

45 - COUNCIL, PHASE I CUP - At
the Southeast corner of Woodlawn
and 11st Street - Wichita Land Co.
by Van Doren, et al File # 2

FOSTER
1-7-74
—

ACTION

DATE

COMMITTEE _____

M.A.P.C. *Approved* 1-24-74

B.C.C./B. CO. C. *Approved* 2-12-74

Map No. 5950
Sec. 6
Twp. 27S
Range 2E

DATA SHEET
COMMUNITY UNIT PLAN

DP 46
Z-
Filed 12-12-73

APPLICATION REQUEST: Approval of proposed planned amended
development.

1. Applicant Wichita Land Company
Address P.O. Box 249, King of Prussia, Pa. 19406 Phone 215-265-5722
2. Agent Van Doren, et al, Engineers
Address 260 N. Rock Road, Suite 250 Phone 686-7303
3. General Location At the Northeast corner of Woodlawn and 21st St.
Address _____
4. Proposed Use _____

AREA DATA

1. Acres _____ (_____ ft. by _____ ft.)
2. Existing Zoning _____ Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition _____
4. Existing R/W _____ ft. _____ ft. _____ ft.
St. _____ St. _____ St. _____
Proposed R/W _____ ft. _____ ft. _____ ft.
St. _____ St. _____ St. _____

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date 1-24-74 Action Approved

2. Governing Body

Date 2-12-74 Action Approved

April 9, 1976

Robert Feldner, Superintendent of Central Inspection
Jack H. Galbraith, Chief Planner

Approval of Landscape Plan for Country Lake II -
Leisure Living, Inc.

Attached for your files is an approved copy of a landscape plan for Lot 1 of Country Lake II development of Leisure Living, Inc. As you may recall, Country Lakes addition is within the Comotara Phase I - Community Unit Plan previously approved on January 24, 1974. The approved C.U.P. contained as general provisions to residential development the following requirements.

"13. Screening as indicated on plan shall be a combination of plant material and/or a semi-solid or solid wall to prevent passage of debris or light, constructed of brick, stone, masonry, architectural tile, wood or other similar material at least five (5) feet but not more than eight (8) feet high.

"14. A landscape plan shall be prepared by a landscape architect for all planting strips and shall be submitted to the planning department for review prior to issuance of any building permits."

In reviewing the plans, we find that the developer has elected to provide the required screening effect with the construction of a landscaped berm. We consider this an acceptable method provided the slopes of the berm and the landscape materials placed thereon are maintained appropriately to avoid excessive washing or soil erosion and to assure healthy plants. In reviewing the plans, we find that three proposed trees appear to

Page Two
Robert Feldner
April 9, 1976

be located within the street right-of-way along Bramblewood. If the trees are intended to be located in this fashion, it will be necessary for the developer to secure a street tree permit from the Superintendent of Landscape and Forestry for the City of Wichita.

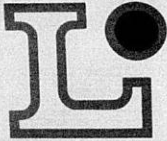
On the basis of our review and subject to the preceding comments, we find the landscape plan acceptable for meeting the general provisions No's. 13 and 14 as they relate to Lot 1 of Country Lake addition. Please be advised that the issuance of permits for development upon the remaining lot in Country Lakes addition and those within Comotara First addition which have a planting strip requirement indicated on the approved C.U.P. remain subject to general provisions No's. 13 and 14 above.

Jack H. Galbraith
Chief Planner

JHG:RLY:el

Attachment

cc: Ed Flanagan, Director of Construction
Leisure Living, Inc. 5920 E. Central, 67208
Bill G. Yung, Design Consultant
RR#2, Valley Center, Kansas 67147



LEISURE LIVING, INC.

500 EAST CENTRAL / WICHITA, KANSAS 67208 / (316) 885-1486

April 6, 1976

Metropolitan Area Planning Commission
City Hall
455 North Main
Wichita, Kansas 67202

ATTENTION: MR. JACK GALBRAITH

Re: Country Lake II

Dear Mr. Galbraith:

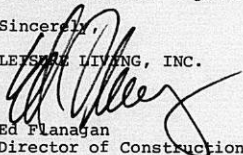
Enclosed are the landscape architect's plans for the planting area surrounding our new development at 21st and Bramblewood per CUP requirements and your request.

I understand that Mr. Bill Yung has discussed the requirements for this buffer with you in developing the attached design. Please call me if I may be of any further service or if I may answer any questions.

If the plans are satisfactory, please advise the building department so that a permit may be issued.

Sincerely,

LEISURE LIVING, INC.


Ed Flanagan
Director of Construction

EF/cmb



WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

3/12/76

Advised Johnson on this date that they never have responded to our letter of July 11, 1974 concerning their preliminary landscape plan and that we would not recommend issuing a permit on 2nd phase until landscape plan is submitted and approved.

JH

Jack H. Galbraith

DEPARTMENT OF PUBLIC WORKS

INNER OFFICE MEMO

TO: Jack Galbraith



DATE: 3-11-76

FROM: Leiland Johnson

SUBJECT: Country Lake II

DP #46

Here's copy of letter from Ed Flanagan on sewer requirements to cover. Newby says proper siting has been done on sewer easements, our file shows they were released from submitting final plan on phase I before bldg. permit was issued (your memo to RBF dated 7-8-74). If they performed satisfactorily then, we'd be agreeable to his proposal in March 8, '76 letter. Appreciate your call on this. Thanks.

Form KA-056

NEW ADDRESS
LEISURE LIVING, INC.
7700 E. 13th, #28 /
Wichita, Ks. 67206

LEISURE LIVING, INC.

5000 EAST CENTRAL / WICHITA KANSAS 67208 / (316) 855-1442

March 8, 1976

The City of Wichita
City Inspection
455 North Main
Wichita, Kansas 67203

ATTENTION: MR. JOHN RIDDLE

Re: Country Lake II

Dear Mr. Riddle:

I understand that two provisions have been requested by your office prior to release of the building permits for the second phase of our Country Lake development. These are for the submission of landscape plans to insure implementation of the CUP requirements for screening of the development from the major public streets and the release of an old sewer easement which has been abandoned by the city.

We are currently in the process of awarding a landscape design to a licensed landscape architect, however it does not appear that the completed drawings will be finished in less than 60 days. Of course, the landscape design will include and cover the whole development in addition to the streetfront frontage which is a requirement of the CUP. We ran into this situation on our first phase, and would like to propose a similar solution to that of a year ago. In effect, we would be willing to stipulate that we would not be eligible for certificates of occupancy until such time as the landscape plans have been approved by your office so that the building permits may be issued immediately. This was the procedure followed on our first phase.

