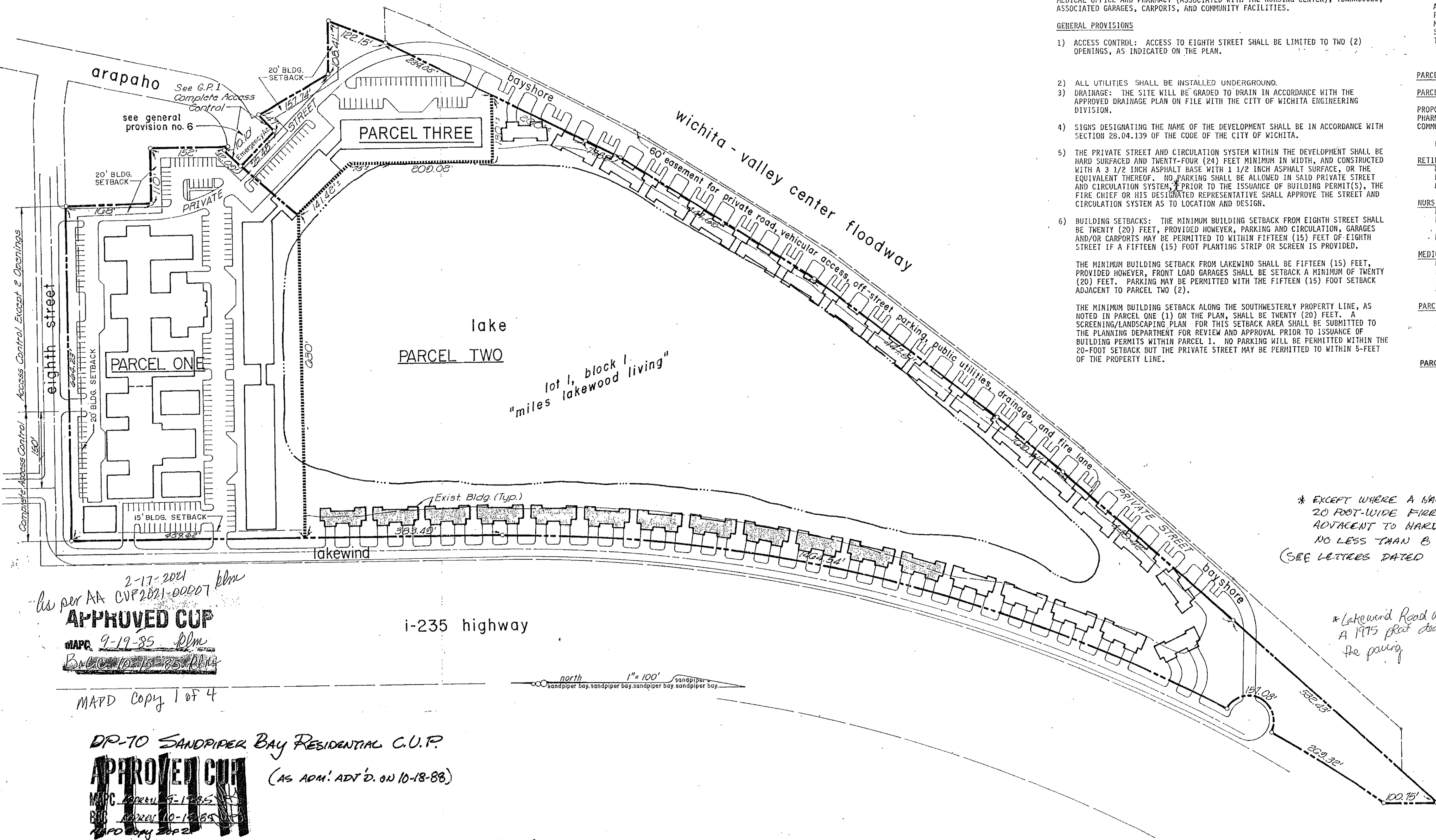




GENERAL

TOTAL NET AREA = 37.27 AC. ± (EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY BUT INCLUDING THE 60 FOOT INGRESS-EGRESS EASEMENT ADJACENT ON THE WEST.)

