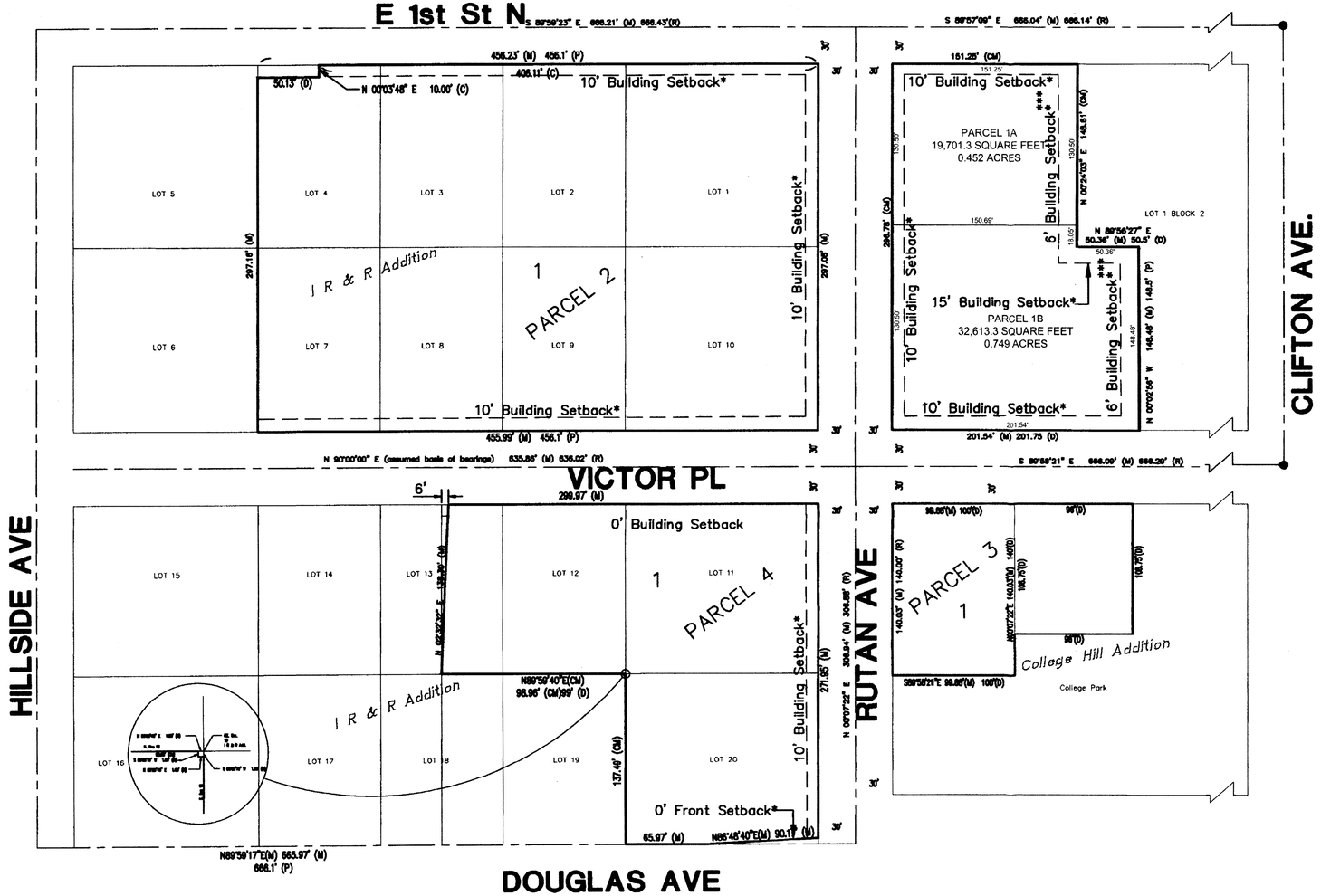
LEGEND

- Section corner found
- O Point found
- ● 5/8" bar w/POE cap set
- (M) Measured distance
- (CM) Calculated from Measured distance
- (D) Deed distance



*NOTE: BUILDING SETBACKS ADJUSTED PER ADMINISTRATIVE ADJUSTMENT. SEE NOTE 28 AND LETTER DATED JANUARY 10, 2008.

***ADMINISTRATIVE ADJUSTMENT REDUCED SETBACK TO 6 FEET, SUBJECT TO LIMITATIONS OF GENERAL PROVISION #28.

PARKING REQUIREMENTS	
USE	RATIO
RETAIL	1/500 SF
OFFICE	1/500 SF
RESTAURANT	1/8 OCCUPANTS
PERSONAL SERVICE	1/500 SF

POE and ASSOCIATES, INC.
CONSULTING ENGINEERS
3040 E. Central, Suite 200 in Wichita KS 67208 in 316/685-4114 in Fax 316/685-4444

PARCEL DESCRIPTIONS

PARCEL 1A (SEE ALSO NOTES 20, 21 & 28)

USES – ALL RESIDENTIAL AND COMMERCIAL USES PERMITTED BY RIGHT IN THE NR ZONING DISTRICT EXCEPT THAT THE FOLLOWING USES WILL NOT BE ALLOWED:
GROUP RESIDENCE, LIMITED, AND BROADCAST RECORDING STUDIO, AND PAY DAY LOANS OR SIMILAR BUSINESSES.
THE FOLLOWING USES SHALL BE ALLOWED:
NEIGHBORHOOD SWIMMING POOL AND UTILITY, MINOR.
GROSS LAND AREA – 19,701 s.f.
MAX. BUILDING HEIGHT – 45'
MAX. DENSITY D.U. – 21.8/ACRE

PARCEL 1B (SEE ALSO NOTES 20, 21 & 28)

USES – ALL RESIDENTIAL AND COMMERCIAL USES PERMITTED BY RIGHT IN THE NR ZONING DISTRICT EXCEPT THAT THE FOLLOWING USES WILL NOT BE ALLOWED:
GROUP RESIDENCE, LIMITED, AND BROADCAST RECORDING STUDIO, AND PAY DAY LOANS OR SIMILAR BUSINESSES.
THE FOLLOWING USES SHALL BE ALLOWED:
NEIGHBORHOOD SWIMMING POOL AND UTILITY, MINOR.
GROSS LAND AREA – 32,613 s.f.
MAX. BUILDING HEIGHT – 45'
MAX. DENSITY D.U. – 21.8/ACRE

PARCEL 2 (SEE ALSO NOTES 20 & 21)

USES – SAME AS PARCELS 1A & 1B
GROSS LAND AREA – 135,017 S.F.
MAX. BUILDING HEIGHT – 70'
MAX. DENSITY D.U. – 50/ACRE

PARCEL 3

USE – PARKING LOT
GROSS LAND AREA – 24,234 S.F.

PARCEL 4 (SEE ALSO NOTES 20 & 21)

USES – SAME AS PARCELS 1A & 1B
GROSS LAND AREA – 63,322 S.F.
MAX. BUILDING HEIGHT – 70'
MAX. DENSITY D.U. – 55 DU/ACRE

SCALE
50 0 50 100

GENERAL NOTES

1. THIS MIXED-USE DEVELOPMENT CONTAINS 6.1± NET ACRES.

2. LEGAL DESCRIPTION:
LOTS 1–4, 7–12, THE EAST HALF OF LOT 13 & 20, I, R & R SUBDIVISION OF BLOCK 1 IN COLLEGE HILL ADDITION TO WICHITA, KANSAS; ALONG WITH THE WEST 100 FEET OF THE NORTH 140 FEET, COLLEGE PARK, COLLEGE HILL ADDITION TO WICHITA; AND ALONG WITH LOTS 2, 4, 6, 8, 10 AND 12, ROEMBACH'S ADDITION TO WICHITA, KANSAS; AND ALONG WITH THE WEST 50 FEET OF THE SOUTH HALF OF THE EAST HALF OF LOT 1, BLOCK 2, COLLEGE HILL ADDITION TO WICHITA; AND ALONG WITH THE NORTH HALF OF THE WEST HALF OF LOT 1, BLOCK 2, COLLEGE HILL ADDITION TO WICHITA.
TO BE PLATTED AS LOTS 1 THRU 4, PARKSTONE ADDITION; ALONG WITH THE FOLLOWING DESCRIBED TRACT;
COMMENCING AT THE NORTHWEST CORNER OF COLLEGE PARK, COLLEGE HILL ADDITION TO WICHITA, KANSAS; THENCE EAST ALONG THE NORTH LINE OF SAID COLLEGE PARK FOR A DISTANCE OF 100 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE NORTH LINE OF SAID COLLEGE PARK FOR A DISTANCE OF 98 FEET; THENCE SOUTH PERPENDICULAR TO THE NORTH LINE OF SAID COLLEGE PARK FOR A DISTANCE OF 108.75 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID COLLEGE PARK FOR A DISTANCE OF 98 FEET; THENCE NORTH PERPENDICULAR TO THE NORTH LINE OF SAID COLLEGE PARK FOR A DISTANCE OF 108.75 FEET TO THE POINT OF BEGINNING.

3. THE PROPOSED DEVELOPMENT CONTAINS 4 PARCELS WITH COMMERCIAL AND RESIDENTIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.

4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

5. FINAL DETERMINATION OF ANY PUBLIC IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING.

6. A PARKING RATIO OF 1:25 STALLS PER DU WILL BE REQUIRED WHEN RESIDENTIAL UNITS ARE PROVIDED. FOR OTHER USES, PLEASE REVIEW THE TABLE BELOW. ON-STREET PARKING IS ALLOWED AS PART OF THE OVERALL PARKING CALCULATION. ON ALL OTHER QUESTIONS OF ADMINISTRATIVE INTERPRETATION, THE STANDARDS FOR NR ZONING DISTRICT SHALL APPLY.

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 AWAY FROM ADJACENT RESIDENTIAL AREAS. CONSISTENT DESIGN FOR LIGHT FIXTURES SHALL BE USED THROUGHOUT THE DEVELOPMENT. SITE LIGHTING SHALL COMPLY WITH UZC SEC. IV–B.4.

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

10. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO HIDE THEM FROM GROUND VIEW ON ALL PARCELS AND SCREENING SHALL BE OF SAME MATERIAL AND COLOR AS BUILDINGS.

11. ROOF EQUIPMENT SCREENING SHALL BE PROVIDED PER UNIFIED ZONING CODE. ROOF TOP UNITS FOR COMMERCIAL USES SHALL BE PAINTED SAME COLOR AS ROOF.

12. SIGNS – NO OFFSITE SIGNS, BILLBOARDS OR PORTABLE SIGNS ARE PERMITTED WITHIN THE PUD, AND NO SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED. SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGN CODE FOR NR ZONING.