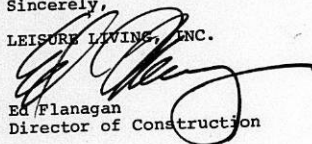
We discovered last week that the sewer easement still exists on the plat despite the fact that the easement was abandoned by the city. Our title company informed us that it would be necessary to also

Page Two
March 8, 1976
Mr. John Riddle

process release of this sewer easement through the county. Mr. Bill Malone of Fidelity Title is currently taking steps to present this to the county so that this formality can be completed. We request that the building permit be issued subject to our obtaining the formal release of this requirement in the minimum time normally required to amend the plat through the county. Again, we stipulate that we will take all responsibility for any work that would be affected by these requirements in the interim.

Sincerely,

LEISURE LIVING, INC.



Ed Flanagan
Director of Construction

EF/mb

July 11, 1974

Mr. N. Lee Aronfeld, President
Leisure Living, Inc.
5900 East Central
Wichita, Kansas 67208

Dear Mr. Aronfeld:

The Planning Department has reviewed the landscaping indicated on the Country Lake preliminary site plan with Mr. John Firsching, Superintendent of Landscape and Forestry. On the basis of this review, we feel that the following observations should be taken into consideration in the preparation of your final landscape plan:

1. The contour lines depicting the landscaped berms should be enumerated to give an indication of interval and slope. It has been the experience of the Forestry Division that slopes in excess of 5% require a higher level of maintenance. This is not to say that berms are undesirable or inappropriate. They can in fact be very acceptable for providing variety and interest in the landscape setting as well as effective screening.
2. The plant materials indicated on the plan are generally acceptable with the exception of the pin oaks. Pin oaks in this particular location of the metropolitan area are very susceptible to iron chlorosis due to the heavy clay soils.

Care should also be taken to avoid locating the green ash specimens on high mounds which tend to drain and dry rapidly. The ash prefers a low moist location.
3. Some indication of specifications for plant materials should be noted on the plan. This should at a minimum include the common name, botanical name, height or caliper at planting, and whether the specimen is bare root or balled

Mr. N. Lee Aronfeld
July 11, 1974
Page 2

and burlaped. Local experience indicates that 5 to 8 feet is an acceptable height for evergreens and 1½ inch to 2½ inch dbh (diameter at breast height) is an acceptable caliper for deciduous trees.

4. There should be an indication of the qualifications of the Landscape Architect appearing on the landscape plan in the form of registration seal and the plan should be appropriately marked with a scale, north arrow, and identifying property lines.

We would appreciate consideration and incorporation of this information into your landscape plans at your earliest convenience. If you have any questions please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:RLY:rma

cc: Ed Flanagan, Director of Construction
5900 East Central, 67208

LEISURE LIVING, INC.

500 EAST CENTRAL / WICHITA, KANSAS 67208 / (316) 685-1446

July 10, 1974

The City of Wichita
Metropolitan Area Planning Department
204 South Main
Wichita, Kansas

ATTENTION: MR. JACK H. GALBRAITH, CHIEF PLANNER

Re: Country Lake, Comotara Phase I

Dear Mr. Galbraith:

This is to acknowledge your tentative acceptance of the proposed landscaping screen for our Country Lake development and to assure you that we will have completed landscape drawings for your approval no later than September 3, 1974.

We both welcome and look forward to your review of these landscape plans and feel that the requirement for a review in this case represents positive action by the M.A.P.C. to provide quality, not just mere compliance, for future Wichita developments.

We thank you for your prompt preliminary review so that construction can begin immediately.

Sincerely,

LEISURE LIVING, INC.



Ed Flanagan
Director of Construction

EF/cmb

cc: N. Lee Aronfeld, Leisure Living, Inc.
cc: Tony Caputo, Alcon, Inc.



July 8, 1974

Robert Feldner, Superintendent of Central Inspection
Jack H. Galbraith, Chief Planner

Landscape Plan Associated with DP-46, Comotara Phase 1 C.U.P.

We are in receipt of a preliminary landscape plan submitted for a development labeled "Country Lake" which is proposed to be developed on a portion of Lot A, Comotara 1st Addition which was recently approved as a lot split. This site is a portion of Parcel 1, approved on the above captioned C.U.P. by the Board of City Commissioners on February 12, 1974. One of the conditions requires the submission of a landscape plan, prepared by a landscape architect, to the Planning Department for approval prior to the issuance of a building permit.

We have been advised by a representative of Alcon Construction Company that all has been accomplished that is necessary to obtain a building permit but the approval of the landscape plan. Although we are in general agreement with the preliminary landscape plan submitted, prior to our approval it is necessary that we have contours, elevation, and specifications. Inasmuch as this developer owns a substantial amount of adjacent land on Parcel 1, and inasmuch as Mr. Aronfeld has assured us that he will have the revised landscape plan submitted in the immediate near future, we feel confident that the landscaping requirement will be met and that you can go ahead and issue a permit on that first phase. Therefore, based on his assurance, we are agreeable to you authorizing the issuance of a building permit with the understanding that the landscape plans are to be revised and resubmitted to our office for final approval by September 3, 1974.

JHG:js

cc: N. Lee Aronfeld, President, Leisure Living, Inc.
5900 E. Central 67208
Ed Flanagan, Director of Construction, 5900 E. Central 67208
Anthony J. Caputo, Alcon Construction Co., 202 N. Rock Rd.

February 13, 1974

Mr. Douglas Dyck, Vice President
Wichita Land Company
P. O. Box 249
King of Prussia, Pennsylvania 19406

Dear Mr. Dyck:

Re: DP-46 - Amendment to
COMOTARA CUP

The Board of City Commissioners, at its regular meeting of February 12, 1974, considered the above-captioned case. Their action was to approve the amendment as recommended by the Metropolitan Area Planning Commission. In the discussion of this request, one of the City Commissioners raised the question of whether or not various sized lots were being platted so that families with moderate incomes, or even families in the low economic bracket, would have an opportunity to purchase lots in this area. In the original presentation of the Comotara project by Jack DeBoer, one of the encouraging factors presented was the emphasis on there being a choice of housing types (apartments, townhouses, and single-family) and even a choice of lot sizes, so that there could be a distinct selection in the price of homes.

