

NORTH GREENWICH DEVELOPMENT
COMMUNITY UNIT PLAN
DP-316

PARCEL 1

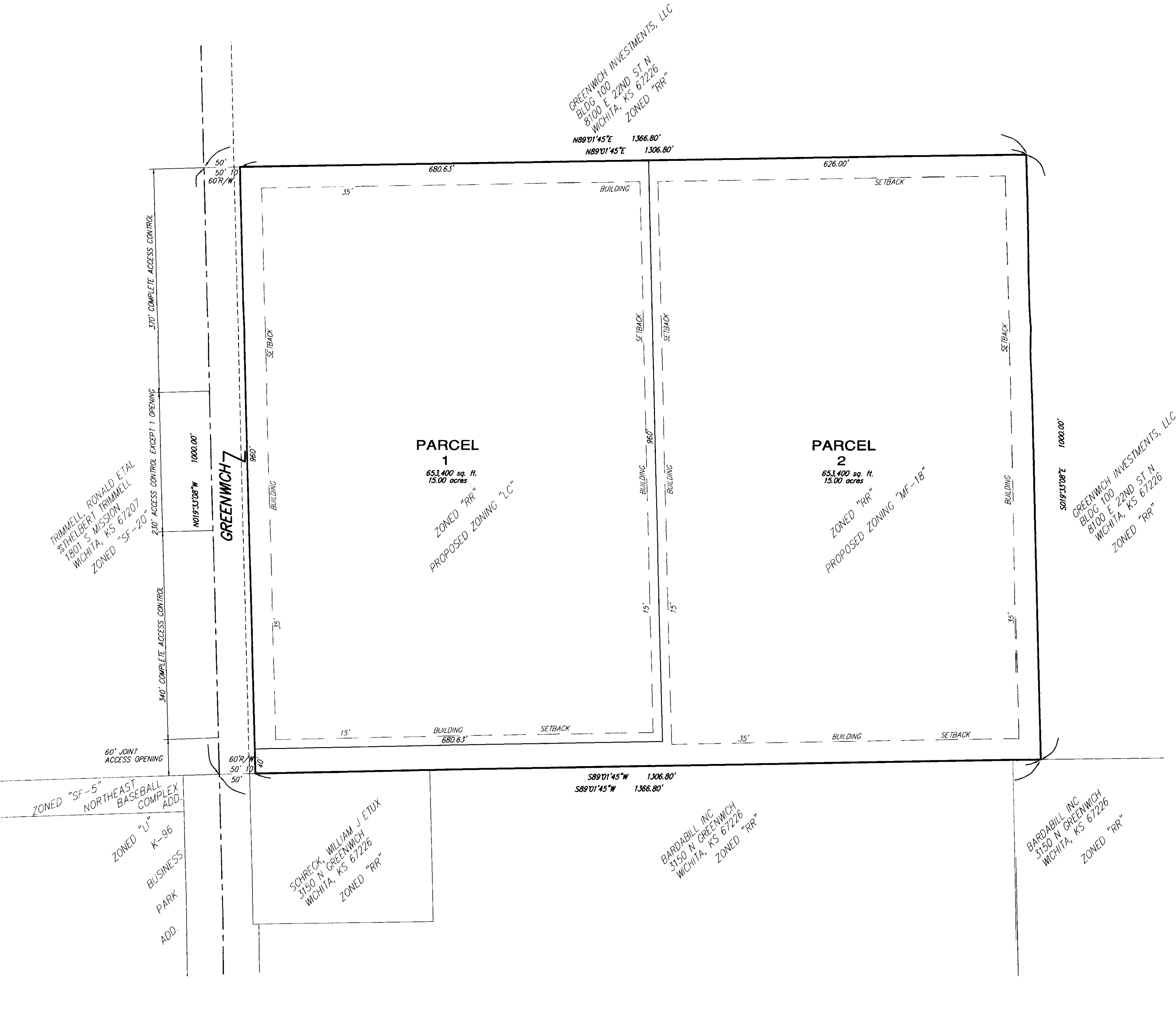
- A. Net Area: 653,400 sq.ft. or 15.00 acres
B. Maximum Building Coverage: 196,020 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 228,690 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Buildings: Five (5)
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Zoning: General Office
J. Permitted Uses:
All permitted uses in the "Limited Commercial" zoning district of the Wichita-Sedgwick County Unified Zoning Code, except for those listed under G.P. #18.

