

CENTRAL AVE.

ONE 30' OPENING (RT IN/RT OUT)

complete access control

GENERAL PROVISIONS

- This development is proposed to contain garden apartments, townhouse residential dwelling units, duplex, four-plex, and six-plex residences, and associated community buildings, carports and storage garages (except Parcel 2A, 2B, 2C and 10).
- At the time of planting, a drainage plan shall be submitted for approval for the entire property.
- At the time of planting, an arborvitae and restrictive covenant shall be submitted assuring construction to minimize noise within the dwelling units.
- Appropriate fireline easement shall be considered and defined if necessary prior to the issuance of building permits.
 - When adjacent parcels are developed separately without regard to architectural compatibility or community of design, side yard setback distances shall be six feet minimum.
 - When adjacent parcels are developed with compatible architecture, construction details, and continuity of design, carports and parking or storage garages may be constructed back to back as integral units with zero side yard setback distances. Construction plans for such structures shall be submitted to the Planning Department for their review and approval prior to issuance of any building permits.
- An architectural screening wall and/or open parking for the proposed development of Parcels 1, 4, 5, 6, and 7, may be permitted to within 15 feet of public street right-of-way, provided that within said 15 feet a planting strip is installed. In such instances a landscape plan shall be prepared by a licensed architect and submitted to the Planning Department for their review and approval, prior to the issuance of building permits on the applicable parcel. Carports and parking or storage garages shall be controlled by the building setback lines noted on the plan and described in general note #2.
- Signs or monuments designating the name of the development of individual parcels shall be permitted if they follow the provisions of the code of the City of Wichita.
- All utilities shall be installed underground.
- All sanitary sewer connections shall be made to the interceptor along the east side of the property.
- Off-Street parking shall be provided as required by the zoning ordinance of the City of Wichita.
- The density of Parcel 1, 2A, 2B, 2C, 10, 11 and 12 shall not exceed 16.35 D.U./acre, or 180 dwelling units. The density for Parcels 3, 4, 5, 6, 7, and 9 shall not exceed 14.5 D.U./acre, or 856 dwelling units. Individual parcel densities are shown in the parcel descriptions.
- The north 305 feet of the east property line of Parcel 2, shall be required to have a 6-8 foot high masonry wall to be constructed at the time of development of that north portion of Parcel 2. However, the east side of the proposed building on Parcel 2 may serve as part of the required screening wall if it has no openings (except for required emergency exits) and no driveway or other activity east of the building wall. In the south 305 feet of the east property line of Parcel 2, the masonry wall requirement may be substituted by a solid landscape screen approved by the Director of Planning. Screening for the south half of the parcel shall be required until development occurs on that portion of the parcel. Deleted Per Admin. Adj. 09-15-05

PARCEL DESCRIPTIONS

- PARCEL 1**
Proposed Use - Duplex, triplex, four-plex, and six-plex residences and associated carports and garages.
Net Area - 9.0 acres
Maximum building height - 3 stories or 35 feet.
Density - 16.35 D.U./acre, or 155 dwelling units.
- PARCEL 2A**
Proposed Use - All uses allowed in "LC" zoning, except the following: auto centers, TBA, restaurants, services stations, convenience stores, theaters, car wash, construction sales and service, group home, group residence, halfway house, tavern and drinking establishment, vehicle and equipment sales (outdoor), and night club.
NET AREA - 1.37 acres (59,610.7 sq. ft.)
MAXIMUM BUILDING COVERAGE - 17,883.2 sq. ft. or 30%
FLOOR AREA - 23,843 sq. ft.
FLOOR AREA RATIO - 40 percent
MAXIMUM NUMBER OF BUILDINGS - one (1)
MAXIMUM BUILDING HEIGHT to conform to Chapter 28.08 of the City of Wichita, but shall be no greater than 50 feet.
SETBACKS - North Line 20 feet
West Line 35 feet
South Line 15 feet except if developed in some ownership as Parcel 2B can be zero.
East Line 35 feet
ACCESS POINTS - One point of access across from Brunswick located west of Ridge Road (per Film 2048, Pages 980 and 981).
- PARCEL 2B**
Proposed Use - All uses allowed in "LC" zoning, except the following: auto centers, TBA, restaurants, services stations, convenience stores, theaters, car wash, construction sales and service, group home, group residence, halfway house, tavern and drinking establishment, vehicle and equipment sales (outdoor), and night club.
NET AREA - 1.04 acres (45,427.20 sq. ft.)
MAXIMUM BUILDING COVERAGE - 13,628.16 sq. ft. or 30 percent
FLOOR AREA - 18,170.88 sq. ft.
FLOOR AREA RATIO - 40 percent
MAXIMUM NUMBER OF BUILDINGS - one (1)
MAXIMUM BUILDING HEIGHT to conform to Chapter 28.08 of the City of Wichita, but shall be no greater than 50 feet.
SETBACKS - North Line 15 feet except if developed in some ownership as Parcel 2A can be zero.
West Line 35 feet
South Line 15 feet, except if developed in some ownership as Parcel 2C can be 0 feet.
East Line 35 feet
ACCESS POINTS - One point of access across from Brunswick located west of Ridge Road to be shared with Parcel 2A (per Film 2048, Pages 980 and 981).
- PARCEL 2C**
Proposed Use - All uses allowed in "LC" zoning, except the following: auto centers, TBA, restaurants, services stations, convenience stores, theaters, car wash, construction sales and service, group home, group residence, halfway house, tavern and drinking establishment, vehicle and equipment sales (outdoor), and night club.
NET AREA - 1.58 acres (68,640.80 sq. ft.)
MAXIMUM BUILDING COVERAGE - 20,592.27 sq. ft. or 30 percent
FLOOR AREA - 27,456.36 sq. ft.
FLOOR AREA RATIO - 40 percent
MAXIMUM NUMBER OF BUILDINGS - one (1)
MAXIMUM BUILDING HEIGHT to conform to Chapter 28.08 of the City of Wichita, but shall be no greater than 50 feet.
SETBACKS - North Line 15 feet except if developed in some ownership as Parcel 2B can be zero.
West Line 35 feet
South Line 30 feet
East Line 35 feet
ACCESS POINTS - One point of access across from Brunswick located west of Ridge Road to be shared with Parcel 2A (per Film 2048, Pages 980 and 981).
- PARCEL 3**
Proposed Use - Garden apartments and townhouse residential dwelling units, community buildings, and associated carports and garages.
Net Area - 7.38 acres
Maximum building height - 3 stories or 35 feet.
Density - 21.54 D.U./acre, or 159 dwelling units.
- PARCEL 4**
Proposed Use - Garden apartments and townhouse residential dwelling units, community buildings and associated carports and garages.
Net Area - 4.34 acres
Maximum building height - 3 stories or 35 feet.
Density - 16.42 D.U./acre, or 90 dwelling units.
- PARCEL 5**
Proposed Use - Garden apartments and townhouse residential dwelling units, community buildings and associated carports and garages.
Net Area - 8.39 acres
Maximum building height - 3 stories or 35 feet.
Density - 15.09 D.U./acre, or 135 dwelling units.
- PARCEL 6**
Proposed Use - Garden apartments, townhouse residential dwelling units, four-plex residences, and associated community buildings, carports and parking or storage garages.
Net Area - 4.34 acres
Maximum building height - 3 stories or 35 feet.
Density - 22.12 D.U./acre, or 98 dwelling units.
- PARCEL 7**
Proposed Use - Garden apartments, townhouse residential dwelling units, four-plex residences, and associated community buildings, carports and parking or storage garages.
Net Area - 8.22 acres
Maximum building height - 3 stories or 35 feet.
Density - 16.95 D.U./acre, or 164 dwelling units.
- PARCEL 8A**
Proposed Use - Ancillary parking area (only in designated area and only if the grade is not raised above the natural grade to the north and south and no other obstructions are placed above that grade without written approval from the City's Storm Water Engineer) and Floodway Reserve.
Net Area - 6.60 acres
- PARCEL 10**
Proposed Use - Self-storage warehouse and vehicle storage yard subject to conditions of approval for amendment #6, and all uses permitted in Parcel 1.
Gross Area - 1.50 acres (65,340 sq. ft.)
Maximum Building Coverage (self-storage use): 43,000 sq. ft. (27.5%)
Maximum Building Height - 35 ft.
Maximum Number of Buildings (self-storage use): 12
Maximum Density (residential use): 16.35 D.U./acre, or 59 dwelling units
Setbacks: As shown
- PARCEL 11**
Proposed Use - Duplex, four-plex, and six-plex residences, and associated carports and garages, and residential activity center (per AA 01-04-08).
Net Area - 1.4 acres (61,378 sq. ft.)
Maximum Building Height: 3 stories or 35 ft.
Maximum Density: 16.35 D.U./acre, or 22 dwelling units
Cross Lot Access: Required between Parcel 11 and Parcel 12.
Setbacks: As shown
- PARCEL 12**
Proposed Use - Duplex, four-plex, and six-plex residences, and associated carports and garages, and residential activity center (per AA 05-18-06).
Net Area - 1.50 acres (65,340 sq. ft.)
Maximum Building Height: 3 stories or 35 ft.
Maximum Density: 16.35 D.U./acre, or 26 dwelling units
Cross Lot Access: Required between Parcel 11 and Parcel 12.
Setbacks: As shown

