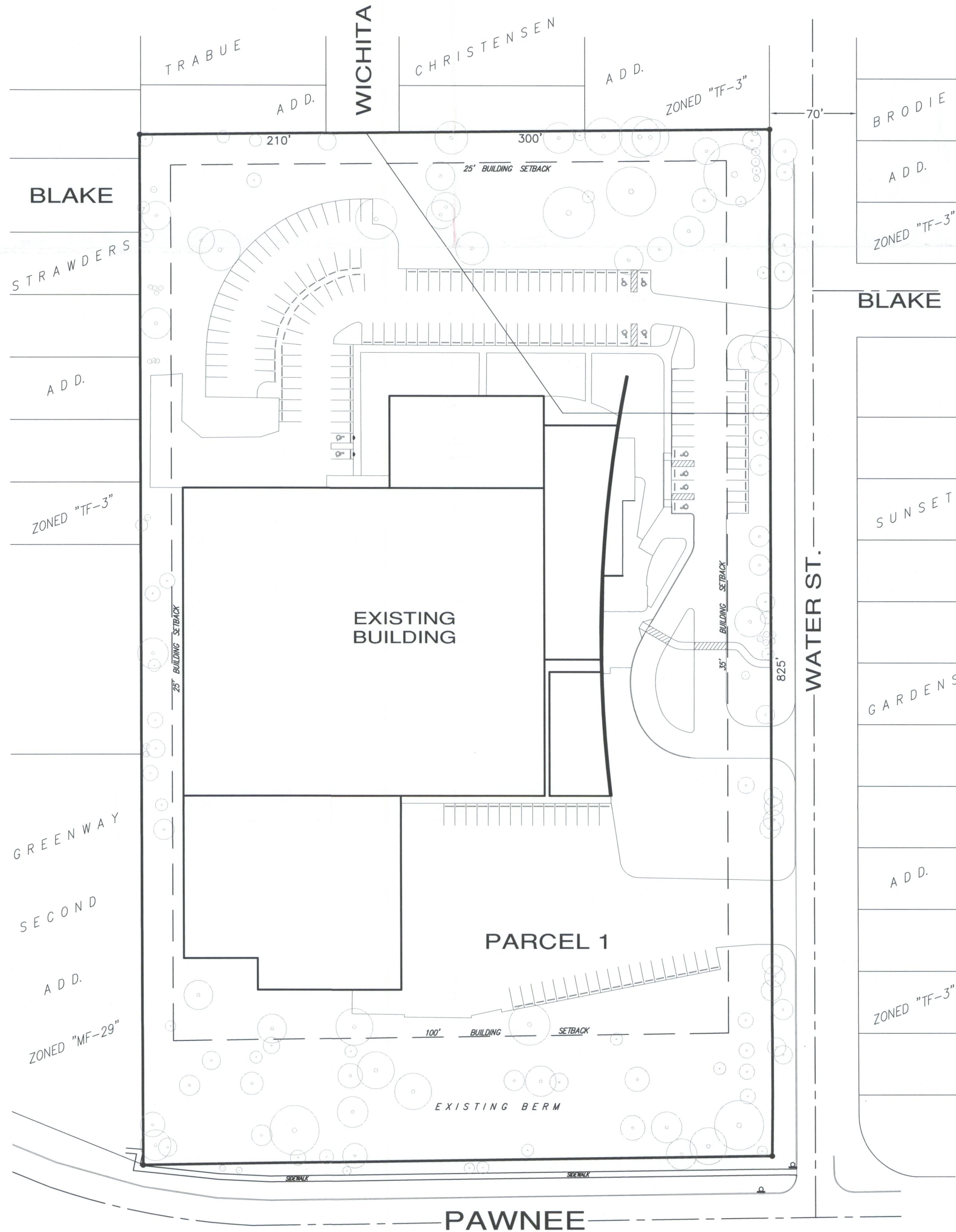


Dated August 13, 2026
APPROVED PUD
 MAPC *Re: Main Adjustment*
1.014
 PUD2026-18

ENVISION PLANNED UNIT DEVELOPMENT #4



GENERAL PROVISIONS:

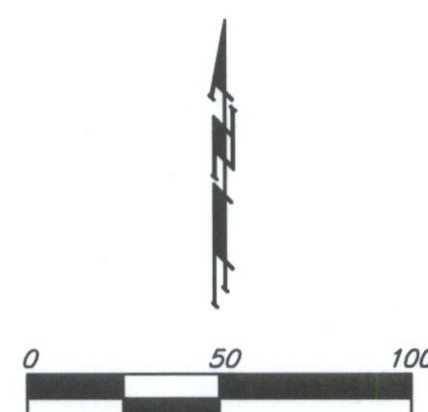
1. The total gross area contained in this P.U.D. is approximately 9.66 acres.
2. Setbacks are as shown on the plan.
3. Parking shall be provided as shown on the plan. With the majority of the employees/clients using alternative means of transportation, the number of required parking spaces has been reduced.
4. The design layout shown on the plan illustrates only one development concept. Additional design concepts must meet all requirements of this plan and be approved by the MAPC. Landscaped areas shall be a minimum of 50 feet wide along Pawnee, 35 feet wide along Water Street, and 20 feet wide along the west and north property lines. The materials to be used for the buildings on this site and elevation drawings shall be submitted and approved by the MAPC prior to issuance of building permits.
5. The development shall be permitted one identification sign in accordance with the standards for the 'MF-18' zoning district, except that said sign shall be monument style and limited to a height of 16 feet. Other signs as permitted under Chapter 24.04.190 shall also be allowed. Building signs shall be limited to a total of 64 sq. ft. in size with 2'-6" letters, placed at 24 feet above grade elevation on the east elevation and 41 sq. ft. in size with 2" letters placed at 24 feet above grade elevation on the south elevation. Illumination of the signs should be restricted to indirect or internal illumination with white light only and without flashing or moving images.
6. There shall be complete access control along Pawnee and to Blake Street. There shall be three (PUD Adjustment PUD2026-00018) access openings along Water Street as indicated on the plan.

7. Grading and drainage plans shall be provided at the time of platting.
8. All utilities shall be installed underground. The location of all easements shall be determined at the time of platting.
9. Landscaping shall be in conformance with the Landscaping Ordinance of the City of Wichita. Existing trees may be included in calculating said landscaping requirements upon approval by the Director of Planning.
10. A six foot high masonry screening wall shall be constructed along the north and west property lines.
11. Rooftop mechanical equipment shall be screened from ground view per Unified Zoning Code.
12. Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
13. All exterior lighting shall be shielded to direct light disbursement in a downward direction. Light poles shall be limited to a height of 14 feet.
14. All buildings within Parcel 1 shall share uniform architectural character, color, texture, and the same predominate exterior building material. Final architectural details shall be in conformance to those approved by the MAPC on August 29, 1999.

15. The use of Parcel 1 is restricted to the following: Rehabilitation services, vocational training, warehousing, office, retail (limited to specialty products which serve the visually impaired), and manufacturing associated with private, not-for-profit agencies providing employment and rehabilitation services to persons with low-vision or who are blind or other persons who are physically or mentally disabled and are unable to drive. Accessory uses, such as gazebos and recreational equipment, shall be permitted within Parcel 1, including the area within the south 100 foot building setback, except for the south 35 feet thereof. All manufacturing shall be limited to light plastic film products, fabric products and paper products, and limited metal fabrication. The administrative adjustment provisions of the Unified Zoning Code shall allow the inclusion of additional uses, provided they are determined to be similar in nature and intensity.
16. The construction of a left-turn lane along Pawnee at Water Street shall be guaranteed at the time the property is platted.

