

PARCEL "A"

Total Net Area - 75,096 sq. ft. or 1.72 Acres
 Gross Floor Area - 116,750 sq. ft.
 Land Covered by Building - 25,105 sq. ft. 33.7 percent

SETBACKS

Building Setback from Woodlawn Ave. 20 ft. \pm 30 FE.
 Building Setback from North Parcel Line. 10 ft. \pm 35 FE.
 Building Setback from East Parcel Line. 0 ft.
 Building Setback from South Parcel Line. 20 ft.

Building Height - 13 stories
 Parking Ratio as required PER ZONING ORDINANCE.

EXISTING LAND USE

High Rise Apartments including parking garage.

PARCEL "B"

Proposed Use - Office with supporting related commercial (Specifically excluding service stations and super markets)
 Net Area - 74,550 Square Feet or 1.7 Acres±
 Maximum Building Coverage - 30% or 22,365 Square Feet
 Floor Area Ratio - .40
 Maximum Gross Floor Area - 29,820 Square Feet
 Maximum Building Height - 35 Feet
 Building Setback - As Shown
 Parking Ratio - One space for each Two Hundred Fifty (250) Square Feet of floor area or one (1) space for every three (3) employees in the largest working shift in a twenty four (24) hour period, whichever is the greater.

PARCEL "C"

Total Net Area - 79,500 sq or 1.83 Acres
 Maximum Gross Floor Area - 31,800 sq. ft.
 Percent Land Covered by Building F.A.R. 0.40

SETBACKS

Building Setback from Brookfield 35 ft.
 Building Setback from 13th Street 35 ft.
 Building Setback from North Parcel Line 35 ft.
 Building Setback from West Parcel Line 35 ft.

Maximum Building Height - 35 ft.

Parking Ratio as required PER ZONING ORDINANCE.

EXISTING LAND USE

GENERAL OFFICE

PARCEL "D"

Total Net Area - 62,100 sq. ft. or 1.42 Acres
 Maximum Gross Floor Area - 93,150 sq. ft.
 Maximum Land Covered by Building F.A.R. - 1.5
 30 percent

SETBACKS

Building Setback from Brookfield Lane 35 ft.
 Building Setback from North Parcel Line 15 ft.
 Building Setback from West Parcel Line 35 ft. & 55 ft.
 Building Setback from South Parcel Line 35 ft.

Maximum Building Height - 80 ft. + 2 ft. for each 1 ft. that the building is set back from required yard lines.

Parking Ratio OF 1.5 SHALL BE PROVIDED FOR ANY APARTMENT DEVELOPMENT, OR PER REQUIREMENTS OF THE ZONING ORDINANCE IF DEVELOPED FOR OFFICES.

Office or Highrise Apartments.

GENERAL PROVISIONS

Per AA 05-24-06: Reduce the spacing for two low monument signs less than 10 feet in height located on Parcel B and Parcel C from 150 feet to no closer than 100 feet.

- Sign Control - Advertising signs shall be permitted along Woodlawn Avenue, 13th Street, and Brookfield Lane. All signs shall advertise only services, articles and products offered within the building located upon the premises where the sign is located. All signs shall not exceed 30 feet in height and shall not be placed so as to project over any public right-of-way. No billboards shall be permitted.
- Maximum building coverage shall not exceed 30 percent on Parcel E, C and D, and in no event shall the maximum building coverage exceed 30 percent of the total site.
- Net land area - 291,246 sq. ft. or 6.68 acres.
- Screening
 - (A) A five to eight foot solid or semi-solid wall of brick, stone, masonry, architecture stone, or similar material shall be constructed along the North property line of Parcel "D" but shall be reduced to 3 feet in height within the 35 foot setback from Brookfield Lane, if the service area, storage area, or rear of the building faces an "AA", "A", "RB" or "B" District even if separated by an alley, public way or street.
 - (B) A landscape plan for the planting areas, indicating the location, type and specifications of plant materials, shall be submitted to the Planning Department for approval prior to the issuance of any building permit.
- Curbscuts as indicated on the plan and further defined as:

Maximum number allowed to Woodlawn	3 points
Maximum number allowed to 13th St.	2 points
Maximum number allowed to Brookfield	3 points
- The transfer of title of all or any portion of the land included within the Community Unit Plan (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.
- In order to conform with the present major street intersection requirements, a portion of the 75 foot half street right-of-way for 13th Street will be vacated at the time of replatting Parcel "B"; and, that portion of the 75 foot half street right-of-way for Woodlawn Ave. may be vacated by separate application or at the time of replatting Parcel "A".