AMEND #6 CONDITIONS

- The applicant shall submit a legal description for the property to be changed to the "GC" General Commercial zoning district that includes approximately the west 260 feet of Parcel 10.
- Self-service storage warehouse uses on Parcel 10 shall be developed in accordance with Section III-D.6.y of the Unified Zoning Code, with the exception of Section II-D.6.(1) and Section III-D.6.(2).
- General Provision #18 shall be amended to add Parcel 10 to the list of parcels which are required to comply with the Landscape Ordinance. Additionally, the minimum 15 foot landscape buffer shall be provided along the south, east, and north perimeter of the self-service storage warehouse facility.
- Prior to issuance of a building permit on Parcel 10, a revised site plan shall be submitted for review and approval by the Director of Planning. The revised site plan shall indicate type and location of perimeter enclosure materials, which shall enclose the self-service storage warehouse facility. The site plan shall also indicate the size and location of the landscape buffer areas. The site plan shall also locate the vehicle storage yard in the appropriate center of the site. The site plan shall be developed in general conformance with the approved site plan.
- Prior to issuance of a building permit on Parcel 10, revised building elevations shall be submitted for review and approval by the Director of Planning. The revised building elevations shall indicate the wall and roof materials and colors and the used to enclose the perimeter of the facility shall be of a stone-like pattern, appearance as the masonry wall that encloses the same texture, color, and building.
- The proposed use for Parcel 10 shall be amended to permit a vehicle storage yard on the west 260 feet of the parcel.
- Outdoor speakers and sound amplification systems shall not be permitted on Parcel 10.
- General Provision #1 shall be amended to add Parcel 10 to the accepted parcels.

Parcel 9B
Proposed Uses-All uses allowed by right in the GC, General Commercial zoning district except for the following: Vehicle and Equipment Sales, correction placement resident, night club in the city, recycling collection station, recycling processing center, riding academy or stable, rodeo in the city, sexually-oriented businesses, and outdoor storage as a principal use.
Net Area-2.90 acres

Parcel 9C
Proposed Uses-All residential uses allowed by right in MF-18, Multi-Family zoning district.
Net Area-2.04 acres

AMENDED 7-10-80
City Commission 201.2.1980

revisions
Revised per M.A.P.C. Comments: 11/12, 1980
Revised July, 1981 cc by P.E.C.
Revised Jan. 17, 1983
Revised March, 1984 by Douglas Co. Co.
Revised Jan. 30, 1990 by Douglas Co., P.A.
Revised Feb. 27, 1994 by Douglas Co. P.A.

REVISION PER AMENDMENT #8 APPROVED: MAY 2, 2000
REVISION PER AMENDMENT #7 APPROVED: JUNE 28, 2000
REVISION PER ADJUSTMENT APPROVED: APRIL 13, 2005
REVISION PER ADJUSTMENT: March 3, 2009
REVISION PER ADJUSTMENT: December 8th, 2016

DP-59



1"=100'

'AA'

'AA'

'AA'



