

21ST STREET KIDS AND FAMILY EMPOWERMENT
PLANNED UNIT DEVELOPMENT - PUD-20

GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 32 ACRES.
2. PURPOSE - THE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT PROVIDES INCREASED FLEXIBILITY OF THE ZONING STANDARDS WITHIN THE DEVELOPMENT. THE PROPOSED USES FOR THE PARCELS WITHIN THIS PUD ARE COMPATIBLE WITH THE ADJACENT RESIDENTIAL AREAS, BUT REQUIRE SOME FLEXIBILITY OF THE REQUIREMENTS UNDER THE CURRENT ZONING (B, MULTI-FAMILY) TO FACILITATE INTERACTION BETWEEN THE INSTITUTIONAL FACILITIES/COMMUNITY USES.
3. SETBACKS - AS NOTED ON THE PLAN.
4. UTILITIES - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. DRAINAGE - A DRAINAGE PLAN AND GUARANTEES FOR THE DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
6. ACCESS CONTROL
 - A. 21ST STREET NORTH - COMPLETE ACCESS CONTROL EXCEPT JARDINE DRIVE, A PUBLIC STREET WITH A DIVIDED ENTRY OFF OF 21ST STREET NORTH.
 - B. 25TH STREET NORTH - COMPLETE ACCESS CONTROL EXCEPT TWO OPENINGS.
7. EXTERIOR LIGHTING
 - A. ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL AREAS.
 - B. ALL PARKING LOT LIGHTING SHALL HAVE CONSISTENT DESIGN (I.E. FIXTURES, POLES, LAMPS, ETC.)
 - C. THE MAXIMUM HEIGHT FOR ALL PARKING LOT LIGHTING FIXTURES SHALL NOT EXCEED 14 FEET IF WITHIN 100 FEET OF RESIDENTIAL ZONING.

8. ARCHITECTURAL CONTROL
 - A. BUILDINGS ON PARCELS 1, 2, 3 AND 4 SHALL HAVE COMPATIBLE ARCHITECTURAL DESIGN AND EXTERIOR BUILDING MATERIALS (STONE, STUCCO, BRICK, WOOD).
 - B. BUILDINGS WITH METAL EXTERIORS WILL REQUIRE ARCHITECTURAL APPROVAL BY THE DIRECTOR OF PLANNING.
9. SCREENING
 - A. THE SCREENING REQUIREMENTS SHALL BE INSTALLED AS EACH PARCEL IS DEVELOPED. THE GENERAL SCREENING REQUIREMENTS SHALL BE AS PER THE WICHITA-SEDGWICK COUNTY ZONING CODE.
 - B. TRASH ENCLOSURES SHALL BE LOCATED NO CLOSER THAN 20 FEET FROM RESIDENTIAL ZONING.
 - C. ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE GROUND LEVEL VIEW.
10. LANDSCAPE REQUIREMENTS
 - A. LANDSCAPE BUFFERS AND SCREENING SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA. A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE SUBJECT PARCEL.
 - B. ONE SHADE TREE (OR TWO ORNAMENTAL TREES) ARE REQUIRED FOR EACH TWENTY SPACES. IN PARKING LOTS CONTAINING OVER 50 SPACES WITH TWO OR MORE AISLES AND THREE OR MORE BAYS IN ONE CONTIGUOUS AREA, ONE-HALF OF THE REQUIRED PARKING LOT TREES SHALL BE IN INTERIOR PLANTING ISLANDS WITH A MINIMUM OF 25 SQ.FT. OF PERMEABLE AREA.

11. SIGNAGE
 - A. MONUMENT SIGNS - RESERVE A AND RESERVE B SHALL EACH PERMIT ONE MONUMENT SIGN WITH A MAXIMUM HEIGHT OF 25 FEET AND A MAXIMUM SIGN AREA OF 250 SQ.FT.
PUD 2008-07 AA - Parcel 4 - 1 add'l 6' tall 125 sq ft sign for med clinic
 - B. BUILDING SIGNS - BUILDING SIGNAGE SHALL BE SUBJECT TO THE CODE REQUIREMENTS FOR SIGNAGE IN GENERAL OFFICE ZONING.
 - C. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED ON ANY PARCEL.
12. CIRCULATION
 - A. VEHICULAR CIRCULATION - AN OVERALL SITE TRAFFIC PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - B. PEDESTRIAN CIRCULATION - THE GENERAL SIDEWALK LAYOUT IS SHOWN ON THE PLAN. AS EACH PARCEL IS DEVELOPED, A PLAN THAT ILLUSTRATES THE PEDESTRIAN CIRCULATION SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR THE SUBJECT PARCEL.
13. 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. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE SUBJECT PARCEL.
14. PARKING - SEE PARCEL DESCRIPTIONS.
15. OWNERS ASSOCIATION - IF THERE IS MULTIPLE OWNERSHIP, AN OWNERS ASSOCIATION AGREEMENT FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THIS AREA.

6. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
17. STREETS (PUBLIC) - IN ORDER TO MAINTAIN THE EXISTING CHARACTER OF THE DEVELOPMENT AND SAVE EXISTING TREES, THE USE OF ONE-WAY STREETS AND REDUCED PAVEMENT WIDTHS SHALL BE PERMITTED. THE MINIMUM WIDTH OF A ONE-WAY STREET SHALL BE 21 FEET FROM BACK OF CURB TO BACK OF CURB, A MINIMUM RIGHT OF WAY OF 60 FEET SHALL ALSO BE PERMITTED, AND PERPENDICULAR OR ANGLE PARKING MAY BE PERMITTED ALONG THE PUBLIC STREET FOR PARCELS 1, 2, AND 3.