PARCEL 1:

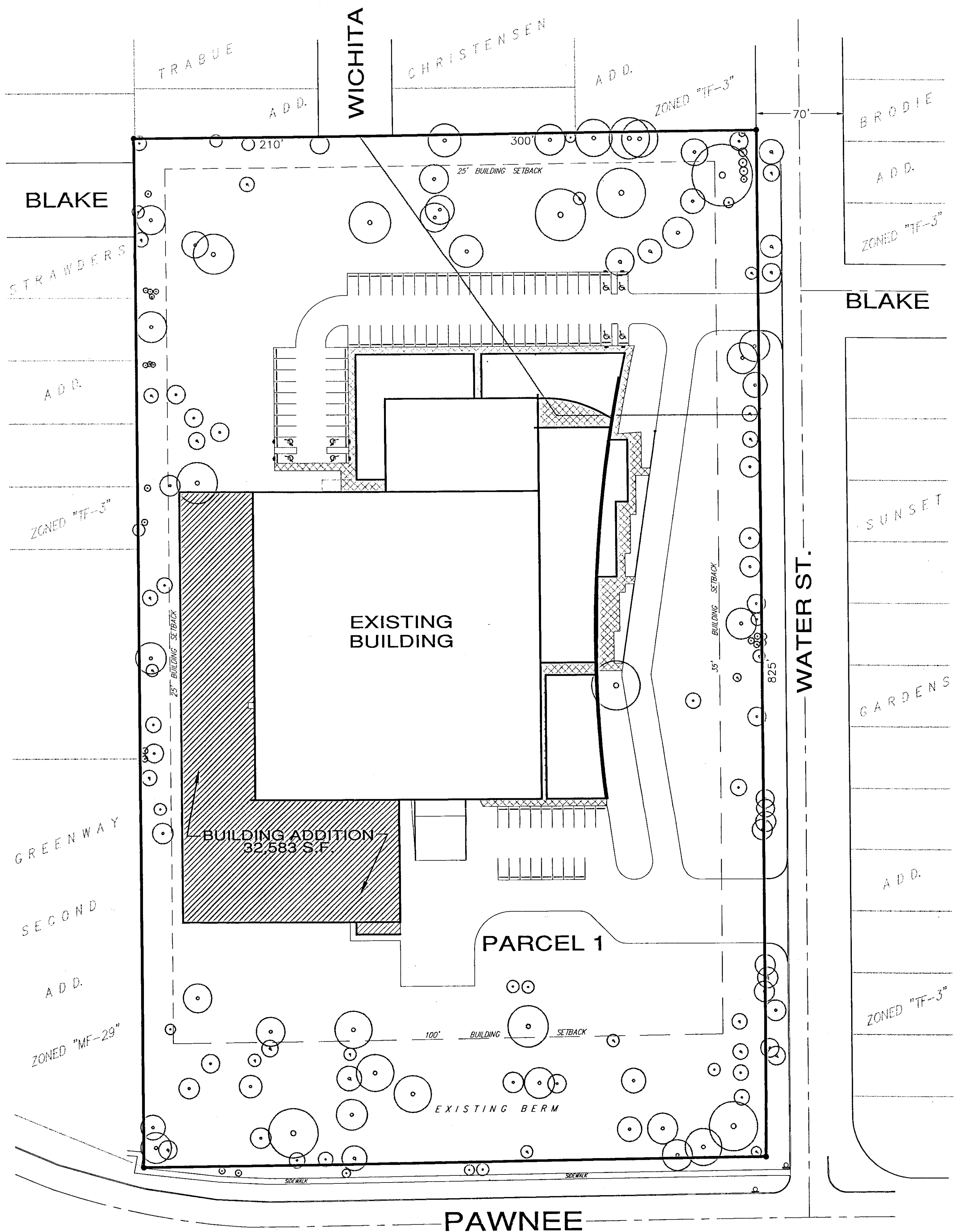
Area: 9.66 acres (420,715 square feet)
 Building Area: 126,215 square feet (approximately 30%)
 Permitted Uses: See General Provision #15
 Maximum Building Height: 1 story or 25 Feet



ENVISION
 PLANNED UNIT DEVELOPMENT #4
BAUGHMAN COMPANY P. A.
 ENGINEERING, SURVEYING, & PLANNING
 316-262-7271 • 316 ELLIS • WICHITA, KANSAS 67211