COMMUNITY UNIT PLAN FARMINGTON SQUARE

REVISED DATE: SEPT. 21, 2017

DP-59

AMENDED COMMUNITY UNIT PLAN
FARMINGTON SQUARE
WICHITA

APPROVED CUP

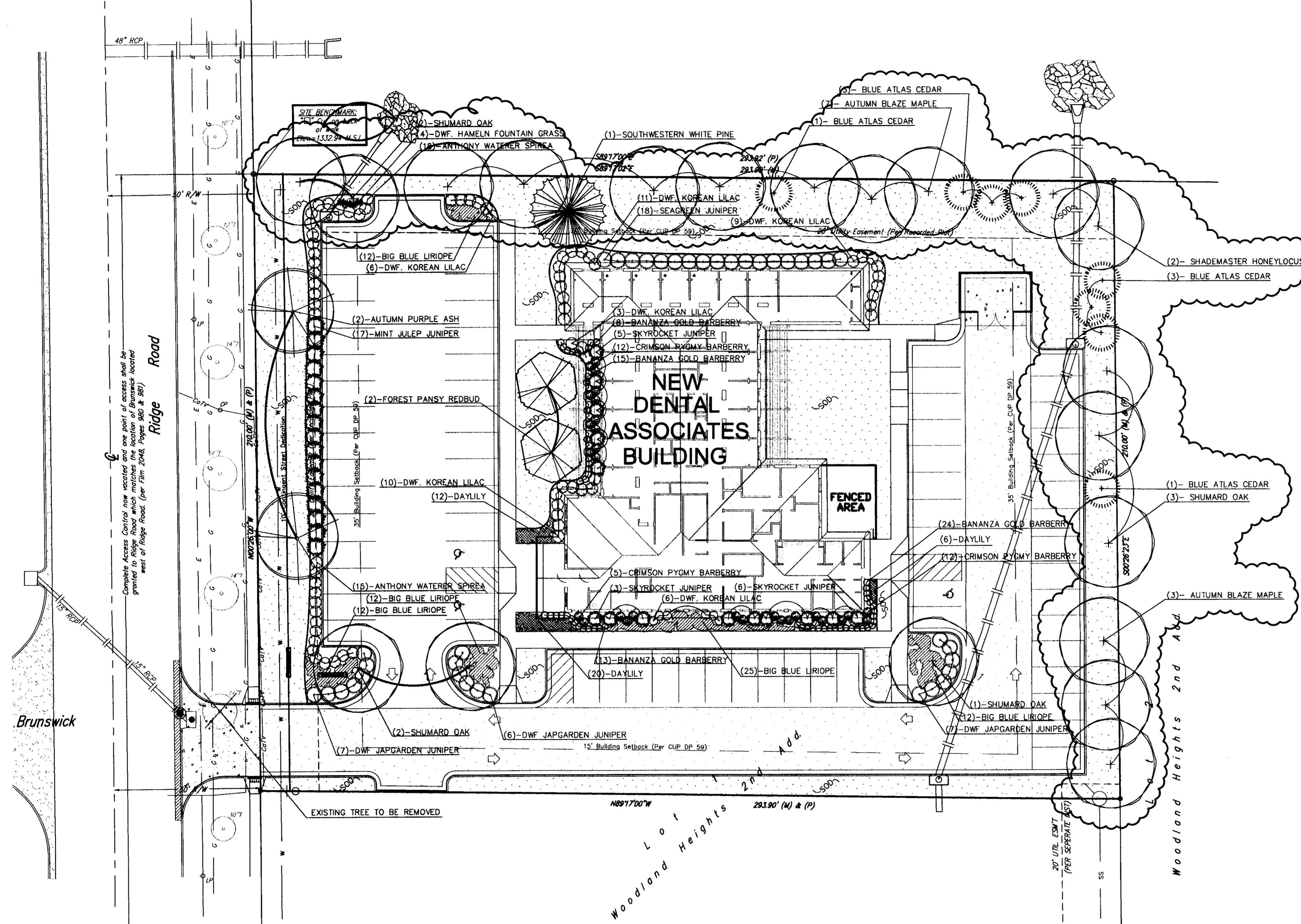


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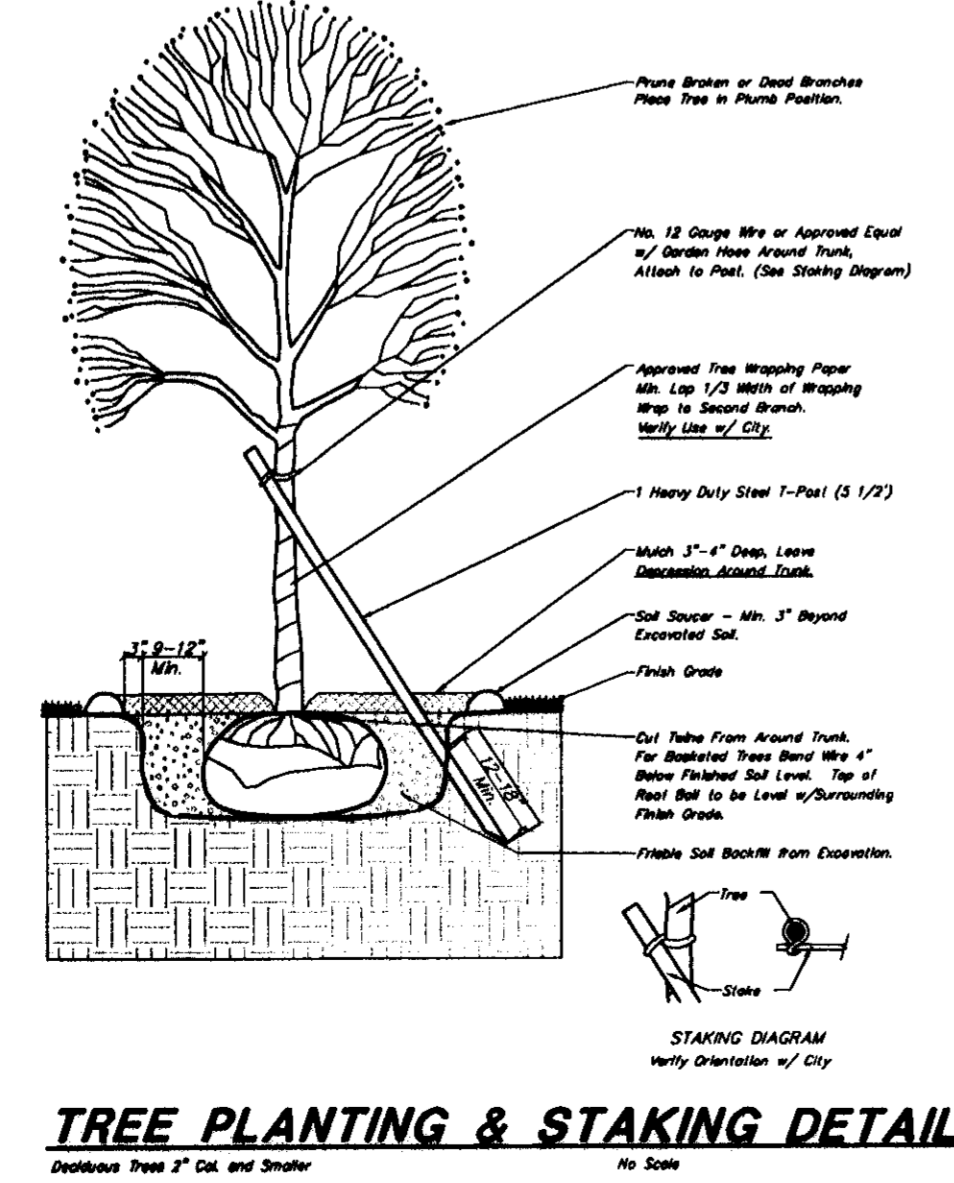
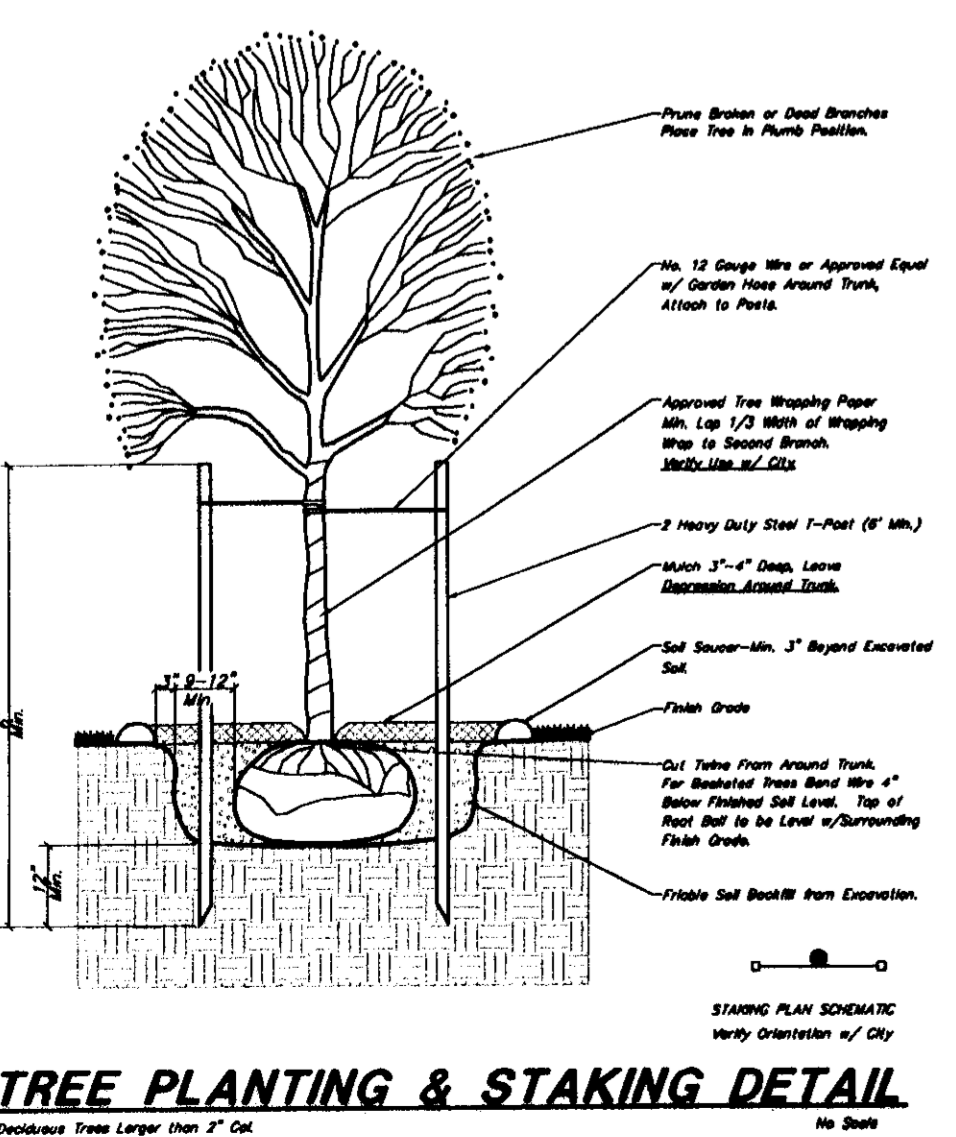
Per Amendment CUP2017-49
3/20/2017-31
APPROVED CUP
M.A.P.C. 06-29-2000
MAPD Copy 2014

Per Admin Adj. 2-13-2017

MAPD COPY 1-2014



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



IRRIGATION NOTES:

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

LEGAL DESCRIPTION:

The North 210.00 feet of Lot 1, Woodland Heights 2nd Addition, Wichita, Sedgwick County, Kansas.

BENCHMARK:

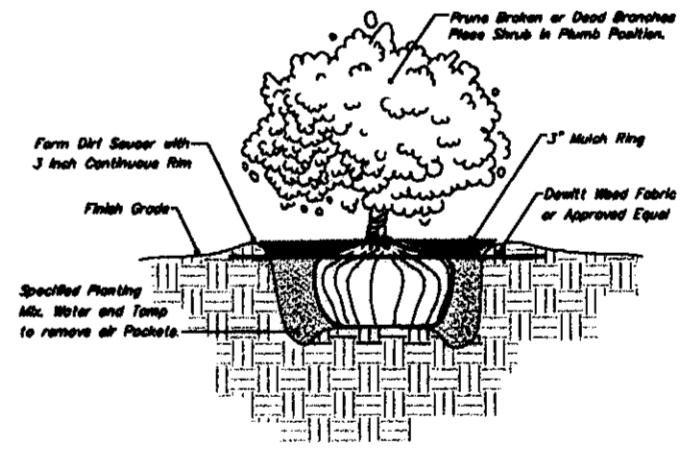
Sq. Cut at Back of Walk at Northwest Corner of Lot 1, Woodland Heights 2nd Addition
Elev.=1332.94 M.S.L.

SITE INFORMATION:

PARKING PROVIDED: 68 STALLS TOTAL, INCLUDING 3 ACCESSIBLE
TOTAL SITE AREA: 61,708.65 SQ.FT.
1.41 ACRES
IMPERVIOUS AREA: 39,051.59 SQ.FT.
.89 ACRES
63.3% OF TOTAL SITE

LANDSCAPE NOTES:

- All landscape work shall be done in accordance with industry standards.
All areas called out on the plan as "Sod" shall be installed and fertilized as follows:
SOD--Kansas Premium Fescue Sod
FERTILIZER--12-14-12 ratio 2#/1000 sq. ft.
- Trees with broken leaders or no central leader will not be accepted.
- 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".
- 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.
- Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
- General Contractor to supply and place at a depth of 4", all topsoil on site.
- 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.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- 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.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- 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.
- The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- 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.
- General Contractor to supply and place at a depth of 4", all topsoil on site.
- General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
- 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.
- Landscape Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.



