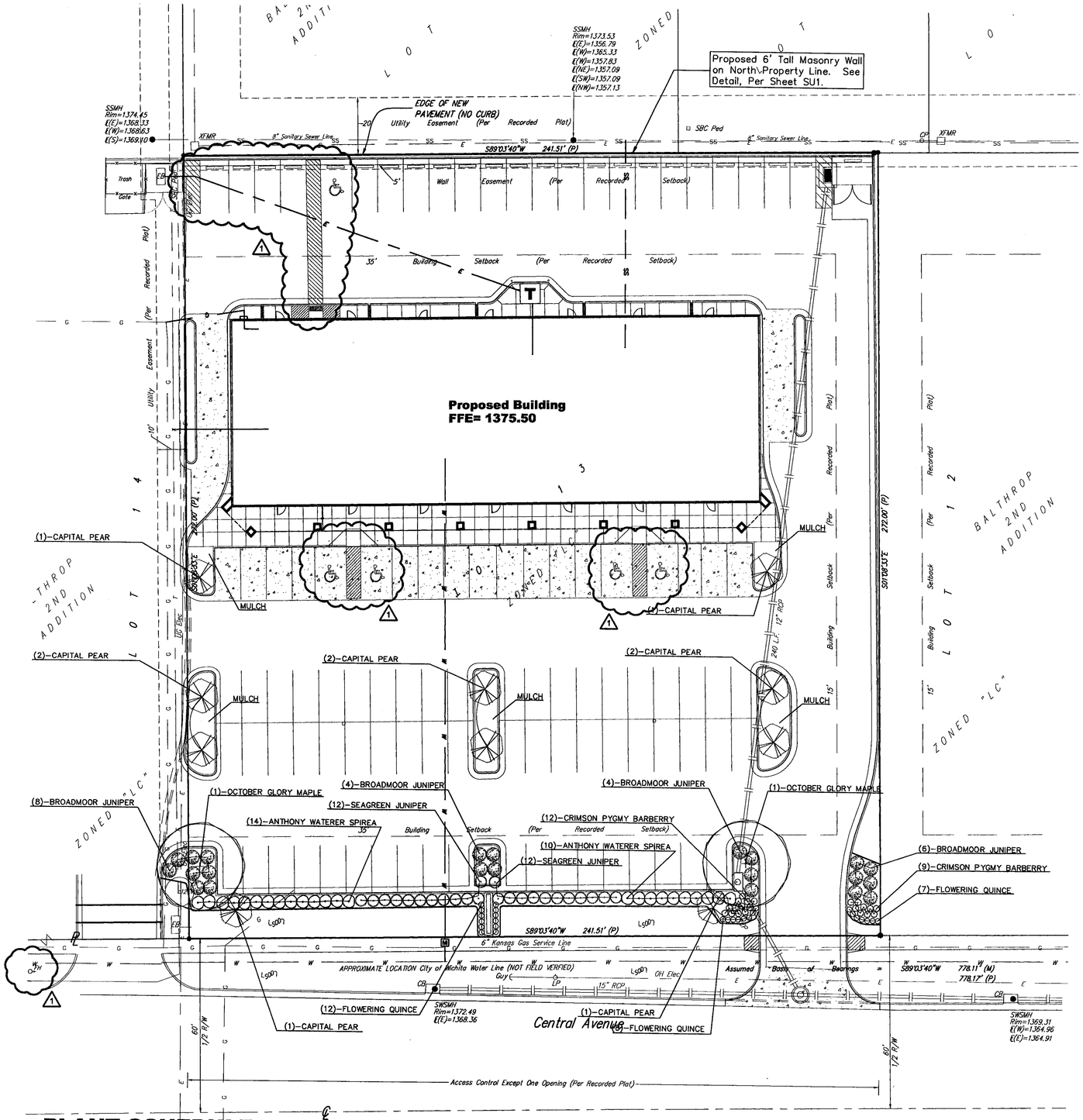
LANDSCAPE PLAN
DP 232 Preston Trails
Parcel 1
MAPD 6094 2aF2
APPROVED 8/24/99 BY DB