THIS DEVELOPMENT IS PROPOSED TO CONTAIN RETIREMENT APARTMENTS, NURSING CENTER, MEDICAL OFFICE AND PHARMACY (ASSOCIATED WITH THE NURSING CENTER), TOWNHOUSES, ASSOCIATED GARAGES, CARPORTS, AND COMMUNITY FACILITIES.

GENERAL PROVISIONS

- 1) ACCESS CONTROL: ACCESS TO EIGHTH STREET SHALL BE LIMITED TO TWO (2) OPENINGS, AS INDICATED ON THE PLAN.
 - 2) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - 3) DRAINAGE: THE SITE WILL BE GRADED TO DRAIN IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN ON FILE WITH THE CITY OF WICHITA ENGINEERING DIVISION.
 - 4) SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA.
 - 5) THE PRIVATE STREET AND CIRCULATION SYSTEM WITHIN THE DEVELOPMENT SHALL BE HARD SURFACED AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, AND CONSTRUCTED WITH A 3 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID PRIVATE STREET AND CIRCULATION SYSTEM PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S), THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE STREET AND CIRCULATION SYSTEM AS TO LOCATION AND DESIGN.
 - 6) BUILDING SETBACKS: THE MINIMUM BUILDING SETBACK FROM EIGHTH STREET SHALL BE TWENTY (20) FEET, PROVIDED HOWEVER, PARKING AND CIRCULATION, GARAGES AND/OR CARPORTS MAY BE PERMITTED TO WITHIN FIFTEEN (15) FEET OF EIGHTH STREET IF A FIFTEEN (15) FOOT PLANTING STRIP OR SCREEN IS PROVIDED.
- THE MINIMUM BUILDING SETBACK FROM LAKEWIND SHALL BE FIFTEEN (15) FEET, PROVIDED HOWEVER, FRONT LOAD GARAGES SHALL BE SETBACK A MINIMUM OF TWENTY (20) FEET. PARKING MAY BE PERMITTED WITHIN THE FIFTEEN (15) FOOT SETBACK ADJACENT TO PARCEL TWO (2).
- THE MINIMUM BUILDING SETBACK ALONG THE SOUTHWESTERLY PROPERTY LINE, AS NOTED IN PARCEL ONE (1) ON THE PLAN, SHALL BE TWENTY (20) FEET. A SCREENING/LANDSCAPING PLAN FOR THIS SETBACK AREA SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS WITHIN PARCEL 1. NO PARKING WILL BE PERMITTED WITHIN THE 20-FOOT SETBACK BUT THE PRIVATE STREET MAY BE PERMITTED TO WITHIN 5-FEET OF THE PROPERTY LINE.

THE MINIMUM BUILDING SETBACK FOR TOWNHOUSES IN PARCEL TWO (2) ADJACENT TO THE INGRESS-EGRESS EASEMENT ALONG THE WICHITA-VALLEY CENTER FLOOD CONTROL SHALL BE ZERO (0), PROVIDED HOWEVER, FRONT LOAD GARAGES SHALL BE SET BACK A MINIMUM OF TWENTY (20) FEET FROM THE PRIVATE ROADWAY. THE RETIREMENT APARTMENTS SHALL OBSERVE A TWENTY (20) FOOT SETBACK.

A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE ABOVE MENTIONED PLANTING STRIPS, INDICATING THE TYPE, LOCATION, SPECIFICATION OF PLANT MATERIAL AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) ON THE APPLICABLE AREAS.

PARCEL DESCRIPTION

PARCEL ONE

PROPOSED USE - RETIREMENT APARTMENTS, NURSING CENTER, MEDICAL OFFICE AND PHARMACY (ASSOCIATED WITH THE NURSING CENTER), OPEN-SPACE AND RELATED COMMUNITY FACILITIES.