SHRUB PLANTING DETAIL

PLANT SCHEDULE

ID#	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
10	Acer rubrum x freemanii 'Autumn Blaze'	Blue Atlas Cedar	3" Cal.	B&B	Single Stem Only
8	Cedrus atlantica 'Glauca'	Blue Atlas Cedar	6"-8"	B&B	Single Stem Only
2	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" Cal.	B&B	Single Stem Only
2	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	3" Cal.	B&B	Single Stem Only
2	Gleditsia triacanthos	Shademaster Honeylocust	3" Cal.	B&B	Single Stem Only
1	Pinus strobiformis 'Southwestern White'	Southwestern White Pine	6"-8"	B&B	Single Stem Only
8	Quercus shumardii	Shumard Oak	3" Cal.	B&B	Single Stem Only
29	Berberis thunbergii 'Atrorubra Nana'	Crimson Pinyon Barberry	2-Gal.	Container	Full & Healthy
60	Berberis thunbergii 'Bozozom'	Bananza Gold Barberry	2-Gal.	Container	Full & Healthy
17	Juniperus chinensis 'Mint Julep'	Mint Julep Juniper	2-Gal.	Container	Full & Healthy
18	Juniperus chinensis 'Sea Green'	Sea Green Juniper	2-Gal.	Container	Full & Healthy
20	Juniperus procumbens 'Nana'	Dwf. Japgarden Juniper	2-Gal.	Container	Full & Healthy
14	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	5-Gal.	Container	Full & Healthy
33	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	2-Gal.	Container	Full & Healthy
45	Syringa meyeri 'Palibin'	Dwf. Korean Lilac	2-Gal.	Container	Full & Healthy
38	Hemerocallis 'Black Eyed Stella'	Black Eyed Stella Daylily	1-Gal.	Container	Full & Healthy
73	Liriope muscari 'Big Blue'	Big Blue Liriope	1-Gal.	Container	Full & Healthy
4	Pennisetum alopecuroides 'Hameln'	Dwf. Hameln Fountain Grass	1-Gal.	Container	Full & Healthy

LANDSCAPE ORDINANCE CALCULATIONS

Ridge Road
Streetyard requirement: 210.00' x 15 (sq. ft. factor) = 3,150 sq. ft.
Streetyard Required: 3,150 sq. ft.
Streetyard shown: 8,515.44 sq. ft.
Streetyard Trees Req.: 3,150 sq. ft./500 = 6.3 = 7 Shade Trees Req.
Streetyard Trees Req.: 6.3 = 7 Shade Trees Req.
Parking Provided: 68 spaces, including Accessible
Parking Lot Trees Req'd: 68 spaces/20 = 3.4 = 4 trees
Street Yard/Parking Lot: 6 Shade Trees, 1 Evergreen Tree, 2 Ornamental Trees
Trees Provided: = 8 Shade Trees

Screening Required Per Admin. Adjustment Dated 9/15/2005
East Property Line = 210.00 LF
1 Tree required per 20 LF (1/3 Evergreen)
210 LF / 20 = 10.5 = 11 Trees
Trees Provided = 7 Deciduous & 4 Evergreen

North Property Line = 293.90 LF
1 Tree required per 20 LF (1/3 Evergreen)
293.90 LF / 20 = 14.7 = 15 Trees
Trees Provided = 10 Deciduous & 5 Evergreen

DP-59 PARCEL 2A
LANDSCAPE PLAN
APPROVED 10/26/05 BY DS

Baughman Woodland Heights 2nd Addition
LANDSCAPE PLAN
West Wichita Dental Associates

PROJECT NUMBER: 1/3
DESIGN: NLS
DRAWN: NLS

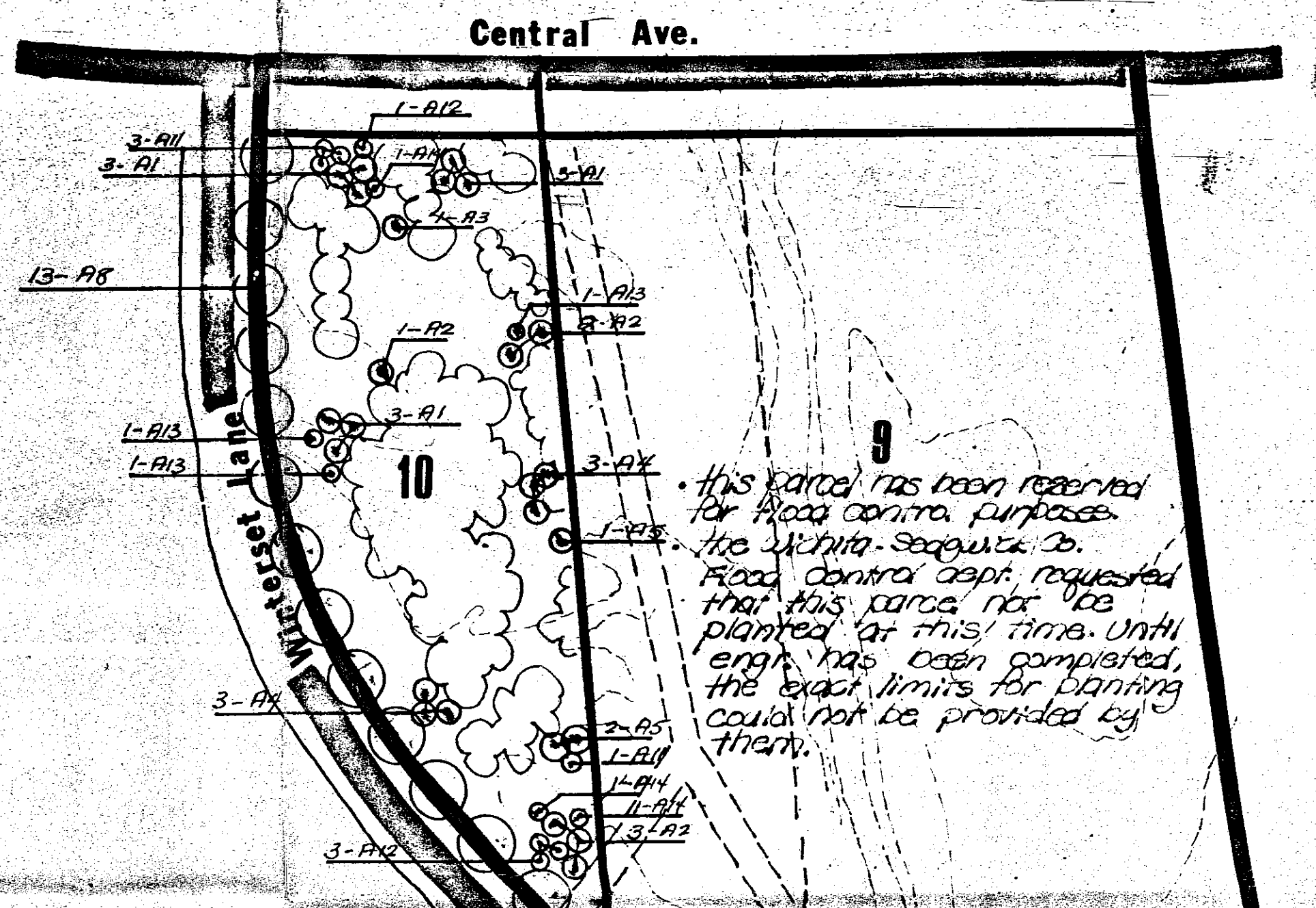
REVISIONS:
06.14.05 BDT
APPROVED: NBW
09.26.05 BDT
SCALE: Noted
SHEET: 3 OF 4

