

RIDGE PORT - TUSCANY VILLAGE

COMMERCIAL AND RESIDENTIAL COMMUNITY UNIT PLAN

DP-310

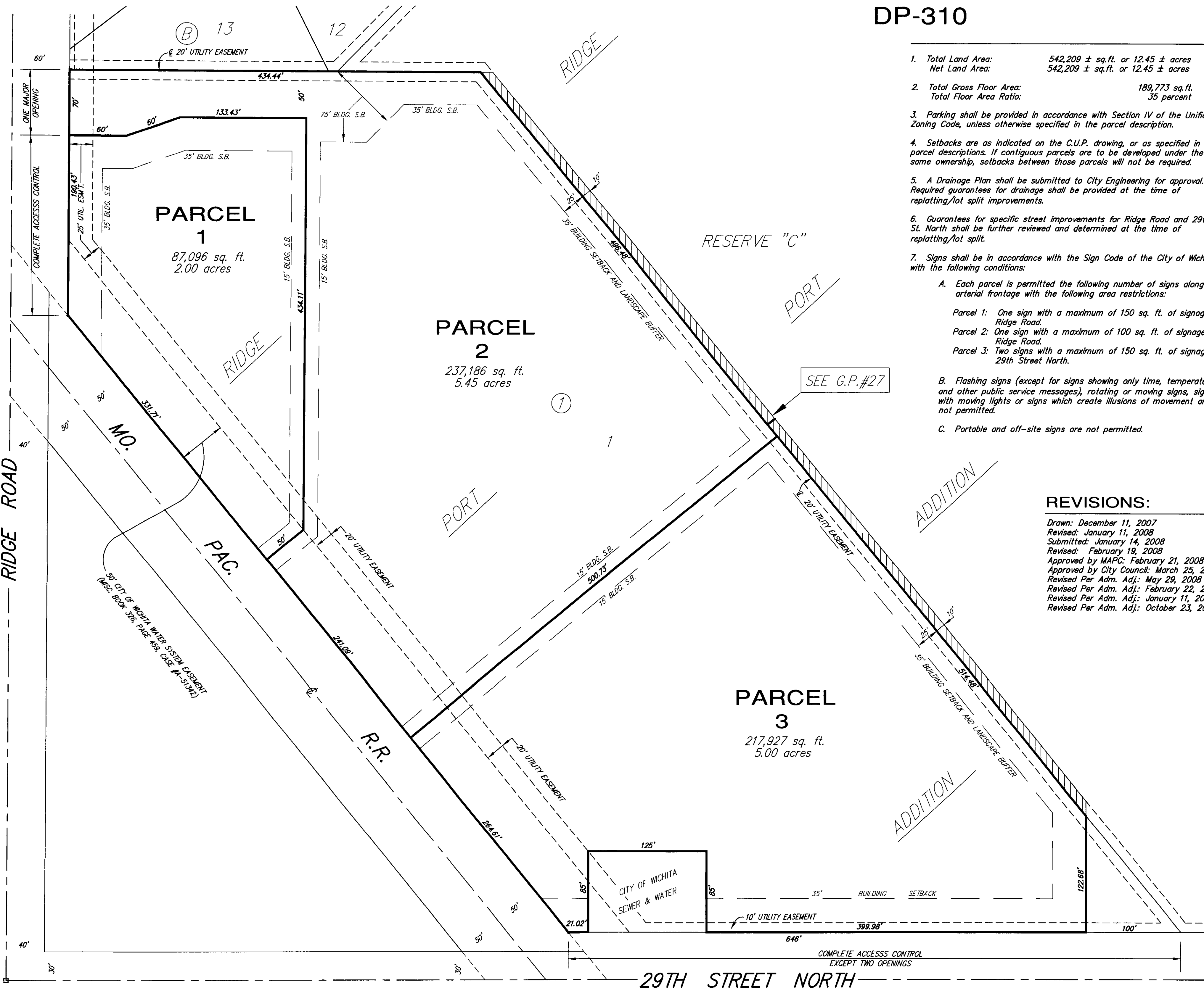
GENERAL PROVISIONS:

- Total Land Area: 542,209 ± sq.ft. or 12.45 ± acres
Net Land Area: 542,209 ± sq.ft. or 12.45 ± acres
- Total Gross Floor Area: 189,773 sq.ft.
Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
- 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.
- A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of replatting/lot split improvements.
- Guarantees for specific street improvements for Ridge Road and 29th St. North shall be further reviewed and determined at the time of replatting/lot split.
- Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - 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.
 - 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.
 - Portable and off-site signs are not permitted.
- Window display signs are limited to 25% of the window area.
- No building signs shall be allowed on any elevation of any buildings facing residential uses, unless separated by a public street.
- 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.
- 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.
- Access Controls shall be determined at the time of replatting/lot split.
- All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- 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.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be required as follows:
 - 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.
 - 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.
 - 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.
- Screening Walls:
 - A six (6) to eight (8) foot high wood screening fence shall be constructed along the north property line where adjacent to residential uses due to the width of an existing utility easement. Due to the width of the Reserve/Foodway, the required six (6) to eight (8) foot high concrete/masonry wall along the northeast property line of Parcels 2 and 3, where adjacent to residential zoning, is optional.
 - In the event Parcels 2 and 3 are developed with residential uses, and the screening wall along the east property line of the C.U.P. where adjacent to residential zoning is not constructed, a combination of a minimum 4-foot tall decorative, wrought-iron (or similar) fence, berms, and landscaping equivalent to a landscape buffer shall be required. In the event Parcels 2 and 3 are developed with commercial uses, and the screening wall along the east property line of the C.U.P. where adjacent to residential zoning is not constructed, a combination of a minimum 4-foot tall decorative, wrought-iron (or similar) fence, berms and landscaping equivalent to UZC's solid screening equivalent shall be required. Existing vegetation may be used in meeting this requirement. This buffer may be included in the required landscape plan and approved by the Planning Department.
- Roof-top mechanical equipment shall be screened from ground level view per Unified Zoning Code.
- 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. If one or more parcels are developed for multi-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).
- All buildings in the 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 shall not be used as the predominant exterior building material on any facade.
- 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.
- Uses in Parcels 1 through 3 shall be limited to those permitted by-right in the "LC" Limited Commercial district. All other uses listed as Conditional Uses in these districts shall only be permitted by separate C.U.P. Amendment approval. No parcels shall allow the use of adult entertainment establishments, group residential, correctional placement residences, private clubs, taverns, and drinking establishments, nightclubs, or sexually oriented businesses. 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 the north 100 feet of Parcel 1 and Parcel 2, or the south 100 feet of Parcel 3. 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.
- 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.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
- 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.
- 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.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- 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.
- No development shall occur until such time as municipal water and sewer service are provided to the site.
- 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.
- 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.

REVISIONS:

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



SCALE: 1" = 60'

LEGAL DESCRIPTION:

Parcel 1
That part of Lot 1, Block 1, Ridge Port Addition, Wichita, Sedgewick County, Kansas described as commencing at the NW corner of said Lot 1; thence S00°26'59"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°25'43"E, 60.00 feet to a point 50.00 feet normally distant south of the north line of said Lot 1; thence S89°33'01"E parallel with the north line of said Lot 1, 133.43 feet to a point 250.00 feet normally distant east of the west line of said Lot 1; thence S00°26'59"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 northeast of the southwest line of said Lot 1; thence S20°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 N39°03'31"W along the southwest line of said Lot 1, 331.71 feet to a P.I. in the west line of said Lot 1; thence N00°26'59"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, Wichita, Sedgewick County, Kansas described as commencing at the SE 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, 389.98 feet; thence N00°01'29"E, perpendicular to the south line of said Lot 1, 85.00 feet; thence N89°58'31"W, parallel to the south line of said Lot 1, 125.00 feet to a point 70.00 feet normally distant northeast of the southwest line of said Lot 1; said point also being on the northeast line of a 20 foot Utility Easement as granted in said Ridge Port Addition; thence S00°01'29"W perpendicular to the south line of said Lot 1, 85.00 feet to a point on the south line of said Lot 1; thence N89°58'31"W along the south line of said Lot 1, 21.02 feet to the SW corner of said Lot 1; thence N39°03'31"W along the southwest line of said Lot 1, 256.81 feet; thence N50°50'29"E, perpendicular to the southwest line of said Lot 1, 500.73 feet to a point on the northeast line of said Lot 1; thence S39°03'31"E along the northeast line of said Lot 1, 514.48 feet to a point 158.28 feet NW of the SE corner of said Lot 1; thence S00°01'29"W perpendicular to the south line of said Lot 1, 122.88 feet to the point of beginning.

Parcel 3
That part of Lot 1, Block 1, Ridge Port Addition, Wichita, Sedgewick County, Kansas described as follows: Beginning at the NW corner of said Lot 1; thence S00°26'59"W along the west line of said Lot 1, 70.00 feet; thence N70°25'43"E, 60.00 feet to a point 50.00 feet normally distant south of the north line of said Lot 1; thence S89°33'01"E parallel with the north line of said Lot 1, 133.43 feet to a point 250.00 feet normally distant east of the west line of said Lot 1; thence S00°26'59"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 northeast of the southwest line of said Lot 1; thence S20°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 N39°03'31"W along the southwest line of said Lot 1, 331.71 feet to a P.I. in the west line of said Lot 1; thence N00°26'59"E, along the west line of said Lot 1, 180.43 feet to the point of beginning.

PARCEL 1

- Net Area: 87,096 sq.ft. or 2.00 acres
 - Maximum Building Coverage (Commercial Uses): 26,129 sq.ft. or 30 percent
 - Maximum Gross Floor Area (Commercial Uses): 30,483 sq.ft.
 - Floor Area Ratio (Commercial Uses): 35 percent
 - Maximum Number of Commercial Buildings: Two (2)
 - Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 38 feet.
 - Setbacks: See Drawing
 - Access Points: See Drawing
 - Permitted Uses: See Drawing
- 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.

PARCEL 2

- Net Area: 237,186 sq.ft. or 5.45 acres
 - Maximum Building Coverage (Commercial Uses): 71,156 sq.ft. or 30 percent
 - Maximum Gross Floor Area (Commercial Uses): 83,015 sq.ft.
 - Floor Area Ratio (Commercial Uses): 35 percent
 - Maximum Number of Commercial Buildings: Six (6)
 - Maximum Number of Dwelling Units (16 du/ac): 86
 - Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 38 feet.
 - Setbacks: See Drawing
 - Access Points: See Drawing
 - Permitted Uses: See Drawing
- 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.