13. BUILDING SIGNAGE SHALL BE PER THE SIGN CODE FOR THE NR ZONING DISTRICT.

14. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE REQUIRED. EVIDENCE OF THE AGREEMENT SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

15. LANDSCAPE BUFFERS AND SCREENING SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA. A LANDSCAPE PLAN PREPARED BY A LICENSED KANSAS LANDSCAPE ARCHITECT INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR ITS REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). A CONSISTENT PALETTE SHALL BE USED THROUGHOUT THE DEVELOPMENT. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.

16. A PEDESTRIAN CIRCULATION SYSTEM, TO BE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW, SHALL BE PREPARED WHICH PROVIDES PEDESTRIAN CONNECTIONS FROM THE BUILDINGS WITHIN THE PUD TO THE SIDEWALKS ON PUBLIC RIGHT OF WAYS, AND PROVIDES CONNECTIONS BETWEEN THE BUILDINGS.

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

18. ALL BUILDINGS SHALL BE RESIDENTIAL IN CHARACTER EXCEPT WHEN FRONTING DOUGLAS. RESIDENTIAL ELEMENTS WILL GENERALLY CONSIST OF MULTI-LEVEL, MULTI-FAMILY BUILDINGS, LANDSCAPING, PARKING STRUCTURES AND OTHER TENANT AND GUEST AMENITIES. COMMERCIAL ELEMENTS MAY BE INTEGRATED OR MIXED WITH RESIDENTIAL USES WITHIN THE SAME STRUCTURE. ALL COMMERCIAL USES SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE RESIDENTIAL CHARACTER OF THE DEVELOPMENT. THE COMPOSITION OF THE USES MAY BE MODIFIED IN CONFIGURATION OR PHASING.

A. ALL BUILDINGS SHALL HAVE SIMILAR ARCHITECTURAL DESIGN AND SHARE EXTERIOR BUILDING MATERIALS AND COLORS TO CREATE A UNIFIED DEVELOPMENT.
B. EXTERIOR BUILDING MATERIAL COLOR SCHEMES SHALL TIE BUILDING ELEMENTS TOGETHER AND RELATE SEPARATE, FREESTANDING BUILDINGS WITHIN THE SAME DEVELOPMENT TO EACH OTHER. EXTERIOR BUILDING COLORS ARE TO BE THE COLORS OF NATURAL BUILDING AND PLANT MATERIALS. VIVID OR INTENSE COLORS ARE TO BE USED AS ACCENT ONLY, NOT AS THE PREDOMINANT EXTERIOR COLOR FOR WALLS OR ROOFS. SIGNAGE IS EXEMPT FROM THE COLOR RESTRICTIONS.
C. IF VISIBLE FROM GROUND LEVEL, ROOFING MATERIALS SHALL BE: ARCHITECTURAL COMPOSITION SHINGLES, COLORED STANDING SEAM METAL ROOF, WOOD, CONCRETE, CLAY, OR A MATERIAL WHICH SIMULATED THOSE MATERIALS. METAL AS AN EXTERIOR WALL FACADE IS PROHIBITED.
D. NO BUILDING WALL THAT FACES A STREET SHALL HAVE A BLANK UNINTERRUPTED LENGTH EXCEEDING 30 FEET WITHOUT INCLUDING ARCHITECTURAL FEATURES SUCH AS COLUMNS, RIBS, PILASTER OR PIERS, CHANGES IN PLANE, CHANGES IN TEXTURE OR MASONRY PATTERN OR AN EQUIVALENT ELEMENT (ART OR MURAL) THAT SUBDIVIDES THE WALL INTO HUMAN SCALE PROPORTIONS. ANY WALL EXCEEDING 30 FEET IN LENGTH SHALL INCLUDE AT LEAST ONE CHANGE IN WALL PLANE, SUCH AS PROJECTIONS OR RECESSES, INCLUDE WINDOWS, ENTRANCE, ARCADES, ARBORS, AWNINGS, TRELLISES, LANDSCAPING OR ALTERNATE ARCHITECTURAL DETAIL ALONG NO LESS THAN 60 PERCENT OF THE FACADE.
E. ALL BUILDINGS IN EXCESS OF TWO (2) STORIES SHALL PRESENT ARCHITECTURALLY A RECOGNIZABLE BASE, MIDDLE AND TOP, OR A CLEARLY DEFINED ALTERNATIVE BUILDING COMPOSITION.
1) A RECOGNIZABLE BASE MAY CONSIST OF THICKER WALLS, LEDGES OR SILLS; TEXTURED MATERIALS SUCH AS STUCCO, STONE OR MASONRY; PATTERNED MATERIALS SUCH AS SMOOTH-FINISHED STONE OR TILE; LIGHTER OR DARKER COLORED MATERIALS, MULLIONS OR PANELS.
2) A RECOGNIZABLE TOP MAY CONSIST OF CORNICE TREATMENTS WITH TEXTURED MATERIALS SUCH AS STUCCO, STONE OR OTHER MASONRY OR DIFFERENTLY COLORED MATERIALS; SLOPING ROOF WITH OVERHANGS AND BRACKETS OR STEPPED PARAPETS.
3) DUMPSTER SITES SHALL BE SCREENED PER THE ZONING CODES.

19. BUILDING SETBACKS SHALL BE AS SHOWN ON THE PUD OR FOR THE NR DISTRICT IF NOT OTHERWISE SHOWN ON THE PUD. HOWEVER, WHEN PROVIDED, THE SETBACK FOR THE ENTIRE BLOCK SHALL BE UNIFORM AND EQUIDISTANT. COMPATIBILITY STANDARDS SHALL NOT BE APPLICABLE.

20. NO COMMERCIAL USES SHALL BE PERMITTED TO FRONT ONTO FIRST STREET.

21. RESTAURANTS LOCATED WITHIN THE PUD SHALL NOT EXCEED 6000 SQUARE FEET IN SIZE.

22. ELIMINATED BY PUD AMENDMENT PUD2017-04 DATED: JULY 2017.

23. ELIMINATED BY PUD AMENDMENT PUD2017-04 DATED: JULY 2017.

24. WIRELESS COMMUNICATION FACILITIES SHALL BE SUBJECT TO THE STANDARDS FOR THE NR ZONING DISTRICT.

25. UNLESS OTHERWISE INDICATED BY THE PUD DOCUMENT, THE USES, PROPERTY DEVELOPMENT STANDARDS, AND SPECIAL DEVELOPMENT STANDARDS SHALL BE PER THE UNIFIED ZONING CODE FOR THE NR NEIGHBORHOOD RETAIL ZONING DISTRICT, AND THE SITE DEVELOPMENT STANDARDS SHALL BE PER THE UNIFIED ZONING CODE REQUIREMENTS AS APPLICABLE TO THE NR NEIGHBORHOOD RETAIL DISTRICT.

26. PARCELS 1A & 1B SHALL HAVE A MAXIMUM COMMERCIAL GROSS FLOOR AREA OF 4,000 S.F.. THE ENTIRE PROPOSED DEVELOPMENT SHALL NOT EXCEED 30,000 S.F. OF COMMERCIAL GROSS FLOOR AREA.

27. A SIX FOOT TALL SCREENING WALL SHALL BE PROVIDED ON THE EAST EDGE OF PARCELS 1A & 1B.

28. ANCILLARY ARCHITECTURAL FEATURES SUCH AS UNENCLOSED PORCHES, STOOPS, TURRETS, EAVES, PILLARS, BAYS, AND SIMILAR APPURTENCES, SHALL BE ALLOWED WITHIN THE BUILDING SETBACKS BUT NO CLOSER THAN 3 FEET TO THE PROPERTY LINE ON FRONT SETBACKS AND NO CLOSER THAN 6 FEET TO THE PROPERTY LINE ON SIDE YARD SETBACKS.

29. PARKING STRUCTURES ON ALL PARCELS SHALL BE ALLOWED IN THE 10-FOOT BUILDING SETBACK BUT NO CLOSER THAN 3 FEET.

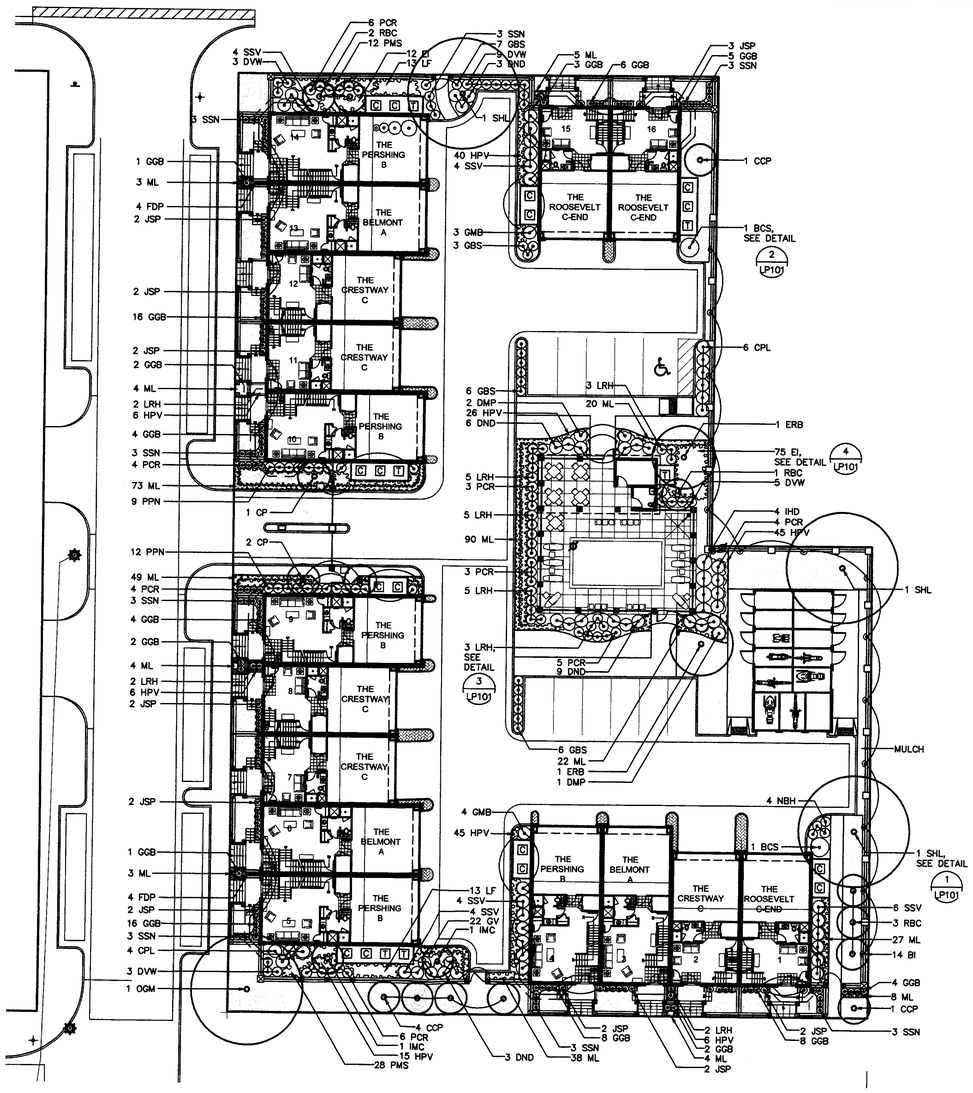
APPROVED PUD
MAPC 8/2/17
D. M. Clements
MAPC 7/6/17