Per AA 02-15-06: Parcels C and D shall be revised to denote one point of access allowed from Parcel D and two points of access allowed from Parcel C onto Brookfield Lane.
 The 10-foot landscape buffer along 13th Street only shall be replaced with a requirement to provide a landscaped street yard and parking lot screening per the requirements of the Landscape Ordinance.
 These adjustments shall be contingent upon dedication of a sidewalk and utility easement for 10 feet in width along 13th Street North. In the event the part or all of this easement is used for installation of utilities and sidewalk, the drive shall be modified to retain parking lot screening consisting of shrubbery located in a planting bed at least three feet in width and otherwise complying with the Landscape Ordinance.



COMMUNITY UNIT PLAN FOR HIGHLAND HOUSE - AMENDED

Developer - WOODLAWN HIGHRISE ASSOCIATES
 Landscape Architect - OELINGER & SMITH
 Surveyor - PROFESSIONAL ENGINEERING CONSULTANTS

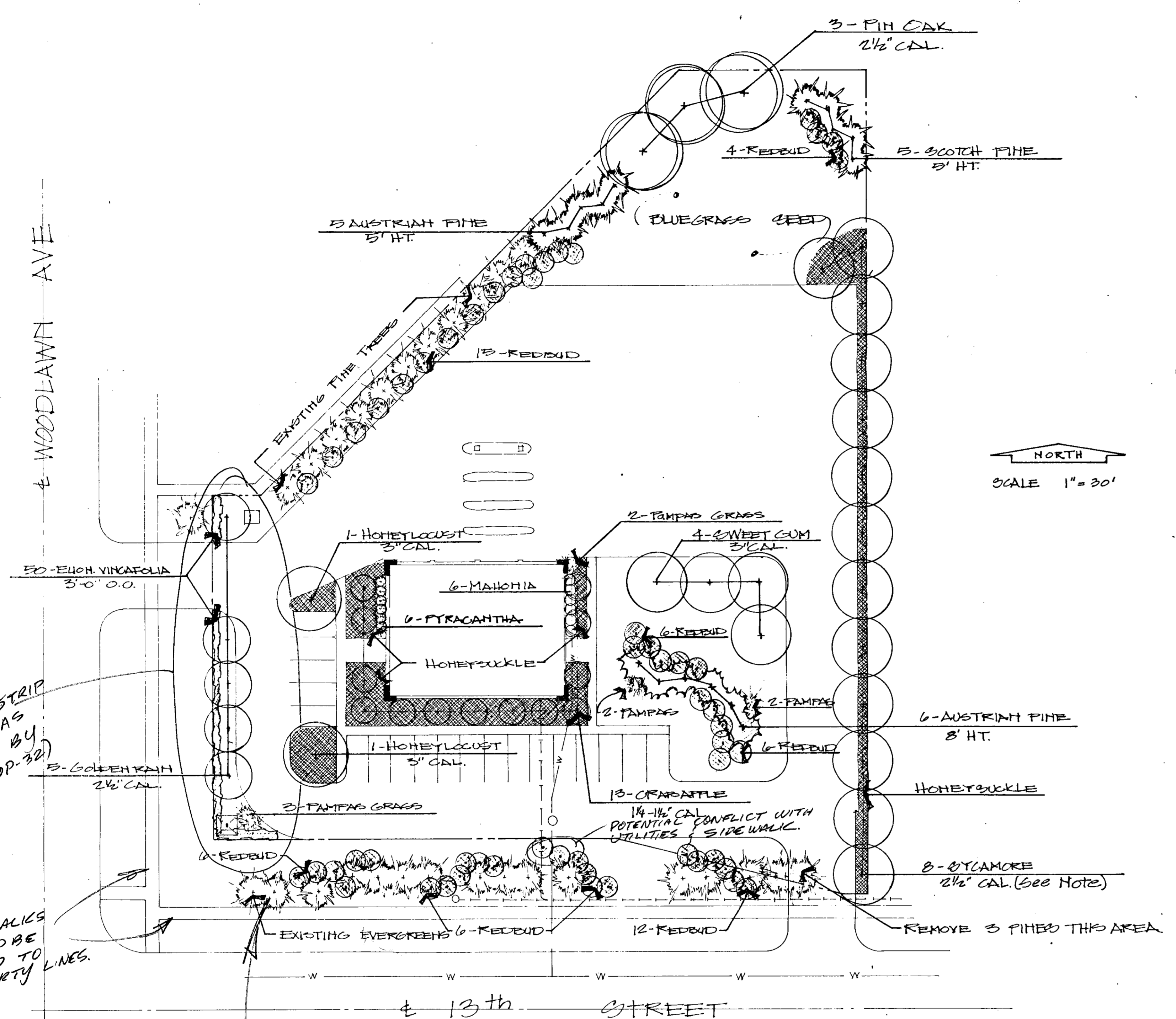
OFFICE COPY DP-32
 DO NOT REMOVE File #2