PARCEL 3

- Net Area: 217,927 sq.ft. or 5.00 acres
 - Maximum Building Coverage (Commercial Uses): 65,378 sq.ft. or 30 percent
 - Maximum Gross Floor Area (Commercial Uses): 76,274 sq.ft.
 - Floor Area Ratio (Commercial Uses): 35 percent
 - Maximum Number of Commercial Buildings: Six (6)
 - Maximum Number of Dwelling Units (16 du/ac): 86
 - Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 38 feet.
 - Setbacks: See Drawing
 - Access Points: See Drawing
 - Permitted Uses: See Drawing
- 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. of 10-23-13
APPROVED CUP

MAPC 2-21-08 DM
WCC 3-25-08 DM
MAPD Copy 2 of 2

DP-310

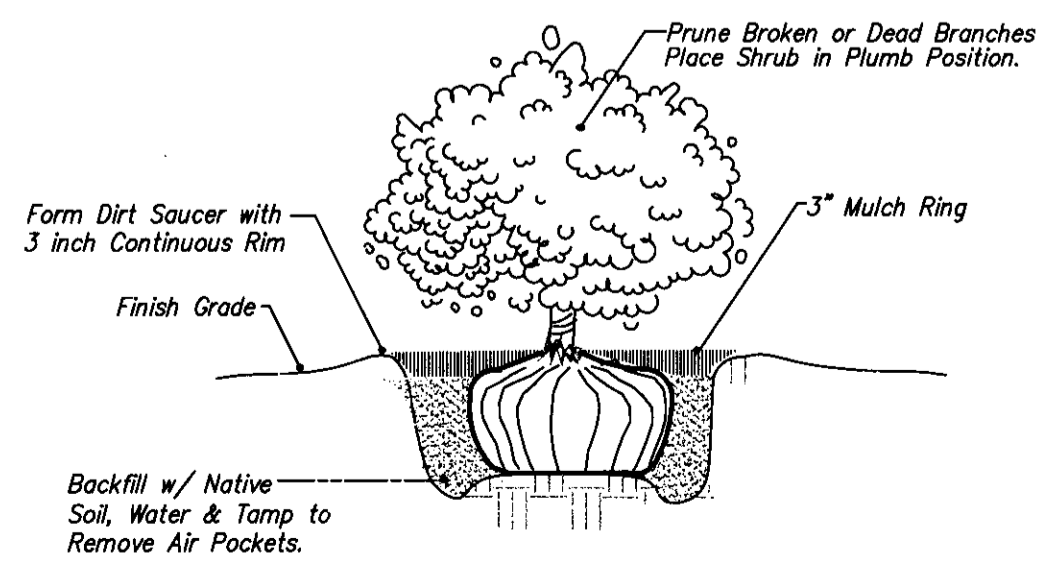
RIDGE PORT - TUSCANY VILLAGE
COMMERCIAL & RESIDENTIAL
COMMUNITY UNIT PLAN

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

PLANT SCHEDULE

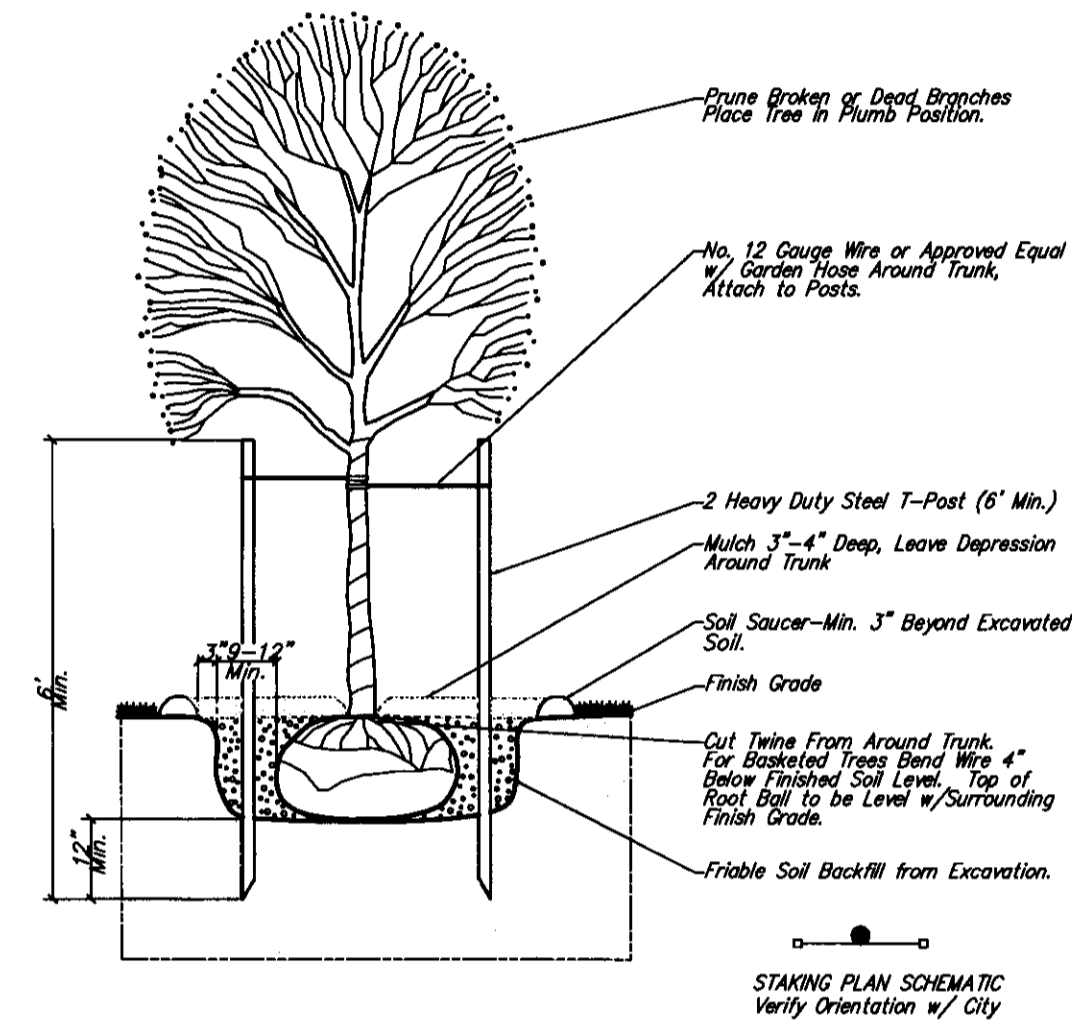
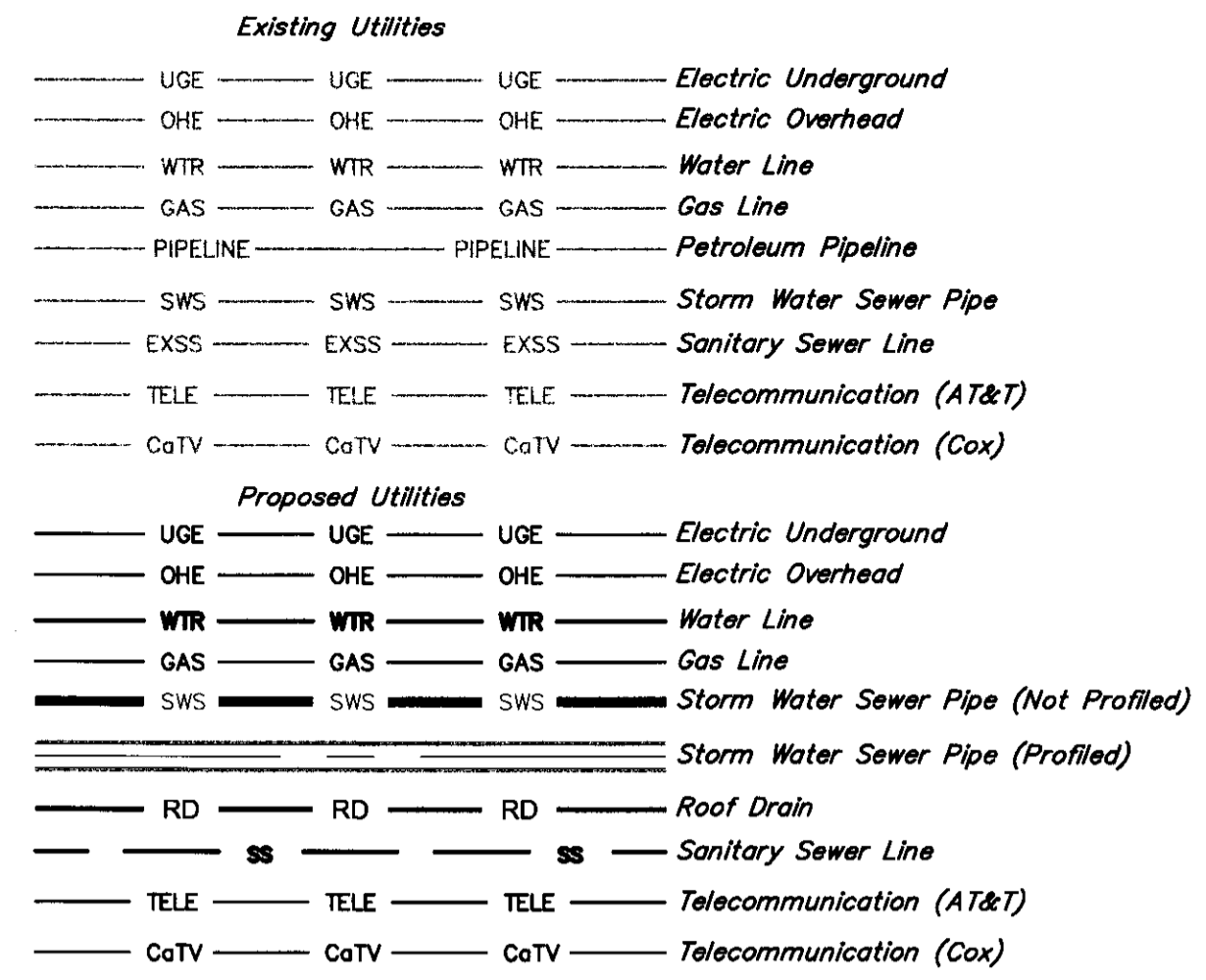
TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
14	<i>Acer rubrum</i> 'Autumn Blaze'	Autumn Blaze Maple	B & B	2"Cal	
10	<i>Acer truncatum</i> 'Pacific Sunset' TM	Pacific Sunset Maple	B & B	2"Cal	
4	<i>Betula nigra</i> 'Duraheat' 3-5 Stem; Multi-trunk	River Birch	B & B		12'-15' H
3	<i>Cercis canadensis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