REVISED PER PUD2017-04 DATED 08/08/17

PARKSTONE

PLANNED UNIT DEVELOPMENT (PUD-26)

DATE OF PREPARATION 6/27/08 REVISED 09/23/08 REVISED PER PUD2011-04 REVISED PER PUD2016-02 DATED 04/14/16



A LANDSCAPE PLAN

0' 10' 20' 40' 1"=20.0'

PLANT LIST

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES					
BCS	2	BLUE COLUMNAR SPRUCE	Picea pungens 'Fastigiata'	15 gallon	Container
CP	5	CAPITAL PEAR	Pyrus calleryana 'Capital'	2" to 2 1/2" cal.	Balled-in-Burlap
CCP	6	CHANTICLEER PEAR	Pyrus calleryana 'Cleveland Select'	2" to 2 1/2" cal.	Balled-in-Burlap
ERB	2	EASTERN REDBUD	Cercis canadensis	1 3/4" to 2" cal.	Balled-in-Burlap
IMC	2	INDIAN MAGIC CRABAPPLE	Malus sp. 'Indian Magic'	15 gallon	Balled-in-Burlap
OGM	1	'OCTOBER GLORY' MAPLE	Acer rubrum 'October Glory'	2" to 2 1/2" cal.	Balled-in-Burlap
RBC	6	RED BARON CRABAPPLE	Malus sp. 'Red Baron'	1 3/4" cal.	Balled-in-Burlap
SHL	3	'SKYLINE' HONEYLOCUST	Gleditsia triacanthos var. inermis 'Skyline'	2" to 2 1/2" cal.	Balled-in-Burlap
SHRUBS					
CPL	10	PEPPERMINT LACE CRAPEMYRTLE	Lagerstroemia indica 'Peppermint Lace'	5 gallon	Container
DMP	3	DWARF MUGO PINE	Pinus mugo 'Mops'	2 gallon	Container
DND	21	DWARF NIKKO DEUTZIA	Deutzia gracilis 'Nikko'	2 gallon	Container
DVW	20	DWARF VARIEGATED WEIGELA	Weigela florida 'Variegata Nana'	2 gallon	Container
FDP	8	'FIREHOUSE' DWARF PURPLE NANDINA	Nandina domestica 'Firehouse'	2 gallon	Container
GBS	22	GUMBALL SPIREA	Spirea x bumalda 'Gumball'	2 gallon	Container
GGB	82	GREEN GEM BOXWOOD	Buxus X 'Green Gem'	2 gallon	Container
GMB	7	GREEN MOUNTAIN BOXWOOD	Buxus x 'Green Mountain'	2 gallon	Container
IHD	4	IVORY HALO DOGWOOD	Cornus alba 'Bailhalo'	2 gallon	Container
JSP	21	JAPANESE SKY PENCIL HOLLY	Ilex crenata 'Sky Pencil'	3 gallon	Container
LRH	27	LITTLE RASCAL HOLLY	Ilex 'Mondo'	3 gallon	Container
NBH	4	'NIKKO BLUE' HYDRANGEA	Hydrangea macrophylla 'Nikko Blue'	5 gallon	Container
PCR	35	PINK CARPET ROSE	Rosa 'Noamei'	2 gallon	Container
PPN	21	PLUM PASSION NANDINA	Nandina domestica 'Monum'	5 gallon	Container
SSN	24	SIENNA SUNRISE NANDINA	Nandina domestica 'Monfar'	5 gallon	Container
SSV	22	SUMMER SNOWFLAKE VIBURNUM	Viburnum plicatum	5 gallon	Container
GROUNDCOVER					
BI	14	BOSTON IVY	Parthenocissus tricuspidata	1 gallon	Container
EI	87	ENGLISH IVY	Hedra helix	4" pots @ 24" O.C.	Container
GV	22	VELVETY GERANIUMS	Geranium renardii 'Velevety'	4" pots @ 12" O.C.	Container
HPV	189	HOMESTEAD PURPLE VERBENA	Verbena canadensis 'Homestead Purple'	4" pots @ 12" O.C.	Container
LF	26	LAVENDER 'FRENCH'	Lavandula dentata 'French'	4" pots @ 12" O.C.	Container
ML	350	MAJESTIC LIRIOPE	Liriope muscari 'Majestic'	1 gallon	Container
PMS	40	'MAY NIGHT' MEADOW SAGE	Salvia nemorosa 'May Night'	4" pots @ 24" O.C.	Container
	295 SF	ANNUALS			
	450 SY	FESCUE SOD			

LANDSCAPE ORDINANCE CALCULATIONS

LANDSCAPED STREET YARD REQUIRED . .	AVG LOT DEPTH = 224 FEET. REQUIRED SF FACTOR = 10 (297 + 152) • 10 = 4,490 SF REQUIRED LANDSCAPED STREET YARD
LANDSCAPE YARD SHOWN	1,100 SF OF STREET YARD SHOWN. THE REMAINING SHALL OCCUR IN THE STREET ROW
SHADE TREES REQUIRED	4,490 SF OF LANDSCAPED STREET YARD REQUIRED / 500 (REQUIRED TREE FACTOR) = 9 SHADE TREES REQUIRED
SHADE TREES SHOWN	6 SHADE TREES SHOWN (2 SHADE TREES, 2 ORNAMENTAL TREES = 1 SHADE TREES, AND 30 SHRUBS = 3 SHADE TREES) THE REMAINING SHALL OCCUR IN THE STREET ROW
PARKING LOT TREES REQUIRED	12 STALLS / 20 (REQUIRED FACTOR FOR PARKING LOT TREES) 1 PARKING LOT TREE REQUIRED
PARKING LOT TREES SHOWN	1 PARKING LOT TREE SHOWN (2 ORNAMENTAL TREES = 1 SHADE TREE)
REQUIRED BUFFER	348 LF OFPROPERTY LINE / 50 (REQUIRED TREE FACTOR) = 7 REQUIRED TREES
BUFFER PROVIDED	7 TREES PROVIDED (2 SHADE TREES, 8 ORNAMENTAL TREES = 4 SHADE TREES AND 10 SHRUBS = 1 SHADE TREE)

LEGAL DESCRIPTION

LOTS 2, 4, 6, 8, 10 AND 12, ROEMBACH'S ADDITION TO WICHITA, KANSAS; AND ALONG WITH THE WEST 50 FEET OF THE SOUTH HALF OF THE EAST HALF OF LOT 1, BLOCK 2, COLLEGE HILL ADDITION TO WICHITA; AND ALONG THE NORTH HALF OF THE WEST HALF OF LOT 1, BLOCK 2, COLLEGE HILL ADDITION TO WICHITA.

NOTE

1. ALL BED AND LAWN AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. SUPPLY IRRIGATION FROM THE SAME METERED LINE AS THE SWIMMING POOL. LOCATE THE CONTROLLER ON THE EAST SIDE OF THE POOL HOUSE IN A LOCKABLE, WEATHER-PROOF BOX.

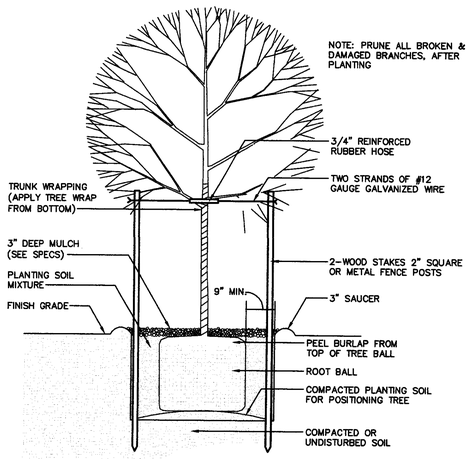
2. USE POWDER COATED STEEL EDGING TO SEPARATE BED AREAS FROM LAWN AREAS.

POD #26 Parcel 1

LANDSCAPE PLAN

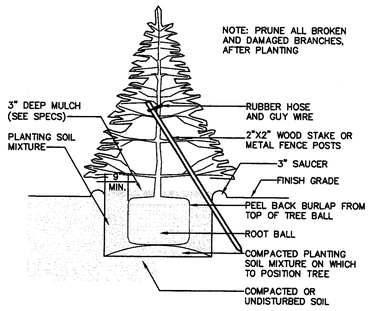
APPROVED 06-18-08 BY DG

MAPD Copy 1 of 2



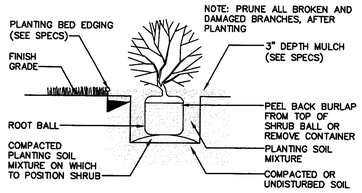
1 DECIDUOUS TREE PLANTING

0' 1' 2' 3' 1/2"=1'-0"



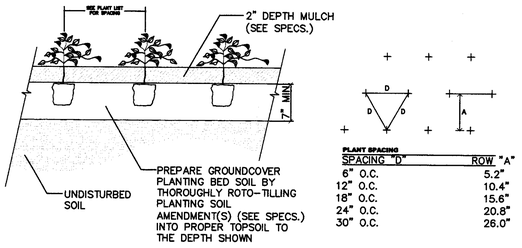
2 CONIFEROUS TREE PLANTING

0' 1' 2' 3' 1/2"=1'-0"



3 SHRUB PLANTING

0' 1' 2' 3' 1/2"=1'-0"



4 GROUNDCOVER PLANTING

NOT TO SCALE

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Gossen Livingston Associates, Inc.