PARCEL DESCRIPTIONS

PARCEL 1:
PROPOSED USES: TOP FACILITY (PRESCHOOL FACILITY)
GROSS AREA: 5.35 ACRES (233,068 SQ.FT.)
MAXIMUM BUILDING COVERAGE: 30%
MAXIMUM BUILDING FLOOR AREA: 69,920 SQ.FT.
MAXIMUM BUILDING HEIGHT: 35 FT
PARKING PROVIDED: PER ZONING CODE FOR GENERAL DAY CARE CENTER USE.
SETBACKS: (SEE PLAN)

PARCEL 2:
PROPOSED USES: GOVERNMENTAL SERVICES, RECREATIONAL USES, GENERAL DAY CARE, COMMUNITY ASSEMBLY.
GROSS AREA: 4.23 ACRES (184,378 SQ.FT.)
MAXIMUM BUILDING COVERAGE: 30%
MAXIMUM BUILDING FLOOR AREA: 55,313 SQ.FT.
MAXIMUM BUILDING HEIGHT: 35 FT
PARKING PROVIDED: PER ZONING CODE
SETBACKS: (SEE PLAN)

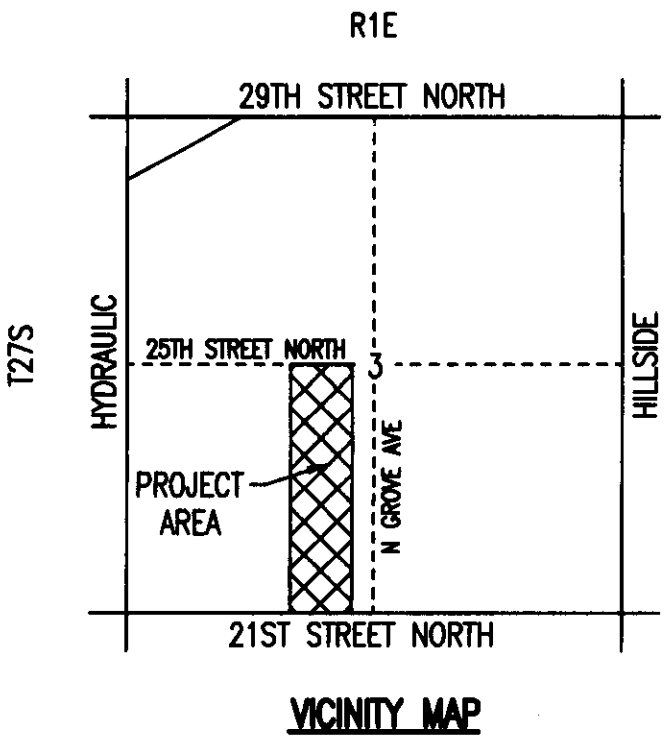
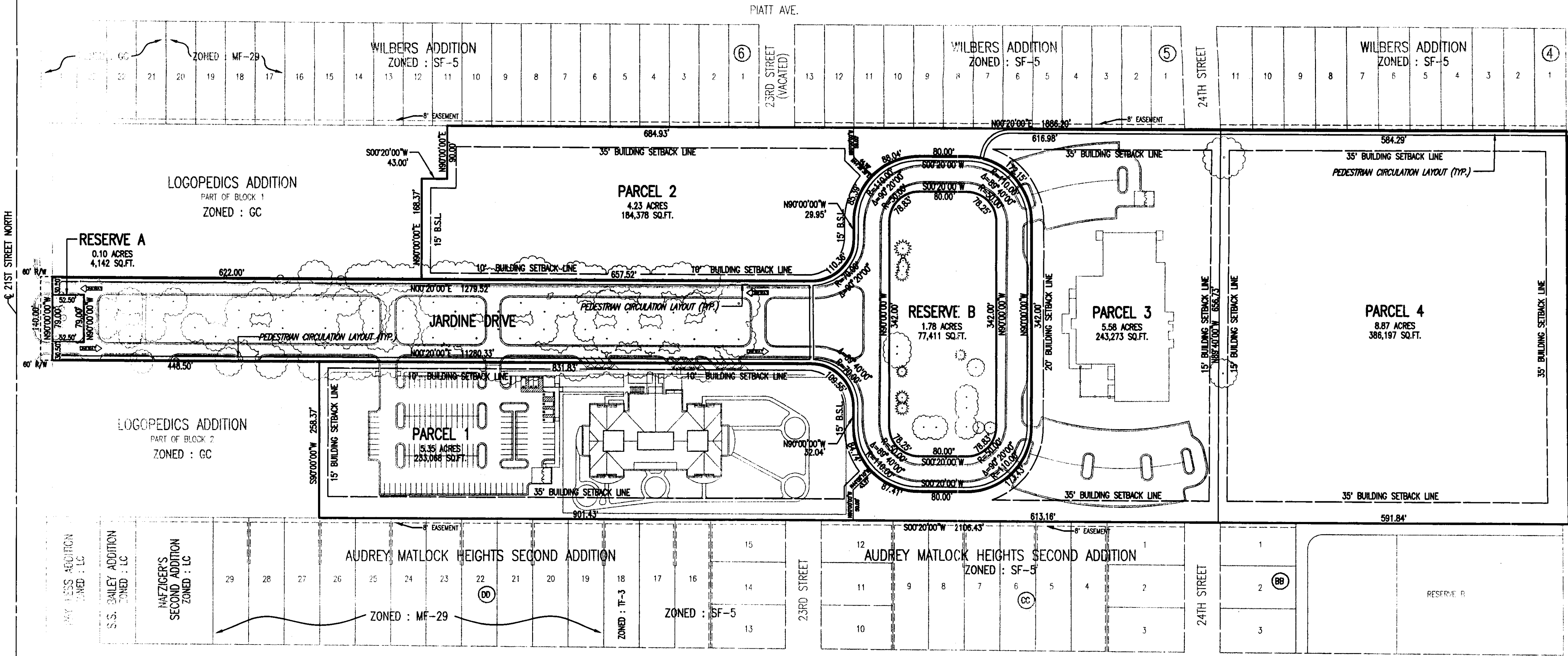
PARCEL 3:
PROPOSED USES: BOYS AND GIRLS CLUB, GOVERNMENTAL SERVICES, RECREATIONAL USES, GENERAL DAY CARE, COMMUNITY ASSEMBLY.
GROSS AREA: 5.58 ACRES (243,273 SQ.FT.)
MAXIMUM BUILDING COVERAGE: 30%
MAXIMUM BUILDING FLOOR AREA: 70,982 SQ.FT.
MAXIMUM BUILDING HEIGHT: 50 FT
PARKING PROVIDED: PER CODE EXCEPT FOR THE BOYS AND GIRLS CLUB WHICH SHALL PERMIT 3 SPACES PER 1,000 SQ.FT. OF FLOOR AREA.
SETBACKS: (SEE PLAN)