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	282	<i>Aster dumosus</i> 'Wood's Blue'	Blue Aster	flat	12"
	271	<i>Hemerocallis x 'Black-eyed Stella'</i> TM	Black-eyed Daylily	1 gal	20"
	400	<i>Liriope muscari</i> 'Big Blue'	Big Blue Liriope	4"pot	15"
	98	<i>Phlox subulata</i> 'Snowflake'	Moss Phlox	flat	12"
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	276,539 sf	<i>Festuca arundinacea</i> Kansas Premium Blend	Tall Fescue	sod	

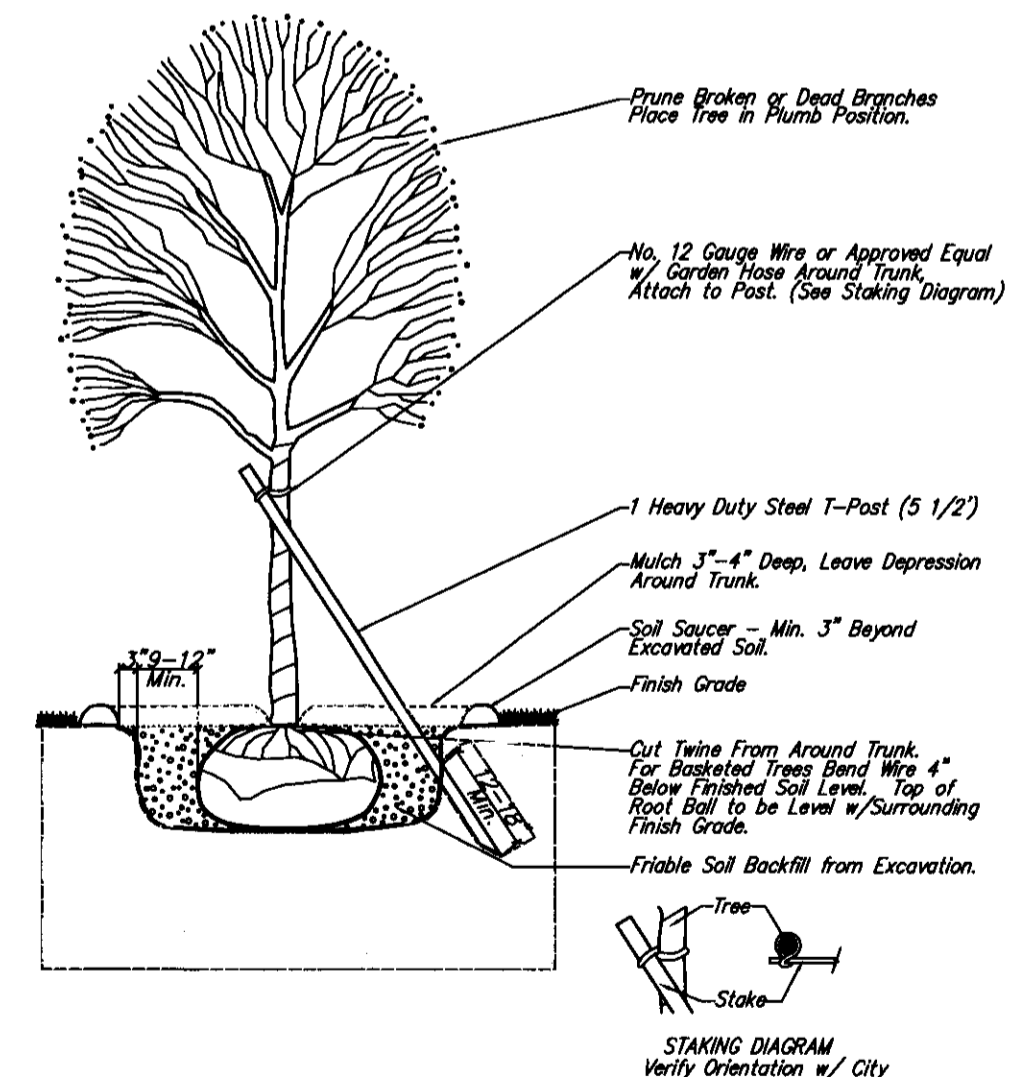


3 SHRUB PLANTING DETAIL
5 Gallon and Smaller
No Scale

LEGEND



1 TREE PLANTING & STAKING DETAIL
Deciduous Trees Larger than 2" Cal.
Evergreen Trees Larger than 6' Height
No Scale



2 TREE PLANTING & STAKING DETAIL
Deciduous Trees 2" Cal. and Smaller
Evergreen Trees 6' Height and Smaller
No Scale

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 Trifluralin (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 in 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.
- Topsail hauled onto site shall be fertile, friable, natural loam topsail, 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.
- Topsail 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 NCS

