GENERAL

TOTAL GROSS ACRES - 150.9

NET ACRES FOR DEVELOPMENT - 122.5

RESIDENTIAL

GENERAL PROVISIONS

1. This development is proposed to contain: ± 137.5 ACRES.
   - 177 SINGLE FAMILY CLUSTER
   - 120 TOWNHOUSE UNITS
   - 224 GARDEN APT. UNITS
   - 521 TOTAL DWELLING UNITS
2. Setbacks are as indicated in parcel descriptions below.
3. All utilities shall be installed underground
4. Signs or monuments designating the name of the development or project shall be permitted at the entrance of "A" Street from Woodlawn and the entrance of "O" street from 21st Street and at the entrance to the garden apartments on "B" and "C" streets. Such signs shall not exceed a height of 3 feet or a length of 18 feet with letters not to exceed 8 inches in height denoting only the name of the complex and individual logo not exceeding two feet in any dimension. One theme sign shall be permitted at the intersection of 21st and Woodlawn provided the sign shall not exceed a height of 6½ feet or a length of 30 feet facing each street, with letters not to exceed 15 inches in height denoting only the name of the complex and an individual logo not exceeding 5½ feet in any dimension. Such signs shall be architecturally compatible with the character and theme of the development and be reviewed and approved by the Supt. of Central Inspection and the Director of Planning. Signs shall not be internally illuminated or be made of reflecting material. Signs shall not be permitted in the street rights-of-way unless a minor street privilege is approved by the Board of City Commissioners.
5. The density of the entire development shall not exceed 7.0 dwelling units per acre or 539 dwelling units for the entire development.
6. A homes association agreement or agreements providing for the maintenance of non-public common areas, parking area, community facilities drainage channels etc., shall be filed with the plat of the area.
7. Drainage problems shall be resolved at the time of platting.
8. Parking in the apartment complex within 15' of "B" street, "C" street and 21st Street shall be allowed provided proper screening is installed.
9. Streets and turnabouts in townhouse and garden apartments will be private streets. All other streets shall be dedicated.
10. Sidewalks shall be provided in open space as shown on plan and along streets where determined necessary at the time of platting.
11. Minimum lot size for single family cluster shall be 8,500 square feet.
12. All dedicated street pavement widths shall be 34' and 40'.
13. Screening as indicated on plan shall be combination of plant material and or a semisolid 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.
15. Existing buildings to be removed prior to development on individual parcels.
16. Parcel description.

PARCEL #1

PROPOSED USE - GARDEN APARTMENTS, TOWNHOUSE AND DWELLING UNITS - 206 D.U.'s
NET AREA ± 29.9 ACRES — OPEN SPACE
MAXIMUM BUILDING COVERAGE - 30%
MAXIMUM BUILDING HEIGHT - 35'
DENSITY - 6.9 D.U.'s/Acre
PARKING RATIO - GARDEN APARTMENTS - 2.0/D.U.
TOWNHOUSE - 2.0/D.U.
SETBACKS - WOODLAWN AVE. - 140', 21st STREET 25'
"B" STREET - 15', "C" STREET 15'

PARCEL #2

PROPOSED USE - TOWNHOUSES AND OPEN SPACE, TWO FAMILY PER
NET AREA - ± 6.7 ACRES — ADMINISTRATIVE ADJUSTMENT
MAXIMUM BUILDING COVERAGE - 30%
MAXIMUM BUILDING HEIGHT - 35'
DENSITY - 8.8 D.U.'s/ACRE
PARKING RATIO - 2.0/D.U
SETBACKS "B" STREET 25', "C" STREET 25'

PARCEL #3

PROPOSED USE - TOWN HOUSES, OPEN SPACE, TWO FAMILY PER — one family. See letter dtd 3-28-84
NET AREA - ± 7.4 ACRES — ADMINISTRATIVE ADJUSTMENT
MAXIMUM BUILDING COVERAGE 30%
MAXIMUM BUILDING HEIGHT 35'
DENSITY - 5.8 D.U.'s/ACRE
PARKING RATIO - 2.0/UNIT
MINIMUM SETBACK FROM STREET R.O.W. "A" STREET 25'
"B" STREET 25'
"C" STREET 25'

PARCEL # 4

PROPOSED USE - TOWNHOUSES AND OPEN SPACE
NET AREA - ± 6.2 ACRES
MAXIMUM BUILDING COVERAGE 30%
MAXIMUM BUILDING HEIGHT 35'
DENSITY - 4.3 D.U.'s/ACRE
PARKING RATIO - 2/UNIT
MINIMUM SETBACK FROM STREET R.O.W. "A" STREET 25'

PARCEL #5

PROPOSED USE - SINGLE FAMILY CLUSTER AND OPEN SPACE
NET AREA - ± 13.3 ACRES
MAXIMUM BUILDING HEIGHT 35'
MINIMUM FRONT YARD SETBACK (VARIABLE FROM 20' - 30')
MINIMUM BACK YARD SETBACK - 20'
MINIMUM SIDE YARD - 6'
DENSITY - 3.0 D.U.'s/ACRE
PARKING RATIO - 2.0/UNIT
MINIMUM SETBACK FROM "A" STREET - 25'

PARCEL #6

PROPOSED USE - SINGLE FAMILY CLUSTER AND OPEN SPACE
NET AREA - ± 47.1 ACRES
MAXIMUM BUILDING COVERAGE - 30%
MAXIMUM BUILDING HEIGHT - 35'
MINIMUM FRONT YARD SETBACK (VARIABLE FROM 20' - 30')
MINIMUM BACK YARD SETBACK - 20'
MINIMUM SIDE YARD - 6'
DENSITY - 2.9 D.U.'s/ACRE
PARKING RATIO - 2.0/UNIT
MINIMUM SETBACK FROM "C" STREET - 25'