PARCEL 4:
PROPOSED USES: GOVERNMENTAL SERVICES, RECREATIONAL USES, ELEMENTARY SCHOOL, COMMUNITY ASSEMBLY.
GROSS AREA: 8.87 ACRES (386,197 SQ.FT.)
MAXIMUM BUILDING COVERAGE: 30%
MAXIMUM BUILDING FLOOR AREA: 115,859 SQ.FT.
MAXIMUM BUILDING HEIGHT: 50 FT
PARKING PROVIDED: PER CODE
SETBACKS: (SEE PLAN)

RESERVE A:
PROPOSED USES: MONUMENT SIGN, LANDSCAPING, IRRIGATION, SIDEWALKS
GROSS AREA: 0.10 ACRES (4,142 SQ.FT.)

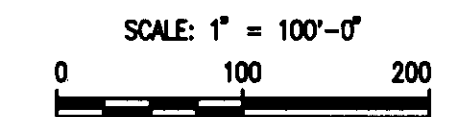
RESERVE B:
PROPOSED USES: MONUMENT SIGNS, PICNIC PAVILIONS, PLAYGROUND, SIDEWALKS, LANDSCAPING, IRRIGATION, OFF-STREET PARKING
GROSS AREA: 1.78 ACRES (77,411 SQ.FT.)

JARDINE DRIVE RIGHT OF WAY:
GROSS AREA: 6.14 ACRES (267,751 SQ.FT.)

