

LANGE SENECA STREET INDUSTRIAL

PLANNED UNIT DEVELOPMENT

PUD #46

PARCEL 1

- A. Net Area: 477,767 sq. ft. ± or 10.97 acres ±
- B. Maximum Building Coverage: 202,000 sq. ft. or 42 percent ±
- C. Maximum Gross Floor Area: 202,000 sq. ft.
- D. Floor Area Ratio: or 42 percent ±
- E. Maximum building height: 80 feet, except for any other structures exempt by the UZC.
- F. Setbacks: See Drawing
- G. Access Points: As indicated on drawing
- H. Permitted Uses: See General Provision #5.

PARCEL 2

- A. Net Area: 328,336 sq. ft. ± or 7.54 acres ±
- B. Maximum Building Coverage: 153,247 sq. ft. or 47 percent ±
- C. Maximum Gross Floor Area: 153,247 sq. ft.
- D. Floor Area Ratio: or 47 percent ±
- E. Maximum building height: 80 feet, except for any other structures exempt by the UZC.
- F. Setbacks: See Drawing
- G. Access Points: As indicated on drawing
- H. Permitted Uses: See General Provision #5.

PARCEL 3

- A. Net Area: 17,007 sq. ft. ± or 0.39 acres ±
- B. Maximum Building Coverage: 0 sq. ft. or 0 percent ±
- C. Maximum Gross Floor Area: 0 sq. ft.
- D. Floor Area Ratio: or 0 percent ±
- E. Maximum building height: 80 feet, except for any other structures exempt by the UZC.
- F. Setbacks: See Drawing
- G. Access Points: As indicated on drawing
- H. Permitted Uses: See General Provision #5.

PARCEL 4

- A. Net Area: 26,766 sq. ft. ± or 0.61 acres ±
- B. Maximum Building Coverage: 0 sq. ft. or 0 percent ±
- C. Maximum Gross Floor Area: 0 sq. ft.
- D. Floor Area Ratio: or 0 percent ±
- E. Maximum building height: 80 feet, except for any other structures exempt by the UZC.
- F. Setbacks: See Drawing
- G. Access Points: As indicated on drawing
- H. Permitted Uses: See General Provision #5.

PARCEL 5

- A. Net Area: 554,525 sq. ft. ± or 12.73 acres ±
- B. Maximum Building Coverage: 210,719 sq. ft. or 38 percent ±
- C. Maximum Gross Floor Area: 210,719 sq. ft.
- D. Floor Area Ratio: or 38 percent ±
- E. Maximum building height: 80 feet, except for any other structures exempt by the UZC.
- F. Setbacks: See Drawing
- G. Access Points: As indicated on drawing
- H. Permitted Uses: See General Provision #5.

PARCEL 6

- A. Net Area: 83,852 sq. ft. ± or 1.92 acres ±
- B. Maximum Building Coverage: 50,000 sq. ft. or 59.6 percent ±
- C. Maximum Gross Floor Area: 50,000 sq. ft.
- D. Floor Area Ratio: or 59.6 percent ±
- E. Maximum building height: 50 feet, except for any other structures exempt by the UZC.
- F. Setbacks: See Drawing
- G. Access Points: Two (2) access drives to Seneca Street as indicated on drawing
- H. Permitted Uses: See General Provision #5.

PARCEL 7

- A. Net Area: 288,782 sq. ft. ± or 6.63 acres ±
- B. Maximum Building Coverage: 109,737 sq. ft. or 38 percent ±
- C. Maximum Gross Floor Area: 109,737 sq. ft.
- D. Floor Area Ratio: or 38 percent ±
- E. Maximum building height: 80 feet, except for any other structures exempt by the UZC.
- F. Setbacks: See Drawing
- G. Access Points: As indicated on drawing
- H. Permitted Uses: See General Provision #5.

PARCEL 8

- A. Net Area: 135,841 sq. ft. ± or 3.12 acres ±
- B. Maximum Building Coverage: 51,620 sq. ft. or 38 percent ±
- C. Maximum Gross Floor Area: 51,620 sq. ft.
- D. Floor Area Ratio: or 38 percent ±
- E. Maximum building height: 80 feet, except for any other structures exempt by the UZC.
- F. Setbacks: See Drawing
- G. Access Points: As indicated on drawing
- H. Permitted Uses: See General Provision #5.

RESERVES A & B

- A. Reserve A Net Area: 229,255 sq. ft. ± or 5.26 acres ±
- B. Reserve B Net Area: 39,975 sq. ft. ± or 0.92 acres ±
- C. Permitted Uses: Reserve "A" is hereby reserved for landscaping, open space, lakes, drainage purposes, utilities as confined to easement, and communication systems and related appurtenances as confined to easement. Reserve "B" is hereby reserved for landscaping, open space, lakes, drainage purposes, and pipelines and related appurtenances as confined to easement. Reserves "A" and "B" shall be owned and maintained by the owner of Lot 1, Block A.