PARCEL 2

- A. Net Area: 653,400 sq.ft. or 15.00 acres
B. Maximum Building Coverage: 196,020 sq.ft. or 30 percent
C. Maximum Gross Floor Area: 228,690 sq.ft.
D. Floor Area Ratio: 35 percent
E. Maximum Number of Dwelling Units: 120
F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet, maximum 2 stories.
G. Setbacks: See Drawing
H. Access Points: See Drawing
I. Zoning: Multi-Family 18
J. Density: Maximum 8 dwelling units per acre
K. Permitted Uses:
All permitted uses in the "Multi-Family 18" zoning district of the Wichita-Sedgwick County Unified Zoning Code.

GENERAL PROVSIONS:

1. Total Land Area: 1,366,913 ± sq.ft. or 31.38 ± acres
Net Land Area: 1,306,800 ± sq.ft. or 30.00 ± acres
2. Total Gross Floor Area: 478,420 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 the appropriate Engineer for approval during the platting process. Required guarantees for drainage shall be provided at the time of platting improvements.
6. Guarantees for specific street improvements for Greenwich shall be further reviewed and determined at the time of platting; however a guarantee for left-turn center lanes and right-turn decel-lanes at all full movement approaches will be requested.
7. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
A. Each parcel is permitted at least one free-standing sign per arterial frontage with the following area restrictions:
Parcel 1: Three signs along Greenwich, each sign having a maximum area of 200 sq. ft.
Parcel 2: 200 sq. ft. of signage along Greenwich to be located within a reserve. Location of reserve shall be determined at the time of platting.
B. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold and share similar elements in design.
C. 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.
D. Portable, billboards and off-site signs are not permitted.
E. Window display signs are limited to 25% of the window area.
F. No signs shall be allowed on the rear of any buildings.
G. All freestanding signs must be monument type and shall have a maximum height of 20 feet for Parcels 1 & 2.
H. If the site is developed with institutional, church, school or similar uses, sign size on parcels where such uses are located shall be limited to 100 square feet.
8. Access Controls shall be as shown on the final plat.
9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
10. Each parcel, as developed, shall share similar or consistent parking lot lighting elements within its parcel (i.e., fixtures, poles, and lamps, and etc.). Shoebox fixtures will be required on all light poles.
A. Limited height of light poles, including fixtures, lamps and base, to 24 feet.
B. 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 a shared palette of landscape materials among parcels.
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:
A. For any building developed for commercial use within Parcel 1, a six (6) to eight (8) foot high concrete/masonry wall shall be constructed adjacent to residential uses.
B. This solid wall shall be constructed of a pattern and color that is consistent or compatible with the building walls.
14. Rooftop mechanical equipment shall be screened from ground level view with similar materials to the main building per Unified Zoning Code.
15. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened, with similar materials to the main building, to reasonably hide them from ground view.
16. All buildings within each parcel of this C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material, as determined by the Director of Planning. Building walls and roofs must have predominately earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. Metal as an exterior material shall be limited to incidental accent.
17. Fire lanes shall be in accordance with the appropriate Fire Code. 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.
18. No parcel within this C.U.P. shall allow the use of adult entertainment establishments; sexually oriented business; correctional placement residences; group residences, limited and general; recycling stations, public and private; utility; major and minor; pawn shop; marine facility; all industrial manufacturing and extractive usages; night club in the city; night club in the county; and tavern and drinking establishment. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. Restaurants with drive-through windows, convenience stores, service stations, and vehicle repair, limited will not be permitted within 200 feet of residential uses. Restaurants with drive-through windows shall be designed to ensure queuing lanes for drive-through windows will not align vehicle headlights in such a manner as to face residential zoning. No overhead doors shall be allowed within 200 feet of residential uses and shall not be facing any residential zoning district. Exterior audio systems that project sound beyond the boundaries of the C.U.P. are prohibited.
19. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
20. 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 Greenwich with the proposed buildings within the subject property.
25. No development shall occur until such 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. An overall site plan shall be required for review and approval by the Planning Director prior to the issuance of any building permits; the site plan shall ensure internal circulation within the parcels and joint use of ingress/egress openings and that private drive openings are not impacted/blocked by the layout of parking stalls or landscaping.



