

DP-310

1. Total Land Area: 542,209 ± sq.ft. or 12.45 ± acres
Net Land Area: 542,209 ± sq.ft. or 12.45 ± acres
2. Total Gross Floor Area: 189,773 sq.ft.
Total Floor Area Ratio: 35 percent
3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
4. Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
5. A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of replating/lot split improvements.
6. Guarantees for specific street improvements for Ridge Road and 29th St. North shall be further reviewed and determined at the time of replating/lot split.
7. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - A. Each parcel is permitted the following number of signs along the arterial frontage with the following area restrictions:
 - Parcel 1: One sign with a maximum of 150 sq. ft. of signage on Ridge Road.
 - Parcel 2: One sign with a maximum of 100 sq. ft. of signage on Ridge Road.
 - Parcel 3: Two signs with a maximum of 150 sq. ft. of signage on 29th Street North.
 - B. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - C. Portable and off-site signs are not permitted.

Drawn: December 11, 2007
Revised: January 11, 2008
Submitted: January 14, 2008
Revised: February 19, 2008
Approved by MAPC: February 21, 2008
Approved by City Council: March 25, 2008
Revised Per Adm. Adj.: May 29, 2008
Revised Per Adm. Adj.: February 22, 2010
Revised Per Adm. Adj.: January 11, 2013
Revised Per Adm. Adj.: October 23, 2013

- E. No building signs shall be allowed on any elevation of any buildings facing residential uses, unless separated by a public street.*
- F. All freestanding signs must be monument type and shall have a maximum height of 16 feet for Parcel 2 and 20 feet for Parcels 1 and 3. The base for the signs allowed for Parcels 1 and 2 shall be constructed with a uniform pattern and color. The base for the two signs allowed for Parcel 3 shall be constructed with a uniform pattern and color.*
- G. As the frontage develops along the arterial roadways, signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold. Signs shall be spaced a minimum of 75' apart between Parcels 1 and 2. The sign for Parcel 2 shall be located no closer than 20 feet from the north property line.*
- 8. Access Controls shall be determined at the time of replatting/lot split.*
- 9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.*
- 10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.). The height of all light poles, including pole base and fixtures, is limited to 16 feet in height within the north 100 feet of Parcels 1 and 2, and 24 feet in height for the balance of the property. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.*
- 11. Utilities shall be installed underground on all parcels.*
- 12. Landscaping for this site shall be required as follows:*
 - A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita, with Parcels 2 and 3 sharing a similar landscape palette.*
 - 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 Planning Department for their review and approval prior to issuance of a building permit.*
 - C. A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of any occupancy permit, if the required landscape has not been planted.*
- 13. Screening Walls:*

15. Outdoor work, storage areas, trash receptacles and ground-level mechanical equipment shall be screened from ground-level view with screening walls constructed of materials consistent with the wall materials of the building which the trash receptacle and mechanical equipment are located. On and near the parcels developed for single-family residential uses, ground-level mechanical equipment along the northwest, northeast, and southeast building elevations may be screened with solid screening or a landscaping equivalent (see Screening Exhibit submitted as part of CUP Administrative Adjustment CUP2013-36).

17. 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 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.

19. Cross-lot circulation agreements shall be required at the time of replatting/lot split to assure internal vehicular movement between parcels within the C.U.P.

21. The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.

22. 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.

23. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.

24. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. Said walk system shall link sidewalks along Ridge Road and 29th Street North with the proposed buildings within the subject property.

25. No development shall occur until such time as municipal water and sewer service are provided to the site.

26. Approval of a site circulation plan by the Planning Director is required for each phase of construction prior to the issuance of a building permit.

27. The 10-foot strip of Reserve C, Ridge Port Addition, lying adjacent to Parcels 2 and 3 may be used as part of the required landscape and screening buffer, provided this property is owned by the owners of Parcels 2 and 3. Said strip shall also be included in the required 35-foot building setback, as shown on the plan, under the same condition of ownership.

NOTE: The boundary and area calculations of Parcel 3 were modified from its original configuration via a Lot Split (SUB2008-45) approved October 23, 2008.



Parcel 1

That part of Lot 1, Block 1, Ridge Port Addition, Whittis, Siskiyou County, Kansas described as commencing at the NW corner of said Lot 1; thence S20°28'59"W along the west line of said Lot 1, 70.00 feet to the point of beginning; thence S89°33'01"E parallel with the north line of said Lot 1, 60.00 feet; thence N70°58'29"E parallel with the south line of said Lot 1, 133.43 feet to the point 250.00 feet normally distant east of the west line of said Lot 1; thence S20°28'59"W parallel with the north line of said Lot 1, and as extended south, 434.11 feet to a point 50.00 feet normally distant east of the southwest line of said Lot 1; thence S50°50'29"W perpendicular to the southwest line of said Lot 1, 50.00 feet to a point on the southwest line of said Lot 1; thence N30°09'31"W along the southwest line of said Lot 1, 337.71 feet to a P.L. in the west line of said Lot 1; thence N20°28'59"E along the west line of said Lot 1, 180.43 feet to the point of beginning.

Parcel 2

That part of Lot 1, Block 1, Ridge Port Addition, Whittis, Siskiyou County, Kansas described as commencing at the NW corner of said Lot 1; thence S20°28'59"W along the west line of said Lot 1, 70.00 feet; thence S89°33'01"E parallel with the north line of said Lot 1, 60.00 feet; thence N70°58'29"E, 60.00 feet to a point 50.00 feet normally distant south of the north line of said Lot 1; thence N70°58'29"E parallel with the south line of said Lot 1, 133.43 feet to the point 250.00 feet normally distant east of the west line of said Lot 1; thence S20°28'59"W parallel with the west line of said Lot 1, and as extended south 434.11 feet to a point 50.00 feet normally distant south of the southwest line of said Lot 1; thence S50°50'29"W perpendicular to the southwest line of said Lot 1, 50.00 feet to a point on the southwest line of said Lot 1; thence N30°09'31"W along the southwest line of said Lot 1, 337.71 feet to a P.L. in the west line of said Lot 1; thence N20°28'59"E along the west line of said Lot 1, 180.43 feet to the point of beginning.

Parcel 3

That part of Lot 1, Block 1, Ridge Port Addition, Whittis, Siskiyou County, Kansas described as commencing at the NW corner of said Lot 1; thence N89°58'31"W along the south line of said Lot 1, 100.00 feet to the point of beginning; thence continue N89°58'31"W along the south line of said Lot 1, 398.98 feet; thence N00°01'29"E, perpendicular to the south line of said Lot 1, 85.00 feet; thence S89°58'31"W, perpendicular to the south line of said Lot 1, 122.68 feet to the point of beginning; thence continue N89°58'31"W along the south line of said Lot 1, 21.02 feet to the SW corner of said Lot 1; thence N30°09'31"W along the southwest line of said Lot 1, 264.61 feet; thence N50°50'29"E perpendicular to the southwest line of said Lot 1, 50.00 feet to a point on the southwest line of said Lot 1; thence S50°50'29"W perpendicular to the southwest line of said Lot 1, 50.00 feet to a point 153.28 feet NW of the SE corner of said Lot 1; thence S00°01'29"E perpendicular to the south line of said Lot 1, 122.68 feet to the point of beginning.

A. Net Area:	87,096 sq.ft. or 2.00 acres
B. Maximum Building Coverage (Commercial Uses):	26,129 sq.ft. or 30 percent
C. Maximum Gross Floor Area (Commercial Uses):	30,483 sq.ft.
D. Floor Area Ratio (Commercial Uses):	35 percent
E. Maximum Number of Commercial Buildings:	Two (2)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 38 feet.	
G. Setbacks:	See Drawing
H. Access Points:	See Drawing
I. <u>Permitted Uses:</u>	
All uses as permitted by the "LC" Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except as restricted per General Provision #18.	

A. Net Area:	237,186 sq.ft. or 5.45 acres
B. Maximum Building Coverage (Commercial Uses):	71,156 sq.ft. or 30 percent
C. Maximum Gross Floor Area (Commercial Uses):	83,015 sq.ft.
D. Floor Area Ratio (Commercial Uses):	35 percent
E. Maximum Number of Commercial Buildings:	Six (6)
F. Maximum Number of Dwelling Units (16 du/ac):	86
G. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 38 feet.	
H. Setbacks:	See Drawing
I. Access Points:	See Drawing
J. <u>Permitted Uses:</u>	
All uses as permitted by the "LC" Limited Commercial zoning district of the Wichita-Sedgwick County Unified Zoning Code, except as restricted per General Provision #18.	

A. Net Area:	217,927 sq.ft. or 5.00 acres
B. Maximum Building Coverage (Commercial Uses):	65,378 sq.ft. or 30 percent
C. Maximum Gross Floor Area (Commercial Uses):	76,274 sq.ft.
D. Floor Area Ratio (Commercial Uses):	35 percent
E. Maximum Number of Commercial Buildings:	Six (6)
F. Maximum Number of Dwelling Units (16 du/ac):	86
G. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 38 feet.	
H. Setbacks:	See Drawing
I. Access Points:	See Drawing
J. <u>Permitted Uses:</u>	
All uses as permitted by the "LC" Limited Commercial zoning district of the Wichita-Sedgewick County Unified Zoning Code, except as restricted per General Provision #18.	

A.A.# 10-23-73
APPROVED CUP
MAFC, 2-21-08 DM
WCC 3-25-08 DM
MAPD Copy 2 of 2

DP-310

RIDGE PORT - TUSCANY VILLAGE COMMERCIAL & RESIDENTIAL COMMUNITY UNIT PLAN



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
14	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	B & B	2"Cal	
10	Acer truncatum 'Pacific Sunset' TM	Pacific Sunset Maple	B & B	2"Cal	
4	Betula nigra 'Duraheat' 3-5 Stem; Multi-trunk	River Birch	B & B		12-15' H
3	Cercis canadensis texensis 'Oklahoma Whitebud'	Oklahoma Whitebud	B & B	2"Cal	
6	Cercis x 'Merlot'	Merlot Redbud	B & B	2"Cal	
3	Cupressus arizonica 'Blue Pyramid'	Blue Pyramid Cypress	B & B		8'-10' H
16	Juniperus virginiana 'Canaertii'	Canaerti Juniper	B & B		8'-10' H
13	Koelreuteria paniculata	Golden Rain Tree	B & B	2"Cal	
6	Liquidambar styraciflua 'Rotundiloba' TM Fruitless	Sweet Gum	B & B	2"Cal	
4	Liriodendron tulipifera 'Majestic Beauty' TM	Tulip Tree	B & B	2"Cal	
9	Malus sargentii 'Candymin'	Sargent Apple	B & B	2"Cal	
14	Malus x 'Prairifire'	Prairifire Crab Apple	B & B	2"Cal	
3	Malus x 'Snowdrift'	Snowdrift Crab Apple	B & B	2"Cal	
6	Pinus strobiformis	Southwestern White Pine	B & B		12-15' H
14	Pistacia chinensis	Chinese Pistache	B & B	3"Cal	
5	Platanus x acerifolia 'Pyramidalis'	London Plane Tree	B & B	2"Cal	
7	Pyrus calleryana 'Aristocrat' TM	Aristocrat Pear	B & B	2"Cal	
2	Quercus acutissima	Sawtooth Oak	B & B	3"Cal	
6	Quercus macrocarpa	Burr Oak	B & B	3"Cal	
2	Quercus muehlenbergii	Chinkapin Oak	B & B	3"Cal	
4	Quercus shumardii	Shumard Red Oak	B & B	3"Cal	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT.		
4	Berberis thunbergii 'Rose Glow'	Rosy Glow Barberry	5 gal		
72	Buddleja davidii 'Black Knight'	Black Knight Butterfly Bush	2 gal		
6	Buddleja davidii 'Nanho Alba'	Nanho White Butterfly Bush	2 gal		
9	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal		
54	Euonymus fortunei 'Emerald Gaiety' TM	Emerald Gaiety Euonymus	2 gal		
88	Hydrangea macrophylla 'All Summer Beauty'	Bigleaf Hydrangea	2 gal		
60	Juniperus chinensis 'Armstrongii'	Armstrong Juniper	2 gal		
200	Miscanthus sinensis 'Morning Light'	Morning Light Grass	2 gal		
37	Nandina domestica 'Fire Power'	Firepower Nandina	2 gal		
108	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Grass	4"pot		
150	Pennisetum alopecuroides 'Moudry'	Oriental Fountain Grass	2 gal		
12	Perovskia atriplicifolia	Russian Sage	1 gal		
86	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	2 gal		
48	Taxus cuspidata 'Densiflora'	Dense Japanese Yew	5 gal		
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	CONT.		
20	Ipomoea batatas 'Margarita'	Ornamental Sweet Potato	4"pot		
4	Pennisetum setaceum 'Atrorubra'	Red Fountain Grass	1 gal		

SHRUB AREAS



QTY

BOTANICAL NAME

COMMON NAME

CONT.