COMMERCIAL AND OFFICE

GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN A NET AREA OF 13.4 ACRES ±.
2. CURB CUTS - THE MAXIMUM NUMBER OF CURB CUTS ALONG WOODLAWN AVE. SHALL NOT EXCEED 2. THE MAXIMUM NUMBER OF CURB CUTS ALONG MAINSGATE STREET SHALL NOT EXCEED 1. THE MAXIMUM NUMBER OF CURB CUTS ALONG WALDEN DRIVE SHALL NOT EXCEED 1.
3. DRAINAGE PROBLEMS WILL BE RESOLVED AT THE TIME OF PLATTING.
4. MAXIMUM LAND COVERAGE BY BUILDING SHALL NOT EXCEED 30 PERCENT OF THE TOTAL SITE 175,683 SQ. FT. ±.
5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND
6. ADVERTISING SIGN ALONG WOODLAWN AVE., MAINSGATE STREET AND WALDEN DRIVE SHALL NOT EXCEED 30 FEET IN HEIGHT AND SHALL BE PLACED WITHIN BUILDING SETBACK LINE, WITH EXCEPTION OF ENTRY MONUMENTS AT ENTRANCES NOT TO EXCEED 15' IN HEIGHT. NO BILL BOARD ADVERTISEMENT OR ROOF SIGNS SHALL BE ALLOWED. SEE #12 BELOW.
7. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35'.
8. PARKING RATIO - OFFICE AND COMMERCIAL BUILDINGS, INCLUDING GOVERNMENTAL, PUBLIC UTILITY AND OTHER SIMILAR BUILDINGS, SHALL PROVIDE ONE (1) SPACE FOR EACH TWO HUNDRED (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.
9. A FIRE LANE, 20 FEET IN WIDTH (WITH SUFFICIENT TURNING RADIUS AT CORNERS FOR STANDARD FIRE APPARATUS) SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES. SAID FIRE LANE SHALL HAVE A 3½ INCH ASPHALT BASE WITH 1½ INCH ASPHALT SURFACE. NO PARKING SHALL BE ALLOWED IN SUCH FIRE LANE ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE.
10. PLANTING STRIPS INCLUDING THE EARTH BERM, AS INDICATED ON THE PLAN, EXCEPT FOR POINTS OF INGRESS AND EGRESS, SHALL BE PROVIDED AND MAINTAINED OF TREES AND SHRUBBERY NOT LESS THAN TEN(10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER THAT IT MINIMIZES ANY NUISANCE AFFECTING THE COMMERCIAL AREA TO THE ADJACENT RESIDENTIAL AREA. A LANDSCAPE PLAN, PREPARED BY LANDSCAPE ARCHITECT, FOR THE PLANTING STRIPS AND BERM, INDICATING THE LOCATION, TYPE, AND SPECIFICATIONS OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPT. FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON THE PARCELS INVOLVED. THE LANDSCAPE PLAN SHALL INCLUDE THE METHODS OF PROVIDING WATER TO THE REQUIRED PLANT MATERIALS. FAILURE TO PROPERLY MAINTAIN ANY PORTION OF THE TEN (10) FOOT PLANTING STRIPS AND BERM SHALL BE CONSIDERED A VIOLATION OF ALL PARCELS OF THE C.U.P., AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTS ARE NOT PROPERLY MAINTAINED. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
11. ARCHITECTURAL CONTROL OF ALL BUILDINGS WILL BE CONSISTENT THROUGH TOTAL COMMERCIAL AND OFFICE AREAS.
12. ONE IDENTIFICATION SIGN IS PERMITTED IN THE FRONT YARD OF PARCEL 1-B ALONG WOODLAWN, NOT TO EXCEED 15' IN HEIGHT.
13. IDENTIFICATION SIGNS FOR THE COMPLEX MAY BE PERMITTED ANYWHERE IN TRACT, NOT TO EXCEED 15' IN HEIGHT.
14. AN EARTH BERM, AN AVERAGE OF FOUR (4) FOOT IN HEIGHT, SHALL BE CONSTRUCTED AS DEPICTED ON THE PLAN ADJACENT TO WALDEN DRIVE AND FROM THE ONE CURB CUT ON MAINSGATE EAST TO WALDEN DRIVE. THE BERM SHALL BE LANDSCAPED AS DEPICTED ON THE APPROVED LANDSCAPE PLAN REQUIRED BY GENERAL PROVISION #10.
15. ALL BUILDINGS ARE TO BE DESIGNED SO AS NOT TO HAVE A REAR, SERVICE, OR STORAGE AREA. SHOULD BUILDINGS BE DEVELOPED WHOSE REAR, SERVICE, OR STORAGE AREA FACE DIRECTLY THE RESIDENTIALLY ZONED PROPERTY ACROSS MAINSGATE OR WALDEN DRIVE, THE SCREENING REQUIREMENTS OF SECTION 28.04.190 B.8.a SHALL APPLY ON THE RESIDENTIAL AREA EAST AND SOUTH OF PARCEL 1D.

PARCEL NO. 1-B

PROPOSED USE - MEDICAL OFFICE
TOTAL NET AREA---68,389.20 SQ. FT.± 1.57 AC
MAXIMUM GROSS FLOOR AREA---21,000 SQ. FT.
FLOOR AREA RATIO---30%
MAXIMUM BUILDING HEIGHT---35'
MAXIMUM LAND COVERAGE---30%
MAXIMUM NO. OF BLDGS.---3

Semi-Tabor not permitted - See letter 3/1/87

PARCEL NO. 1-C

PROPOSED GENERAL USE---OFFICE, RETAIL SALES RESTAURANTS, LIQUOR STORE
TOTAL NET AREA---402,058.8 FT ± 9.23 AC
MAXIMUM GROSS FLOOR AREA---120,000 SQ. FT.
FLOOR AREA RATIO---35%
MAXIMUM BUILDING HEIGHT---35'
MAXIMUM LAND COVERAGE---30%

CUP2017-04 plm

PARCEL NO. 1-D

PROPOSED USE - OFFICE Conditional use for Personal Imp Service
TOTAL NET AREA---115,196 SQ. FT. ± 2.6 AC
MAXIMUM GROSS FLOOR AREA---40,308 SQ. FT.
FLOOR AREA RATIO---35%
MAXIMUM BUILDING HEIGHT---35'
MAXIMUM LAND COVERAGE---30%=34,550 SQ. FT.

16. THE MASONRY WALL ALONG THE EAST AND SOUTH BOUNDARIES OF PARCEL 1D IS WAIVED PROVIDED THAT A 5 TO 8 FOOT HIGH SOLID OR SEMI-SOLID WOOD FENCE IS CONSTRUCTED ALONG THE EAST SIDE AND A LANDSCAPE BERM IS PLACED ALONG THE SOUTH BOUNDARY. THE LANDSCAPE PLAN FOR THE BERM SHALL BE SUBMITTED IN ACCORDANCE WITH GENERAL PROVISION NO. 10.

APPROVED CUP
MAPC 2-28-83
BCC 8-23-83
MAPC 102
4 per CUP2014-43 Admin Adj.
per conditional use CUP2017-04
5/9/2017 plm

DP-46

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

JOB NO.