PROJECT NUMBER
99042

SHEET TITLE
SITE LANDSCAPE PLAN

SHEET NUMBER
SL1.1

OF SHEETS

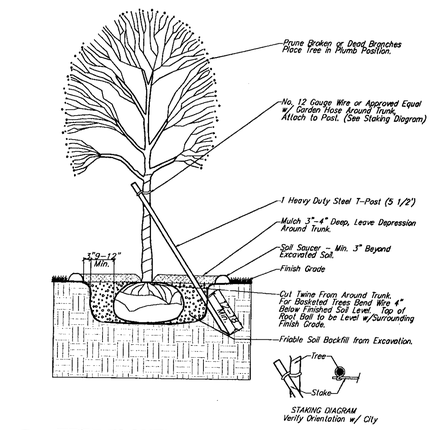


PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
2	Acer rubrum 'October Glory'	October Glory Maple	2" Cal.	B&B	Single Stem Only
10	Pyrus calleryana 'Capital'	Capital Pear	2" Cal.	B&B	Single Stem Only
21	Berberis thunbergii 'Atropurpurea Nana'	Crimson Pygmy Barberry	2-Gal.	Container	Full & Healthy
26	Chaenomeles speciosa 'Jet Trails'	Jet Trails Dwf. Flowering Quince	2-Gal.	Container	Full & Healthy
24	Juniperus chinensis 'Sea Green'	Sea Green Juniper	2-Gal.	Container	Full & Healthy
22	Juniperus sabina	Broadmoor Juniper	2-Gal.	Container	Full & Healthy
24	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	2-Gal.	Container	Full & Healthy

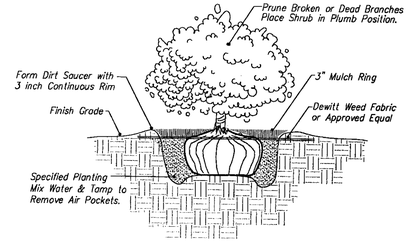
SITE LANDSCAPE PLAN

Scale 1"= 20'-0"



1 TREE PLANTING & STAKING DETAIL

Deciduous Trees 2" Cal. and Smaller — No Scale
Evergreen Trees 6' Height and Smaller



2 SHRUB PLANTING DETAIL

5 Gallon and Smaller — No Scale

LANDSCAPE CALCULATIONS

Streetyard Requirement:	241.51' (Central Avenue) x 10' = 2415.10
Total Streetyard Requirement:	2,415 sq.ft.
Total Streetyard Shown:	5,100 sq.ft.
Streetyard Trees Required:	1 per 500 sq.ft.=4.83= 5 Shade Trees
Streetyard Trees Shown:	2 Shade Trees, 10 Ornamental Trees= 7 Shade Trees Total

BENCHMARK

"□" Cut on Back on Sidewalk at South East Corner of Lot 13, Block 1, Balthrop 2nd Addition.
Elev. = 1370.63 M.S.L.

LEGAL DESCRIPTION

Lot 13, Block 1, Balthrop 2nd Addition, to Wichita, Sedgwick County, Kansas

SITE INFORMATION

Total Area: ±65,690sq. ft. (1.5 acres)
Impervious Area: ±59,861.49 sq. ft. (1.4 acres)
Building Area: 12,025 sq. ft.
Parking Required: 1 per 250 sq. ft.=48 spaces
3 Accessible Spaces Required including 2 Van Accessible
Parking Provided: 97 Spaces, plus 5 Accessible Stalls (including 2 Van Accessible)

LANDSCAPE NOTES:

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "Sod" or "Seed" shall be installed and fertilized as follows:
   SOD——Kansas Premium Fescue Sod
   SEED——Kansas Premium Fescue Seed
   FERTILIZER——16-20-6 ratio 4#/1000 sq. ft.
3. Trees with broken leaders or no central leader will not be accepted.
4. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
5. Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
6. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
7. General Contractor to supply and place at a depth of 4", all topsoil on site.
8. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free trash, or other matter toxic to plant growth.
9. Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
12. The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
13. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
14. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
15. The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
16. General Contractor to supply and place at a depth of 4", all topsoil on site.
17. General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
18. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
19. Landscape Contractor shall provide maintanence until final project acceptance including landscape maintanence and watering.