GENERAL PROVISIONS:

- Total Land Area: 2,182,115 sq. ft. ± or 50.09 acres
Total Gross Floor Area: 777,323 sq. ft.
Total Floor Area Ratio: 36 percent
- Parking requirements shall be calculated at 1 parking space per 1,000 square feet of building area. Parking areas may be surfaced with crushed rock or similar material.
- Setbacks are as indicated on the P.U.D. drawing.
- A Drainage Plan shall be submitted to Public Works Department for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- Uses in Parcels 1-7 shall be limited to those permitted by-right in the "LI" Limited Industrial district, except the following: correctional facility; kennel, boarding/breeding/training; night club in the city; pawn shop; secondhand store; sexually oriented business in the city or the county; tattooing and body piercing facility (city); tavern and drinking establishment; asphalt or concrete plant, limited and general; and grain storage. Parcel 6 may permit single-family, two-family, and multi-family residential uses.
- Access shall be limited to three openings to MacArthur Road, and six openings to Seneca Street as indicated on the Plan, and as approved by the City Engineer. There shall be no access permitted to the private access drive indicated on the plan without authorization from the property owner. One access opening may be up to 36 feet in width to accommodate truck traffic on each frontage for Parcels 1-7.
- Screening shall be per Unified Zoning Code; however, any fences or walls shall be constructed of a consistent pattern and color.
- Landscaping will be per the Landscape Ordinance.
- Storage of merchandise shall be allowed outside an enclosed building only in compliance with the general screening standards of the Unified Zoning Code and the following additional standards: (1) no outdoor storage or work areas shall be permitted in any building setback; and (2) no required off-street parking space or loading area shall be utilized for storage. Outdoor storage areas may be surfaced with crushed rock or similar material.
- Roof-mounted equipment and loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing coolers or refrigeration units, outdoor storage including portable storage containers, outdoor work areas or similar uses shall be screened from ground level view along MacArthur Road and Seneca Street, and any residentially-zoned property.
- Setbacks shall be as shown on the plan.
- No overhead doors or loading docks within 50 feet of residential zoning.
- All signs shall be limited to signs that would be allowed in the "LC" Limited Commercial zoning district; no off-site, billboard or portable signs shall be permitted except for off-site signs advertising uses located within this tract that shall be allowed to have signage placed on signs fronting MacArthur Road and Seneca Street.
- The design layout shown on the plan illustrates only one development concept. Slight modifications to the location of improvements may be permitted, provided they meet all requirements of this plan.
- Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
- Development may be phased based on the ability to provide adequate water and sanitary sewer infrastructure.
- The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
- The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

LEGAL DESCRIPTION:

Lot 1, Block A; TOGETHER WITH Lot 1, Block B; TOGETHER WITH Reserves A and B, Cross Gate Addition, Wichita, Sedgewick County, Kansas.

REVISIONS:

Draft Planned Unit Development Filed:	January 12, 2015
Draft Planned Unit Development Revised:	January 27, 2015
Approved by MAPC:	February 19, 2015
Revised Layout:	March 2, 2015
Approved by City Council (PUD2015-01):	March 24, 2015
Revised per Adjustment (PUD2016-09):	October 12, 2016
Revised per Adjustment (PUD2018-04):	October 19, 2018
Revised per Adjustment (PUD2019-11):	September 30, 2019
Revised per Adjustment (PUD2022-26):	December 21, 2022

APPROVED PUD
Per Admin Adjustment
12/16/25
PUD22-26
Copy 24/4

PUD #46

LANGE
SENECA STREET INDUSTRIAL
PLANNED UNIT DEVELOPMENT





Wichita-Sedgwick County Metropolitan Area Planning Department

December 21, 2022

IHL, LLC
Attn: Tim Johnson
PO Box 3548
Wichita, KS 67201

Baughman Company, P.A.
Attn: Russ Ewy
303 S. Topeka
Wichita, KS 67202

RE: PUD2022-00026 – Administrative Adjustment in the City to the Lange Seneca Street Industrial Planned Unit Development PUD #46 to alter parcel boundaries and area calculations to reflect a lot split on Parcel 2 (LSP2022-00042); generally located on the southwest corner of MacArthur Road and Seneca Street.

LEGAL DESCRIPTION: See attached

Dear Applicant:

We received and reviewed your request for an Administrative Adjustment to PUD #46 to alter the parcel boundary and area calculations of Parcel 2 associated with Lot Split LSP2022-00042, which split Lot B-1, Block A, Cross Gate Addition into Lots B-1 and B-2.