Although it was pointed out yesterday that the proposed single-family lots were not necessarily large, the Commission requested that we advise you of their interest in seeing a mixture of lot sizes in the next phase of platting.

At such time as you desire to discuss revised plans, and particularly the next area for platting, we are hopeful that you will take into consideration this concern of the Commission. Please remember that we are available to discuss your long range plans with you at your convenience.

Page 2 - Mr. Douglas Dyck
February 13, 1974

If you have any questions on this matter, we will be happy to meet with you or discuss them with your local representative.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Phil Snodgrass
c/o Weigand & Sons
110 North Main 67202

Ralph Wulz
City Manager

February 12, 1974

Robert Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-46 - Amendment to Residential portion of approved CUP -
located at the northeast corner of 21st St. North and Woodlawn

The Board of City Commission at the regular meeting on February 12, 1974, considered the amendment to the above captioned Community Unit Plan. Specifically, the amendment was only to increase the number of dwelling units from 159 to 177 and pertained to only the curved cul-de-sac in the northeast corner of subject quarter section.

The action of the Board of City Commission was to approve the amendment subject to the following conditions:

- A. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- B. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- C. The transfer of title of all or any portion of the land included within the Community Unit Plan 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 owners, their successors and assigns, unless amended.
- D. Changing the total number of dwelling units under "Residential" General Provision #5 from 521 to 539.

Attached for your information and files is a copy of the approved amended plan. Please note that prior to the

Robert Feldner
February 12, 1974
Page Two

issuance of any building permits on the eighteen lots in question it is necessary that the associated plat, Comotara Second Addition be recorded with the Register of Deeds.

Please contact our office if you have any questions.

JHG:js

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR AMENDMENT TO CUP

CASE NO. DE-46

CONSIDERED BY MAPC: 1-24-74

REQUEST FOR: Amendment to Community Unit Plan

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

GENERAL LOCATION: Northeast corner of 21st
Street North and Woodlawn

LEGAL DESCRIPTION:

Southwest quarter of Section 6, Township 27 South,
Range 2 East of 6th P.M., Sedgwick County, KansasAPPLICANT: Wichita Land Company, P. O. Box 249,
King of Prussia, Pa. 19406COUNSEL FOR APPLICANT: VanDoren-Hazard-Stallings-Schnacke, Engineers,
Agent

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: To the north is "AA" and "BB"; east is "AA";
south is "AA" and "LC"; west is "AA", "B" and "LC"LAND USE: Subject property and that to the east and south is undeveloped;
north is office and undeveloped; west is service station,
multi-family and undeveloped

PLANNING COMMISSION RECOMMENDATION:

That the amendment to the CUP be approved subject to the four
conditions listed in the Planning Department report. (See
attached excerpt of Planning Commission minutes of January 24,
1974 for conditions.) ~~Hannessy~~ moved, Blakey seconded and it
carried unanimously. (Arnholz, Gardenhire and Hill absent.)

-
- ACTION 1. Approve the recommendation of the Metropolitan Area Planning
Commission; or
2. Return the application to the Metropolitan Area Planning Com-
mission for its reconsideration. The City Commission states the
following reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF JANUARY 24, 1974:

23. Case No. DP-46 - Wichita Land Company requests approval of an amendment to Residential Community Unit Plan, legally described as follows: The southwest quarter of Section 6, Township 27 South, Range 2 East of the 6th P.M. Generally located at the northeast corner of Woodlawn and 21st Street North.

GALBRAITH pointed out the area on the map and reviewed the following staff report:

Comments

1. In 1972, a Commercial and Residential CUP for "Comotara Phase - 1" was considered and approved. The applicant has now submitted an amendment on two of the previously approved residential parcels. The revised development plan proposes the following general amendments:
 - a. Increase number of single-family clusters from 159 to 177.
 - b. Increase total number of dwelling units from 521 to 539.
 - c. Decrease net area of Parcel #3 from 9.7 acres to 7.4 acres.
 - d. Increase density of Parcel #3 from 4.4 dwelling units per acre to 5.8 per acre.
 - e. Increase net area of Parcel #6 from 44.8 acres to 47.1 acres.
 - f. Increase density of Parcel #6 from 2.7 dwelling units per acre to 2.9 per acre.
2. If the Planning Commission determines that the proposed amendments are appropriate, then the following previously approved conditions are still applicable conditions of approval.
 - a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - b. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
 - c. The transfer of title of all or any portion of the land included within the Community Unit Plan 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 owners, their successors and assigns, unless amended.
 - d. Changing the total number of dwelling units under "Residential" General Provision #5 from 521 to 539.

No one appeared to speak either in support of or in opposition to this application.

MOTION: That the Planning Commission recommend to the City Commission the approval of the amendment to the CUP subject to the four conditions listed in the Planning Department report. Hennessy moved, Blakey seconded and it carried unanimously. (Arnholz, Gardenhire and Hill absent.)

January 25, 1974

Mr. John E. Lundblade
VanDoren-Hazard-Stallings-Schnacke
260 North Rock Road, Suite 250
Wichita, Kansas 67206

Re: DP-46 - Amendment to
Residential portion
of approved CUP -
Northeast corner of 21st
Street North and Woodlawn

Dear Mr. Lundblade:

At the regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission on January 24, 1974, the above-captioned application was considered. It was the action of the Commission to recommend the approval of the amendment to the CUP subject to the four conditions listed in the Planning Department report.

It is necessary that condition d. be corrected on the CUP and nine amended copies be submitted to our office by 5:00 p.m. on February 6, so that this matter may be forwarded to the City Commission for consideration on February 12, 1974, the meeting to start at 9:00 a.m. in Room 201 City Building, 204 South Main.

