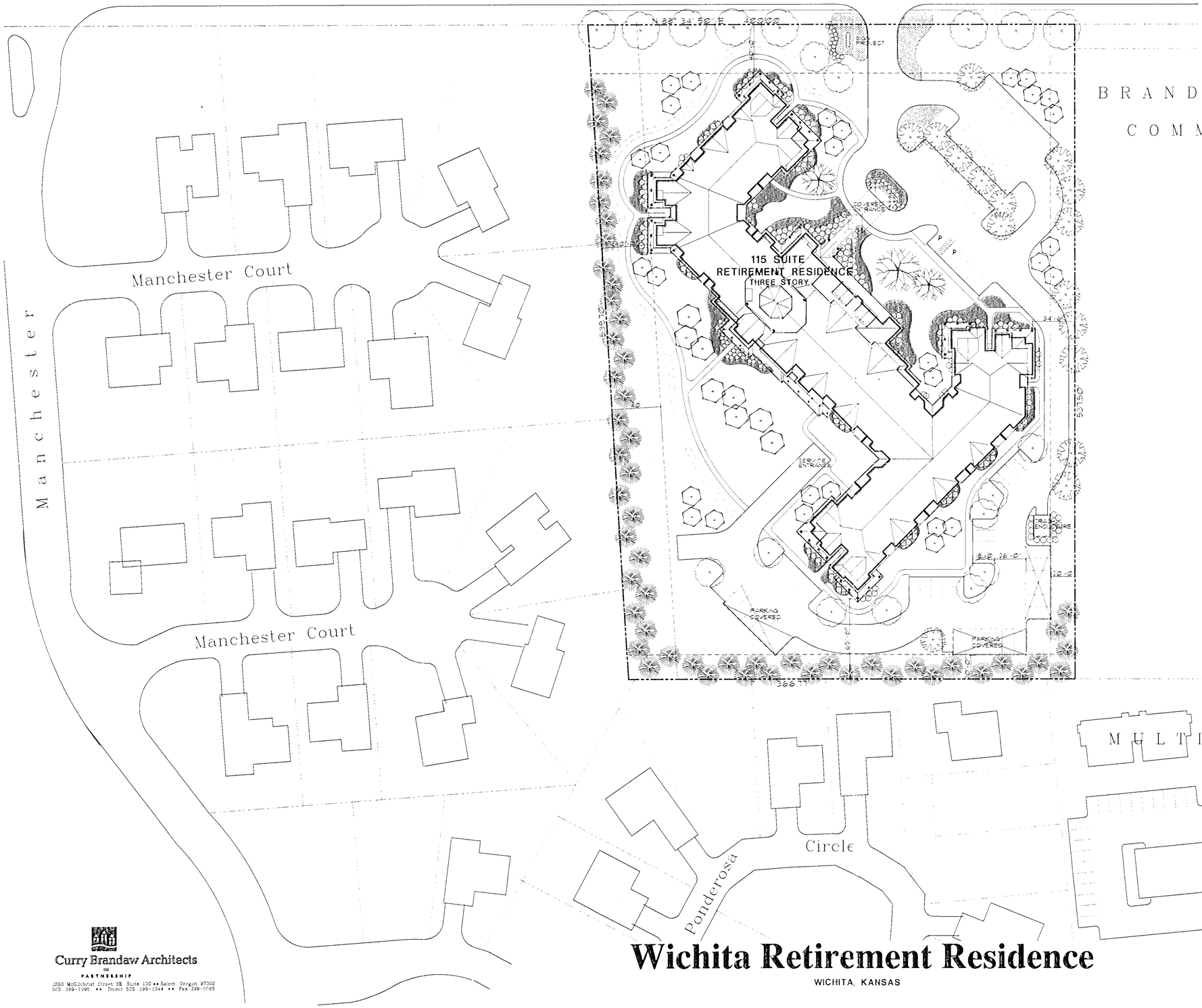
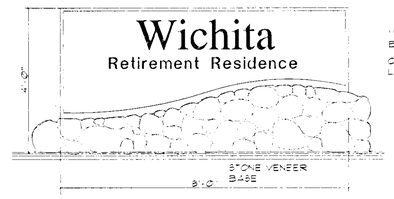