PARKSTONE AT COLLEGE HILL

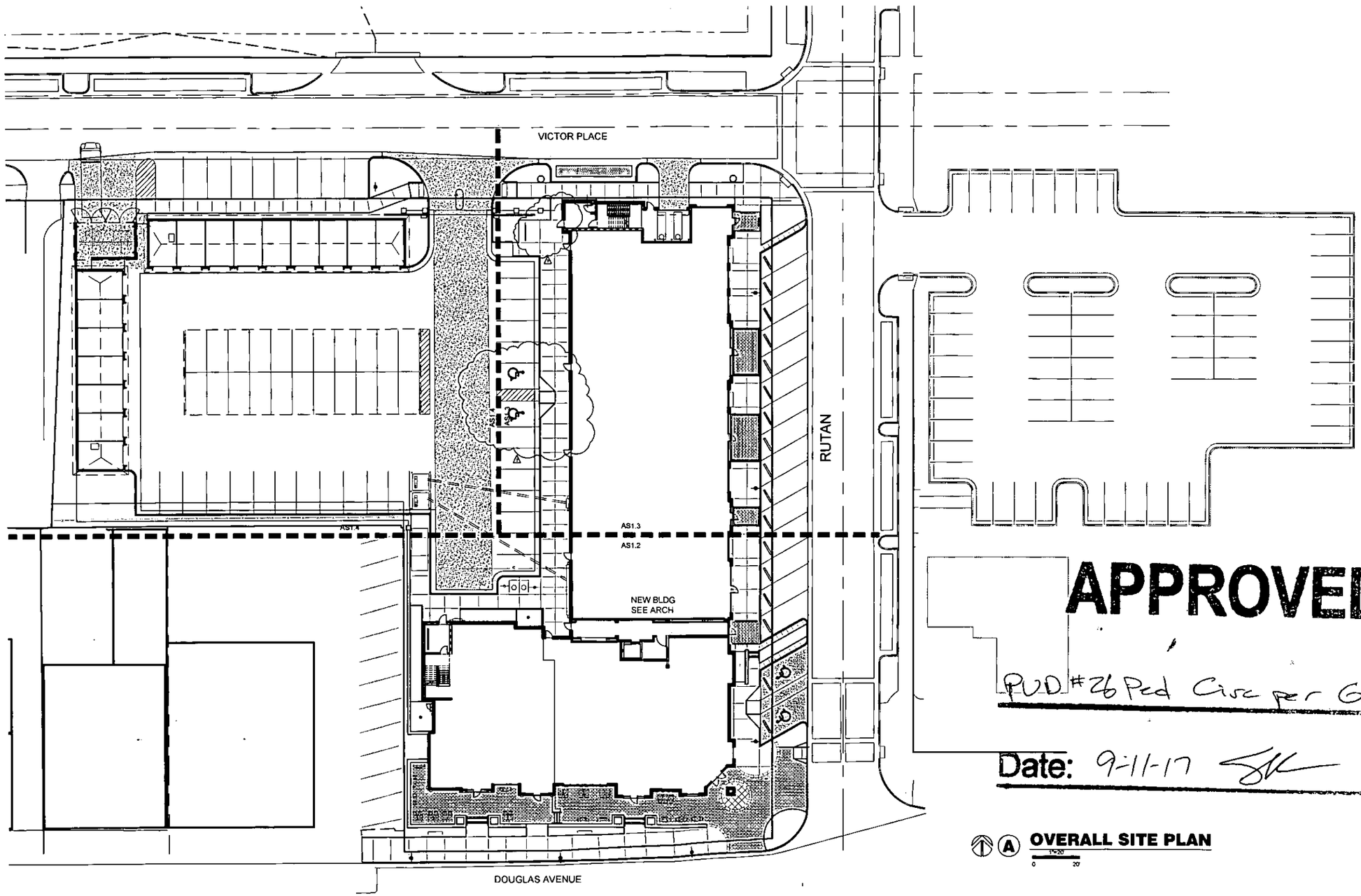
PHASE ONE
WICHITA, KANSAS

Mark	Date:	Description

LANDSCAPE PLAN

Job No.	1142.100
Date	06/13/08
Drawn	KUH
Checked	LEG

LP101 Of Dwg. 6 of 34



APPROVED

PUD #26 Ped Circ per GP #16

Date: 9-11-17

A **OVERALL SITE PLAN**

1"=20'

0 20

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

GREG TICE LICENSED 9.11.2017 KANSAS ARCHITECT

UPTOWN LANDING

DOUGLAS & RUTAN, WICHITA KS

CONDTL COMMENT 11 SEPT 17 (3)
PERMIT 28 JULY 17

OVERALL SITE PLAN

AS1.1

1 **WEST ELEVATION - COLOR**
3/32" = 1'-0"

2 **SOUTH ELEVATION - COLOR**
3/32" = 1'-0"

3 **EAST ELEVATION - COLOR**
3/32" = 1'-0"

4 **GARAGE EAST ELEVATION - COLOR**
3/32" = 1'-0"

5 **GARAGE WEST ELEVATION - COLOR**
3/32" = 1'-0"

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APPROVED
PUD #26 Area Rev per Note 18
Date: 9-7-12
Page 1 of 3

UPTOWN LANDING
3252 E. DOUGLAS AVENUE, WICHITA, KS 67214

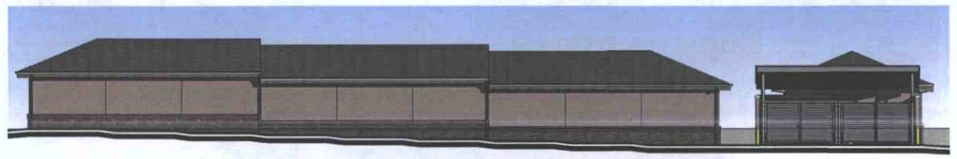
PERMIT 28 JULY 17

COLORED ELEVATIONS

1

2 **WEST ELEVATION - NORTH - COLOR**
3/32" = 1'-0"

3 **NORTH ELEVATION - WEST - COLOR**
3/32" = 1'-0"



1 **GARAGE NORTH ELEVATION - COLOR**
3/32" = 1'-0"

4 **GARAGE SOUTH ELEVATION - COLOR**
3/32" = 1'-0"

APPROVED

PUD #26 Arch Rev per Note 18

Date: 9-7-17

Page 2 of 2

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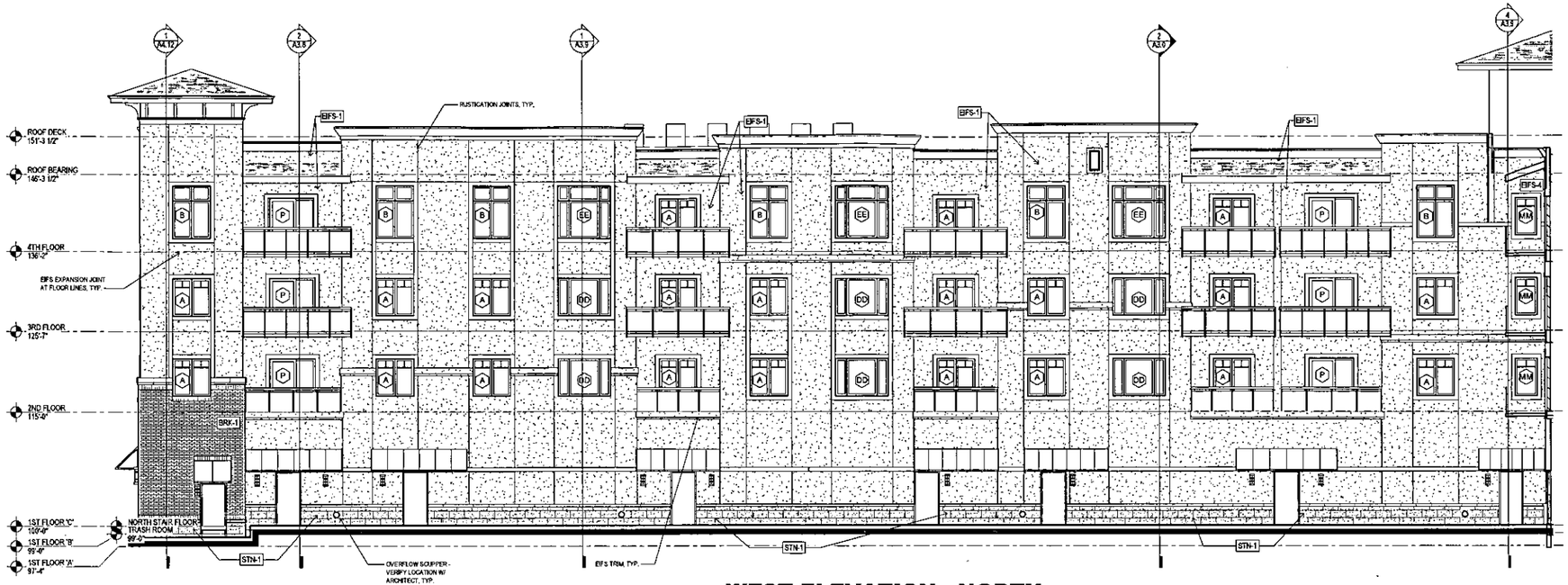
UPTOWN LANDING
3252 E. DOUGLAS AVENUE, WICHITA, KS 67214

