

PLANNED UNIT DEVELOPMENT - PUD #57

CENTRAL COMMUNITY CHURCH

WICHITA, SEDGWICK COUNTY, KANSAS

GENERAL PROVISIONS:

THIS DEVELOPMENT IS PROPOSED TO CONTAIN 33.47 NET ACRES.

- ALL STRUCTURES, SEWER SYSTEMS AND WATER SYSTEMS MUST OBTAIN THE NECESSARY PERMITS AND INSPECTIONS.
- THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN 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 OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES, UNLESS AMENDED.
- A LANDSCAPE BUFFER SHALL BE PLANTED AND MAINTAINED WHERE THE PUD ADJUTS AND IS ADJACENT TO RESIDENTIAL ZONING. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA.
- ALL TRASH DUMPSTERS SHALL BE ENCLOSED BY SOLID SCREENING.
- PARKING SHALL BE IN ACCORDANCE WITH ARTICLE IV, SEC. IV.A OF THE UNIFIED ZONING CODE. PARKING FOR USES IN THE PUD MAY BE LOCATED ON OTHER LOTS IN THE PUD OR WITHIN THE ANDRIA ADDITION.
- TRANSPORTATION IMPROVEMENTS AND LOT ACCESS SHALL BE PROVIDED AS FOLLOWS:
 - CROSS-LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT AMONG LOTS AND RESERVES WITHIN THE PUD.
 - ACCESS CONTROLS SHALL BE AS SHOWN ON THE FINAL PLAT AND REVISED UPON THE PUD.
 - AN OVERALL SITE CIRCULATION PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE DIRECTOR OF PLANNING IN CONCURRENCE WITH THE ZONING ADMINISTRATOR, THE FIRE MARSHALL/FIRE CHIEF, AND THE TRAFFIC ENGINEER PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT IN THE PUD. THE SITE CIRCULATION PLAN SHALL PROVIDE SMOOTH INTERNAL VEHICULAR AND PEDESTRIAN MOVEMENTS, VEHICULAR AND PEDESTRIAN CONNECTIONS TO THE ADJOINING PROPERTY TO THE EAST, WEST, AND NORTH, AND PEDESTRIAN CONNECTIVITY TO THE SIDEWALK ALONG MAPLE STREET FROM ALL BUILDINGS AND PARCELS IN THE PUD.
 - A PLAN FOR A PEDESTRIAN WALK SYSTEM FOR EACH LOT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE DIRECTOR OF PLANNING PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ON THAT LOT TO ENSURE THAT PEDESTRIAN CONNECTIVITY IS PROVIDED PER THE REQUIREMENTS OF THE OVERALL SITE CIRCULATION PLAN.
 - A TRAFFIC STUDY OF THE IMPACTS OF THE DEVELOPMENT ON VEHICULAR, BICYCLE, PEDESTRIAN, AND TRANSIT TRANSPORTATION SHALL BE PREPARED BY THE APPLICANT AND APPROVED BY THE CITY ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROPERTY. ANY IMPROVEMENTS OR DEDICATIONS REQUIRED BY THE RESULTS OF THE APPROVAL OF THE TRAFFIC STUDY SHALL BE GUARANTEED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL DRIVES AND ACCESS THROUGH THE SITE WILL BE SURFACED AS DIRECTED BY CITY OF WICHITA.
- ALL BUILDINGS/STRUCTURES MUST MEET CITY CODES AND PERMITTING REQUIREMENTS.
- ALL SIGNAGE ASSOCIATED WITH THE PUD SHALL REQUIRE PERMITTING. ALL LOTS WITHIN THIS PUD SHALL BE ALLOWED UP TO 500 SQUARE FEET OF COMBINED SIGNAGE FOR GROUND OR POLE SIGNS. THE USE OF ELECTRONIC MESSAGE SIGNS IS PERMITTED, IF APPROVED BY THE CITY OF WICHITA. SIGNS ARE PERMITTED IN RESERVES. ALL GROUND SIGNS SHALL BE MONUMENT TYPE, MAY BE DIGITAL/LED SIGNS AND SHALL BE LIMITED TO 25 FEET IN HEIGHT. SIGN ALLOCATIONS OR PORTIONS THEREOF FOR EACH OF THE LOTS CAN BE SUBSTITUTED TO RESERVE B OR RESERVE C. ALL OTHER SIGN RESTRICTIONS SHALL BE AS DESCRIBED IN THE FOLLOWING LOT USES.
- EXCEPT AS PROVIDED IN THE LOT DESCRIPTIONS, SCREENING AND LIGHTING SHALL BE IN ACCORDANCE WITH ARTICLE IV, SEC. IV-B OF THE UNIFIED ZONING CODE. SCREENING ALONG THE WEST AND NORTH PROPERTY LINES MAY BE PROVIDED BY A LANDSCAPE BUFFER CONSISTENT WITH THE REQUIREMENTS OF ARTICLE IV, SEC. IV-B.3.a.(2), OF THE UNIFIED ZONING CODE.
- ARCHITECTURAL CONTROLS: ALL BUILDINGS SHALL HAVE MATERIALS CONSISTENT WITH THE INTENT OF THE PUD. EXTERIOR MATERIALS, DESIGNS, AND COLORS MAY BE DIFFERENT TO REFLECT THE VARIOUS BUILDING TYPES IN THE PUD. ALLOWABLE MATERIALS SHALL INCLUDE MASONRY, ARCHITECTURAL METAL PANEL/SIDING, STUCCO/EIFS, OR WOOD/PLY. SIDING. VISIBLE ROOFS SHALL BE EITHER METAL, ARCHITECTURAL COMPOSITION SHINGLES, OR SLATE. OTHER MATERIALS MAY BE USED PER THE APPROVAL OF THE DIRECTOR OF PLANNING. THE REVIEW FOR COMPLIANCE WITH THE STANDARDS SHALL BE BY THE DIRECTOR OF PLANNING, OR HIS/HER DESIGNEE, AT THE TIME OF PERMITTING FOR THE BUILDINGS. THE DIRECTOR OF PLANNING, OR HIS/HER DESIGNEE, SHALL CONSULT THE CENTRAL COMMUNITY CHURCH BUILDING COMMITTEE TO HELP DETERMINE COMPLIANCE WITH THE PUD.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE DESIGN LAYOUT SHOWN ON THE SITE PLAN ILLUSTRATES ONE DEVELOPMENT CONCEPT. SUBSEQUENT MODIFICATIONS TO THE SIZE AND/OR LOCATION OF IMPROVEMENTS, BUILDING LAYOUT, ACCESS LOCATIONS AND/OR OTHER FEATURES OF THE DEVELOPMENT MAY BE APPROVED BY THE DIRECTOR OF PLANNING, PROVIDED THEY MEET THE SPIRIT AND INTENT OF THIS PLAN.

PARCEL 4
AREA = 2.46 ACRES
107,047.2 SQ. FT.

- USES:
 - CHURCH OR PLACE OF WORSHIP
 - DAY CARE, LIMITED AND GENERAL, SUBJECT TO SEC. III-D.6.i
 - LIBRARY
 - FARMER'S MARKET IN THE CITY, SUBJECT TO SEC. III-D.6.ii
 - OFFICE GENERAL
 - PERSONAL CARE SERVICE
 - PERSONAL IMPROVEMENT SERVICE
 - RESTAURANT, SUBJECT TO SEC. III-D.6.i
 - RETAIL, GENERAL
 - BANK OR FINANCIAL INSTITUTION
 - MEDICAL SERVICE
 - PARKING AREA, COMMERCIAL, SUBJECT TO SEC. III-D.6.cc
- DENSITY:
 - MAXIMUM NON-RESIDENTIAL BUILDING FOOTPRINT: 9,000 SQ. FT.
- SETBACKS:
 - 20 FOOT SETBACK ALONG THE SOUTH PROPERTY LINES
 - 12 FOOT SETBACK BETWEEN STRUCTURES
- MAXIMUM BUILDING HEIGHT - 35 FEET
- SIGNAGE SHALL BE AS PERMITTED IN THE NR ZONING DISTRICT BY THE SIGN CODE OF THE CITY OF WICHITA, SUBJECT TO THE RESTRICTIONS OF GENERAL PROVISION 9.
- ALL OUTDOOR LIGHTING SOURCES SHALL EMPLOY CUTOFF LUMINAIRES AND SHALL REFLECT LIGHTING DOWNWARD AND AWAY FROM RESIDENTIAL AREAS. LIGHT POLES SHALL BE LIMITED TO 50 FEET TALL. ATHLETIC FIELD LIGHTING SHALL BE SHUT OFF BY 10:00 P.M. BUILDING FACE ILLUMINATION IS ALLOWED DURING THE HOURS OF OPERATION.

PARCEL 5
AREA = 2.04 ACRES
88,686.8 SQ. FT.

- USES:
 - ALL USES PERMITTED BY RIGHT IN THE MF-29 ZONING DISTRICT.
 - NEIGHBORHOOD SWIMMING POOL
- DENSITY:
 - MAXIMUM BUILDING FOOTPRINT: 34,434 SQ. FT.
 - MAXIMUM 125 DWELLING UNITS
 - 61.27 DWELLING UNITS PER ACRE
- SETBACKS:
 - 10 FOOT SETBACKS ALONG THE NORTH AND WEST PROPERTY LINES
 - 12 FOOT SETBACK BETWEEN STRUCTURES
- MAXIMUM BUILDING HEIGHT - 55 FEET
- RESIDENCES SHALL BE SIMILAR IN ARCHITECTURAL CHARACTER WITH EACH OTHER.
- SIGNAGE SHALL BE AS PERMITTED IN THE MF-29 ZONING DISTRICT BY THE SIGN CODE OF THE CITY OF WICHITA, SUBJECT TO THE RESTRICTIONS OF GENERAL PROVISION 9.

PARCEL 6
AREA = 3.76 ACRES
163,907.2 SQ. FT.

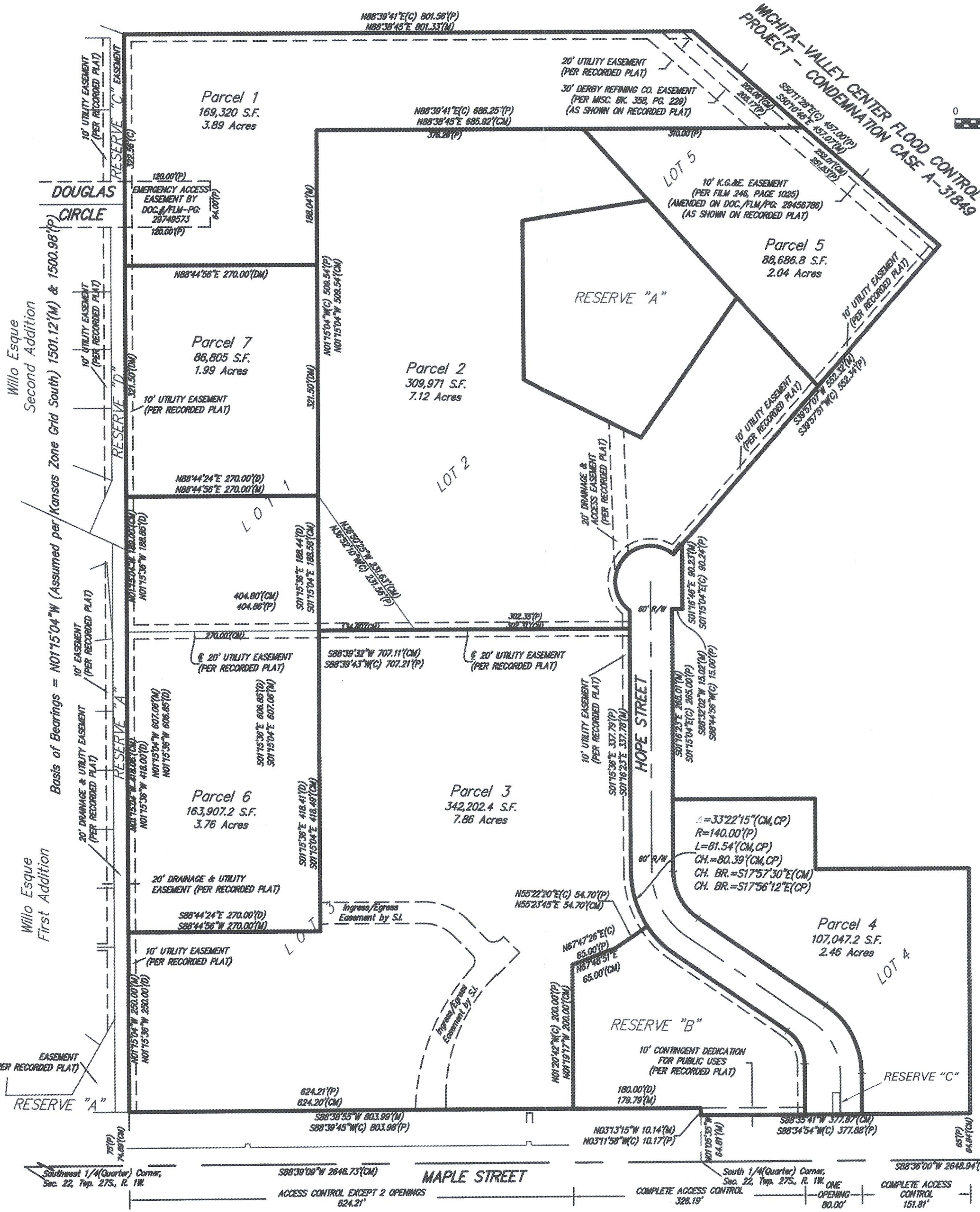
- USES:
 - ALL RESIDENTIAL USES PERMITTED BY RIGHT IN THE MF-18 ZONING DISTRICT.
- DENSITY:
 - MAXIMUM BUILDING FOOTPRINT: 45,000 SQ. FT.
 - MAXIMUM 32 DWELLING UNITS
 - 8.5 DWELLING UNITS PER ACRE
- SETBACKS:
 - 20 FOOT SETBACKS ALONG THE NORTH AND WEST PROPERTY LINES
 - 12 FOOT SETBACK BETWEEN STRUCTURES
- ACCESS:
 - ACCESS TO PARCEL 6 WILL BE VIA AN ACCESS EASEMENT DEDICATED BY SEPARATE INSTRUMENT (SEE PLAN).
- MAXIMUM BUILDING HEIGHT - 30 FEET
- RESIDENCES SHALL BE SIMILAR IN ARCHITECTURAL CHARACTER WITH EACH OTHER.
- SIGNAGE SHALL BE AS PERMITTED IN THE MF-18 ZONING DISTRICT BY THE SIGN CODE OF THE CITY OF WICHITA, SUBJECT TO THE RESTRICTIONS OF GENERAL PROVISION 9.