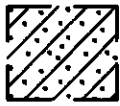
SPACING

Aster dumosus 'Wood's Blue'

Blue Aster

flat

12"



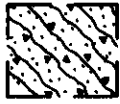
QTY

Hemerocallis x 'Black-eyed Stella' TM

Black-eyed Daylily

1 gal

20"



QTY

Liriope muscari 'Big Blue'

Big Blue Liriope

4"pot

15"



QTY

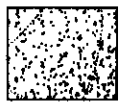
Phlox subulata 'Snowflake'

Moss Phlox

flat

12"

GROUND COVERS



QTY

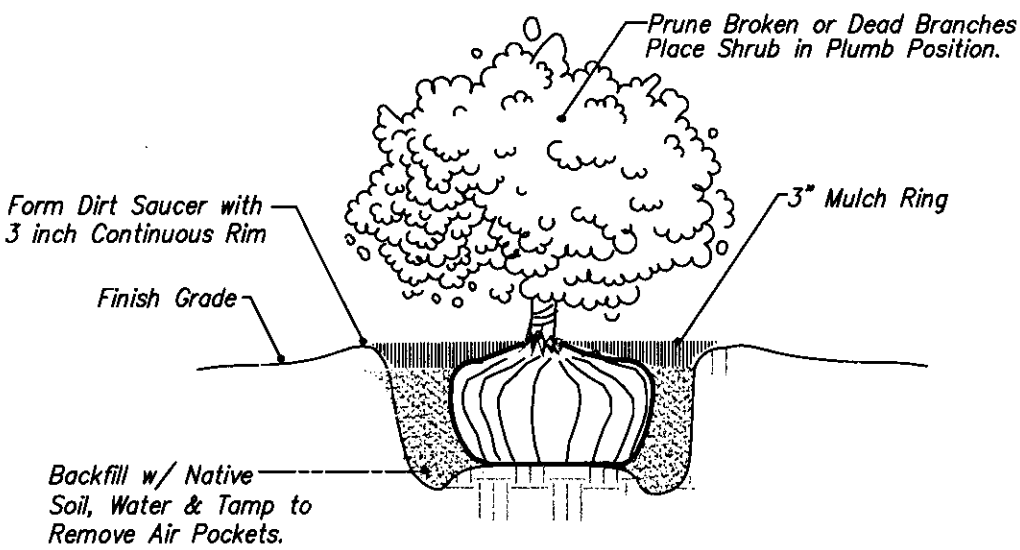
Festuca arundinacea
Kansas Premium Blend

Tall Fescue

sod

SPACING

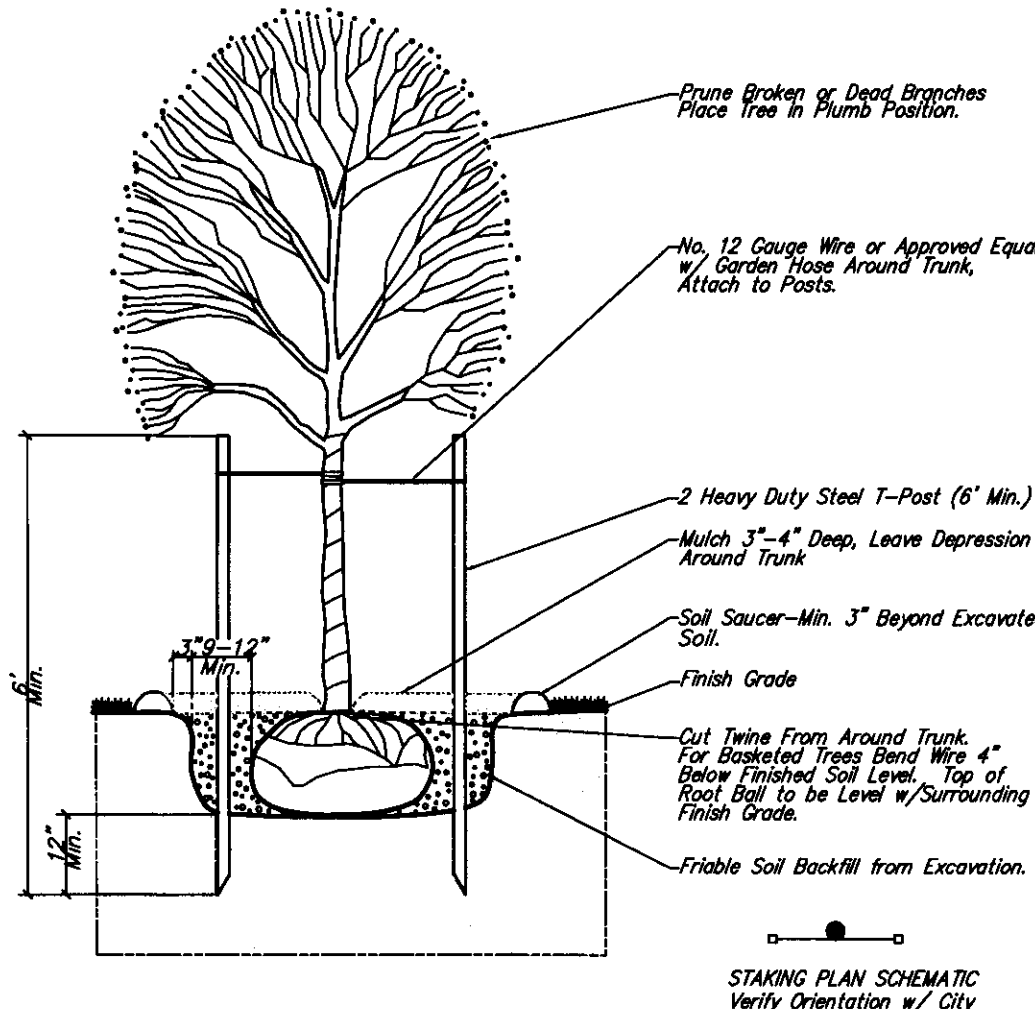
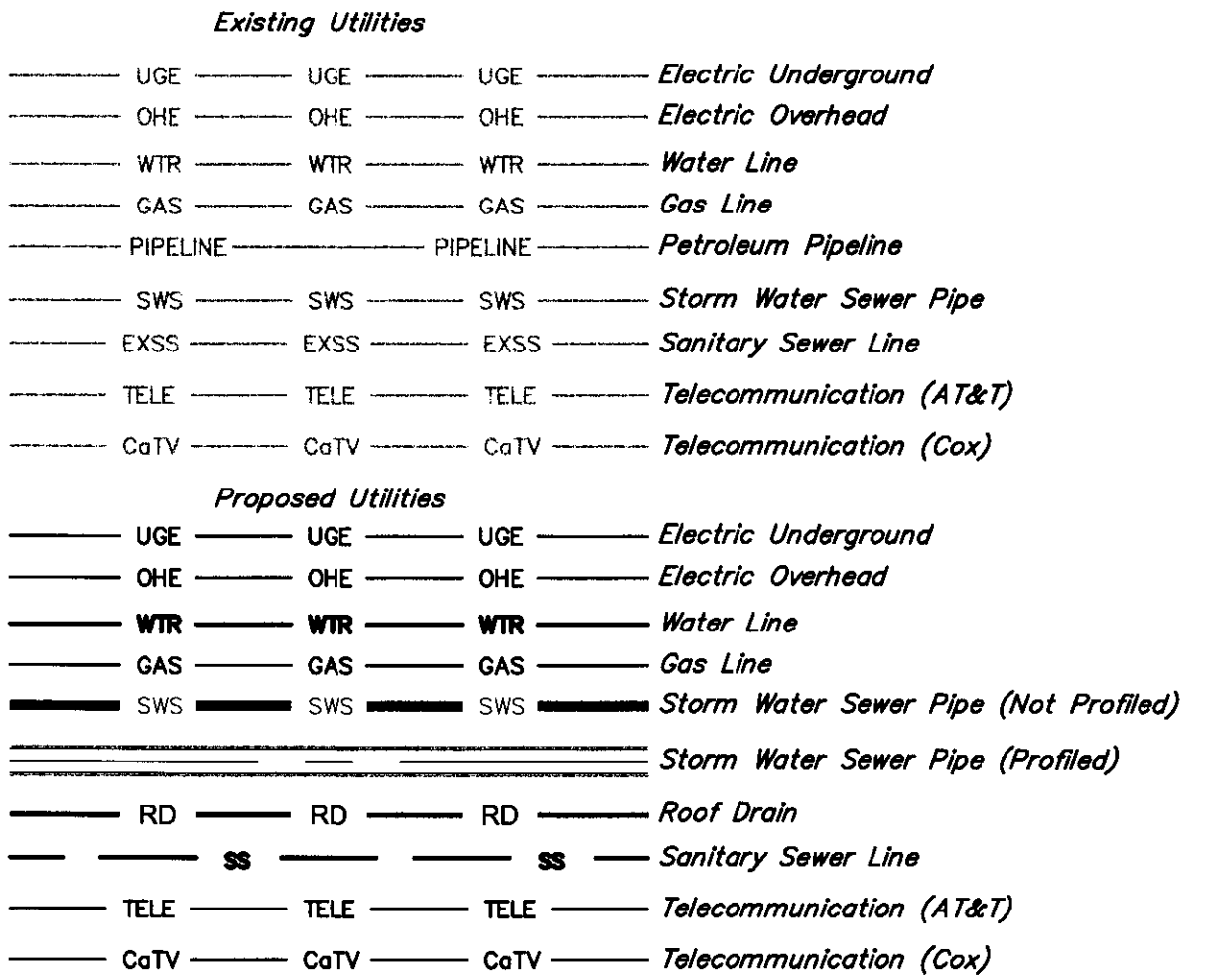
276,539 sf



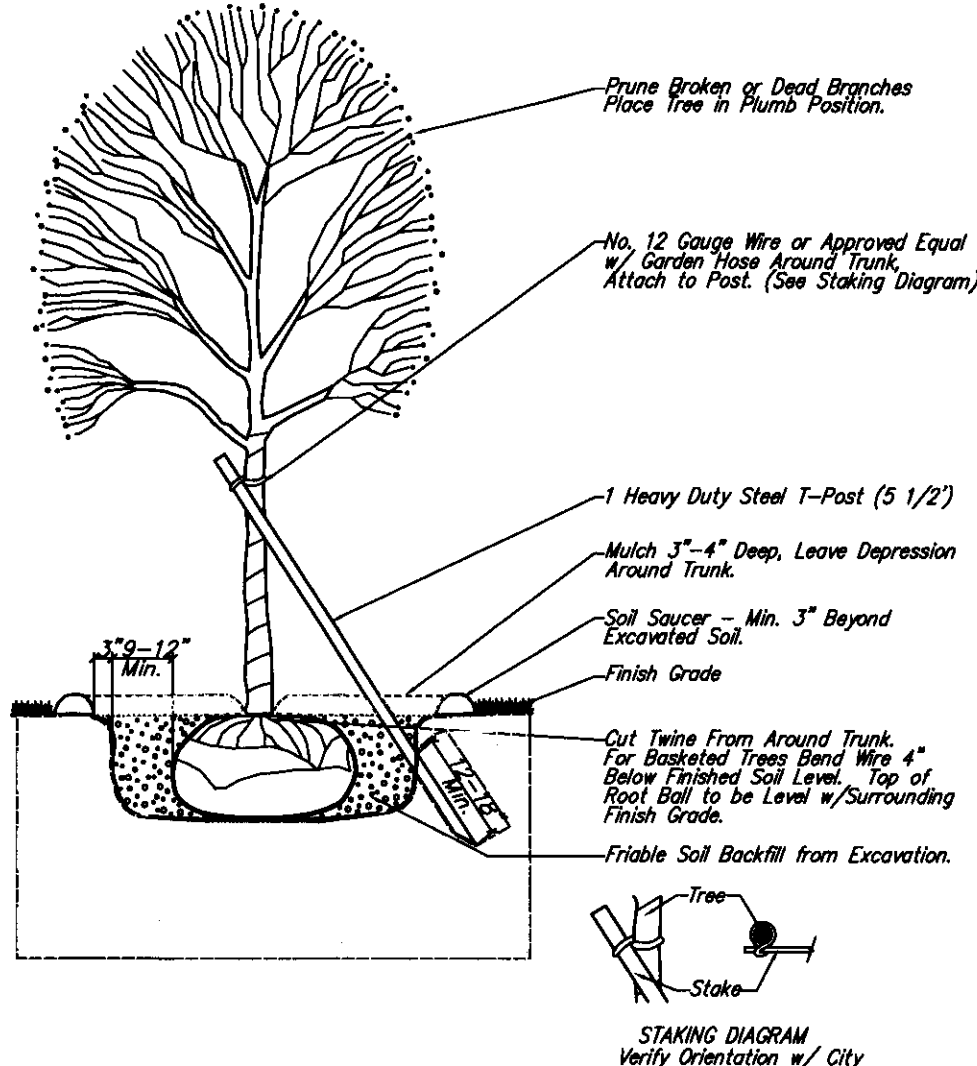
SHRUB PLANTING DETAIL

5 Gallon and Smaller

LEGEND



TREE PLANTING & STAKING DETAIL



TREE PLANTING & STAKING DETAIL

Deciduous Trees 2\"/>



Baughman Company, P.A.
315 Ellis Wichita, KS 67211
P316-262-7271 P316-262-0149

LANDSCAPE NOTES

- All landscape work shall be done in accordance with industry standards.
- All areas called out on the plan as "Sod" shall be installed and fertilized as follows:

Sod--Kansas Premium Fescue Seed
FERTILIZER--12-14-12 ratio 4#/1000 sq. ft.
- Seeding areas shall be prepared for planting per industry standards (i.e., soil shall be prepared before planting with proper equipment, debris removed, etc.).
- Trees shall be inspected by Landscape Architect or Owner Representative prior to planting. Trees with broken leaders or no central leader 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 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 to a depth of 10-12".
- Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be shredded cypress mulch of uniform consistency.
- 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 of 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 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin. Maintenance shall include watering.
- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, boulders, etc.
- 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.
- General Contractor to coordinate with appropriate Local City Official to Remove/Transplant exist trees.
- Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.