NET AREA - 8.43 ACRES ±

RETIREMENT APARTMENTS

MAXIMUM NUMBER OF UNITS - 220
PARKING RATIO - 0.6/D.U.
MAXIMUM BUILDING HEIGHT - 35 FEET AT FRONT ELEVATION

NURSING CENTER

MAXIMUM NUMBER OF BEDS - 240
PARKING RATIO - IN ACCORDANCE WITH THE CODE OF THE CITY OF WICHITA
MAXIMUM BUILDING HEIGHT - 35 FEET

MEDICAL OFFICE AND PHARMACY

MAXIMUM SQUARE FOOTAGE - 5,000 SQUARE FEET
PARKING RATIO - IN ACCORDANCE WITH THE CODE OF THE CITY OF WICHITA
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL TWO

PROPOSED USE - TOWNHOUSES, OPEN-SPACE AND RELATED COMMUNITY FACILITIES.
MAXIMUM NUMBER OF UNITS - 109
PARKING RATIO - 2.0/D.U.
MAXIMUM BUILDING HEIGHT - 35 FEET AT FRONT ELEVATION.

PARCEL THREE

NET AREA - 2.27 ACRES
PROPOSED USE - TOWNHOUSES (DUPLEXES), OPEN-SPACE AND RELATED COMMUNITY FACILITIES.
MAXIMUM NUMBER OF UNITS - 8 DUPLEX UNITS (16 D.U.s)
PARKING RATIO - 2.0/D.U.
MAXIMUM BUILDING HEIGHT - 35 FEET AT FRONT ELEVATION.

* EXCEPT WHERE A HARD SURFACED, UNOBSTRUCTED 20 FOOT-WIDE FIRE LANE CAN BE MAINTAINED ADJACENT TO HARD SURFACED PARKING SPACES NO LESS THAN 8 FEET IN WIDTH FOR NON RESIDENTS ONLY (SEE LETTERS DATED 5-10-91 & 6-13-91)

* Lakewind Road was an existing frontage road along the interstate. A 1975 plat dedicated an additional 4' of ROW and required the paving.

2-17-2021
As per AA CUP 2021-00007 blm
APPROVED CUP
MAPC 9-19-85 blm
B-10-10-15-85 blm

MAPD Copy 1 of 4

DP-70 SANDPIPER BAY RESIDENTIAL C.U.P.

APPROVED CUP
MAPC 9-19-85 blm
B-10-10-15-85 blm
MAPD Copy 2 of 4

sandpiper bay

community unit plan dp 70 (amended) 8-21-85

revised per administrative adjustment dated 10-18-88
REVISED PER ADMINISTRATIVE ADJUSTMENT (CUP-2021-00007): 2/17/2021

GENERAL

TOTAL NET AREA = 37.27 AC. ± (EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY BUT INCLUDING THE 60 FOOT INGRESS-EGRESS EASEMENT ADJACENT ON THE WEST.)

THIS DEVELOPMENT IS PROPOSED TO CONTAIN RETIREMENT APARTMENTS, NURSING CENTER, MEDICAL OFFICE AND PHARMACY (ASSOCIATED WITH THE NURSING CENTER), TOWNHOUSES, ASSOCIATED GARAGES, CARPORTS, AND COMMUNITY FACILITIES.