CUP DP-310
MAPD copy 1 of 2

REVISIONS

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

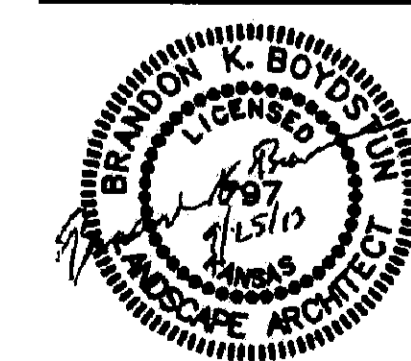
THE VUE

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 #006226 FOR ARCHITECTURE, ENGINEERING, AND LANDSCAPE ARCHITECTURE



ISSUE DATE
8/26/13

CHECKED BY
PROJECT
12-08-E799

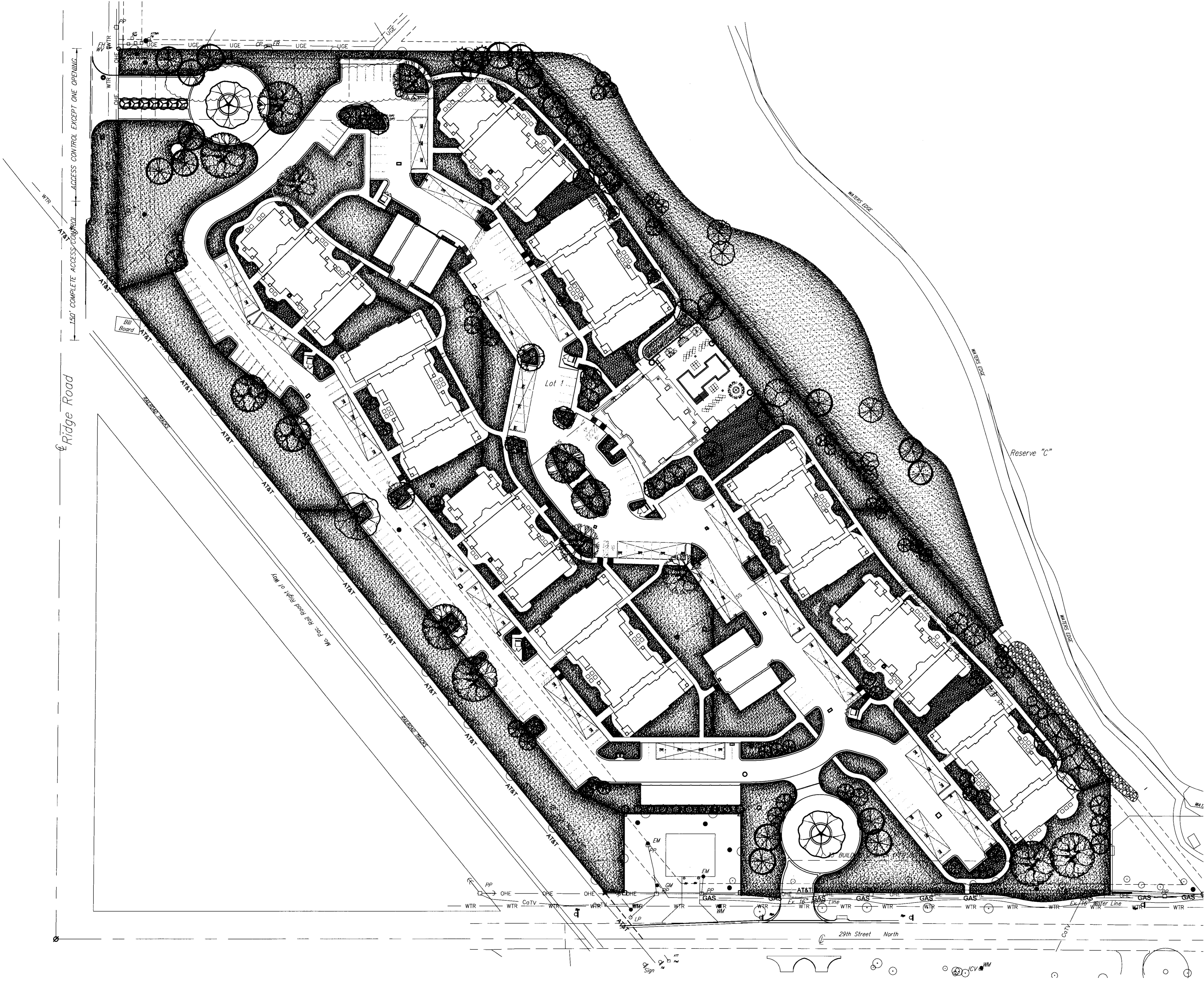


Baughman Company, P.A.
315 Ellis Wichita, KS 67211
P316-262-7271 P316-262-0149

NOTES

LA 1.0

LICENSEE
LICENSEE NUMBER



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

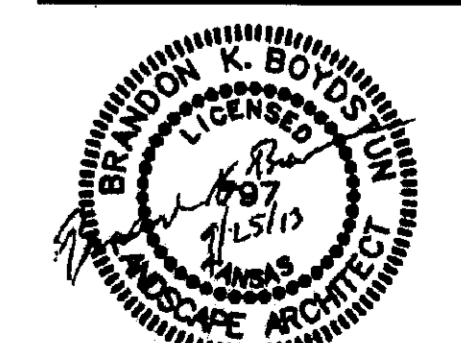
LANDSCAPE OVERVIEW
 Scale 1" = 50'-0"

