

# 21ST STREET KIDS AND FAMILY EMPOWERMENT

## PLANNED UNIT DEVELOPMENT - PUD-20

### GENERAL PROVISIONS

- THIS DEVELOPMENT CONTAINS 32 ACRES.
- PURPOSE - THE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT PROVIDES INCREASED FLEXIBILITY OF THE ZONING STANDARDS WITHIN THE DEVELOPMENT. THE PROPOSED USES FOR THE PARCELS WITHIN THIS PUD ARE COMPATIBLE WITH THE ADJACENT RESIDENTIAL AREAS, BUT REQUIRE SOME FLEXIBILITY OF THE REQUIREMENTS UNDER THE CURRENT ZONING (B, MULTI-FAMILY) TO FACILITATE INTERACTION BETWEEN THE INSTITUTIONAL FACILITIES/COMMUNITY USES.
- SETBACKS - AS NOTED ON THE PLAN.
- UTILITIES - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- DRAINAGE - A DRAINAGE PLAN AND GUARANTEES FOR THE DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
- ACCESS CONTROL
  - 21ST STREET NORTH - COMPLETE ACCESS CONTROL EXCEPT JARDINE DRIVE, A PUBLIC STREET WITH A DIVIDED ENTRY OFF OF 21ST STREET NORTH.
  - 25TH STREET NORTH - COMPLETE ACCESS CONTROL EXCEPT TWO OPENINGS.
- EXTERIOR LIGHTING
  - ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL AREAS.
  - ALL PARKING LOT LIGHTING SHALL HAVE CONSISTENT DESIGN (I.E. FIXTURES, POLES, LAMPS, ETC.)
  - THE MAXIMUM HEIGHT FOR ALL PARKING LOT LIGHTING FIXTURES SHALL NOT EXCEED 14 FEET IF WITHIN 100 FEET OF RESIDENTIAL ZONING.
- ARCHITECTURAL CONTROL
  - BUILDINGS ON PARCELS 1, 2, 3 AND 4 SHALL HAVE COMPATIBLE ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIALS (STONE, STUCCO, BRICK, WOOD).
  - BUILDINGS WITH METAL EXTERIORS WILL REQUIRE ARCHITECTURAL APPROVAL BY THE DIRECTOR OF PLANNING.
- SCREENING
  - THE SCREENING REQUIREMENTS SHALL BE INSTALLED AS EACH PARCEL IS DEVELOPED. THE GENERAL SCREENING REQUIREMENTS SHALL BE AS PER THE WICHITA-SEDGWICK COUNTY ZONING CODE.
  - TRASH ENCLOSURES SHALL BE LOCATED NO CLOSER THAN 20 FEET FROM RESIDENTIAL ZONING.
  - ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE GROUND LEVEL VIEW.
- LANDSCAPE REQUIREMENTS
  - LANDSCAPE BUFFERS AND SCREENING SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE 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 REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE SUBJECT PARCEL.
  - ONE SHADE TREE (OR TWO ORNAMENTAL TREES) ARE REQUIRED FOR EACH TWENTY SPACES. IN PARKING LOTS CONTAINING OVER 50 SPACES WITH TWO OR MORE AISLES AND THREE OR MORE BAYS IN ONE CONTIGUOUS AREA, ONE-HALF OF THE REQUIRED PARKING LOT TREES SHALL BE IN INTERIOR PLANTING ISLANDS WITH A MINIMUM OF 25 SQ.FT. OF PERMEABLE AREA.

- SIGNAGE
  - MONUMENT SIGNS - RESERVE A AND RESERVE B SHALL EACH PERMIT ONE MONUMENT SIGN WITH A MAXIMUM HEIGHT OF 25 FEET AND A MAXIMUM SIGN AREA OF 250 SQ.FT.  
*PUD 2008-07 AA - Parcel 4 - 1 add'l 6' tall 125 SF sign for med clinic*
  - PARCELS 1, 2, 3 AND 4 SHALL EACH PERMIT ONE MONUMENT SIGN WITH A MAXIMUM HEIGHT OF 15 FEET AND A MAXIMUM SIGN AREA OF 150 SQ.FT.
  - BUILDING SIGNS - BUILDING SIGNAGE SHALL BE SUBJECT TO THE CODE REQUIREMENTS FOR SIGNAGE IN GENERAL OFFICE ZONING.
  - NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED ON ANY PARCEL.
- CIRCULATION
  - VEHICULAR CIRCULATION - AN OVERALL SITE TRAFFIC PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
  - PEDESTRIAN CIRCULATION - THE GENERAL SIDEWALK LAYOUT IS SHOWN ON THE PLAN. AS EACH PARCEL IS DEVELOPED, A PLAN THAT ILLUSTRATES THE PEDESTRIAN CIRCULATION SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR THE SUBJECT PARCEL.
- FIRE LANES - SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. 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 FOR THE SUBJECT PARCEL.
- PARKING - SEE PARCEL DESCRIPTIONS.
- OWNERS ASSOCIATION - IF THERE IS MULTIPLE OWNERSHIP, AN OWNERS ASSOCIATION AGREEMENT FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THIS AREA.

- THE TRANSFER OF 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.
- STREETS (PUBLIC) - IN ORDER TO MAINTAIN THE EXISTING CHARACTER OF THE DEVELOPMENT AND SAVE EXISTING TREES, THE USE OF ONE-WAY STREETS AND REDUCED PAVEMENT WIDTHS SHALL BE PERMITTED. THE MINIMUM WIDTH OF A ONE-WAY STREET SHALL BE 21 FEET FROM BACK OF CURB TO BACK OF CURB, A MINIMUM RIGHT OF WAY OF 60 FEET SHALL ALSO BE PERMITTED, AND PERPENDICULAR OR ANGLE PARKING MAY BE PERMITTED ALONG THE PUBLIC STREET FOR PARCELS 1, 2, AND 3.