GENERAL PROVISIONS

- 1) ACCESS CONTROL: ACCESS TO EIGHTH STREET SHALL BE LIMITED TO TWO (2) OPENINGS, AS INDICATED ON THE PLAN.
- 2) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 3) DRAINAGE: THE SITE WILL BE GRADED TO DRAIN IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN ON FILE WITH THE CITY OF WICHITA ENGINEERING DIVISION.
- 4) SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA.
- 5) THE PRIVATE STREET AND CIRCULATION SYSTEM WITHIN THE DEVELOPMENT SHALL BE HARD SURFACED AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, AND CONSTRUCTED WITH A 3 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID PRIVATE STREET AND CIRCULATION SYSTEM. PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S), THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE STREET AND CIRCULATION SYSTEM AS TO LOCATION AND DESIGN.
- 6) BUILDING SETBACKS: THE MINIMUM BUILDING SETBACK FROM EIGHTH STREET SHALL BE TWENTY (20) FEET, PROVIDED HOWEVER, PARKING AND CIRCULATION, GARAGES AND/OR CARPORTS MAY BE PERMITTED TO WITHIN FIFTEEN (15) FEET OF EIGHTH STREET IF A FIFTEEN (15) FOOT PLANTING STRIP OR SCREEN IS PROVIDED.

THE MINIMUM BUILDING SETBACK FROM LAKEWIND SHALL BE FIFTEEN (15) FEET, PROVIDED HOWEVER, FRONT LOAD GARAGES SHALL BE SETBACK A MINIMUM OF TWENTY (20) FEET. PARKING MAY BE PERMITTED WITH THE FIFTEEN (15) FOOT SETBACK ADJACENT TO PARCEL TWO (2).

THE MINIMUM BUILDING SETBACK ALONG THE SOUTHWESTERLY PROPERTY LINE, AS NOTED IN PARCEL ONE (1) ON THE PLAN, SHALL BE TWENTY (20) FEET. A SCREENING/LANDSCAPING PLAN FOR THIS SETBACK AREA SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS WITHIN PARCEL 1. NO PARKING WILL BE PERMITTED WITHIN THE 20-FOOT SETBACK BUT THE PRIVATE STREET MAY BE PERMITTED TO WITHIN 5-FEET OF THE PROPERTY LINE.

* EXCEPT WHERE A HARD SURFACED, UNOBSTRUCTED 20 FOOT-WIDE FIRE LANE CAN BE MAINTAINED ADJACENT TO HARD SURFACED PARKING SPACES NO LESS THAN 8 FEET IN WIDTH FOR NON RESIDENTS ONLY (SEE LETTERS DATED 5-10-91 & 6-13-91)

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PARCEL DESCRIPTION

PARCEL ONE

PROPOSE USE - RETIREMENT APARTMENTS, NURSING CENTER, MEDICAL OFFICE AND PHARMACY (ASSOCIATED WITH THE NURSING CENTER), OPEN-SPACE AND RELATED COMMUNITY FACILITIES.