DP-232 PARCEL 3

LANDSCAPE PLAN

APPROVED 04/14/06 BY DS

MAPD Copy 1 of 2

Baughman
ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE

Baughman Company, P.A.
315 Ellis Wichita, KS 67211
P316-262-7271 F316-262-0149

DATE DRAWN
10-26-2005
REVISIONS
1 City Review 3-30-06

PRINTS ISSUED
OWNER REVIEW
10-26-2005
FOR PERMIT
11-14-2005

JEFF KREHBIEL ASSOCIATES
ARCHITECTURE
1300 E. Lewis Wichita, KS 67211
316-267-8233 FAX 316-267-8266
http://www.jkarchitecture.com
jkquintess@jkarchitecture.com

BRENT D. THOMAS LICENSED LANDSCAPE ARCHITECT 04.06.06

DATE

© Copyright 2005 Jeff Krehbiel Associates

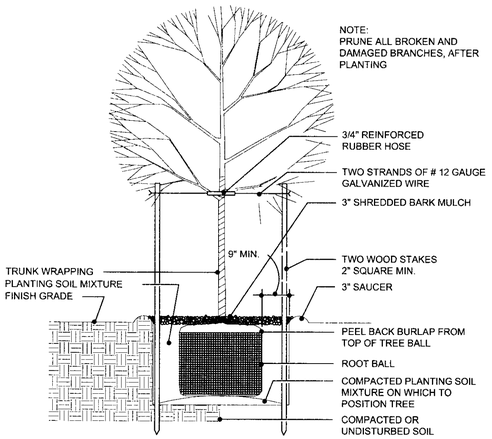
PRESTON VILLAGE II
East Central Avenue
Wichita, Kansas

PROJECT NUMBER
05113

SHEET TITLE
SITE LANDSCAPE PLAN

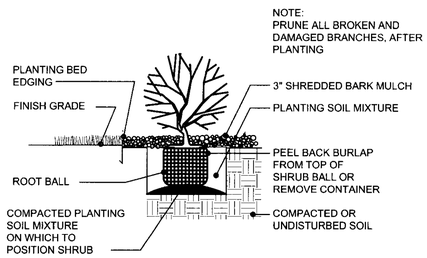
SHEET NUMBER
SL1

OF 4 SHEETS



1 DECID. TREE PLANTING DETAIL

NOT TO SCALE



2 SHRUB PLANTING DETAIL AT EDGING/BED AREAS

NOT TO SCALE

GENERAL LANDSCAPE NOTES

1. All work shall be done in accordance with these Landscape Specifications and Local Industry Standards.

2. Landscape Contractor shall submit bid with unit prices for all plants which include mulch, installation, guarantee, etc...

3. Prior to any excavation for lanscaping purposes, the location of underground utilities shall be determined by calling the local utitility companies. Contractor shall be responsible for any damage done to existing utilities.

4. 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.

5. Report any discrepancies in the planting plan to the Owner's representative prior to starting construction.

6. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform 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, roots, stones, trash, or other matter toxic to plant growth.

7. Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Owner's representative.

8. Steel edging shall be used to separate all turf areas from

9. All planting beds shall prepared by killing off existing vegetation with Round-UP (or-equal) according to label directions. A pre-emergent herbicide shall be applied per label directions.

10. Contractor to install Dewitt Weed Barrier Fabric or approved equal in all planting beds prior to mulching.

11. Mulch 4" deed around trees and 3" deep in all shrub planting beds with shredded cypress mulch.

12. All grass areas called out as "Seed/Sod" are to be planted and fertilized as follows:

SEEDING: Local Fescue Variety(Plant Same Variety as east development)

FERTILIZER: 16-20-6 ratio - 1#/1000 sq. ft. or approved equals.

13. Rough grading shall be by the general contractor. This includes rough grading for berms. The Landscape Contractor shall be responsible for finished grading prior to grass installation and planting operations

14. Fall planting season shall be September 1 thru end of October. Spring planting season shall be April 1 thru end of June. For grass seeding, fall season shall be September 1 thru mid of October. Spring season for seeding shall be from march 15 thru mid May.

15. Materials shall be approved by the Owner's Representative before start of work. Materials and seeding may be rejected at any time during the installation.

16. Prior to acceptance, the plantings and grass areas shall be maintained watered and kept clean and weed free by the Landscape Contractor.