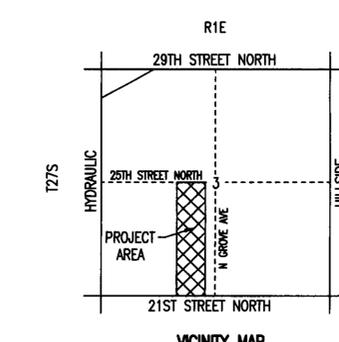
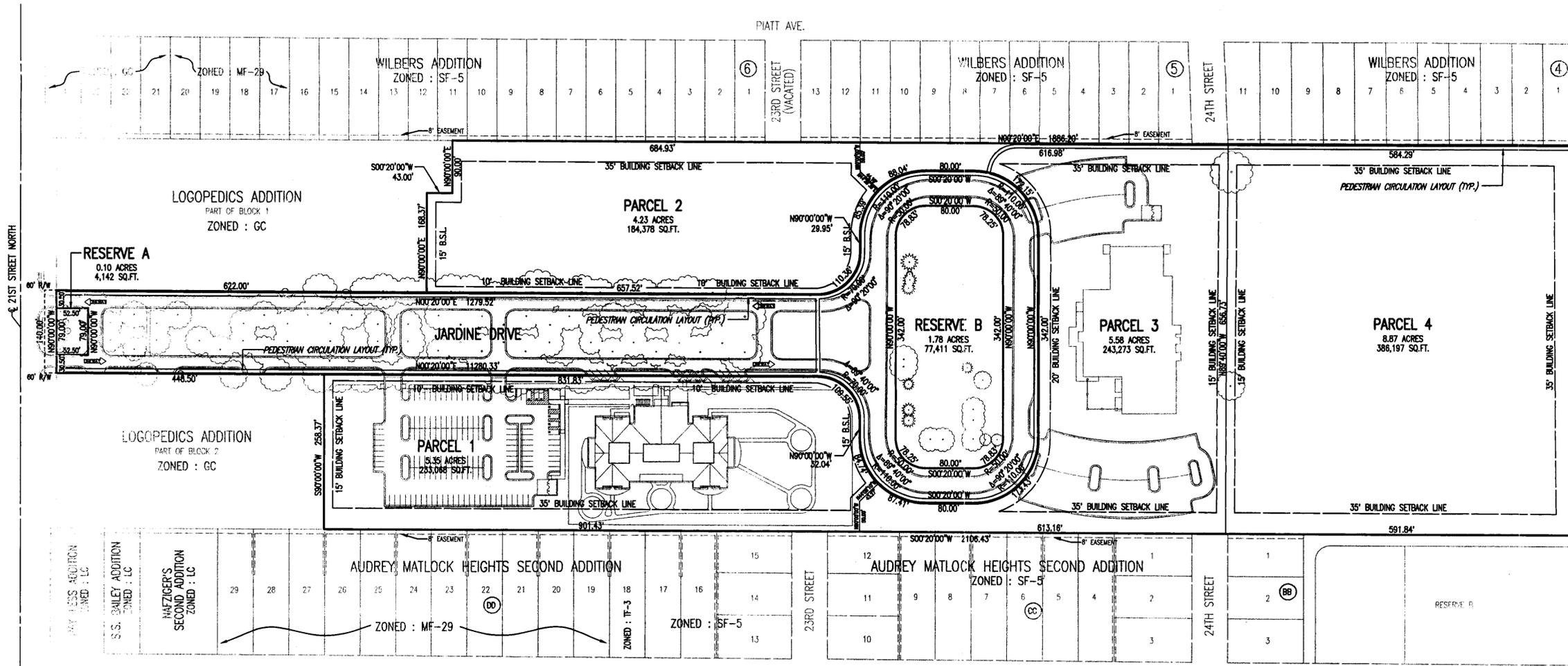
- PARCEL 3:  
PROPOSED USES: BOYS AND GIRLS CLUB, GOVERNMENTAL SERVICES, RECREATIONAL USES, GENERAL DAY CARE, COMMUNITY ASSEMBLY.  
GROSS AREA: 5.58 ACRES (243,273 SQ.FT.)  
MAXIMUM BUILDING COVERAGE: 30%  
MAXIMUM BUILDING FLOOR AREA: 70,982 SQ.FT.  
MAXIMUM BUILDING HEIGHT: 50 FT  
PARKING PROVIDED: PER CODE EXCEPT FOR THE BOYS AND GIRLS CLUB WHICH SHALL PERMIT 3 SPACES PER 1,000 SQ.FT. OF FLOOR AREA.  
SETBACKS: (SEE PLAN)
- PARCEL 4:  
PROPOSED USES: GOVERNMENTAL SERVICES, RECREATIONAL USES, ELEMENTARY SCHOOL, COMMUNITY ASSEMBLY.  
GROSS AREA: 8.87 ACRES (386,197 SQ.FT.)  
MAXIMUM BUILDING COVERAGE: 30%  
MAXIMUM BUILDING FLOOR AREA: 115,859 SQ.FT.  
MAXIMUM BUILDING HEIGHT: 50 FT  
PARKING PROVIDED: PER CODE  
SETBACKS: (SEE PLAN)
- RESERVE A:  
PROPOSED USES: MONUMENT SIGN, LANDSCAPING, IRRIGATION, SIDEWALKS  
GROSS AREA: 0.10 ACRES (4,142 SQ.FT.)
- RESERVE B:  
PROPOSED USES: MONUMENT SIGNS, PICNIC PAVILIONS, PLAYGROUND, SIDEWALKS, LANDSCAPING, IRRIGATION, OFF-STREET PARKING  
GROSS AREA: 1.78 ACRES (77,411 SQ.FT.)
- JARDINE DRIVE RIGHT OF WAY:  
GROSS AREA: 6.14 ACRES (267,751 SQ.FT.)