If you have any questions concerning this matter, please contact our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber
cc: Wichita Land Company, P.O.Box 249,
King of Prussia, Pa. 19406
Van Doren-Hazard-Stallings-Schnacke,
260 North Rock Road 67206
City Manager's Office

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: Jan. 24, 1974

Case No. DP-46	Request: Amendment to Residential portion of approved CUP
----------------	-----------------------------------------------------------

Location: Northeast corner of 21st Street North and Woodlawn

Acres: 150.9	Size: 2640 ft. by 2640 ft.
--------------	----------------------------

	<u>Land Use</u>	<u>Zoning</u>
Existing North	Undeveloped Office & undeveloped	"AA" "AA" & "BB"
East	Undeveloped	"AA"
South	Undeveloped	"AA" & "LC"
West	Service station, multi-family & undeveloped	"AA", "B" & "LC"

Appropriate street rights-of-way to be acquired at the time of platting. Being platted as Comotara Second Addition (Portions of Parcels 3 and 6)	Platted: Yes History: DP-46 & Z-1434 MAPC: 9-28-72 App. BCC: 10-17-72 App.
--------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------

Comments

1. In 1972, a Commercial and Residential CUP for "Comotara Phase - 1" was considered and approved. The applicant has now submitted an amendment on two of the previously approved residential parcels. The revised development plan proposes the following general amendments:
 - a. Increase number of single-family clusters from 159 to 177.
 - b. Increase total number of dwelling units from 521 to 539.
 - c. Decrease net area of Parcel #3 from 9.7 acres to 7.4 acres.
 - d. Increase density of Parcel #3 from 4.4 dwelling units per acre to 5.8 per acre.
 - e. Increase net area of Parcel #6 from 44.8 acres to 47.1 acres.
 - f. Increase density of Parcel #6 from 2.7 dwelling units per acre to 2.9 per acre.

2. If the Planning Commission determines that the proposed amendments are appropriate, then the following previously approved conditions are still applicable conditions of approval.

Page 2 - Case No. Zp-46
January 24, 1974

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
- c. The transfer of title of all or any portion of the land included within the Community Unit Plan 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 owners, their successors and assigns, unless amended.
- d. Changing the total number of dwelling units under "Residential" General Provision #5 from 521 to 539.

DP-46 - 20 Notices sent to Property Owners 1-10-74

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
WICHITA, KANSAS 67202

January 10, 1974

NOTICE TO ADJOINING PROPERTY OWNERS:

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 1:30 p.m. on Thursday, January 24, 1974, at which time you may appear either in person or by agent or attorney, if you so desire.

DP-46 - The southwest 1/4 of Section 6, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas. Generally located at the Northeast corner of Woodlawn and 21st Street North.

The Development Plan originally approved on October 17, 1972, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Room 402 City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

The revised Development Plan now on file proposed the following general amendments:

1. Increase number of single family clusters from 159 to 177.
2. Increase total number of dwelling units from 521 to 539.
3. Decrease net area of Parcel #3 from 9.7 acres to 7.4 acres.
4. Increase density of Parcel #3 from 4.4 dwelling units per acre to 5.8 per acre.
5. Increase net area of Parcel #6 from 44.8 acres to 47.1 acres.
6. Increase density of Parcel #6 from 2.7 dwelling units per acre to 2.9 per acre.

The hearing of this Development Plan, as provided in Section 28.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, Robert A. Lakin, 104 South Main, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin
Secretary

THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE December 14, 1973



**ON SAFETY
PHASE II**

TO Lynn Shirkey, Junior Planner
FROM William G. McKinley, Assistant Traffic Engineer
SUBJECT DP-46 - Amendment to
Comotara, Phase I

The Traffic Engineering Division does not have any comments with regard to the redesign of Parcel 6. We understand that this is the only change in the amended CUP.

William G. McKinley
Assistant Traffic Engineer

WGM:cg

cc: R. W. Bruggeman



WICHITA-SEDGWICK COUNTY

DATE
December 12, 1973

METROPOLITAN AREA PLANNING DEPARTMENT

TO Dick Linn, City Engineer
 Paul Graves, Traffic Engineer
 M. S. Mitchell, Superintendent of Public Works Maintenance

FROM G. Lynn Shirkey, Junior Planner *GLS*

SUBJECT DP-46 - Amendment to Comotara, Phase I -
 At the Northeast corner of Woodlawn and 21st Street

Attached is a copy of the above captioned amended CUP
for your review and comments.

The area outlined in red involves the only basic change
from the original CUP. I would be particularly interested
in your comments on the geometrics of the cul-de-sac street
in this portion. Also any comments you might have as to
whether this street should be a circle drive as opposed to
the cul-de-sac as shown. Comments relative to drainage
would also be appreciated. We would appreciate any comments
you have by January 2, 1974, so that we can respond to the
applicant.

If you have any questions concerning this matter, please
call.

GLS:rw

attachment

*storm sewer can be extended
from existing system to cul-de-sac.
as platting requirements*

WICHITA-SEDGWICK COUNTY

DATE

December 12, 1973

METROPOLITAN AREA PLANNING DEPARTMENT

Dick Linn, City Engineer
Paul Graves, Traffic Engineer
M. S. Mitchell, Superintendent of Public Works Maintenance

TO

FROM G. Lynn Shirkey, Junior Planner *GLS*

SUBJECT DP-46 - Amendment to Comotara, Phase I -
At the Northeast corner of Woodlawn and 21st Street

Attached is a copy of the above captioned amended CUP
for your review and comments.

The area outlined in red involves the only basic change
from the original CUP. I would be particularly interested
in your comments on the geometrics of the cul-de-sac street
in this portion. Also any comments you might have as to
whether this street should be a circle drive as opposed to
the cul-de-sac as shown. Comments relative to drainage
would also be appreciated. We would appreciate any comments
you have by January 2, 1974, so that we can respond to the
applicant.

If you have any questions concerning this matter, please
call.

GLS:rw

attachment



Dec. 26, 1973

No Comment.

M. S. Mitchell

M. S. Mitchell,
Ass't. Supt. of Public Works Maint.

MSM/glm

cc: G. H. Wilton
Comotara Phase I Addn. Plat File

December 12, 1973

Dick Linn, City Engineer
Paul Graves, Traffic Engineer
M. S. Mitchell, Superintendent of Public Works Maintenance
G. Lynn Shirkey, Junior Planner

DP-46 - Amendment to Comotara, Phase I -
At the Northeast corner of Woodlawn and 21st Street

Attached is a copy of the above captioned amended CUP
for your review and comments.

The area outlined in red involves the only basic change
from the original CUP. I would be particularly interested
in your comments on the geometrics of the cul-de-sac street
in this portion. Also any comments you might have as to
whether this street should be a circle drive as opposed to
the cul-de-sac as shown. Comments relative to drainage
would also be appreciated. We would appreciate any comments
you have by January 2, 1974, so that we can respond to the
applicant.

If you have any questions concerning this matter, please
call.