LEGAL DESCRIPTION:

The south 1000.00 feet of the west 1366.80 feet of the NW/4 of the SW/4 of Sec. 34, Twp. 26-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, subject to road rights-of-way of record.

REVISIONS

Submitted: October 13, 2008
Revised per MAPC: November 20, 2008
Approved per County Commission: December 31, 2008

APPROVED CUP

MAPC 11-20-08 DM
BOCC 12-31-08 DM



SCALE: 1" = 100'

DP-316

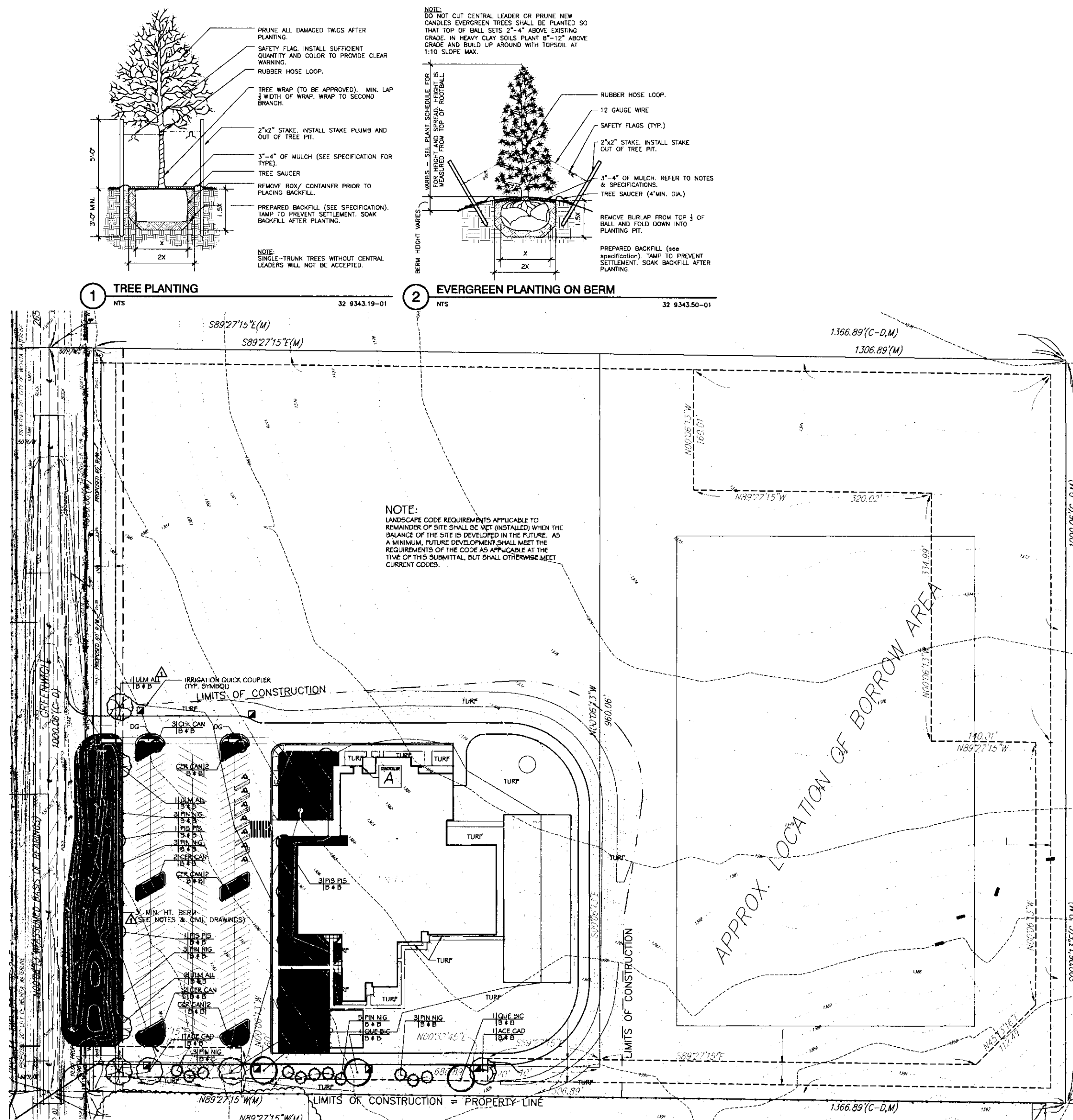
NORTH GREENWICH
DEVELOPMENT
COMMUNITY UNIT PLAN

Baughman Company, P.A.
315 Ellis St., Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

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DP-316 Portion of Parcel
LANDSCAPE PLAN

APPROVED 02-23-07 BY *DS*
MAPD COPY 1 OF 2



PLANT SCHEDULE

TREES	BOTANICAL/COMMON	CONT	CAL	SIZE	QTY
ACE CAD	Acer saccharum / Caddo Sugar Maple	B & B	2" Cal		3
CCR CAN	Cercis canadensis / Eastern Redbud	B & B	1.5" Cal		12
PIS PIS	Pistacia chinensis / Chinese Pistache Standard	B & B	2" Cal		7
QUE INC	Quercus bicolor / Swamp White Oak	B & B	2" Cal		3
ULM ALL	Ulmus parvifolia / Alice Lacebark Elm	B & B	2" Cal		5
CONIFERS	BOTANICAL/COMMON	CONT	CAL	SIZE	QTY
PIN NIG	Pinus nigra / Austrian Black Pine	B & B	6" HL	20	

IRRIGATION NOTES

- ALL REQUIRED LANDSCAPING SHALL BE IRRIGATED PER CODE.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED FOR LANDSCAPE AREAS INSIDE PERIMETER DRIVE AND BETWEEN BUILDING AND BACK OF STREET CURB (SHADED AREAS).
