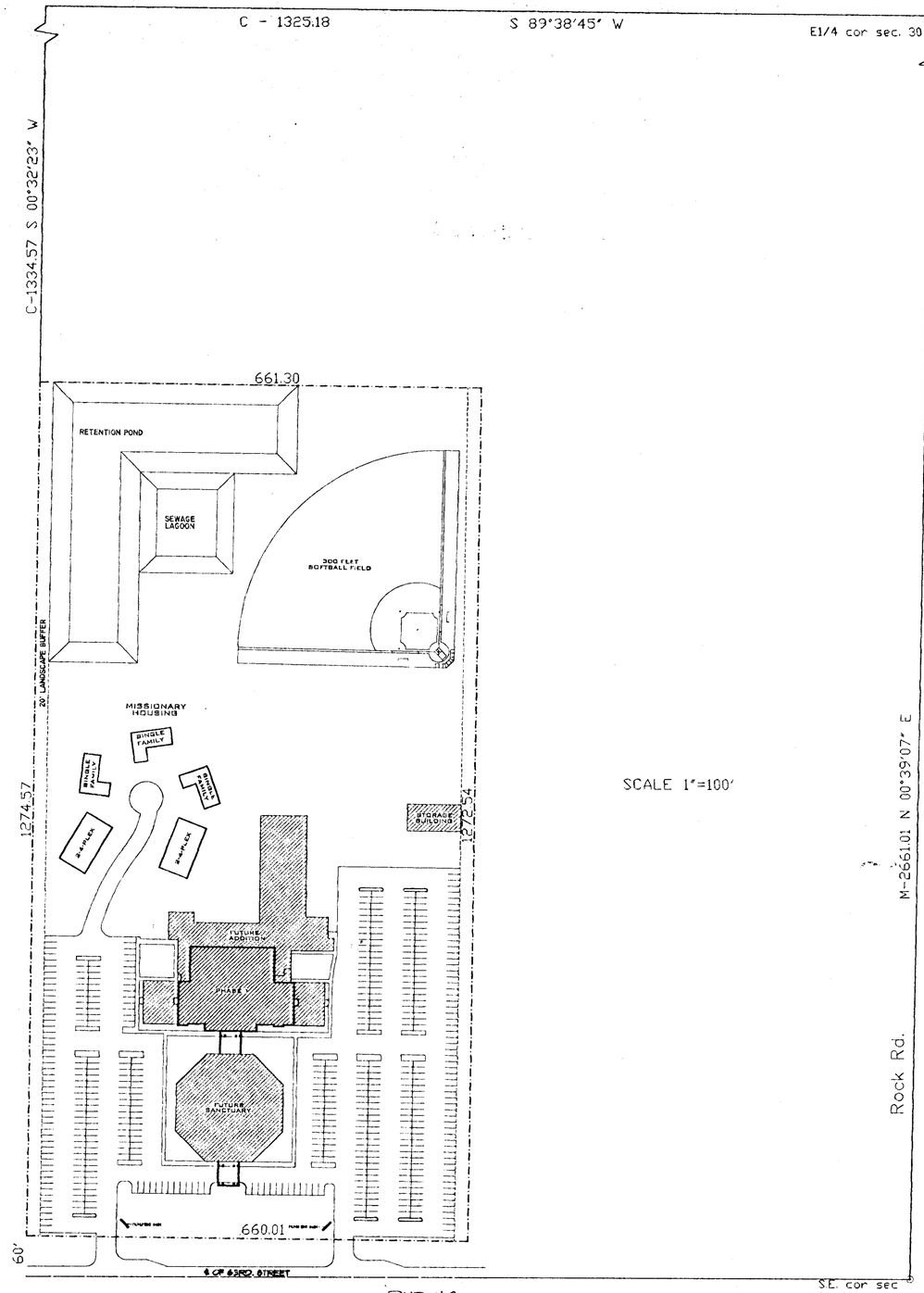
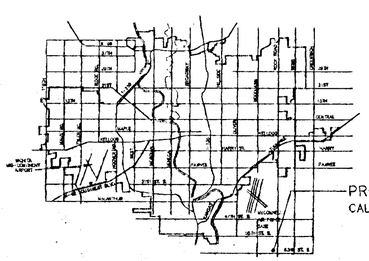




PROJECT SITE
CALVARY BAPTIST CHURCH

VICINITY MAP

PUD#9
PER ADMINISTRATIVE ADJUSTMENTS
DATED 07/02/02. & 08/19/02.
APPROVED PUD
MAPC 06/24/99 DM
BCC 07/21/99 DM
MAPD Copy 2 of 2.