GLS:rw

attachment



ENGINEERS-ARCHITECTS

VAN DOREN-HAZARD-STALLINGS-SCHNACKE

250 ROCKBOROUGH BUILDING, 260 NORTH ROCK ROAD WICHITA, KANSAS 67218 - TEL. 316 686-7303

December 13, 1973

Subdivision Committee
Wichita-Sedgwick County
Metropolitan Area Planning Dept.
104 South Main
City Building Annex
Wichita, Kansas 67202

Re: COMOTARA FIRST ADDITION
Request for Amended C.U.P.
and Replat of Reserve "B"

Gentlemen:

Submitted herewith for your consideration is the Application for Amended Community Unit Plan for Comotara First Addition along with the Application for the Preliminary Replat of Reserve "B" into Block "L" in Comotara First Addition. Included with this submittal are the following:

1. Five copies of the Amended Community Plan.
2. Twenty-nine copies of the Preliminary Plan for the Replat of Reserve "B".
3. An updated ownership list.
4. The Weigand Management Inc. check for the sum of \$501.00 to cover the following fees:
 - (a) \$400.00 filing fee for the Amended Community Unit Plan.
 - (b) \$50.00 filing fee for the Replat of Reserve "B".
 - (c) \$51.00 for the 17 lots over one at \$3.00 for each lot for the replat.

Very truly yours,
John E. Lundblade
John E. Lundblade

III. This property is located at (address) 21st St. N. & Woodlawn Blvd.

The general location is (use appropriate section)

- a. at the Northeast corner of 21st St. North
and Woodlawn Blvd; or
- b. on the _____ side of _____ (Ave.,
Street) between _____ (Ave., Street) and
_____ (Ave., Street).

IV. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (we) realize that this application cannot be processed unless it is completely filled in and accompanied by a current abstractor's certificate as required in the instruction sheet.

Wichita Land Company _____

By X Douglas Lusk Vice-Pres By _____
Authorized Agent (if any) Authorized Agent (if any)

By _____ By _____
Authorized Agent (if any) Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at
1:31 PM (AM, PM) on Dec 12, 1973 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ 400.00.

Curtis L. Newby Name
Junior Planner Title

APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

This is an application for an ^{amended} Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

I. Name of applicant or applicants and/or their agent or agents.

- a. Applicant Wichita Land Company
Address P.O. Box 249, King of Prussia, Pa. 19406 Phone 215-265-5722
Agent Van Doren-Hazard-Stallings-Schnacke-Engineers
Address 260 N. Rock Rd. Suite 250, Wichita, Ks. 67206 Phone 686-7303
- b. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____
- c. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____

(Use separate sheet if necessary for names of additional applicants)

- II.A The applicant hereby requests ^{an amended} Community Unit Plan approval on property zoned AA and legally described as Lot(s) _____, Block (~~x~~) "L" a Replat of land use _____, Parcels 3 and 6 in COMOTARA FIRST _____ Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

- II.B There are 7.1 acres (round to nearest tenth) in the above described property.

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
1	A	Somerset Addition	Irwin Baron etal, Trustees of Property Capital Trust Three Center Plaza Boston, Massachusetts 02108
11	2	Womers Crestview Heights 3rd	Womer Construction Co. Inc. 434 Ohio 67214
E125.53' lot 12 2		Same	Same
1	3	Same	Champlin Petroleum Co. Box 9365 Fort Worth, Texas 76107
2+ Beg NW/c lot 1, W 30' S 35' E 30' N 35' to beg and Beg SE/c Lot 1 S 30' W 35' N 30' E 35' to pob	3	Same	Same
2 exc above tract	3	Same	Womer Construction Co. Inc. 434 Ohio 67214
1	1	Olde English Manor Add.	Olde English Manor Assoc. c/o Harold Beck 215 Page Court 67202
		That portion of Lots 1, 2, 3, 4 and 5, Blk 1, Third Addition to Crestview Heights, lying W of following desc. line beg. at a point on the S in Lot 8, Block 7, in said addition and 462 feet E of SW/c said Lot 8; th N at right angles to S in Lot 8, 540 feet, more or less to a point on the common line between Lots 5 & 6, Block 1	Board of American Missions of the Lutheran Church in America c/o 1101 N. River Blvd. Wichita, Ks. 67203
		Lots 1, 2, 3, 4 and 5, Block 1, Third Add. to Crestview Heights except that portion described in above deed	Arthur O. Schreck 3800 East 21st St. No. Wichita, Ks. 67208
6	1	Third Add. to Crestivew Hts	Same
7	1	Same	Same
8	1	Same	Same
9	1	Same	Same

Lot	Block	Addition	Property Owner
10	1	Third Add. to Crestview Hts.	D Arthur O. Schreck 3800 East 21st North City 67208
11	1	Same	Same
12	1	Same	Same
13	1	Same	Same
1	2	Same	Robert Martin Denney Nancy B. Denney 2302 Farmstead 67220
2	2	Same	Marion R. Liston Beulah V. Liston Address Unknown
3	2	Same	Anthony Lee Krkosska Dalene Krkosska 1738 N. Fountain 67208 2310 Farmstead St 67220
26	2	Same	Olde English Manor Assoc c/o Harold Beck 215 Page Court 67202
27	2	Same	Same
28	2	Same	Same
2	4	Same	Real Estate Developers Address Unknown Inc.
3	4	Same	Paul G. Waliczek & Jean 2343 Farmstead Wichita, Ks. 67220
9	4	Same	Clifford A. Cooper Susan E. Cooper Address Unknown
10	4	Same	Martin L. Halley and Noelene R. Halley 888 S. Hydraulic Apt. 149 67211
6	7	Same	Joe L. Johnson and Barbara A. Johnson 2224 Farmstead 67220
Sly 8'			
7	7	Same	Same
7 exc S 8'	7	Same	Jeffrey A. Stilger and Mabel M. Stilger 2228 Farmstead 67220

*Returned mailed
again to
1.14.74 1.15.74*

Lot	Block	Addition	Property Owner
8	7	Third Addition to Crestview Heights	Westbrook Developers, Inc. Address Unknown
1		Hinkles Addition	Metropolitan Life Ins. New York, New York
		All lots, blocks Comotara First Addition and reserves	Wichita Land Company A Pennsylvania Corp.
		The Northeast Quarter of the Southeast Quarter of Section 1-27-1E	Fidelity Development Inc. 229 South Market Wichita, Ks. 67202
		The Southeast Quarter of the Northeast Quarter of Section 1-27-1E	Wichita Land Company a Pennsylvania Corp.
		The Southeast Quarter of the Northwest Quarter of Section 6-27-2E	Same
		The Southwest Quarter of the Northeast Quarter of Section 6-27-2E	Same
		The West 1000 feet of the Southeast Quarter of Section 6-27-2E	Same
		The Northwest Quarter of the Northeast Quarter of Section 7-27-2E	E. E. Jabes RFD 1 Derby, Ks. 67037
		The North 1000 feet of the Northwest Quarter of Section 7-27-2E	Theodore Gore Fourth Natl Bank Bld. 67202 Robert M. Beren Vickers-K.S.B.&T Bld. 67202 Theodore I. Leben 1555 East 2nd 67214