LANDSCAPE PLAN

APPROVED 4/24/13 BY NKS

CUP DP-310
MAPD copy 1 of 2

REVISIONS

9-24-13: Revised to match Vue Engineering and OCI Comments.

THE VUE

RIDGEPORT ADDITION

WICHITA KANSAS

BUTLER, ROSENBERY & PARTNERS, INC.

319 N MAIN ST, SUITE 200, SPRINGFIELD, MISSOURI, 65806 T: 417-865-6100

STATE OF MISSOURI CERTIFICATE OF AUTHORITY #0006206 FOR ARCHITECTURE, ENGINEERING, AND LANDSCAPE ARCHITECTURE

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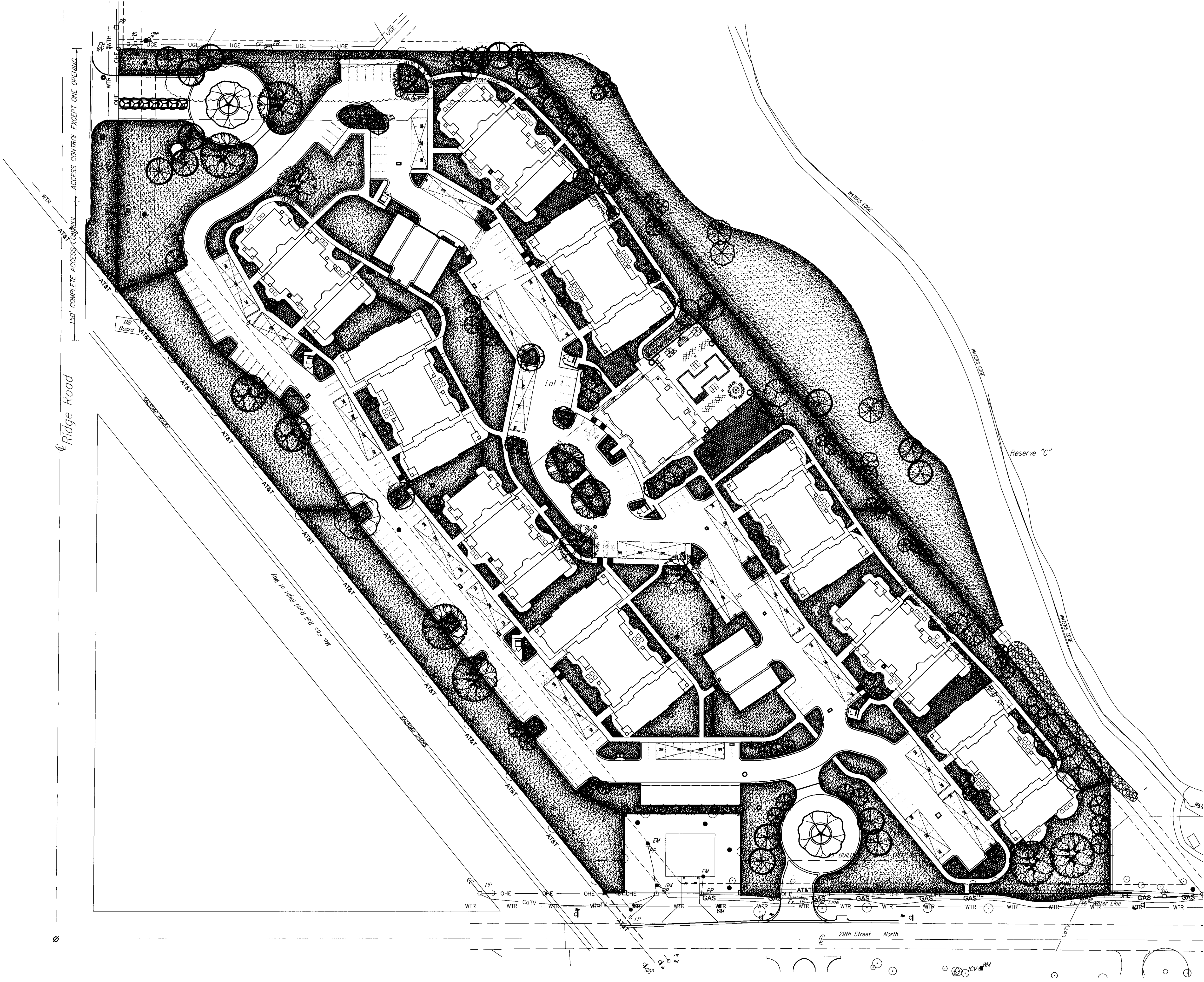
DRAWN BY
BKB
CHECKED BY
BKB
ISSUE DATE
8/26/13
PROJECT
12-08-E799

NOTES

LICENSEE
LICENSEE NUMBER

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LA 1.0



NOTE TO BIDDERS:
1. All turf areas to be sodded with Fescue Sod.
2. Hatched area outside of fence to be sodded with Fescue Sod



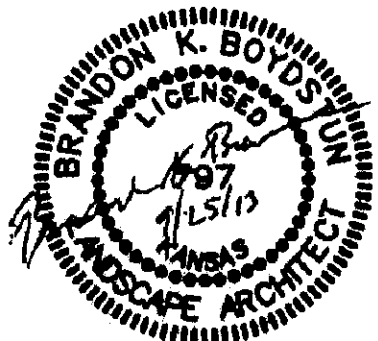
Baughman Company, P.A.
315 Ellis, Wichita, KS 67211
P316-262-7271 F316-262-0149

LANDSCAPE OVERVIEW 
50 0 50 Scale 1"= 50'-0"

REVISIONS	
9-24-13:	Revised to match Vue Engineering and OCI Comments.

THE VUE
RIDGEPORT ADDITION
WICHITA KANSAS

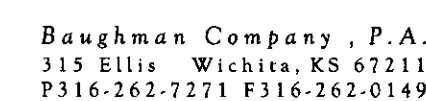
BUTLER, ROSENBERY & PARTNERS, INC.
319 N MAIN ST. SUITE 200, SPRINGFIELD, MISSOURI, 65806 T: 417-865-6100
STATE OF MISSOURI CERTIFICATE OF AUTHORITY: #000026 FOR ARCHITECTURE, ENGINEERING, AND LANDSCAPE ARCHITECTURE



DRAWN BY	ISSUE DATE
BKB	6/26/13
CHECKED BY	PROJECT
BKB	12-08-E799

Overview LA 1.1

LICENSEE
LICENSEE NUMBER



LA1.2

"□" Chiseled on Top of Concrete Approx. 260' east and 13' north of SE property corner of Lot 1, Block 1, Ridge Port Addition, Wichita, Sedgwick County, Kansas.

Elevation=1324.73 (NAVD 88)

Lot 1, Block 1, Ridge Port Addition, Wichita, Sedgwick County,
Kansas.



9-24-13: Revised to match Vue Engineering and OCI Comments.

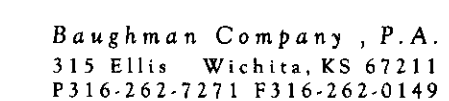
RIDGEPORT ADDITION

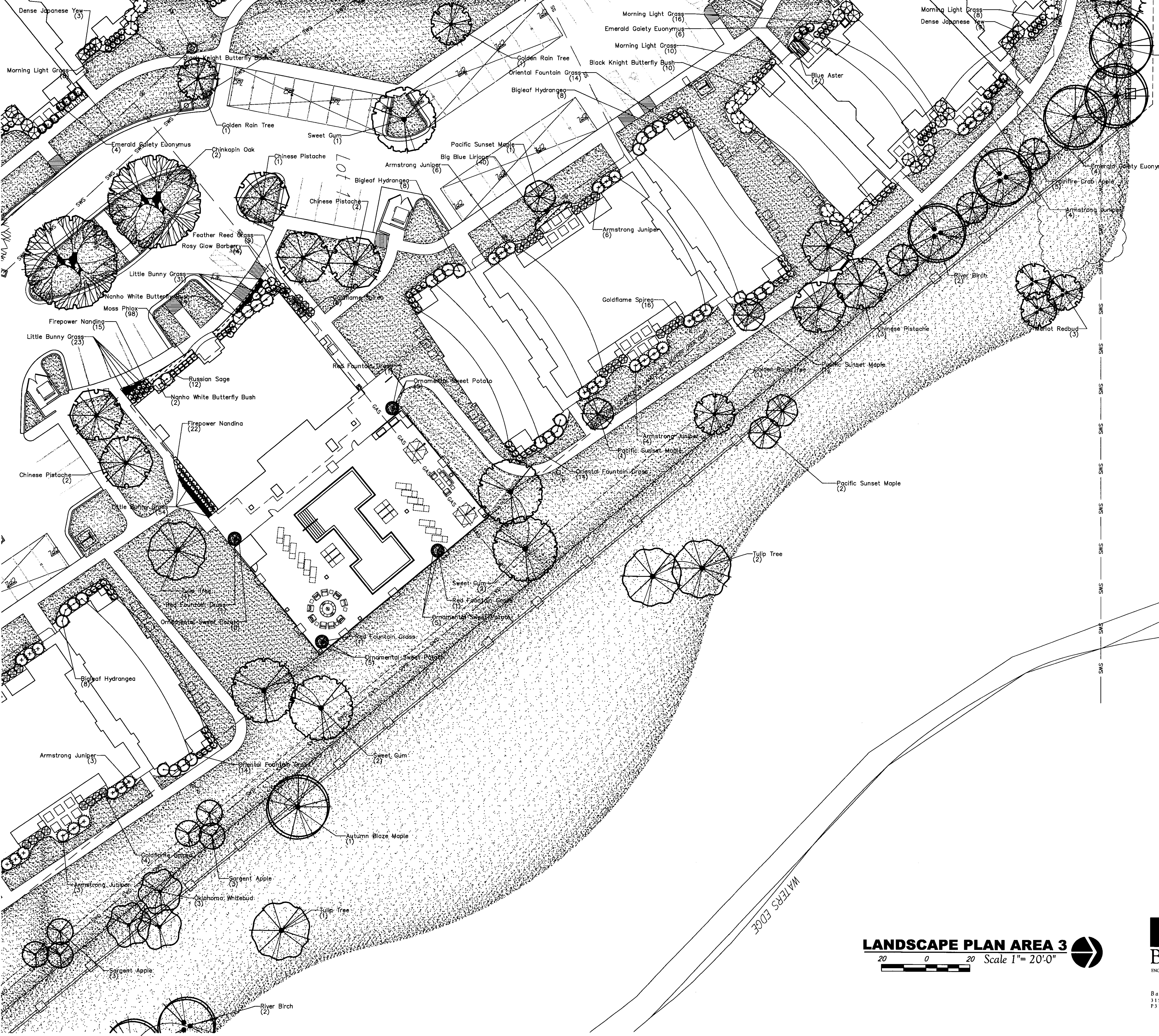
WICHITA KANSAS

319 N MAIN ST. SUITE 200, SPRINGFIELD, MISSOURI, 65806 T: 417-865-6100



LA 1.3





BENCHMARK

"□" Chiseled on Top of Concrete Approx. 260' east and 13' north of SE property corner of Lot 1, Block 1, Ridge Port Addition, Wichita, Sedgwick County, Kansas.

Elevation=1324.73 (NAVD 88)

LEGAL DESCRIPTION

Lot 1, Block 1, Ridge Port Addition, Wichita, Sedgwick County, Kansas.

REVISIONS

9-24-13: Revised to match Vue Engineering and OCI Comments.

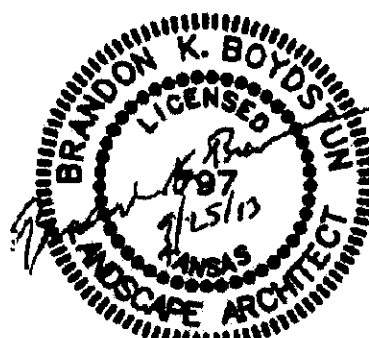
THE VUE

RIDGEPORT ADDITION

WICHITA KANSAS

BUTLER, ROSENBERY & PARTNERS, INC.