COMOTARA PHASE I C.U.P.
AUG. '72

DATE	BY	
15 JAN. 1983		
REVISED 12-3-73		AMENDED 12-19-74
AMENDED		" 12-27-74
REVISED 1-24-74		5-2-79
6-25-74		8-17-83
9-23-74		REVISED DEC. 9, 2014
7-25-77		

SHEET 1 OF ONE SHEETS

3-PURPLE LEAF PLUM
4-MORAINE HONEYLOCUST
5-SCOTCH PINE
2-SWEETGUM
1-LONDON PLANE
3-GOLDENRAIN TREE
6-REDBUD
3-CANAERT JUNIPER
5-REDBUD
1-BRADFORD PEAR
6-CANAERT JUNIPER
3-RADIANT CRAB
4-RADIANT CRAB
1-LONDON PLANE
3-PURPLE LEAF PLUM
2-MORAINE HONEYLOCUST
3-PURPLE LEAF PLUM
3-LONDON PLANE
3-BRADFORD PEAR
7-LONDON PLANE
3-RADIANT CRAB
2-LITTLE LEAF LINDEN
7-MORAINE HONEYLOCUST
3-GOLDENRAIN TREE
2-SWEETGUM
9-SCOTCH PINE
4-FORSYTHIA
1-REDBUD
3-FORSYTHIA
3-RADIANT CRAB
4-LITTLE LEAF LINDEN
4-PURPLE LEAF PLUM
5-CANAERT JUNIPER
1-REDBUD
2-GOLDENRAIN TREE
3-GOLDENRAIN TREE
6-MORAINE HONEYLOCUST

PLANT LIST

Quan.	Common Name	Botanical Name	Size	Cond.
12	London Plane	Platanus acerifolia	8-10 ht.	Cont.
19	Moraine Honeylocust	G.t.i. "Moraine"	8'-10' ht.	"
10-4	Sweetgum	Liq. styraciflua	8'-10' ht.	"
6	Little Leaf Linden	Tilia cordata	8'-10' ht.	"
14	Scotch Pine	Pinus sylvestris	4'-5' ht.	B&B
14	Canaert Juniper	Jun. vir. "Canaert"	4-5' ht.	B&B
11	White Flowering Crab Goldenrain Tree	Koelreuteria paniculata	5'-6' ht.	Cont.
13	Redbud	Cercis canadensis	5'-6' ht.	"
4	Bradford Pear	Pyrus calleryana	5'-6' ht.	"
13	Purple Leaf Plum	Prunus cerasifera	5'-6' ht.	"
13	Radiant Crab	Malus "Radiant"	5'-6' ht.	"
7	Forsythia	For. int. "Lynwood Gold"	18" ht.	Cont.

Substitution approved by JHS 6-3-80

SUGGESTED HOSE BIBB LOCATIONS (B THUS)

LANDSCAPE PLAN APPROVED SUBJECT TO PROVISION OF WATER AND GROUNDS COVER IN THE PLANTING STRIPS FOR PARCEL NO. 1-C OF THE COMOTARA AMENDED C.U.P. (DP-46)
6-26-79
date

Partially superseded by Parcel 1-B plan approved 5/26/94

6 JUNE '79 DP COMMER REVIEW
18 JUNE '79 DP CITY REVIEW

Keith Parker Associates
239 Pattie Suite 2
Wichita, Kansas 67211
(316) 263-3361
Architects · Planners · Commercial Consultants

REGISTERED ARCHITECT Keith Parker Associates 1330 STATE OF KANSAS

STRENGTH AND BUILDING 'B' PHASE ONE COMMERCIAL/OFFICE CENTER FOR COMOTARA WICHITA, KANSAS

5 JUNE 1979
OFFICIAL APPROVED LANDSCAPE PLAN

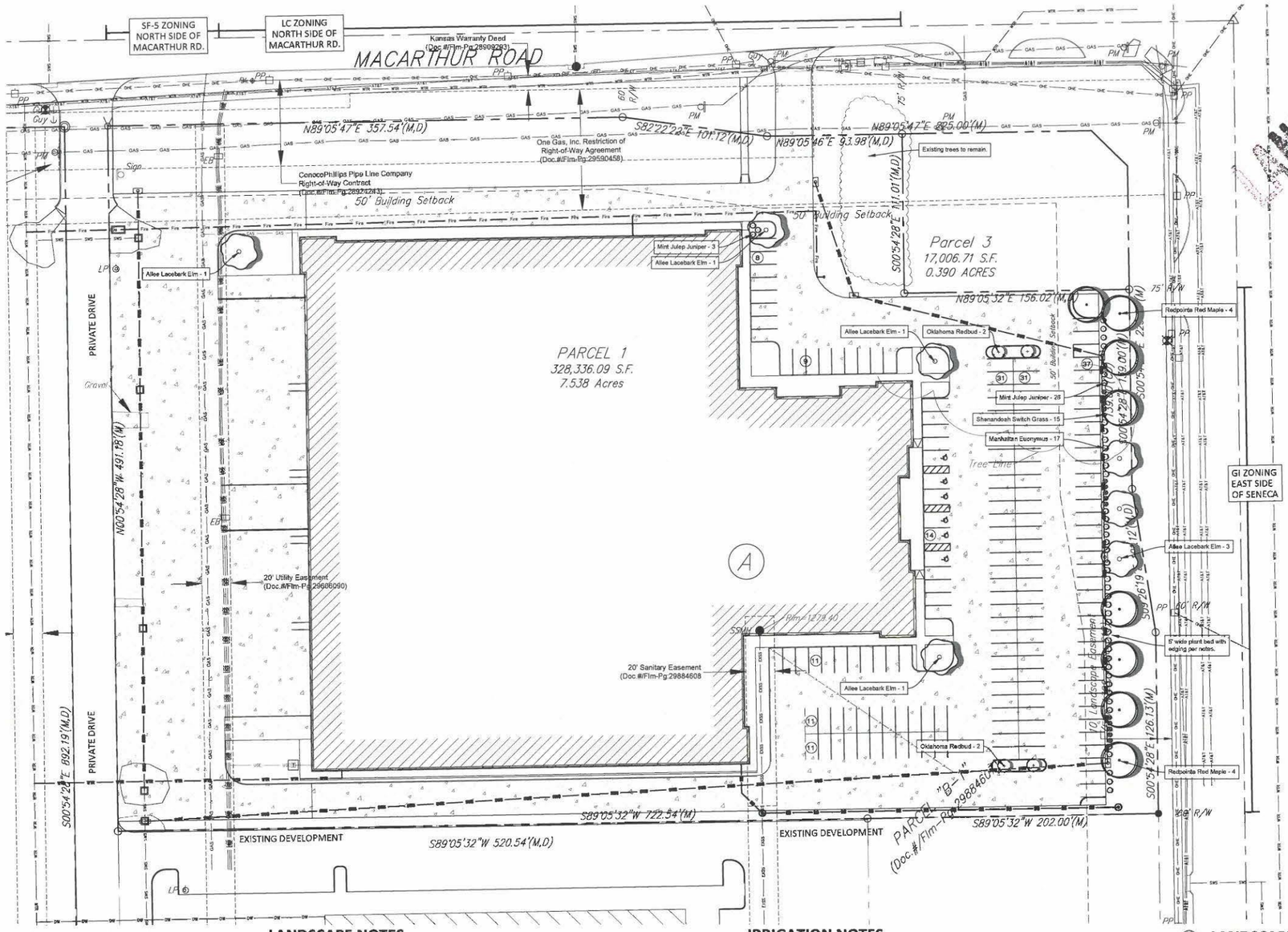
LANDSCAPE DESIGN BY: JON M. RIEGEL LANDSCAPE ARCHITECT 1902 AMIDON WICHITA, KANSAS