ENG/DENTAL ASSOC-RIDGE RD/SITEPLAN.DWG 05-04-E239

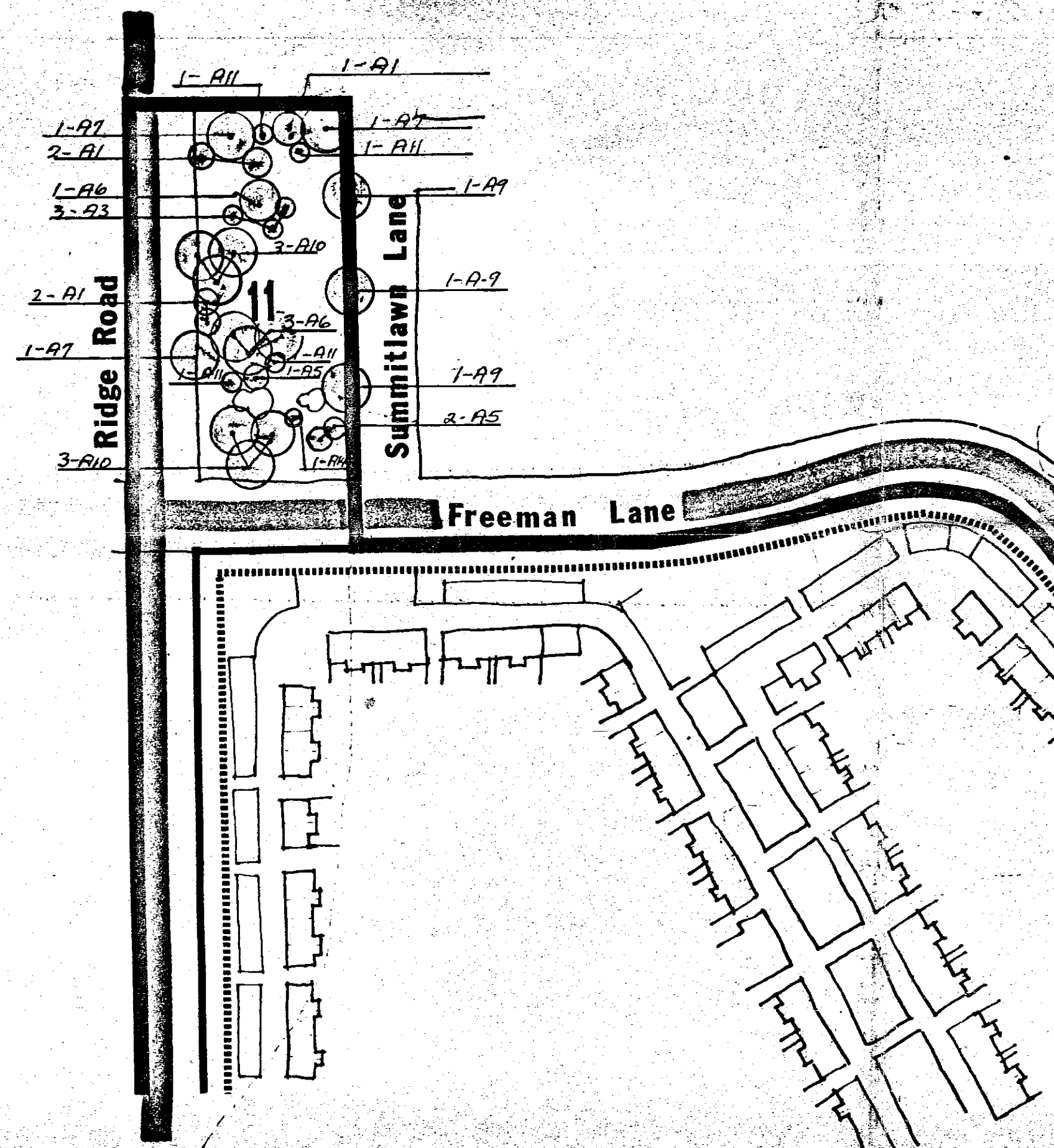
Plant List					
Code	Plant name	quantity	month. Htd.	cost per	total cost.
A1	Austrian pine - <i>pinus nigra</i>	14	BB 42-48"		
A2	Scotch pine - <i>pinus sylvestris</i>	6	BB 42-48"		
A3	Juniper glauca - <i>Juniperus virginiana</i>	4	BB 5' Nat.		
A4	Canoeart Juniper - " "	6	BB 5' Nat.		
A5	Blue Haven Juniper - " "	6	BB 5' Nat.		
A6	Cottonless Cottonwood - <i>populus deltoides</i>	4	BR- 6-8'		
A7	Hackberry - <i>Celtis occidentalis</i>	3	BB- 11 1/2-12"		
A8	Thornless Honey Locust - <i>Gleditsia triacanthos</i>	3	BB 11 1/2-12"		
A9	Silver Maple - <i>Acer saccharinum</i>	3	BB 11 1/2-12"		
A10	London Planetree - <i>Platanus acerifolia</i>	6	BB 11 1/2-12"		
A11	Redbud - <i>Cercis canadensis</i>	7	BB- 6-8'		
A12	Russian Olive - <i>Elaeagnus argentea</i>	4	BB- 6-8'		
A13	Washington Hawthorn - <i>Ostrya virginiana</i>	3	BB- 6-8'		
A14	Opden Rain tree - <i>Koeleria paniculata</i>	4	BB- 6-8'		

NOTES:

- Lawn areas for both parcels shall be seeded to Kentucky Fescue K31 Tall - *Festuca arundinacea*. It is suggested that seeding not be accomplished until after 15 September.
- All trees to be staked at time of planting and all deciduous trees to be wrapped up to second branch.
- Existing plant material to remain - cleaning & pruning will be required.
- Since parcel 10 contains numerous trees, it is suggested that this parcel should continue to remain natural in character.



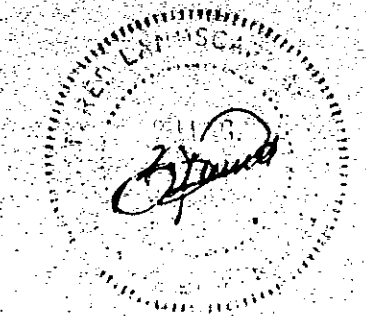
Parcel 10 has been reserved for flood control purposes. The Wichita Sedgwick Co. Flood Control Dept. requested that this parcel not be planted at this time. Until work has been completed, the exact limits for planting could not be provided by them.



Farmington Square Landscape Plan

Scale - 1" = 100' DP-59

CONDITIONALLY APPROVED IN SATISFACTION OF GENERAL PROVISION No. 10 OF THE FARMINGTON SQUARE CUP. (SEE MEMO DATED 8-26-76)



Bill G. Yung
design consultant

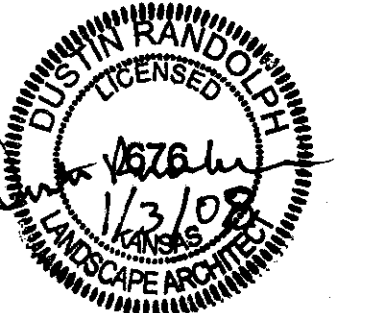
rural route two
valley center
kansas 67147
316-744-2546

designed by: [Signature]
checked by: [Signature]
date: 10/17/76
revisions:

project
Farmington Square
2nd Street @ Ridge Road

sheet title
Landscape Plan A
Parcels 10 and 11

sheet
1
of 11

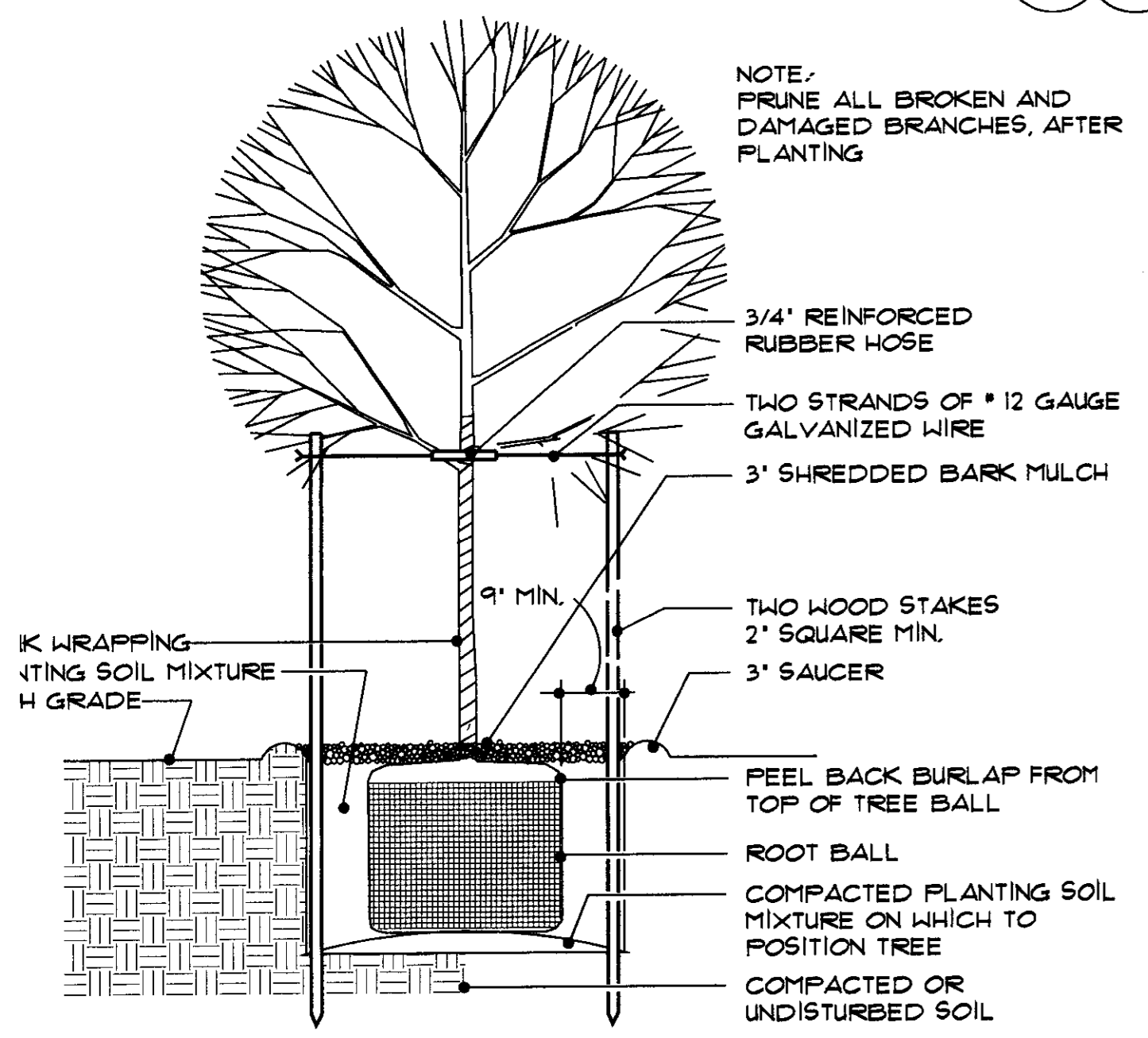


GENERAL LANDSCAPE SPECIFICATIONS

- Landscape contractor shall provide all labor, materials and services necessary to furnish and install plantings as specified herein and as shown on these plans.
- No material substitutions shall be made without Owner/Architect's approval. Alternate materials of similar size and character may be considered if specified plant materials cannot be obtained. Owner/Architect reserves the right to adjust plant list as deemed necessary.
- Total quantities of materials shown on drawings shall take precedence over quantities shown on the plant schedule. Landscape contractor shall be responsible for verifying all quantities on the planting plans.
- When clay soil is encountered in the establishment of the lawn or the installation of the plant material, it shall be improved in accordance with standard trade practice (i.e. addition of lime gypsum, etc.).
- Re-establish turf in all the areas disturbed by grading or utility trenching in the ROW.
- After planting is completed, repair injuries to all plants as required. Limit amount of pruning to a minimum necessary to remove dead or injured twigs and branches. Prune in such a manner as not to change natural habit or shape of plant. Make cuts flush, leaving no stubs. Cuts of one inch (1") or more to be painted with tree paint. Central leaders shall not be removed.
- Use triangular spacing in all ground cover and annual beds unless stated otherwise on plans.
- Plant ground cover within one foot (1') of trunk of trees or shrubs planted within area. Planting arrangement shall be triangular, with proper on-center spacing between plants.
- Heavy duty black plastic edging shall be used to separate all turf areas from planting beds, unless specified otherwise. Place edging flush with grade (see planting details).
- Use shredded cypress mulch in all planting beds, unless specified otherwise. Landscape contractor shall supply Owner/Architect with a sample of mulch for approval prior to starting construction.
- Place mulch in beds and tree saucers per planting details.
- Planting beds receiving mulch are to be free of weeds and grass. Treat beds with a pre-emergent herbicide prior to planting and mulch placement. Apply in accordance with standard trade practice. Do not apply herbicide in annual/perennial beds.
- Seasonal annual/perennial beds are to be planted with local materials that will offer the longest lasting, boldest color display beginning at the time of installation.
- Landscape contractor to remove tree stakes, tree wrap, and remove all dead wood on trees and shrubs one year after provisional acceptance.
- Report any discrepancies in the planting plan to the architect prior to starting construction.
- Prior to any excavation for landscaping purposes, the location of underground utilities shall be determined by calling the local utility companies. Landscape contractor shall be responsible for any damage done to existing utilities.
- 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.
- Topsoil hauled onto the site shall be fertile, friable, natural loam topsoil, of uniform quality, characteristic representing local soils which produces heavy growth of crops, grass or other vegetation. It shall be free of subsoil, clay lumps, brush weeds, roots, trash, or other matter toxic to plant growth.
- Landscape contractor to install weed barrier fabric in accordance with planting details prior to mulching.
- All grass areas called out on the plans are to be seeded/sodded with local industry standard type variety. Submit seed type to Architect prior to installation. Starter fertilizer is also to be applied using local industry standards.

SUGGESTED PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
SHADE TREES					
RM	7	RED SUNSET MAPLE	<i>Acer rubrum 'Franksred'</i>	2' Cal.	Balled in Burlap
SH	5	SHADEMASTER HONEYLOCUST	<i>Koelerutaria paniculata</i>	2' Cal.	Balled in Burlap
ORNAMENTAL TREES					
ER	6	EASTERN REDBUD	<i>Cercis canadensis</i>	1' Cal.	Balled in Burlap
IC	4	INCESECDAR	<i>Calocedrus decurrens</i>	6-8" H.	Balled in Burlap
22 TOTAL TREES					
BROADLEAF SHRUBS					
CA	9	COMPACT ABELIA	<i>Abelia grandiflora 'Compacta'</i>	2 gal.	Container
CP	3	BIG CIS CISTENA PLUM	<i>Prunus cistena Schmidtalis</i>	5 gal.	Container
DC	16	DWARF CREPEMYRTLE	<i>Lagerstroemia indica 'Chickasaw'</i>	2 gal.	Container
DS	29	DAKOTA GOLDCHARM SPIREA	<i>Spiraea japonica 'Martyani'</i>	2 gal.	Container
KR	3	RED FLOWER CARPET ROSE	<i>Rosa x noxae</i>	2 gal.	Container
SM	39	MINI SNOWFLAKE HOCKORANGE	<i>Lagerstroemia indica 'Pavai' 'Pokonoko'</i>	2 gal.	Container
CONIFEROUS SHRUBS					
BJ	6	BLUE STAR JUNIPER	<i>Juniperus squamata 'Blue Star'</i>	2 gal.	Container
BS	2	BLUE COLUMNAR SPRUCE	<i>Picea pungens 'fastigiata'</i>	5 gal.	Container
GC	18	GOLD COAST JUNIPER	<i>Juniperus x pfitzeriana 'Monsen'</i>	5 gal.	Container
EA	8	EMERALD ARBORVITAE	<i>Thuja occidentalis 'Smaragd'</i>	5 gal.	Container
KS	16	NORWAY KELLERMAN'S SPRUCE	<i>Picea abies 'Kellerman's Blue Cameo'</i>	2 gal.	Container
NS	8	NORWAY CLANBRASSILIANA SPRUCE	<i>Picea abies 'Clanbrassiliana'</i>	2 gal.	Container
SJ	2	SPARTAN JUNIPER	<i>Juniperus chinensis 'Spartan'</i>	5 gal.	Container
159 TOTAL SHRUBS					



1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

GENERAL IRRIGATION SPECIFICATIONS

- Irrigation - Water for establishment and maintenance of plant materials on this project will be provided by an irrigation system.
- Contractor will verify static pressure and volume of site water supply and design entire irrigation system accordingly. Each zone of irrigation system is to be designed with a maximum of 35 gallons per minute.
- The Contractor shall submit shop drawings to Owner's representative prior to construction which will illustrate type of head, valve location, piping and accessories, show design pressure, valve sizes, gpm requirements and pipe sizes.
- System is to consist of separate drip emitter zones, spray head zones, and turf rotor zones. Each with separate valves and stations on the controller.
- Controller(s) is/are to be a solid state type with lockable cabinet. Controller must have dual programming, drip stations and be capable of multiple valves per station.
- Rainswitch shall be located near controller. Wire so rain switch interrupts valve common and leaves clock activated.
- Manual drain valves are to be located at the ends and low points of the irrigation mainline. Place manual valves in latchable valve box for easy access. Place on cubic foot of gravel below valve.
- Automatic drain valves are to be located at all low points of irrigation lateral lines. Where low point is at end of line, locate valve at a minimum of 12" from end sprinkler head. Place valves on top of one cubic foot of fill gravel.
- Provide PVC sleeves for irrigation pipes and wiring that crosses under walks, streets, concrete pads and building pads. Combine piping whenever possible to save on sleeving materials. Coordinate installation of sleeves with general contractor to install before paving operations have commenced.
- When installing irrigation pipe along curbs or in islands, place pipe as near to curb as possible to allow for planting trees, shrubs and groundcovers.
- Drip emitter zones require an underground pressure regulator and a filter with 150 mesh screen located after each drip zone valve.
- Use the following guidelines when design and installing drip system, based on one(1) gallon per hour emitters:
 1. drip emitter per one square foot of annual bed.
 1. drip emitter per two 2'-4" groundcover.
 1. drip emitter per 1 gallon groundcover.
 2. drip emitter per one 1-5 gallon shrub.
 4. drip emitter per 1'-3" caliper tree located in planter bed.
 13. Drip irrigation line shall be installed above grade but beneath mulch. Drip distribution pipe shall be secured to grade by the use of "u" shaped stakes. The emitters stated above shall be inserted into these lines. Polyethylene resin emitter distribution tubing shall distribute water to the crown of the plants. Each surfaced end of distribution tube will be fitted with an insect cap and elevated at a minimum of 2" above grade.
- Adjust all irrigation equipment so that sidewalks, paving, fences and buildings remain dry of direct spray for excess water run-off.

PLANT LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- BROADLEAF SHRUB
- CONIFEROUS SHRUB
- PERENNIAL BED

LANDSCAPE CODE INFO.