### PARCEL DESCRIPTIONS

PARCEL 1:  
PROPOSED USES: TOP FACILITY (PRESCHOOL FACILITY)  
GROSS AREA: 5.35 ACRES (233,068 SQ.FT.)  
MAXIMUM BUILDING COVERAGE: 30%  
MAXIMUM BUILDING FLOOR AREA: 69,920 SQ.FT.  
MAXIMUM BUILDING HEIGHT: 35 FT  
PARKING PROVIDED: PER ZONING CODE FOR GENERAL DAY CARE CENTER USE.  
SETBACKS: (SEE PLAN)

PARCEL 2:  
PROPOSED USES: GOVERNMENTAL SERVICES, RECREATIONAL USES, GENERAL DAY CARE, COMMUNITY ASSEMBLY.  
GROSS AREA: 4.23 ACRES (184,378 SQ.FT.)  
MAXIMUM BUILDING COVERAGE: 30%  
MAXIMUM BUILDING FLOOR AREA: 55,313 SQ.FT.  
MAXIMUM BUILDING HEIGHT: 35 FT  
PARKING PROVIDED: PER ZONING CODE  
SETBACKS: (SEE PLAN)

PARCEL 3:  
PROPOSED USES: GOVERNMENTAL SERVICES, RECREATIONAL USES, GENERAL DAY CARE, COMMUNITY ASSEMBLY.  
GROSS AREA: 5.58 ACRES (243,273 SQ.FT.)  
MAXIMUM BUILDING COVERAGE: 30%  
MAXIMUM BUILDING FLOOR AREA: 70,982 SQ.FT.  
MAXIMUM BUILDING HEIGHT: 50 FT  
PARKING PROVIDED: PER ZONING CODE  
SETBACKS: (SEE PLAN)

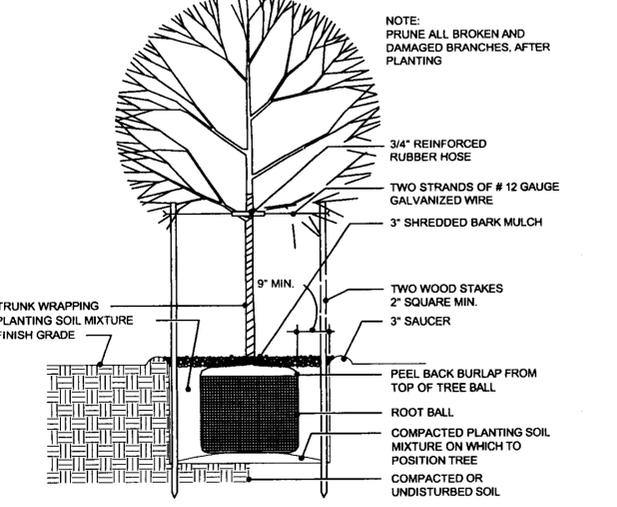
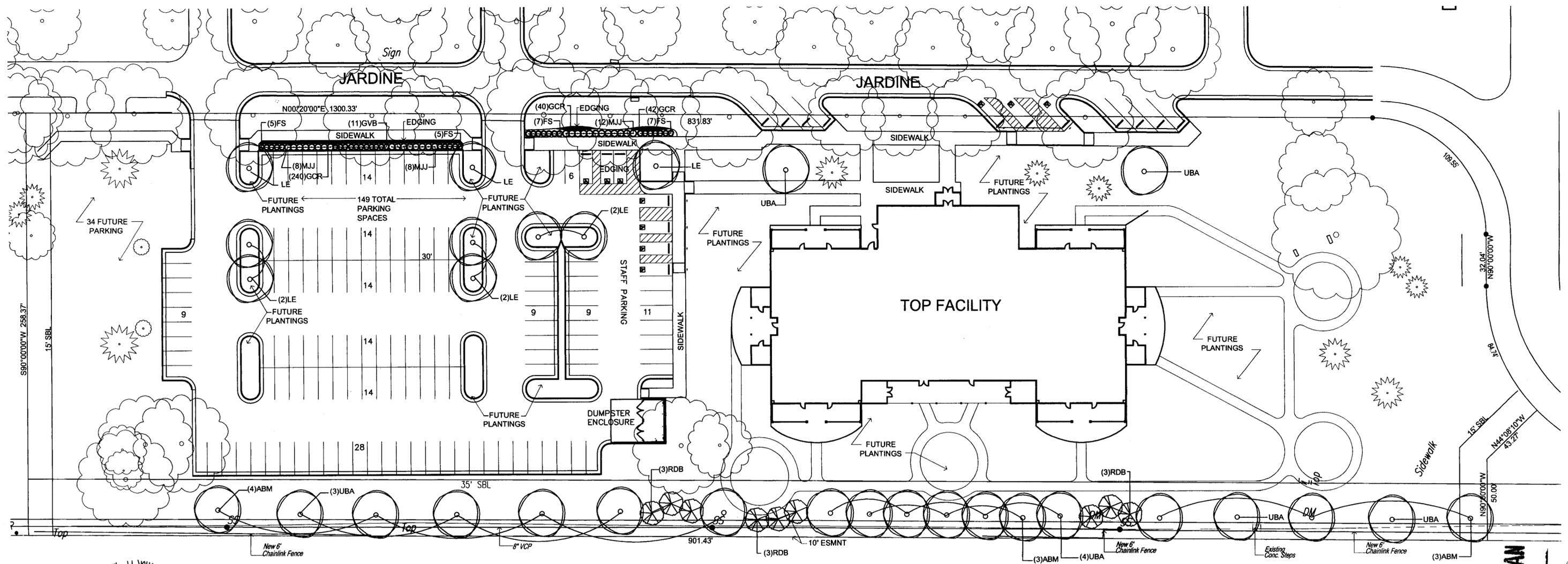