An administrative adjustments may be made to an approved PUD when the adjustment does not increase the floor area or building coverage by more than ten percent when calculated on a total, aggregate basis. The requested modifications create Parcel 8 and increase the building coverage on Parcel 1 by 11 percent. However, adjustments to Parcels 2, 3, and 4 reduce the building coverage and gross floor area; therefore, the aggregate total gross floor area only increases by four percent. In addition to these modifications, a correction was made to the General Provisions, total floor area ratio.

The following reflects the proposed modifications identified in red letters:

PARCEL 1

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Max Building Coverage: ~~181,551 sq.ft. or 38 percent~~ **202,000 sq.ft. or 42 percent**
Max Gross Floor Area: ~~181,551 sq.ft.~~ **202,000 sq.ft**
Floor Area Ratio: ~~or 38 Percent~~ **or 42 percent**

PARCEL 2

Net Area: ~~464,177 sq.ft. or 10.66 acres~~ **328,336 sq.ft. or 7.54 acres**
Max Building Coverage: ~~176,387 sq.ft. or 38 percent~~ **153,247 sq.ft. or 47 percent**
Max Gross Floor Area: ~~176,387 sq.ft.~~ **153,247 sq.ft**
Floor Area Ratio: ~~or 38 Percent~~ **or 47 percent**

PARCEL 3

Net Area: 17,007 sq.ft. or 0.39 acres
Max Building Coverage: ~~6,463 sq.ft. or 38 percent~~ **0 sq.ft. or 0 percent**
Max Gross Floor Area: ~~6,463 sq.ft.~~ **0 sq.ft**
Floor Area Ratio: ~~or 38 Percent~~ **or 0 percent**

PARCEL 4

Net Area: 26,766 sq.ft. or 0.61 acres
Max Building Coverage: ~~10,171 sq.ft. or 38 percent~~ **0 sq.ft. or 0 percent**
Max Gross Floor Area: ~~10,171 sq.ft.~~ **0 sq.ft**
Floor Area Ratio: ~~or 38 Percent~~ **or 0 percent**

PARCEL 8

Net Area: 135,841 sq.ft. or 3.12 acres

Maximum Building Coverage: 51,620 sq.ft or 38 percent

Maximum Gross Floor Area: 51,620 sq.ft.

Floor Area Ratio: or 38 percent

Maximum Building Height: 80 feet, except for any other structures exempt by the UZC.

Setbacks: See Drawing

Access Points: As indicated on drawing

Permitted Uses: See General Provisions #5

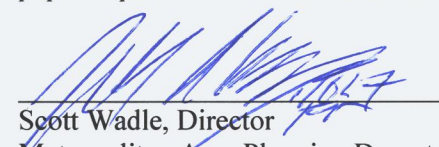
General Provisions:

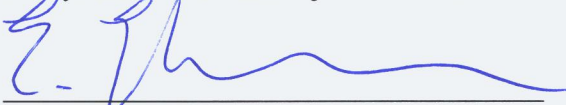
Total Land Area: 2,182,115 sq.ft. or 50.09 acres

Total Gross Floor Area: ~~745,032 sq.ft.~~ 777,323 sq.ft.

Total Floor Area Ratio: ~~38 percent~~ 36 percent

On the basis of our review, we find that adjusting the CUP in the manner stated above is consistent with the approved CUP and will not have an adverse effect on the CUP or adjacent properties, nor will it be a substantial deviation of the original plan. Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein. The "Development Application" sign should now be removed from the property. Please submit one (1) electronic copy and four (4) full-sized paper copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.



Scott Wadle, Director
Metropolitan Area Planning Department

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

cc: MABCD, Jeff Blubaugh, CM District IV, Rebecca Fields, CSR District IV

Legal Description

That part of Lot 1, Block A, Cross Gate Addition, Wichita, Sedgwick County, Kansas described as follows:
Commencing at the most easterly corner common to said Lot 1 and Reserve "B" in said Cross Gate Addition;
thence N00°54'28"W along the east line of said Lot 1, 102.09 feet for a point of beginning; thence S89°05'32"W
perpendicular to the east line of said Lot 1, 202.00 feet; thence N00°54'28"W parallel with the east line of said Lot
1, 672.47 feet; thence S89°05'32"W perpendicular to the east line of said Lot 1, 520.54 feet; thence N00°54'28"W
parallel with the east line of said Lot 1, 491.18 feet to a point on the north line of said Lot 1; thence N89°05'47"E
along the north line of said Lot 1, 357.54 feet to a deflection corner in said north line; thence S82°22'22"E along
the north line of said Lot 1, 101.12 feet to a deflection corner in said north line; thence N89°05'47"E along the
north line of said Lot 1, 93.98 feet to a point 131.02 feet west of the most northerly northeast corner of said Lot 1;
thence S00°54'28"E parallel with the east line of said Lot 1, 111.01 feet; thence N89°05'32"E perpendicular to the
east line of said Lot 1, 156.02 feet to a point on the east line of said Lot 1; thence S00°54'28"E along the east line of
said Lot 1, 139.00 feet to a deflection corner in said east line; thence S09°26'19"E along the east line of said Lot 1,
101.12 feet to a deflection corner in said east line; thence S00°54'28"E along the east line of said Lot 1, 798.60 feet
to the point of beginning.