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: MISSOURI FOR ARCHITECTURE, ENGINEERING, AND LANDSCAPE ARCHITECTURE

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



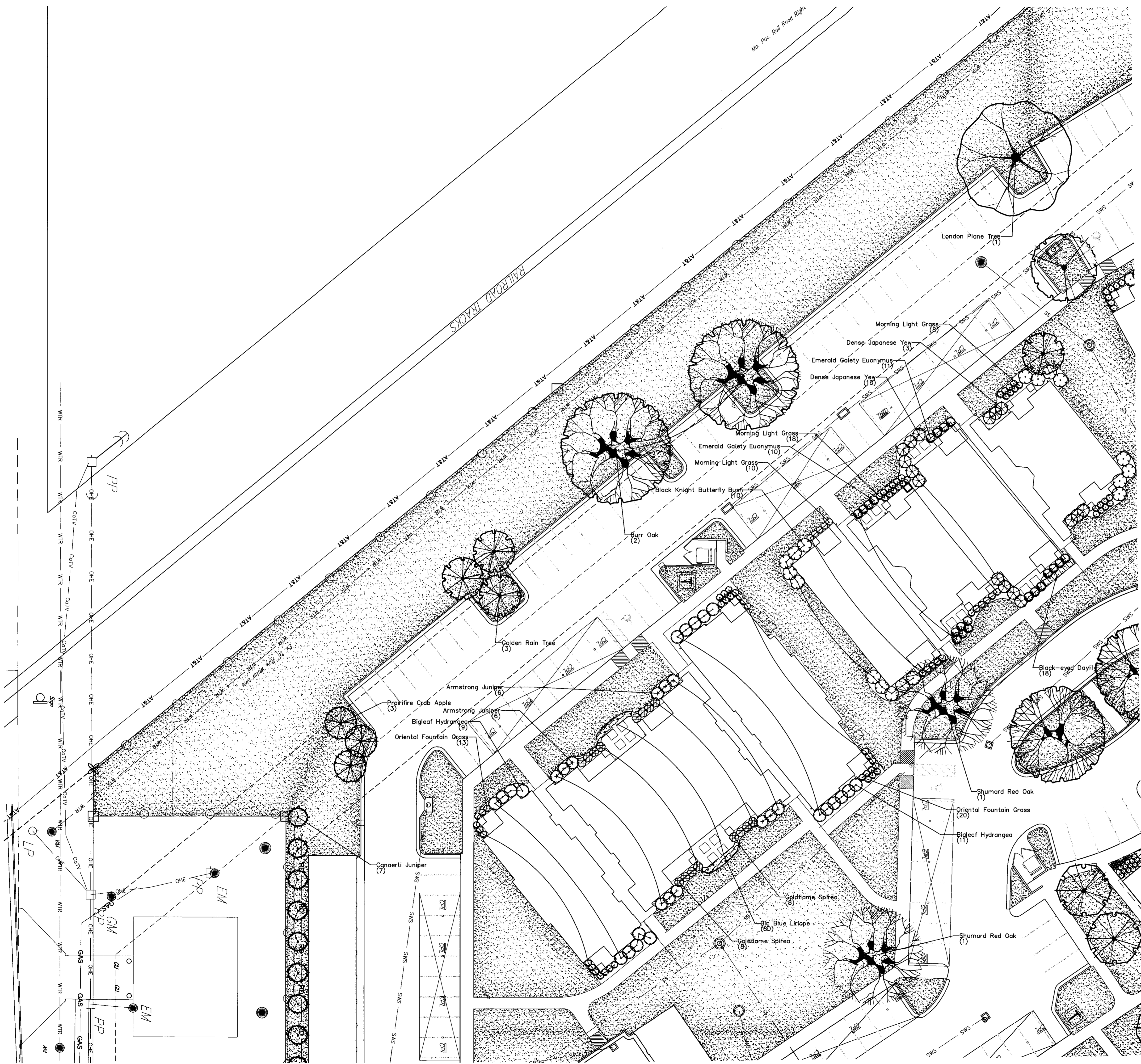
Overview LA 1.1

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.



LANDSCAPE PLAN AREA 2

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

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

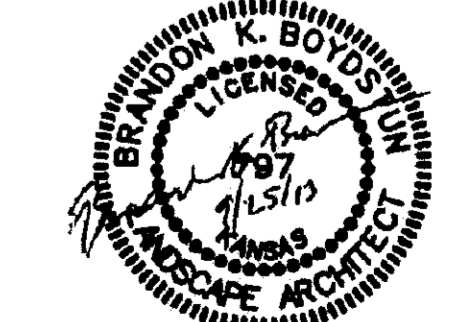
THE VUE
RIDGEPORT ADDITION
WICHITA KANSAS

BUTLER, ROSENBERY & PARTNERS, INC.
319 N MAIN ST. SUITE 200, SPRINGFIELD, MISSOURI, 65806 T: 417-865-6100
STATE OF MISSOURI CERTIFICATE OF AUTHORITY #000208 FOR ARCHITECTURE, ENGINEERING, AND LANDSCAPE ARCHITECTURE