PARCEL 7
AREA = 1.99 ACRES
86,805 SQ. FT.

- USES:
 - ALL RESIDENTIAL USES PERMITTED BY RIGHT IN THE MF-18 ZONING DISTRICT.
- DENSITY:
 - MAXIMUM BUILDING FOOTPRINT: 24,000 SQ. FT.
 - MAXIMUM 17 DWELLING UNITS
 - 8.5 DWELLING UNITS PER ACRE
- SETBACKS:
 - 20 FOOT SETBACKS ALONG THE NORTH AND WEST PROPERTY LINES
 - 12 FOOT SETBACK BETWEEN STRUCTURES
- ACCESS:
 - ACCESS TO PARCEL 7 WILL BE VIA AN ACCESS EASEMENT DEDICATED BY SEPARATE INSTRUMENT.
- MAXIMUM BUILDING HEIGHT - 30 FEET
- RESIDENCES SHALL BE SIMILAR IN ARCHITECTURAL CHARACTER WITH EACH OTHER.
- SIGNAGE SHALL BE AS PERMITTED IN THE MF-18 ZONING DISTRICT BY THE SIGN CODE OF THE CITY OF WICHITA, SUBJECT TO THE RESTRICTIONS OF GENERAL PROVISION 9.

PARCEL 3
AREA = 7.86 ACRES
342,202 SQ. FT.

- USES:
 - CHURCH OR PLACE OF WORSHIP
 - DAY CARE, LIMITED AND GENERAL, SUBJECT TO SEC. III-D.6.i
 - LIBRARY
 - PARKS AND RECREATION
 - SCHOOL, ELEMENTARY, MIDDLE & HIGH
 - OFFICE GENERAL
 - AMPHITHEATER INCLUDING THE SALE OF CONCESSIONS, OUTDOOR SPEAKERS AND SOUND AMPLIFICATION SYSTEMS AND OPERATION OF SAME (NO LATER THAN 12:00 A.M.) MUST BE APPROVED BY THE DIRECTOR OF PLANNING. THE INTENT BEING THAT THE AMPLIFICATION CAN BE REASONABLY CONFINED TO THE AMPHITHEATER AREA. THE HOURS OF OPERATION OF THE AMPHITHEATER SHALL BE LIMITED TO BETWEEN 8:00 A.M. TO 12:00 A.M.
 - EVENT CENTER/NIGHTCLUB IN THE CITY, SUBJECT TO SEC. III-D.6.w, EXCEPT REQUIRING A CONDITIONAL USE, TO BE USED FOR THE PREPARATION OF FOOD FOR FUND RAISERS, SPECIAL EVENTS, CONCESSIONS AND MEALS FOR THE PUBLIC USING THE FACILITIES. THE EVENT CENTER SHALL SELL/SERVE ALCOHOL. OPERATION OF THE EVENT CENTER SHALL BE LIMITED TO BETWEEN THE HOURS OF 8:00 A.M. TO 12:00 A.M. THE EVENT CENTER/NIGHTCLUB IN THE CITY SHALL BE OPERATED FOR SPECIAL EVENTS ONLY AND SHALL NOT BE OPEN TO THE PUBLIC ON A ROUTINE, NON-EVENT BASIS. THE EVENT CENTER/NIGHTCLUB IN THE CITY SHALL BE SUBJECT TO ALL APPLICABLE PROVISIONS OF SECTION III-D.6.w. OF THE UNIFIED ZONING CODE.
- MULTI-FAMILY RESIDENTIAL WITH THE CONDITION THAT SCREENING AND/OR LANDSCAPING BE ADDED AS PER THE UNIFIED ZONING CODE BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES (LOT 3 DEVELOPS WITH MIXED USES).
- DENSITY:
 - MAXIMUM NON-RESIDENTIAL BUILDING FOOTPRINT: 74,100 SQ. FT.
 - MAXIMUM 30 DWELLING UNITS
- SETBACKS:
 - 20 FOOT SETBACKS ALONG THE SOUTH AND WEST PROPERTY LINES
 - 12 FOOT SETBACK BETWEEN STRUCTURES
- MAXIMUM BUILDING HEIGHT - 35 FEET
- SIGNAGE SHALL BE AS PERMITTED IN THE NR ZONING DISTRICT BY THE SIGN CODE OF THE CITY OF WICHITA, SUBJECT TO THE RESTRICTIONS OF GENERAL PROVISION 9.
- ALL OUTDOOR LIGHTING SOURCES SHALL EMPLOY CUTOFF LUMINAIRES AND SHALL REFLECT LIGHTING DOWNWARD AND AWAY FROM RESIDENTIAL AREAS. LIGHT POLES SHALL BE LIMITED TO 30 FEET TALL. BUILDING FACE ILLUMINATION IS ALLOWED DURING THE HOURS OF OPERATION.



LEGAL DESCRIPTION:
The west 493.36 feet of the east 804.21 feet of the south 1575.98 feet of the Southwest Quarter of Section 22, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT that portion deeded to the City of Wichita on Film 36, Page 196; and EXCEPT the south 30 feet thereof.

The east 310.85 feet of the south 1575.98 feet of the Southwest Quarter of Section 22, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT that portion deeded to the City of Wichita on Film 36, Page 196; and EXCEPT the south 30 feet thereof; and EXCEPT that portion platted as Andria Addition, Wichita, Kansas.

The west 835 feet of all that part of the Southeast Quarter of Section 22, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, lying south and west of the Wichita-Valley Center Flood Control Project right-of-way, EXCEPT that portion deeded to the City of Wichita on Film 36, Page 190; and EXCEPT the south 30 feet thereof; and EXCEPT that portion platted as Andria Addition, Wichita, Kansas.

That part of Lot 1, Andria Addition, Wichita, Kansas, Sedgwick County, Kansas, described as beginning at the southwest corner thereof, thence N01°15'36"W along the west line of said Lot 1, 628.00 to the westerly most northwest corner of said Lot 1; thence N39°57'19"E along the northwest line of said Lot 1, 208.44 feet; thence S01°15'36"E, parallel with said west line, 90.24 feet; thence S88°44'24"W, perpendicular to said west line, 15.00 feet; thence S01°15'36"E, parallel with said west line, 265.00 feet; thence N88°44'24"E, perpendicular to said west line, 200.00 feet; thence S01°15'36"E, parallel with said west line, 98.00 feet; thence N88°44'24"E, perpendicular to said west line, 215.00 feet; thence S01°15'36"E, parallel with said west line, 341.14 feet to the south line of said Lot 1; thence S88°36'00"W along said south line, 378.00 feet to a point of intersection on the south line of said Lot 1; thence N01°15'36"W along said south line, 10.00 feet to a point of intersection on said south line; thence S88°39'09"W along said south line, 160.00 feet to the place of beginning.

PARCEL 1
AREA = 3.89 ACRES
169,320 SQ. FT.

- USES:
 - ALL RESIDENTIAL USES PERMITTED BY RIGHT IN THE MF-18 ZONING DISTRICT, TO BE BUILT ON SINGLE LOT.
- DENSITY:
 - MAXIMUM BUILDING FOOTPRINT: 42,638 SQ. FT.
 - MAXIMUM 42 DWELLING UNITS
 - 10.90 DWELLING UNITS PER ACRE
- SETBACKS:
 - 20 FOOT SETBACKS ALONG THE NORTH AND WEST PROPERTY LINES
 - 12 FOOT SETBACK BETWEEN STRUCTURES
- ACCESS:
 - THE ENTRANCE TO DOUGLAS CIR. WILL BE GATED TO ONLY ALLOW VEHICULAR ACCESS BY EMERGENCY PERSONNEL.
- MAXIMUM BUILDING HEIGHT - 30 FEET
- RESIDENCES SHALL BE SIMILAR IN ARCHITECTURAL CHARACTER WITH EACH OTHER.
- SIGNAGE SHALL BE AS PERMITTED IN THE MF-18 ZONING DISTRICT BY THE SIGN CODE OF THE CITY OF WICHITA, SUBJECT TO THE RESTRICTIONS OF GENERAL PROVISION 9.

PARCEL 2
AREA = 7.12 ACRES
309,971 SQ. FT.

- USES:
 - ALL USES PERMITTED BY RIGHT IN THE MF-29 ZONING DISTRICT.
 - NEIGHBORHOOD SWIMMING POOL
- DENSITY:
 - MAXIMUM BUILDING FOOTPRINT: 66,556 SQ. FT.
 - MAXIMUM 75 DWELLING UNITS
 - 10.98 DWELLING UNITS PER ACRE
- SETBACKS:
 - 10 FOOT SETBACKS ALONG THE NORTH AND WEST PROPERTY LINES
 - 12 FOOT SETBACK BETWEEN STRUCTURES
- MAXIMUM BUILDING HEIGHT - 30 FEET
- RESIDENCES SHALL BE SIMILAR IN ARCHITECTURAL CHARACTER WITH EACH OTHER.
- SIGNAGE SHALL BE AS PERMITTED IN THE MF-29 ZONING DISTRICT BY THE SIGN CODE OF THE CITY OF WICHITA, SUBJECT TO THE RESTRICTIONS OF GENERAL PROVISION 9.

RESERVE A
AREA = 1.59 ACRES
69,375.6 SQ. FT.

- USES:
 - DETENTION POND
 - DRAINAGE AND DRAINAGE STRUCTURES
 - LANDSCAPING
 - OUTDOOR RECREATION
 - SIDEWALKS/PATHWAYS

RESERVE B
AREA = 1.41 ACRES
61,483.3 SQ. FT.

- USES:
 - DETENTION POND
 - DRAINAGE AND DRAINAGE STRUCTURES
 - LANDSCAPING
 - SIGNAGE FOR LOTS 1, 2, 3 AND 4; SUBJECT TO THE RESTRICTIONS OF GENERAL PROVISION 9.
 - SIDEWALKS/PATHWAYS

RESERVE C
AREA = 0.007 ACRES
300.0 SQ. FT.