GENERAL PLANTING NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCH./LANDSCAPE ARCH. FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF THE WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCH. OR OWNER'S REPRESENTATIVES' APPROVAL. MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS ARE UNAVAILABLE. LANDSCAPE ARCH. RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- UTILITIES HAVE BEEN SHOWN ON THE PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- SOD/SEED TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TALL FESCUE, BERMUDAGRASS, OR OTHER TURF APPROPRIATE FOR THE AREA.
- RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
- RE-ESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SEED, SOD OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.
- BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
- FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF BALLS SHALL BE REMOVED. THE REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUGER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DELIVERED TO THE SITE. WHILE WAITING PLANTING BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED BY DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, BALLS SHALL BE DESIGNED TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- STEEL EDGER BY "PROSTEEL, INC." EDGER TO BE 10 GAUGE (1/8" X 4" HIGH) AND PAINTED GREEN. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. TOP OF EDGER TO ALIGN WITH SIDEWALK/CURB WHERE OCCURS. GRADE TO BE 1" BELOW TOP OF EDGER ON LAWN SIDE. REFER TO EDGER DETAIL.
- USE SHREDED CEDAR WOOD MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR TO PROVIDE SAMPLE TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL.
- PLACE 4" OF MULCH IN ALL TREE SAUCERS. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS CONDITION.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/FINAL ACCEPTANCE.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.

LANDSCAPE CODE CALCULATIONS

LANDSCAPED STREET YARD REQUIRED	
Make Road	Parking lot is screened w/shrubs
Unscreened Street Yard Required:	Basking Lot Trees Required
325.11' x 10' (sq. ft.) =	22 Total stakes / 20 = 1 tree required
3,250 required street yard	(Up to one-half of req'd street yard trees may be used to satisfy plug lot trees)
Landscaped Street Yard Provided:	
5,315 Total Sq. Ft.	
Shade Trees Required:	
3,250 / 500 = 6.5 or say 7 trees required	Basking Lot Trees Provided
Shade Trees Shown:	1 tree provided
4 Shade Trees + 3 evergreen trees =	
7 trees provided	
BUFFERS REQUIRED	
Buffer required to south along west	
60 feet of property	
85 / 40 = 2 trees required & provided	

PLANT MATERIAL SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
	SHADE TREES		
2	AUTUMN BLAZE MAPLE	AGER RUBRUM "AUTUMN BLAZE"	2" CAL.
1	CHINESE PISTACHE	CHINENSIS PISTACIA	2" CAL.
1	BED OAK	QUERCUS RUBRA	2" CAL.
	EVERGREEN TREE		
5	CANAERTI JUNIPER	JUNIPERUS VIRGINIAN "CANAERTI"	6" MIN. HT.
	DECIDUOUS SHRUBS		
	EVERGREEN SHRUBS		
28	KALLAY PRITZER JUNIPER	JUNIPERUS CHINENSIS PRITZERIANA	3 GAL.
	ORNAMENTAL GRASSES & PERENNIALS		

3 EDGER DETAIL

NO SCALE

PLANTING LEGEND

PAVEMENT

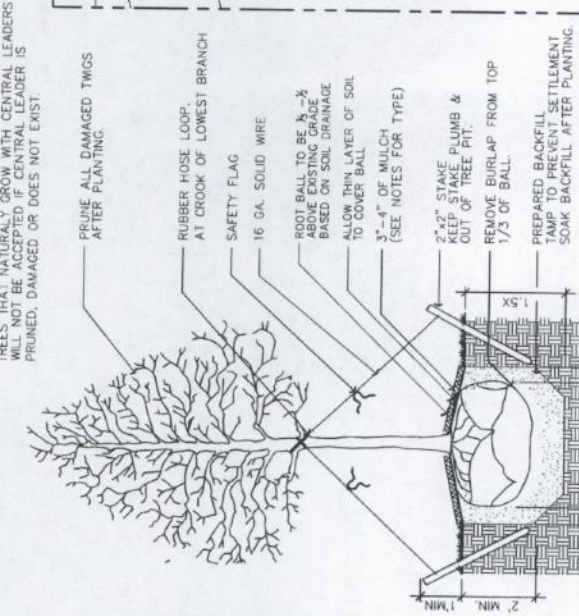
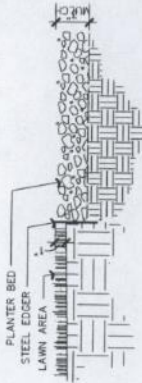
1 TREE PLANTING DETAIL

IN TURF AREAS

NO SCALE

2 SHRUB PLANTING DETAIL

NO SCALE



TREES THAT NATURALLY GROW WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF CENTRAL LEADER IS PRUNED, DAMAGED OR DOES NOT EXIST.

PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

RUBBER HOSE LOOP AT CROOK OF LOWEST BRANCH

SAFETY FLAG

16 GA. SOLID WIRE

ROOT BALL TO BE 1/2-3/4" ABOVE EXISTING GRADE BASED ON SOIL DRAINAGE

ALLOW THIN LAYER OF SOIL TO COVER BALL

3"-4" OF MULCH (SEE NOTES FOR TYPE)

2"x2" STAKE PLUMB & KEEP STAKE PLUMB OUT OF TREE PIT.

REMOVE BURLAP FROM TOP 1/3 OF BALL

PREPARED BACKFILL TAMP TO PREVENT SETTLEMENT

SOAK BACKFILL AFTER PLANTING

PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING.

PROPOSED WAREHOUSE
~20,400SF
FINISH FLOOR 100.00

HC

TRANSFORMER

PROPOSED T-POSS

28-KPI (125 LF)

EDGER (APPROX. 609 SF)

SHREDED HARDWOOD MULCH (APPROX. 609 SF)

6" CONCRETE PAVING

6" CONCRETE PAVING

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UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE. FOR DESIGN PURPOSES, UTILITIES MAY BE PRESENT OR PROPOSED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.

SITE PLANTING PLAN

1" = 20'-0"

0 20' 40'

40'

40'

40'

40'

40'

40'

40'

40'

40'

40'

40'

40'

40'

40'

40'

40'

40'



LANDSCAPE PLAN

PUD 46

7/14/22

1/6/25

S & S LEASING

4211 S. Seneca
Wichita, KS

TERI ANNEAS FARHA
Wichita, KS

terifarra@cox.net

PLANTING
PLAN

DATE
OCTOBER 4, 2021
NOVEMBER 10, 2021

LS1.0

LANGE SENECA STREET INDUSTRIAL

PLANNED UNIT DEVELOPMENT

PUD #46

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PARCEL 7

- A. Net Area: 288,782 sq. ft. ± or 6.63 acres ±
- B. Maximum Building Coverage: 109,737 sq. ft. or 38 percent ±
- C. Maximum Gross Floor Area: 109,737 sq. ft.
- D. Floor Area Ratio: or 38 percent ±
- E. Maximum building height: 80 feet, except for any other structures exempt by the UZC.
- F. Setbacks: See Drawing
- G. Access Points: As indicated on drawing
- H. Permitted Uses: See General Provision #5.

RESERVES A & B

- A. Reserve A Net Area: 229,255 sq. ft. ± or 5.26 acres ±
- B. Reserve B Net Area: 39,975 sq. ft. ± or 0.92 acres ±
- C. Permitted Uses: Reserve "A" is hereby reserved for landscaping, open space, lakes, drainage purposes, utilities as confined to easement, and communication systems and related appurtenances as confined to easement. Reserve "B" is hereby reserved for landscaping, open space, lakes, drainage purposes, and pipelines and related appurtenances as confined to easement. Reserves "A" and "B" shall be owned and maintained by the owner of Lot 1, Block A.

GENERAL PROVISIONS:

- Total Land Area: 2,182,115 sq. ft. ± or 50.09 acres
Total Gross Floor Area: 745,032 sq. ft.
Total Floor Area Ratio: 38 percent
- Parking requirements shall be calculated at 1 parking space per 1,000 square feet of building area. Parking areas may be surfaced with crushed rock or similar material.
- Setbacks are as indicated on the P.U.D. drawing.
- A Drainage Plan shall be submitted to Public Works Department for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- Uses in Parcels 1-7 shall be limited to those permitted by-right in the "L" Limited Industrial district, except the following: correctional facility; kennel, boarding/breeding/training; night club in the city; pawn shop; secondhand store; sexually oriented business in the city or the county; tattooing and body piercing facility (city); tavern and drinking establishment; asphalt or concrete plant, limited and general; and grain storage. Parcel 6 may permit single-family, two-family, and multi-family residential uses.
- Access shall be limited to three openings to MacArthur Road, and six openings to Seneca Street as indicated on the Plan, and as approved by the City Engineer. There shall be no access permitted to the private access drive indicated on the plan without authorization from the property owner. One access opening may be up to 36 feet in width to accommodate truck traffic on each frontage for Parcels 1-7.
- Screening shall be per Unified Zoning Code; however, any fences or walls shall be constructed of a consistent pattern and color.
- Landscaping will be per the Landscape Ordinance.
- Storage of merchandise shall be allowed outside an enclosed building only in compliance with the general screening standards of the Unified Zoning Code and the following additional standards: (1) no outdoor storage or work areas shall be permitted in any building setback; and (2) no required off-street parking space or loading area shall be utilized for storage. Outdoor storage areas may be surfaced with crushed rock or similar material.
- Roof-mounted equipment and loading docks, trash receptacles, ground level heating, air conditioning and mechanical equipment, free-standing coolers or refrigeration units, outdoor storage including portable storage containers, outdoor work areas or similar uses shall be screened from ground level view along MacArthur Road and Seneca Street, and any residentially-zoned property.
- Setbacks shall be as shown on the plan.
- No overhead doors or loading docks within 50 feet of residential zoning.
- All signs shall be limited to signs that would be allowed in the "LC" Limited Commercial zoning district; no off-site, billboard or portable signs shall be permitted except for off-site signs advertising uses located within this tract that shall be allowed to have signage placed on signs fronting MacArthur Road and Seneca Street.
- The design layout shown on the plan illustrates only one development concept. Slight modifications to the location of improvements may be permitted, provided they meet all requirements of this plan.
- Amendments, adjustments or interpretations to this P.U.D. shall be done in accordance with the Unified Zoning Code.
- Development may be phased based on the ability to provide adequate water and sanitary sewer infrastructure.
- The Transfer of title of all or any portion of land included within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
- The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body and any substantial deviation of the plan, as determined by the Zoning Administrator or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