ENVISION

PLANNED UNIT DEVELOPMENT #4



GENERAL PROVISIONS:

1. The total gross area contained in this P.U.D. is approximately 9.66 acres.
2. Setbacks are as shown on the plan.
3. Parking shall be provided as shown on the plan. With the majority of the employees/clients using alternative means of transportation, the number of required parking spaces has been reduced.
4. The design layout shown on the plan illustrates only one development concept. Additional design concepts must meet all requirements of this plan and be approved by the MAPD. Landscaped areas shall be a minimum of 50 feet wide along Pawnee, 35 feet wide along Water Street, and 20 feet wide along the west and north property lines. The materials to be used for the buildings on this site and elevation drawings shall be submitted and approved by the MAPC prior to issuance of building permits.
5. The development shall be permitted one identification sign in accordance with the standards for the "MF-18" zoning district, except that said sign shall be monument style and limited to a height of 16 feet. Other signs as permitted under Chapter 24.04.190 shall also be allowed. Building signs shall be limited to a total of 42 sq. ft. in size with 2'-6" letters, placed at 24 feet above grade elevation on the east elevation and 26 sq. ft. in size with 2' letters placed at 24 feet above grade elevation on the south elevation. Illumination of the signs should be restricted to indirect or internal illumination with white light only and without flashing or moving images.
6. There shall be complete access control along Pawnee and to Blake Street. There shall be two access openings along Water Street as indicated on the plan.

7. Grading and drainage plans shall be provided at the time of platting.
8. All utilities shall be installed underground. The location of all easements shall be determined at the time of platting.
9. Landscaping shall be in conformance with the Landscaping Ordinance of the City of Wichita. Existing trees may be included in calculating said landscaping requirements upon approval by the Director of Planning.
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14. All buildings within Parcel 1 shall share uniform architectural character, color, texture, and the same predominate exterior building material. Final architectural details shall be in conformance to those approved by the MAPC on August 29, 1999.

15. The use of Parcel 1 is restricted to the following: Rehabilitation services, vocational training, warehousing, office, retail (limited to specialty products which serve the visually impaired), and manufacturing associated with private, not-for-profit agencies providing employment and rehabilitation services to persons with low-vision or who are blind or other persons who are physically or mentally disabled and are unable to drive. Accessory uses, such as gazebos and recreational equipment, shall be permitted within Parcel 1, including the area within the south 100 foot building setback, except for the south 35 feet thereof. All manufacturing shall be limited to light plastic film products, fabric products and paper products, and limited metal fabrication. The administrative adjustment provisions of the Unified Zoning Code shall allow the inclusion of additional uses, provided they are determined to be similar in nature and intensity.
16. The construction of a left-turn lane along Pawnee at Water Street shall be guaranteed at the time the property is platted.

PARCEL 1:

Area: 9.66 acres (420,715 square feet)
Building Area: 126,215 square feet (approximately 30%)
Permitted Uses: See General Provision #15
Maximum Building Height: 1 story or 25 Feet