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION WHICH WILL ILLUSTRATE TYPE OF HEADS, VALVES, PIPING AND ACCESSORIES. VERIFY AVAILABLE STATIC PRESSURE AND SUPPLY VOLUME.
- CONTROLLER LOCATION SHALL BE AS SHOWN ON PLAN. COORDINATE LOCATION WITH ELECTRICAL CONTRACTOR FOR PROVISION OF POWER.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- INSTALL QUICK COUPLERS IN LOCKABLE VALVE BOXES AT 150' INTERVALS ALONG OUTSIDE OF PERIMETER DRIVE TO IRRIGATE REQUIRED LANDSCAPING BEYOND THE SHADED ZONES SHOWN.

GENERAL PLANTING NOTES

GENERAL

- SEE WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCHITECT/LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO BIDDING.

SITE PREPARATION AND EARTHWORK

- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE CALL CENTER AT (816) 687-2470. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
- GENERAL CONTRACTOR SHALL PROVIDE 4" MIN. TOPSOIL AT ALL PLANTING LOCATIONS. BERMS SHOWN ON PLANS SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- BERMS SHOWN ON PLAN ARE APPROXIMATE ONLY. MINIMUM HEIGHT OF BERMS SHALL BE 3". LANDSCAPE CONTRACTOR TO SHAPE BERMS AS SHOWN ON PLAN. GENERAL CONTRACTOR SHALL COORDINATE GRADING OPERATIONS OF EARTHWORK AND LANDSCAPE CONTRACTORS.