- USES:
 - DRAINAGE AND DRAINAGE STRUCTURES
 - LANDSCAPING
 - STREET IMPROVEMENTS
 - SIGNAGE FOR LOTS 1, 2, 3 AND 4; SUBJECT TO THE RESTRICTIONS OF GENERAL PROVISION 9.
 - SIDEWALKS/PATHWAYS

APPROVED PUD

Per Andria Adjustment
12/30/20
1/23/23
PUD 2020-00024
Cory J. Kelly



Wichita-Sedgwick County Metropolitan Area Planning Department

December 30, 2022

Central Community Church of God of Wichita, Kansas, Inc.
Attn: Justin Mohr
6100 West Maple Street
Wichita, KS 67209

Baughman Company, P.A.
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

RE: PUD2022-00024 – City Administrative Adjustment to the Central Community Church PUD #57 to adjust parcels to match a lot split, located on the north side of West Maple Street and within one-half mile east of South Ridge Road.

LEGAL DESCRIPTION: See Attached.

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment to PUD #57, to alter parcel boundaries and area calculations to reflect a recent lot split (LSP2022-00045). Lot 1 of the Central Community Church Addition has been split, and the associated land now represents a new Parcel 7 while Parcel 1 has decreased in size. The zoning criteria defined for Parcel 7 match what is currently permitted in Parcel 6. All General Provisions of the PUD are remaining the same. Adjusted text is in red.

Parcel 1

Area: ~~5.88 Acres or 256,125 square feet.~~ **3.89 acres or 169,320 square feet.**

1. Uses:
All residential uses permitted by-right in the MF-18 zoning district, to be built on single lot.
2. Density:
 - a. Maximum building footprint: 66,497 square feet.
 - b. Maximum 80 dwelling units.
 - c. 10.90 dwelling units per acre
3. Setbacks:
 - a. 20-foot setbacks along the north and west property lines.
 - b. 12-foot setback between structures.
4. Access:
 - a. The entrance to Douglas Cir. will be gated to only allow vehicular access by emergency personnel.
5. Maximum building height: 30 feet.
6. Residences shall be similar in architectural character with each other.
7. Signage shall be as permitted in the MF-18 zoning district by the Sign Code of the city of Wichita; subject to the restrictions of General Provision 9.

Parcel 7

Area: 1.99 acres or 86,805 square feet.

1. Uses:
All residential uses permitted by-right in the MF-18 zoning district.
2. Density:
 - a. Maximum building footprint: 24,000 square feet.
 - b. Maximum 17 dwelling units.
 - c. 8.5 dwelling units per acre
3. Setbacks:
 - a. 20-foot setbacks along the north and west property lines.
 - b. 12-foot setback between structures.
4. Access:
 - a. Access to Parcel 7 will be via an access ~~eastment~~-EASEMENT dedicated by separate instrument.
5. Maximum building height: 30 feet.
6. Residences shall be similar in architectural character with each other.
7. Signage shall be as permitted in the MF-18 zoning district by the Sign Code of the city of Wichita; subject to the restrictions of General Provision 9.

On the basis of our review, we find that adjusting PUD #57 in the manner stated in the above paragraph is consistent with the approved PUD and will not have an adverse effect on the PUD or adjacent properties, nor will it be a substantial deviation of the original plan.

Our signatures below indicate that the PUD shall be adjusted as stated in this letter. This PUD adjustment shall not be deemed to alter any other provisions of the PUD except as expressly stated herein.

The "Development Application" sign should now be removed from the property. **Please submit four (4) copies of the revised PUD drawing within 60 days in order for this adjustment to be considered final.**



J.R. COX, JR.

Scott Wadle, Director
Metropolitan Area Planning Department



John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Brandon Johnson, CM District I
Tasha Hayes, CSR District I

Legal Description of Application Area

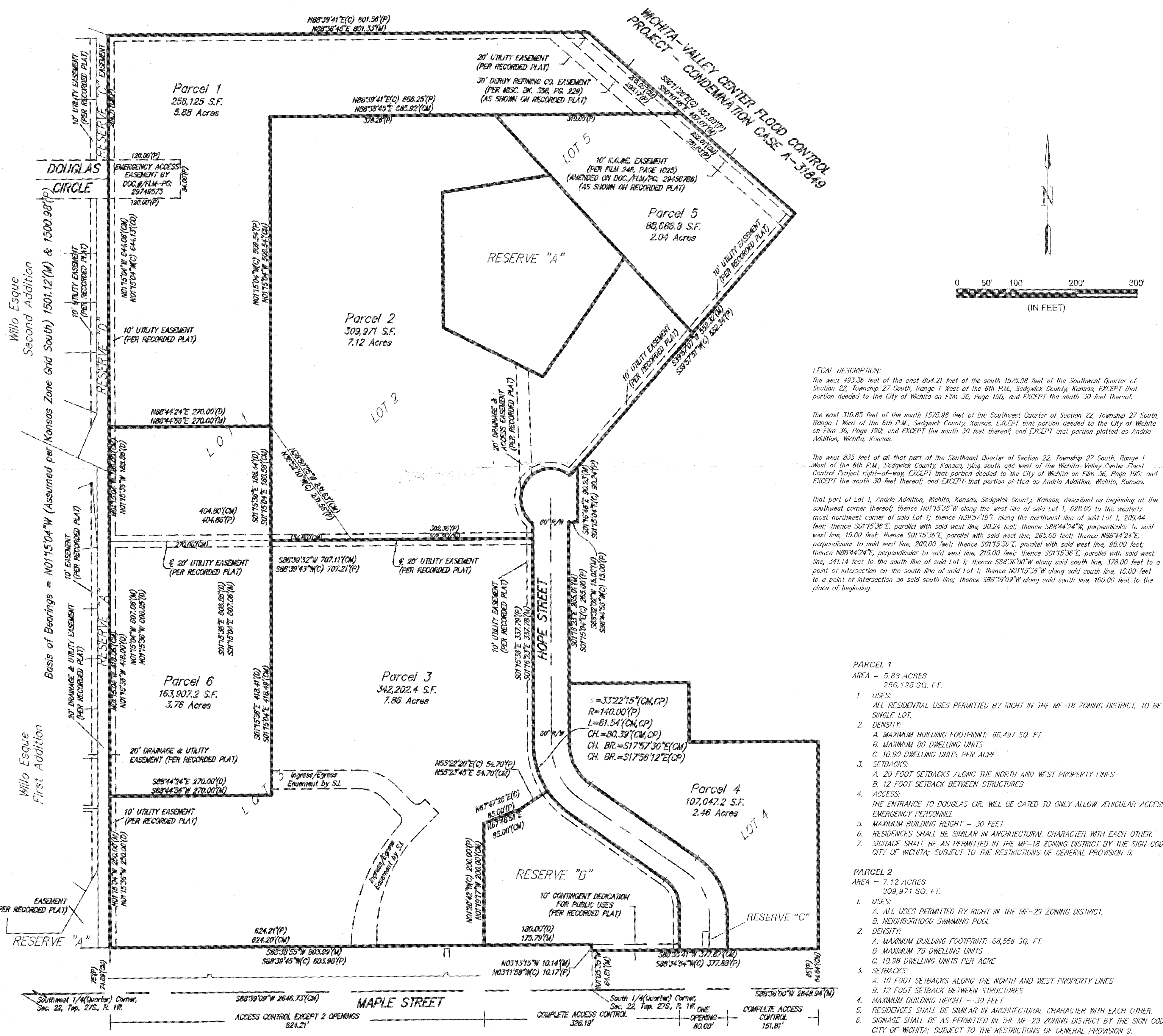
All of Lot 1, Block 1, Central Community Church, an Addition to Wichita, Sedgwick County, Kansas, EXCEPT that portion more particularly described as commencing at the southwest corner of Lot 3 in said Block 1; thence N01°15'36"W, coincident with the west line of Lot 3 in said Block 1, 250.00 feet; thence continue N01°15'36"W, coincident with the west line of Lot 3 in said Block 1, 418.00 feet to the northwest corner of Lot 3 in said Block 1 and the southwest corner of Lot 1 in said Block 1 for a point of beginning; thence continue N01°15'36"W, coincident with the west line of Lot 1 in said Block 1, 188.85 feet; thence N88°44'24"E, 270.00 feet to a deflection point in the west line of Lot 2, Block 1, in said Central Community Church; thence S01°15'36"E, along the southerly extension of the west line of Lot 2 in said Block 1, 188.44 feet to a point in the south line of Lot 1 in said Block 1; thence S88°39'09"W, 270.00 feet to the point of beginning.

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PLANNED UNIT DEVELOPMENT - PUD #57

CENTRAL COMMUNITY CHURCH

WICHITA, SEDGWICK COUNTY, KANSAS



LEGAL DESCRIPTION:
 The west 493.36 feet of the east 804.21 feet of the south 1575.98 feet of the Southwest Quarter of Section 22, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT that portion deeded to the City of Wichita on Film 36, Page 190; and EXCEPT the south 30 feet thereof;
 The east 310.85 feet of the south 1575.98 feet of the Southwest Quarter of Section 22, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, EXCEPT that portion deeded to the City of Wichita on Film 36, Page 190; and EXCEPT the south 30 feet thereof; and EXCEPT that portion platted as Andria Addition, Wichita, Kansas;
 The west 835 feet of all that part of the Southeast Quarter of Section 22, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, lying south and west of the Wichita-Valley Center Flood Control Project right-of-way, EXCEPT that portion deeded to the City of Wichita on Film 36, Page 190; and EXCEPT the south 30 feet thereof; and EXCEPT that portion platted as Andria Addition, Wichita, Kansas;
 That part of Lot 1, Andria Addition, Wichita, Kansas, described as beginning at the southwest corner thereof, said Lot 1, Andria Addition, Wichita, Kansas, lying south and west of the Wichita-Valley Center Flood Control Project right-of-way, EXCEPT that portion deeded to the City of Wichita on Film 36, Page 190; and EXCEPT the south 30 feet thereof; and EXCEPT that portion platted as Andria Addition, Wichita, Kansas;

- PARCEL 1**
 AREA = 5.88 ACRES
 256,125 SQ. FT.
- USES: ALL RESIDENTIAL USES PERMITTED BY RIGHT IN THE MF-18 ZONING DISTRICT, TO BE BUILT ON SINGLE LOT.
 - DENSITY:
 - A. MAXIMUM BUILDING FOOTPRINT: 66,497 SQ. FT.
 - B. MAXIMUM 80 DWELLING UNITS
 - C. 10.90 DWELLING UNITS PER ACRE
 - SETBACKS:
 - A. 20 FOOT SETBACKS ALONG THE NORTH AND WEST PROPERTY LINES
 - B. 12 FOOT SETBACK BETWEEN STRUCTURES
 - ACCESS: THE ENTRANCE TO DOUGLAS CIR. WILL BE GATED TO ONLY ALLOW VEHICULAR ACCESS BY EMERGENCY PERSONNEL.
 - MAXIMUM BUILDING HEIGHT - 30 FEET
 - RESIDENCES SHALL BE SIMILAR IN ARCHITECTURAL CHARACTER WITH EACH OTHER.
 - SIGNAGE SHALL BE AS PERMITTED IN THE MF-18 ZONING DISTRICT BY THE SIGN CODE OF THE CITY OF WICHITA; SUBJECT TO THE RESTRICTIONS OF GENERAL PROVISION 9.
- PARCEL 2**
 AREA = 7.12 ACRES
 309,971 SQ. FT.
- USES:
 - A. ALL USES PERMITTED BY RIGHT IN THE MF-29 ZONING DISTRICT.
 - B. NEIGHBORHOOD SWIMMING POOL
 - DENSITY:
 - A. MAXIMUM BUILDING FOOTPRINT: 68,556 SQ. FT.
 - B. MAXIMUM 75 DWELLING UNITS
 - C. 10.98 DWELLING UNITS PER ACRE
 - SETBACKS:
 - A. 10 FOOT SETBACKS ALONG THE NORTH AND WEST PROPERTY LINES
 - B. 12 FOOT SETBACK BETWEEN STRUCTURES
 - C. MAXIMUM BUILDING HEIGHT - 30 FEET
 - RESIDENCES SHALL BE SIMILAR IN ARCHITECTURAL CHARACTER WITH EACH OTHER.
 - SIGNAGE SHALL BE AS PERMITTED IN THE MF-29 ZONING DISTRICT BY THE SIGN CODE OF THE CITY OF WICHITA; SUBJECT TO THE RESTRICTIONS OF GENERAL PROVISION 9.