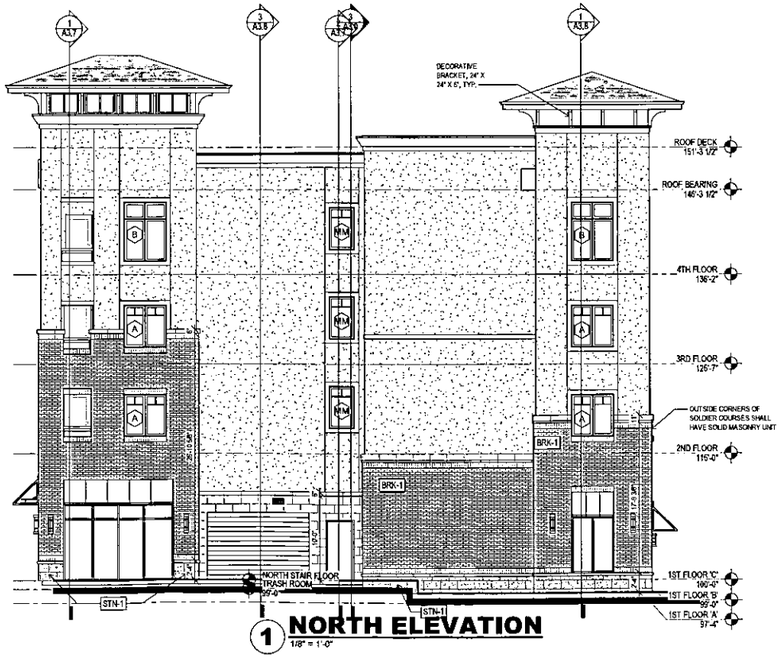
PERMIT 28 JULY 17

COLORED ELEVATIONS

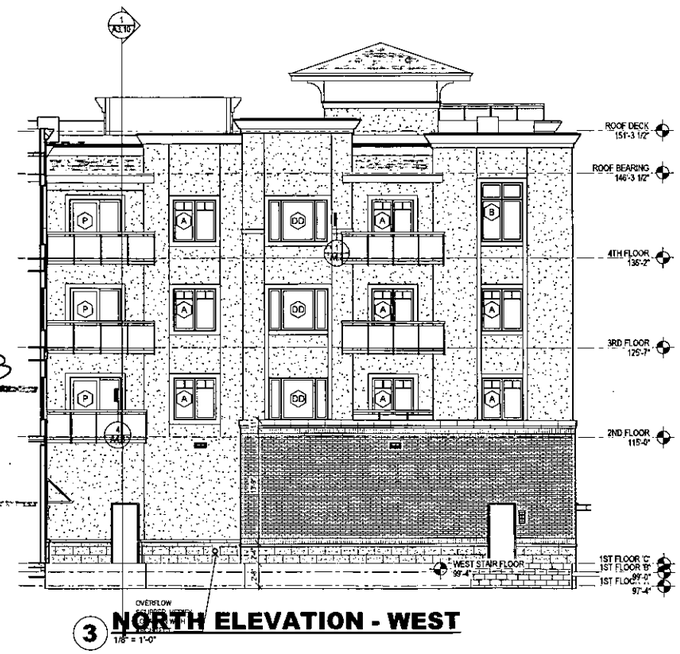
2



4 WEST ELEVATION - NORTH
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION - WEST
1/8" = 1'-0"

APPROVED

PUD #26 Arch Rev per Note 1B

Date: 9-7-17

Page 2 of 2

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UPTOWN LANDING

RUTAN STREET & VICTOR PLACE, WICHITA, KS 67214

GREG TICE LICENSED 28.17 KANSAS ARCHITECT

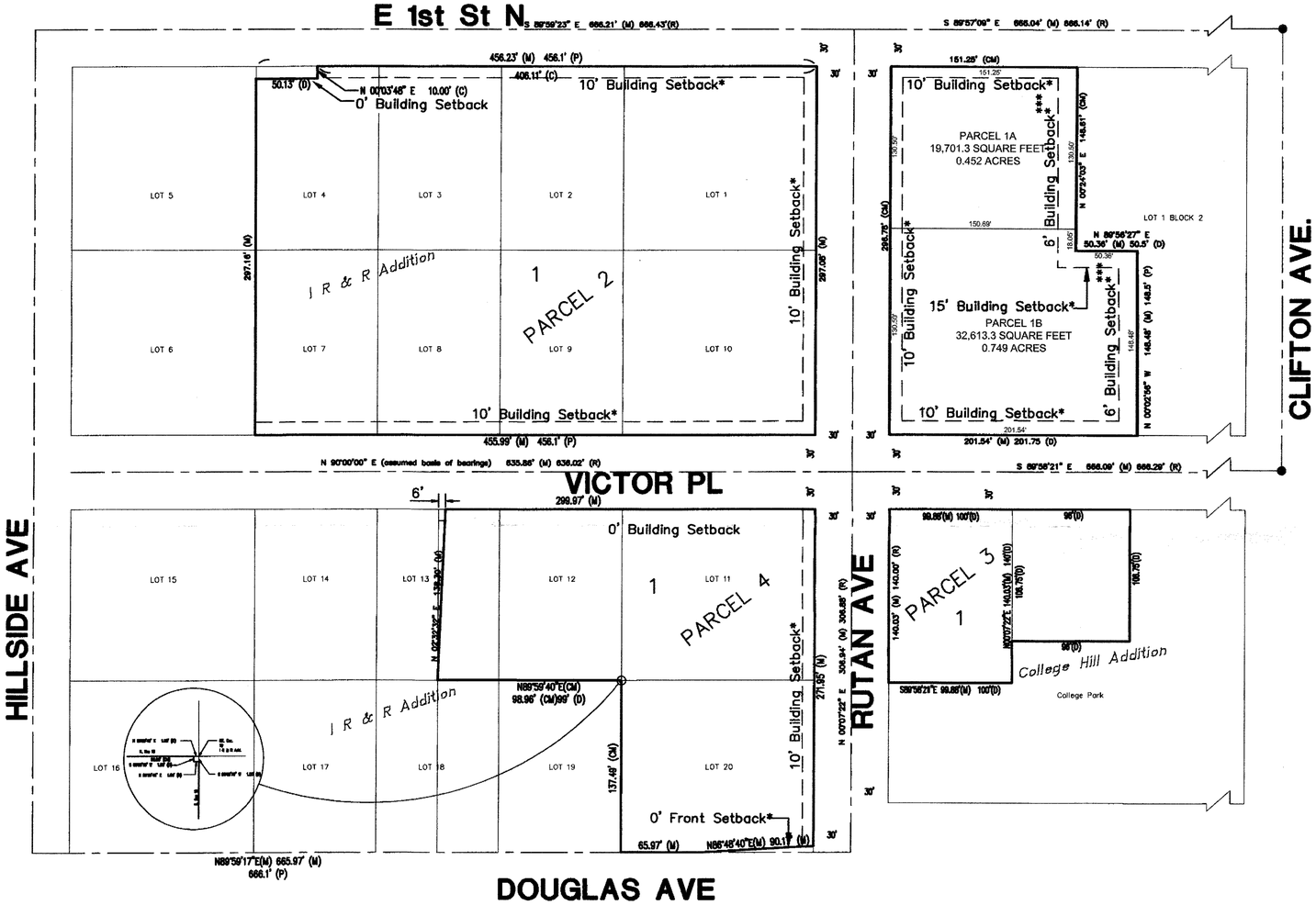
PERMIT 28 JULY 17

EXTERIOR ELEVATIONS

A2.3

LEGEND

- Section corner found
- O Point found
- ● 5/8" bar w/POE cap set
- (M) Measured distance
- (CM) Calculated from Measured distance
- (D) Deed distance



*NOTE: BUILDING SETBACKS ADJUSTED PER ADMINISTRATIVE ADJUSTMENT. SEE NOTE 28 AND LETTER DATED JANUARY 10, 2006.

**ADMINISTRATIVE ADJUSTMENT REDUCED SETBACK TO 6 FEET, SUBJECT TO LIMITATIONS OF GENERAL PROVISION #28.

PARKING REQUIREMENTS	
USE	RATIO
RETAIL	1/500 SF
OFFICE	1/500 SF
RESTAURANT	1/8 OCCUPANTS
PERSONAL SERVICE	1/500 SF

POE and ASSOCIATES, INC.
CONSULTING ENGINEERS
9040 E. Central, Suite 200 ■ Wichita KS 67206 ■ 316/685-4114 ■ Fax 316/685-4444

PARCEL DESCRIPTIONS

PARCEL 1A (SEE ALSO NOTES 20, 21 & 28)
USES – ALL RESIDENTIAL AND COMMERCIAL USES PERMITTED BY RIGHT IN THE NR ZONING DISTRICT EXCEPT THAT THE FOLLOWING USES WILL NOT BE ALLOWED:
GROUP RESIDENCE, LIMITED, AND BROADCAST RECORDING STUDIO, AND PAY DAY LOANS OR SIMILAR BUSINESSES.
THE FOLLOWING USES SHALL BE ALLOWED:
NEIGHBORHOOD SWIMMING POOL AND UTILITY, MINOR.
GROSS LAND AREA – 19,701 s.f.
MAX. BUILDING HEIGHT – 45'
MAX. DENSITY D.U. – 21.8/ACRE

PARCEL 1B (SEE ALSO NOTES 20, 21 & 28)
USES – ALL RESIDENTIAL AND COMMERCIAL USES PERMITTED BY RIGHT IN THE NR ZONING DISTRICT EXCEPT THAT THE FOLLOWING USES WILL NOT BE ALLOWED:
GROUP RESIDENCE, LIMITED, AND BROADCAST RECORDING STUDIO, AND PAY DAY LOANS OR SIMILAR BUSINESSES.
THE FOLLOWING USES SHALL BE ALLOWED:
NEIGHBORHOOD SWIMMING POOL AND UTILITY, MINOR.
GROSS LAND AREA – 32,613 s.f.
MAX. BUILDING HEIGHT – 45'
MAX. DENSITY D.U. – 21.8/ACRE

PARCEL 2 (SEE ALSO NOTES 20 & 21)
USES – SAME AS PARCELS 1A & 1B
GROSS LAND AREA – 135,017 S.F.
MAX. BUILDING HEIGHT – 70'
MAX. DENSITY D.U. – 50/ACRE

PARCEL 3
USE – PARKING LOT
GROSS LAND AREA – 24,234 S.F.

PARCEL 4 (SEE ALSO NOTES 20 & 21)
USES – SAME AS PARCELS 1A & 1B
GROSS LAND AREA – 63,322 S.F.
MAX. BUILDING HEIGHT – 70'
MAX. DENSITY D.U. – 55 DU/ACRE

SCALE
50 0 50 100

GENERAL NOTES

1. THIS MIXED-USE DEVELOPMENT CONTAINS 6.1± NET ACRES.

2. LEGAL DESCRIPTION:
LOTS 1-4, 7-12, THE EAST HALF OF LOT 13 & 20, I, R & R SUBDIVISION OF BLOCK 1 IN COLLEGE HILL ADDITION TO WICHITA, KANSAS; ALONG WITH THE WEST 100 FEET OF THE NORTH 140 FEET, COLLEGE PARK, COLLEGE HILL ADDITION TO WICHITA; AND ALONG WITH LOTS 2, 4, 6, 8, 10 AND 12, ROEMBACH'S ADDITION TO WICHITA, KANSAS; AND ALONG WITH THE WEST 50 FEET OF THE SOUTH HALF OF THE EAST HALF OF LOT 1, BLOCK 2, COLLEGE HILL ADDITION TO WICHITA; AND ALONG WITH THE NORTH HALF OF THE WEST HALF OF LOT 1, BLOCK 2, COLLEGE HILL ADDITION TO WICHITA.
TO BE PLATTED AS LOTS 1 THRU 4, PARKSTONE ADDITION; ALONG WITH THE FOLLOWING DESCRIBED TRACT:
COMMENCING AT THE NORTHWEST CORNER OF COLLEGE PARK, COLLEGE HILL ADDITION TO WICHITA, KANSAS; THENCE EAST ALONG THE NORTH LINE OF SAID COLLEGE PARK FOR A DISTANCE OF 100 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE NORTH LINE OF SAID COLLEGE PARK FOR A DISTANCE OF 98 FEET; THENCE SOUTH PERPENDICULAR TO THE NORTH LINE OF SAID COLLEGE PARK FOR A DISTANCE OF 108.75 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID COLLEGE PARK FOR A DISTANCE OF 98 FEET; THENCE NORTH PERPENDICULAR TO THE NORTH LINE OF SAID COLLEGE PARK FOR A DISTANCE OF 108.75 FEET TO THE POINT OF BEGINNING.