The Security Abstract and Title Company, Inc.,
hereby certifies the foregoing to be a true and correct list of
property owners of:

A 1000 foot radius of: Comotara
First Addition to Wichita, Sedgwick
County, Kansas

as shown by the records on file in the Office of the Register of
Deeds of Sedgwick County, Kansas, on this 7th day of December, 1973
at 7:00 o'clock.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Mary Gable

Vice President

Order No. 209200
wh

FORM 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>C.A.P. Boardman</i>	
<i>assault</i>	

Name: _____

Address: _____

Type: _____ Due Date: _____

Comments: _____

Date: *12/12/74* By: *Paul H. Kelly*

WICHITA - SEDGWICK COUNTY

W S C

METROPOLITAN AREA PLANNING DEPARTMENT
CITY BUILDING ANNEX
WICHITA, KANSAS 67202

2305
Farmstead

1188

Martin L. Halley and Noelene R. Halley
888 S. Hydraulic Apt. 149
Wichita, Kansas 67211

2305
Farmstead

Wichita, Kansas Address
No. or number
may not be forwardable
Address unknown

RETURN TO WRITER

LEISURE LIVING, INC.

Ed Flanagan
Director of Construction

GEORGE B. HUNT
LANDSCAPE
ARCHITECTS
DALLAS, TEXAS

1977

GEORGE F. BURRILL & ASSOCIATES
LANDSCAPE ARCHITECTS
2411 BIRCHWOOD DRIVE
DALLAS, TEXAS 75210

341 BIRCHWOOD DRIVE, DALLAS, TEXAS 75210, 814, 879-2488

Partial Job Listing:

Landscope Design-Apartments-Nationally:

Riverbend Apartments, 180 units plus, Pan Western Co., Wichita, Kansas
Apartments, 300 plus units, W.W. Taylor Const. Co., Wichita, Kansas
Whispering Oaks Apts., 300 plus units, Pan Western Co., Memphis, Tenn.
Fig House Apartments, 100 units, Syrma, Tennessee
Himbola Manor Apartments, 150 units, FHA-236, Lafayette, Louisiana
Thomas Heights Apts.- 100 units, FHA-236-Santa Fe, New Mexico
Las Vegas Apartments, 130 units- FHA-236-Las Vegas, New Mexico
Osuna Apartments, 120 units- FHA-236, Albuquerque, New Mexico
Westview Tower (Elderly High-Rise), FHA, Knoxville, Tennessee
Gateway Village Apartments, 120 units, Fort Morgan, Colorado
Brentwood Apartments, 150 units, Kansas City, Missouri
Caravel on Providence Apts, 300 units, Synco Inc., Cherollette, N. Carolina
Shadow Arms Apartments, 300 units, Ormond Beach, Florida
Media Apartments, 150 units, Pan Western Co., Scottsdale, Arizona
FHA Apartments, 150 units, Reno, Nevada
Park Woods Apts., 280 units, Levitt-West Inc., Colorado Springs, Colorado
Other FHA apartments in Sequoia, Carlsbad, Clovis, New Mexico and
Shreveport, Louisiana

Landscope Design-Hotels & Motels:

Howard Johnsons Motel, Fort Worth/Dallas Tollroad, Arlington, Texas
Ramada Inn, Fort Worth/Dallas Tollroad, Fort Worth, Texas
Howard Johnsons Motel, Stemmons Freeway, Dallas, Texas
Marriott Inn, Coit & LBJ Freeway, Dallas, Texas
Airport Marina Hotel, D/FW Airport, Mid-Counties-Texas

Landscope Design-Offices & Industrial Plants & Other Facilities:

Recognition Equipment Co., Mockingbird Lane & Irving, Texas
Plaza de Flores Shopping Center, El Paso, Texas
Keystone Park Shopping Center, Phase II, Dallas, Texas
Builder's Mart, Dallas, Texas
Keystone Park Offices, Phase II, Dallas, Texas
Granger Warehouse, Arlington, Texas
Mobile Home Park-Linguistics Center, Duncenville, Texas
Hill Medical Clinic, Worth Streets, Dallas, Texas
Model Home Study & Plan, Subdivision-Brookshire, Levitt-West, Denver, Color

Landscope Design-Residential: (Partial List)

Mr. & Mrs. Willard Baker, Dallas, Texas
Mr. & Mrs. Richard Spid, Dallas, Texas
Mr. & Mrs. Lawson Ridgeway, Dallas, Texas
Mr. & Mrs. J.D. Brown, Dallas, Texas
Mr. & Mrs. J.A. Muss, Dallas, Texas
Mr. & Mrs. M.P. Crum, Dallas, Texas
Dr. & Mrs. Morris Sanders, Dallas, Texas
Mr. & Mrs. Herman Philipson, Dallas, Texas
Mr. & Mrs. Charles Pittman, Dallas, Texas
Mr. & Mrs. Cecil Gaulding, Dallas, Texas
Mr. & Mrs. Robert Folsom, Dallas, Texas
Mr. & Mrs. Don Rogers, Dallas, Texas
Mr. & Mrs. Henry Kasper, Dallas, Texas
Mr. & Mrs. George Williamson, Dallas, Texas
Mr. & Mrs. W. Bryant, Dallas, Texas
Mr. & Mrs. John M. Clark, Dallas, Texas
Mr. & Mrs. John Fotejek, Dallas, Texas

Landscape Design-Apartments-Dallas & Tarrant Counties:

Acacia Village-Phase II-George Yamini Company, Dallas, Texas
The Brook Apartments- 300 plus units- George Yamini Company
The Seasons Apartments- 595 units- George Yamini Company
Foxmoor Apartments- 400 plus units- George Yamini Company
Forest Gardens Apartments-FHA-236- George Yamini Company
Americana Apartments-Phase II- Devane Clerk
Buckner Village Apartments-Dover Construction Company
Casa Verde Apartments- R.S.F. Development Company
Euless Apartments-Corrigan Properties (Ector Square)
Wedgewood Tower Apartments [high-rise], Ray Stern
Douglas Park Apartments- 100 units- H.K. Huie Const. Co.
Eastgate Apartments-San Miguel Apts., Foursquare Construction Co.
Eastgate Recreation Center- Foursquare Construction Co.
Fawn Ridge Apartments-FHA-236, 250 units, V. S. J. Smith (Sunnyvale Bldg.)
Greenhaven Apartments- R.S.F. Development Company
Heritage Village Apartments-recreation center, Heritage Bldg. Company
Highland Village Apartments-FHA-236- Sunnyvale Bldg. Company
Holiday Hills Apartments- 300 plus units-Hunt Oil Company
Kimbel Square Apartments- 180 units- Sunnyvale Bldg. Company
Kings Square Apartments-Irving, Texas, 150 units, Mayflower Investments
King Edward Village Apartments-250 units-Dover Construction Company
Lake Towne Apartments-200 units plus-Issinger Investments
Madrid Apartments- 180 units- R.S.F. Development Company
Red Lion Apartments- 150 plus units-Dave Fox
Seven Courts Apartments-150 plus units-American Corporation
Tres Vidas Apartments-Sotogrande-R.S.F. Development Company
Springbrook Apartments-Phase II-Hunt Oil Company
Spring Valley Apartments- H.K. Huie Construction Company
Mahem Gardens Apartments-FHA-236-Rosenfield Investments
University Place Apartments- 500 plus units-Mattie Caruth Byrd
Tuilerias Apartments- 120 units-Sikes Construction Company
Wildwood West Apartments- 100 units- Pan Western Corporation
Knob Oak Apartments-200 units-Issinger Investments
Park Forest Apartments- 300 units-Sunnyvale Bldg. Company
St. Augustine Apartments- 200 plus units-Sunnyvale Bldg. Company
Tara Apartments-250 plus units- R.S.F. Development Company
White Rock West Apartments- 120 units- Monesson & Company
North Park Terrace Apartments-300 plus units- Levitt Multihousing of Dallas
Apartments- 200 units- Ridgecrest & Abrams Road- Duvall West & Associates
Also other apartments in Fort Worth for R.S.F. Development Company,
Sunnyvale Building Company and others.
This is only a partial listing and others may be available upon request.

Landscape Design-Apartments-Texas:

The Greens Apartments-300 plus units-San Antonio, Texas
The Woodlands of Barton Springs- 250 units-Buell Const. Co., Austin, Texas
Apartments-180 units-Charles Key, Austin, Texas
Apartments- 300 units- Sunnyvale Bldg. Company, Austin, Texas
Apartments- 300 units- Sunnyvale Bldg. Company, Waco, Texas
Wedgewood Towers-San Antonio, Texas
Apartments- FHA-236- Greener & Sumner, Architects, Houston, Texas
Cambridge Tower Apartments [high-rise], Austin, Texas
Also other FHA-236 apartments in Austin, Tyler, Sulphur Springs,
and Temple, Texas

Landscape Design- Churches, Parks, Recreation Areas:

Jesuit High School, Inwood Road, Dallas, Texas
Buckingham Country Club, Garland, Texas
Bishop College Housing Center, Dallas, Texas
Bishop College Chapel, Dallas, Texas
Irving YMCA
Grace Bible Church, Northaven Road, Dallas, Texas
St. John's Episcopal Church, Harter Road, Dallas, Texas
Central Bank & Trust Company, Farmers Branch, Texas
St. Stephens Methodist Church, Inwood & NW Highway, Dallas, Texas
Eastgate Recreational Park & Center, Garland, Texas
Highway Island Designs, Mayflower Investment Company, Irving, Texas
Model Home Display Areas for Centennial Construction Company,
J.O. Brown, Mayflower Investment Company

Landscape Design-Townhomes, Condominiums:

Chimney Hill Townhomes, Abrams Road, Dallas, Texas, Monesson & Company
[Received ASLA Honor Award for SW. Chapter for Residential Landscape
Design- 1973]
The Heritage Townhomes, 56 units, Leisure Living, Wichita, Kansas
Sutton Place Townhomes, Folse Properties, Garland, Texas
Park North Townhomes, Models, Stanstev Co., Garland, Texas
Wycliff Place, 40 units, Folse-Nichols, Dallas, Texas
Shelby Place, 45 units, Folse-Nichols, Dallas, Texas
Park Lane Place, 180 units, Folse Properties, Dallas, Texas
Highlands of Kessler Park, Monesson & Co., Dallas, Texas
Duck Creek Place, West & Browning, Dallas, Texas

Land Planning-Townhomes & Condominiums:

Duck Creek Place, West & Browning, Dallas, Texas
Greenwood Hills Townhomes, Levitt-West Inc., Littleton, Colorado
Centerbury Village Townhomes, Greener & Sumner, Architects, Dallas, Texas
12 acre study for zoning, Baptist Spanish Publishing House, El Paso, Texas
800 plus acres for Mixed Housing, Texalon, Corporation, El Paso, Texas
60 acres, Cedar Hill, B. B. Short, Cedar Hill, Texas
The Casa Verde Townhomes, 60 units, Alpert Construction Co., Lakeway,
Austin, Texas-(Landscape Design, only)
60 acre Mixed Housing, Duncenville, Texas, Vernon & James Smith, Architects
Greenbelt Analysis & Study, Wood Bros. Const. Co., McKinney, Texas

Land Planning-Private Developer-City:

3,000 plus acres, Cedar Hill, Texas for Mr. B.B. Short
(includes environmental study and feasibility)
350 acre tract, J. D. Abrams, El Paso, Texas
Lake Tawakoni Resort Plan, 800 acres, B.B. Short, Lake Tawakoni, Texas
Mobile Home Park, 600 units, San Antonio, Texas, H.B. Zachary Company
1,116 acre tract, Feasibility Analysis, Austin, Texas
Also developed codes and ordinances, land analysis studies, etc., while
employed as an Urban Planner, HUD Regional Office-Urban Renewal, Fort
Worth, Texas.