GENERAL PROVISIONS:

THIS DEVELOPMENT IS PROPOSED TO CONTAIN 33.47 NET ACRES.

- ALL STRUCTURES, SEWER SYSTEMS AND WATER SYSTEMS MUST OBTAIN THE NECESSARY PERMITS AND INSPECTIONS.
- THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL REMAIN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES, UNLESS AMENDED.
- A LANDSCAPE BUFFER SHALL BE PLANTED AND MAINTAINED WHERE THE PUD ABUTS AND IS ADJACENT TO RESIDENTIAL ZONING. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA.
- ALL TRASH DUMPSTERS SHALL BE ENCLOSED BY SOLID SCREENING.
- PARKING SHALL BE IN ACCORDANCE WITH ARTICLE IV, SEC. 11.A OF THE UNIFIED ZONING CODE. PARKING FOR USES IN THE PUD MAY BE LOCATED ON OTHER LOTS IN THE PUD OR WITHIN THE ANDRIA ADDITION.
- TRANSPORTATION IMPROVEMENTS AND LOT ACCESS SHALL BE PROVIDED AS FOLLOWS:
 - CROSS-LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT AMONG LOTS AND RESERVES WITHIN THE PUD.
 - ACCESS CONTROLS SHALL BE AS SHOWN ON THE FINAL PLAT AND REVISED UPON THE PUD.
 - AN OVERALL SITE CIRCULATION PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE DIRECTOR OF PLANNING, IN CONJUNCTION WITH THE ZONING ADMINISTRATOR, THE FIRE MARSHAL/FIRE CHIEF, AND THE TRAFFIC ENGINEER PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT IN THE PUD. THE SITE CIRCULATION PLAN SHALL PROVIDE SMOOTH INTERNAL VEHICULAR AND PEDESTRIAN MOVEMENTS, VEHICULAR AND PEDESTRIAN CONNECTIONS TO THE ADJOINING PROPERTY TO THE EAST, WEST, AND NORTH, AND PEDESTRIAN CONNECTIVITY TO THE SIDEWALK ALONG MAPLE STREET FROM ALL BUILDINGS AND PARCELS IN THE PUD.
 - A PLAN FOR A PEDESTRIAN WALK SYSTEM FOR EACH LOT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE DIRECTOR OF PLANNING PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ON THAT LOT TO ENSURE THAT PEDESTRIAN CONNECTIVITY IS PROVIDED PER THE REQUIREMENTS OF THE OVERALL SITE CIRCULATION PLAN.
 - A TRAFFIC STUDY OF THE IMPACTS OF THE DEVELOPMENT ON VEHICULAR, BICYCLE, PEDESTRIAN, AND TRANSIT TRANSPORTATION SHALL BE PREPARED BY THE APPLICANT AND APPROVED BY THE CITY ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROPERTY. ANY IMPROVEMENTS OR DEDICATIONS REQUIRED BY THE RESULTS OF THE APPROVAL OF THE TRAFFIC STUDY SHALL BE GUARANTEED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL DRIVES AND ACCESS THROUGH THE SITE WILL BE SURFACED AS DIRECTED BY CITY OF WICHITA.
- ALL BUILDINGS/STRUCTURES MUST MEET CITY CODES AND PERMITTING REQUIREMENTS.
- ALL SIGNAGE ASSOCIATED WITH THE PUD SHALL REQUIRE PERMITTING. ALL LOTS WITHIN THIS PUD SHALL BE ALLOWED UP TO 500 SQUARE FEET OF COMBINED SIGNAGE FOR GROUND OR POLE SIGNS. THE USE OF ELECTRONIC MESSAGE SIGN IS PERMITTED, IF APPROVED BY THE CITY OF WICHITA. SIGNS ARE PERMITTED IN RESERVES. ALL GROUND SIGNS SHALL BE MONUMENT TYPE, MAY BE ILLUMINATED SIGNS AND SHALL BE LIMITED TO 25 FEET IN HEIGHT. SIGN LOCATIONS OR PORTIONS THEREOF FOR EACH OF THE LOTS CAN BE SUBSTITUTED BY RESERVE B OR RESERVE C. ALL OTHER SIGN RESTRICTIONS SHALL BE AS DESCRIBED IN THE FOLLOWING LOT USES.
- EXCEPT AS PROVIDED IN THE LOT DESCRIPTIONS, SCREENING AND LIGHTING SHALL BE IN ACCORDANCE WITH ARTICLE IV, SEC. IV-B OF THE UNIFIED ZONING CODE. SCREENING ALONG THE WEST AND NORTH PROPERTY LINES MAY BE PROVIDED BY A LANDSCAPE BUFFER CONSISTENT WITH THE REQUIREMENTS OF ARTICLE IV, SEC. IV-B.3.d.(2), OF THE UNIFIED ZONING CODE.
- ARCHITECTURAL CONTROLS: ALL BUILDINGS SHALL HAVE MATERIALS CONSISTENT WITH THE INTENT OF THE PUD. EXTERIOR MATERIALS, DESIGNS, AND COLORS MAY BE DIFFERENT TO REFLECT THE VARIOUS BUILDING TYPES IN THE PUD. ALLOWABLE MATERIALS SHALL INCLUDE MASOVRY, ARCHITECTURAL METAL PANEL/SIDING, STUCCO/EIFS, OR WOOD/VINYL SIDING. VISIBLE ROOFS SHALL BE EITHER METAL, ARCHITECTURAL COMPOSITION SHINGLES, OR SLATE. OTHER MATERIALS MAY BE USED PER THE APPROVAL OF THE DIRECTOR OF PLANNING. THE REVIEW FOR COMPLIANCE WITH THE STANDARDS SHALL BE BY THE DIRECTOR OF PLANNING, OR HIS/HER DESIGNEE AT THE TIME OF PERMITTING FOR THE BUILDINGS. THE DIRECTOR OF PLANNING, OR HIS/HER DESIGNEE SHALL CONSULT THE CENTRAL COMMUNITY CHURCH BUILDING COMMITTEE TO HELP DETERMINE COMPLIANCE WITH THE PUD.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE DESIGN LAYOUT SHOWN ON THE SITE PLAN ILLUSTRATES ONE DEVELOPMENT CONCEPT. SUBSEQUENT MODIFICATIONS TO THE SIZE AND/OR LOCATION OF IMPROVEMENTS, BUILDING LAYOUT, ACCESS LOCATIONS AND/OR OTHER FEATURES OF THE DEVELOPMENT MAY BE APPROVED BY THE DIRECTOR OF PLANNING, PROVIDED THEY MEET THE SPIRIT AND INTENT OF THIS PLAN.

PARCEL 4
 AREA = 2.46 ACRES
 107,047.2 SQ. FT.

- USES:
 - A. CHURCH OR PLACE OF WORSHIP
 - B. DAY CARE, LIMITED AND GENERAL, SUBJECT TO SEC. III-D.6.I
 - C. LIBRARY
 - D. FARMER'S MARKET IN THE CITY, SUBJECT TO SEC. III-D.6.II
 - E. OFFICE GENERAL
 - F. PERSONAL CARE SERVICE
 - G. PERSONAL IMPROVEMENT SERVICE
 - H. RESTAURANT, SUBJECT TO SEC. III-D.6.I
 - I. RETAIL GENERAL
 - J. BANK OR FINANCIAL INSTITUTION
 - K. MEDICAL SERVICE
 - L. PARKING AREA, COMMERCIAL, SUBJECT TO SEC. III-D.6.CC
- DENSITY:
 - A. MAXIMUM NON-RESIDENTIAL BUILDING FOOTPRINT: 9,000 SQ. FT.
- SETBACKS:
 - A. 20 FOOT SETBACK ALONG THE SOUTH PROPERTY LINES
 - B. 12 FOOT SETBACK BETWEEN STRUCTURES
 - C. MAXIMUM BUILDING HEIGHT - 35 FEET
- SIGNAGE SHALL BE AS PERMITTED IN THE NR ZONING DISTRICT BY THE SIGN CODE OF THE CITY OF WICHITA; SUBJECT TO THE RESTRICTIONS OF GENERAL PROVISION 9.
- ALL OUTDOOR LIGHTING SOURCES SHALL EMPLOY CUTOFF LUMINAIRES AND SHALL REFLECT LIGHTING DOWNWARD AND AWAY FROM RESIDENTIAL AREAS. LIGHT POLES SHALL BE LIMITED TO 50 FEET TALL. ATHLETIC FIELD LIGHTING SHALL BE SHUT OFF BY 10:00 P.M. BUILDING FACE ILLUMINATION IS ALLOWED DURING THE HOURS OF OPERATION.

PARCEL 5
 AREA = 2.04 ACRES
 88,686.8 SQ. FT.

- USES:
 - A. ALL USES PERMITTED BY RIGHT IN THE MF-29 ZONING DISTRICT.
 - B. NEIGHBORHOOD SWIMMING POOL
- DENSITY:
 - A. MAXIMUM BUILDING FOOTPRINT: 34,434 SQ. FT.
 - B. MAXIMUM 125 DWELLING UNITS
 - C. 61.27 DWELLING UNITS PER ACRE
- SETBACKS:
 - A. 10 FOOT SETBACKS ALONG THE NORTH AND WEST PROPERTY LINES
 - B. 12 FOOT SETBACK BETWEEN STRUCTURES
 - C. MAXIMUM BUILDING HEIGHT - 65 FEET
- RESIDENCES SHALL BE SIMILAR IN ARCHITECTURAL CHARACTER WITH EACH OTHER.
- SIGNAGE SHALL BE AS PERMITTED IN THE MF-29 ZONING DISTRICT BY THE SIGN CODE OF THE CITY OF WICHITA; SUBJECT TO THE RESTRICTIONS OF GENERAL PROVISION 9.

PARCEL 6
 AREA = 3.76 ACRES
 163,907.2 SQ. FT.

- USES:
 - A. ALL RESIDENTIAL USES PERMITTED BY RIGHT IN THE MF-18 ZONING DISTRICT.
- DENSITY:
 - A. MAXIMUM BUILDING FOOTPRINT: 45,000 SQ. FT.
 - B. MAXIMUM 32 DWELLING UNITS
 - C. 6.5 DWELLING UNITS PER ACRE
- SETBACKS:
 - A. 20 FOOT SETBACKS ALONG THE NORTH AND WEST PROPERTY LINES
 - B. 12 FOOT SETBACK BETWEEN STRUCTURES
- ACCESS: ACCESS TO PARCEL 6 WILL BE VIA AN ACCESS EASTMENT DEDICATED BY SEPARATE INSTRUMENT (SEE PLAN).
- MAXIMUM BUILDING HEIGHT - 30 FEET
- RESIDENCES SHALL BE SIMILAR IN ARCHITECTURAL CHARACTER WITH EACH OTHER.
- SIGNAGE SHALL BE AS PERMITTED IN THE MF-18 ZONING DISTRICT BY THE SIGN CODE OF THE CITY OF WICHITA; SUBJECT TO THE RESTRICTIONS OF GENERAL PROVISION 9.

RESERVE A
 AREA = 1.59 ACRES
 69,375.6 SQ. FT.

- USES:
 - A. DETENTION POND
 - B. DRAINAGE AND DRAINAGE STRUCTURES
 - C. LANDSCAPING
 - D. OUTDOOR RECREATION
 - E. SIDEWALKS/PATHWAYS

RESERVE B
 AREA = 1.41 ACRES
 61,483.3 SQ. FT.

- USES:
 - A. DETENTION POND
 - B. DRAINAGE AND DRAINAGE STRUCTURES
 - C. LANDSCAPING
 - D. SIGNAGE FOR LOTS 1, 2, 3 AND 4; SUBJECT TO THE RESTRICTIONS OF GENERAL PROVISION 9.
 - E. SIDEWALKS/PATHWAYS

RESERVE C
 AREA = 0.007 ACRES
 300.0 SQ. FT.