319 N MAIN ST. SUITE 200, SPRINGFIELD, MISSOURI, 65806 T: 417-465-6100
STATE OF MISSOURI CERTIFICATE OF AUTHORITY #00000000 FOR ARCHITECTURE, ENGINEERING, AND LANDSCAPE ARCHITECTURE



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DRAWN BY	ISSUE DATE
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BKB	12-08-E799



Baughman Company, P.A.
315 Ellis Wichita, KS 67211
P316-262-7271 F316-262-0149

LANDSCAPE PLAN AREA 3

20 0 20 Scale 1"= 20'-0"



LANDSCAPE

LA 1.4

LICENSEE
LICENSEE NUMBER

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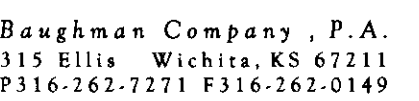
У

ACCESS CONTROL EXCEPT ONE OPENING

Elevation=1324.73 (NAVD 88)

Lot 1, Block 1, Ridge Port Addition, Wichita, Sedgwick County,
Kansas.

Lot 1, Block 1, Ridge Port Addition, Wichita, Sedgwick County,
Kansas.

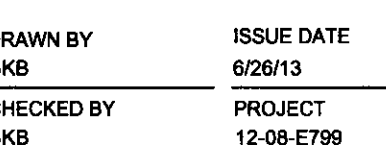


20 0 20 Scale 1" = 20'-0"

9-24-13: Revised to match Vue Engineering and OCI Comments.

WICHITA KANSAS

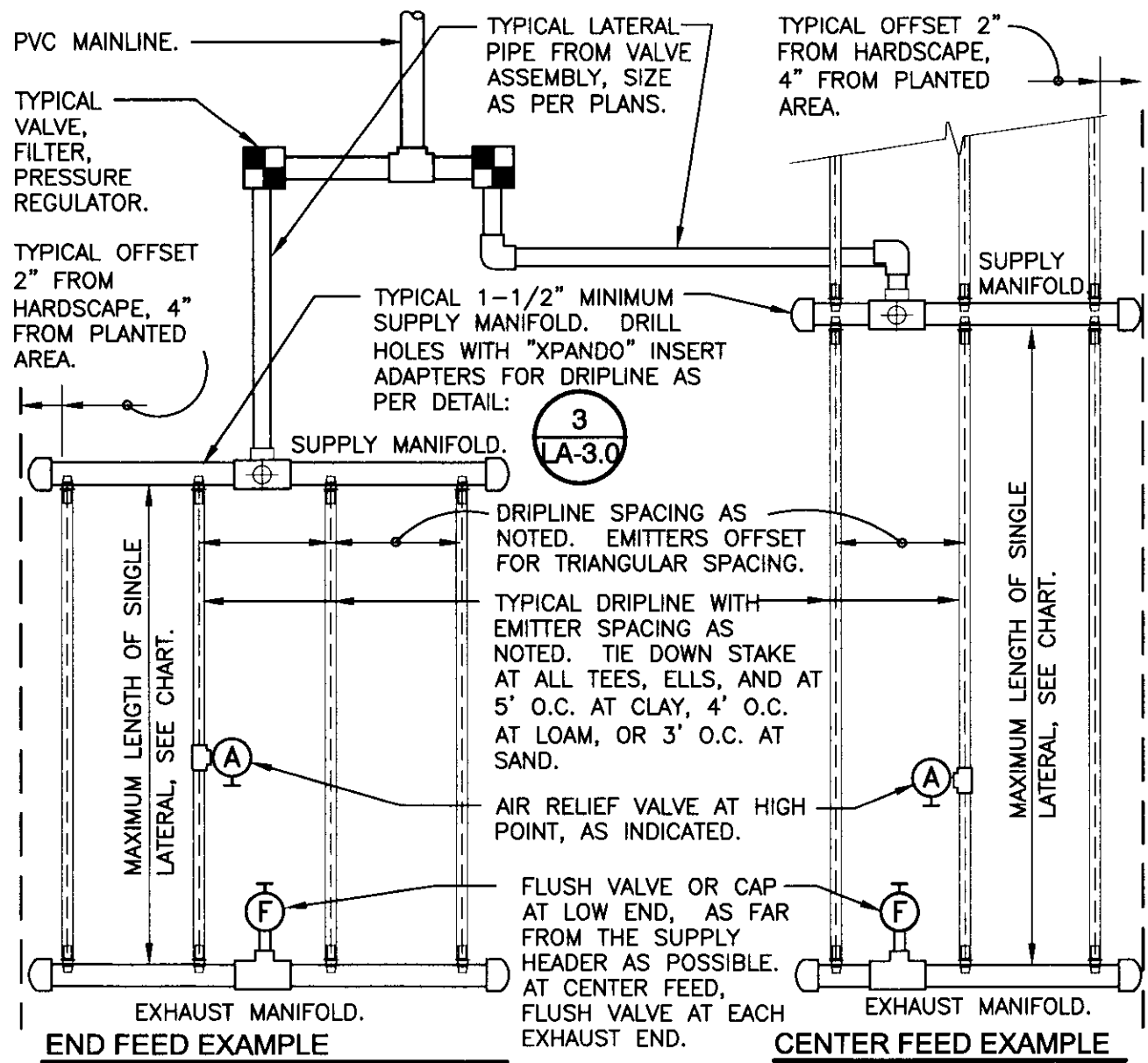
STATE OF MISSOURI CERTIFICATE OF AUTHORITY #00382206 FOR ARCHITECTURE, ENGINEERING, AND LANDSCAPE ARCHITECTURE



LA 1.5

LICENSEE
LICENSEE NUMBER

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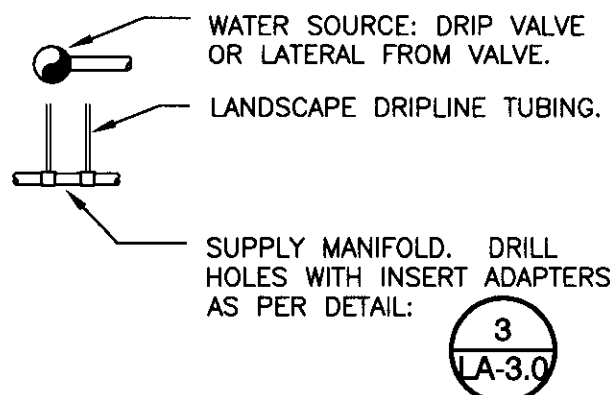


MAXIMUM LATERAL LENGTH (FEET)						
EMITTER FLOW RATE GPH						
PSI	12" SPACING		18" SPACING		24" SPACING	
	0.6	0.9	0.6	0.9	0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

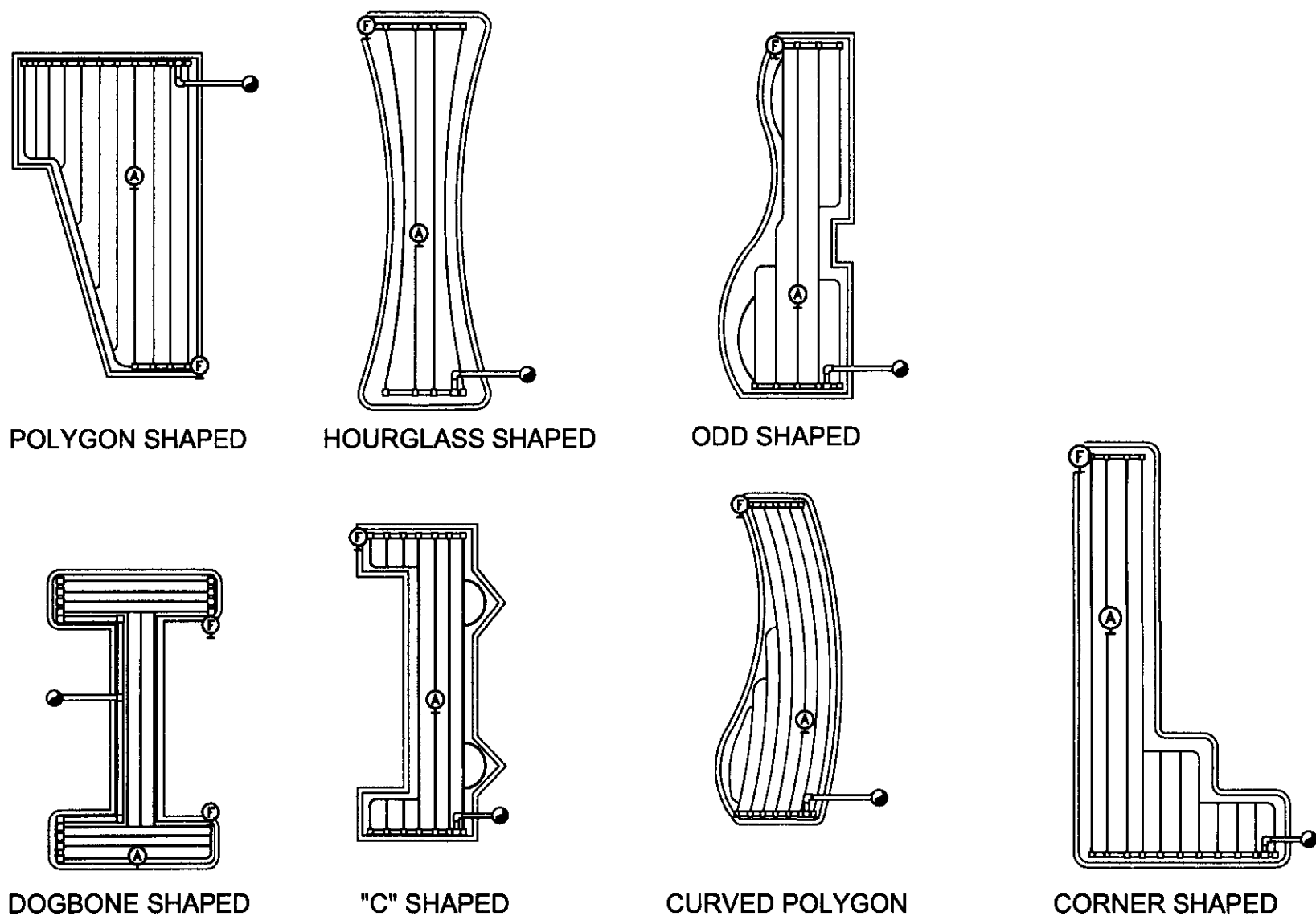
GRID PRECIPITATION RATES (IN/HR)			
EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE	
		0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

- SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
 2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
 3. NORMAL SPACING WITHIN THE TOP 2/3 OF SLOPE.
 4. INSTALL DRIPLINE AT 25% GREATER SPACING AT BOTTOM 1/3 OF THE SLOPE.
 5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.

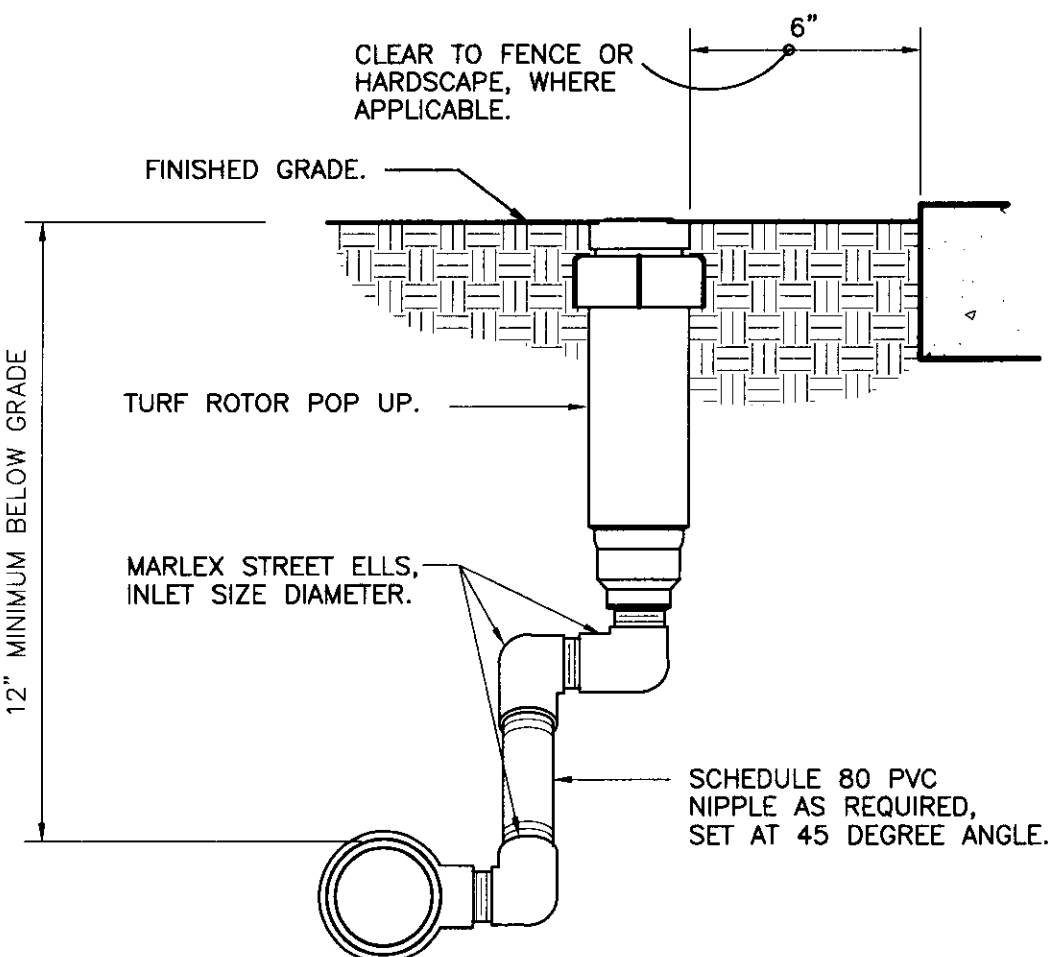


- FLUSH CAP: RAIN BIRD MDCFCOUP WITH MDCFCAP.
- AIR RELIEF VALVE: RAIN BIRD AR VALVE KIT. INSTALL AT HIGH POINT OF SYSTEM.