APPROVED PUD

Amendment #1
MAPC 2-8-01 DM

WCC 3-6-01 DM

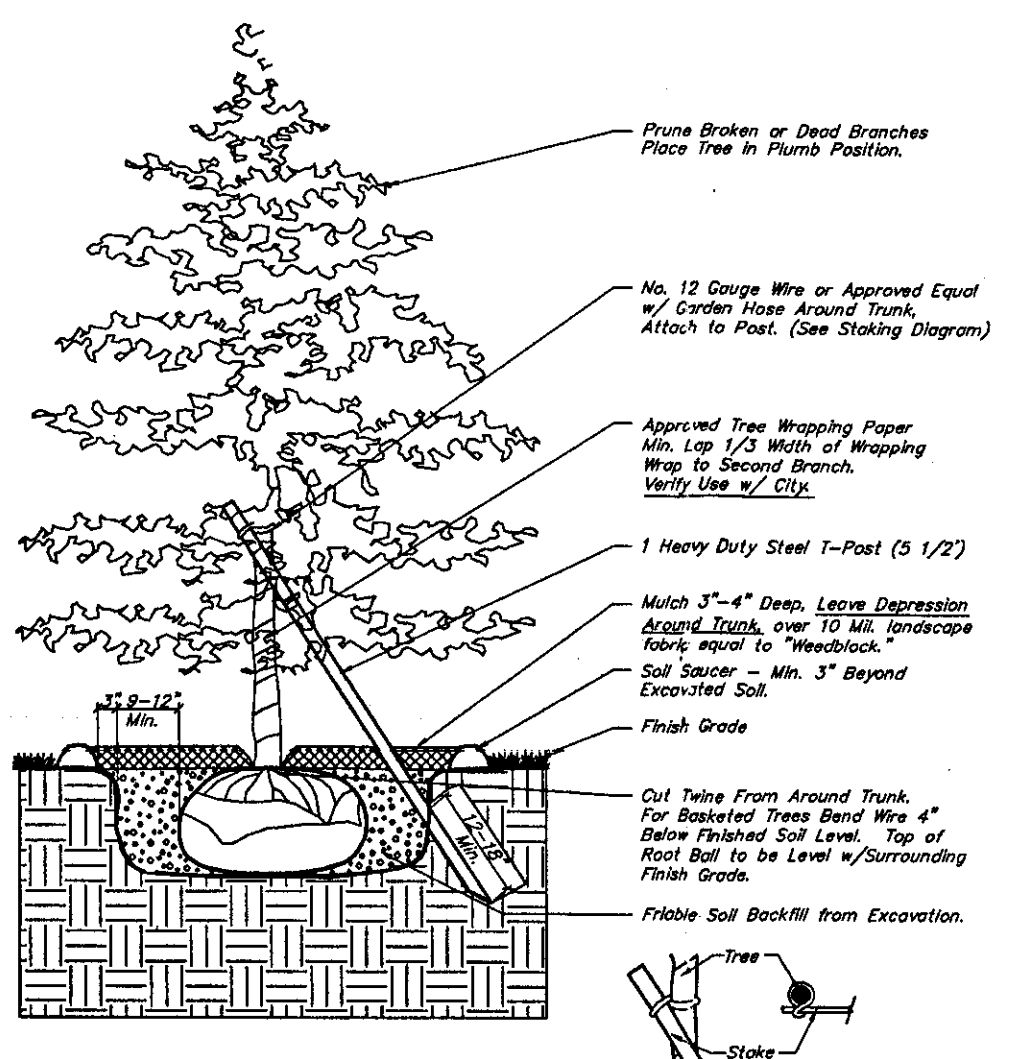