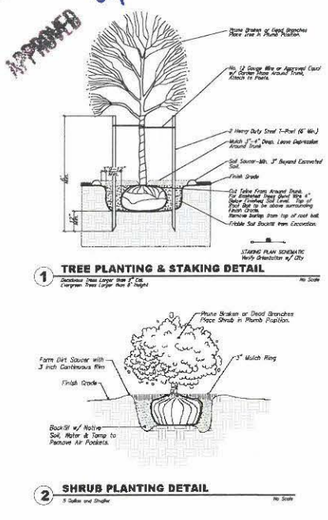
Sheet 8 of 9

site landscape plan

LANDSCAPE PLAN

APPROVED 8/9/23 by





LANDSCAPE CALCULATIONS

Lange Seneca Street Industrial, PUD # 46

STREET YARD

Lot depth:
491' (north-south) + 729' (east-west) = 1241
/ 2 (two frontages) = 621'
Square footage factor: 20

Street Yard:
MacArthur Road
552.6' lot frontage x 20 = 11,052 sq ft street yard req'd.
11,052 / 500 = 22.1 trees required
Trees Provided: 2 trees (due to OneGas & ConcoPhillips easements), plus existing trees to remain at northeast corner.

Seneca Road
386.3' lot frontage x 20 = 7,326 sq ft street yard req'd.
7,362 / 500 = 14.7 trees required
Trees Provided: 13 shade trees & 4 ornamental trees

PARKING LOT

Continuous screen required
1 tree required / 20 stalls
163 stalls proposed
163/20 = 8.2 trees required

Trees provided: 15

BUFFER

Linear feet adjacent residential zoning (across MacArthur): 78'
No buffer provided due to easements and location at site entry.

LEGAL DESCRIPTION

Parcel 1, part of Lot 1, Block A, Cross Gate Addition, Wichita, Sedgwick County, Kansas.

SITE INFORMATION

Total Area:	±328,336 sq. ft. [7.538 acres]
Disturbed Area:	±328,336 sq. ft. [7.538 acres]
Impervious Area, pre-const:	20 sq. ft. (0.00 acres]
Impervious Area, post-const:	±284,192 sq. ft. (6.52 acres)

BENCHMARKS

Site Benchmark - 1
"X" chiseled on top of concrete, west side of private drive entrance from MacArthur.
Elevation = 1278.78 (NAVD 88)

Site Benchmark - 2
"X" chiseled on top of concrete near power pole, NE corner of site.
Elevation = 1278.94 (NAVD 88)

KANSAS ONE CALL

Contractor shall be required to provide notice to Kansas One Call at 257-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.

LANDSCAPE NOTES

1. All landscape work shall be done in accordance with industry standards.
2. Trees with broken leaders or no central leader will not be accepted.
3. All turfgrass areas shall be seeded with buffalograss (or other per Owner) at 2.5 to 3 lbs per 1,000 sq ft and fertilized at 40 lbs per acre.
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 Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
5. Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells 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 687-2470/1-800-344-7233. 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. Plants to be manually watered until establishment. If irrigation system is desired by Owner, refer to Irrigation Notes this sheet.

IRRIGATION NOTES

1. Automatic irrigation systems shall be equipped with an automatic rain sensing device.
2. All irrigation work is to be installed in compliance with all local codes and regulations.
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: Use Rainbird, Toro, Hunter products, or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing.
4. Prior to construction, Irrigation Contractor to locate all existing 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. 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.
7. Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeving prior to any paving. Combine piping when possible to save on sleeving material. Sleeves to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.
8. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
9. Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.
10. Locate Irrigation Controller per Owner's direction.

LANDSCAPE PLAN

SCALE 30 0 30

PLANT_SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	8	ACER RUBRUM 'FRANK JR.' TM	REDPOINTE RED MAPLE	2" CALIPER MIN.
	7	ULMUS PARVIFOLIA 'ALLEE' TM	ALLEE LACEBARK ELM	2" CALIPER MIN.
	4	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA'	OKLAHOMA REDBUD	2" CAL. MIN.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	17	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'	MANHATTAN EUONYMUS	18" TALL / 2 GAL. MIN.
	29	JUNIPERUS CHINENSIS 'MINT JULEP'	MINT JULEP JUNIPER	18" TALL / 2 GAL. MIN.
	15	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	18" TALL / 2 GAL. MIN.

BAUGHMAN
515 S. Ellis, Wichita, KS 67211 (316) 262-7271
BaughmanCo.com

GLMVArchitecture
Suite 210 | 300 E. Douglas | Wichita, KS 67202 | 316.262.2242 | www.glmv.com

CROSSLAND CONSTRUCTION COMPANY, INC.