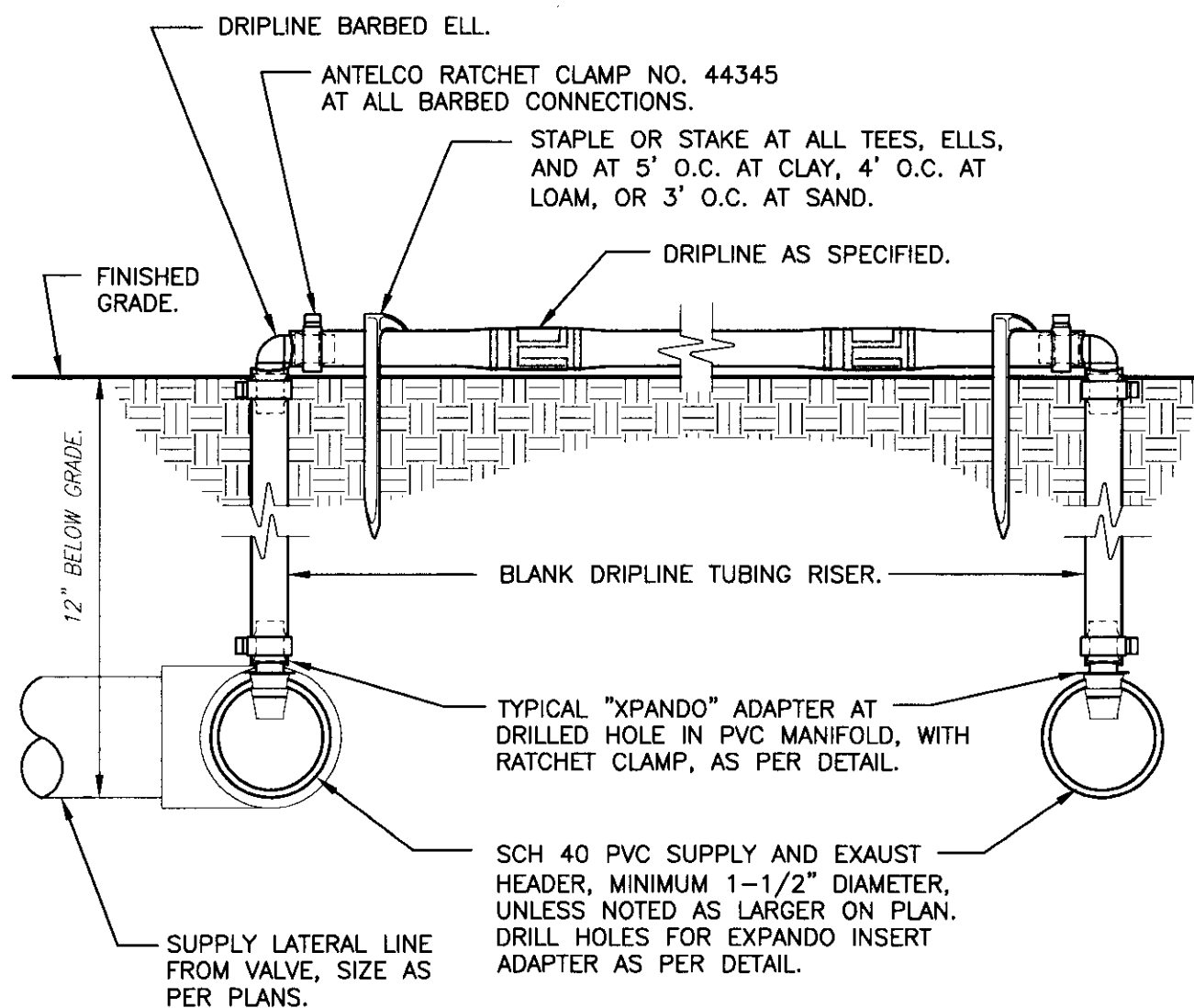
1 RAIN BIRD DRIPLINE W/ XPANDO INSERT ADAPTER

N.T.S. 328413.56-15



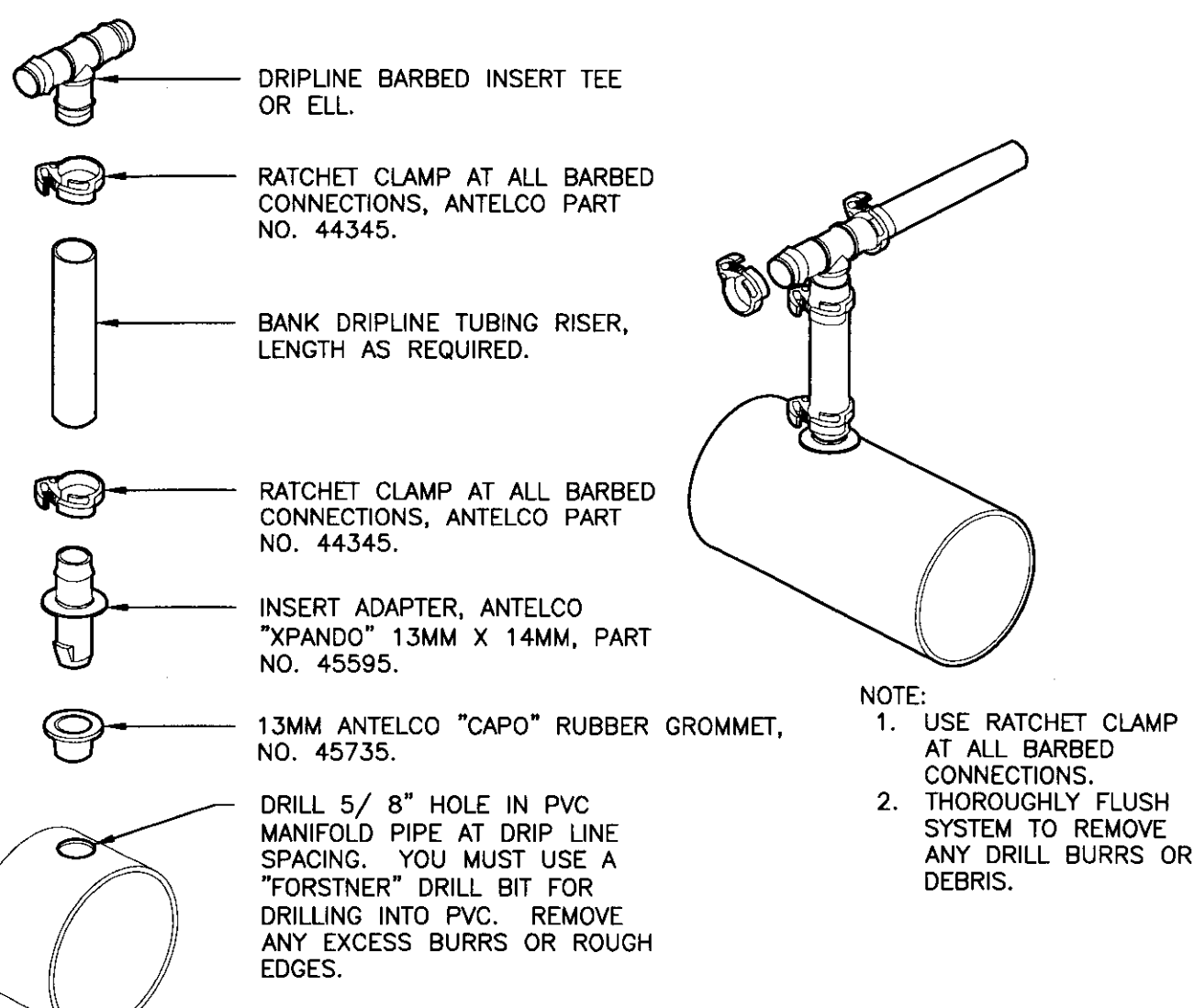
2 TURN ROTOR MARLEX ASSEMBLY

3" = 1'-0" 328403.16-01



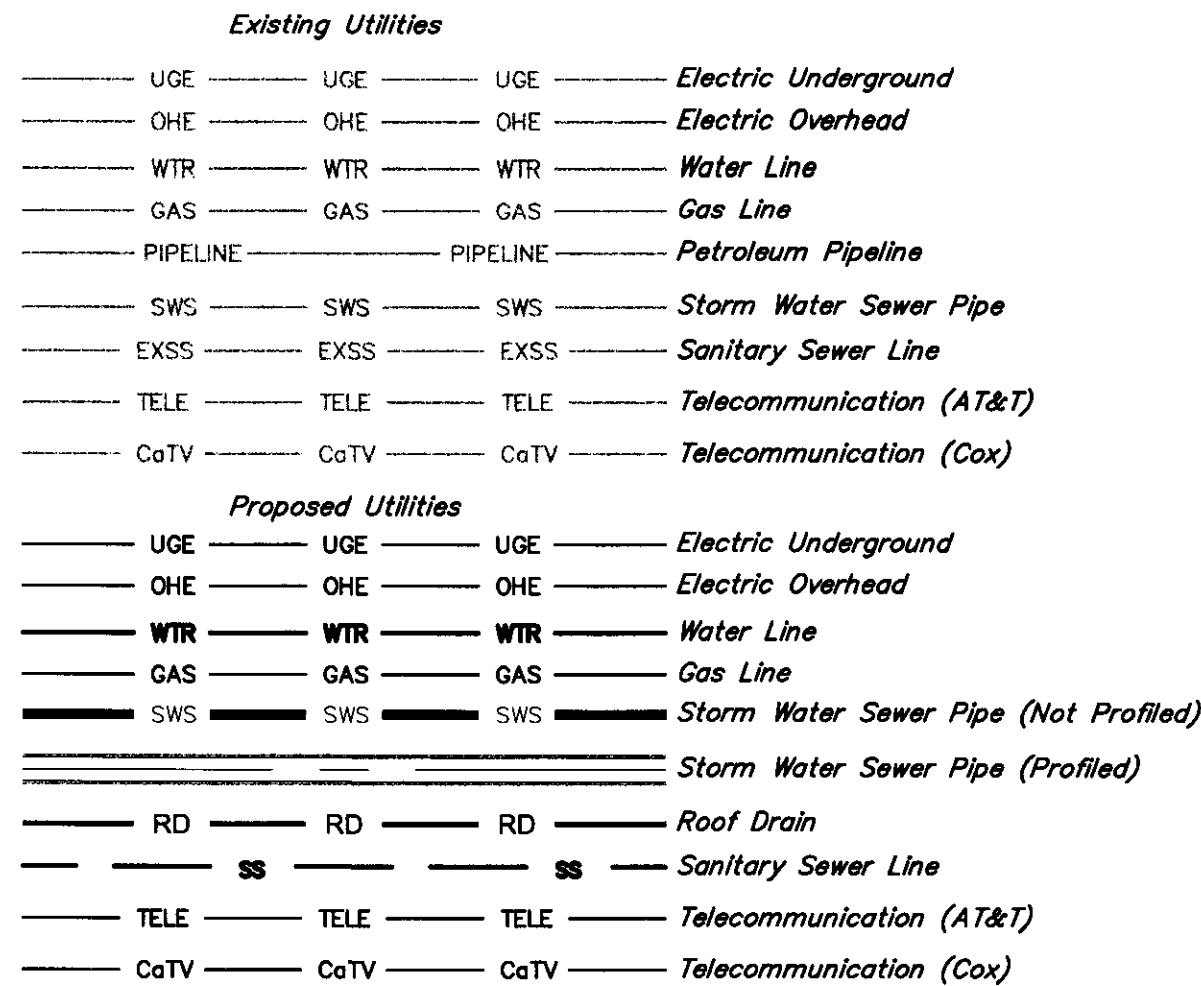
3 DRIPLINE TO MANIFOLD "XPANDO" ADAPTER CONNECTION

N.T.S.