**APPROVED PUD # 20**

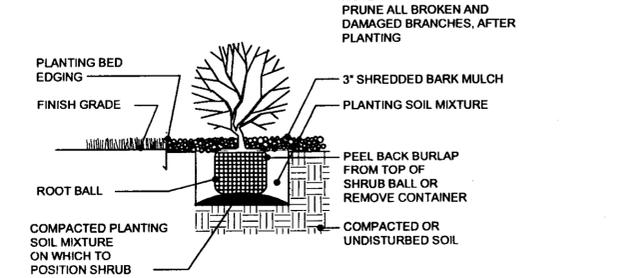
MAPC 9/22/05 JM  
MCC 4/4/06 BM  
MHPD 1/1/2 D

SCALE: 1" = 100'-0"  
0 100 200

DATE	DESCRIPTION
AUGUST 15, 2005	
MARCH 13, 2006	REVISE BUILDING HEIGHT FOR PARCELS 3 AND 4



**1 DECID. TREE PLANTING DETAIL**  
 NOT TO SCALE



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

**GENERAL LANDSCAPE NOTES**

- All work shall be done in accordance with these Landscape Specifications and Local Industry Standards.
- Landscape Contractor shall submit bid with unit prices for all plants which include mulch, installation, guarantee, etc...
- Prior to any excavation for landscaping purposes, the location of underground utilities shall be determined by calling the local utility companies. 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.
- Report any discrepancies in the planting plan to the Owner's representative prior to starting construction.
- 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.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Owner's representative.
- Plastic edging shall be used to separate all turf areas from planting beds. Edging shall be "Cobra Commercial Heavy Duty Grade" from Old Dutch Materials Co. or approved equal.
- 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.
- Contractor to install Dewitt Weed Barrier Fabric or approved equal in all planting beds prior to planting.
- Mulch 4" deep around trees and 3" deep in all shrub planting beds with shredded cypress mulch.
- 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.
- 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
- 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.
- 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.
- Prior to acceptance, the plantings and grass areas shall be maintained watered and kept clean and weed free by the Landscape Contractor.
- Guarantee for spring planted plants shall be thru mid August. Guarantee for fall planted plants shall be thru mid May.
- 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**

- 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.
- 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.

**A LANDSCAPE PLAN**  
 0 30'

**LANDSCAPE CALC'S**

LANDSCAPE YARD REQUIRED:	901.43 X 10' = 9,014.00 S.F.
LANDSCAPE YARD SHOWN:	26,352 S.F.
STREET YARD TREES REQUIRED:	9,014/500 = 18 SHADE TREES
STREET YARD TREES PROVIDED:	13 EXISTING SHADE TREES(within property line) 3 PINE TREES(within property line) 2 NEW SHADE TREES
PARKING LOT TREE REQUIRED:	143/20 = 8 TREES
PARKING LOT TREES SHOWN:	8 TREES
PARKING LOT SCREENING:	AS SHOWN
EAST PROPERTY LINE:	
LANDSCAPE BUFFERS REQUIRED:	901/40 = 23 TREES
LANDSCAPE BUFFER SHOWN:	19 SHADE TREES 9 ORNAMENTAL TREES

**PLANT LIST**

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
<b>TREES</b>					
UBA	11	URBANITE ASH	Fraxinus pennsylvanica	2" to 2 1/2" cal.	Balled-in-Burlap
LE	9	LACEBARK ELM	Ulmus parvifolia	2" to 2 1/2" cal.	Balled-in-Burlap
ABM	10	AUTUMN BLAZE MAPLE	Acer rubrum 'Autumn Blaze'	2" to 2 1/2" cal.	Balled-in-Burlap
RDB	9	REDBUD	Cercis canadensis	1" to 1 1/2" cal.	Balled-in-Burlap
<b>SHRUBS</b>					
MJJ	28	MINT JULEP JUNIPER	Juniperus chinensis	2 gal.	Container
FS	24	FROEBEL SPIREA	Spiraea bumalda 'Froebell'	2 gal.	Container
GVB	11	GREEN VELVET BOXWOOD	Buxus microphylla cv.	2 gal.	Container
<b>SHRUBS</b>					
GCR	322	GROUNDCOVER - LIRIOPE	Liriope muscari	6" pots.(or equal)	Container

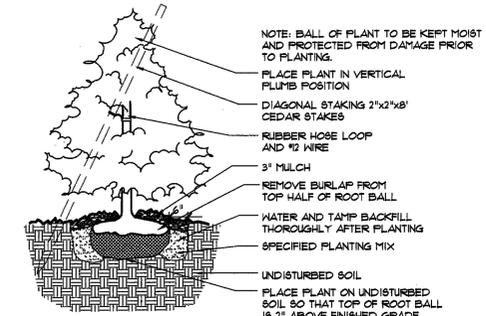
\*\*\*IF THERE ARE ANY DISCREPANCIES IN PLANT QUANTITIES, THE PLANTING PLAN WILL DICTATE.