PLANNED UNIT DEVELOPMENT FOR PROPOSED CALVARY BAPTIST CHURCH SECOND ADDITION TO SEDGWICK COUNTY, KANSAS

REVISED JAN. 13, 2000
REVISED JULY 17, 2002

PARCEL DESCRIPTION

Proposed uses:
- Church,
- School – elementary, middle, and high
- Day care
- Dwelling units with a max. of 11 units, a mixture of single family units or 2 to 4 units per building. All building units shall be for church related uses. All dwelling units shall remain under church ownership.
- Accessory garage/ storage for church/ school vehicles. (see General Provisions #13)

Total gross land area: 20 acres

Maximum building coverage:
- Church. School, Day care ——— 96,500 square feet (Church, School, Daycare functions will occupy multi function spaces in the same building)
- Dwelling units ——— 14,000 square feet
- Accessory garage ——— 3,500 square feet

Maximum gross floor area:
- Church. School, Day care, accessory garage ——— 150,000 square feet
- Dwelling units ——— 20,000 square feet

Floor area ratio: .199

Maximum church building height: 50' without steeple.
75' with steeple on building

Minimum dwelling unit height: 35 feet

Minimum setbacks: (including accessory garage)
- Church. School, Day care
  50' from all property lines
- Dwelling units / accessory garage
  35' from 63RD Street South
  20' from north, east, and west property lines

GENERAL PROVISIONS

1. Final easements to be determined at time of platting.
2. Access control – final specifications to be determined at time of platting access shall be limited to a minimum of two openings on 63rd street.
3. Drainage – specific grading and drainage plans shall be provided at the time of platting.
4. Sanitary sewer – a single sewage lagoon shall be shared by all buildings on the property and construction shall be regulated by the Kansas Department of Health and Environment.
5. Parking shall be provided in accordance with the off-street parking regulations Sec. IV-A of the Wichita-Sedgwick County Unified Zoning Code dated 2/13/97.
6. Parking lot screening, street yard landscaping, parking lot trees and buffer landscaping shall be as per the Wichita City landscaping ordinance. (see General Provisions #9)
7. Lighting shall comply with the lighting standards Art. IV, Sec. IV-B of the Wichita-Sedgwick County Unified Zoning Code dated 2/13/97.
8. Signage – all signage shall be monument type signs and limited in size as defined and permitted by Derby Sign Code, with the exception that two monument signs otherwise confirming to the Derby Sign Code requirements for institutional use in a residential zone shall be permitted along 63rd. Street South.
9. When any parking lot is located within 40 feet of property line, a combination of masonry walls, earthen berms, wrought iron panels, masonry pillars with shadowed wooden slats, and landscaping materials (consisting of a combination of shade trees, evergreen trees and shrubbery, at least 1/3 of which is evergreen) shall be provided. When parking is no closer than 40 feet from the property line, buffering and screening may be provided exclusively by landscaping materials provided at a rate equivalent to a screen/buffer for institutional uses as required by Section IV-B.3.a of the Unified Zoning Code.
10. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
11. The transfer of title of all or any portion of the land included within the Planned Unit Development does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors, and assigns unless amended.
12. 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 and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
13. The accessory garage/ storage building shall match the style of the gabled roof section of the church and the church's building materials for siding, roofing, and color. Metal shall not be permitted as an exterior material on any side. No overhead doors shall be allowed to face any residential district if the doors are within 200 feet of the residential property line. Buffer and screening of accessory building shall be: one tree and five shrubs every 30 feet or one tree every 20 feet, at least 1/3 of which is evergreen. The above screening shall be provided along any residentially zoned property line when accessory building is less than 100 feet from property line. Screening shall be parallel to building and extend 20' each direction of building.