TYPICAL "XPANDO" ADAPTER INSTALLATION AT MANIFOLD

LEGEND



IRRIGATION NOTES

1. The desired water coverage of the Irrigatin system is shown on the drawings. Contractor to complete the layout by placing valves, lateral piping, calculations, and accessories necessary for an operable system. All irrigation work is to be installed in compliance with all local codes and regulations.
2. Irrigation plan is a schematic drawing to represent desired water coverage. Field adjustments may be necessary to avoid unforeseen obstacles and simplify installation.
3. Irrigation Contractor shall zone system so rotor heads are on separate zones from spray heads and drip zones; and rotors in fescue shall be zoned separate from rotors in native areas. Rotors shall also be zoned such the like nozzles and flow rates are on the same zones.
4. The Irrigation Contractor SHALL NOT START Irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner Representative prior to construction.
5. Submittals shall Use Rainbird products or approved equal, which will illustrate valve location, piping and accessories, and main line location. Head types and coverages are provided. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing.
6. Prior to construction, Irrigation Contractor to coordinate with General Contractor in locating all existing and proposed utilities and electrical wiring. "One-Call" shall be done prior to the start of any construction of irrigation.
7. Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.
8. Contractor is responsible for adequate coverage which meets industry standards in shrub bed zones using drip system.
9. Heads to be adjusted to not spray on buildings, walks, or drives. Spray Heads will be located nearest to planting bed edge using swing joints and fittings. Spray Heads to be located so not to be susceptible to damage by automobile overhangs.
10. Irrigation Contractor shall coordinate with General Contractor to verify locations of irrigation sleeves (installed during earlier phase of construction) prior to starting irrigation work. Combine piping when possible to utilize existing sleeves.
11. Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.
12. Irrigation Contractor shall verify static pressure and volume of well water supply prior to installation of system.
14. Irrigation water is to be supplied by a 2" domestic water meter. See Utility Plan.
15. Locate Irrigation Controller per Owner's direction. Install in a lockable water-proof, rust-proof post-or ground-mounted cabinet. Power Shall Be as shown per electrical plans. Irrigation controller - Rainbird MDC2 Two-Wire Decoder Controller - MDC2-50-200
16. Landscape drip beds shall use XFD-06-18-XXX (last three digits are length and are variable), pressure regulating valves, and couplings as necessary.
17. Rainbird Air/Vacuum Relief Valve Kit shall be used for all drip subsurface drip zones. Rainbird - AR Valve Kit
18. Pressure limiting valves shall be used to ensure a maximum of 70 PSI for 7005 & 8005 rotor zones, 60 PSI for 5505 rotor zones, 30 PSI for spray zones, 15 PSI for drip zones. Rainbird PEB/PESB Series Valves - 200-PEB-PRS-D
19. Two-Wire Digital Decoders are required for valve operation.
20. Rainbird quick couplers shall be installed with manual gate valve from main line, see plan for locations. Rainbird Quick-Coupling Valves - 5-LRC
21. Mainline piping shall be 3" or 2" SCH 40 PVC. Air relief valves shall be installed at all high points.
22. Lateral line piping shall be Class 200 PVC (Contractor to determine size on shop drawings and submittals).
23. Rainbird products are illustrated and specified with this plan, but Hunter products may be submitted as an or equal for approval.

REVISIONS

9-24-13: Revised to match Vue Engineering and OCI Comments.

THE VUE

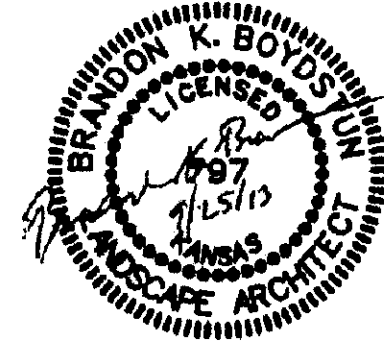
RIDGEPORT ADDITION

WICHITA KANSAS

BUTLER, ROSENBERG & PARTNERS, INC.

319 N MAIN ST. SUITE 200, SPRINGFIELD, MISSOURI, 65806 T: 417-865-6100

STATE OF MISSOURI CERTIFICATE OF AUTHORITY: 00000000 FOR ARCHITECTURE, ENGINEERING, AND LANDSCAPE ARCHITECTURE



DRAWN BY: BKB
ISSUE DATE: 6/26/13
CHECKED BY: BKB
PROJECT: 12-08-E799



Baughman Company, P.A.
315 Ellis, Wichita, KS 67211
P316-262-7271 F316-262-0149

IR DETAILS LA 2.0

LICENSEE
LICENSE NUMBER

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NOTE TO BIDDERS:
1. All turf areas will be irrigated with a combination of spray heads and rotors in such manor to insure no over spray on buildings.
2. All landscape beds will be irrigated with drip line as referenced in details.
3. Pots will be irrigated by using bubblers.
4. Head layout showing required coverage will be provided with final plans
5. Contractor responsible for valving, zoning, and piping.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
5	Rain Bird 5006-SAM-MPR Turf Rotor, 6.0" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. With Seal-A-Matic Check Valve.	131	55		25'
20	Rain Bird 5006-SAM-MPR Turf Rotor, 6.0" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. With Seal-A-Matic Check Valve.	102	55		30'
35	Rain Bird 5006-SAM-MPR Turf Rotor, 6.0" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. With Seal-A-Matic Check Valve.	139	55		35'
4	Rain Bird 8005 Turf Rotor, 5.0" Pop-Up, Plastic Riser, Standard Nozzle. With Seal-A-Matic Check Valve, Adjustable 50-330 arc, and 360 Non-Reversing Full-Circle. 1" (26/34) NPT Female Threaded Inlet. Extended Radius is Ideal for Large Turf Applications.	5	50	3.8	39'
6	Rain Bird 8005 Turf Rotor, 5.0" Pop-Up, Plastic Riser, Standard Nozzle. With Seal-A-Matic Check Valve, Adjustable 50-330 arc, and 360 Non-Reversing Full-Circle. 1" (26/34) NPT Female Threaded Inlet. Extended Radius is Ideal for Large Turf Applications.	3	50	5.6	45'
8	Rain Bird 8005 Turf Rotor, 5.0" Pop-Up, Plastic Riser, Standard Nozzle. With Seal-A-Matic Check Valve, Adjustable 50-330 arc, and 360 Non-Reversing Full-Circle. 1" (26/34) NPT Female Threaded Inlet. Extended Radius is Ideal for Large Turf Applications.	1	50	6.6	49'
10	Rain Bird 8005 Turf Rotor, 5.0" Pop-Up, Plastic Riser, Standard Nozzle. With Seal-A-Matic Check Valve, Adjustable 50-330 arc, and 360 Non-Reversing Full-Circle. 1" (26/34) NPT Female Threaded Inlet. Extended Radius is Ideal for Large Turf Applications.	1	50	9.3	53'
14	Rain Bird 8005 Turf Rotor, 5.0" Pop-Up, Plastic Riser, Standard Nozzle. With Seal-A-Matic Check Valve, Adjustable 50-330 arc, and 360 Non-Reversing Full-Circle. 1" (26/34) NPT Female Threaded Inlet. Extended Radius is Ideal for Large Turf Applications.	1	50	12.6	59'
26	Rain Bird 8005 Turf Rotor, 5.0" Pop-Up, Plastic Riser, Standard Nozzle. With Seal-A-Matic Check Valve, Adjustable 50-330 arc, and 360 Non-Reversing Full-Circle. 1" (26/34) NPT Female Threaded Inlet. Extended Radius is Ideal for Large Turf Applications.	21	50	24.3	65'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
4	Rain Bird UXB-360-SPYK Drip bubbler Drip Bubbler. UXB umbrella flood pattern, available in Full Circle. With 5" spike and barb x barb coupler. Adjust flow as required for planting.	4
	Area to Receive Dripline Netafim TLCV-26-12 (14) Techline Pressure Compensating Landscape Dripline with Check Valve. 0.26GPH emitters at 12.0" O.C. Dripline laterals spaced at 14.0" apart, with emitters offset for triangular pattern. 17mm.	17,349 s.f.



ENGINEERING | SURVEYING | PLANNING
LANDSCAPE ARCHITECTURE

Baughman Company, P.A.
315 Ellis Wichita, KS 67211
P316-262-7271 F316-262-0149

REVISIONS

9-24-13: Revised to match Vue Engineering and OCI Comments.

THE VUE

RIDGEPORT ADDITION

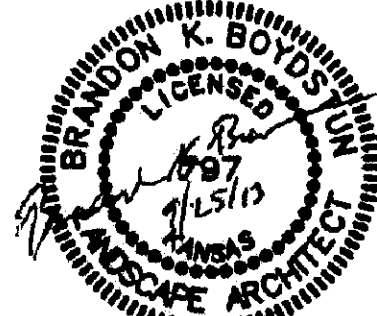
WICHITA KANSAS

BUTLER, ROSENBERY & PARTNERS, INC.

319 N MAIN ST. SUITE 200, SPRINGFIELD, MISSOURI, 65806 T: 417-865-6100

STATE OF MISSOURI CERTIFICATE OF AUTHORITY #0026206 FOR ARCHITECTURE, ENGINEERING, AND LANDSCAPE ARCHITECTURE

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CHECKED BY BKB	PROJECT 12-08-ET99

Overview LA2.1

LICENSEE
LICENSEE NUMBER

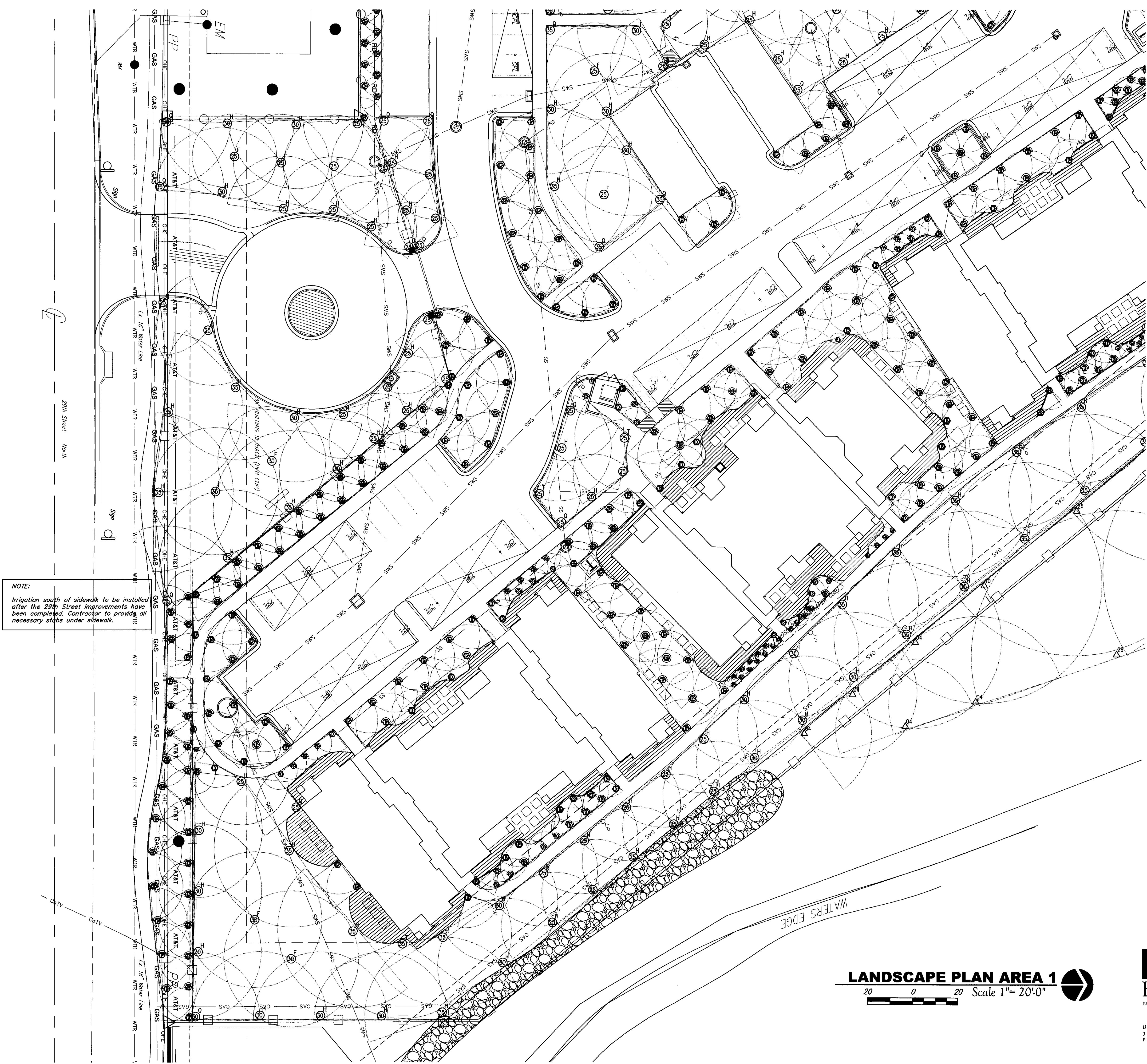
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
1	Rain Bird 1806-SAM 15 Strip Series	1	LCS	30	0.49	4'x15'
2	Rain Bird 1806-SAM 15 Strip Series	3	RCS	30	0.49	4'x15'
3	Rain Bird 1806-SAM 15 Strip Series	2	SST	30	1.21	4'x30'
4	Rain Bird 1806-SAM 5 Series MPR	102	180	30	0.2	5'
5	Rain Bird 1806-SAM 5 Series MPR	10	90	30	0.1	5'
6	Rain Bird 1806-SAM 8 Series MPR	1	360	30	1.05	8'
7	Rain Bird 1806-SAM 8 Series MPR	139	180	30	0.52	8'
8	Rain Bird 1806-SAM 8 Series MPR	11	90	30	0.26	8'
9	Rain Bird 1806-SAM 10 Series MPR	7	360	30	1.58	10'
10	Rain Bird 1806-SAM 10 Series MPR	118	180	30	0.79	10'
11	Rain Bird 1806-SAM 10 Series MPR	36	90	30	0.39	10'
12	Rain Bird 1806-SAM 12 Series MPR	15	360	30	2.6	12'
13	Rain Bird 1806-SAM 12 Series MPR	103	180	30	1.3	12'
14	Rain Bird 1806-SAM 12 Series MPR	25	90	30	0.65	12'
15	Rain Bird 1806-SAM 12 Series MPR	1	270	30	1.95	12'
16	Rain Bird 1806-SAM 15 Series MPR	25	360	30	3.7	15'
17	Rain Bird 1806-SAM 15 Series MPR	191	180	30	1.85	15'
18	Rain Bird 1806-SAM 15 Series MPR	76	90	30	0.92	15'
19	Rain Bird 1806-SAM 15 Series MPR	2	120	30	1.23	15'
20	Rain Bird 1806-SAM 4 Series VAN	2	Adj	30		4'
21	Rain Bird 1806-SAM 6 Series VAN	25	Adj	30		6'
22	Rain Bird 1806-SAM 8 Series VAN	34	Adj	30		8'
23	Rain Bird 1806-SAM 10 Series VAN	54	Adj	30		10'
24	Rain Bird 1806-SAM 12 Series VAN	46	Adj	30		12'
25	Rain Bird 1806-SAM 15 Series VAN	80	Adj	30		15'
26	Rain Bird 1806-SAM 18 Series VAN	14	Adj	30		18'