NET AREA - 10.7 ACRES ±

RETIREMENT APARTMENTS

MAXIMUM NUMBER OF UNITS - 220
PARKING RATIO - 0.6/D.U.
MAXIMUM BUILDING HEIGHT - 35 FEET AT FRONT ELEVATION

NURSING CENTER

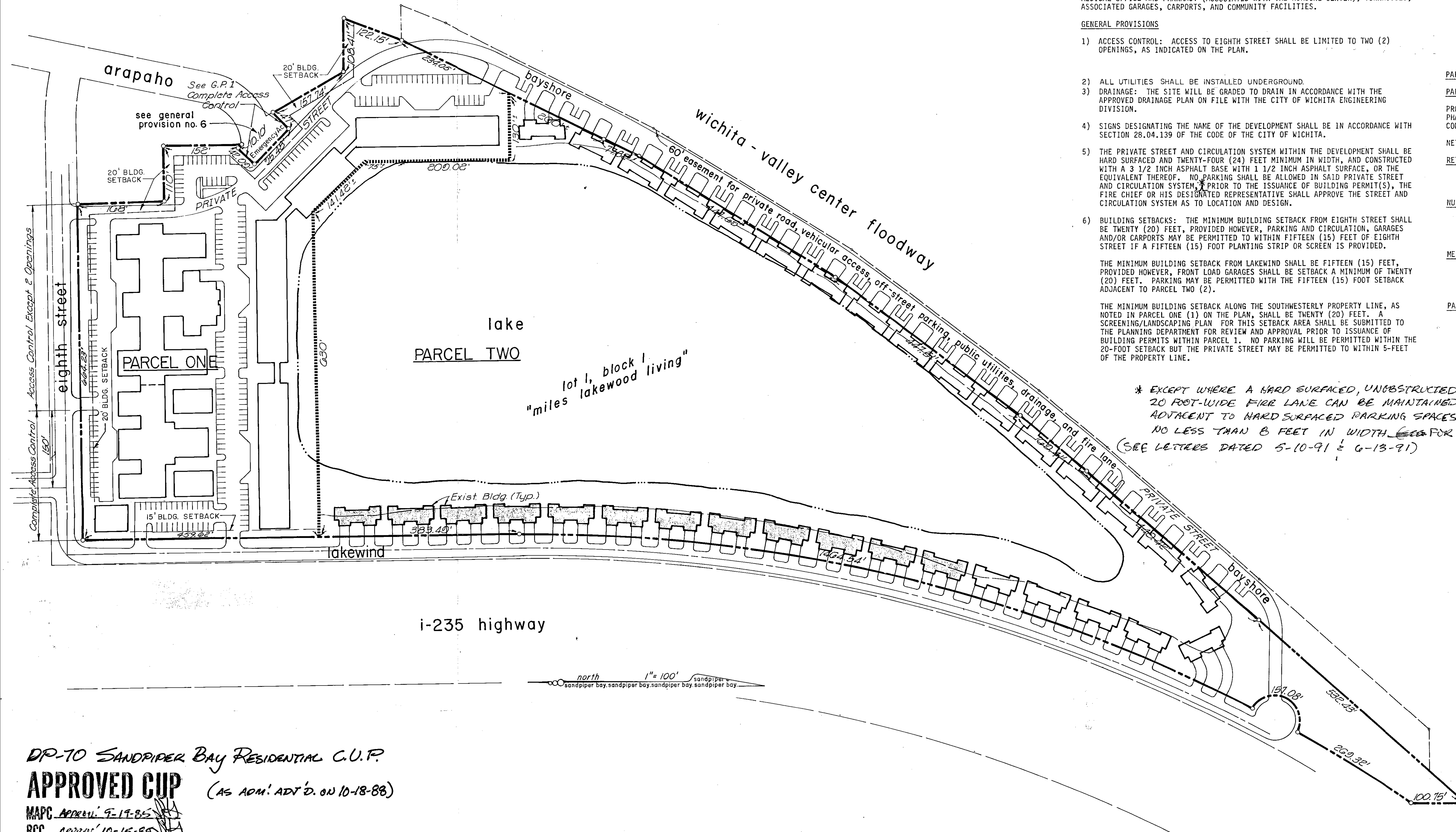
MAXIMUM NUMBER OF BEDS - 240
PARKING RATIO - IN ACCORDANCE WITH THE CODE OF THE CITY OF WICHITA
MAXIMUM BUILDING HEIGHT - 35 FEET

MEDICAL OFFICE AND PHARMACY

MAXIMUM SQUARE FOOTAGE - 5,000 SQUARE FEET
PARKING RATIO - IN ACCORDANCE WITH THE CODE OF THE CITY OF WICHITA
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL TWO

PROPOSED USE - TOWNHOUSES, OPEN-SPACE AND RELATED COMMUNITY FACILITIES.
MAXIMUM NUMBER OF UNITS - 109
PARKING RATIO - 2.0/D.U.
MAXIMUM BUILDING HEIGHT - 35 FEET AT FRONT ELEVATION.



DP-70 SANDPIPER BAY RESIDENTIAL C.U.P.

APPROVED CUP (AS ADM. ADJ'D. ON 10-18-88)

MAPC APPROV. 9-19-85

BCC APPROV. 10-15-85

MAPD COPY 20P2.