APPROVED CUP

Per AA: 03-15-06; 05-30-06

MAPC 10/11/73 JLD
 BCC 10/30/73 JLD

Revised 10-18-73
 AMENDED 8-30-73
 Revised - 1-14-69
 Revised - 10/10/68
 Revised - 10/10/68
 8/30/68



PLANTING STRIP APPROVED AS REQUIRED BY CUP (DP-32)

SIDEWALKS SHOULD BE MOVED TO PROPERTY LINES.

Approved Landscaping Plan for that area required by the CUP 3-13-74 JHB

ALL PLANTINGS IN THE R.O.W REQUIRE A MINOR STREET PERMIT FROM THE DEPT. OF PUB. WORKS.

LANDSCAPING PLAN

UNION NATIONAL BANK - EAST
13th & Woodlawn

LANDSCAPE PLAN
- DP-32 -
(LOT B)

PLANT LIST

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
5	Austrian Pine	Pinus nigra	5' Ht.	B & B	
5	Austrian Pine	Pinus nigra	8' Ht.	B & B	
5	Scotch Pine	Pinus sylvestris	5' Ht.	B & B	
3	Pin Oak	Quercus palustris	2 1/2" Cal.	B & B	
4	Sweet Gum	Liquidambar styraciflua	3" Cal.	B & B	
2	Honey Locust	G. t. l. "thornless"	3" Cal.	B & B	
8	Sycamore	Platanus occidentalis	2 1/2" Cal.	B & B	
5	Goldenrain tree	Koel. paniculata	2 1/2" Cal.	B & B	
55	Redbud	Cercis canadensis	5'-8' Ht.	Cont.	
13	Crabapple	Malus "strathmore"	1 1/2-1 1/4" Cal.	B & B	
6	Pyracantha	Pyracantha lalandi	4' Ht.	Cont.	
50	Euon. Vincafolia	E. patens vincafolia	24" Ht.	Cont.	3' o.c.
6	Mahonia	Mahonia aquifolium	24" Ht.	Cont.	
9	Pampas Grass	Eriarthus ravennae	3 gal.	Cont.	
2,250	Honeysuckle	L. j. halliana purpurea	1 gal.	Cont.	18" o.c.
3100 sq.yd.	Bluegrass Sod				
1800 sq.yd.	Bluegrass Seed				

Note: Use 5 existing Sycamore trees along East property line and add 8 additional trees as shown on plan.

Note: General Contractor to remove 3 existing pine trees in southeast corner of property to facilitate widening of entrance drive.