LEGAL DESCRIPTION

The East half of the West half of the Southeast Quarter of the Southeast Quarter of section 30, Township 28 South Range 2 East of the 6th P.M., Sedgwick County, Kansas

REVIEW CRITERIA

A. This property is currently located in the county and is adjacent to residential on the west and agricultural uses on the north, south, and east. It is located approximately 660' from the intersection of Rock Road Rock Road and 63rd Street South. This is a major intersection that is a part of the City of Derby's long range plan to be zoned in some type of commercial or multifamily zoning.

B. The use of this property is to be mixed between church and dwelling units. The church will be the major use and the dwelling units will be for housing missionary families, evangelists, or pastors. Since this property is currently in the county and would require a minimum of 5 acres for each residential property or be zoned multifamily. It is not the intention to have this property be used for multifamily housing if the main use of a church is not ever built. Therefore a Planned Unit Development zoning to specifically determine the uses for this property is being requested.

C. The use of this property as listed above will be a good buffer between the residential developments to the west and the future commercial zoning to the east.

D. The property has never had any uses other than agricultural.

PRINTS ISSUED

REVISIONS

DON FOLGER JR. & ASSOCIATES
ARCHITECTURE PLANNING
CONSTRUCTION MANAGEMENT
234 S. TOPEKA WICHITA, KS.
67202 (316) 263-2414

PUD#9
PER ADMINISTRATIVE ADJUSTMENTS
DATED 07/02/02 & 08/19/02.
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METROPOLITAN PLANNING ROUTE

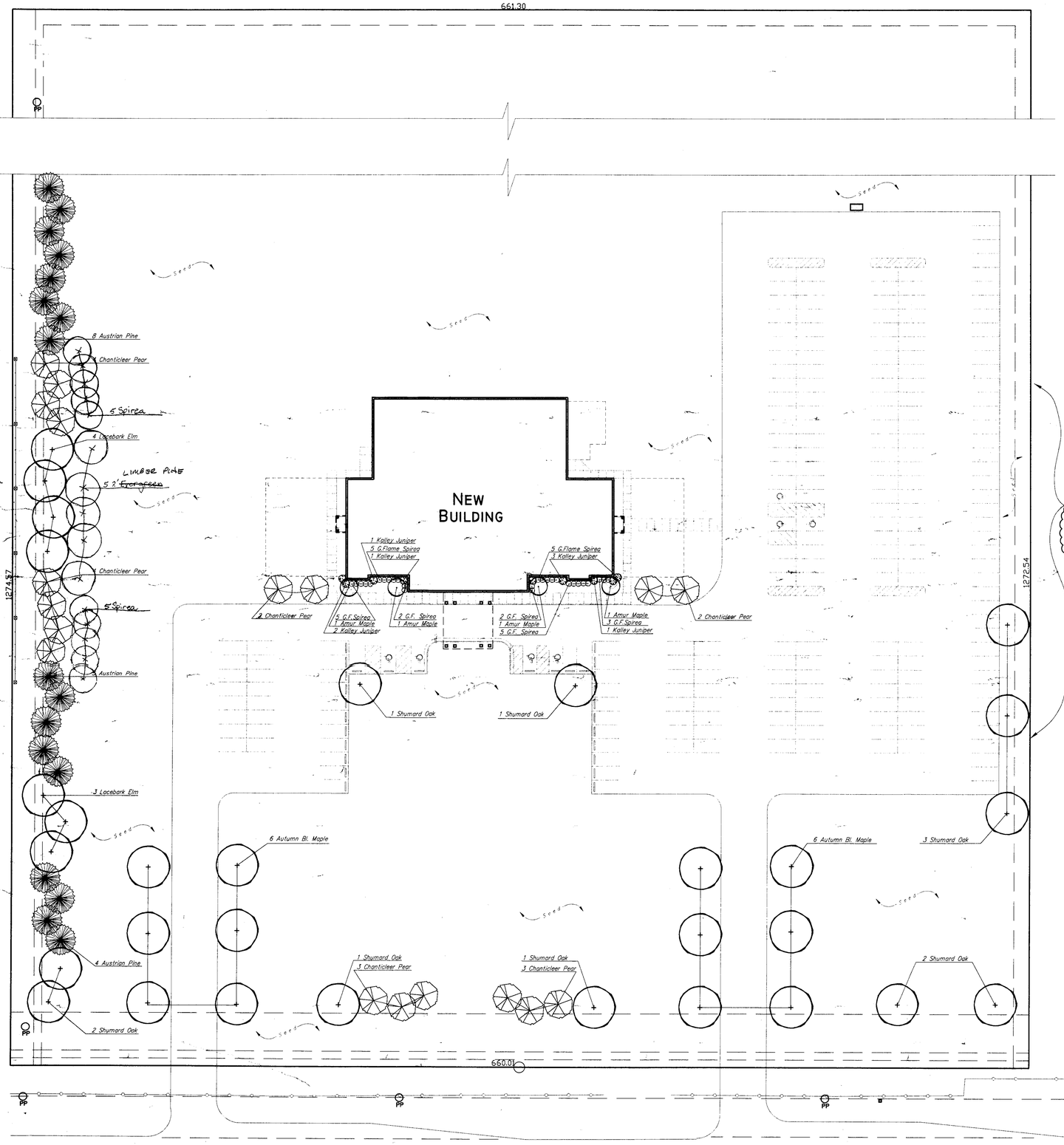
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DRAWN	CHECKED