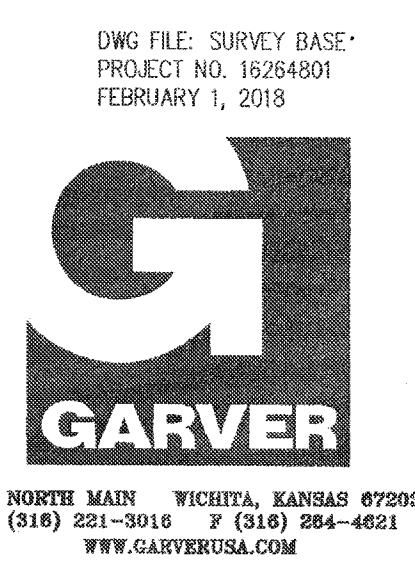
- USES:
 - A. DRAINAGE AND DRAINAGE STRUCTURES
 - B. LANDSCAPING
 - C. STREET IMPROVEMENTS
 - D. SIGNAGE FOR LOTS 1, 2, 3 AND 4; SUBJECT TO THE RESTRICTIONS OF GENERAL PROVISION 9.
 - E. SIDEWALKS/PATHWAYS

*PUD 2020-02 4-7-2020 and
 As Per AA PUD 2020-04 Blm
 4-29-2020*

APPROVED PUD

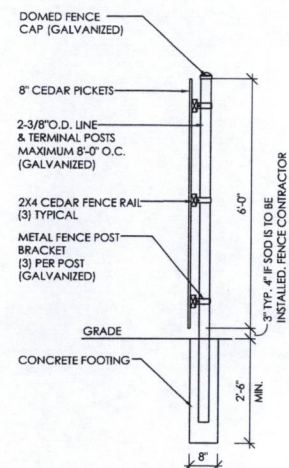
*MAPC 1-4-2019 Blm
 WCC 8-5-2019 Blm
 MAPD Copy 1/28/4*

REVISÉD MARCH 26, 2020 PER P.U.D. ADJUSTMENT
 REVISÉD APRIL 29, 2020 PER P.U.D. ADJUSTMENT

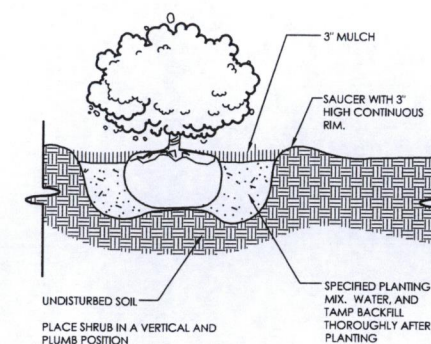


LANDSCAPE CODE INFO.

REQUIRED LANDSCAPE STREET YARD
THE DEVELOPMENT IS NOT ADJACENT TO A STREET.
PARKING LOT SCREENING REQUIRED AND SHOWN.
THE DEVELOPMENT IS BEYOND 150' OF A STREET.
BUFFERS:
A BUFFER IS REQUIRED AND SHOWN ALONG THE WEST PROPERTY LINE
ADDRESS: SOUTH HOPE LANE
WICHITA, KANSAS
WATER:
WATER WILL BE PROVIDED BY HOSE BIBS ON BUILDINGS.



2 SCREEN FENCE
1/2"=1'-0"



1 SHRUB PLANTING
SCALE: 3/4"=1'-0"

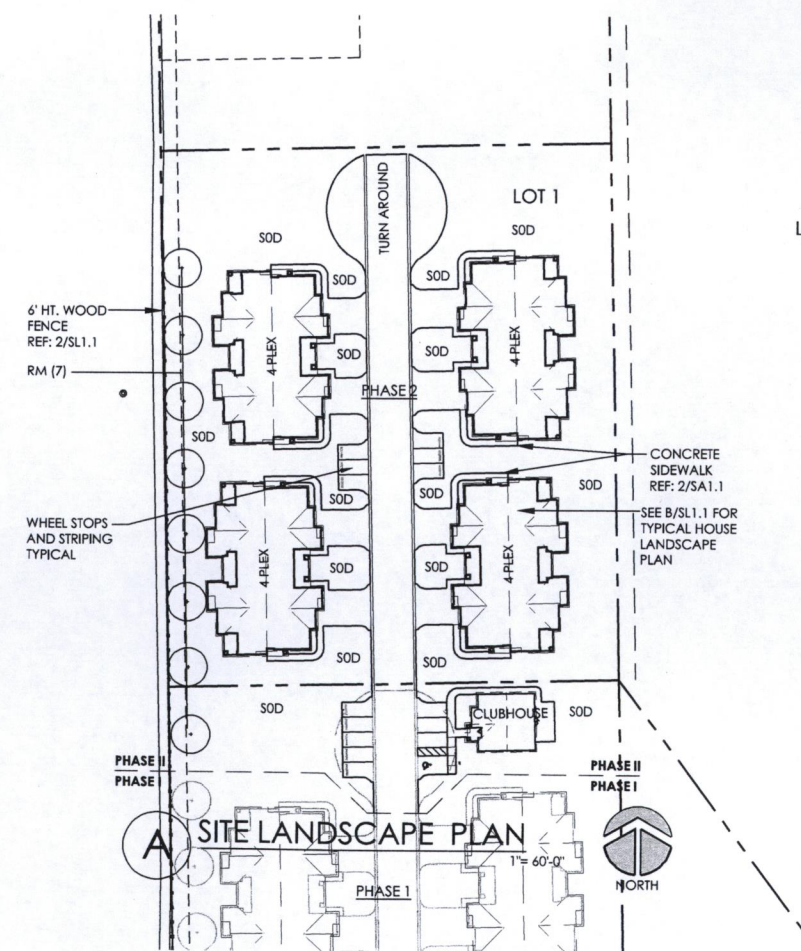
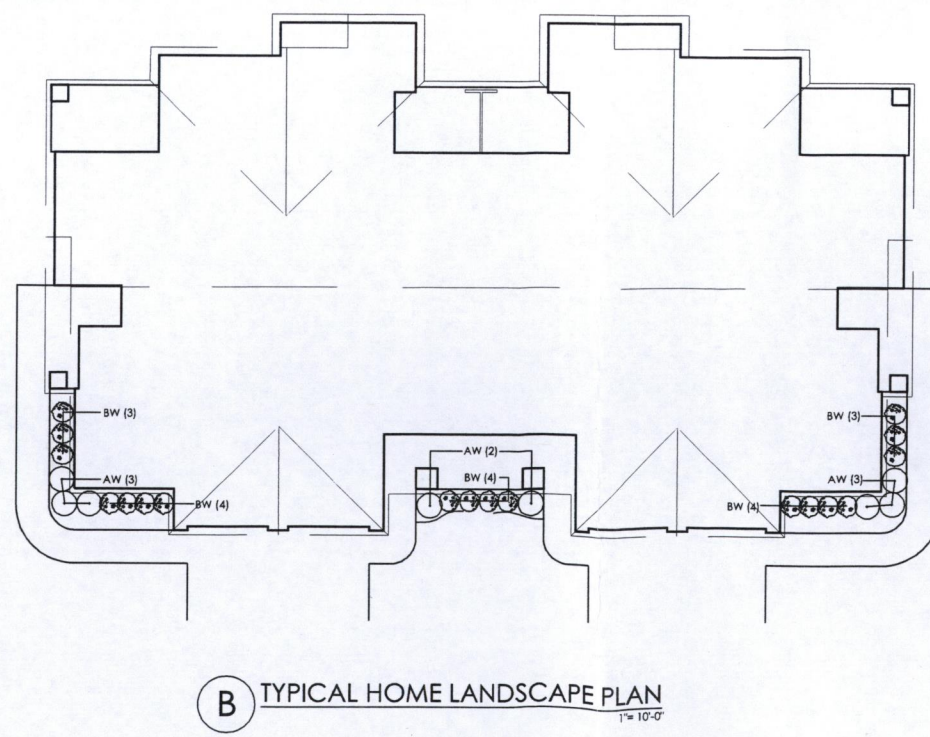
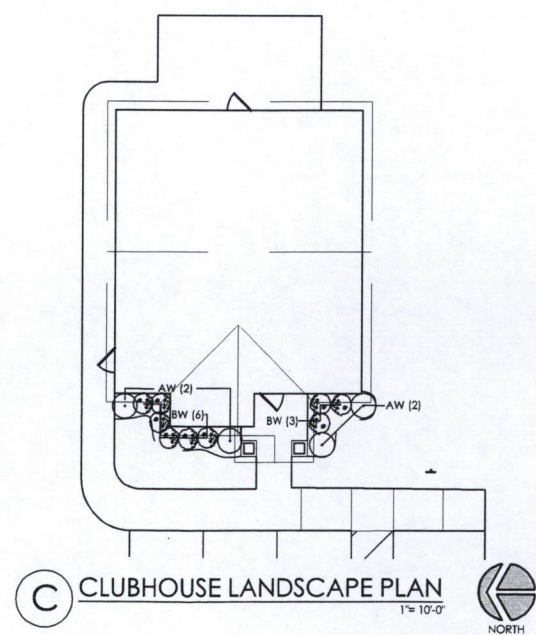
PLANT LIST					
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
AW	36	ANTHONY WATERER SPIREA	SPIRAEA x BUMALDA 'ANTHONY WATERER'	5 GAL.	CONT.
BW	81	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA 'WINTER GEM'	5 GAL.	CONT.
RM	8	RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2' CAL.	B&B

LANDSCAPE NOTES

- NO SUBSTITUTIONS ARE ALLOWED WITHOUT APPROVAL.
- PLANT QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- ALL LAWN AREAS ARE TO BE TILLED TO A DEPTH OF 6" AND ALL DEBRIS REMOVED PRIOR TO PLANTING. TURF SEED SHALL BE DRILLED OR VERTICUT INTO SOIL. MULCH SEEDED AREA WITH CLEAN SHREDDED STRAW MULCH. CRIMP STRAW INTO SOIL.
- SEED OR SOD LAWN AREAS AS INDICATED. USE LOCALLY HARDY BERMUDA SEED OR SOD.
- PROVIDE LOCALLY AVAILABLE STEEL LANDSCAPE EDGING FOR CENTER LANDSCAPE BEDS.
- WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FOLLOWING SUBSTANTIAL COMPLETION. WARRANTY LIMITED TO ONE REPLACEMENT PER PLANT. PLANTS KILLED BY OWNER NEGLIGENCE OR ACTS OF GOD EXCLUDED.