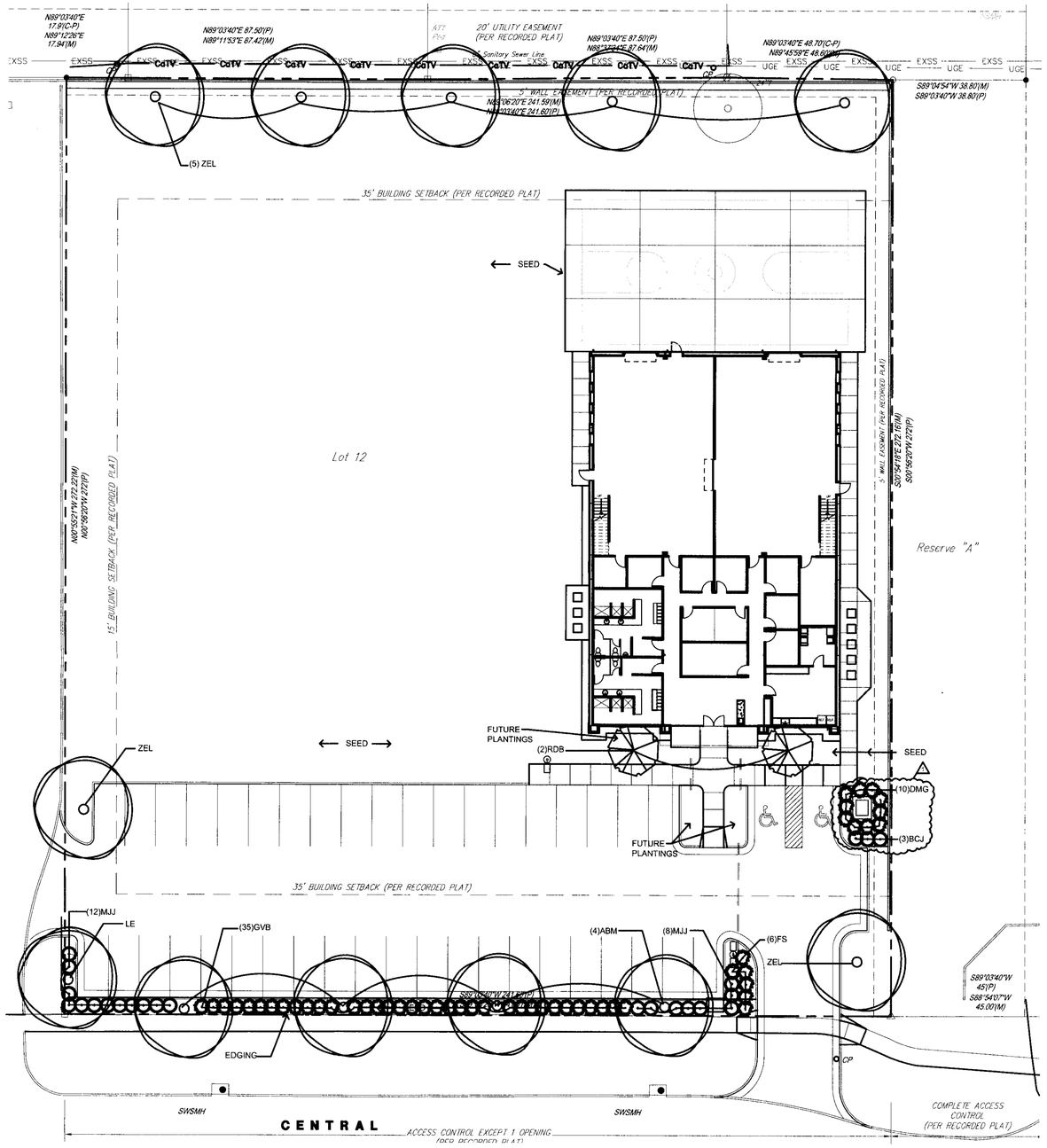
17. Guarantee for spring planted plants shall be thru mid August. Guarantee for fall planted plants ahsll be thru mid May.