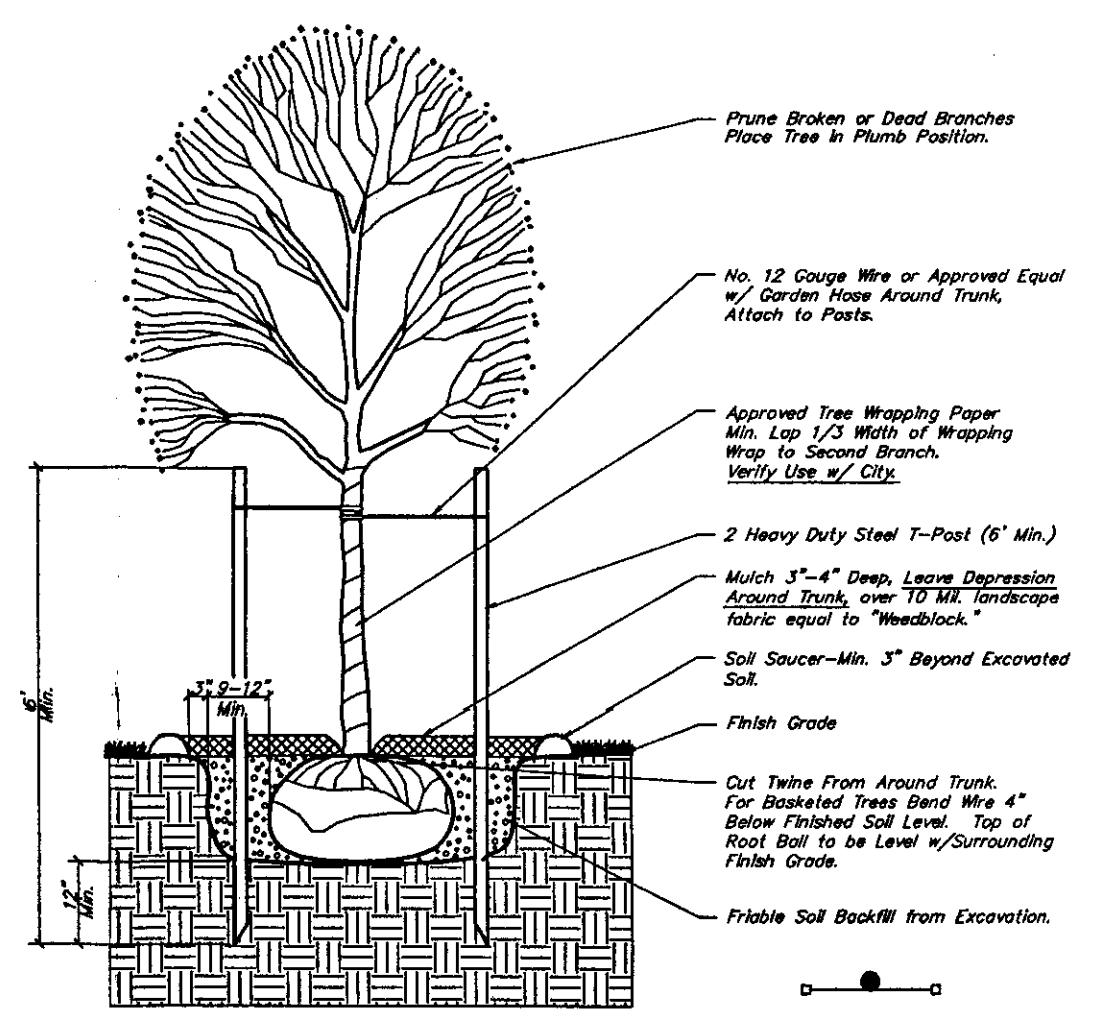
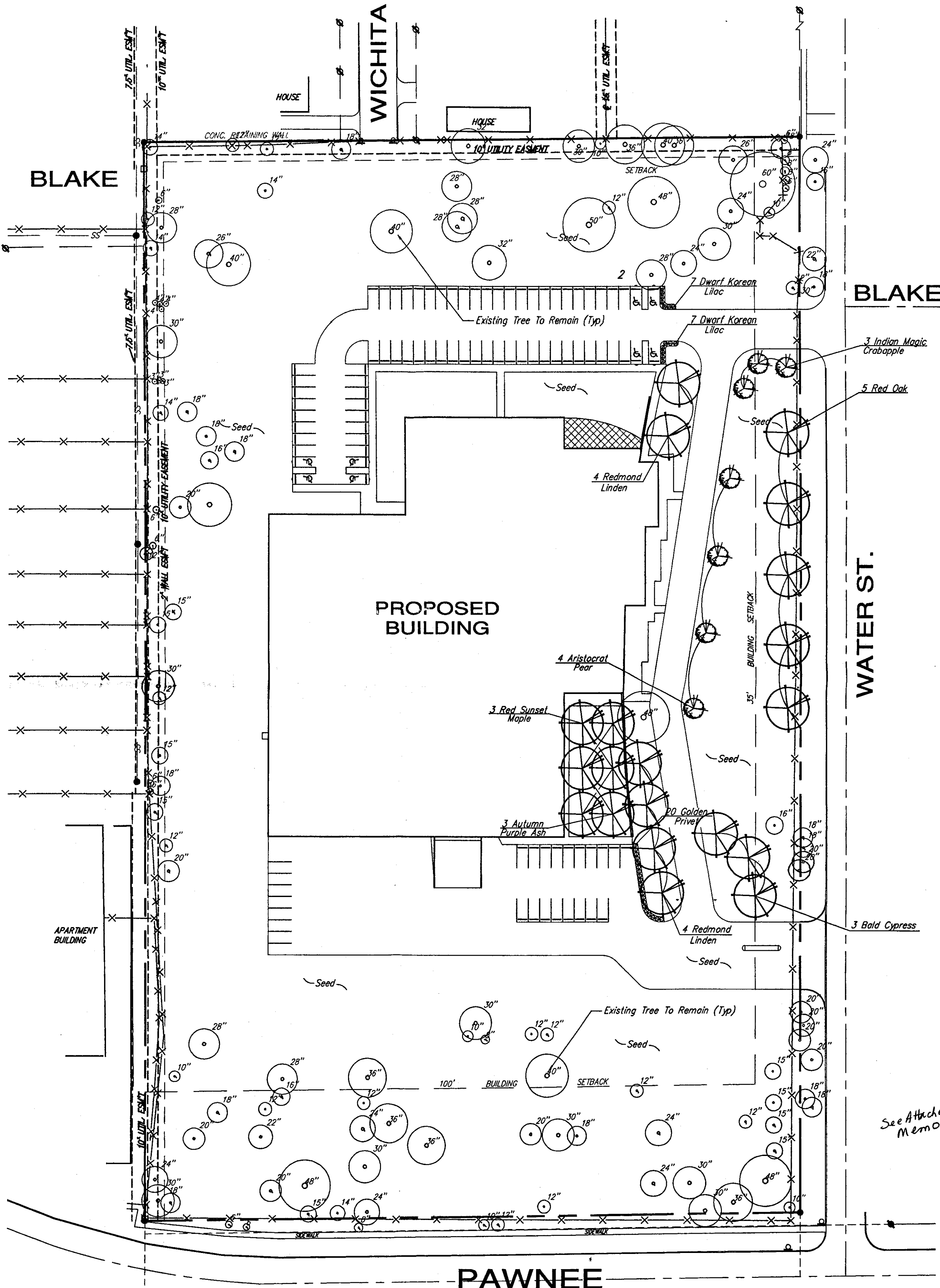
MAPD Log 1 of 2