AARON HARNDEN LICENSED LANDSCAPE ARCHITECT 886 06/20/2023 KANSAS LANDSCAPE ARCHITECT

ASPEN REAL ESTATE ADVISORS

IRON HORSE - EAST BUILDING

1217 W. MACARTHUR ROAD, WICHITA, KS 67217

△	DESCRIPTION	DATE
PROJECT NO:	1503BR22010	
DATE:	6/19/2023	
DRAWN BY:	TJW	
CHKD BY:	PSB	

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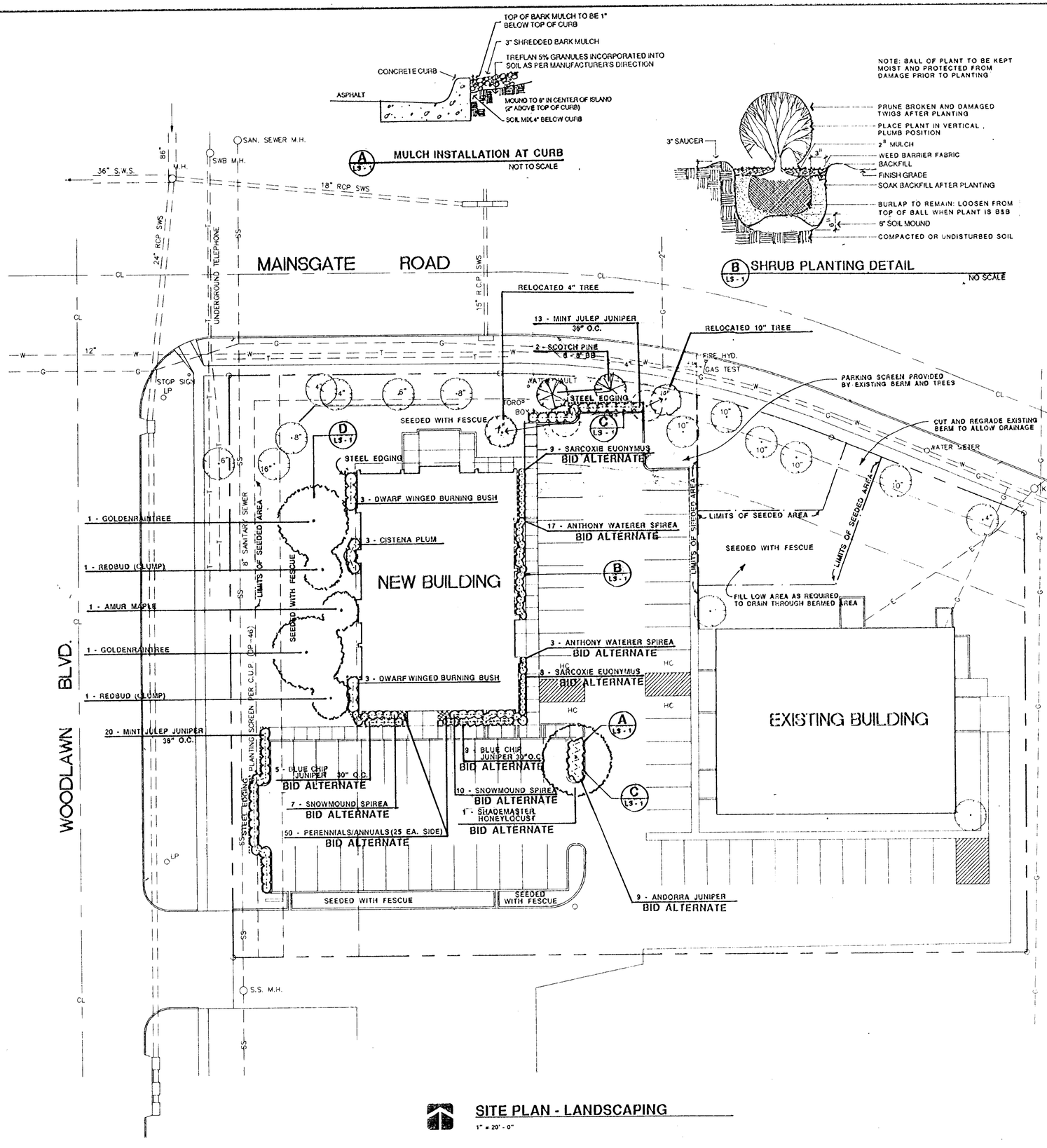
LANDSCAPE PLAN

L-100

FILE PATH: J:\01 JOBS\1503BR22010 - Crossland Iron Horse\1503BR22010 - Crossland Iron Horse East v2\1.1.vwx

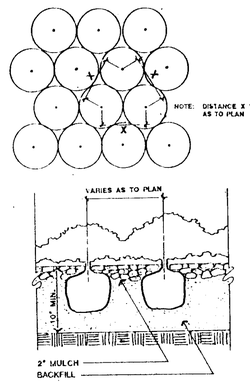


SITE PLAN - LANDSCAPING

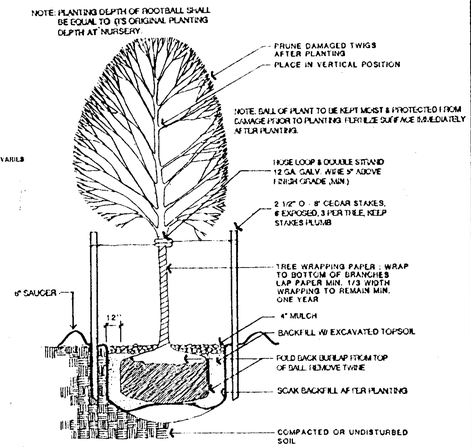
1" = 20' - 0"

A LS-1 **MULCH INSTALLATION AT CURB**
NOT TO SCALE

B LS-1 **SHRUB PLANTING DETAIL**
NO SCALE



C LS-1 **EVERGREEN SHRUB PLANTING DETAIL**
NO SCALE



D LS-1 **DECIDUOUS TREE PLANTING**
NOT TO SCALE

PLANT LIST:

QUANT.	COMMON NAME / BOTANICAL NAME	SIZE	COND.	REMARKS
1	SHADEMASTER HONEYLOCUST *Gleditsia triacanthos 'Shademaster'*	2 1/2 - 3"	B&B	BID ALT.
2	GOLDENRAINTREE *Koelreuteria paniculata*	2 1/2 - 3"	B&B	
2	REDBUD *Cercis canadensis*	6 - 8'	B&B	CLUMP
1	AMUR MAPLE *Acer ginnala*	6 - 8'	B&B	
6	DWARF WINGED BURNING BUSH *Euonymus alatus compacta*	24 - 30"	CONT	
3	CISTENA PLUM *Prunus x cistena*	5 GAL	CONT	
17	SNOWMOUND SPIREA *Spirea nipponica 'Snowmound'*	2 GAL	CONT	BID ALT.
20	ANTHONY WATERER SPIREA *Spirea bulmalda 'Anthony Waterer'*	2 GAL	CONT	BID ALT.
17	SARCOXIE EUONYMUS *Euonymus radicans 'Sarcoxie'*	2 GAL	CONT	BID ALT.
9	ANDORRA JUNIPER *Juniperus horizontalis 'Plumosa'*	2 GAL	CONT	BID ALT.
33	MINT JULEP JUNIPER *Juniperus chinensis 'Mint Julep'*	5 GAL	CONT	
14	BLUE CHIP JUNIPER *Juniperus horizontalis 'Blue Chip'*	2 GAL	CONT	BID ALT.
50	PERENNIALS/ANNUALS	4"	POT	BID ALT.
2	SCOTCH PINE *Juniperus sylvestris*	6 - 8'	BB	

NOTES:

1. LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL AND IRRIGATION SYSTEM. UTILITIES CAN BE FLAGGED BY CALLING 687-2470.
2. AREAS DENOTED AS 'SEEDED' ARE TO BE SEEDED WITH REBEL II FESCUE AS CONSTRUCTION SCHEDULE PERMITS.
3. THE PROPOSED LANDSCAPE PLAN IS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. THE AREAS TO BE IRRIGATED INCLUDE ALL PARKING ISLANDS, ALL SHRUB BEDS, AND ALL SEEDED AREAS INDICATED AS REBEL II FESCUE ON THIS PLAN.
4. THE LANDSCAPE CONTRACTOR AND/OR IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING A MINOR STREET PRIVILEGE PERMIT FROM THE CITY ENGINEER'S OFFICE PRIOR TO ANY CONSTRUCTION OF IRRIGATION SYSTEM, TREE PLANTING, OR ANY OTHER PERMANENT STRUCTURE IN THE PUBLIC RIGHT-OF-WAY.
5. THE PROPOSED PARKING ISLAND PLANTED WITH ANDORRA JUNIPER NEEDS TO BE EXCAVATED TO A DEPTH 30" BELOW THE TOP OF THE PROPOSED ISLAND CURB OR TO A DEPTH SUFFICIENT TO REMOVE ALL TRACES OF THE SOIL STABILIZATION MATERIAL AND COMPACTED SOIL WITHIN THE LIMITS OF THE ISLAND PERIMETER. THE ISLAND SHOULD BE BACKFILLED WITH TOPSOIL PRIOR TO PLANTING OPERATIONS.
6. THE PLANTING SOIL MIXTURE FOR THE PARKING ISLAND PLANTING, TREES, AND SHRUB PLANTINGS SHALL BE EXCAVATED TOPSOIL. NO EXCAVATED SUBSOIL SHALL BE ALLOWED AS BACKFILL.
7. ALL SHRUB BEDS ARE TO BE MULCHED WITH SHREDDED CYPRESS MULCH TO A MINIMUM DEPTH OF AT LEAST 2".
8. STEEL EDGING INDICATED ON THE PLAN IS TO BE RYERSON STEEL EDGING OR EQUAL AND IS TO BE INSTALLED AS PER MANUFACTURER'S DIRECTION

DP-46 PARCEL I-B
LANDSCAPE PLAN

APPROVED 5/26/94 BY BO

DATE MAR. 21, 1994
MAR. 31, 1994
MAY 4, 1994

HOWARD & HELMER
architects p.a
3500 north rock road
building j500 wichita, ks 67226
(316) 634-1111 fax (316) 634-1018

project no.
92167

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OFFICE BUILDING FOR
DR. REED AND DR. OSIO
LOT 4, COMOTARA VILLAGES
WICHITA, KANSAS

sheet
LS - 1
of

LANDSCAPE CALCULATIONS:

113.48' x 20 = 2250 S.F. STREET YARD REQUIRED
13000± S.F. STREET YARD PROVIDED

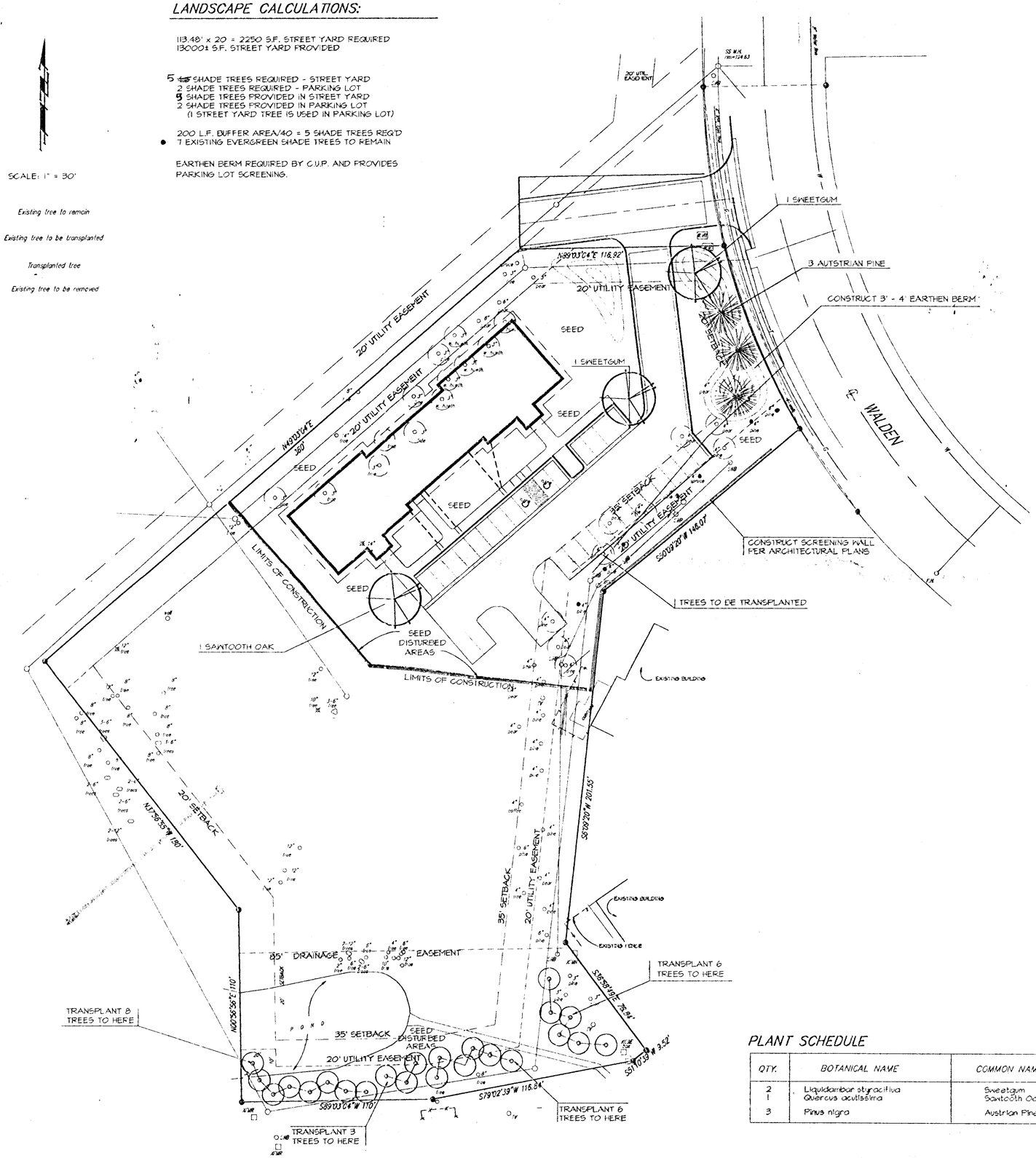
5 ~~15~~ SHADE TREES REQUIRED - STREET YARD
2 SHADE TREES REQUIRED - PARKING LOT
3 SHADE TREES PROVIDED IN STREET YARD
2 SHADE TREES PROVIDED IN PARKING LOT
(1 STREET YARD TREE IS USED IN PARKING LOT)

200 L.F. BUFFER AREA/40 = 5 SHADE TREES REQ'D
7 EXISTING EVERGREEN SHADE TREES TO REMAIN

EARTHEN BERM REQUIRED BY C.U.P. AND PROVIDES PARKING LOT SCREENING.