3. THE PROPOSED DEVELOPMENT CONTAINS 4 PARCELS WITH COMMERCIAL AND RESIDENTIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.

4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

5. FINAL DETERMINATION OF ANY PUBLIC IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING.

6. A PARKING RATIO OF 1:25 STALLS PER DU WILL BE REQUIRED WHEN RESIDENTIAL UNITS ARE PROVIDED. FOR OTHER USES, PLEASE REVIEW THE TABLE BELOW. ON-STREET PARKING IS ALLOWED AS PART OF THE OVERALL PARKING CALCULATION. ON ALL OTHER QUESTIONS OF ADMINISTRATIVE INTERPRETATION, THE STANDARDS FOR NR ZONING DISTRICT SHALL APPLY.

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 AWAY FROM ADJACENT RESIDENTIAL AREAS. CONSISTENT DESIGN FOR LIGHT FIXTURES SHALL BE USED THROUGHOUT THE DEVELOPMENT. SITE LIGHTING SHALL COMPLY WITH UZC SEC. IV-B.4.

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

10. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO HIDE THEM FROM GROUND VIEW ON ALL PARCELS AND SCREENING SHALL BE OF SAME MATERIAL AND COLOR AS BUILDINGS.

11. ROOF EQUIPMENT SCREENING SHALL BE PROVIDED PER UNIFIED ZONING CODE. ROOF TOP UNITS FOR COMMERCIAL USES SHALL BE PAINTED SAME COLOR AS ROOF.

12. SIGNS – NO OFFSITE SIGNS, BILLBOARDS OR PORTABLE SIGNS ARE PERMITTED WITHIN THE PUD, AND NO SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED. SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGN CODE FOR NR ZONING.

13. BUILDING SIGNAGE SHALL BE PER THE SIGN CODE FOR THE NR ZONING DISTRICT.

14. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE REQUIRED. EVIDENCE OF THE AGREEMENT SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

15. LANDSCAPE BUFFERS AND SCREENING SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA. A LANDSCAPE PLAN PREPARED BY A LICENSED KANSAS LANDSCAPE ARCHITECT INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR ITS REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). A CONSISTENT PALETTE SHALL BE USED THROUGHOUT THE DEVELOPMENT. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.

16. A PEDESTRIAN CIRCULATION SYSTEM, TO BE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW, SHALL BE PREPARED WHICH PROVIDES PEDESTRIAN CONNECTIONS FROM THE BUILDINGS WITHIN THE PUD TO THE SIDEWALKS ON PUBLIC RIGHT OF WAYS, AND PROVIDES CONNECTIONS BETWEEN THE BUILDINGS.

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

18. ALL BUILDINGS SHALL BE RESIDENTIAL IN CHARACTER EXCEPT WHEN FRONTING DOUGLAS. RESIDENTIAL ELEMENTS WILL GENERALLY CONSIST OF MULTI-LEVEL, MULTI-FAMILY BUILDINGS, LANDSCAPING, PARKING STRUCTURES AND OTHER TENANT AND GUEST AMENITIES. COMMERCIAL ELEMENTS MAY BE INTEGRATED OR MIXED WITH RESIDENTIAL USES WITHIN THE SAME STRUCTURE. ALL COMMERCIAL USES SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE RESIDENTIAL CHARACTER OF THE DEVELOPMENT. THE COMPOSITION OF THE USES MAY BE MODIFIED IN CONFIGURATION OR PHASING.

A. ALL BUILDINGS SHALL HAVE SIMILAR ARCHITECTURAL DESIGN AND SHARE EXTERIOR BUILDING MATERIALS AND COLORS TO CREATE A UNIFIED DEVELOPMENT.
B. EXTERIOR BUILDING MATERIAL COLOR SCHEMES SHALL TIE BUILDING ELEMENTS TOGETHER AND RELATE SEPARATE, FREESTANDING BUILDINGS WITHIN THE SAME DEVELOPMENT TO EACH OTHER. EXTERIOR BUILDING COLORS ARE TO BE THE COLORS OF NATURAL BUILDING AND PLANT MATERIALS. VIVID OR INTENSE COLORS ARE TO BE USED AS ACCENT ONLY, NOT AS THE PREDOMINANT EXTERIOR COLOR FOR WALLS OR ROOFS. SIGNAGE IS EXEMPT FROM THE COLOR RESTRICTIONS.
C. IF VISIBLE FROM GROUND LEVEL, ROOFING MATERIALS SHALL BE: ARCHITECTURAL COMPOSITION SHINGLES, COLORED STANDING SEAM METAL ROOF, WOOD, CONCRETE, CLAY, OR A MATERIAL WHICH SIMULATED THOSE MATERIALS. METAL AS AN EXTERIOR WALL FACADE IS PROHIBITED.
D. NO BUILDING WALL THAT FACES A STREET SHALL HAVE A BLANK UNINTERRUPTED LENGTH EXCEEDING 30 FEET WITHOUT INCLUDING ARCHITECTURAL FEATURES SUCH AS COLUMNS, RIBS, PILASTER OR PIERS, CHANGES IN PLANE, CHANGES IN TEXTURE OR MASONRY PATTERN OR AN EQUIVALENT ELEMENT (ART OR MURAL) THAT SUBDIVIDES THE WALL INTO HUMAN SCALE PROPORTIONS. ANY WALL EXCEEDING 30 FEET IN LENGTH SHALL INCLUDE AT LEAST ONE CHANGE IN WALL PLANE, SUCH AS PROJECTIONS OR RECESSES, INCLUDE WINDOWS, ENTRANCE, ARCADES, ARBORS, AWNINGS, TRELLISES, LANDSCAPING OR ALTERNATE ARCHITECTURAL DETAIL ALONG NO LESS THAN 60 PERCENT OF THE FACADE.
E. ALL BUILDINGS IN EXCESS OF TWO (2) STORIES SHALL PRESENT ARCHITECTURALLY A RECOGNIZABLE BASE, MIDDLE AND TOP, OR A CLEARLY DEFINED ALTERNATIVE BUILDING COMPOSITION.
1) A RECOGNIZABLE BASE MAY CONSIST OF THICKER WALLS, LEDGES OR SILLS; TEXTURED MATERIALS SUCH AS STUCCO, STONE OR MASONRY; PATTERNED MATERIALS SUCH AS SMOOTH-FINISHED STONE OR TILE; LIGHTER OR DARKER COLORED MATERIALS, MULLIONS OR PANELS.
2) A RECOGNIZABLE TOP MAY CONSIST OF CORNICE TREATMENTS WITH TEXTURED MATERIALS SUCH AS STUCCO, STONE OR OTHER MASONRY OR DIFFERENTLY COLORED MATERIALS; SLOPING ROOF WITH OVERHANGS AND BRACKETS OR STEPPED PARAPETS.
3) DUMPSTER SITES SHALL BE SCREENED PER THE ZONING CODES.

19. BUILDING SETBACKS SHALL BE AS SHOWN ON THE PUD OR FOR THE NR DISTRICT IF NOT OTHERWISE SHOWN ON THE PUD. HOWEVER, WHEN PROVIDED, THE SETBACK FOR THE ENTIRE BLOCK SHALL BE UNIFORM AND EQUIDISTANT. COMPATIBILITY STANDARDS SHALL NOT BE APPLICABLE.

20. NO COMMERCIAL USES SHALL BE PERMITTED TO FRONT ONTO FIRST STREET.

21. RESTAURANTS LOCATED WITHIN THE PUD SHALL NOT EXCEED 6000 SQUARE FEET IN SIZE.

22. ELIMINATED BY PUD AMENDMENT PUD2017-04 DATED: JULY 2017.

23. ELIMINATED BY PUD AMENDMENT PUD2017-04 DATED: JULY 2017.

24. WIRELESS COMMUNICATION FACILITIES SHALL BE SUBJECT TO THE STANDARDS FOR THE NR ZONING DISTRICT.

25. UNLESS OTHERWISE INDICATED BY THE PUD DOCUMENT, THE USES, PROPERTY DEVELOPMENT STANDARDS, AND SPECIAL DEVELOPMENT STANDARDS SHALL BE PER THE UNIFIED ZONING CODE FOR THE NR NEIGHBORHOOD RETAIL ZONING DISTRICT, AND THE SITE DEVELOPMENT STANDARDS SHALL BE PER THE UNIFIED ZONING CODE REQUIREMENTS AS APPLICABLE TO THE NR NEIGHBORHOOD RETAIL DISTRICT.

26. PARCELS 1A & 1B SHALL HAVE A MAXIMUM COMMERCIAL GROSS FLOOR AREA OF 4,000 S.F.. THE ENTIRE PROPOSED DEVELOPMENT SHALL NOT EXCEED 30,000 S.F. OF COMMERCIAL GROSS FLOOR AREA.

27. A SIX FOOT TALL SCREENING WALL SHALL BE PROVIDED ON THE EAST EDGE OF PARCELS 1A & 1B.

28. ANCILLARY ARCHITECTURAL FEATURES SUCH AS UNENCLOSED PORCHES, STOOPS, TURRETS, EAVES, PILLARS, BAYS, AND SIMILAR APPURTENCES, SHALL BE ALLOWED WITHIN THE BUILDING SETBACKS BUT NO CLOSER THAN 3 FEET TO THE PROPERTY LINE ON FRONT SETBACKS AND NO CLOSER THAN 5 FEET TO THE PROPERTY LINE ON SIDE YARD SETBACKS.

29. PARKING STRUCTURES ON ALL PARCELS SHALL BE ALLOWED IN THE 10-FOOT BUILDING SETBACK BUT NO CLOSER THAN 3 FEET.

Amendment #1
PUD2017-00004
Roper AA PUD2021-00019 plmorgan
11-16-2021

APPROVED PUD
MAPC 7-6-2017 plm
WCC 8-8-2017 plm
MAPC Copy 1 of 4

REVISED PER PUD2017-04 DATED 08/08/17
REVISED PER PUD2021-19 DATED 11/16/21

PARKSTONE

PLANNED UNIT DEVELOPMENT (PUD-26)

DATE OF PREPARATION 6/27/08 REVISED 09/23/08 REVISED PER PUD2011-04 REVISED PER PUD2016-02 DATED 04/14/16

PLANT SCHEDULE

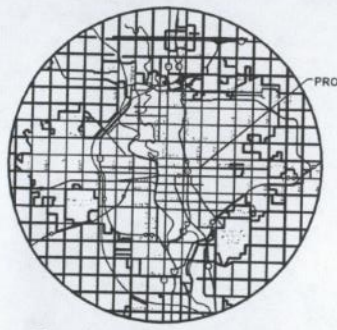
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING
DECIDUOUS TREES				
PST	4	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CAL. / B&B
CDM	4	CADDO MAPLE 'FLASHFIRE'	ACER SACCHARUM 'JFS-CADDO2' PP 23361	4" CAL. / B&B
SHU	15	SHUMARD OAK	QUERCUS SHUMARDII	4" CAL. / B&B
ORNAMENTAL TREES				
MPL	3	SHANTUNG MAPLE	ACER TRUNCATUM	2" CAL. / B&B
RRC	4	'ROYAL RAINDROPS' CRABAPPLE	MALUS 'JFS-KW5 ROYAL RAINDROPS'	2" CAL. / B&B
ERB	10	EASTERN REDBUD	CERCIS CANADENSIS	2" CAL. / B&B
SRV	6	AUTUMN BRILLIANCE SERVICEBERRY		8' HT. MIN. CLUMP. / B&B
EVERGREEN TREES				
TAY	57	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	10' MIN. HT.