**THE OPPORTUNITY PROJECT**  
 2330 N. JARDINE ST.  
 WICHITA, KANSAS



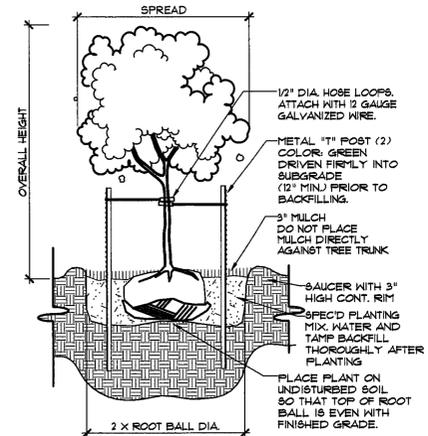
PROJECT NO. 105073.02  
DATE: MARCH 28, 2006  
REVISION: CITY REVIEW COMMENTS MAY 5, 2006

TREE WRAP FROM BASE OF TRUNK TO FIRST BRANCHES. LAP PAPER 1/8 WIDTH. WRAPPING SHALL REMAIN MIN. ONE YEAR.



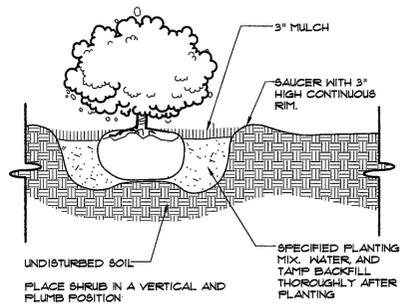
- NOTE: BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING.
- PLACE PLANT IN VERTICAL PLUMB POSITION
  - DIAGONAL STAKING 2"x2"x8' CEDAR STAKES
  - RUBBER HOSE LOOP AND #2 WIRE
  - 3" MULCH
  - REMOVE BURLAP FROM TOP HALF OF ROOT BALL
  - WATER AND TAMP BACKFILL THOROUGHLY AFTER PLANTING
  - SPECIFIED PLANTING MIX
  - UNDISTURBED SOIL
  - PLACE PLANT ON UNDISTURBED SOIL SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE

1 CONIFEROUS TREE PLANTING SCALE: 1/2" = 1'-0"



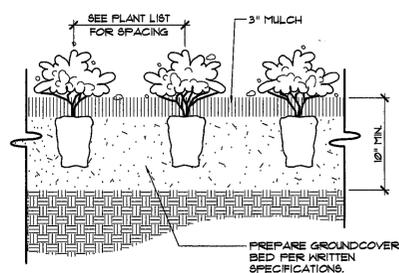
- 1/2" DIA. HOSE LOOPS, ATTACH WITH 12 GAUGE GALVANIZED WIRE.
- METAL #1 POST (2) COLOR: GREEN DRIVEN FIRMLY INTO SUBGRADE (12" MIN) PRIOR TO BACKFILLING.
- 3" MULCH DO NOT PLACE MULCH DIRECTLY AGAINST TREE TRUNK
- SAUCER WITH 3" HIGH CONT. RIM
- SPECIF PLANTING MIX, WATER AND TAMP BACKFILL THOROUGHLY AFTER PLANTING
- PLACE PLANT ON UNDISTURBED SOIL SO THAT TOP OF ROOT BALL IS EVEN WITH FINISHED GRADE.

2 TREE PLANTING SCALE: 3/8" = 1'-0"



- 3" MULCH
- SAUCER WITH 3" HIGH CONTINUOUS RIM.
- SPECIFIED PLANTING MIX, WATER AND TAMP BACKFILL THOROUGHLY AFTER PLANTING
- UNDISTURBED SOIL
- PLACE SHRUB IN A VERTICAL AND PLUMB POSITION

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



- SEE PLANT LIST FOR SPACING
- 3" MULCH
- 18" MIN.
- PREPARE GROUND COVER BED PER WRITTEN SPECIFICATIONS.

4 GROUNDCOVER PLANTING SCALE: 1 1/2" = 1'-0"

LANDSCAPE NOTES:

- NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL.
- QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- EDGING SHALL BE STEEL OR OWNER APPROVED EQUAL. INSTALL STAKES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. RE: #9263
- THE PLANTING BEDS RECEIVING MULCH SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- ANY PLANTING BED ADJACENT TO WALKS OR CURBING SHALL HAVE THE GRADE LOWERED TO A SUFFICIENT DEPTH TO ALLOW THE TOP OF THE MULCH TO MATCH THE TOP OF WALK OR CURBING.
- ALL PLANTING BEDS AND TRANSFORMER ENCLOSURE AS INDICATED ON LANDSCAPE PLAN SHALL RECEIVE MIN. 3" DEEP ROCK MULCH OVER SOIL SEPARATION FABRIC. FABRIC SHALL BE STABLED DOWN PRIOR TO MULCH APPLICATION. ROCK MULCH SHALL BE RED LAVA ROCK. PROVIDE MULCH SAMPLE TO ARCHITECT FOR APPROVAL.
- TURF SHALL BE FESCUE SOG AND FESCUE SEED AS INDICATED ON PLAN. LOCALLY AVAILABLE HARDY BLEND.
- GRADE NEXT TO SIDEWALKS SHALL BE A MINIMUM OF 2" BELOW TOP OF WALK PRIOR TO SOG INSTALLATION.
- WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL, SOIL SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE. I.E. ADDITION OF LIME, GYPSUM, ETC.