REQUIRED LANDSCAPE STREET YARD (FREENIAN LANE)
 AVERAGE LOT DEPTH = 268'
 82 FOOT FACTOR = 19'
 LINEAR FOOT STREET FRONTAGE = 294'
 10'X294' = 2940 SF OF LANDSCAPE STREET YARD REQUIRED
 1630 SF LANDSCAPE STREET YARD PROVIDED

SHADE TREES REQUIRED = 2940/500 = 6 REQUIRED
 4 1/2 SHADE TREES AND 4 ORNAMENTAL TREES PROVIDED = 8 1/2 SHADE TREES

PARKING LOT SCREENING NOT REQUIRED IT IS BEYOND 150' FOOT OF PRO

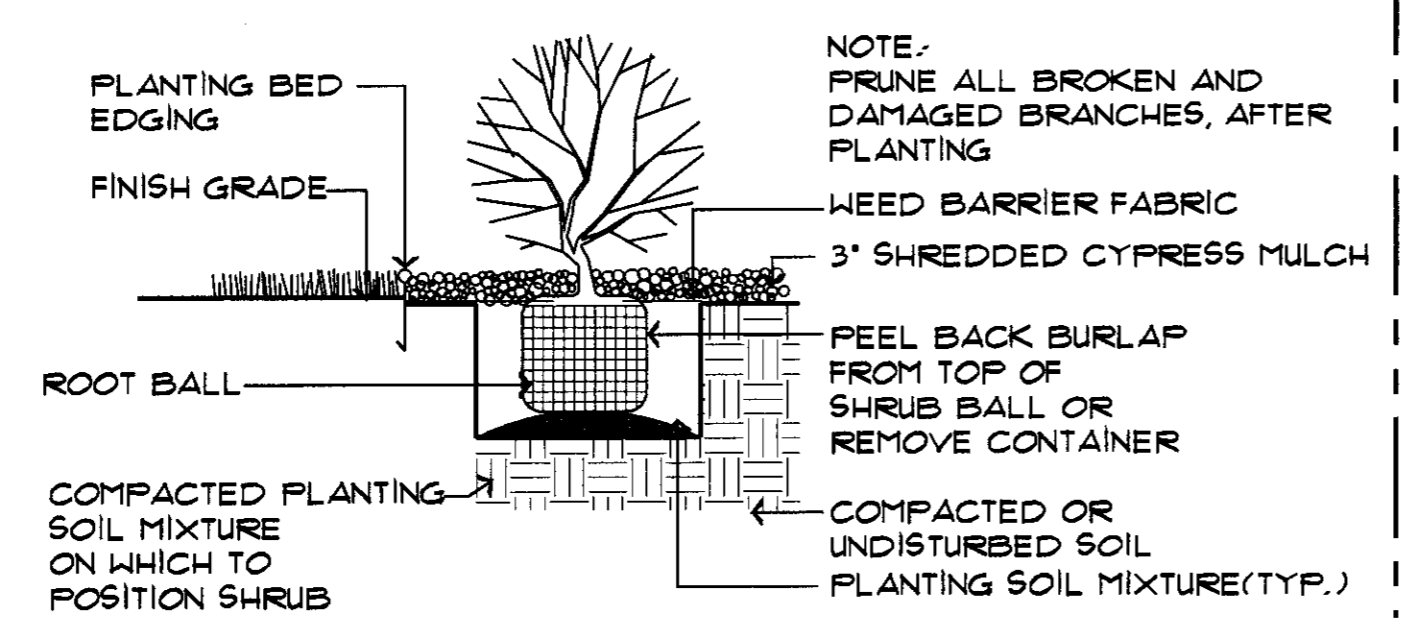
PARKING LOT TREES:
 1 SHADE TREE REQUIRED PER 20 SPACES.
 30 SPACE LOT = 1 SHADE TREES REQUIRED.
 1 SHADE TREE PROVIDED