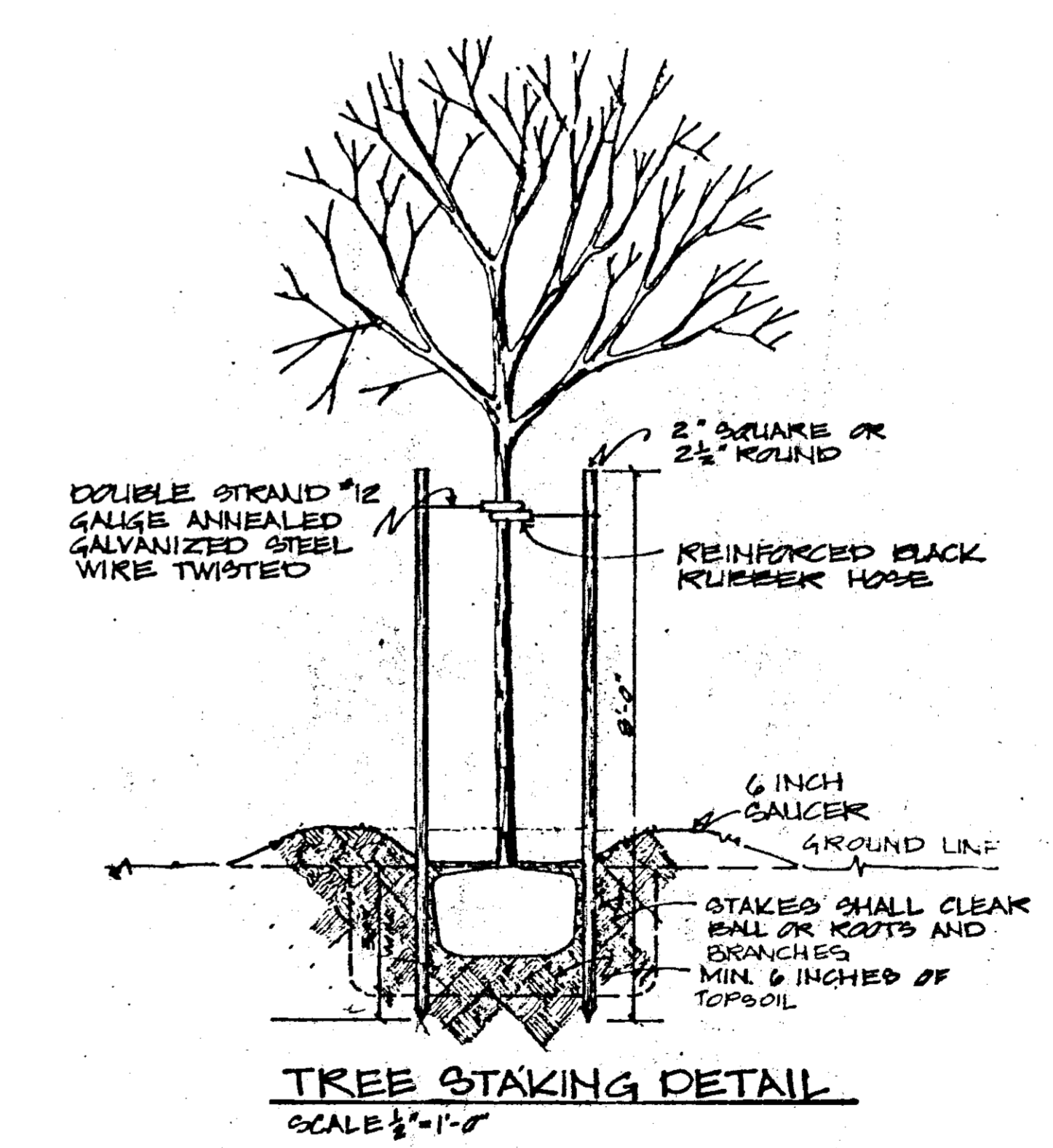
Note: All areas north of pavement are to be seeded as shown on plan. All other areas including parking strips are to be sodded with Windsor Bluegrass or approved substitute.

Note: All areas to be sodded are to be roto-tilled and a fertilizer/herbicide applied at a rate of 5.4 Lb. per 1,000 sq. ft. on the finished grade prior to laying sod. Fertilizer/herbicide shall contain the following minimum percentages by weight.

16% Nitrogen
8% Available Phosphoric Acid
4% Available Potash
0.63% N-Butyl - N-Ethyl - ATA, A-Trifluoro - 2, 6 Dinitro-P-Tolvidine (Greenfields Crabicide Green or equal)

Note: All areas to be seeded are to be roto-tilled and fertilized at a rate of 15 lbs per 1,000 sq. ft. with a 6-10-4 fertilizer. Greenfields treble pre-emergent weed killer or equal to be applied at time of seeding.