PLANT LIST (COMBINED TOTALS OF ALL BASE BID MATERIAL LOCATED ON SHEETS #P51 - 2)

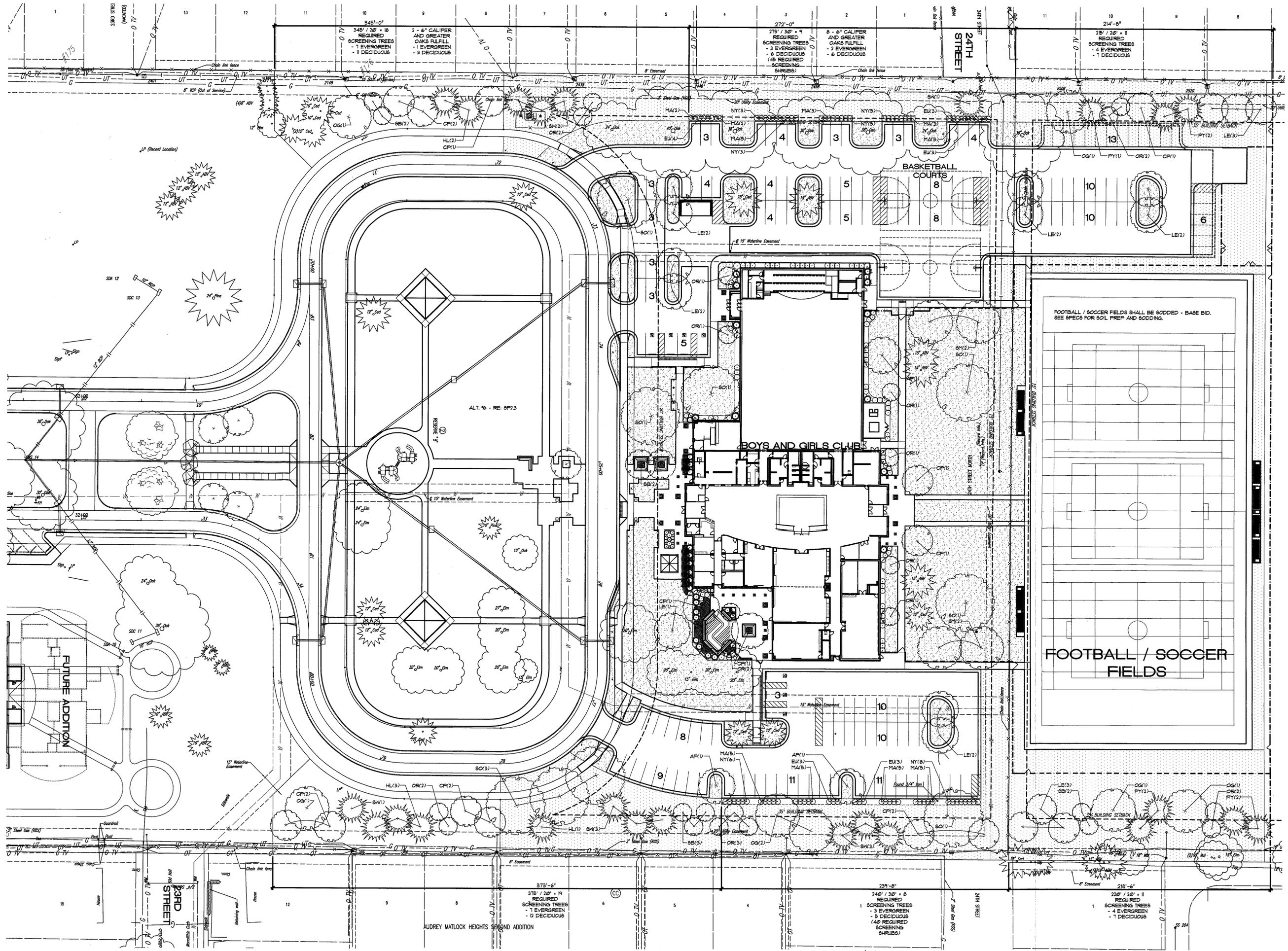
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
<b>TREES</b>					
AP	3	PEAR, ARISTOCRAT	PYRUS CALLERYANA 'ARISTOCRAT'	12' HT.	B 4 B
CP	14	PISTACHE, CHINESE	PISTACHIA CHINENSIS	2' CAL.	B 4 B
H	6	SPRUCE, BLACK HILLS	PICEA GLAUCA VAR. DENSATA	6-8' HT.	B 4 B
LE	11	ELM, LACEBARK	ULMUS PARVIFOLIA	2' CAL.	B 4 B
OG	1	MAPLE, OCTOBER GLORY	ACER RUBRUM 'OCTOBER GLORY'	2' CAL.	B 4 B
OR	19	REDBUD, OKLAHOMA	CERCIS RENIFORMIS 'OKLAHOMA'	6-8' CLUMP	B 4 B
PY	1	PINE, PINTON	PINUS EDULIS	5-6' HT.	B 4 B
SB	9	SERVICEBERRY, APPLE 'AUTUMN BRILLIANCE'	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	2' CAL.	B 4 B
SM	4	MAPLE, SUGAR LEGACY	ACER SACCHARUM 'LEGACY'	2' CAL.	B 4 B
SO	9	SHUMARD OAK	QUERCUS SHUMARDII	2 1/2-3' CAL.	B 4 B
SW	11	PINE, WHITE SOUTHWESTERN	PINUS STROBIFORMIS 'SOUTHWESTERN WHITE'	6-8' HT.	B 4 B
<b>SHRUBS</b>					
AH	14	SPIREA, ANTHONY WATERER	SPIRAEA x BUMALDA 'ANTHONY WATERER'	5 GAL.	CONT.
BB	11	BURNING BUSH, DWARF	EUONYMUS ALATUS 'COMPACTA'	5 GAL.	CONT.
BH	9	HOLLY, DWARF BURFORD	ILEX CORNUTA 'BURFORDII NANA'	5 GAL.	CONT.
BJ	3	JUNIFER, BLUE CHIP	JUNIFERUS HORIZONTALIS 'BLUE CHIP'	5 GAL.	CONT.
CB	17	BUTTERFLY BUSH, COMPACT	Buddleia DAVIDII 'PINK DELIGHT'	5 GAL.	CONT.
DY	22	YEN, DENSIFORMIS	TAXUS x MEDIA 'DENSIFORMIS'	5 GAL.	CONT.
EU	16	EUONYMUS, PAULI	EUONYMUS KIAUTSCHOVICIA 'PAULI'	5 GAL.	CONT.
GF	15	SPIREA, GOLD FLAME	SPIRAEA x BUMALDA 'GOLD FLAME'	5 GAL.	CONT.
JV	2	VIBURNUM, JEDD	VIBURNUM x JUDDII	5 GAL.	CONT.
MA	40	MAHONIA, COMPACT OREGON GRAPEHOLLY	MAHONIA AQUIFOLIUM 'COMPACTUM'	5 GAL.	CONT.
NJ	4	JUNIFER, MINT JULEP	JUNIFERUS CHINENSIS 'MINT JULEP'	5 GAL.	CONT.
NY	30	YEN, NIGRA	TAXUS x MEDIA 'NIGRA'	5 GAL.	CONT.
PB	8	BARBERRY, CRIMSON PYGMY	BERBERIS THUNBERGII VAR. ATROPURPUREA 'CRIMSON PYGMY'	5 GAL.	CONT.
FE	12	EUONYMUS, PAULI	EUONYMUS KIAUTSCHOVICUS 'PAULI'	5 GAL.	CONT.
RT	11	DOGHOOD, RED TWIG 'BAILEY'	CORNUS SERICEA 'BAILEY RED TWIG'	5 GAL.	CONT.
<b>GROUNDCOVERS</b>					
CN	6	WISTERIA, CHINESE	WISTERIA SINENSIS 'AMETHYST BLUE'	3 GAL.	CONT.
FL	211	WINTERCREEPER, PURPLELEAF	EUONYMUS FORTUNEI 'COLORATUS'	1 GAL. 18" O.C.	CONT.