PLANT SCHEDULE CTD.

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING
DECIDUOUS SHRUBS				
TES	55	'TIGER EYES' SUMAC	RHUS TYPHINA 'TIGER EYES'	#5 CONT.
CRP	27	'CHERRY DAZZLE' DWARF CRAPEMYRTLE	LAGERSTROEMIA GAMAD 1 'CHERRY DAZZLE'	#5 CONT.
DBB	27	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	#5 CONT.
LLH	29	LIMELIGHT HYDRANGEA	HYDRANGEA PANICULATA 'LIMELIGHT'	#5 CONT.
DOG	55	'HURON' GRAY DOGWOOD	CORNUS RACEMOSA 'HURZAM'	#5 CONT.
EVERGREEN SHRUBS				
GSY	148	'GOLDEN SWORD' YUCCA	YUCCA FILAMENTOSA 'GOLDEN SWORD'	#5 CONT.
BRK	70	RED YUCCA	HESPERALOE PARVIFLORA 'BRAKE LIGHTS'	#5 CONT.
TAM	34	TAM JUNIPER	JUNIPERUS SABINA VAR. TAMARISCIFOLIA	#5 CONT.
SGJ	20	'SEA GREEN' JUNIPER	JUNIPERUS x PFITZERIANA 'SEA GREEN'	#5 CONT.

PLANT SCHEDULE CTD.

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING
ORNAMENTAL GRASSES				
NWS	49	'NORTHWIND' SWITCHGRASS	PANICUM VIRGATUM 'NORTHWIND'	#4 CONT.
LYM	38	'BLUE DUNE' LYME GRASS	ELYMUS ARENARIUS 'BLUE DUNE'	#4 CONT.
SSG	85	'SHENANDOAH' SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#4 CONT.
FRG	21	FEATHER REED GRASS	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	#4 CONT.
LBS	57	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	#4 CONT.
PERENNIALS				
CAT	31	CATMINT	NEPETA RACEMOSA 'WALKERS LOW'	#1 CONT.
BES	12	BLACK-EYED SUSAN	RUDBECKIA HIRTA	#1 CONT.
LIR	158	'BIG BLUE' LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	#1 CONT.
TURF GRASS				
SOD	2,715 SY	FESCUE: GARD'N WISE 'FESCUE/BLUE MIXTURE'		

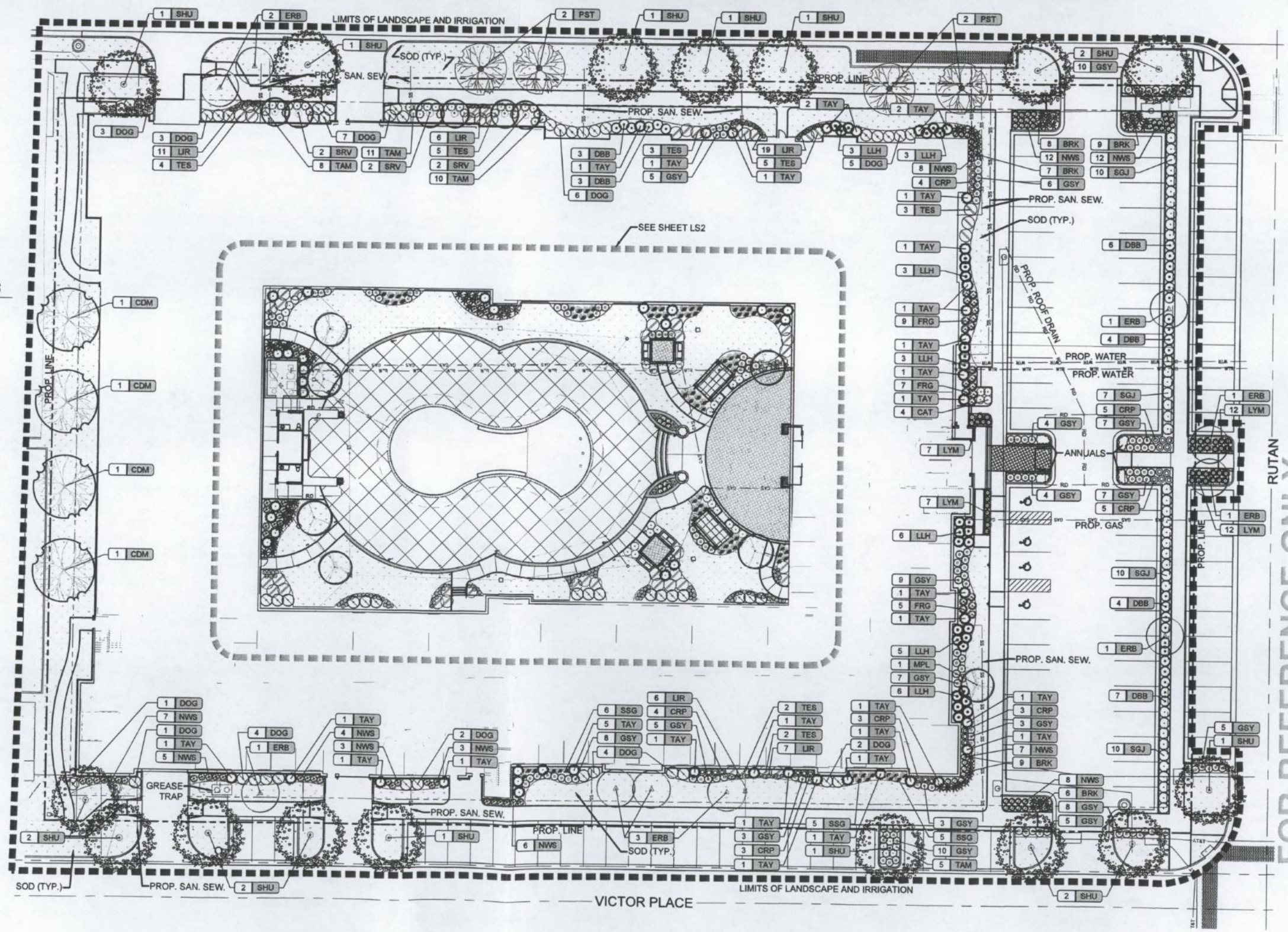


VICINITY MAP
NO SCALE

GENERAL LANDSCAPE SPECIFICATIONS

1. Landscape contractor shall provide all labor, materials and service necessary to furnish and install plantings as specified herein and as shown on these plans.
2. 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.
3. 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.
4. 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(ie. addition of lime gypsum, etc.).
5. Re-establish turf in all the areas disturbed by grading or utility trenching in the R.O.W..
6. 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. Cut of one inch(1") or more to be planted with tree paint. Central leaders shall not be removed.
7. Use triangular spacing in all ground cover and annual beds unless stated otherwise on plans.
8. 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.
9. Heavy duty black plastic edging shall be used to separate all turf areas from planting beds. Place edging flush with grade(see planting details).
10. Use shredded mulch in all planting beds. Landscape contractor shall supply Owner/Architect with a sample of mulch for approval prior to starting construction.
11. Place mulch in beds and tree saucers per planting details.
12. 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.
13. 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.
14. Landscape contractor to remove tree stakes, tree wrap, and remove all dead wood on trees and shrubs one year after provisional acceptance.
15. Report any discrepancies in the planting plan to the architect prior to starting construction.
16. Prior to any excavation for landscaping purposed, 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.
17. 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.
18. Topsoil hauled onto the site shall be fertile, friable, natural loam topsoil, of unifor quality characteristic representing local soils which produce heavy groth 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.
19. 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.

LANDSCAPE PLAN
APPROVED 1/10/22 NAS
PUD-26



A OVERALL LANDSCAPE PLAN
1"=20'
0 20

FOR REFERENCE ONLY

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T 316.267.4002 F 316.267.1509
www.spiarchitecture.com

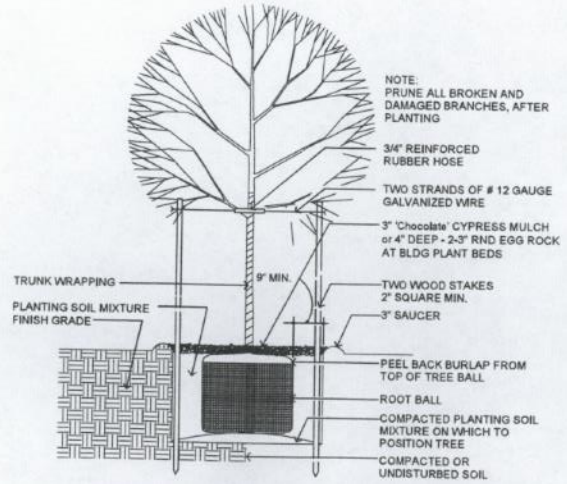
DUSTIN M. MAREK
REGISTERED
No. 21-0122
LANDSCAPE ARCHITECT

UPTOWN LANDING
PHASE 2
WICHITA, KANSAS

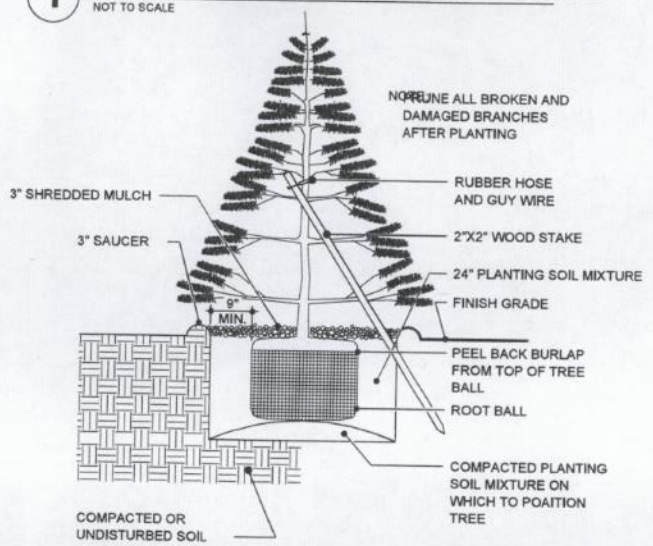
5 CITY COMM.3 7 JAN 22
PERMIT SET 23 APRIL 21

