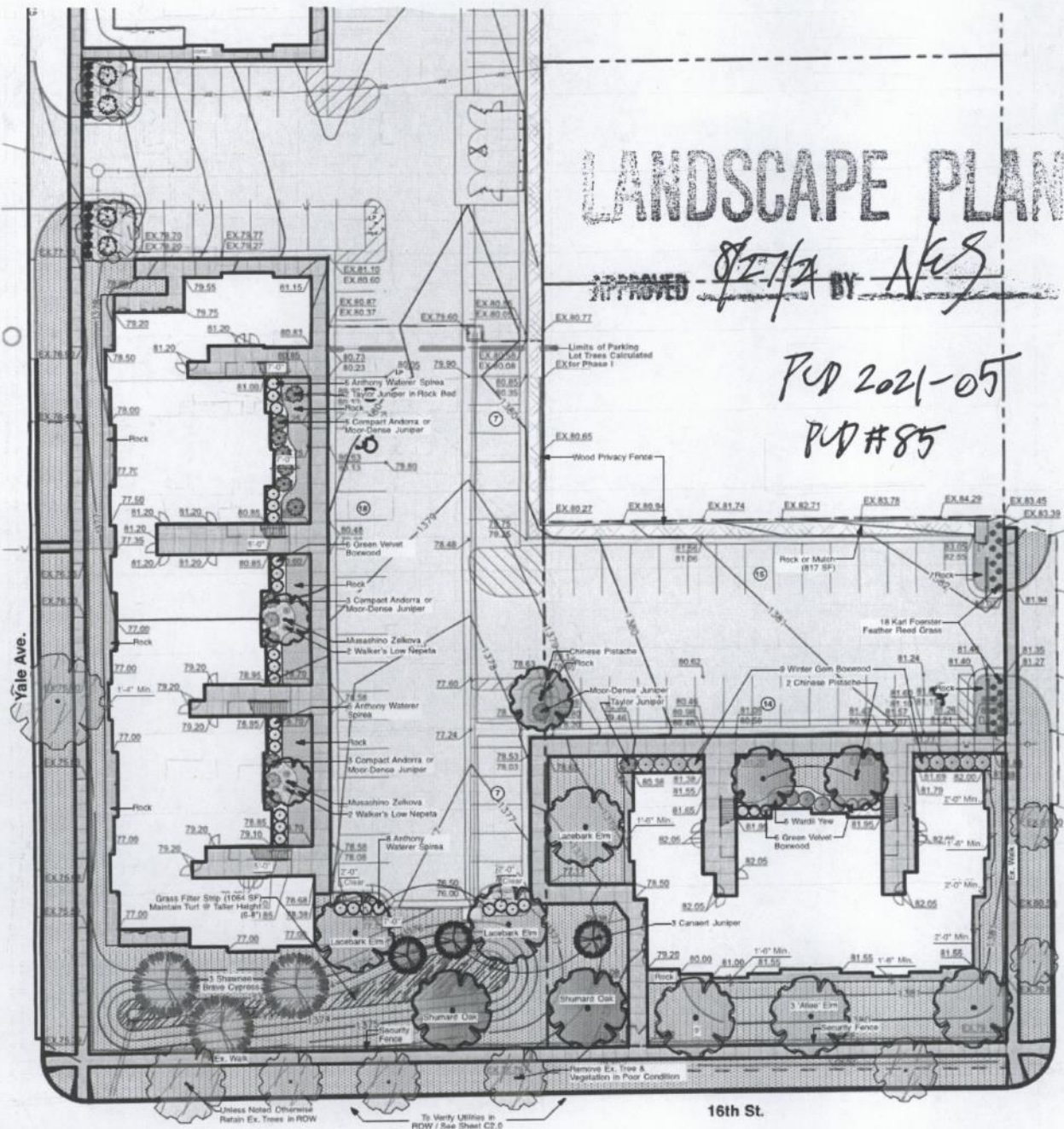




Landscape Requirements:

- Landscape Street Yard**
East 1/2 16th Street N. & Harvard:
145.0' + 165.0' = 310.0' - 23.44' (greatest perpendicular distance to Bldg.)
= 286.56' * 8 (SF Factor)=2292.5 SF
- West 1/2 16th Street N. & Yale:**
145.0' * 10 = 1450 SF
- Yale Street:**
251.0' * 8 = 2008 SF
- Total Req'd LS Street Yard:**
5751 SF
- Provided Landscape Street Yard:**
11,209 SF
- Required New Shade Trees:**
7519 SF / 500 = 12 Trees
- Provided: 13 Shade Trees**
- Req'd Parking Lot Trees**
61 Spaces / 1 Shade Tree per 20 Spaces = 4 Shade Trees
- Provided: 4 Shade Trees** (Up to 1/2 of required street yard trees meet required parking lot trees.)
- Parking lot screening provided w/shrubs.**
- Required Buffer & Adjacent Zoning**
Adjacent zoning is B-Multi-Family West & North, MF-29 Multi-Family North & East, and SF-5 Single Family to the South. Adjacent South is Fairmount Park with trees and a community building. 8 buffer trees required (290 LF Frontage / 40)
- Landscape Buffer Provided**
6 Trees within landscape street yard within 15', 4 Existing Street Trees, 8 Shrubs to Screen Parking Lot, and 7 additional trees in landscaped street yard provide buffer.

Quantities:

	Landscape Area / Turf (Approved Fescue Blend) (19312 SF (2146 SY))		Rock (2461 SF)		Plant Bed Areas (1891 SF)	Edging 682 LF
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See Additional Area for Rock or Mulch Option Sht. 3

Plant Schedule

Quantity	Common Name	Botanical Name	Size	Specification
TREES				
3	Canaert Juniper	Juniperus virginiana 'Canaertii'	6'-8' height	B&B
3	Taylor Juniper	Juniperus virginiana 'Taylor'	5' height	Container
3	Shawnee Brave Cypress	Taxodium distichum 'Shawnee Brave'	2" Cal	B&B
3	Chinese Pistache	Pistacia chinensis	2" Cal	B&B
2	Shumard Oak	Quercus shumardii	2" Cal	B&B
3	Allee Elm	Ulmus chinensis 'Allee'	2" Cal	B&B
3	Lacebark Elm	Ulmus parvifolia	2" Cal	B&B
20	Total Trees			
SHRUBS				
12	Green Velvet Boxwood	Buxus microphylla 'Green Velvet'	15"-18" height	Container
14	Winter Gem Boxwood	Buxus microphylla asiaticum 'Winter Gem'	15"-18" height	Container
11	Compact Andorra Juniper	Juniperus horizontalis 'Compact Andorra'	2 gallon	Container
1	Moor-Dense Juniper	Juniperus sabina 'Moor-Dense'	2 gallon	Container
20	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Waterer'	2 gallon	Container
5	Wardii Yew	Taxus x media 'Wardii'	18 - 24" spread	Container
63	Total Shrubs			
ORNAMENTAL GRASSES				
18	Karl Foerster Feather Reed Grass	Calamagrostis acutiflora stricta 'Karl Foerster'	1 gallon	Container
18	Total Ornamental Grasses			

Note: In case of a discrepancy between the Plant Schedule and the Plans, the Plans shall govern.

*Note: Landscape areas to watered by automatic irrigation system w/rain sensing device.

FOSTER DESIGN
Associates LLC

landscape architecture & planning

Landscape Plan

High Plains Development Student Apartments

17th & Yale Ave. Wichita KS

sheet: 1 of 3 scale 1"=50'

date: 8/18/2021 project: #21093

1415 E. 2nd Street N. Wichita, KS — 316-262-4525 — www.fosterdesignassociates.com

DEVELOPMENT GUIDELINES
General Provisions

PUD Purpose Statement:

It has been discovered by the developer through previous zoning cases and research that the parking demand for student housing is significantly lower than what is required per the current parking requirements.