LANDSCAPE PLAN

APPROVED 1/3/23 BY NGS
PUD #57



CENTRAL LANDING - PHASE II
SOUTH HOPE LANE
WICHITA, KS

PROJECT NO.
22010
SHEET TITLE
LANDSCAPE PLAN

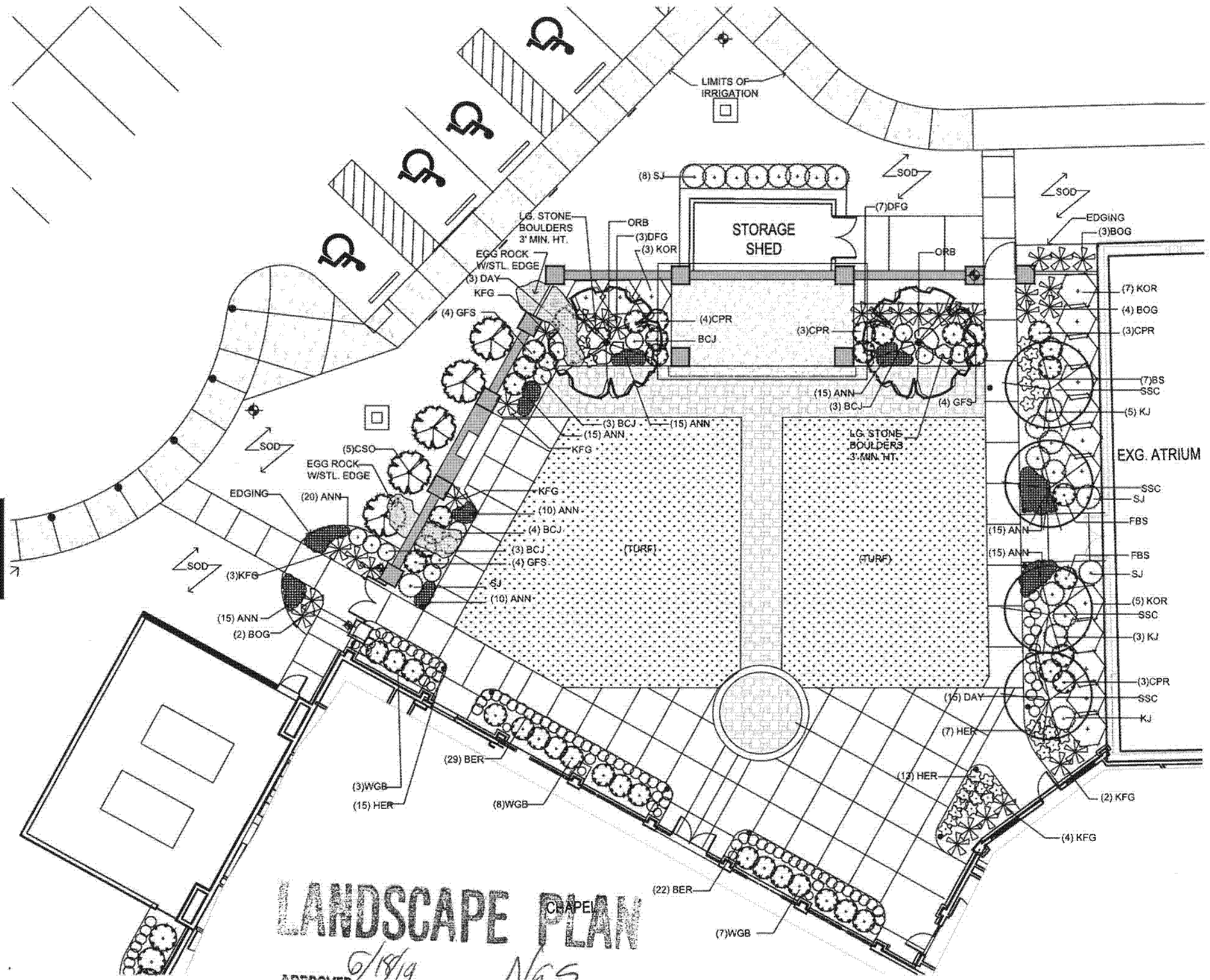
SHEET NO.
SL1.1

COURTYARD LANDSCAPE PLANTS

	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
TREES				
SSC	4 SPRING SNOW CRAB	<i>Malus spicata</i> (fullsize)	2" - 2 1/2 cal.	Balled-in-Burlap
CRB	2 OKLAHOMA REDBUD	<i>Cercis canadensis 'Oklahoma'</i> (Mini-Stem)	3" - 3 1/2" cal.	Balled-in-Burlap
CSO	5 CRIMSON SPIRE OAK	<i>Quercus coccinea</i> x <i>Q. alba</i>	3" - 3 1/2" cal.	Balled-in-Burlap
SJ	11 SPARTAN JUNIPER	<i>Juniperus chinensis 'Spartan'</i>	6-8" H.	Balled-in-Burlap
SHRUBS/GRASSES				
BCJ	11 BLUE CHIP JUNIPER	<i>Juniperus horizontalis 'Blue Chip'</i>	3 gal.	Container
WGB	18 WINTERGEM BOXWOOD	<i>Buxifolia koreana</i>	3 gal.	Container
KOR	15 "DOUBLE" KNOCK OUT ROSE	<i>Rosa sp.</i>	5 gal.	Container
GFS	12 GOLDFLAME SPIREA	<i>Spiraea bumalda 'Goldflame'</i>	3 gal.	Container
FBS	2 FROEBEL SP-HEA	<i>Spiraea bumalda 'Froebel'</i>	3 gal.	Container
CPR	13 CARPET ROSE	<i>Rosa 'Pink Carpet'</i>	3 gal.	Container
KJ	6 KALLAY JUNIPER	<i>Juniperus chinensis sp.</i>	3 gal.	Container
DFG	10 DWARF FOUNTAIN GRASS	<i>Pennisetum alopecuroides 'Hortens'</i>	3 gal.	Container
BOG	9 BLUE CAT GRASS	<i>Helictotrichon sempervirens</i>	3 gal.	Container
KFG	12 KARL FOERSTER FEATHER REED GRASS	<i>Calamagrostis x acutiflora</i>	3 gal.	Container
GROUNDCOVERS/OTHERS				
DAY	18 DAYLILY	<i>Hemerocallis sp. (various)</i>	1 gal.	Container
BS	7 BLACK-EYED SUSAN	<i>Rudbeckia hirta</i>	1 gal.	Container
ANN	115 ANNUALS	Seasonal & Color Variety	4" pots	Container
BER	51 BERGENIA	<i>Bergenia - 12-18" tall variety</i>	1 gal.	Container
HER	35 HEUCHERA	<i>Heuchera - 12-18" tall variety</i>	1 gal.	Container

PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE ARCHITECT, AN IRRIGATION LAYOUT PLAN, IRRIGATION EQUIPMENT DETAILS, AND A BOOKLET CONTAINING CATALOG CUTS, PERFORMANCE CHARTS AND TECHNICAL INFORMATION IN SUFFICIENT DETAIL TO DETERMINE SYSTEM SUITABILITY FOR THIS PROJECT.

ADJUST ALL IRRIGATION EQUIPMENT SO THAT SIDEWALKS, PAVING, FENCES, BLDG. FACADES REMAIN DRY OF DIRECT SPRAY OF EXCESS WATER RUN-OFF AND SPRAY.



LANDSCAPE PLAN

APPROVED 6/18/19 BY NES
POD 57



SPANGENBERG PHILLIPS TICE
ARCHITECTURE
 121 N Mead Ste 201 Wichita, KS 67202
 T 316.267.4002 F 316.267.1909
 www.sptaarchitecture.com

CENTRAL LANDING
CHAPEL GARDEN
 6100 W MAPLE ST. WICHITA, KS 67209



PRICING
 24 APRIL 2019
 COURTYARD LANDSCAPE PLAN

LS2

GENERAL LANDSCAPE SPECIFICATIONS

- Landscape contractor shall provide all labor, materials and service necessary to furnish and install plantings as specified herein and as shown on these plans.
- No material substitutions shall be made without Owner/Architect's approval. Alternate materials of similar size and character may be considered if specified plant materials cannot be obtained. Owner/Architect reserves the right to adjust plant list as deemed necessary.
- Total quantities of materials shown on drawings shall take precedence over quantities shown on the plant schedule. Landscape contractor shall be responsible for verifying all quantities on the planting plans.
- 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 (i.e. addition of lime gypsum, etc.).
- Re-establish turf in all the areas disturbed by grading or utility trenching in the R.O.W.
- After planting is completed, repair injuries to all plants as required. Limit amount of pruning to a minimum necessary to remove dead or injured twigs and branches. Prune in such a manner as not to change natural habit or shape of plant. Make cuts flush, leaving no stubs. Cut of one inch (1") or more to be planted with tree paint. Central leaders shall not be removed.
- Use triangular spacing in all ground cover and annual beds unless stated otherwise on plans.
- Plant ground cover within one foot (1') of trunk of trees or shrubs planted within area. Planting arrangement shall be triangular, with proper on-center spacing between plants.
- Commercial grade steel edging shall be used to separate all turf areas from planting beds. Place edging flush with grade (see planting details).
- Use shredded cedar mulch or approved equal by Owner in all planting beds. Landscape contractor shall supply Owner/Architect with a sample of mulch for approval prior to starting construction.
- Place mulch in beds and tree saucers per planting details.
- Planting beds receiving mulch are to be free of weeds and grass. Treat beds with a pre-emergent herbicide prior to planting and mulch placement. Apply in accordance with standard trade practice. Do not apply herbicide in annual/perennial beds.
- Seasonal annual/perennial beds are to be planted with local materials that will offer the longest lasting, boldest color display beginning at the time of installation.
- Landscape contractor to remove tree stakes, tree wrap, and remove all dead wood on trees and shrubs one year after provisional acceptance.
- Report any discrepancies in the planting plan to the architect prior to starting construction.
- Prior to any excavation for landscaping purposes, the location of underground utilities shall be determined by calling the local utility companies. Landscape contractor shall be responsible for any damage done to existing utilities.
- The landscape contractor is to be responsible for all permits required and is to see that all work is performed in accordance with state and local codes.
- Topsoil hauled onto the site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic representing local soils which produce heavy growth of crops, grass or other vegetation. It shall be free of subsoil, clay lumps, brush, weeds, roots, stones, trash, or other matter toxic to plant growth.
- All grass areas called out on the plans are to be seeded/sodded with local industry standard type variety. Submit seed type to Architect prior to installation. Starter fertilizer is also to be applied using local industry standards.
SEED #1: Kansas Premium Fescue Blend (6-8 pounds per 1000 SF)
or Buffalo/Rye Seed Blend as needed for coverage where not irrigated.
- Warranty period for planted plants shall be 2 Years from date of installation.
- Maintenance period for planted plants shall be 1 year from date of installation.
- At the end of the guarantee period the Owner's Representative and Landscape Contractor shall meet to review for replacements. Dead plants and those not in a vigorous, thriving condition shall be replaced as originally specified in the following planting season. There shall be no additional cost to the Owner for replacements except due to vandalism. Grass areas not acceptable shall be reseeded or sodded immediately in the same planting season or if weather conditions require the following season.
- Landscape Contractor shall submit bid with unit prices for all plants which include mulch, installation, guarantee, etc.:
- New plants shall have a 1 year guarantee from date of installation.

GENERAL IRRIGATION NOTES:

WATER FOR IRRIGATION TO COME FROM NEW WELL WATER. INCLUDE SYSTEM AND COST TO PURIFY HARD WATER AND TO NEUTRALIZE SALT IN WATER SUPPLY AS NEEDED.
CONTRACTOR TO DRILL A NEW WATER WELL AND SUPPLY PUMP TO HANDLE NEW IRRIGATION SYSTEM. (Verify location w/Owner)

ALL IRRIGATION EQUIPMENT SHALL BE SCREENED FROM VIEW OF PUBLIC AREAS.
THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A MOISTURE-SENSING DEVICE OR AUTOMATIC RAIN SHUT-OFF DEVICE AS A FREEZE DETECTOR.

SYSTEM IS TO CONSIST OF SEPERATE DRIP EMITTER ZONES, SPRAY HEAD ZONES, AND TURF ROTOR ZONES. EACH WITH SEPERATE VALVES AND STATIONS ON THE CONTROLLER

CONTROLLER(S) ARE TO BE A SOLID STATE TYPE WITH LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMMING, DRIP STATIONS AND BE CAPABLE OF MULTIPLE VALVES PER STATION.

POP-UP ROTORS AND POP-UP SPRAY HEADS SHALL BE USED TO IRRIGATE ALL TURF AREAS. IRRIGATION HEADS SHALL HAVE A MINIMUM 4" RISER.

ALL PLANTING BEDS SHALL BE IRRIGATED BY A DRIP IRRIGATION SYSTEM.
A RAIN SENSOR SHALL BE LOCATED ON TOP OF BUILDING NEAR CONTROLLER. RAIN SENSOR SHALL BE WIRED TO INTERRUPT VALVE COMMON WIRE BUT LEAVE CLOCK ACTIVATED.