PLANNED UNIT DEVELOPMENT PUD

GENERAL PROVISIONS:

1. Total Gross area is 4.50 acres.
2. The Proposed Development is contained on one parcel and will include only one use. The use will be Senior Retirement / Assisted Living.
3. All utilities shall be installed underground. The final easements shall be determined at the time of Platting.
4. A drainage Plan and Guarantees for the Drainage improvements shall be provided at the time of Platting.
5. The transfer of Title of all or any portion of the land included in the Development does not constitute a termination of the plan to any portion thereof, but said plan shall run with the land for development and be binding upon the present Land Owners, their successors and assigns and their lessees unless amended.
6. All outdoor lighting sources shall employ cutoff luminaries and shall reflect light downward and away from residential areas.
7. Landscape Buffering and Screening.
   All landscaping and screening shall be in accordance with the City of Wichita Landscape Ordinance unless otherwise noted.
8. Architectural Design.
   The building construction will be wood framed with stucco or horizontal vinyl and brick siding with an asphalt shingle roof.
   The building design will have wing ends and central core that step down from three story to one story in height to provide privacy and a gentle change of scale.
9. Off-street parking shall be provided at a rate of (4) spaces per suite.
10. Signs.
    The Project Sign shall be located along 13th Street North as indicated on the Site Plan. The sign shall be a monument sign.
11. Phasing.
    The Project shall be constructed in One Phase and shall be completed entirely including landscaping, buildings and paving.



PROJECT SIGN DETAIL

PARCEL STATISTICS:

USES:
SENIOR RETIREMENT / ASSISTED LIVING

GROSS AREA:
TOTAL AREA 4.50 ACRES 196,020 SQ. FT.

DWELLING UNITS:	115 SUITES
DENSITY:	25.6 D.U./ACRE
MAXIMUM BUILDING COVERAGE (20%):	39,204 SQ. FT.
MAXIMUM GROSS FLOOR AREA:	100,000 SQ. FT.
MAXIMUM BUILDING HEIGHT:	35'-0"
MINIMUM PARCEL SETBACKS:	40'-0" from 13TH ST 40'-0" from WEST LINE 20'-0" from SOUTH LINE 20'-0" from EAST LINE

AREA CALCULATIONS:

BUILDING COVERAGE:	37,775 SQ. FT.	19.2%
PATIOS:	5,784 SQ. FT.	3.0%
DRIVES:	42,358 SQ. FT.	21.6%
WALKS:	5,600 SQ. FT.	2.9%
OPEN SPACE:	104,503 SQ. FT.	53.3%

PARKING:
2 ACCESSIBLE SPACES
51 OPEN SPACES
18 COVERED SPACES
71 SPACES PROVIDED

PUD SITE DEVELOPMENT PLAN

SCALE 1"=40'-0"
DATE 07.07.99 MCF

0 20 40 80 120 200

#10

APPROVED PUD

MAPC 7/29/99 DM
WCC 8/24/99 DM
PUD #10 MAPD Sept. 20__

Wichita Retirement Residence

WICHITA, KANSAS

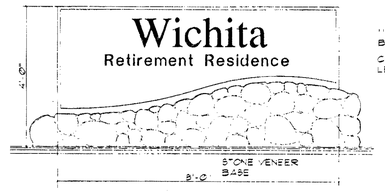
Curry Brandaw Architects
PARTNERSHIP
3280 McGilchrist Street SE Suite 100 • Salem, Oregon 97302
503 399-1090 • • Direct 503 399-1944 • • Fax 399-0765

Holiday
RETIREMENT CORP.
3250 McGilchrist St. S.E. Suite 100 Salem OR 97302
P.O. Box 14111 Salem, OR 97309-5026
(503)370-7070 Fax(503)364-5718