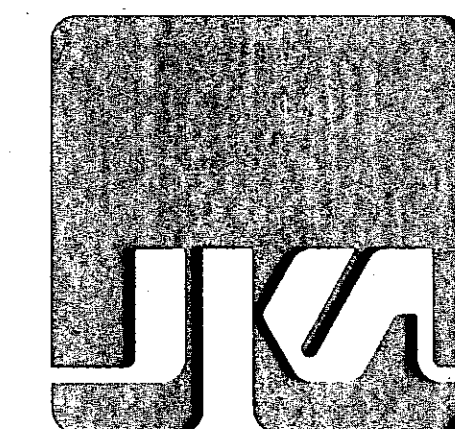
sandpiper bay

community unit plan dp 70 (amended)

8-21-85

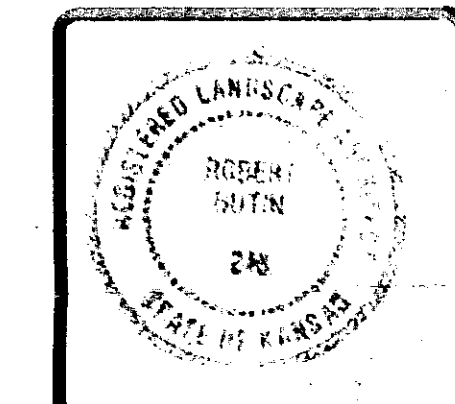
revised per administrative adjustment dated 10-18-88

* Lakewind Road was an existing frontage road along the interstate. A 1975 plat dedicated an additional 4' of ROW and required the paving.