BUFFERS:
 NO BUFFERS REQUIRED

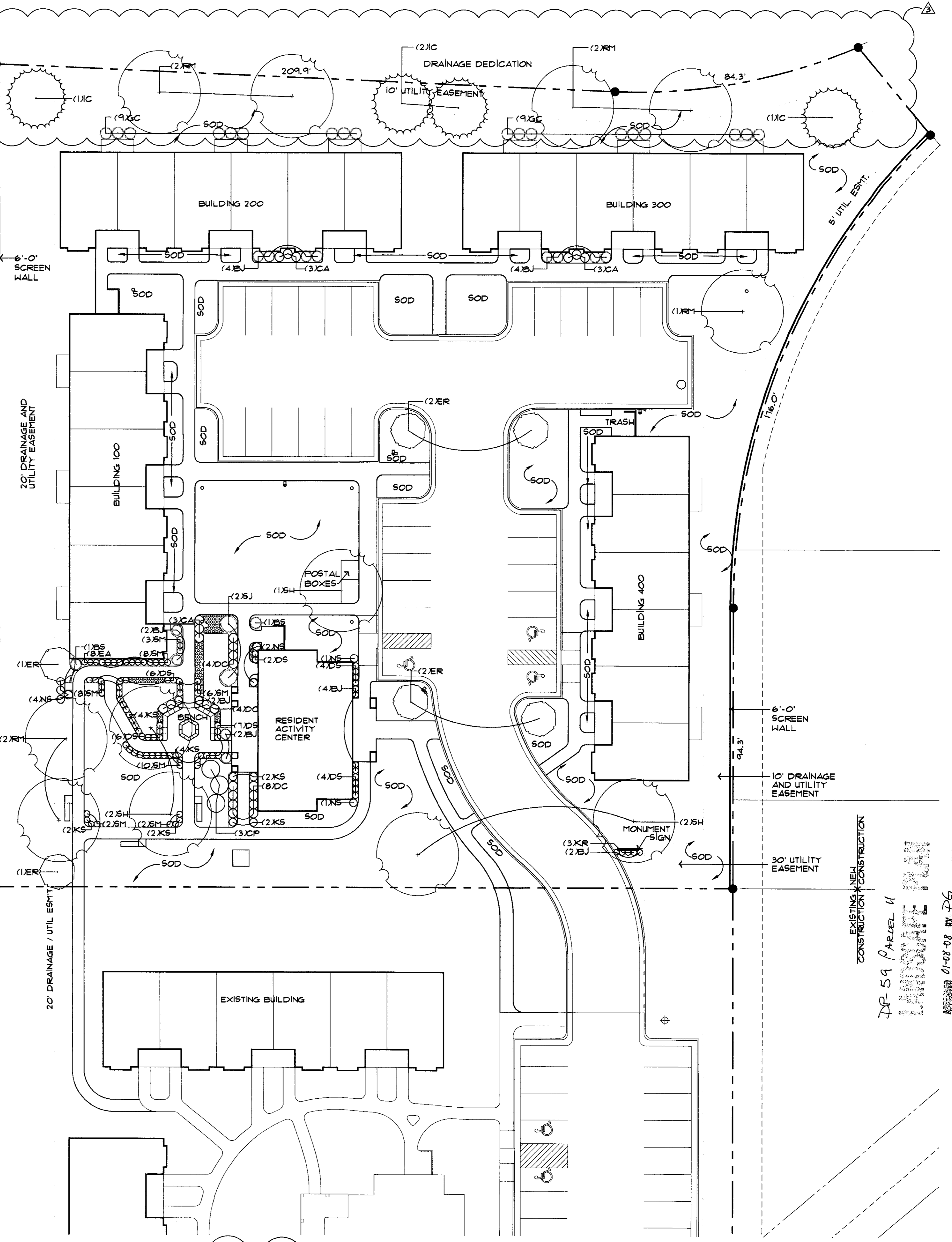
LEGAL DESCRIPTION:
 LOT 2 BLOCK 1 SHADY RIDGE 2ND ADDITION

ADDRESS: 6922 W. SHADE LANE

WATER:
 WATER WILL BE PROVIDED BY IRRIGATION SYSTEM INSTALLED BY OWNER

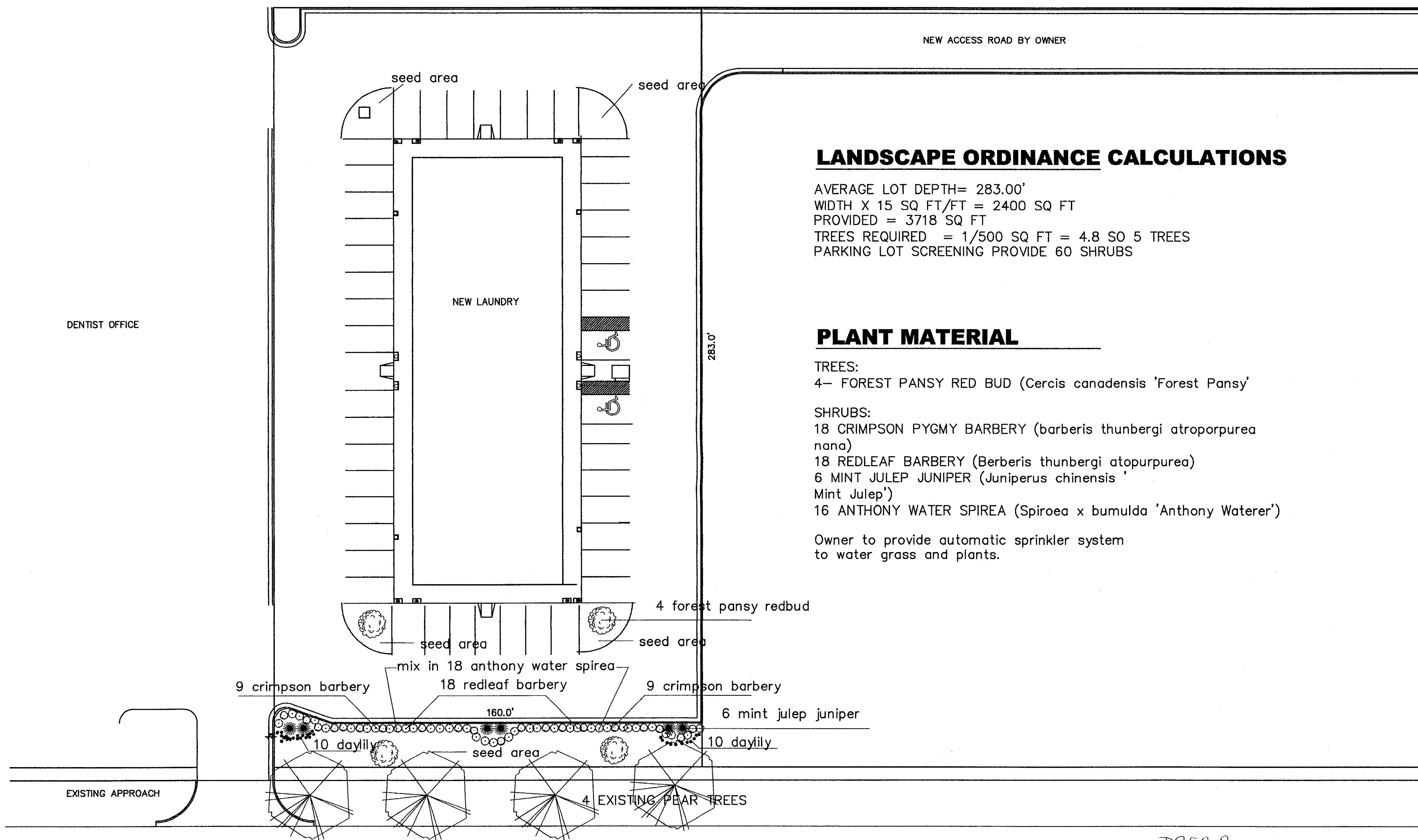


2 SHRUB PLANTING DETAIL AT EDGING / BED AREAS
NOT TO SCALE



LANDSCAPE PLAN
1"=20'-0"

EXISTING NEWM CONSTRUCTION
 DR-59 PARCEL 11
 APPROVED 01-20-08 BY P.G.
 MAP LOG 1042



LANDSCAPE ORDINANCE CALCULATIONS

AVERAGE LOT DEPTH= 283.00'
 WIDTH X 15 SQ FT/FT = 2400 SQ FT
 PROVIDED = 3718 SQ FT
 TREES REQUIRED = 1/500 SQ FT = 4.8 SO 5 TREES
 PARKING LOT SCREENING PROVIDE 60 SHRUBS

PLANT MATERIAL

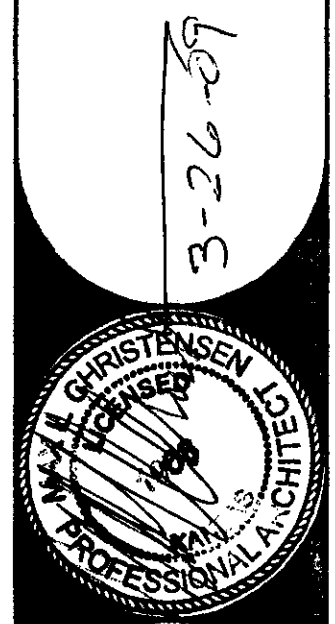
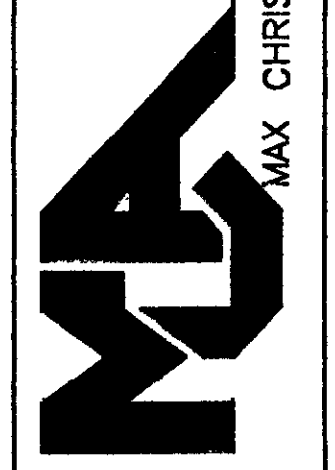
- TREES:
 4- FOREST PANSY RED BUD (*Cercis canadensis* 'Forest Pansy')
- SHRUBS:
 18 CRIMPSON PYGMY BARBERY (*barberis thunbergi atropurpurea nana*)
 18 REDLEAF BARBERY (*Berberis thunbergi atopurpurea*)
 6 MINT JULEP JUNIPER (*Juniperus chinensis* 'Mint Julep')
 16 ANTHONY WATER SPIREA (*Spiroea x bumulda* 'Anthony Waterer')

Owner to provide automatic sprinkler system to water grass and plants.

DP-59 Parcel 2B
LANDSCAPE PLAN

APPROVED 4/1/09 BY DS
 MAPD Copy 1 of 2

RIDGE ROAD ⤴ (D) LANDSCAPE PLAN
 1"=20'-0"





Wichita-Sedgwick County Metropolitan Area Planning Department

November 17, 2017

Kelley & Coleman Inc.
633 N Kessler
Wichita, KS 67203

Kaw Valley Engineer
Attn: Tim Austin
117 East Lewis
Wichita, KS 67202

RE: ZON2017-00031 and CUP2017-38 - City zone change from TF-3 Two-Family Residential to GC General Commercial and MF-18 associated with CUP2017-38 amendment to Farmington Square Community Unit Plan DP-59; generally located approximately 1,800 feet east of West Central Avenue and Ridge Road.

Dear Applicants:

At its regular meeting on **November 16, 2017**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request of the zone change with the condition that buildings in MF-18 zoning district Parcel 9 C be limited to a maximum of two (2) stories.

Property owners opposed to the application may file with the City Clerk signed written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **November 30, 2017, at 5 p.m.**

The application is scheduled for consideration by the City Council on **Tuesday, December 19, 2017**. The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

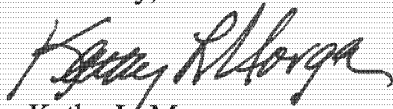
NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair

RE: ZON2017-00031 and CUP2017-38 - City zone change from TF-3 Two-Family Residential to GC General Commercial and MF-18 associated with CUP2017-38 amendment to Farmington Square Community Unit Plan DP-59; generally located approximately 1,800 feet east of West Central Avenue and Ridge Road.

hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Kathy L. Morgan
Senior Planner
Metropolitan Area Planning Department

Copies to: WCC II, Pete Meitzner, Mail Stop 1-13
CSR District V, Laura Rainwater, Mail Stop 1-135
Jeff Van Zandt, City Law, Mail Stop 1-132
MABCD, Mail Stop 1-72
Julianne Kallman, Engineering, Mail Stop 1-71
Frank M. Vogel, 2126 W. Manhattan, Wichita, KS 67204
Tom Thompson, 1710 N Parkdale, Wichita, KS 67212
Nancy Ann Smith, 1388 N. Crestline, Wichita, KS 67212
Capri Kent, 6505 N. 159th Street, Benton, KS 67017
Rita Dunn, 6725 Shade Lane, #806, Wichita, KS 67212
PH Rentals, 909 N. Maize Rd, Unit 105, Wichita, KS 67212



Wichita-Sedgwick County Metropolitan Area Planning Department

Southwest, LLC
Attn: Claire Moore
1738 Road 70
Sublette, KS 67877

February 13, 2017

MKEC Engineering
Attn: Brian Lindebak
411 N. Webb Rd.
Wichita, KS 67206

RE: CUP2016-44 – City CUP Administrative Adjustment to CUP DP-59, to adjust the building setback on Lot 26, Block 1, Shady Ridge Addition containing 0.43 acre. The property is generally located south of West Central and east of Ridge Road

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to Community Unit Plan Farmington Square DP-59, to reflect VAC2016-60 on Lot 26, Block 1, Shady Ridge Addition, Wichita, Sedgwick County, Kansas (6746 & 6748 W. Shade Court). Proposed modifications are as follows:

1. Reduce building Setback from 25 feet to 10 feet in Lot 26 along the frontage of Shade Lane as per VAC2016-60.

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

Kyle J. McLaren, Interim Director
Metropolitan Area Building and Construction
Department

cc: Kyle J. McLaren, MABCD
J.R. Cox, MABCD
Paul Hays, MABCD
Bryan Frye, CM District II
Laura Rainwater, Community Liaison District V

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov

Subject Property
6746 & 6748 S. Shade Ct.

SHADE CT

Platted Utility Easement

Vacated Portion of
Platted 25' Building
Setback

Platted 20' Bldg. Stbk.

SHADY RIDGE
ADD

Platted 10' Utility Easement

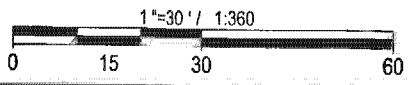
New Building Setback 10' feet.

SHADE LN

FARMINGTON
SQUARE 2ND ADD

Path: L:\Mecet\MKEC ICTS\ShadyRidge\Clare Moore_Property.dwg

APPROVED 2/13/2017 *[Signature]*



11.16.2016



SHADY RIDGE ADDITION

VACATION CASE EXHIBIT

The information presented hereon is best available data gathered by MKEC from various outside sources. MKEC does not guarantee the positional accuracy of the data shown. In no event shall MKEC become liable to users of the data presented hereon, for any loss or damages, consequential or otherwise, including but not limited to time, money, or goodwill, arising from the use of the presented data. In using the data presented hereon, users further agree to indemnify, defend, and hold harmless MKEC for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the data, or the use of the data.