PLANT LIST (ALL MATERIAL LOCATED ON SHEET #P52 FOR ALT. 13)

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
<b>SHRUBS</b>					
BE	6	EUONYMUS, BOXLEAF	EUONYMUS JAPONICUS 'MICROPHYLLUS'	5 GAL.	CONT.
CB	3	BUTTERFLY BUSH, COMPACT	Buddleia DAVIDII 'PINK DELIGHT'	5 GAL.	CONT.
GP	8	POTENTILLA, GOLDFINGER	POTENTILLA FRUTICOSA 'GOLDFINGER'	5 GAL.	CONT.

Boys & Girls Club  
LANDSCAPE PLAN  
1 of 3 MAPDC99 10F2

LANDSCAPE DETAILS



**A** LANDSCAPE PLAN - TREES, LAWN

**LANDSCAPE PLAN LEGEND**

-  SOD
-  SEED
-  STEEL EDGING

Boys & Girls Club  
 LANDSCAPE PLAN  
 3/3 WAPD Copy 10f2

NOTE:  
 ATHLETIC FIELD WIDTH HAS BEEN MODIFIED AND LOCATION ADJUSTED. BUILDING LOCATION HAS BEEN ADJUSTED TWO (2) FEET TO THE NORTH. ALL SITE ELEMENTS WITHIN THE PARKING LOT ENVELOPE HAVE BEEN ADJUSTED ACCORDINGLY. ADDITIONAL LANDSCAPE SCREENING AND IRRIGATED PLANTING BEDS HAVE BEEN ADDED TO THE MODIFIED BASE BID. REPLACE ENTIRE SHEET.

PROJECT NO. 10502302  
 DATE: MARCH 28, 2006  
 REVISION: CITY REVIEW COMMENTS  
 MAY 5, 2006

SHEET  
 SP5.1  
 OF SHEETS

LANDSCAPE ARCHITECTS - PLANNERS  
 LANDSCAPE ARCHITECTS - INTERIOR DESIGNERS  
 125 S. WASHINGTON WICHITA, KANSAS 67202  
 P.O. BOX 940 WICHITA, KANSAS 67201  
 TEL: 316.261.4444 FAX: 316.261.4444

**MCCULLAGH VAN SICKLE & PERRY**

**BOYS AND GIRLS CLUB**  
**21st STREET NORTH & OPPORTUNITY DRIVE**  
**WICHITA, KANSAS**



LANDSCAPE PLAN - TREES, LAWN



**LEGAL DESCRIPTION**

Lot 4, Block 1, 21st Street Kids and Family Empowerment, An Addition to Wichita, Sedgwick County, Kansas

**Site Information**

Address: 2201 E. 21st North  
 Owner: USD 259  
 Type of Construction: New K-8 School  
 Total Area: 243,061 S.F. (5.534 Acres)  
 Impervious Area: 175,695 S.F. (4.040 Acres)

**Required Landscape Street Yard**

35' Setback x North Property Line 656.76 = 22,986 s.f.  
 Less paved Areas - 7,064 s.f.  
 Landscaped Street Yard (Avail.) 15,922 s.f.  
 Average Lot Depth 367.055 Feet  
 Factor 10 allowed - MAPC for Schools  
 North Property Line 656.76 x 10 = 6567.6 s.f.  
 / 500 s.f. per tree = 13.1352 / 14 trees  
 Plant 12 Trees and 20 Shrubs

**Required Buffer**

Residential west property line one tree / 40' of 363.28 west property line = 9.082 trees + 6' wood fence. (PUD requires 6' wood fence).  
 PUD 20, A 5' sidewalk required to connect to Boys and Girls Club sidewalk that is not installed.  
 Plant 9 Trees