18. At the end of the guarantee period the Owner's Representative and Landscape Contractor shall meet to review for replacements. Dead plants and those not in a vigorous, thriving condition shall be replaced as originally specified in the following planting season. There shall be no additional cost to the Owner for replacements except due to vandalism. Grass areas not acceptable shall be reseeded or resodded immediately in the same planting season or if weather conditions require the following season

PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
ZEL	7	ZELKOVA	Fraxinus pennsylvanica	2" to 2 1/2" cal.	Balled-in-Burlap
LE	1	LACEBARK ELM	Ulmus parvifolia	2" to 2 1/2" cal.	Balled-in-Burlap
ABM	4	AUTUMN BLAZE MAPLE	Acer rubrum 'Autumn Blaze'	2" to 2 1/2" cal.	Balled-in-Burlap
RDB	2	REDBUD	Cercis canadensis	1" to 1 1/2" cal.	Balled-in-Burlap
SHRUBS					
MJJ	20	MINT JULEP JUNIPER	Juniperus chinensis	2 gal.	Container
FS	6	FROEBEL SPIREA	Spirea bumalda 'Froebelli'	2 gal.	Container
GVB	35	GREEN VELVET BOXWOOD	Buxus microphylla cv.	2 gal.	Container
BCJ	3	BLUE CHIP JUNIPER	Juniperus chinensis	2 gal.	Container
DMG	10	DWARF MAIDEN GRASS	Miscanthus sinensis gracillimus	2 gal.	Container

***IF THERE ARE ANY DISCREPANCIES IN PLANT QUANTITIES, THE PLANTING PLAN WILL DICTATE.



IRRIGATION SYSTEM

- Irrigation - Water for establishment and maintenance of plant materials on this project will provided by an irrigation system. It is intended that the Irrigation Contractor provide the design, all labor, materials and equipment required to construct a complete and operational automatic irrigation system.
- Then irrigation bid is to be included in the base bid of the landscape bid.
- The automatic irrigation system shall be designed to irrigate all new grass and planted areas. Care should be taken in the irrigation design to ensure that no water is sprayed on the building, fences, walls, walkways or paved areas.
- Water for irrigation to come from main water supply to building w/seperate meter.
- Prior to installation, the General Contractor shall submit for approval to the Architect an irrigation layout plan, irrigation equipment details, and a booklet containing catalog cuts, performance charts and technical information in sufficient detail to determine system suitability for this project.
- The irrigation system shall be equipped with moisture-sensing devices or automatic rain shuf-off devices as well as a freeze detector.

LANDSCAPE CALC'S

LANDSCAPE YARD REQUIRED:	242 X 10' = 2,420 S.F.
LANDSCAPE YARD SHOWN:	6,800 S.F.
STREET YARD TREES REQUIRED:	2,420/500 = 5 SHADE TREES
STREET YARD TREES PROVIDED:	4 2 ORNAMENTAL TREES
PARKING LOT TREE REQUIRED	42/20 = 3 TREES
PARKING LOT TREES SHOWN:	3 TREES
PARKING LOT SCREENING:	AS SHOWN
NORTH PROPERTY LINE:	
LANDSCAPE BUFFERS REQUIRED:	242/40 = 6 TREES
LANDSCAPE BUFFER SHOWN:	5 SHADE TREES 1 EXISTING TREE

1 LANDSCAPE PLAN

1"=20'

0 20'

Lot 12, Block 1, Bailthrop 2nd Addition, to Wichita, Sedgwick County, Kansas.