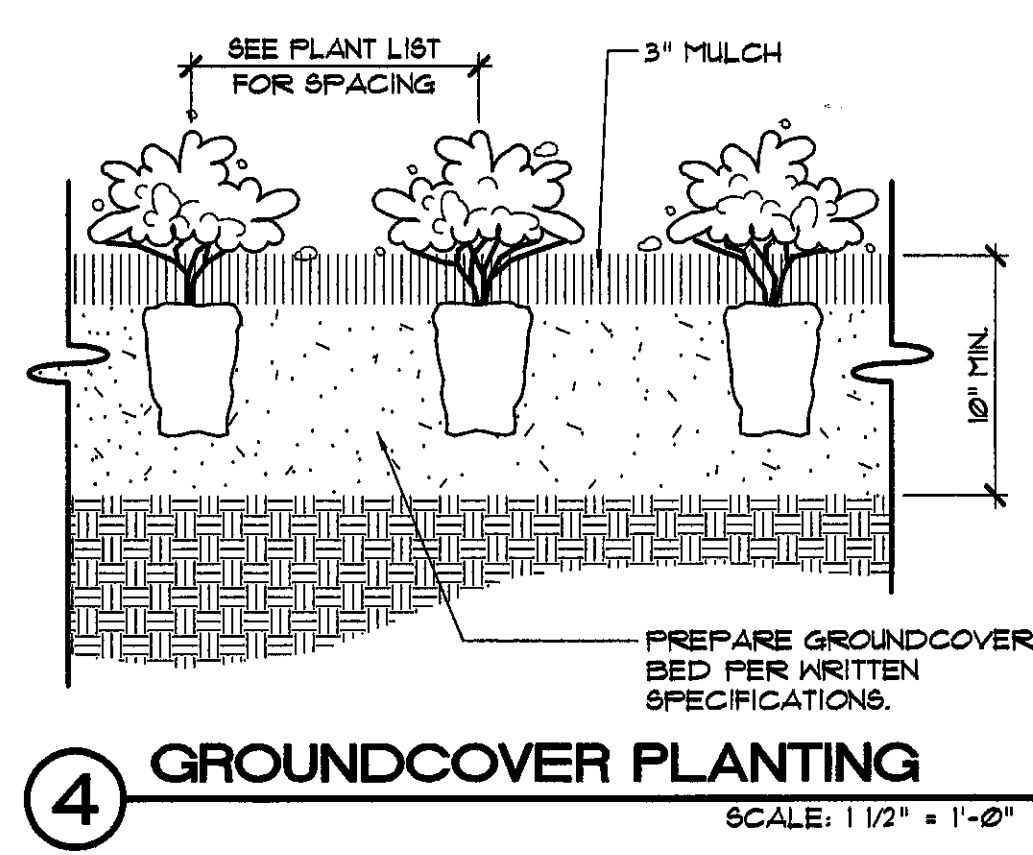
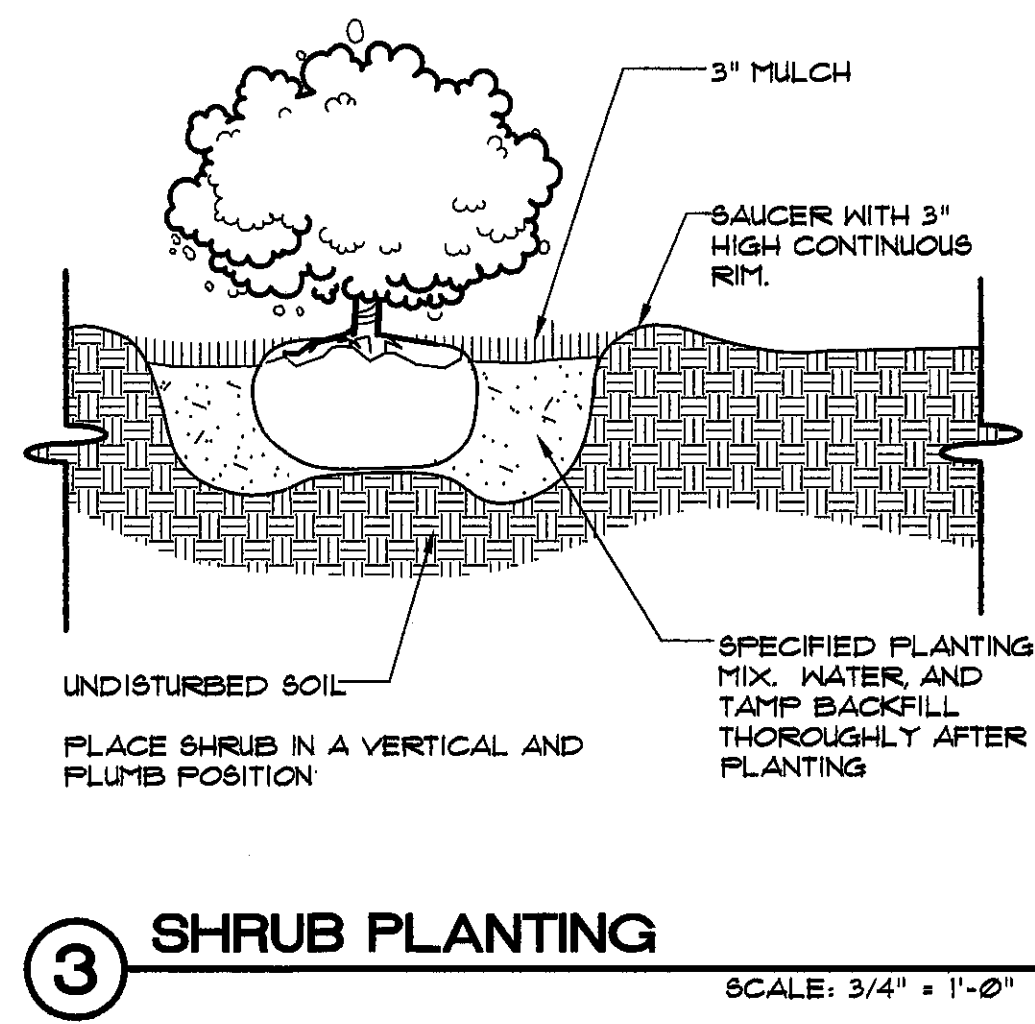
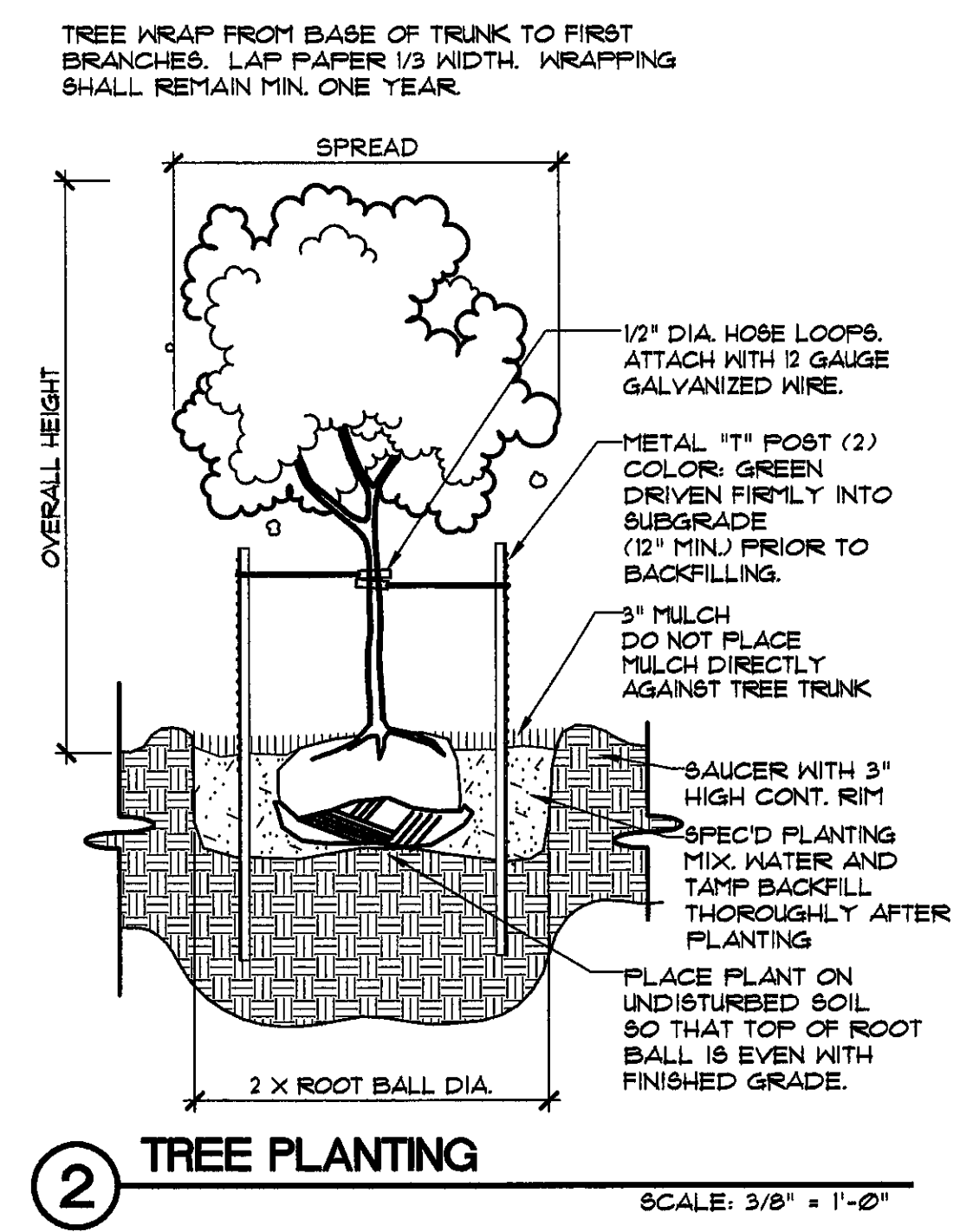
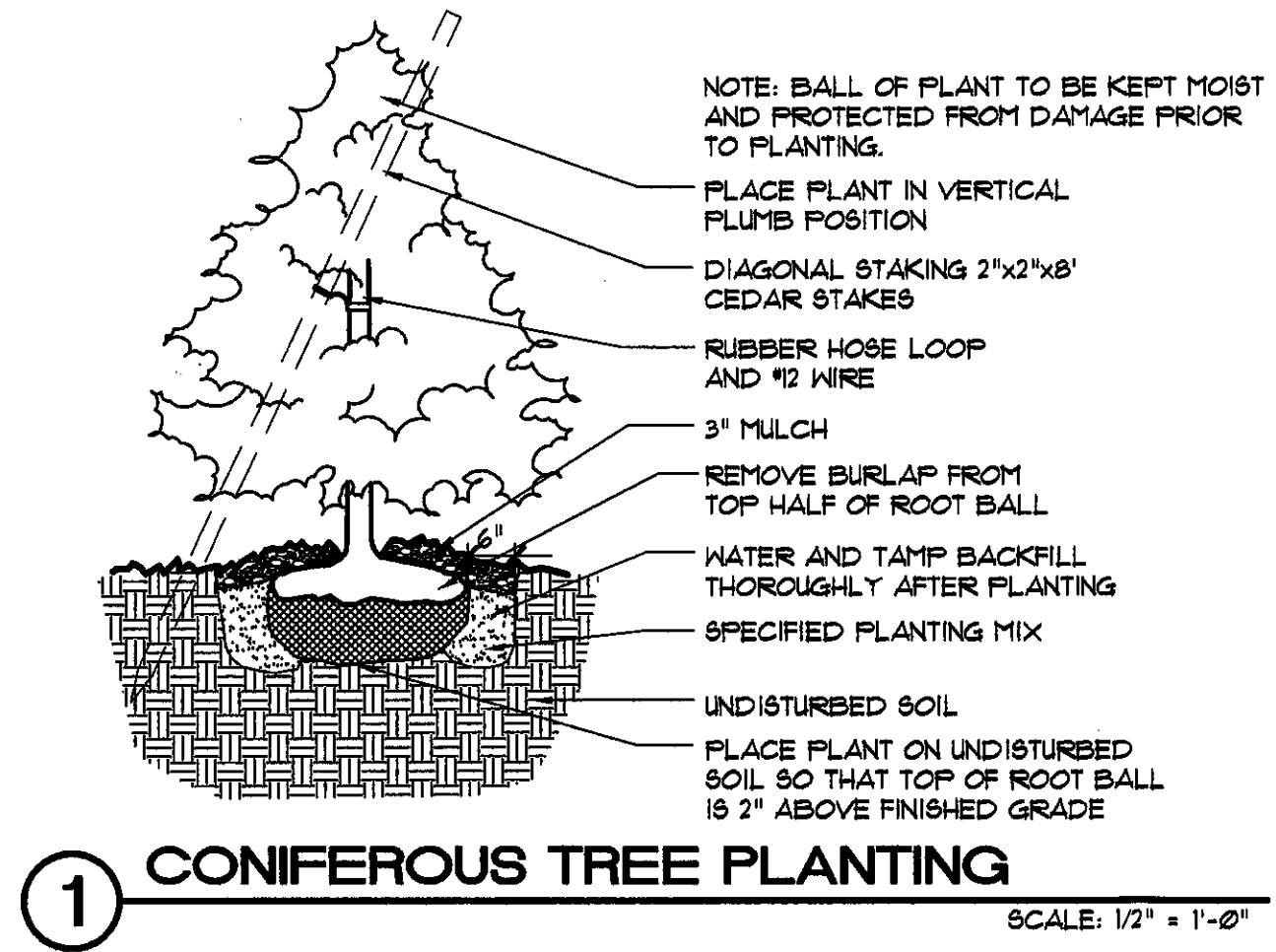