JEFF KREHBIEL ASSOCIATES, aia
architecture · planning

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(316) 267-823



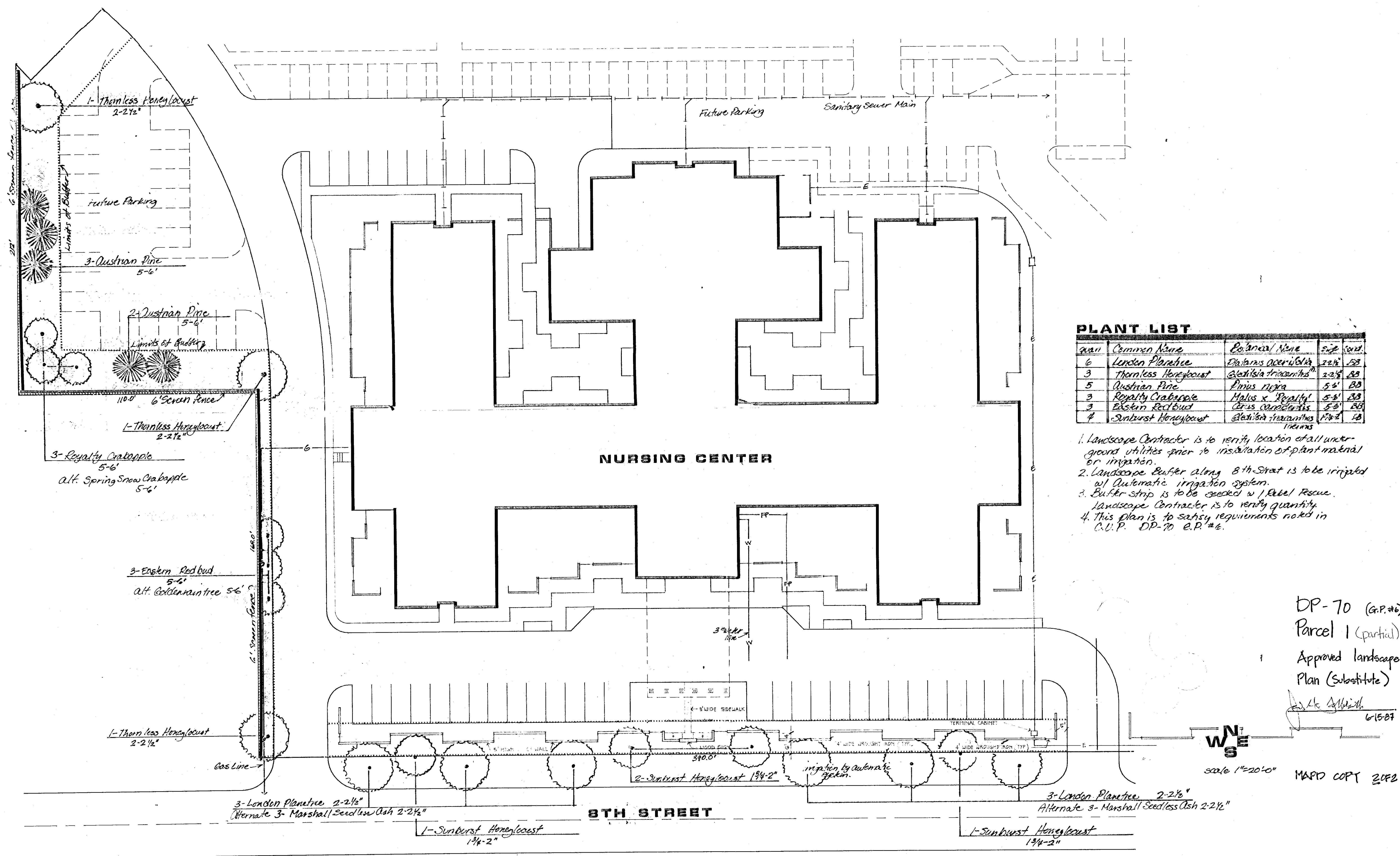
**SANDPIPER BAY
NURSING CENTER**
EIGHTH STREET AND GILDA
WICHITA, KANSAS

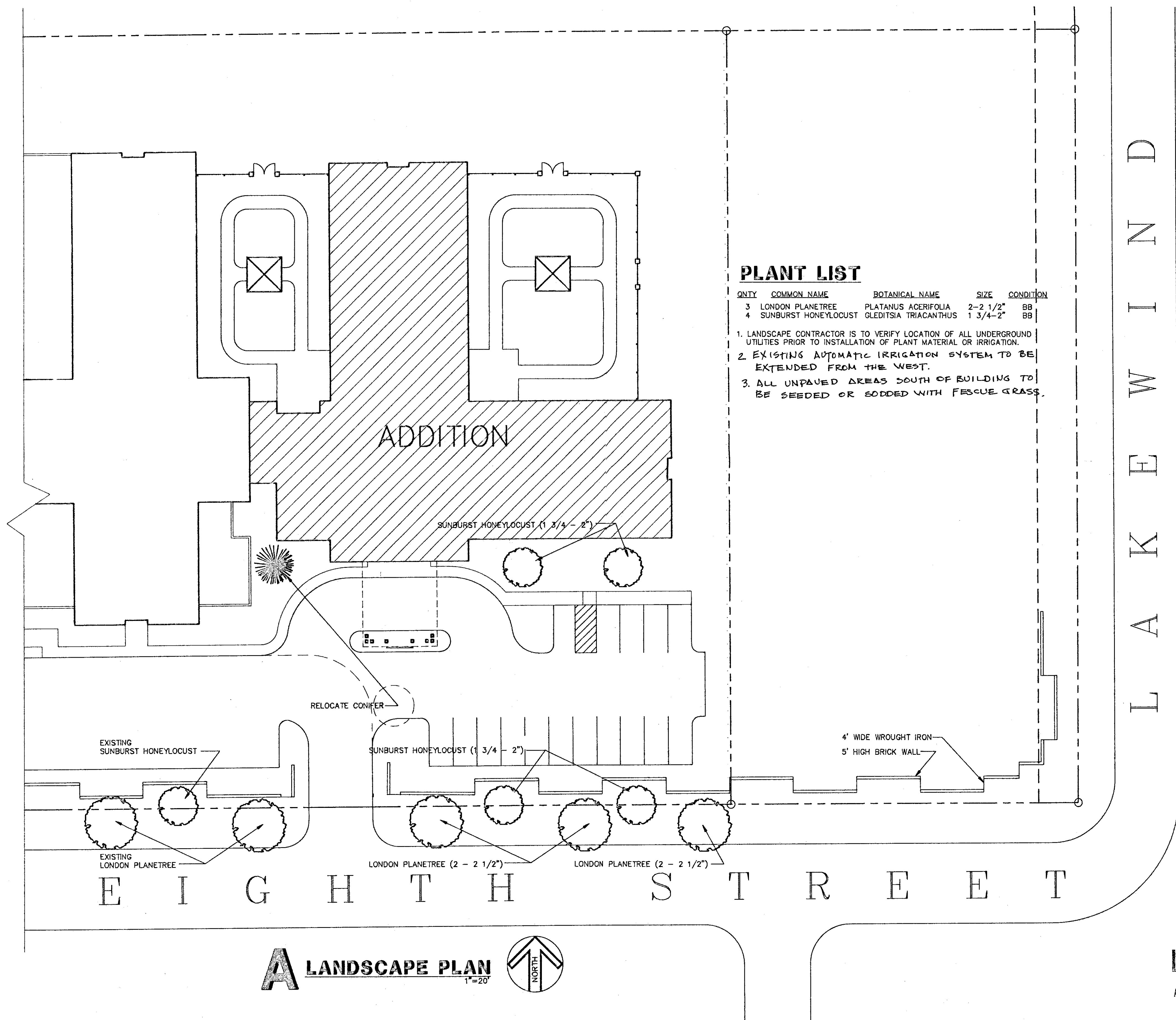
sheet title

LANDSCAPE
BUFFER PLAN

sheet

of sheets





DP 70 (G.P.#6)
Parcel 1 (partial)

(Addendum to
6-15-87 plan)

LANDSCAPE PLAN

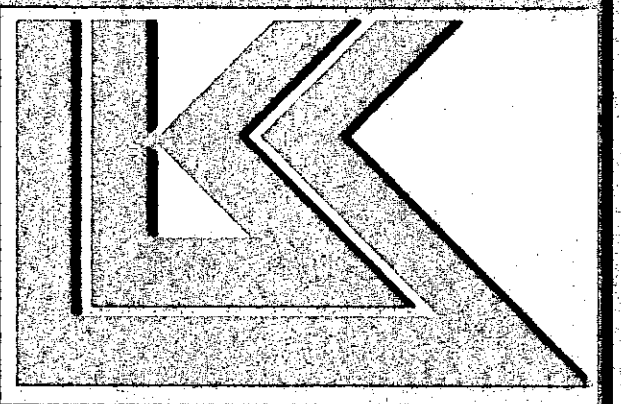
APPROVED 3/10/94 BY: *RO*

MAPP COPY 1 of 1

PRINTS ISSUED		
DATE	PURPOSE	NO.

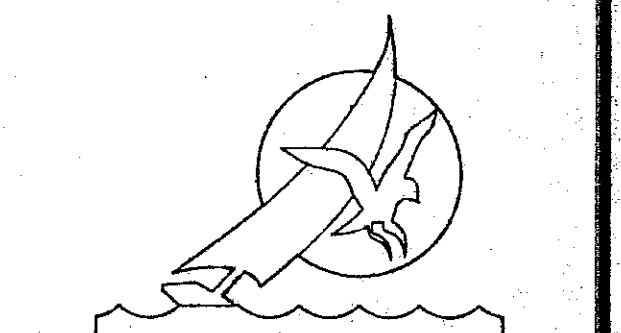
FOR CONSTRUCTION:

REVISIONS		
DATE	ITEM	NO.



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ARCHITECTS & ENGINEERS
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DRAWN	CHECKED
JRS	



**Sandpiper Bay
Nursing Center
Alzheimer's Addition**
5808 West Eighth Street
Wichita, Kansas

PROJECT NUMBER 93050

SITE LANDSCAPE PLAN	
SHEET TITLE	
SHEET NUMBER	
L1	
OF 1 SHEETS	