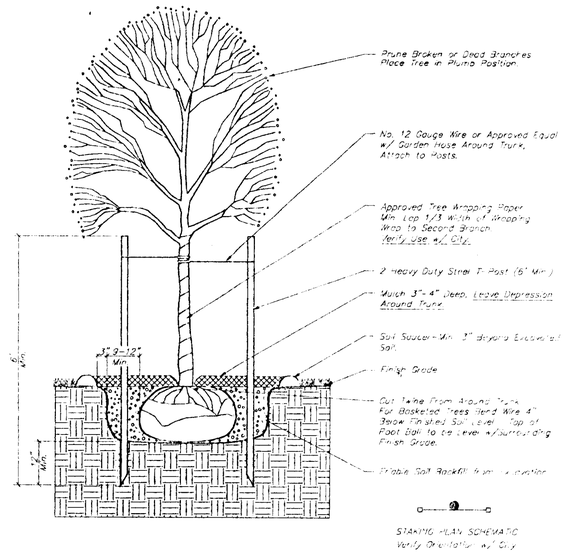
SCALE: 1" = 30'

- Existing tree to remain
- Existing tree to be transplanted
- Transplanted tree
- Existing tree to be removed



PLANTING NOTES:

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:
   SEED--
   Kansas Premium Fescue Blend 6-8#/1000 sq. ft.
   (equal parts of Olympic II, Bonanza, Apache, and Monarch varieties.)
   FERTILIZER--
   16-20-6 ratio 4#/1000 sq. ft.
3. Trees with broken leaders will not be accepted.
4. Mulch all tree saucer wells with 4" of mulch. Mulch material to be shredded cypress mulch.
5. Berms to be created with on-site soil. The top 8" shall be fertile, friable topsoil. If topsoil is unavailable on-site, topsoil shall be hauled on to site. It shall be free of trash or other matter toxic to plant growth.
6. Plant materials to be watered by a quick coupler system. Couplers to be spaced so that 100' hose can reach the farthest plantings.
7. Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
8. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.



STAKING PLAN SCHEMATIC
Verify Orientation w/ City

TREE PLANTING & STAKING DETAIL

Deciduous Trees Larger than 2" Cal.
Evergreen Trees Larger than 6' Height

No Scale

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
2	Liquidambar styraciflua	Sweetgum	2"-2 1/2" Cal.	B & B	Single Stem Only
1	Quercus acutissima	Sawtooth Oak	2"-2 1/2" Cal.	B & B	Single Stem Only
3	Pinus nigra	Austrian Pine	6'-6 1/2' Ht.	B & B	Single Stem Only

DP-46 PARCEL 1-D (NORTH PORTION)

REVISED LANDSCAPE PLAN

APPROVED 6/27/96 BY RO

Supersedes 6/19/95 plan as described by 6/12/96 memo

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-1271 • 315 ELLIS • WICHITA, KANSAS 67211

DATE DRAWN

REVISIONS

NEW BLDG. LOCATION
7-16-95
NEW TREE SPECIES
6-27-96 JJL

PRINTS ISSUED

CITY REVIEW
6-8-95

CITY REVIEW/NEW BLDG.
6-30-95

DATE

JEFF KREHBIEL ASSOCIATES
ARCHITECTURE
1300 E. LINK WICHITA, KS. 67211
316-267-4283 FAX 316-267-4666

OFFICE BUILDING FOR ALCON INC.
LOT 1 COMOTARA VILLAGE SECOND ADDITION
WICHITA, KANSAS

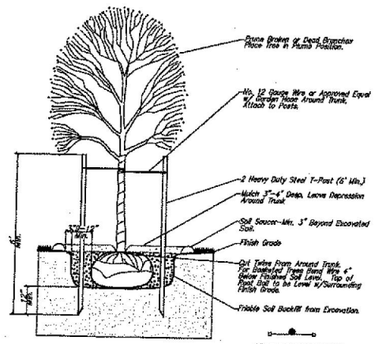
PROJECT NUMBER
9463

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER

LS1

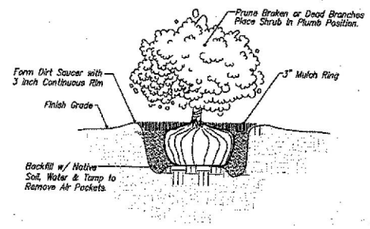
MAPD 1 OF (SHEETS)