LEGAL DESCRIPTION:

Lot 1, Block A; TOGETHER WITH Lot 1, Block B; TOGETHER WITH Reserves A and B, Cross Gate Addition, Wichita, Sedgwick County, Kansas.

REVISIONS:

Draft Planned Unit Development Filed:	January 12, 2015
Draft Planned Unit Development Revised:	January 27, 2015
Approved by MAPC:	February 19, 2015
Revised Layout:	March 2, 2015
Approved by City Council (PUD2015-01):	March 24, 2015
Revised per Adjustment (PUD2016-09):	October 12, 2016
Revised per Adjustment (PUD2018-04):	October 19, 2018
Revised per Adjustment (PUD2019-11):	September 30, 2019

APPROVED PUD

MAPC 2-19-2015
WCC 3-24-2015
MAPC Copy 1 of 4

PUD #46

LANGE
SENECA STREET INDUSTRIAL
PLANNED UNIT DEVELOPMENT



BAUGHMAN

LANGE SENECA STREET INDUSTRIAL

PLANNED UNIT DEVELOPMENT

PUD #46

PARCEL 1

- A. Net Area: 477,767 sq. ft. ± or 10.97 acres ±
- B. Maximum Building Coverage: 181,551 sq. ft. or 38 percent ±
- C. Maximum Gross Floor Area: 181,551 sq. ft. or 38 percent ±
- D. Floor Area Ratio: or 38 percent ±
- E. Maximum building height: 80 feet, except for any other structures exempt by the UZC.
- F. Setbacks: See Drawing
- G. Access Points: As indicated on drawing
- H. Permitted Uses: See General Provision #5.

PARCEL 2

- A. Net Area: 672,911 sq. ft. ± or 15.45 acres ±
- B. Maximum Building Coverage: 255,706 sq. ft. or 38 percent ±
- C. Maximum Gross Floor Area: 255,706 sq. ft. or 38 percent ±
- D. Floor Area Ratio: or 38 percent ±
- E. Maximum building height: 80 feet, except for any other structures exempt by the UZC.
- F. Setbacks: See Drawing
- G. Access Points: As indicated on drawing
- H. Permitted Uses: See General Provision #5.

PARCEL 3

- A. Net Area: 17,007 sq. ft. ± or 0.39 acres ±
- B. Maximum Building Coverage: 6,463 sq. ft. or 38 percent ±
- C. Maximum Gross Floor Area: 6,463 sq. ft. or 38 percent ±
- D. Floor Area Ratio: or 38 percent ±
- E. Maximum building height: 80 feet, except for any other structures exempt by the UZC.
- F. Setbacks: See Drawing
- G. Access Points: As indicated on drawing
- H. Permitted Uses: See General Provision #5.

PARCEL 4

- A. Net Area: 26,766 sq. ft. ± or 0.61 acres ±
- B. Maximum Building Coverage: 10,171 sq. ft. or 38 percent ±
- C. Maximum Gross Floor Area: 10,171 sq. ft. or 38 percent ±
- D. Floor Area Ratio: or 38 percent ±
- E. Maximum building height: 80 feet, except for any other structures exempt by the UZC.
- F. Setbacks: See Drawing
- G. Access Points: As indicated on drawing
- H. Permitted Uses: See General Provision #5.

PARCEL 5

- A. Net Area: 345,798 sq. ft. ± or 7.94 acres ±
- B. Maximum Building Coverage: 131,403 sq. ft. or 38 percent ±
- C. Maximum Gross Floor Area: 131,403 sq. ft. or 38 percent ±
- D. Floor Area Ratio: or 38 percent ±
- E. Maximum building height: 80 feet, except for any other structures exempt by the UZC.
- F. Setbacks: See Drawing
- G. Access Points: As indicated on drawing
- H. Permitted Uses: See General Provision #5.