LANDSCAPE PLAN
APPROVED 6/1/12 BY NWS

CUP DP-232
MAPD copy 1 of 2

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

OPTIMAL PERFORMANCE

WICHITA, KANSAS

REGISTERED ARCHITECT GREG P. TICE 5008 STATE OF KANSAS

CITY COMMENTS 29 MAY 12 (1)
PERMIT 20 APRIL 2012

LANDSCAPE PLAN

AS3

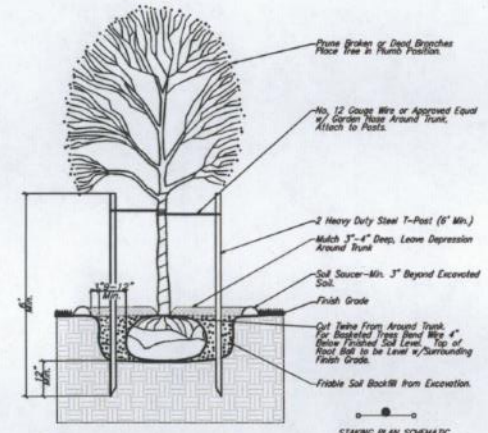
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	MAL R59	2	MALUS X 'ROYAL RAINDROPS' BALLED-IN-BURLAP	ROYAL RAINDROPS CRABAPPLE	1.5" CAL. MIN.
	ULM ALL	3	ULMUS PARVIFOLIA 'ALLEE' TM BALLED-IN-BURLAP	ALLEE LACEBARK ELM	2" CALIPER MIN.
	ZEL GRE	2	ZELKOVA SERRATA 'GREEN VASE' BALLED-IN-BURLAP	GREEN VASE SAWLEAF ZELKOVA	2" CALIPER MIN.

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	ITE MER	25	ITEA VIRGINICA 'MERLOT' TM	MERLOT SWEETSPIRE	5 GAL
	JUN MOO	6	JUNIPERUS SABINA 'MONARD' TM	MOOR-DENSE JUNIPER	5 GAL
	JUN AUI	35	JUNIPERUS X PFITZERIANA 'AUREA IMPROVED'	GOLD COAST PFITZER JUNIPER	5 GAL
	SPI DPZ	36	SPIRAEA X 'NCSX2' TM	DOUBLE PLAY DOOZIE SPIREA	2 GAL

ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	BOU BLO	17	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL
	PEN KRS	22	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	1 GAL

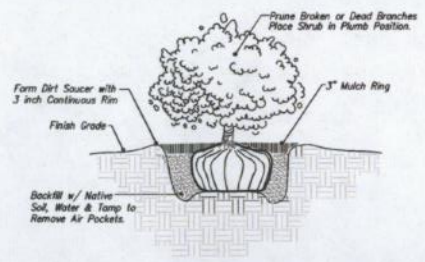
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	FES SOS	2,403 SF	FESTUCA ARUNDINACEA SOD	KANSAS TALL FESCUE	SOD	
	HEM ORO	98	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL	12" o.c.