Note: Honeysuckle ground cover to be mulched with a minimum 2" thickness of shredded redwood bark chips.



LEGAL DESCRIPTION

E. 265', S. 300', OF LOT 8,
BLOCK 5, MCEWEN 6TH ADDITION
TO WICHITA, SEDGWICK COUNTY, KS.

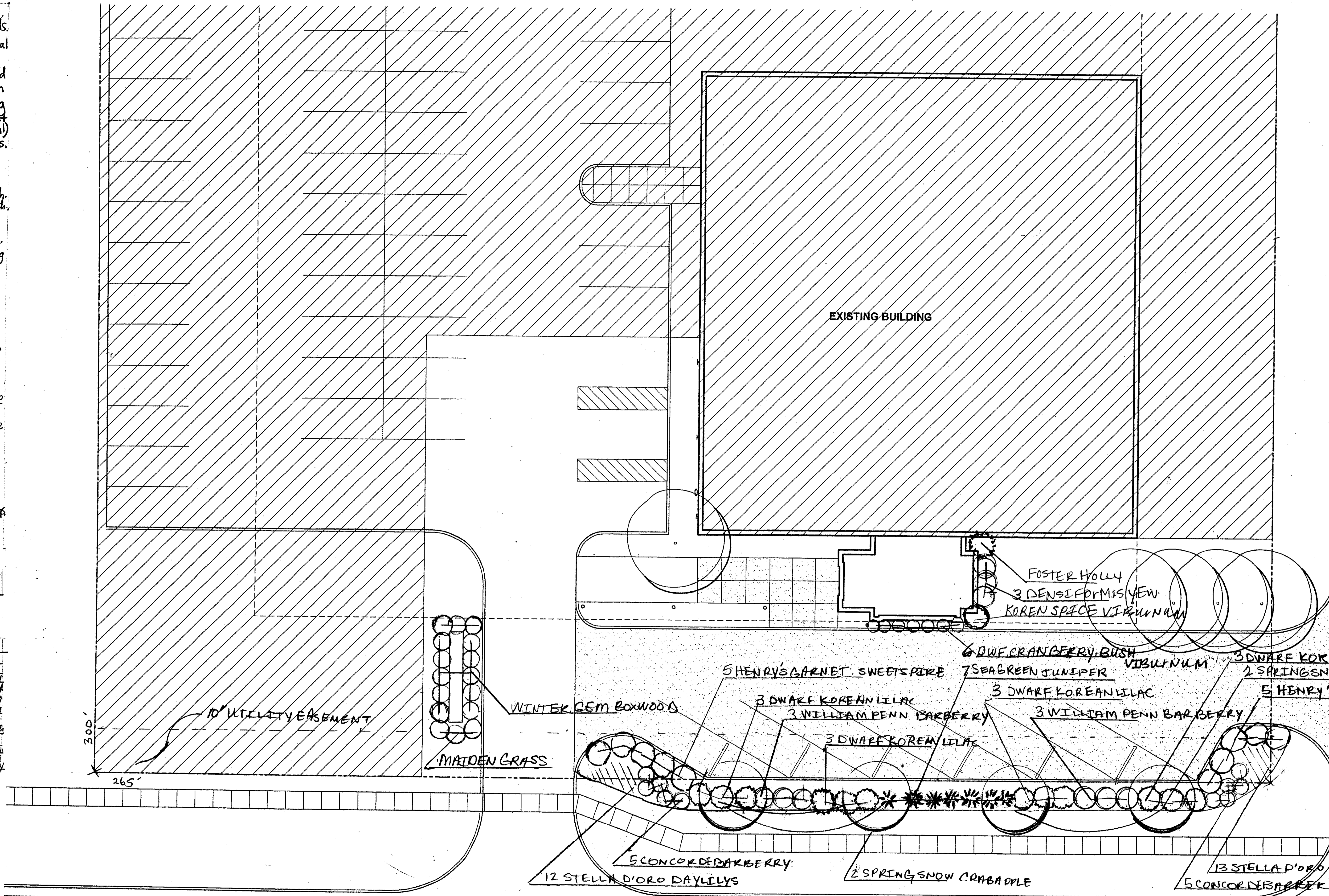
LANDSCAPE NOTES

- All landscape work shall be done in accordance with industry standards.
- Trees with broken leaders or no central leader will not be accepted.
- All planting beds shall be prepared by killing all existing vegetation with Roundup (or equal) according to label directions. A pre-emergent herbicide such as Treflan (5:1) (or equal) shall be applied per label directions. 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
- Mulch all planting beds with 3" of mulch. Mulch all tree saucer wells with 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
- Metal edgings shall be used to separate all turf areas from planting beds. Edging shall be from Pro-Steel Company, using 10 gauge thickness, or approved equal.
- Prior to any landscape excavation the location of underground utilities shall be determined by calling KS One Call at 687-2470. Contractor shall be responsible for any damage done to existing utilities.
- The Landscape Contractor shall submit bid with unit prices for all plants, which include mulch, installation, 1 yr guarantee bed preparation, fertilizer, etc.
- The Landscape contractor is responsible to coordinate with the GC to install the plants & maintain the grounds until final acceptance from the owner.
- 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 plantings.
- Fall planting season shall be Sept. 1 thru end of October. Spring planting season shall be April 1 thru end of June.