IRRIGATION OVERVIEW

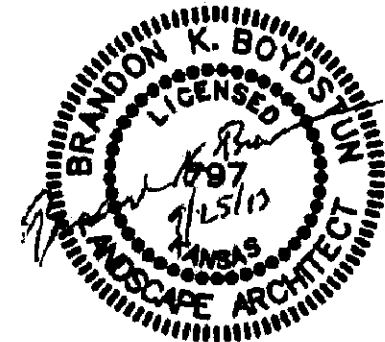
Scale 1"= 50'-0"



REVISIONS
9-24-13: Revised to match Vue Engineering and OCI Comments.

THE VUE
RIDGEPORT ADDITION
WICHITA KANSAS

BUTLER, ROSENBURY & PARTNERS, INC.
319 N MAIN ST. SUITE 200, SPRINGFIELD, MISSOURI, 65806 T: 417-865-6100
STATE OF MISSOURI CERTIFICATE OF AUTHORITY: #0036228 FOR ARCHITECTURE, ENGINEERING, AND LANDSCAPE ARCHITECTURE

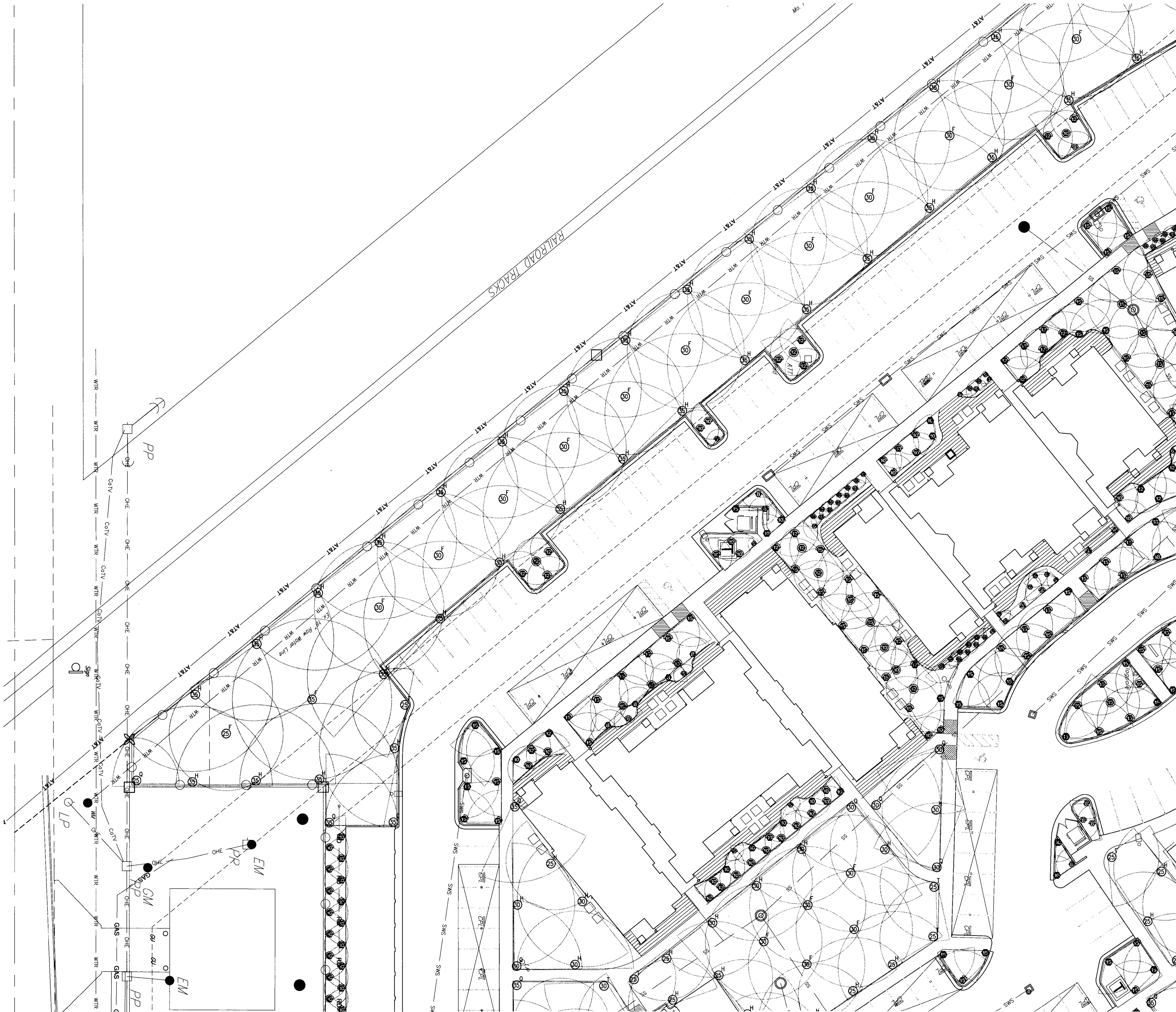


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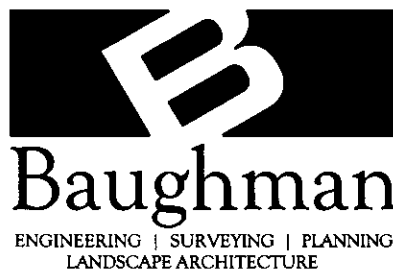


Baughman Company, P.A.
315 Ellis - Wichita, KS 67211
P316-262-7271 F316-262-0149

IRRIGATION **LA 2.2**
LICENSEE
LICENSEE NUMBER
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LANDSCAPE PLAN AREA 2
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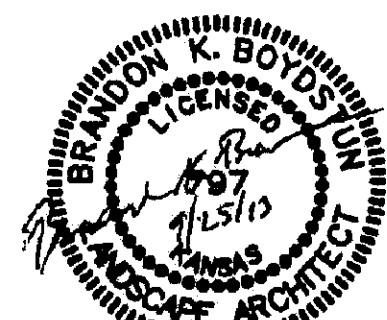


Baughman Company, P.A.
315 Ellis Wichita, KS 67211
316-262-7271 F316-262-0149

REVISIONS	
9-24-13:	Revised to match Vue Engineering and OCI Comments.

THE VUE
RIDGEPORT ADDITION
WICHITA KANSAS

BUTLER, ROSENBURY & PARTNERS, INC.
319 N MAIN ST. SUITE 200, SPRINGFIELD, MISSOURI, 65806 T: 417-865-6100
STATE OF MISSOURI CERTIFICATE OF AUTHORITY: 8008208 FOR ARCHITECTURE, ENGINEERING, AND LANDSCAPE ARCHITECTURE

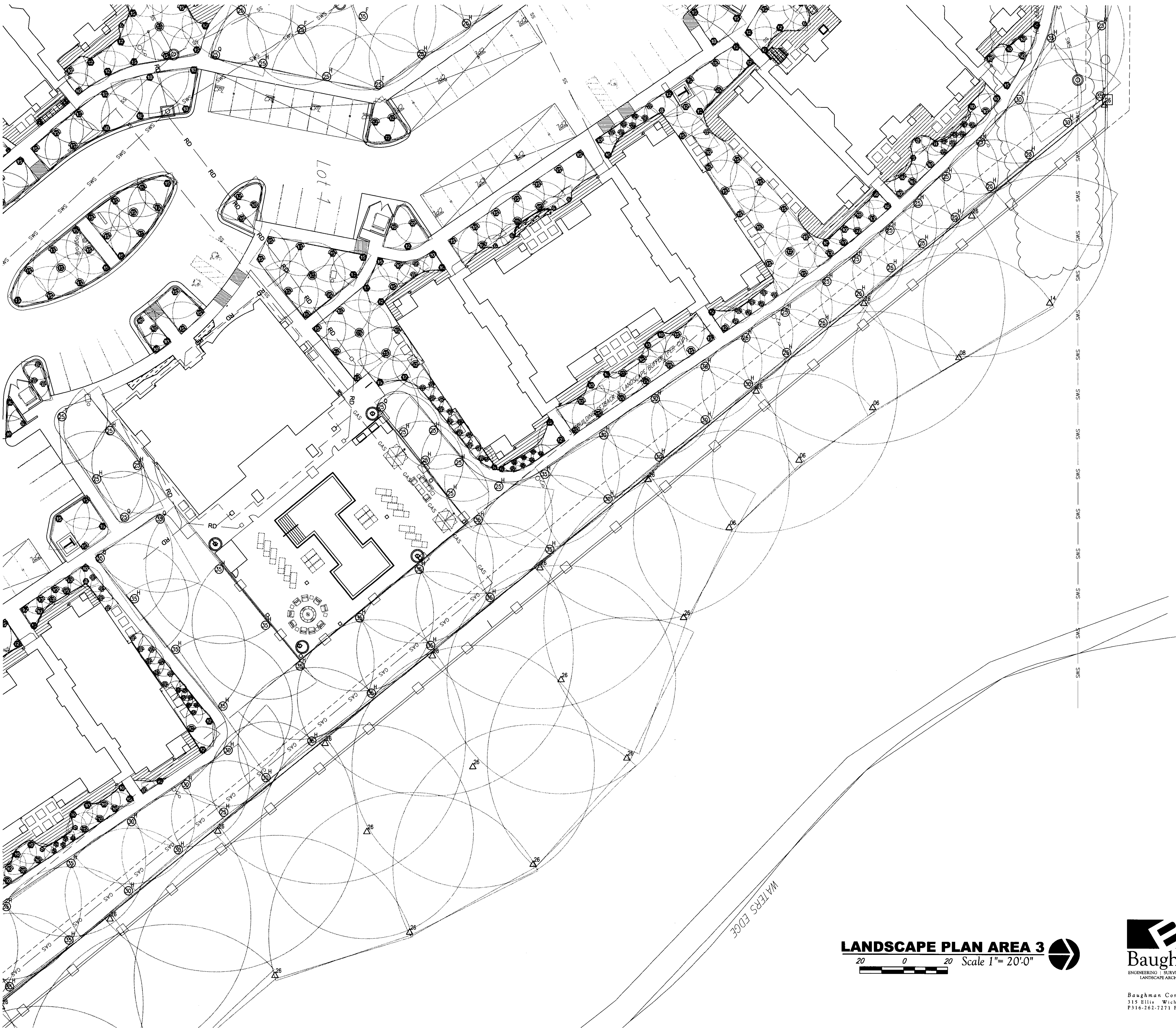


DRAWN BY	ISSUE DATE
BKB	6/26/13
CHECKED BY	PROJECT
BKB	12-08-E799

IRRIGATION

LICENSEE
LICENSEE NUMBER

LA 2.3



LANDSCAPE PLAN AREA 3 
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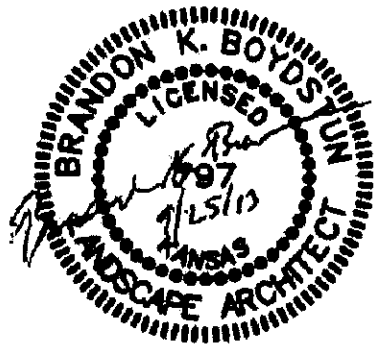
Baughman
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LANDSCAPE ARCHITECTURE

Baughman Company, P.A.
315 Ellis Wichita, KS 67211
P316-262-7271 F316-262-0149

REVISIONS
9-24-13: Revised to match Vue Engineering and OCI Comments.