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ENVISION
PLANNED UNIT DEVELOPMENT #4
AMENDMENT #1

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING

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SYMBOL LEGEND:

- = #4 Baughman Rebar Set
- = #4 Baughman Rebar Found
- = P.K. Nail Set
- △ = 3/4" Iron Pipe Found
- × = Chiseled Cross Set

LEGAL DESCRIPTION:

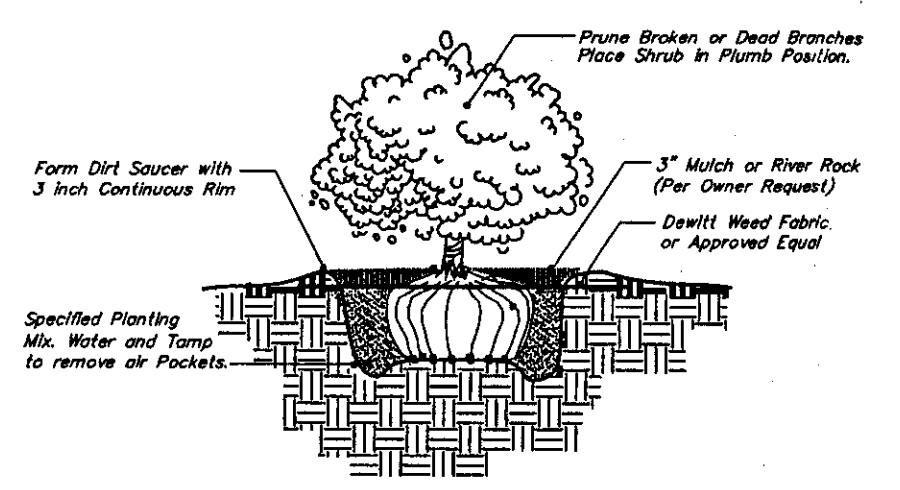
Lot 1, Envision Addition, Wichita, Sedgwick County, Kansas.