APPROVED PUD # 20

MAPC 9/22/05 SM
NCC 4/4/06 BM
WHPD 10/2



DATE	DESCRIPTION
AUGUST 15, 2005	
MARCH 13, 2006	REVISE BUILDING HEIGHT FOR PARCELS 3 AND 4



LANDSCAPE NOTES:

1. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL.
2. QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
3. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
4. EDGING SHALL BE STEEL OR OWNER APPROVED EQUAL. INSTALL STAKES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. RE: SPECS
5. THE PLANTING BEDS RECEIVING MULCH SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
6. ANY PLANTING BED ADJACENT TO WALKS OR CURBING SHALL HAVE THE GRADE LOWERED TO A SUFFICIENT DEPTH TO ALLOW THE TOP OF THE MULCH TO MATCH THE TOP OF WALK OR CURBING.
7. ALL PLANTING BEDS AND TRANSFORMER ENCLOSURE AS INDICATED ON LANDSCAPE PLAN SHALL RECEIVE MIN. 3" DEEP ROCK MULCH OVER SOIL SEPARATION FABRIC. FABRIC SHALL BE STABLED DOWN PRIOR TO MULCH APPLICATION. ROCK MULCH SHALL BE RED LAVA ROCK. PROVIDE MULCH SAMPLE TO ARCHITECT FOR APPROVAL.
8. TURF SHALL BE FESCUE SOD AND FESCUE SEED AS INDICATED ON PLAN. LOCALLY AVAILABLE HARDY BLEND.
9. GRADE NEXT TO SIDEWALKS SHALL BE A MINIMUM OF 2" BELOW TOP OF WALK PRIOR TO SOD INSTALLATION.
10. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL, SOIL SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
11. ADDITION OF LIME, GYPSUM, ETC.