SHEET TITLE

SHEET NUMBER

JOB NUMBER



"If the property to the East develops in residential uses, the East line of the PUD shall be landscaped and screened, adjacent to the parking lot, in the same manner as required for the West line of the PUD."

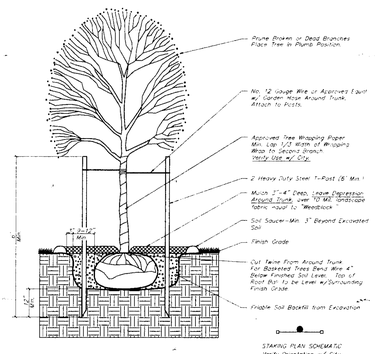
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LANDSCAPE NOTES:

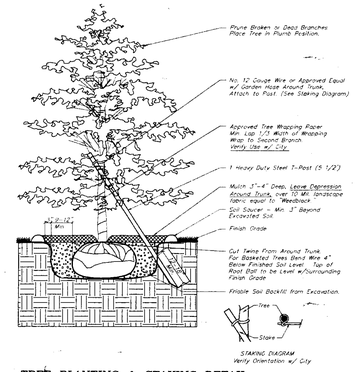
1. All landscape work shall be done in accordance with industry standards.
2. All areas called out on the plan as "Seed" shall be seeded and fertilized as follows:
   SEED---
   Kansas Premium Fescue Seed (top 4 blends of 2000)
   FERTILIZER--
   16-20-6 ratio 4#/1000 sq. ft.
3. Trees with broken leaders 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 specs. 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 3" of mulch using 1/4"-1/2" Pea Gravel. Mulch all tree saucer wells with shredded Cypress mulch of uniform consistency, over 10 Mil. landscape fabric equal to "Weedblock."
6. Metal edging shall be used to separate all turf areas from planting beds. Edging shall be from Pro-Steel Company, using 10 gauge thickness, commercial grade, or approved equal.
7. 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 trash, or other matter toxic to plant growth.
8. Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
9. 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.
10. Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
11. The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
12. The landscape contractor is responsible to coordinate with the G.C. to install the plants and maintain the grounds, until final acceptance from the owner.
13. The landscape contractor shall submit bid with unit prices for all plants, which include mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
14. 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.
15. General Contractor to supply all topsoil to site. Landscape contractor to supply necessary topsoil for planting areas. A 4" depth of topsoil to finish grade in all planting beds.
16. Fall planting season shall be September 1 thru end of October. Spring planting season shall be April 1 thru end of June. For grass seeding, fall season shall be September 1 thru mid of October. Spring season for seeding shall be from March 15 thru mid May.