PLANTING NOTES:

- All landscape work shall be done in accordance with industry standards.
- 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.
- Trees with broken leaders will not be accepted.
- 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 Trellan (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 8-12".
- Mulch all planting beds with 3" of mulch. Mulch all tree saucer wells with 4" of mulch. Mulch material to be shredded cypress mulch.
- 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.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- 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.
- Irrigation for establishment of plantings is to be provided by hose-bib off building. Contractor shall submit an alternate bid that includes; drip irrigation for shrub beds and pop-up irrigation system for turf areas. Shop drawings for irrigation system for all areas shall be submitted for approval.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.

LANDSCAPE CALCULATIONS

CITY OF WICHITA LANDSCAPE ORDINANCE
STREETYARD REQUIREMENT =
AVERAGE LOT DEPTH: 510.0'
STREETYARD REQUIRED: 833.5' x 20' = 16,670 Sq. Ft.
STREETYARD PROVIDED: 69,869 Sq. Ft.
•STREETYARD TREES REQUIRED: 34 SHADE TREES
•STREETYARD TREES PROVIDED:
EXISTING: 26 (x2) = 52 TREES
PROPOSED:
SHADE TREES: 10 TREES
ORNAMENTAL: 7 TREES
TOTAL: 17 SHADE TREES
TOTAL STREETYARD TREES PROVIDED: 65 TREES
BUFFER REQUIREMENT =
NORTH PROPERTY LINE LENGTH: 510.3'
•BUFFER TREES REQUIRED: 13 SHADE TREES
•BUFFER TREES PROVIDED:
PROPOSED: 0 TREES
EXISTING TREES WITHIN 15' OF PROPERTY LINE: 13 TREES
WEST PROPERTY LINE LENGTH: 834.9'
•BUFFER TREES REQUIRED: 21 SHADE TREES
•BUFFER TREES PROVIDED:
PROPOSED: 0 TREES
EXISTING TREES WITHIN 15' OF PROPERTY LINE: 25 TREES
PARKING LOT LANDSCAPING =
•PARKING LOT TREES REQUIRED = 5 SHADE TREES
•PARKING LOT TREES PROVIDED =
PROPOSED: 0 TREES
EXISTING: 46 TREES
(1/2 Streetyard Requirement To Complete Parking Lot Requirement)
LANDSCAPE REQUIREMENT = Parking Lot Screening



TYPICAL SHRUB PLANTING DETAIL
5 Gallon and Smaller No Scale

PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
3	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	21/2" cal.	B&B	Single Stem
3	Acer rubrum 'Sunset'	Red Sunset Maple	21/2" cal.	B&B	Single Stem
6	Tilia euclora 'Redmond'	Redmond Linden	21/2" cal.	B&B	Single Stem
5	Taxodium distichum	Bald Cypress	21/2" cal.	B&B	Single Stem
4	Quercus rubra c. Quercus alutissima	Autumn Purple Ash Red Oak	21/2" cal.	B&B	Single Stem
3	Pyrus calleryana 'Aristocrat'	Aristocrat Pear	11/2" cal.	B&B	Single Stem
	Malus species 'Indian Magic'	Indian Magic Crabapple	11/2" cal.	B&B	Single Stem
20	Ligustrum x. vicaryi	Golden Privet	5 gal.	Cont.	
14	Syringa meyeri	Dwarf Korean Lilac	5 gal.	Cont.	

LANDSCAPE PLAN

APPROVED 3/24/00 BY DG
MAPD Copy of 2

LANDSCAPE PLAN

BAUGHMAN COMPANY P.A.
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316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
PROJECT NUMBER _____ SHEET _____
DESIGN JAB DRAWN JAB APPROVED PJM DATE 9-22-99 SCALE 1"=50' OF _____