Boys & Girls Club
LANDSCAPE PLAN
1 of 3
MAPD Cops 10P2

PLANT LIST (COMBINED TOTALS OF ALL BASE BID MATERIAL LOCATED ON SHEETS SP5.1 - 2)					
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
TREES					
AP	3	PEAR, ARISTOCRAT	PIRUS CALLERYANA 'ARISTOCRAT'	12' HT.	B 4 B
CP	14	PISTACHE, CHINESE	PISTACIA CHINENSIS	2' CAL.	B 4 B
H	6	SPRUCE, BLACK HILLS	PICEA GLAUCA VAR. DENSATA	6-8' HT.	B 4 B
LE	11	ELM, LACEBARK	ULMUS PARVIFOLIA	2' CAL.	B 4 B
OG	1	MAPLE, OCTOBER GLORY	ACER RUBRUM 'OCTOBER GLORY'	2' CAL.	B 4 B
OR	19	REDBUD, OKLAHOMA	CERCOIS RENIFORMIS 'OKLAHOMA'	6-8' CLUMP	B 4 B
PY	1	PINE, PINTON	PINUS EDULIS	5-6' HT.	B 4 B
SB	9	SERVICEBERRY, APPLE	AMELANCHIER GRANDIFLORA	2' CAL.	B 4 B
SM	4	MAPLE, SUGAR LEGACY	ACER SACCHARUM 'LEGACY'	2' CAL.	B 4 B
SO	9	SHUMARD OAK	QUERCUS SHUMARDII	2 1/2-3' CAL.	B 4 B
SW	11	PINE, WHITE SOUTHWESTERN	PINUS STROBIFORMIS 'SOUTHWESTERN WHITE'	6-8' HT.	B 4 B
SHRUBS					
AH	14	SPIREA, ANTHONY WATERER	SPIRAEA x BUMALDA 'ANTHONY WATERER'	5 GAL.	CONT.
BB	11	BURNING BUSH, DWARF	EUONYMUS ALATUS 'COMPACTA'	5 GAL.	CONT.
BH	9	HOLLY, DWARF BURFORD	ILEX CORNUTA 'BURFORDII NANA'	5 GAL.	CONT.
BJ	3	JUNIFER, BLUE CHIP	JUNIFERUS HORIZONTALIS 'BLUE CHIP'	5 GAL.	CONT.
CB	17	BUTTERFLY BUSH, COMPACT	BUDDLEIA DAVIDII 'PINK DELIGHT'	5 GAL.	CONT.
DY	22	YEN, DENSIFORMIS	TAXUS X MEDIA 'DENSIFORMIS'	5 GAL.	CONT.
EU	16	EUONYMUS, FAULI	EUONYMUS KIAUTSCHOVICUS 'FAULI'	5 GAL.	CONT.
GF	15	SPIREA, GOLD FLAME	SPIRAEA x BUMALDA 'GOLD FLAME'	5 GAL.	CONT.
JV	2	VIBURNUM, JUDD	VIBURNUM X JUDDII	5 GAL.	CONT.
MA	40	MAHONIA, COMPACT OREGON GRAPEHOLLY	MAHONIA AQUIFOLIUM 'COMPACTUM'	5 GAL.	CONT.
NJ	4	JUNIFER, MINT JULEP	JUNIFERUS CHINENSIS 'MINT JULEP'	5 GAL.	CONT.
NY	30	YEN, NIGRA	TAXUS X MEDIA 'NIGRA'	5 GAL.	CONT.
PB	8	BARBERRY, CRIMSON PYGMY	BERBERIS THUNBERGII VAR. ATROPURPUREA 'CRIMSON PYGMY'	5 GAL.	CONT.
FE	12	EUONYMUS, FAULI	EUONYMUS KIAUTSCHOVICUS 'FAULI'	5 GAL.	CONT.
RT	11	DOGWOOD, RED TWIG 'BAILEY'	CORNUS SERICEA 'BAILEY RED TWIG'	5 GAL.	CONT.
GROUNDCOVERS					
CN	6	WISTERIA, CHINESE	WISTERIA SINENSIS 'AMETHYST BLUE'	3 GAL.	CONT.
FL	211	WINTERCREEPER, PURPLELEAF	EUONYMUS FORTUNEI 'COLORATUS'	1 GAL. # 18" OC.	CONT.

PLANT LIST (ALL MATERIAL LOCATED ON SHEET SP5.2 FOR ALT. 13)					
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
SHRUBS					
BE	6	EUONYMUS, BOXLEAF	EUONYMUS JAPONICUS 'MICROPHYLLUS'	5 GAL.	CONT.
CB	3	BUTTERFLY BUSH, COMPACT	BUDDLEIA DAVIDII 'PINK DELIGHT'	5 GAL.	CONT.
GP	8	POTENTILLA, GOLDFINGER	POTENTILLA FRUTICOSA 'GOLDFINGER'	5 GAL.	CONT.