THE VUE
RIDGEPORT ADDITION
WICHITA KANSAS

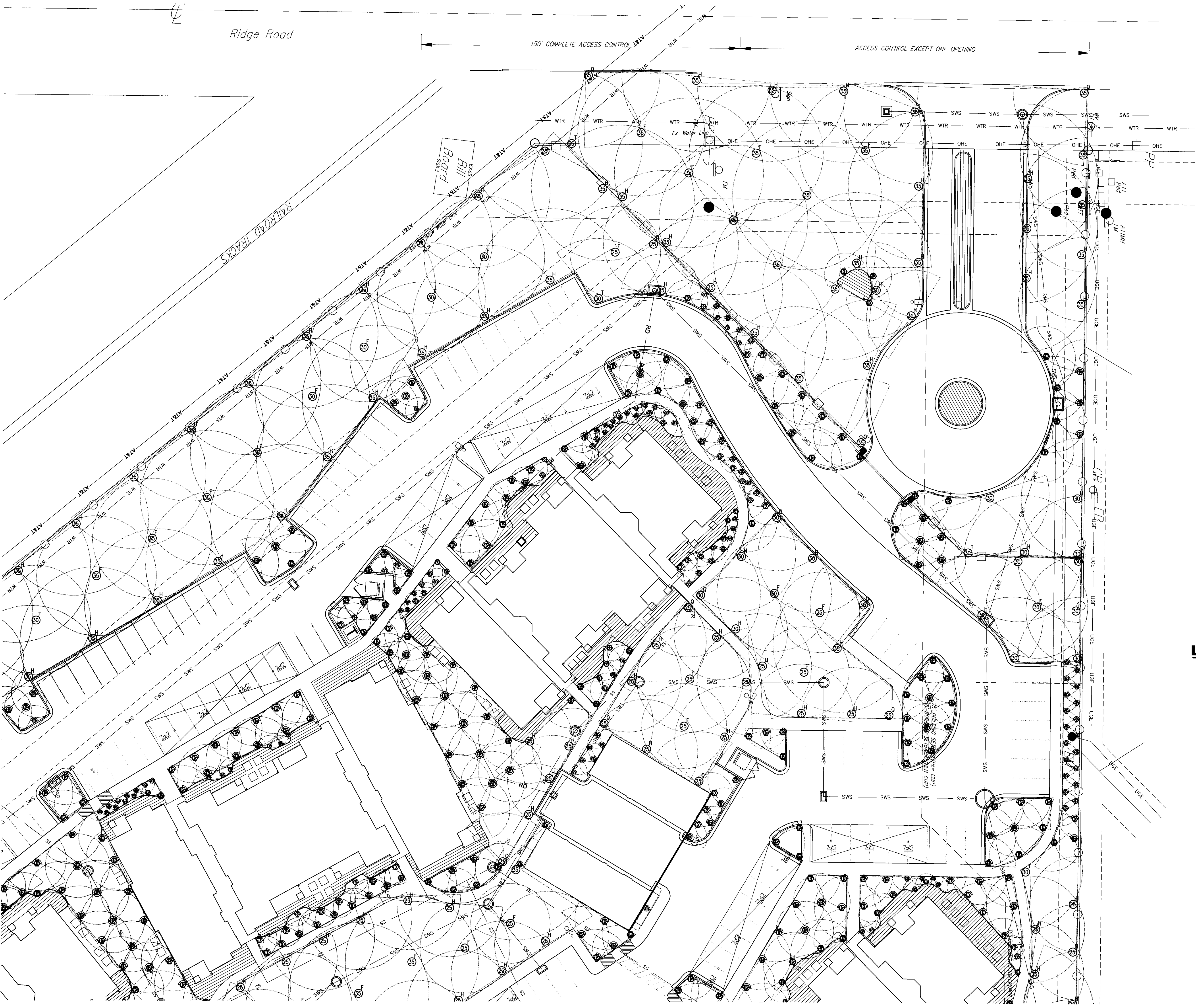
BUTLER, ROSENBURY & PARTNERS, INC.
319 N MAIN ST. SUITE 200, SPRINGFIELD, MISSOURI, 65806 T: 417-865-6100
STATE OF MISSOURI CERTIFICATE OF AUTHORITY #0038206 FOR ARCHITECTURAL, ENGINEERING, AND LANDSCAPE ARCHITECTURE


IRRIGATION

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BKB	12-08-E799

LA 2.4

LICENSEE
LICENSEE NUMBER
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Baughman Company, P.A.
315 Ellis Wichita, KS 67211
P316-262-7271 P316-262-0149

LANDSCAPE PLAN AREA 4



Scale 1"= 20'-0"



REVISIONS

9-24-13: Revised to match Vue Engineering and OCI Comments.

THE VUE

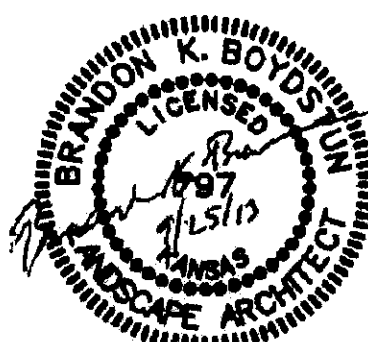
RIDGEPORT ADDITION

WICHITA KANSAS

BUTLER, ROSENBURY & PARTNERS, INC.

319 N MAIN ST. SUITE 200, SPRINGFIELD, MISSOURI, 65806 T: 417-965-6100
STATE OF MISSOURI CERTIFICATE OF AUTHORITY #000000 FOR ARCHITECTURE, ENGINEERING AND LANDSCAPE ARCHITECTURE

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IRRIGATION

LICENSEE
LICENSEE NUMBER

LA 2.5

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Wichita-Sedgwick County Metropolitan Area Planning Department

October 23, 2013

HCW, LLC
Attn: Gary Fultz
153 South Payne Stewart Dr.
Branson, MO 65616

Baughman Company, P.A.
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

RE: Three Administrative Adjustments (CUP2013-00036) to the Ridge Port – Tuscan Village Community Unit Plan (“CUP”) DP-310 to (1) modify General Provision 15 regarding the screening of ground level mechanical equipment, (2) to clarify residential development is excluded from both the building coverage and gross floor area maximums and (3) to permit the sharing of the maximum number of permitted dwelling units throughout the entire CUP.

Adjustment No. 1

Currently, General Provision 15 states “Outdoor work, storage areas, trash receptacles and ground-level mechanical equipment shall be screened from ground-level view with screening walls constructed of materials consistent with the wall materials of the building which the trash receptacle and mechanical equipment supports.”

When CUP DP-310 was submitted and approved it was thought that the property would be developed with commercial uses and have commercial grade outside mechanical equipment. Now the property is to be developed with an apartment complex. Therefore the applicant is requesting an adjustment to clarify that the screening walls for outside mechanical equipment and trash receptacles associated with an apartment complex need not be constructed of materials consistent with the wall materials of the building which the trash receptacles and mechanical equipment supports.

Recommended adjustment: Mechanical equipment and trash receptacles shall be screened per standard Unified Zoning Code requirements Article IV, Section IV-B.3.e(3).

Adjustment No. 2

Currently, Parcels 1, 2 and 3 contain maximum building coverage and maximum floor area standards. Parcels 2 and 3 also contain maximum number of dwelling unit standards, 16 d.u./ac. or 86 d.u. per parcel; Parcel 1 does not reference maximum number of dwelling units. Parcel 1 contains 2 acres and would permit 32 d.u., if given the same standard as used for Parcels 2 and 3.

The applicant is requesting a clarification that for the proposed apartment complex project the maximum building coverage and maximum floor area standards do not apply and Parcel 1 be given the same maximum number of dwelling units, 16 d.u./ac., as permitted in Parcels 2 and 3.

Recommended adjustment: Parcel 1 is permitted up to 16 d.u./acre. Maximum building coverage and gross floor area standards do not apply to multi-family developments. The maximum number of dwelling units permitted within the CUP, 204 units, may be located throughout the entire CUP irrespective of parcel boundaries.

Adjustment 3

As noted above, currently Parcels 2 and 3 are permitted a maximum number of dwelling units, 86 per parcel, while Parcel 1 is proposed to have 32 dwelling units.

The applicant is requesting that the total maximum number of multi-family residential dwelling units (204 units) be allowed to be located throughout the entire CUP irrespective of parcel boundaries.

Recommended adjustment: Allow a maximum of 204 dwelling units to be located throughout the CUP irrespective of parcel boundaries, subject to the density being dispersed throughout the project in a manner generally consistent with construction plans on file with the Metropolitan Area Building and Construction Department as of the date of this administrative adjustment.

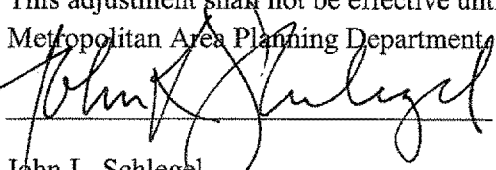
We have reviewed your request and have approved the three requested adjustments as described in the recommended adjustment paragraphs located above.

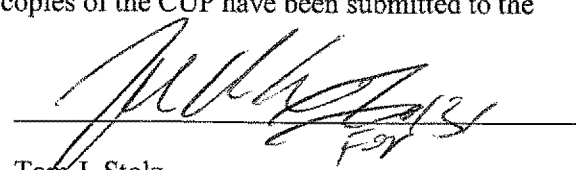
All other applicable development standards shall apply unless specifically adjusted or amended.

Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of the CUP.

The zoning notification signs may now be removed from the property.

This adjustment shall not be effective until four revised copies of the CUP have been submitted to the Metropolitan Area Planning Department.


John L. Schlegel
Director of Planning


Tom J. Stolz
Director of the Metropolitan Area Building and
Construction Department

January 11, 2013

RRGNL, LLC

Attn: Jay Russell

P. O. Box 75337

Wichita, KS 67275-5337

HCW, LLC

Attn: Gary Fultz

153 South Payne Stewart Drive

Branson, MO 65616

RE: DP-310 – Administrative Adjustment to DP-310 Wilson Property Community Unit Plan (“CUP”), Parcels 1, 2 and 3 to increase building height from 35 feet to 38 feet and to clarify that a “minimum four-foot tall wrought-iron or similar decorative fence” satisfies the development standard established by General Provision #13(B), generally located at the northeast corner of North Ridge Road and 29th Street North. (CUP2012-00038)

We have received and reviewed your request for an Administrative Adjustment to Parcels 1, 2 and 3 to increase building height from 35 feet to 38 feet, and to clarify that a “minimum four-foot tall wrought-iron or similar decorative fence” satisfies the development standard of General Provision #13(B).

On the basis of our review, an adjustment to the CUP in the manner you have requested and granted herein would be consistent with the approved CUP and will not have an adverse effect on the CUP or on adjacent properties, nor will it be a substantial deviation from the original plan.

Our signatures below indicate that an administrative adjustment has been granted to adjust the CUP as follows. This adjustment shall not be deemed to alter any other provisions of the CUP, except as expressly stated herein.

For Parcels 1, 2 and 3: Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 38 feet.

It shall be understood that General Provision #13(B) means that a” minimum four-foot tall wrought-iron or similar decorative fence” complies with the screening requirements of that General Provision.

Within 30 days, please submit four revised CUP drawings to reflect the approved adjustments.

The zoning notification signs may now be removed from the property.

John L. Schlegel
Director of Planning

Rick Stubbs
Assistant Building Plan Review Administrator /
Superintendent of OCI

cc: Baughman Company, P. A., Attn: Russ Ewy, 315 Ellis, Wichita, KS 67211
Paul Hays, Office of Central Inspection
J. R. Cox, Office of Central Inspection