1 TREE PLANTING & STAKING DETAIL

Deciduous Trees Larger than 2" Cal.
Evergreen Trees Larger than 8' Height

No Scale



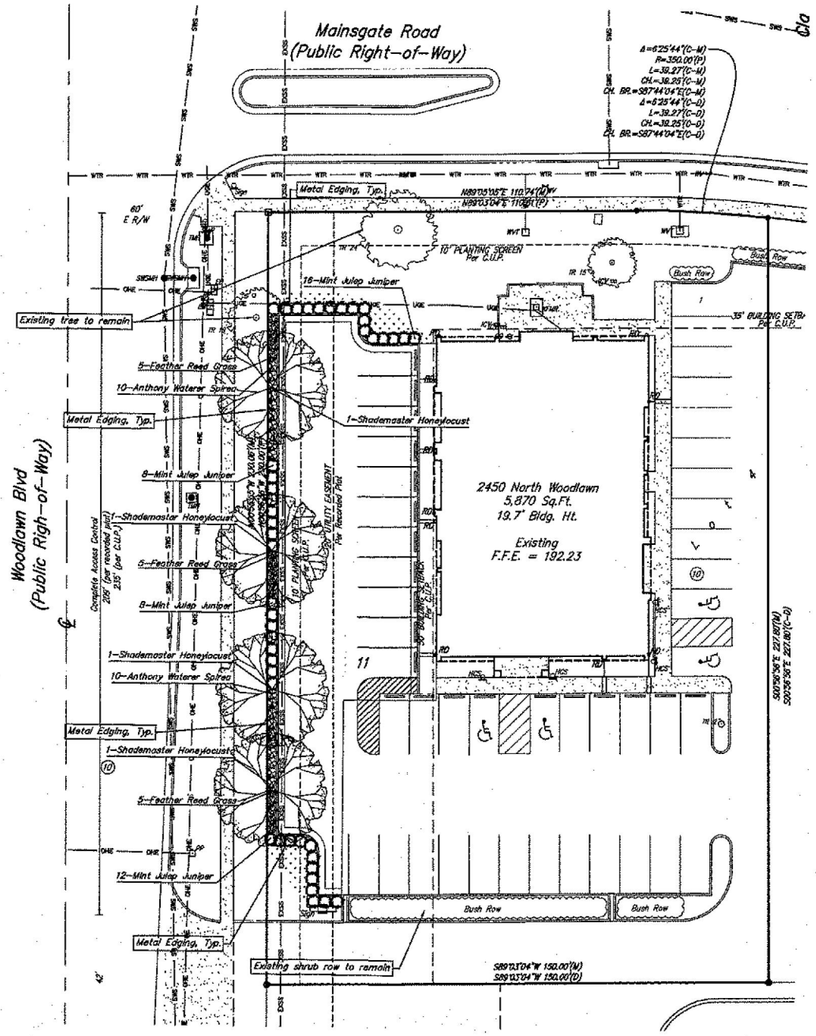
2 SHRUB PLANTING DETAIL

5 Gallon and Smaller

No Scale

IRRIGATION NOTES

1. All irrigation work is to be installed/adjusted in compliance with all local codes and regulations.
2. Landscape Contractor shall be responsible for preparing final shop drawings for review and approval. Irrigation Contractor shall design system so turf heads are on separate zones from drip irrigation.
3. All 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.
4. The Irrigation Contractor SHALL NOT START irrigation construction until final shop drawings are submitted and approved by the Landscape Architect and/or Owner prior to construction. For final approval: Use Rainbird products or approved equal, which will illustrate type of head, head coverage, valve location, 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 Codes.
5. Prior to construction, Irrigation Contractor to locate all existing and proposed utilities and electrical wiring.
6. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
7. Heads to be adjusted to not spray on walls, walks, streets or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings.
8. Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeving prior to any paving if possible. Combine piping when possible to save on sleeving material. Sleeves to be min. 20" 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.



SITE LANDSCAPE PLAN

20 0 20 Scale 1"= 20'-0"

LANDSCAPE PLAN

APPROVED 6-3-15 NES

PLANT_SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
	4	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	B & B	3"Cal	Full & Healthy
	15	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 gal		Full & Healthy
	44	Juniperus chinensis 'Monlep'	Mint Julep Juniper	5 gal		Full & Healthy
	20	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	3 gal		Full & Healthy
	770 sf	Festuca arundinacea	Kansas Premium Tall Fescue	seed		

LANDSCAPE CALCULATIONS:

Street Yard Requirement:	230'x8= 1,840 sf
Street Yard Shown:	3,040 sf
Shade Trees Required:	1,840/500=3.68= 4 Shade Trees
Shade Trees Shown:	4 Shade Trees
Parking Stalls Required:	11/20=.55= 1 Shade Tree
Parking Stalls Shown:	1 Shade Tree from Streetyard Req.

BENCHMARK

"□" Chiseled on Top of Curb approx. 7' west and 20' south of the SW property corner the West 150 feet of Lot 4, Comotara Villages Addition, an Addition to Wichita, Sedgwick County, Kansas.

Elevation=186.82 City Datum

LEGAL DESCRIPTION

The West 150 feet of Lot 4, Comotara Villages Addition, an Addition to Wichita, Sedgwick County, Kansas.

SITE INFORMATION

Total Area:	±34,467 sq. ft. (0.79 acres)
Disturbed Area:	±7,750 sq. ft. (0.18 acres)
Impervious Area:	±5,754 sq. ft. (0.13 acres)
Additional Parking Provided:	+9 Spaces

LANDSCAPE NOTES

1. All landscape work shall be done in accordance with industry standards.
2. All areas called out as seeded shall be seeded and fertilized per City of Wichita specifications.
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 Trefian (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".
5. Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells 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.
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 887-2470/1-800-344-7233. 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 Contractor shall provide maintenance until final project acceptance including landscape maintenance and watering.

PHILIP J. METZ 4775 3/11/15 KANSAS LANDSCAPE ARCHITECT

Baughman

COMOTARA VILLAGES ADDITION
LANDSCAPE PLAN
SITE IMPROVEMENTS

Baughman Company, P.A. 345 S. 1st St. Wichita, KS 67211 P 316-263-2773 F 316-263-2849
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER

REVISIONS

DESIGN DML | DRAWN DML | APPROVED | DATE 3/11/15 | SCALE AS SHOWN | SHEET 3 OF 4

S:\Projects\Comotara Village\Engineering\CV_BASE.dwg 1501-E199

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 24, 2017

Caro Properties, LLC
2420 N. Woodlawn, Bldg 300
Wichita, KS 67220

RE: **CUP2017-00004** - City Conditional Use request to allow a Personal Improvement Service in GO General Office zoned property in the Comotara Community Unit Plan CUP DP-46; generally located northeast of Woodlawn Boulevard and East 21st Street North (2420 N. Woodlawn)

Dear Applicant:

At its regular meeting on **March 23, 2017**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **April 6, 2017**. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **April 6, 2017 at 5:00 p.m.**

If there are not any protests, the MAPC's approval is final. If there are protests, this application will be presented to the Wichita City Council on **Tuesday, May 9, 2017, beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property.
If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: MABCD
Pete Meitzner, Council Member District II
Laura Rainwater, CSR District II
Eleanor Pauls, 2420 N. Woodlawn, Bldg. 100-H; Wichita, KS 67220

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 5, 2015

KOCRE2, LLC
Attn: Dr. Prince T. Chan
2450 North Woodlawn Boulevard
Wichita, Kansas 67220

Baughman Company, PA
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

RE: City Administrative Adjustment (CUP2014-00043) to adjust the Comotara Phase I Community Unit Plan (CUP) DP-46 to reduce the required 10-foot landscape buffer on Parcel 1-B from 10 feet to three feet on property located at the southeast corner of North Woodlawn Avenue and East Mainsgate Road.

Commercial and Office General Provision 10 of the Comotara Phase I CUP requires a 10-foot wide planting strip at specified locations within the CUP. The western border of Parcel 1-B is one of the locations requiring the 10-foot planting strip. The applicant is requesting an Administrative Adjustment to reduce the required 10-foot planting strip to three feet in order to facilitate the construction of additional parking on the west side of the parcel's existing building.

The proposed adjustment will not adversely impact the safety and convenience of vehicular traffic; it facilitates the construction of additional parking that should enhance traffic circulation. The proposed adjustment will not create an adverse impact on existing surrounding uses since a planting strip is still required. The proposed adjustment is not incompatible with development and landscaping on adjacent sites since there is minimal landscaping on adjacent properties. The proposed adjustment will not be detrimental to the public health, safety or welfare as it facilitates the construction of additional parking while maintaining some level of landscaping.

We have reviewed your request and have approved the requested adjustment as described above subject to the submission of four revised CUP drawings and the submission of a landscape plan for approval to Metropolitan Area Planning Department at the time of application for the proposed parking lot.

All other applicable development standards shall apply unless specifically adjusted or amended.

Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of the CUP. The zoning notification signs may now be removed from the property.

John L. Schlegel
Director of Planning

Tom J. Stolz
Director of the Metropolitan Area Building and Construction Department

cc: Lavonta Williams, WCC
J.R. Cox, MABCD