1. This development contains 2.75 acres or 119,800 square feet, more or less.

2. Parcel Description:

Parcel 1

Gross Area = 2.75 Ac. or 119,800 sq. ft.

Maximum Height = As per "B" Multi-Family Residential Zoning District; and provided, that 3-Story Multi-Family Buildings are allowed by right.

Maximum Building Coverage = 35% or 41,930 sq. ft.

Max. Gross Floor Area = 105% or 126,000 sq. ft.

Maximum Dwelling Units per Acre = As per "B" Multi-Family Residential Zoning District 75.1 (D.U.A.)

Setbacks = (as shown hereon) Zero feet abutting and adjoining streets; five feet abutting and adjoining adjacent lots

3. Land Uses and Development Standards:

The following uses are permitted for Parcel 1:

A. All allowed uses permitted by right within the B Multi-Family Residential Zoning District.

B. The land uses permitted by the PUD are only those uses permitted by right and not by conditional use unless specifically identified herein.

4. Landscaping:

A. Landscape screening shall be in accordance with the City of Wichita Landscape Ordinance.

B. A landscape plan shall be prepared by a Kansas Landscape Architect for the above-referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Metropolitan Area Planning Department (MAPD) for its review and approval prior to issuance of any occupancy permit(s).

5. Lighting:

A. Lighting shall be in accordance with the Wichita-Sedgwick County Unified Zoning Code, Section IV; and the amendments thereto, and as provided herein.

B. All exterior pole lighting shall be shielded to direct light disbursement in a downward direction to prevent light trespass onto adjacent properties.

C. The height of all light poles, including the pole base, is limited to 15 feet. This does not apply to building or building mounted lights.

6. Screening:

A. Trash receptacles shall be appropriately screened to reasonably hide them from street/alley view with fencing and/or landscaping.

B. All rooftop mechanical equipment shall be screened from ground-level view from the adjacent residential areas and adjacent street right-of-way.

C. Screening fences will not be required on the boundary of the PUD.

7. Parking and Transportation:

A. Minimum Off-Street Parking Requirements: Shall be provided at a ratio of 0.85 stalls per dwelling unit with an additional 3 stalls for a leasing office or a maximum of 147 parking stalls, whichever is least.

B. Minimum Bicycle Parking Requirements: Shall be provided at a ratio of 0.45 bicycle parking stalls per dwelling unit or a maximum of 60 bicycle parking stalls, whichever is least. The bicycle parking stalls shall be installed and maintained on the parcel as a means to mitigate the parking reduction.

C. Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his/her designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.

D. All internal circulation drives shall be paved with concrete or asphalt.

E. Sidewalks shall be installed in street right-of-way on the perimeter of the PUD if not present at the time of redevelopment.

8. Utilities:

A. All new utilities shall be installed underground.

9. Signs:

A. Signs are permitted under the current Sign Code of the City of Wichita as per B Multi-Family Residential Zoning District.

10. Title:

The transfer of the title on all or any portion of the land included in 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 and amended. However, the Director of Planning, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.

11. 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.

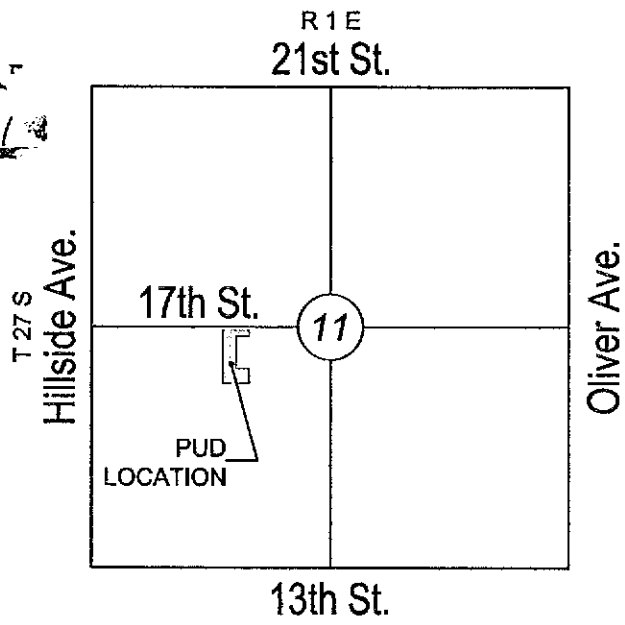
12. Any major changes within this Planned Unit Development shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations of the PUD shall be done in accordance with the Unified Zoning Code.