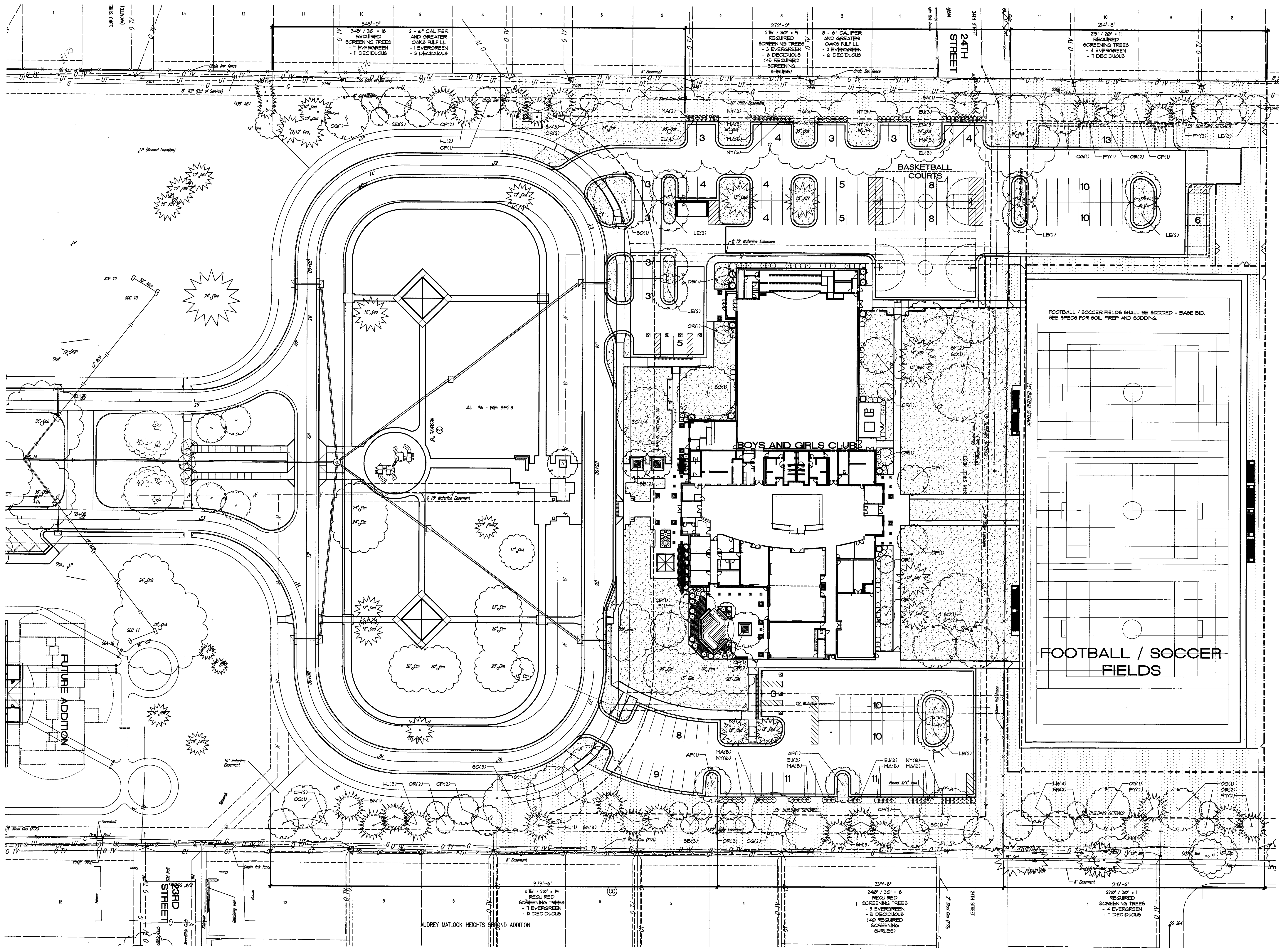
LANDSCAPE DETAILS

ARCHITECTS - PLANNERS
LANDSCAPE ARCHITECTS - INTERIOR DESIGNERS
125 S. WASHINGTON WICHITA, KANSAS 67202
P.O. BOX 946 WICHITA, KANSAS 67201
TEL: 360-2646 FAX: 360-2646

BOYS AND GIRLS CLUB
21st STREET NORTH & OPPORTUNITY DRIVE
WICHITA, KANSAS

PROJECT NO. 105073.02
DATE: MARCH 28, 2006
REVISION: CITY REVIEW
COMMENTS: MAY 5, 2006

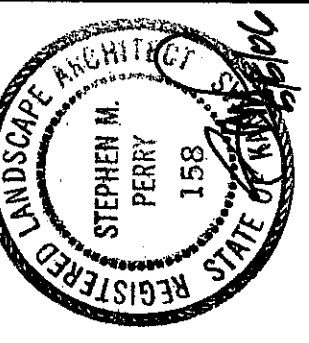
SHEET
SP5.3
OF SHEETS



McCLUGGAGE VAN SICKLE & PERRY

ARCHITECTS • PLANNERS
LANDSCAPE ARCHITECTS • INTERIOR DESIGNERS
125 S. WASHINGTON, WICHITA, KANSAS 67202
P.O. BOX 940, WICHITA, KANSAS 67202
TEL: 360-264-4444 • FAX: 360-264-4445

BOYS AND GIRLS CLUB
21ST STREET NORTH & OPPORTUNITY DRIVE
WICHITA, KANSAS



PROJECT NO. 05-03201
DATE: MARCH 28, 2006
REVIEW: CITY REVIEW
COMMENTS: MAY 5, 2006

SHEET
SP5.1
OF SHEETS



SOD STEEL EDGING
 SEED

66-06 BY DM
2 of 3 MAPD Copy 1 of 2

LANDSCAPE PLAN - SHRUBS, GROUNDCOVER

5.2



ARCHITECTS • PLANNERS
LANDSCAPE ARCHITECTS • INTERIOR DESIGNERS
125 S. WASHINGTON WICHITA, KANSAS 67202
P.O. BOX 3946 WICHITA, KANSAS 67201
PH. 316.262.5464 • FAX 316.262.5465



MCCLUGGAGE VAN SICKLE & PERRY

LEGAL DESCRIPTION

Lot 4, Block 1, 21st Street Kids and Family Empowerment, An Addition to Wichita, Sedgwick County, Kansas

Site Information

Address: 2201 E. 21st North
Owner: USD 259
Type of Construction: New K-8 School
Total Area: 243,061 S.F. (5.534 Acres)
Impervious Area: 175,695 S.F. (4.040 Acres)

Required Landscape Street Yard

35' Setback x North Property Line 656.76 = 22,986 s.f.
Less paved Areas - 7,064 s.f.
Landscape Street Yard (Avail.) 15,922 s.f.
Average Lot Depth 367.055 Feet
Factor 10 allowed - MAPC for Schools
North Property Line 656.76 x 10 = 6567.6 s.f.
/ 500 s.f. per tree = 13.1352 / 14 trees
Plant 12 Trees and 20 Shrubs

Required Buffer

Residential west property line one tree / 40' of 363.28 west property line = 9.082 trees + 6' wood fence. (PUD requires 6' wood fence).
PUD 20, A 5' sidewalk required to connect to Boys and Girls Club sidewalk that is not installed.
Plant 9 Trees

