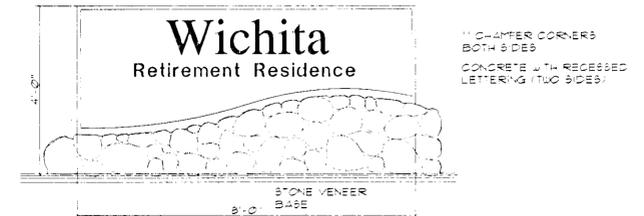


1 3 t h S t r e e t N o r t h

**PLANNED UNIT DEVELOPMENT PUD  
GENERAL PROVISIONS:**

- Total Gross Area is 4.50 acres.
- The Proposed Development is contained on one parcel and will include only one use.
- The use will be Senior Retirement / Assisted Living.
- All utilities shall be installed underground. The final easements shall be determined at the time of Platting.
- A Drainage Plan and Guarantee for the Drainage Improvements shall be provided at the time of Platting.
- 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.
- All outdoor lighting sources shall employ cutoff luminaires and shall reflect light downward and away from residential areas.
- Landscape Buffers and Screening:  
All landscaping and screening shall be in accordance with the City of Wichita Landscape Ordinance unless otherwise noted.
- 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.
- Off-street parking shall be provided at a rate of 6 spaces per suite.
- Signs:  
The Project Sign shall be located along 13th Street North as indicated on the Site Plan.  
The sign shall be a monument sign.  
Phasing:  
The Project shall be constructed in One Phase and shall be completed entirely, including landscaping, buildings, and parking.

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**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

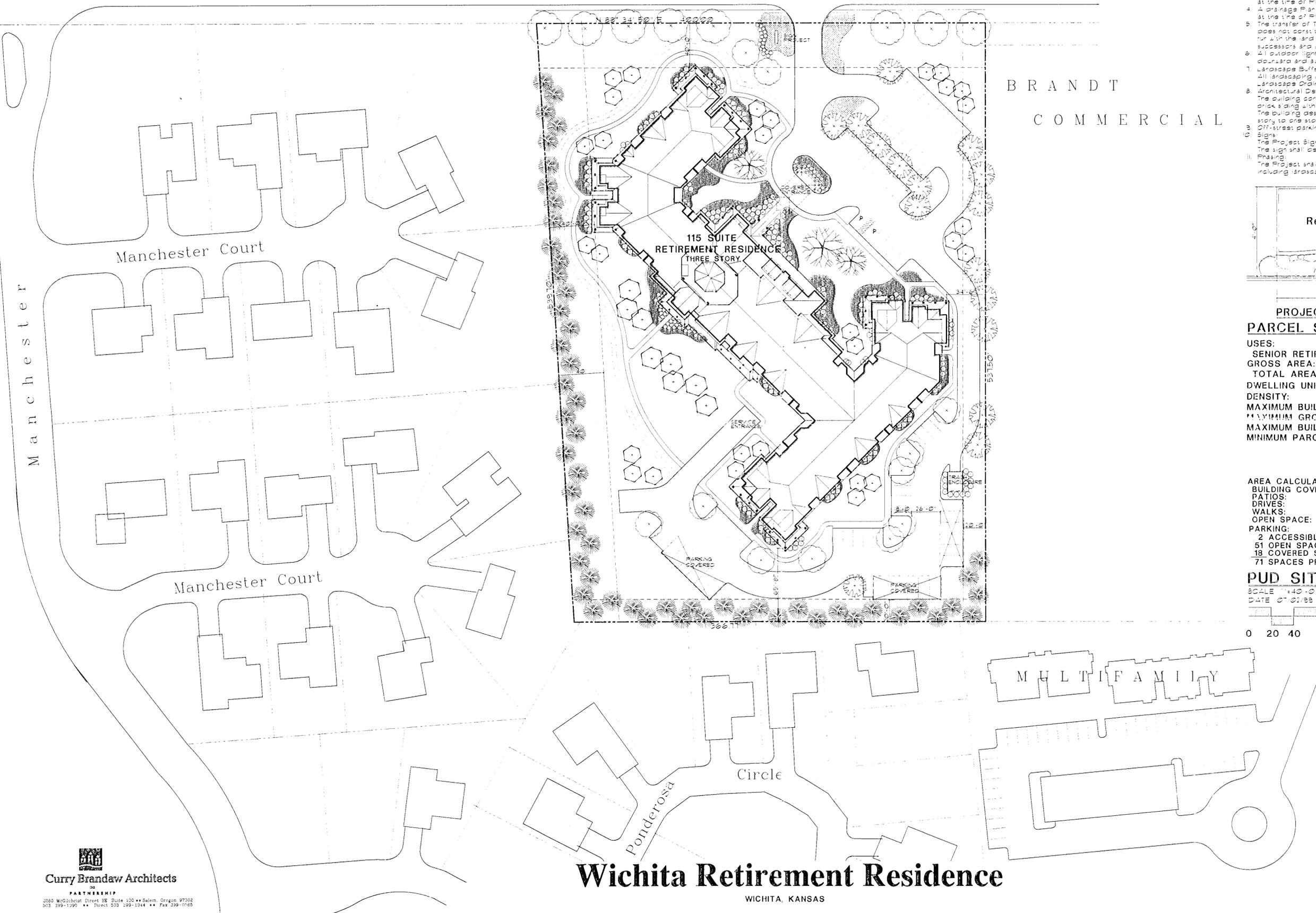
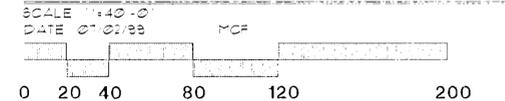
AREA CALCULATIONS:

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**



**Wichita Retirement Residence**

WICHITA, KANSAS

**Curry Brandaw Architects**  
PARTNERSHIP  
2880 McChesnut Street SE Suite 100 • Salem, Oregon 97302  
503 399-1290 • Direct 503 399-1244 • Fax 503 399-0685

#10  
**APPROVED PUD**  
MAPC 7/29/99 DM  
WCC 8/24/99 DM  
PUD #10 MAPD 3/1/2002

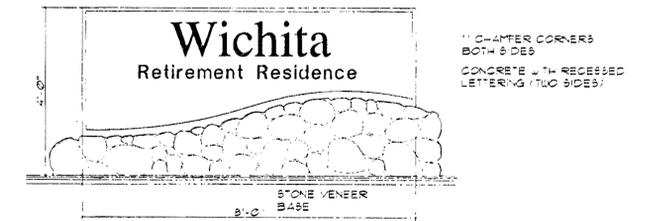
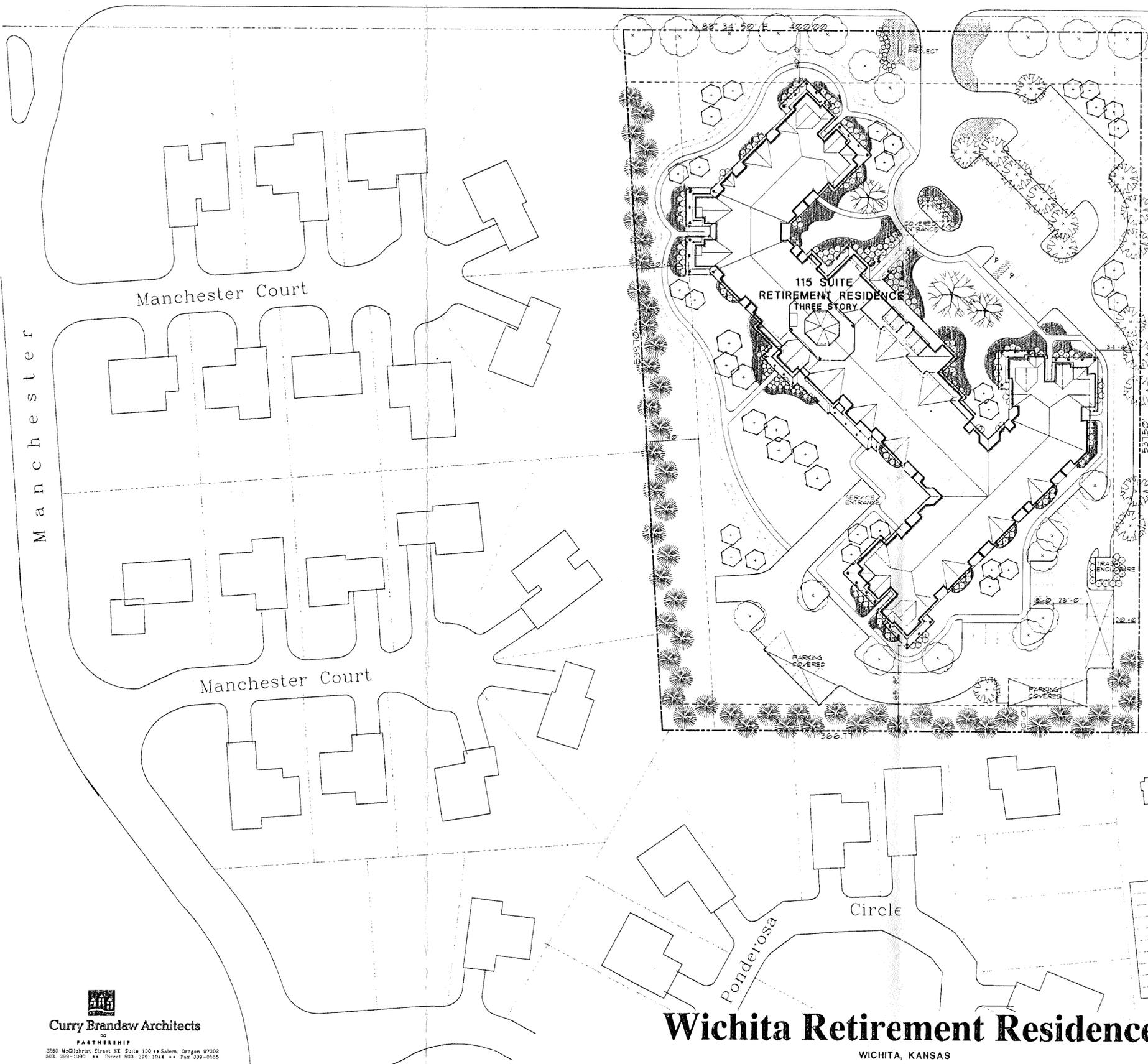
*Holiday*  
RETIREMENT CORP.  
2250 McChesnut St. S.E. Suite 200 Salem OR 97302  
P.O. Box 14111 Salem, OR 97309-3028  
(503)320-7070 Fax:(503)324-5718