PARCEL 6

- A. Net Area: 83,852 sq. ft. ± or 1.92 acres ±
- B. Maximum Building Coverage: 50,000 sq. ft. or 59.6 percent ±
- C. Maximum Gross Floor Area: 50,000 sq. ft. or 59.6 percent ±
- D. Floor Area Ratio: or 59.6 percent ±
- E. Maximum building height: 50 feet, except for any other structures exempt by the UZC.
- F. Setbacks: See Drawing
- G. Access Points: Two (2) access drives to Seneca Street as indicated on drawing
- H. Permitted Uses: See General Provision #5.

PARCEL 7

- A. Net Area: 288,782 sq. ft. ± or 6.63 acres ±
- B. Maximum Building Coverage: 109,737 sq. ft. or 38 percent ±
- C. Maximum Gross Floor Area: 109,737 sq. ft. or 38 percent ±
- D. Floor Area Ratio: or 38 percent ±
- E. Maximum building height: 80 feet, except for any other structures exempt by the UZC.
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LEGAL DESCRIPTION:

Lot 1, Block A; TOGETHER WITH Lot 1, Block B; TOGETHER WITH Reserves A and B, Cross Gate Addition, Wichita, Sedgewick County, Kansas.

REVISIONS:

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APPROVED PUD

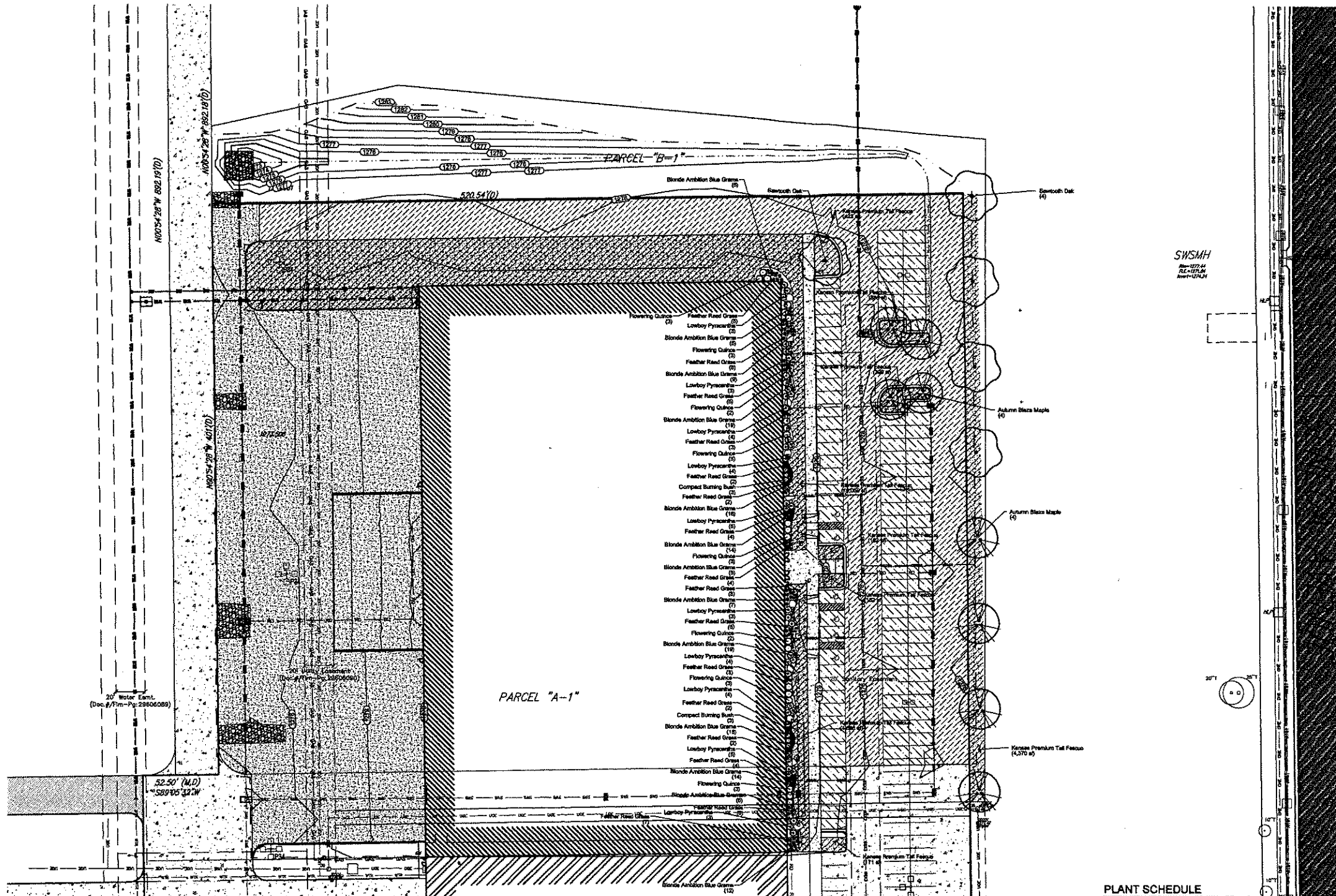
MAPC 2-19-2015
WCC 3-24-2015
MAPD Copy 1 of 4