- Plants to be watered by drip irrigation. If system isn't previously equipped, a moisture sensing device or rain shut off switch to be provided per city codes.

LANDSCAPE CALCULATIONS

STREETYARD REQUIREMENTS 265' (13th)
x 15'
TOTAL STREETYARD REQUIREMENT 3975 sq ft
TOTAL STREETYARD SHOWN 14310 sq ft
STREETYARD TREES REQUIRED - 8 Shade trees
STREETYARD TREES SHOWN - 9
(4 Shade trees over 6") (2 Ornamentals)
PARKING LOT TREES REQUIRED - 1
PARKING LOT TREES SHOWN - 2
(1 EXISTING SHADE TREE OVER 6")

Qty	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
25	Hemerocallis "Stella d'oro"	Stella d'oro DAYLILY	1 GAL	FULL HEALTHY
10	Berberis thunbergii "Concord"	CONCORD BARBERRY	2 GAL	FULL HEALTHY
6	Syringa meyeri "Palibao"	ORANGE BLOSSOM SYRINGA	2 GAL	FULL HEALTHY
1	Malus "Spring Snow"	SPRING SNOW CRABAPPLE	1.5"	FULL HEALTHY
10	Sea Green Juniper	SEA GREEN JUNIPER	2 GAL	FULL HEALTHY
10	Berberis glaucocarpa "V.P."	WILLIAM PENN BARBERRY	2 GAL	FULL HEALTHY
7	Juniperus chinensis "Sea Green"	SEA GREEN JUNIPER	2 GAL	FULL HEALTHY
10	Miscanthus sinensis "Gracillius"	MATDEN GRASS	2 GAL	FULL HEALTHY
10	Amus thierophylla var "Koreana" "K2"	WINTER GEM BOXWOOD	2 GAL	FULL HEALTHY
1	Ilex x "Havata" "Bester #2"	FOSTER HOLLY	10 GAL	FULL HEALTHY
3	Taxus x media "Densiformis" View	DENSE FORMIS VIEW KOREAN SPICE VIBURNUM	2 GAL	FULL HEALTHY
7	Viburnum opulus "Danica"	DWARF CRANBERRY BUSH	2 GAL	FULL HEALTHY
1	Viburnum carlesii	KOREAN SPICE VIBURNUM	2 GAL	FULL HEALTHY



BROOKFIELD AVE.

DR 32 Parcel C

LANDSCAPE PLAN

APPROVED 03/10/16 BY DGA
(GENERAL PLAN - 18-5-515)
MAY 10 2016

REMODEL AND ADDITION TO
WEIGAND EAST 13TH STREET
6530 EAST 13TH STREET
WICHITA, KANSAS

ISSUE DATE

1" = 10'

LANDSCAPE PLAN

A

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