1 3 t h S t r e e t N o r t h

**PLANNED UNIT DEVELOPMENT PUD #10**  
**GENERAL PROVISIONS:**

- Total Gross Area is 4.50 acres
- The Proposed Development is contained on one parcel and will include only one use. The use will be Senior Retirement / Assisted Living.
- All utilities shall be installed underground. The final easements shall be determined at the time of Platting.
- A Drainage Plan and Guarantees for the Drainage Improvements shall be provided at the time of Platting.
- The transfer of title for 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 Owner, their successors and assigns and their lessors unless amended.
- All outdoor lighting sources shall employ cutoff luminaires and shall reflect light downward and away from residential areas.
- Landscape Buffers and Screening:
  - All landscaping and screening shall be in accordance with the City of Wichita Landscape Ordinance unless otherwise noted.
- Architectural Design:
  - The building construction will be load 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.
  - Off-street parking shall be provided at a rate of 0.55 spaces per suite.
- Signs:
  - The Project Sign shall be located along 13th Street North as indicated on the Site Plan. The sign shall be a monument sign.
  - Phasing:
    - The Project shall be constructed in One Phase and shall be completed entirely, including landscaping, buildings, and paving.

BRANDT  
COMMERCIAL



**PROJECT SIGN DETAIL**

**PARCEL STATISTICS:**

USES:  
SENIOR RETIREMENT / ASSISTED LIVING

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

DWELLING UNITS:  
DENSITY: 25.8 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

*As per AA PUD 2020-00006 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%

AREA CALCULATIONS:

BUILDING COVERAGE:	37,776 SQ. FT.	19.2%
PATIOS:	5,784 SQ. FT.	3.0%
DRIVES:	48,000 SQ. FT.	24.6%
WALKS:	5,000 SQ. FT.	2.6%
OPEN SPACE:	104,000 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 07/02/23 MCF

*As per AA PUD 2020-00006 9-16-2020*  
**APPROVED PUD**  
 MAPS 7-29-99 *blm*  
 WCC 8-24-99 *blm*  
 MAPD COPY 2 of 2  
~~**APPROVED PUD**~~  
 MAPS 7/29/99 *blm*  
 WCC 8/24/99 *blm*  
 PUD #10 MAPD 5/1/2023

**Wichita Retirement Residence**

WICHITA, KANSAS