PUD #46

LANGE
SENECA STREET INDUSTRIAL
PLANNED UNIT DEVELOPMENT



BAUGHMAN



LANDSCAPE NOTES

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out as seeded shall be seeded at 2.5 to 3 lbs per 1,000 sq ft and fertilized at 40 lbs per acre.
3. Trees with broken leaders or no central leader will not be accepted.
4. All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Trifluralin (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic mulch (such as cotton bur mulch, compost, or humus) and shall be notifiable in to a depth of 10-12".
5. Mulch all planting beds with min. 3" of mulch. Mulch all tree mow mounds with min. 3" of mulch. Mulch material to be premium cedar mulch of uniform consistency.
6. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.
7. General Contractor to supply and place at a depth of 4", all topsoil on site within the limits of Construction.
8. Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
9. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
10. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 800-347-0707/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
11. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
12. The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
13. The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.
14. The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
15. The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
16. Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
17. Landscape to be watered manually. If automatic system is requested by owner, contractor to consult irrigation notes below.

IRRIGATION NOTES

1. All irrigation work is to be installed in compliance with all local codes and regulations.
2. Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.
3. The Irrigation Contractor DOES NOT START irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which include: Rainbird, Toro, Hunter products, or approved equal, which will illustrate type of head, head coverage, valve locations, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City Code.
4. Prior to construction, Irrigation Contractor to locate all exist and proposed utilities and electrical wiring.
5. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
6. All irrigated turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system and/or spray heads. Per Owner's request, the Buffalo Grass will not be irrigated.
7. Heads to be adjusted to not spray on buildings, walks, or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so not to be susceptible to damage by automobile overhangs.
8. Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines slewing prior to any paving. Combine piping when possible to save on slewing material. Sleeves to be min. 2" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
9. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
10. Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.
11. Locate Irrigation Controller per Owner's direction.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	8	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	B & B	3" Cal
	5	Quercus acuminata	Sawtooth Oak	B & B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	POINTS
	145	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal	
	60	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal	
	22	Chenopodium speciosum 'Scarlet Storm'	Flowering Quince	3 gal	
	6	Euonymus alatus 'Compactus'	Compact Burning Bush	3 gal	
	38	Pyracantha coccinea 'Lowboy'	Lowboy Pyracantha	3 gal	
GROUND COVER	QTY	BOTANICAL NAME	COMMON NAME		
	23,817 sf	Festuca arundinacea	Kansas Premium Tall Fescue		

LEGAL DESCRIPTION
Parcel A-1 of Lot 1, Cross Gate Addition, Wichita, Sedgewick County, Kansas.

SITE INFORMATION

Total Area:	554,525.5 sq. ft. (12.73 acres)
Disturbed Area:	260,000 sq. ft. (5.97 acres)
Building:	
Existing Building:	100,000 sq. ft. (2.30 acres)
Proposed Building:	100,000 sq. ft. (2.30 acres)
Impervious Area, pre-constr:	
Existing Impervious Area:	236,603 sq. ft. (5.43 acres)
Demo Impervious Area:	19,811 sq. ft. (0.46 acres)
Proposed Impervious Area:	199,811 sq. ft. (4.59 acres)
Impervious Area, post-constr:	416,471 sq. ft. (9.56 acres)

BENCHMARKS

BM#1: Mag w/ Baughman Washer, west edge of pavement, 376' S. of NW corner of Res. C. Elev. = 1278.57 (NAVD 88)

BM#2: "crowdfoot", NW corner of

LANDSCAPE ORDINANCE CALCULATIONS

Street Yard Requirements for Seneca	
Lot Width	485 ft
Average Lot Depth	520 ft
Square Footage Factor	20
Required Landscape Street Yard	6,302 Sq. Ft.
1 Shade Tree Required per 500 Sq. Ft.	13 Shade Trees required
Parking Lot Tree Requirement	
All parking stalls are beyond 150' from PL	
Total Trees Required	
19 total trees	
13 Shade Trees	
60 (6) Shrubs (10 Shrubs=1 Tree)	
12,283 Sq. Ft. of Street Yard	

LANDSCAPE PLAN
Scale 1"= 30'-0"

APPROVED 1/22/20 BY NES
PJD-46



COSMIC PET EXPANSION
1315 W MacArthur Rd, #600 & #500
Wichita, Kansas



L1.0
LANDSCAPE PLAN