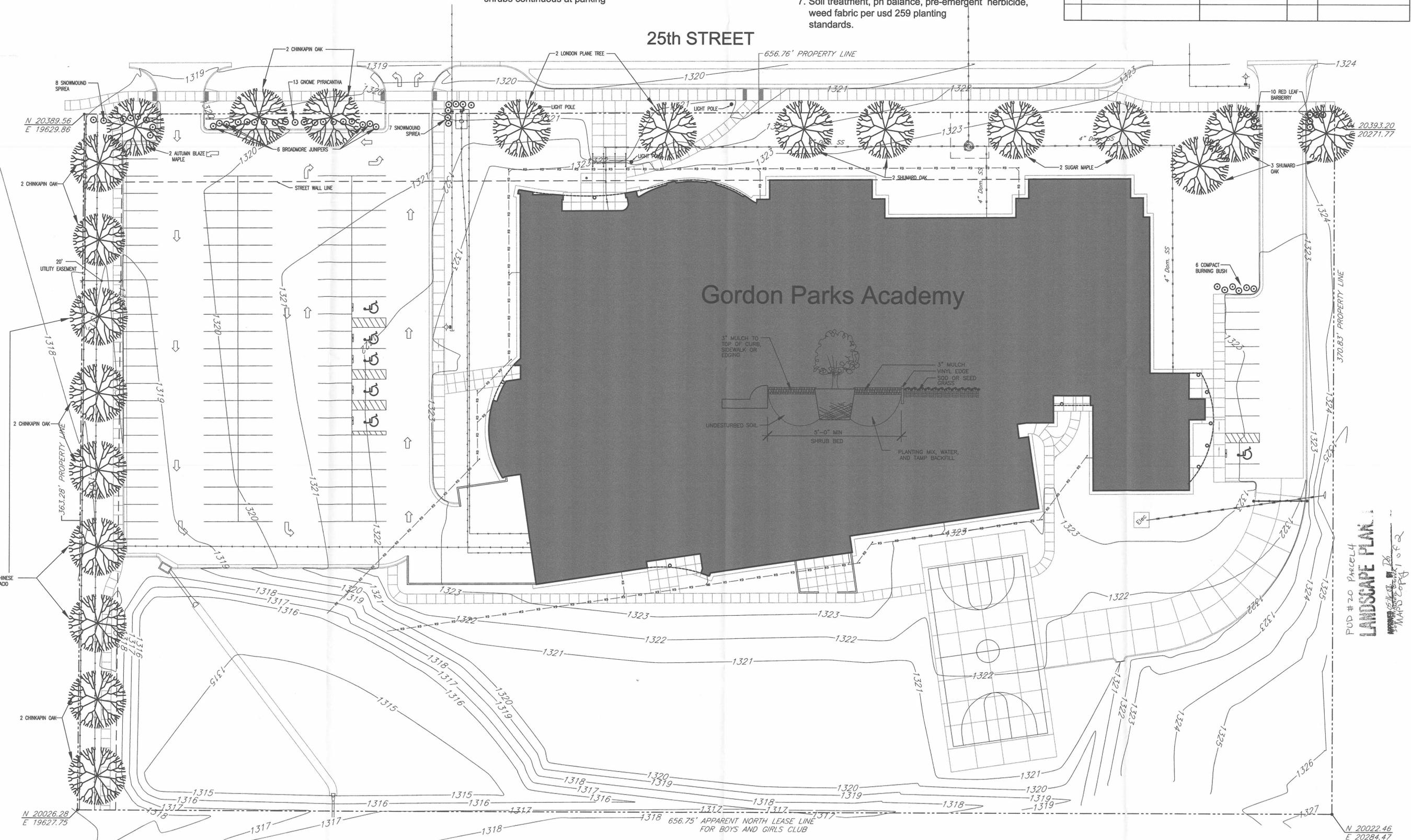
**Required Parking Lot Screening**

6' wood fence west property line reduced to 3' Height.  
 For 20' to North Property Line at 25th Street.  
 111 total parking spaces / 20 = 5.55 shade trees.  
 6 trees total / 1/2 in street yard (reduction) + 10 x 3 = 30 shrubs continuous at parking

**LANDSCAPE NOTES**

1. Landscaping to be installed by usd 259 and is for information only.
2. Edging shall be vinyl "valleyview" or owner approved equal- install stakes per manufacturers requirements.
3. Install 3" cypruss mulch at tree saucer and shrub bed minimum of 5' wide and 3" planting bed.
4. Lower at any curb or sidewalk so that mulch is at top of curb, sidewalk or edging.
5. Turf shall be buffalo seed, hardy blend.
6. Front and side yards may be sod at owner discretion- depending on time of planting and for presentation opening.
7. Soil treatment, ph balance, pre-emergent herbicide, weed fabric per usd 259 planting standards.

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
13	Pyracantha angustifolia 'Gnome'	Gnome Pyracantha	2 gal.	
6	Euonymus alatus 'compacta'	Compact Burning Bush	2 gal.	
6	Juniperus Sabina Broadmore	Broadmore Juniper	2 gal.	
15	Spiraea nipponica 'Snowmound'	Snowmound Spirea	2 gal.	
10	Berberis thunbergii atropurpurea	Red Leaf Barberry	2 gal.	
2	Platanus x acerifolia 'bloodgood'	London Plane Tree	2" Caliper	
5	Quercus shumardii	Shumard Oak	2"	
3	Acer saccharum 'Legacy'	Sugar Maple	2"	
8	Quercus muehlenbergii	Chinkapin Oak	2"	
3	Pistacia Chineseis	Chineseis Pistacio	2"	



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**NEW K-8 SCHOOL**  
 USD 259  
 2201 EAST 25TH STREET NORTH  
 WICHITA, KANSAS

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**Revisions**

▲	15 MAY 08
▲	
▲	
▲	

Project Number  
 SJCF 2926.00

Date  
 21 April 2008  
 Landscape Plan

1" = 20'

L-1