OVERALL LANDSCAPE PLAN

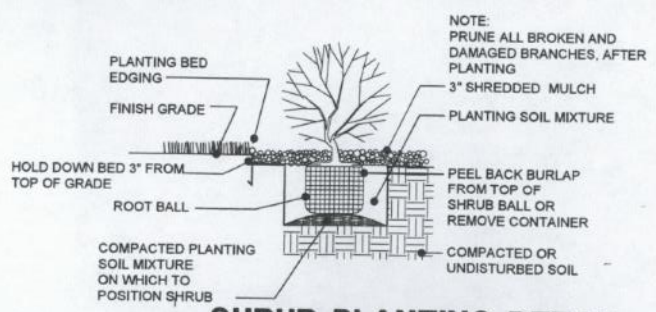
LS1



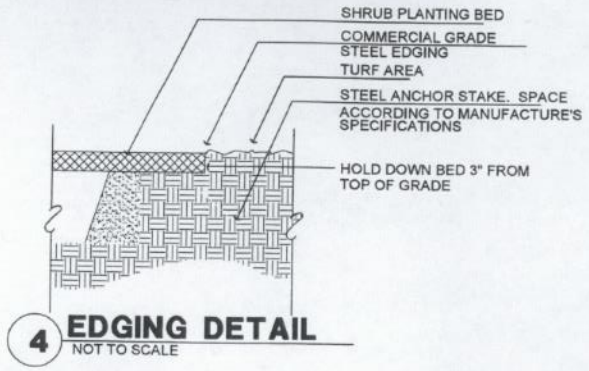
1 DECID. TREE PLANTING DETAIL
NOT TO SCALE



2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



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



4 EDGING DETAIL
NOT TO SCALE

GENERAL IRRIGATION NOTES:

CONTRACTOR WILL VARIFY STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY AND DESIGN ENTIRE IRRIGATION SYSTEM ACCORDINGLY. EACH ZONE OF THE SYSTEM IS TO BE DESIGNED WITH A MAXIMUM OF 35 GALLONS PER MINUTE.

ALL IRRIGATION EQUIPMENT SHALL BE SCREENED FROM VIEW OF PUBLIC AREAS

POP-UP ROTORS AND POP-UP SPRAY HEADS SHALL BE USED TO IRRIGATE ALL TURF AREAS. IRRIGATION HEADS SHALL HAVE A MINIMUM 4" RISER.

ALL PLANTING BEDS SHALL BE IRRIGATED BY A DRIP IRRIGATION SYSTEM.

A RAIN SENSOR SHALL BE LOCATED ON TOP OF BUILDING NEAR CONTROLLER. RAIN SENSOR SHALL BE WIRED TO INTERRUPT VALVE COMMON WIRE BUT LEAVE CLOCK ACTIVATED.

ALL ANNUAL BEDS ARE TO BE IRRIGATED BY POP-UP SPRAY HEAD - 4" MINIMUM RISER.

BACKFLOW PREVENTION DEVICE SHALL BE A REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY. INSTALLED AS PER CITY, COUNTY AND STATE REGULATIONS.

WATER FOR IRRIGATION TO COME FROM MAIN WATER SUPPLY TO BLDG. (SEE SITE UTILITY PLAN)

PRIOR TO INSTALLATION, THE LANDSCAPE 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 A MOISTURE-SENSING DEVICE OR AUTOMATIC RAIN SHUT-OFF DEVICE AS A FREEZE DETECTOR.

ADJUST ALL IRRIGATION EQUIPMENT SO THAT SIDEWALKS, PAVING, FENCES, BLDG. FACADES REMAIN DRY OF DIRECT SPRAY OF EXCESS WATER RUN-OFF AND SPRAY.

SYSTEM IS TO CONSIST OF SEPERATE DRIP EMITTER ZONES, SPRAY HEAD ZONES, AND TURF ROTOR ZONES. EACH WITH SEPERATE VALVES AND STATIONS ON THE CONTROLLER

CONTROLLER(S) ARE TO BE A SOLID STATE TYPE WITH LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMMING, DRIP STATIONS AND BE CAPABLE OF MULITIPLE VALVES PER STATION.

MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE ENDS AND LOW POINTS OF THE IRRIGATION MAINLINE. PLACE MANUAL VALVES IN LATCHABLE VALVE BOXEX FOR EASY ACCESS. PLACE ON CUBIC FOOT OF GRAVEL BELOW VALVE.

LANDSCAPE CODE CALCULATIONS

LANDSCAPE STREET YARD REQUIRED:
- 446' FIRST STREET
- 446' VICTOR PLACE
- 277' RUTAN STREET
- 1,169' TOTAL STREET LF
- - 50' GREATEST PERPENDICULAR DISTANCE FROM PL
- 1,084' ADJUSTED STREET LF
- x 20 REQUIRED SQUARE FOOTAGE FACTOR
- 21,680 LANDSCAPE STREET YARD
- **20% REDUCTION FOR PLANT MATERIAL SIZE INCREASE
- 17,344 LANDSCAPE STREET YARD REQUIRED

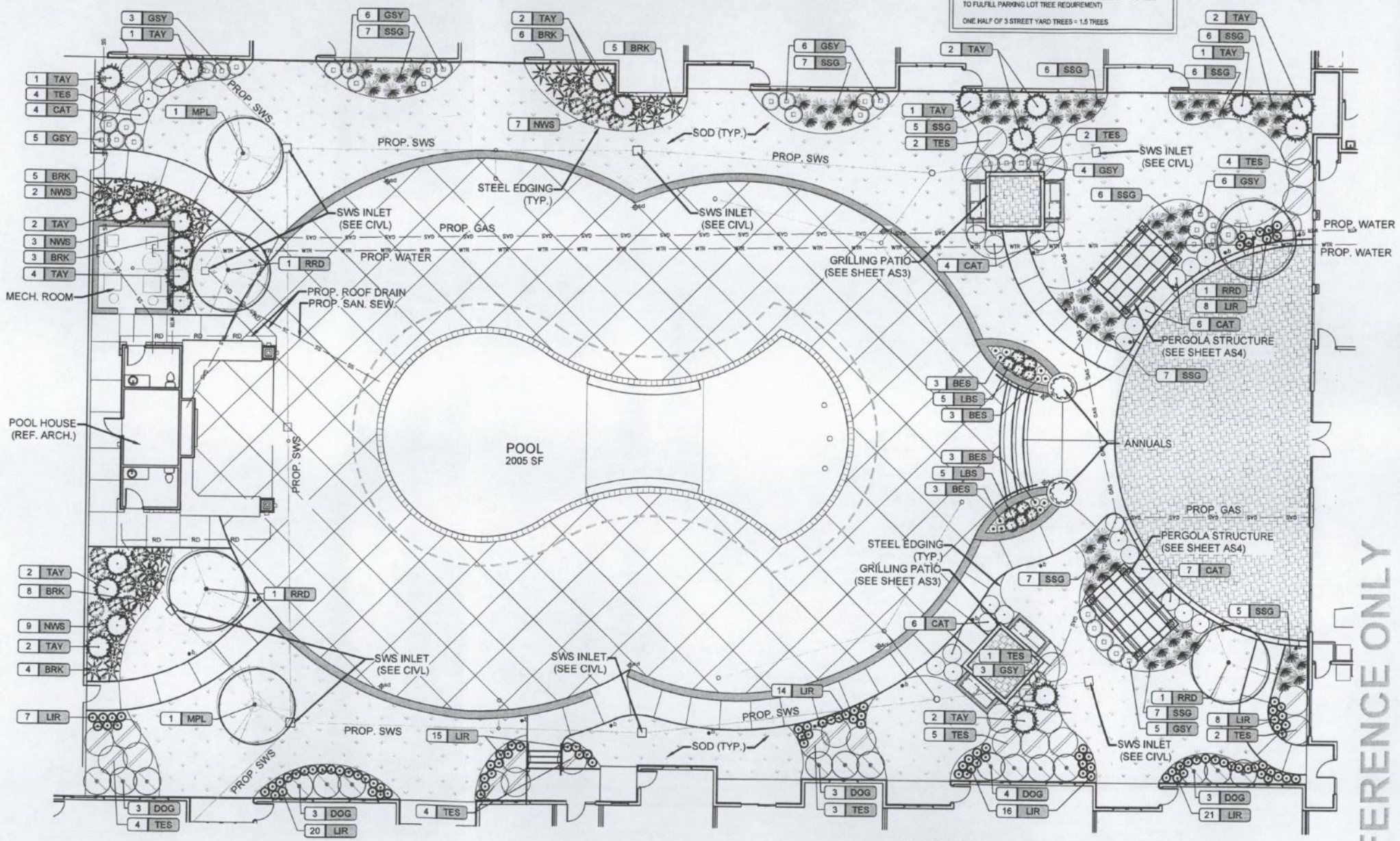
LANDSCAPE STREET YARD PROVIDED:
- 13,320 TOTAL SQ. FT. PROVIDED
- **20,215 TOTAL LANDSCAPE AREA WITHIN LANDSCAPE & IRRIGATION LIMITS

STREET YARD TREES REQUIRED:
17,344 / 500 = 35 STREET YARD TREES REQUIRED
(UP TO ½ CAN BE SUBSTITUTED WITH SHRUBS)

TOTAL TREES PROVIDED:
23 SHADE TREES + 120 SHRUBS = 35 TREES TOTAL

PARKING LOT TREES REQUIRED:
46 PARKING STALLS / 20 = 3 TREES REQUIRED
(ONE HALF OF THE REQUIRED STREET YARD TREES MAY BE USED TO FULFILL PARKING LOT TREE REQUIREMENT)

ONE HALF OF 3 STREET YARD TREES = 1.5 TREES



A COURTYARD LANDSCAPE PLAN
1"=10'
0 10'

PRIOR TO INSTALLATION, THE LANDSCAPE 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.

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DUSTIN M. MARSH LICENSED 822 LANDSCAPE ARCHITECT

FOR REFERENCE ONLY

UPTOWN LANDING
PHASE 2
WICHITA, KANSAS

5 CITY COMM.3 7 JAN 22
PERMIT SET 23 APRIL 21

COURTYARD LANDSCAPE PLAN

LS2