PLANTING PREPARATION

- LOOSEN COMPACTED SOILS BY TILLING AND/OR AERATING AS NECESSARY TO PROVIDE A SUITABLE PLANTING MEDIUM AND OPTIMIZE SEED GERMINATION AND PLANT GROWTH. AMEND SOILS AS NECESSARY AND IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

PLANTING MATERIALS

- ALL PLANT MATERIAL SHALL BE WELL FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERMEN'S "AMERICAN STANDARD OF NURSERY STOCK."
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- ALL PLANT LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- SEED TYPE FOR TURF AREAS INSIDE PERIMETER DRIVE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TALL FESCUE. SOW AT RATE SPECIFIED BY SEED PRODUCER.
- SEED TYPE FOR TURF AREAS OUTSIDE PERIMETER DRIVE SHALL BE A STANDARD KNOT MIX. SOW AT RATE SPECIFIED BY SEED PRODUCER. REFER TO CIVIL DRAWINGS FOR BORROW AREAS TO BE SEEDS.
- PLACE 4" OF MULCH IN ALL TREE SAUCERS.

RELATED ITEMS

- MULCH: USE SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS. SIZE OF MATERIAL TO RANGE FROM 1" - 3" ONLY. LANDSCAPE CONTRACTOR SHALL SUPPLY OWNER WITH A SAMPLE OF MULCH(IES) FOR APPROVAL PRIOR TO INSTALLATION.
- DOG: DECOMPOSED GRANITE SHALL BE USED IN PARKING ISLANDS. INSTALL 1.5" OF DOG OVER A 3" LIGHTLY COMPACTED DRAIN ROCK BASE WITH NON-WOVEN FILTER FABRIC BETWEEN THE TWO MATERIALS.

MAINTENANCE AND CLEAN-UP

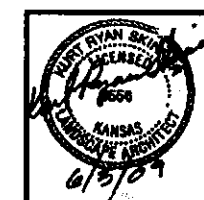
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS' HEALTHY CONDITION.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
- RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W., AND IN AREAS OUTSIDE LIMITS OF CONSTRUCTION AT NO ADDITIONAL COST TO OWNER OR LANDSCAPE ARCHITECT.

INSPECTION, WARRANTIES AND GUARANTEE

- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
- OWNER AND LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
- GUARANTEE ALL SEED AREAS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- GUARANTEE TREES, SHRUBS, GROUNDCOVER, AND PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNUSUALLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN TWO DAYS OF REQUEST PENDING FAVORABLE SEASONAL PLANTING CONDITIONS. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.

LANDSCAPE ORDINANCE CALCULATIONS

LOT DEPTH = 680.89'
STREET FRONTAGE (DEVELOPED PORTION) = 520'
PARKING STALLS = 229
LANDSCAPE STREET YARD = 20x114' X = 10,400 sq. REQ.
61,240 sq. PROVIDED
STREET YARD TREES = 1 SHADE TREE / 500 sq. = 20.8 = 21 REQUIRED
PARKING LOT SCREENING PROVIDED BY CONTINUOUS BERM, 3' MINIMUM HEIGHT, TOP AND TOE SHOWN ON PLAN WITH 4:1 SIDE SLOPES TYPICAL, 3:1 MAX ALLOWED.
PARKING LOT TREES REQUIRED = 1 SHADE TREE / 20 STALLS = 11.45 = 12 SHADE TREES REQ. (6 REQ. IN ISLANDS)
50% OF STREET YARD TREES = 10.5
ADDITIONAL TREES REQUIRED = 12 - 10.5 = 1.5
TOTAL SHADE TREES REQUIRED = 21 + 1.5 = 22.5 (EQUIVALENT) PROVIDED
RESIDENTIAL BUFFER = 1 TREE / 400' = 680.89/400 = 1.7 REQ. 1.8 PROVIDED



Skinner Design Studios	
DATE	REVISION
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FACILITY IMPROVEMENTS
CIRCLE UNIFIED SCHOOL DISTRICT U.S.D. NO 375
GREENWICH ROAD
NEW ELEMENTARY SCHOOL

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