PLANNED UNIT DEVELOPMENT PUD #10

GENERAL PROVISIONS:

1. Total Gross area is 4.50 acres.
2. The Propose Development is contained on one parcel and will include only one use. The use will be Senior Retirement / Assisted Living.
3. All utilities shall be installed underground. The final easements shall be determined at the time of Platting.
4. A drainage Plan and Guarantees for the Drainage improvements shall be provided at the time of Platting.
5. The transfer of Title on all or any portion of the land included in the Development does not constitute a termination of the plan to any portion thereof, but said plan shall run with the land for development and be binding upon the present Land Owners their successors and assigns and their lessees unless amended.
6. All outdoor lighting sources shall employ cutoff luminaries and shall reflect light downward and away from residential areas.
7. Landscape Buffers and Screening:
   All landscaping and screening shall be in accordance with the City of Wichita Landscape Ordinance unless otherwise noted.
8. Architectural Design:
   The building construction will be wood framed with stucco or horizontal vinyl and brick siding with an asphalt shingle roof.
   The building design will have wing ends and central core that step down from three story to one story in height to provide privacy and a gentle change of scale.
9. Off-street parking shall be provided at a rate of [redacted] spaces per suite.
10. Signs:
    The Project Sign shall be located along 13th Street North as indicated on the Site Plan. The sign shall be a monument sign.
11. Phasing:
    The Project shall be constructed in One Phase and shall be completed entirely including landscaping, buildings, and paving.



PROJECT SIGN DETAIL

PARCEL STATISTICS:

USES:
SENIOR RETIREMENT / ASSISTED LIVING

GROSS AREA:
TOTAL AREA 4.50 ACRES 196,020 SQ. FT.

DWELLING UNITS: [redacted]
DENSITY: ~~25.0 D.U./ACRE~~
MAXIMUM BUILDING COVERAGE (20%): ~~39,204 SQ. FT.~~
MAXIMUM GROSS FLOOR AREA: 100,000 SQ. FT.
MAXIMUM BUILDING HEIGHT: 35'-0"
MINIMUM PARCEL SETBACKS: 40'-0" from 13TH ST
40'-0" from WEST LINE
20'-0" from SOUTH LINE
20'-0" from EAST LINE

AREA CALCULATIONS:
BUILDING COVERAGE: ~~27,775 SQ. FT. 13.8%~~
PATIOS: 5,784 SQ. FT. 3.0%
DRIVES: ~~42,350 SQ. FT. 21.6%~~
WALKS: ~~5,880 SQ. FT. 3.0%~~
OPEN SPACE: ~~104,593 SQ. FT. 53.3%~~

PARKING:
2 ACCESSIBLE SPACES
51 OPEN SPACES
18 COVERED SPACES
71 SPACES PROVIDED

PUD SITE DEVELOPMENT PLAN

SCALE 1"=40'-0"
DATE 07/02/99 MCF

0 20 40 80 120 200

BRANDT

COMMERCIAL

As per AA PUD2020-00006 9-16-2020

General Provision 9: Off-street parking shall be provided at a rate of *0.55* spaces per suite.

Parcel Stats:

Dwelling Units:	*117 Suites*	
Density:	*26 dwelling units per acre*	
Maximum Building Coverage:	*35,837 sq. ft.*	*18.2%*
Area Calculations:	*Building Coverage:*	*35,837 sq. ft.*	*18.2%*
	Drives:	*26,371 sq. ft.*	*13.5%*
	Walks:	*4,852 sq. ft.*	*2.5%*
	Open Space:	*123,176 sq. ft.*	*62.8%*

9-16-2020
As per AA PUD2020-00006 klm
APPROVED PUD
MAPC 7-29-99 klm
WCC 8-24-99 klm
MAPD copy 2 of 2

~~APPROVED PUD~~
MAPC 7/29 DM
WCC 8/24/ DM
PUBLIC MAPD 2 of 2

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