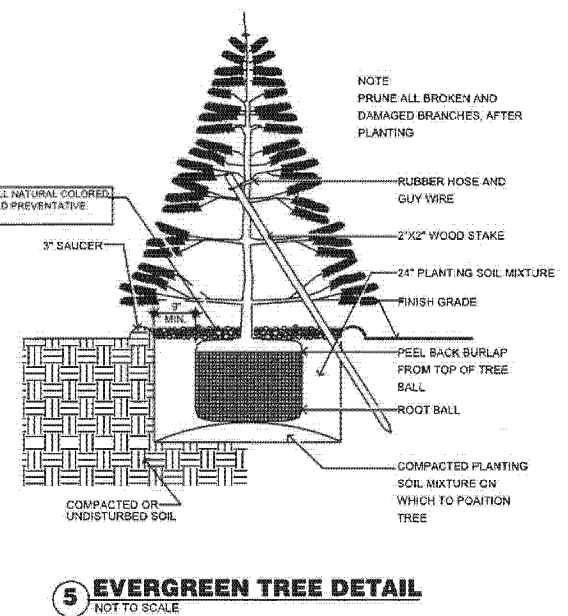
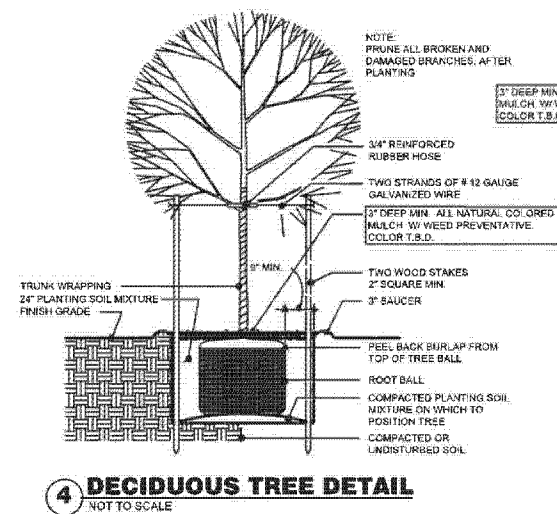
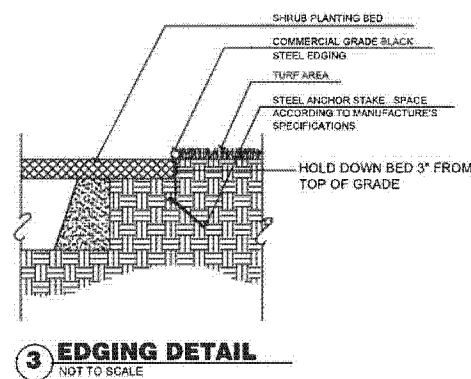
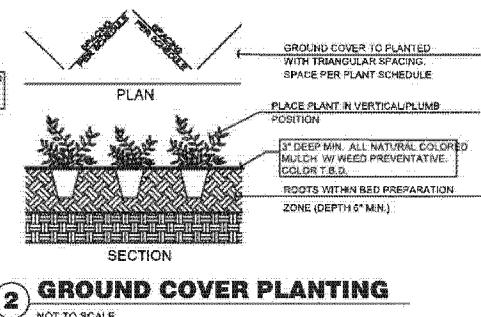
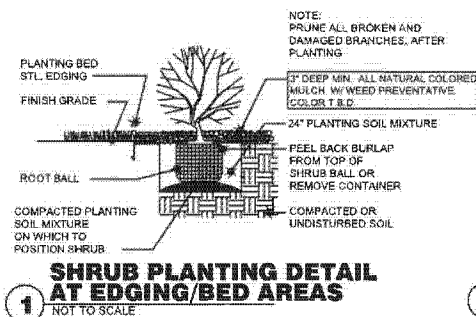
MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE ENDS AND LOW POINTS OF THE IRRIGATION MAINLINE. PLACE MANUAL VALVES IN LATCHABLE VALVE BOX FOR EASY ACCESS. PLACE ONE CUBIC FOOT OF GRAVEL BELOW VALVE.

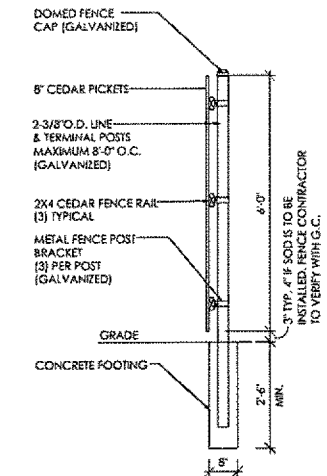
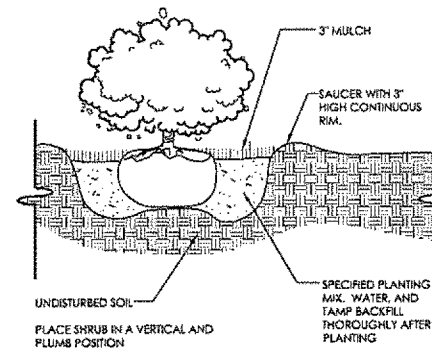
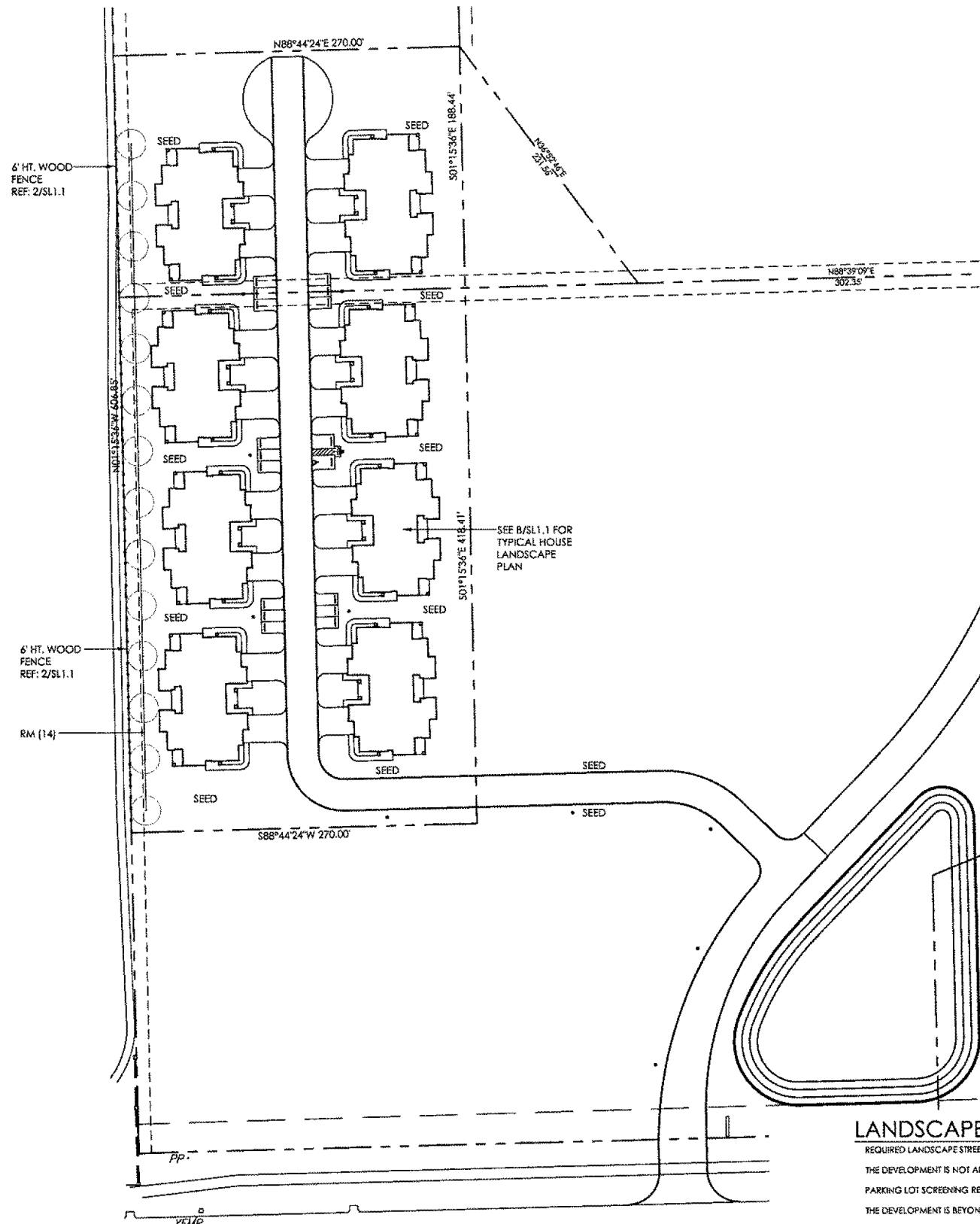
BACKFLOW PREVENTION DEVICE SHALL BE A REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY. INSTALLED AS PER CITY, COUNTY AND STATE REGULATIONS.

IRRIGATION MAINLINE - CLASS 200 PVC - 18" BURIAL DEPTH MINIMUM
IRRIGATION LATERAL LINE - CLASS 160 PVC - 12" BURIAL DEPTH MINIMUM
IRRIGATION DRIP LINE - POLYETHYLENE PIPE - 3" BURIAL DEPTH MINIMUM
ELECTRICAL CONDUIT - 1120/SCHEDULE 40 PVC PIPE
IRRIGATION SLEEVES - SCHEDULE 40 PVC - 18" BURIAL DEPTH MINIMUM

ONE GALLON PER HOUR DRIP EMITTER ARE TO BE DISTRIBUTED AS FOLLOWS:
1 DRIP EMITTER PER 2'-4" GROUND COVER
2 DRIP EMITTERS PER 1-5 GALLON SHRUB OR GROUND COVER
4 DRIP EMITTERS PER TREE

CONTRACTOR TO SUBMIT IRRIGATION PLAN TO ARCHITECT FROM LICENSED INSTALLER PRIOR TO INSTALLATION.

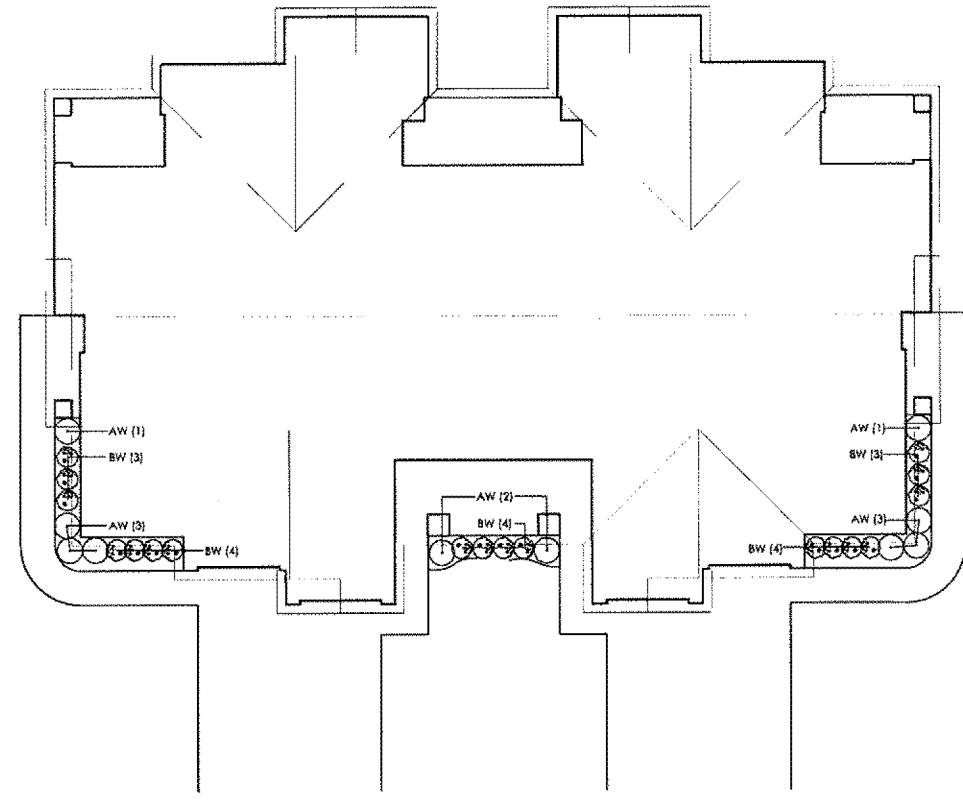




1 SHRUB PLANTING
SCALE: 3/4" = 1'-0"

2 SCREEN FENCE
1/2" = 1'-0"

PLANT LIST					
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
AW	80	ANTHONY WATERER SPIREA	SPIRAEA x BUMALDA 'ANTHONY WATERER'	5 GAL.	CONT.
BW	144	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA 'WINTER GEM'	5 GAL.	CONT.
RM	14	RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2' CAL.	B&B



B TYPICAL HOME LANDSCAPE PLAN
1" = 10'-0"

LANDSCAPE CODE INFO.

REQUIRED LANDSCAPE STREET YARD
 THE DEVELOPMENT IS NOT ADJACENT TO A STREET.
 PARKING LOT SCREENING REQUIRED AND SHOWN.
 THE DEVELOPMENT IS BEYOND 150' OF A STREET.
 BUFFERS:
 A BUFFER IS REQUIRED AND SHOWN ALONG THE WEST PROPERTY LINE.
 LEGAL DESCRIPTION:
 A portion of Lots 1 and 3, Block 1, Central Community Church, an Addition to Wichita, Sedgwick County, Kansas more particularly described as commencing at the southwest corner of Lot 3 in said Block 1; thence N01°15'36"W, coincident with the west line of Lot 3 in said Block 1, 250.00 feet for a point of beginning; thence continue N01°15'36"W, coincident with the west line of Lot 3 in said Block 1, 438.00 feet to the northwest corner of Lot 3 in said Block 1 and the southwest corner of Lot 1 in said Block 1; thence continue N01°15'36"W, coincident with the west line of Lot 1 in said Block 1, 188.85 feet; thence N88°44'24"E, 270.00 feet to a deflection point in the west line of Lot 2, Block 1, in said Central Community Church; thence S01°15'36"E, along the southerly extension of the west line of Lot 2 in said Block 1, 188.44 feet to a point in the south line of Lot 1 in said Block 1; thence continue S01°15'36"E, 418.41 feet; thence S88°44'24"W, 270.00 feet to the point of beginning.
 ADDRESS: UNKNOWN
 WATER:
 WATER WILL BE PROVIDED BY HOSE BIBS ON BUILDINGS.