1 TREE PLANTING & STAKING DETAIL

Deciduous Trees Larger than 2" Cal.
Evergreen Trees Larger than 8' Height

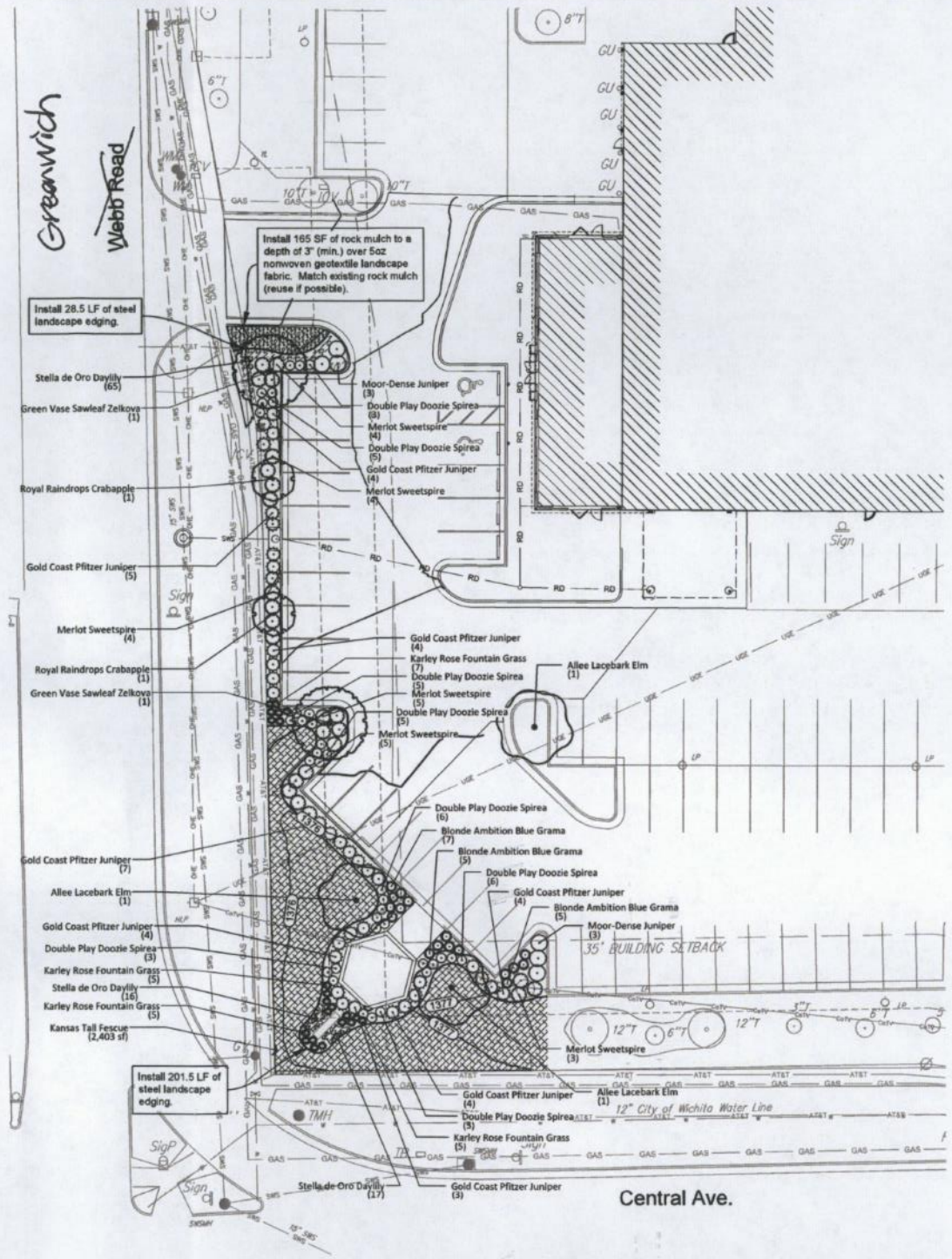
No Scale



1 SHRUB PLANTING DETAIL

5 Gallon and Smaller

No Scale



LANDSCAPE PLAN

SCALE 20 0 20

LANDSCAPE PLAN
APPROVED 1/28/22 BY JES
DP-232

LANDSCAPE ORDINANCE

STREET YARD

Greenwich:
Average Lot Depth: 235'
Street Yard Factor: 10 SF/LF
Street Frontage renovated as part of this project: 238.4 LF
Required street yard for renovated area: 2384 SF

Central:
Average Lot Depth: Greater than 400'
Street Yard Factor: 20 SF/LF
Street Frontage renovated as part of this project: 73.4 LF
Required street yard for renovated area: 1468 SF

Total Street yard requirement for renovated area: 3852 SF

STREET TREES

Trees Required (1 Tree/500SF)= 8 trees
Trees Provided : 3 Existing and 5 New Trees (1 Street Counted toward Parking Lot)

PARKING LOT TREES

Renovated Area Parking Stalls: 25
Trees Required: 1.5
Trees Provided: 1 Shade tree and 1 Ornamental provided.

PARKING LOT SCREENING

Parking lot screening is required and provided along renovated Central and Greenwich frontages.
Shrub screening has been provided.

BUFFERS

None required or provided.

LANDSCAPE NOTES

1. All landscape work shall be done in accordance with industry standards.
2. Trees with broken leaders or no central leader will not be accepted.
3. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton burr mulch, compost, or humus) and shall be rotottilled in to a depth of 10-12".
4. Mulch all planting beds with min. 3" of mulch. Muich all tree saucer wells with min. 3" of mulch. Mulch material to be premium cedar mulch of uniform consistency.
5. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
6. General Contractor to supply and place at a depth of 4", all topsoil on site within the Limits of Construction.
7. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
8. Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.
9. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
10. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
11. The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
12. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
13. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
14. The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
15. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.

IRRIGATION NOTES

1. Contractor shall renovate existing irrigation system to provide coverage over landscape areas per industry standards. All irrigation equipment shall match existing.

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BAUGHMAN

SHELDEN ARCHITECTURE
SHELDENARCH.COM
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EAST REMODEL
HATCHETT HYUNDAI
11200 E CENTRAL, WICHITA, KS 67206

PROJECT NO.	20-0034
ISSUE:	DATE:
FOR PERMIT	28 JAN 2022

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LANDSCAPE PLAN

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