IRRIGATION NOTES:

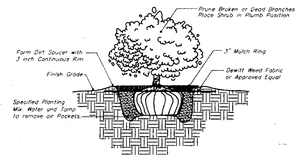
1. All irrigation work is to be installed in compliance with all local codes and regulations.
2. Irrigation Contractor shall design system so that turf heads are on separate zones from shrub spray heads.
3. The Irrigation Contractor DOES NOT START irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which:
   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 of Wichita Codes.
4. Prior to construction, the Irrigation Contractor shall determine locations of 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. 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 and/or spray heads.
7. Heads will be adjusted to NOT spray on buildings, walks, and drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so as not to be susceptible to damage by automobile overhangs.
8. Irrigation Contractor is responsible to coordinate with the Paving Contractor to locate and install required sleeving for irrigation lines prior to any paving. Combine piping whenever possible to save on sleeving material. Sleeves shall be a min. of 20" below finish grade. Verify final depth with 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 well(s) with GC prior to installation of system. Irrigation Contractor shall verify static pressure and volume of well water supply prior to installation of system. Alternate Bid cost with city water with meter installation included.
11. Irrigation Controller is to be located per Owner/G.C. requested location. Call Don Folger, Jr. (Arch.) with Don Folger Arch. at 269-2414.



TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 2" Cal. — No Scale
Evergreen Trees Larger than 6' Height



TREE PLANTING & STAKING DETAIL
Deciduous Trees 2" Cal. and Smaller — No Scale
Evergreen Trees 6' Height and Smaller



TYPICAL SHRUB PLANTING DETAIL
5 Gallon and Smaller — No Scale

LANDSCAPE ORDINANCE CALCULATIONS:

Two Streetyard requirements:	660' (total str. Front.)
	x 20 sq.ft.
Streetyard Required	13,200 sq.ft.
Streetyard shown:	= 136,375 sq.ft.
Streetyard Trees Required:	27 Shade Trees
Streetyard Trees shown:	21 Shade, 14 Ornamentals
Parking Lot Trees Required:	Met by Streetyard requirement
Buffer Requirements (Non-Residental to Residential, 600')	
Shown Buffer:	30 Trees (1 tree per 30' and 5 shrubs) (substituted 100 shrubs for 10 trees)

LANDSCAPE PLAN

PLANT SCHEDULE:

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
12	*Acer rubrum 'Autumn Flame'*	Autumn Blaze Maple	2 1/2"Cal.	B & B	Single Stem Only
11	*Quercus shumardii*	Shumard Oak	2 1/2"Cal.	B & B	Single Stem Only
7	*Ulmus parvifolia*	Lacebark Elm	2 1/2"Cal.	B & B	Single Stem Only
5	PINUS FLEXILLIS	LIMBER PINE	5'-6'	B & B	
4	*Acer ginnala 'Flame'*	Amur Flame Maple	1 1/2"Cal.	B & B	Single-Stem Only
18	*Pyrus calleryana 'Chanticleer'*	Chanticleer Pear	1 1/2"Cal.	B & B	Single Stem Only
17	*Pinus nigra*	Austrian Pine	6' - 8' Ht.	B & B	Single Stem Only
10	SPIRAEA BETULIFOLIA	VANHOUTTE SPIREA	5 gal		
9	*Juniperus chinensis 'Kalley Pfitzer'*	Kalley Pfitzer Juniper	5 gal.	Cont.	Full & Healthy
28	*Spiraea x bumalda 'Goldflame'*	Goldflame Spirea	2 gal.	Cont.	Full & Healthy

PUD #9
LANDSCAPE PLAN
APPROVED 2/16/01 BY DS
MAPD by 1 of 2

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PRINTS ISSUED

7/3/01	Construction/Bidding	JJL
11/1/01	Planning Comments	JJL

REVISIONS

11/1/01	East Buffer Note (1)	JJL
6/6/02	ADMIN. ADJ. To DELETE FENCE	

DON FOLGER JR. & ASSOCIATES
ARCHITECTURE PLANNING CONSTRUCTION MANAGEMENT
234 S. TOPEKA 67202 WICHITA, KS. (316) 269-2414

L. JADE LISK LICENSED 815 11.2.2001 KANSAS LANDSCAPE ARCHITECT

NEW BUILDING FOR CALVARY BAPTIST CHURCH
7600 E. 63RD STREET SOUTH SEDGWICK COUNTY KANSAS

DRAWN	CHECKED
JJL	

SHEET TITLE

SHEET NUMBER
LA1.1

JOB NUMBER 99030