FEE SCHEDULE: LANDSCAPE DESIGN

Number of Units	Site Inspection	General Fee	Pool Design	Total Base Fee	Per Unit Fee for Design Functions		
					Landsc. Design A-1 thru A-4	Grading B.	Lighting C
to 50 units	\$ 320.00	\$ 100.00	\$ 250.00	\$ 670.00	\$ 10.00	\$ 5.00	\$ 4.00
51-100 units	\$ 320.00	\$ 125.00	\$ 275.00	\$ 720.00	\$ 10.00	\$ 5.00	\$ 4.00
101-150 units	\$ 320.00	\$ 150.00	\$ 300.00	\$ 770.00	\$ 9.00	\$ 5.00	\$ 3.00
151-200 units	\$ 320.00	\$ 175.00	\$ 350.00	\$ 845.00	\$ 9.00	\$ 4.00	\$ 3.00
201-250 units	\$ 320.00	\$ 200.00	\$ 400.00	\$ 920.00	\$ 9.00	\$ 4.00	\$ 2.00
251-300 units	\$ 320.00	\$ 225.00	\$ 450.00	\$ 995.00	\$ 8.00	\$ 4.00	\$ 2.00
301-350 units	\$ 320.00	\$ 250.00	\$ 475.00	\$1045.00	\$ 8.00	\$ 3.00	\$ 2.00
351-400 units	\$ 320.00	\$ 275.00	\$ 500.00	\$1095.00	\$ 7.00	\$ 3.00	\$ 2.00
OVER 400 units	\$ 320.00	\$ 300.00	\$ 550.00	\$1170.00	\$ 7.00	\$ 3.00	\$ 1.00

Townhouses: The fee for townhouses are to be bid on an individual basis and will depend on density, number of typical units, greenspace or common area, number of recreation facilities, etc.
 The normal fee will be between \$ 25.00 and \$ 50.00 per unit depending on the above site conditions.
 A percentage basis as a maximum may also be used as noted below.

Commercial, Shopping Centers, Motels, etc.:

The fee will be based on an hourly rate not to exceed a maximum fee of:
 10% of Landscape Cost (plants, lawn) \$ 10,000.00 and under
 8% of Landscape Cost \$ 10,000.00 to \$ 30,000.00
 6% of Landscape Cost over \$ 30,000.00
 plus:
 6% of Landscape Construction Costs (not incl. sprinkler system) under \$ 20,000.00
 4% of Landscape Construction Costs over \$ 20,000.00

The hourly rate schedule will be as follows:
 Principal's Time: \$ 25.00 per hour
 Associate's Time: \$ 15.00 per hour
 Draftman's Time: \$ 10.00 per hour
 Report Time (typing etc.) as applicable: \$ 6.00 per hour

Residential: On an hourly basis only at the following rate schedule:
 Principal's Time: \$ 20.00 per hour
 Associate's Time: \$ 12.00 per hour
 Draftman's Time: \$ 8.00 per hour

SITE ANALYSIS: FEE SCHEDULEI. Data Submission:

The following data is to be obtained by the owner for the landscape architect prior to economic feasibility analysis and site analysis of the property. The obtaining of any of the following information by the Landscape Architectural Firm of George R. Hunt & Associates, if required by the owner, will be done on an hourly basis only.

- A. Market Analysis: or Hard Building Costs, Size of Units/Commercial Area, etc., See special forms for data.
- B. Soils information or maps, subsurface geological information, ecology reports if available
- C. City ordinances (zoning, building data codes if applicable), subdivision regulations]
- D. Projected master plan for area
- E. Special easement locations, utility lines, etc., r.o.w. dedication requirements
- F. Map showing location of existing buildings, natural features, or aerial map of a scale of 1"=800' or less.
- G. Sanitary sewer flow lines and locations
- H. Topography map showing contours, drainage areas, flood plains, etc.
- I. _____ hours is to be spent by the landscape architect conferring with city officials concerning special requirements and/or other details corresponding to development.

II. Preliminary Evaluation:

The above data is to be studied in a very general analysis to insure that there are no major problems such as lack of utilities, environmental actions or concerns, financing, title or right-of-way problems, and/or other problems that would make development of the property infeasible.

The fee for this work will be on an hourly basis not to exceed _____

III. Environmental Site Analysis:

A drawing of the site will be made showing image and view lines, special environmental and existing site conditions, movement areas, primary and secondary living or recreation areas, non-buildable areas, projected access routes and circulation patterns, pollution areas (noise, sight, sub-surface, erosion, sewage, junk, etc.), windfall and wipeout areas, nodes, and other items that would be of environmental concern. If applicable a special slope analysis will be made showing grading conditions. Image data or social analysis maps, or studies will be made of the surrounding area if applicable to a proper analysis of the site. A special work study outline will be furnished as an addendum to this function if necessary.

The fee for this work will be on an hourly basis not to exceed _____

IV. Economic Feasibility and Environmental Feasibility Study:

A general economic and environmental feasibility study will be performed by the Landscape Architect for the project area. This will include feasibility analysis for residential, commercial, industrial, public, and/or other uses for the site. This economic feasibility analysis may be made without the analysis in item III above, or after item III has been completed. The degree of accuracy of the input data will be better if item III has been finished prior to the economic feasibility analysis.

IV. Economic Feasibility, etc. (con't.):

The factoring method using building cost, land cost, development cost, and amenity costs will be used in this initial economic feasibility analysis. The fee for this work will be on an hourly basis not to exceed _____.

V. Preliminary Site Plan Study:

A preliminary site plan will be made showing roads, general utility locations, phasing of development, and general building areas and densities. Major grading plateaus, or retaining wall areas will be noted as well as locations of amenities. An analysis of various building sizes and types will be made that could be used in the planning areas and this will determine densities, open areas, etc. This is done in order to determine the best building areas and densities for the project. At this time an architect, engineer, marketing consultant, etc. should be used in the study process and critique. The fee for this work will be on an hourly basis not to exceed _____.

VI. Final Preliminary Land Plan Study and Economic Feasibility Analysis:

This planning is done by using the building envelopes or designs furnished by the architect, or working with the architect in the planning process with the co-ordination of all exterior amenity areas, natural features, and analization of the land forms. The work study will be determined by the requirements needed or furnished by the design team members, or whether all of the work is to be performed by the landscape architect. The economic feasibility analysis will be updated after the plans have been finished because there would be additional input data that would be available at this stage that was only estimated previously. The fee for this work will be on an hourly basis not to exceed _____.

VII. FINAL Landscape Plans:

After the final building plans and architectural plot plans have been approved by the owner a final landscape plan will be prepared for the amenity and open areas as applicable. A separate contract and estimate will be made at this time for this work function. Copies of the contract study will be furnished for examination by the owner.

George R. Hunt & Associates
Landscape Architects
Suite 521
13777 North Central Expressway
Dallas, Texas, 75231
Phone: 214-231-0065

*

This DP File
Has a Large Drawing
On 35mm Microfilm.

Roll # 1

*