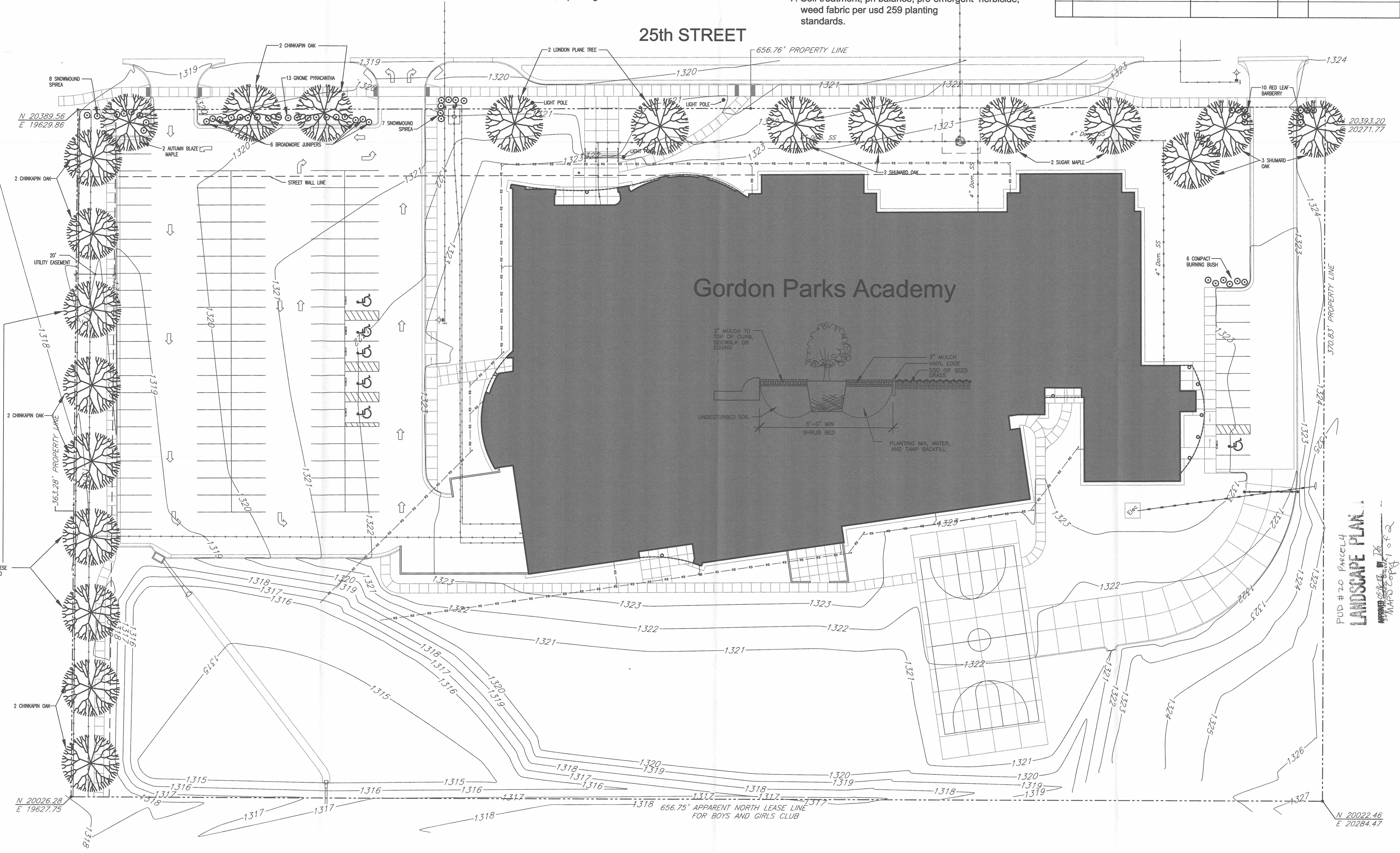
Required Parking Lot Screening

6' wood fence west property line reduced to 3' Height.
For 20' to North Property Line at 25th Street.
111 total parking spaces / 20 = 5.55 shade trees.
6 trees total / 1/2 in street yard (reduction) + 10 x 3 = 30 shrubs continuous at parking

LANDSCAPE NOTES

1. Landscaping to be installed by usd 259 and is for information only.
2. Edging shall be vinyl "valleyview" or owner approved equal- install stakes per manufacturers requirments.
3. Install 3" cypruss mulch at tree saucer and shrub bed minimum of 5' wide and 3" planting bed.
4. Lower at any curb or sidewalk so that mulch is at top of curb, sidewalk or edging.
5. Turf shall be buffalo seed, hardy blend.
6. Front and side yards may be sod at owner discretion- depending on time of planting and for presentation opening.
7. Soil treatment, ph balance, pre-emergent herbicide, weed fabric per usd 259 planting standards.

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
13	Pyracantha angustifolia 'Gnome'	Gnome Pyracantha	2 gal.	
6	Euonymus alatus 'compacta'	Compact Burning Bush	2 gal.	
6	Juniperus Sabina Broadmore	Broadmore Juniper	2 gal.	
15	Spiraea nipponica 'Snowmound'	Snowmound Spirea	2 gal.	
10	Berberis thunbergi atropurpurea	Red Leaf Barberry	2 gal.	
2	Platanus x acerifolia 'bloodgood'	London Plane Tree	2" Caliper	
5	Quercus shumardii	Shumard Oak	2"	
3	Acer saccharum 'Legacy'	Sugar Maple	2"	
8	Quercus muehlenbergii	Chinkapin Oak	2"	
3	Pistacia Chinesis	Chinesis Pistacio	2"	



ARCHITECTURE

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SCHAEFER JOHNSON COX FREY



NEW K-8 SCHOOL
USD 259
2201 EAST 25TH STREET NORTH
WICHITA, KANSAS

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Revisions	
15 MAY 08	1
	2
	3
	4

Project Number
SJCF 2926.00

Date
21 April 2008
Landscape Plan

1" = 20'

L-1