13. Amendments, adjustments or interpretations to this PUD shall be done in accordance with the Unified Zoning Code.

14. A certificate or Notice of PUD is required to be recorded with the Sedgwick County Registrar of Deeds Office upon approval of the PUD.

APPROVED PUD

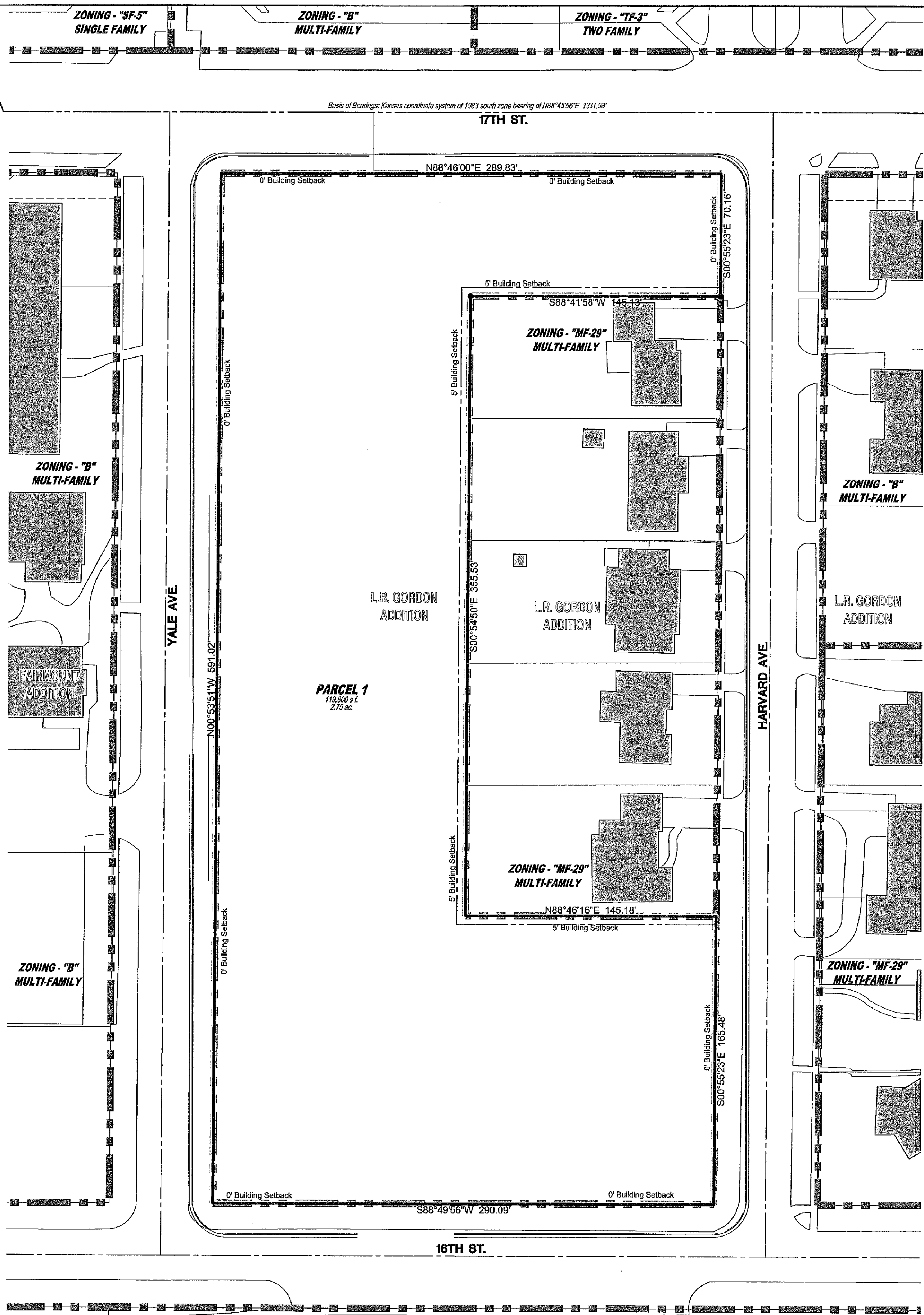
MAPD 5/20/2021
10/14/21
Copy 1 of 4



VICINITY MAP

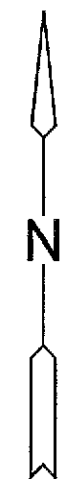
LEGAL DESCRIPTION

Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, and 30, on Yale Avenue, L.R. Gordon Addition to Wichita, Sedgwick County, Kansas,
TOGETHER WITH,
Lots 32, 34, 36, 38, 40, 42, 44, and 46 on Yale Avenue, L.R. Gordon Addition to Wichita, Kansas,
TOGETHER WITH,
Lot 5, EXCEPT the south 20 feet thereof, and all of Lots 1 and 3, Harvard Avenue, L.R. Gordon Addition to Wichita, Sedgwick County, Kansas,
TOGETHER WITH,
The South 15 feet of Lot 33 and all of Lots 35, 37, 39, 41, 43, and 45, on Harvard Avenue, L.R. Gordon Addition to Wichita, Kansas.