LANDSCAPE PLAN
1" = 50'-0"

LANDSCAPE NOTES

- NO SUBSTITUTIONS ARE ALLOWED WITHOUT APPROVAL.
- PLANT QUANTITIES IN THE PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- ALL LAWN AREAS ARE TO BE TILLED TO A DEPTH OF 6" AND ALL DEBRIS REMOVED PRIOR TO PLANTING. TURF SEED SHALL BE DRILLED OR VERTICULT INTO SOIL. MULCH SEEDING AREA WITH CLEAN SHREDDED STRAW MULCH. CRIMP STRAW INTO SOIL.
- SEED OR SOD LAWN AREAS AS INDICATED. USE LOCALLY HARDY BERMLUDA SEED OR SOD.
- PROVIDE LOCALLY AVAILABLE STEEL LANDSCAPE EDGING FOR CENTER LANDSCAPE BEDS.
- WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FOLLOWING SUBSTANTIAL COMPLETION. WARRANTY LIMITED TO ONE REPLACEMENT PER PLANT. PLANTS KILLED BY OWNER NEGLIGENCE OR ACTS OF GOD EXCLUDED.

LANDSCAPE PLAN

APPROVED 5/5/20 NES
 PUD #57

DATE DRAWN
4/13/19
 REVISIONS
8/13/19

PRINTS ISSUED
 PRICING 3-20-2020
 FOR PERMIT 4-03-2020



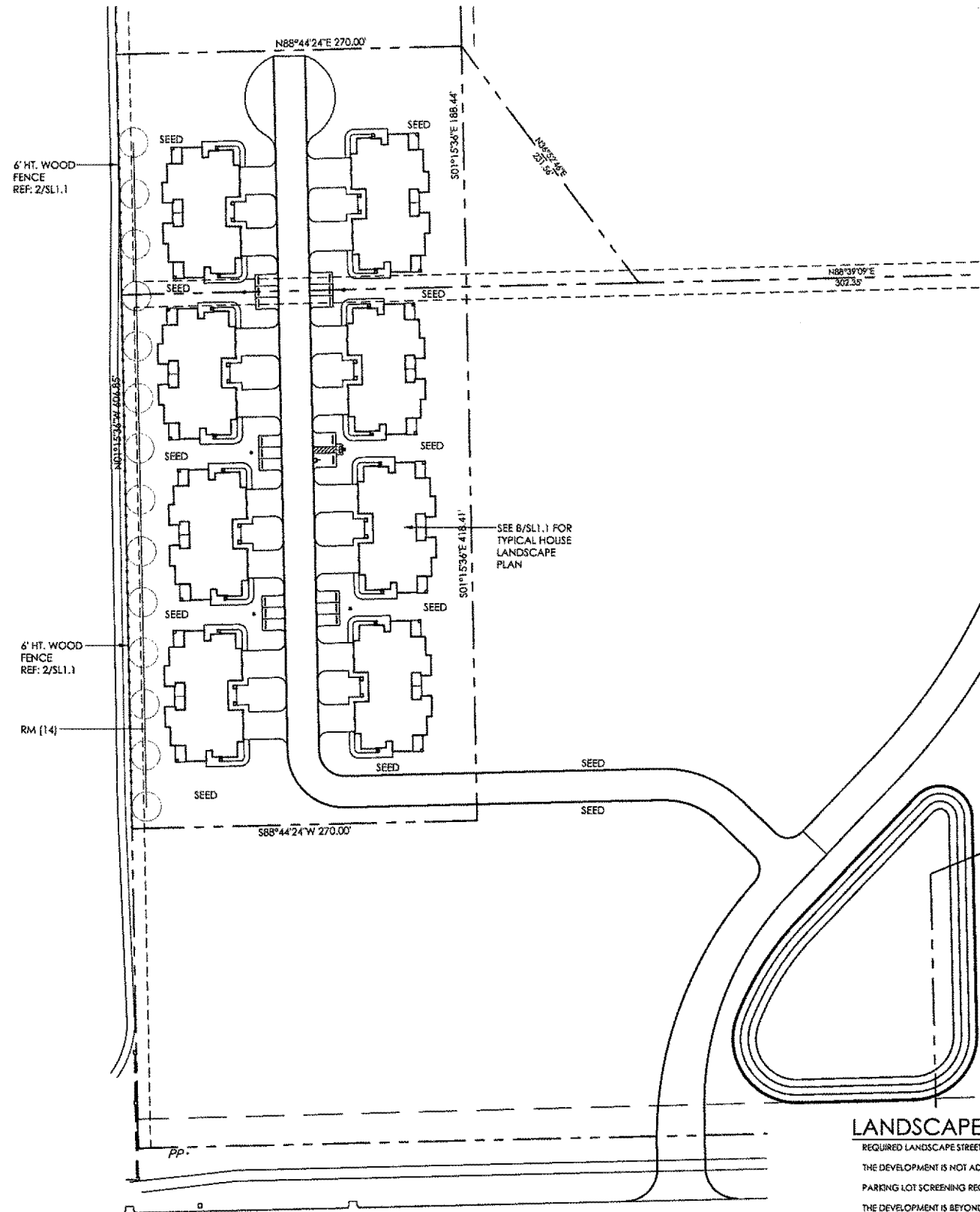
1300 E. Lewis
 Wichita KS 67211
 314.247.8233
 314.247.8664 fax
 krehbielarchitecture.com



CENTRAL LANDING
 6100 WEST MAPLE
 WICHITA, KANSAS

PROJECT NO.
18077
 SHEET TITLE
SITE DEVELOPMENT PLAN

SHEET NO.
SL1.1



6' HT. WOOD FENCE REF: 2/SL1.1

6' HT. WOOD FENCE REF: 2/SL1.1

RM (14)

SEE 8/SL1.1 FOR TYPICAL HOUSE LANDSCAPE PLAN

LANDSCAPE CODE INFO.

REQUIRED LANDSCAPE STREET YARD
 THE DEVELOPMENT IS NOT ADJACENT TO A STREET.
 PARKING LOT SCREENING REQUIRED AND SHOWN.
 THE DEVELOPMENT IS BEYOND 150' OF A STREET.

BUFFERS:
 A BUFFER IS REQUIRED AND SHOWN ALONG THE WEST PROPERTY LINE

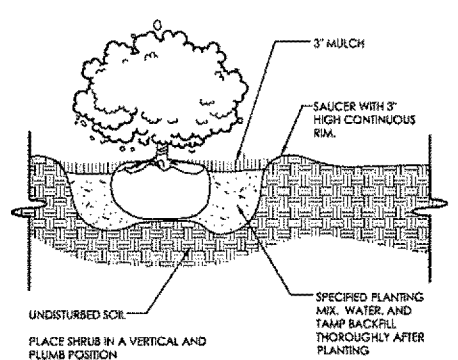
LEGAL DESCRIPTION:
 A portion of Lots 1 and 3, Block 1, Central Community Church, an Addition to Wichita, Sedgewick County, Kansas more particularly described as commencing at the southwest corner of Lot 3 in said Block 1; thence N01°15'36"W, coincident with the west line of Lot 3 in said Block 1, 250.00 feet for a point of beginning; thence continue N01°15'36"W, coincident with the west line of Lot 3 in said Block 1, 418.00 feet to the northwest corner of Lot 3 in said Block 1 and the southwest corner of Lot 1 in said Block 1; thence continue N01°15'36"W, coincident with the west line of Lot 1 in said Block 1, 188.85 feet; thence N88°44'24"E, 270.00 feet to a deflection point in the west line of Lot 2, Block 1, in said Central Community Church; thence S01°15'36"E, along the southerly extension of the west line of Lot 2 in said Block 1, 188.44 feet to a point in the south line of Lot 1 in said Block 1; thence continue S01°15'36"E, 418.01 feet; thence S88°44'24"W, 270.00 feet to the point of beginning.

ADDRESS: UNKNOWN

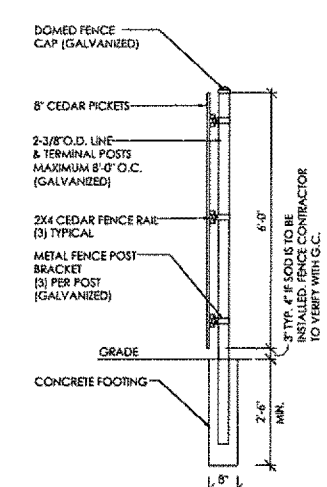
WATER:
 WATER WILL BE PROVIDED BY HOSE BIBS ON BUILDINGS.

A LANDSCAPE PLAN
 1" = 50'-0"
 NORTH

- #### LANDSCAPE NOTES
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 - PROVIDE LOCALLY AVAILABLE STEEL LANDSCAPE EDGING FOR CENTER LANDSCAPE BEDS.
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1 SHRUB PLANTING
 SCALE: 3/4" = 1'-0"

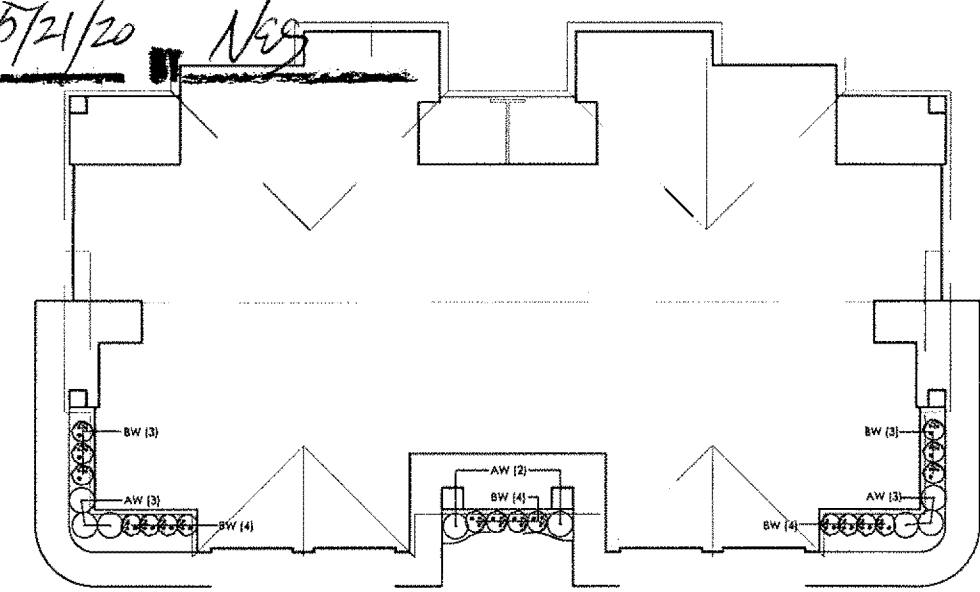


2 SCREEN FENCE
 1/2" = 1'-0"

PLANT LIST					
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
AW	64	ANTHONY WATERER SPIREA	SPIRAEA x BUMALDA 'ANTHONY WATERER'	5 GAL.	CONT.
BW	144	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA 'WINTER GEM'	5 GAL.	CONT.
RM	14	RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2' CAL.	B&B

LANDSCAPE PLAN

APPROVED 5/21/20 NCS



B TYPICAL HOME LANDSCAPE PLAN
 1" = 10'-0"
 NORTH

DATE DRAWN
 6-13-19
REVISIONS
 8-13-19
 OWNER 5-20-2020

PRINTS ISSUED
 PRICING 3-20-2020
 FOR PERMIT 4-03-2020
 5-20-2020

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 314.247.8233
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CENTRAL LANDING
 201 TO 208 SOUTH HOPE LANE
 WICHITA, KANSAS

PROJECT NO.
 18077
SHEET TITLE
 SITE DEVELOPMENT PLAN

SHEET NO.
 SL1.1