LEGEND

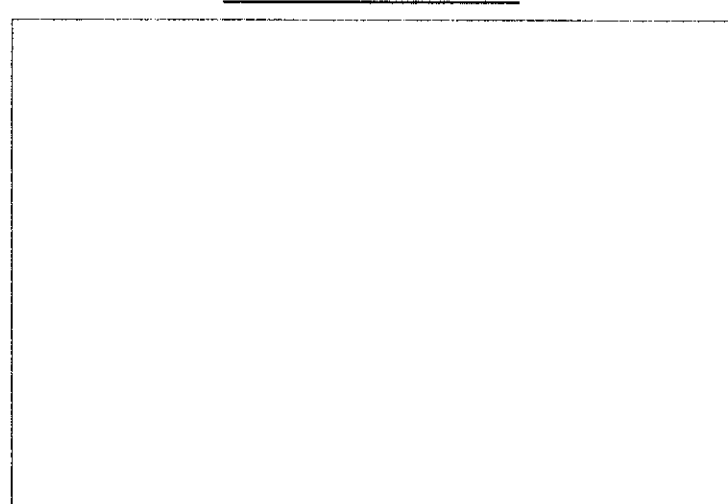
- Section Corner Monument
- Lot
- Block
- Existing Structures
- Zoning Boundary



SCALE: 1"=40'

Basis of Bearings: Kansas coordinate system of 1983 south zone bearing of N88°45'56"E on the north line of the Southwest Quarter, Section 11, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas. This plat is surveyed and platted on NAD83 using Kansas state plane south zone coordinates, modified to the surface, having a combined adjustment scale factor of 1.000120014401728

MAPD STAMP



CASE HISTORY

Orig. Case No. PUD2021-00005 Date: June 22, 2021



PLANNED UNIT DEVELOPMENT No. 85
HIGH PLAINS DEVELOPMENT

DEVELOPERS/OWNERS: Innovation Communities 2 LLC
Elevations Investment Partners LLC
Wilhelmina Rentals LLC

1551 N. Waterfront Parkway, Ste. 100,
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Wichita, KS 67206
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