DRAWN BY	BKB	ISSUE DATE	6/26/13
CHECKED BY	BKB	PROJECT	12-06-E799



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

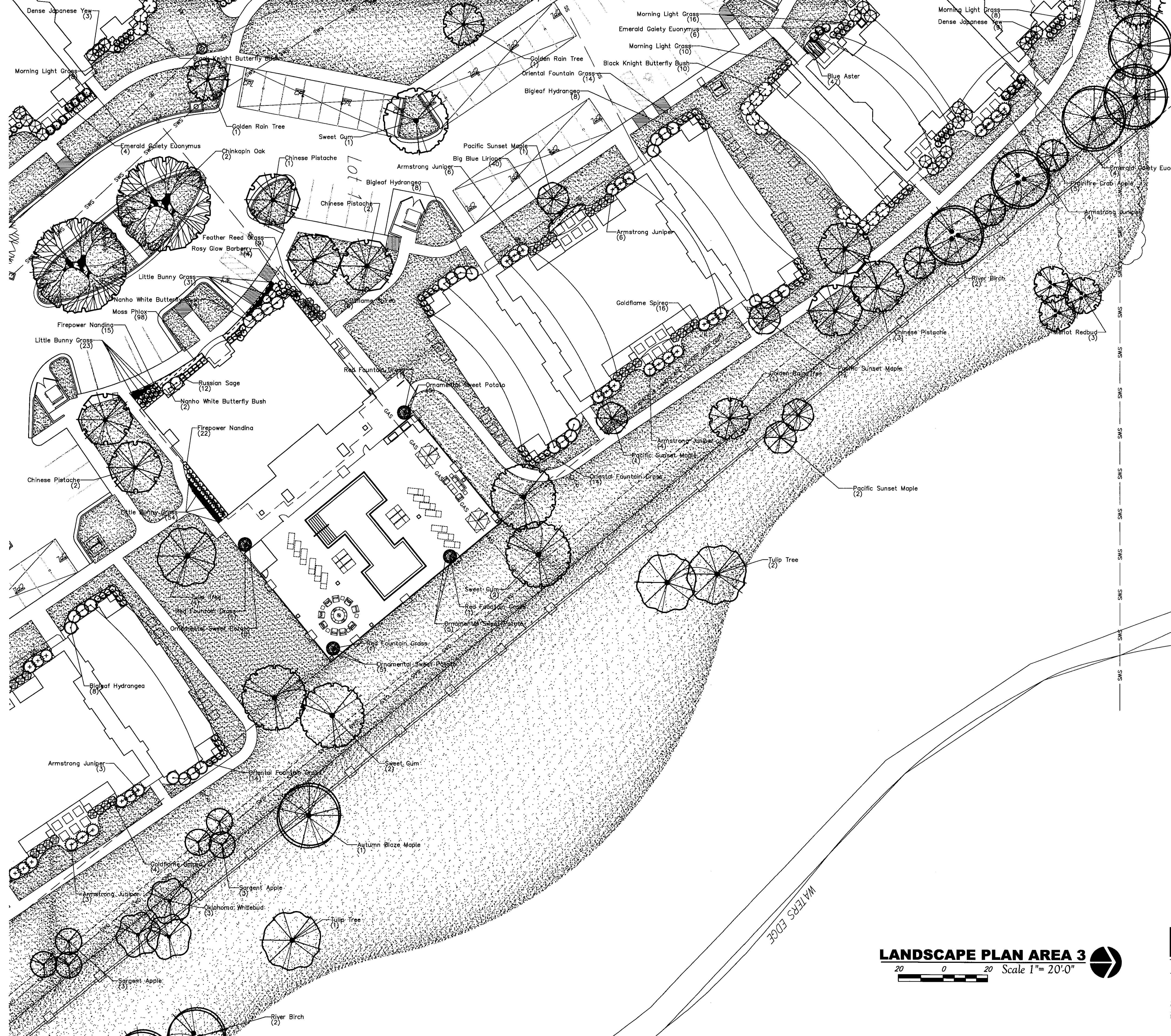


LANDSCAPE

LA 1.3

LICENSEE LICENSE NUMBER

E:\Pro\12\1206\1206-0149\1206-0149.dwg



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.

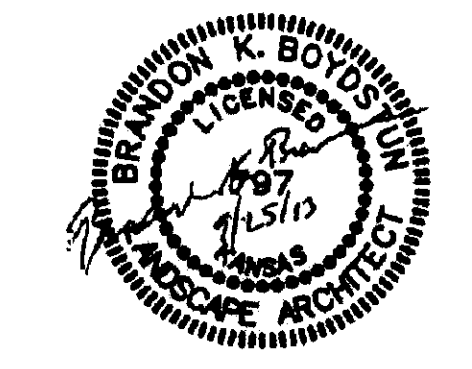
REVISIONS

9-24-13:	Revised to match Vue Engineering and OCI Comments.
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THE VUE
RIDGEPORT ADDITION
 WICHITA KANSAS

BUTLER, ROSENBERY & PARTNERS, INC.
 319 N MAIN ST. SUITE 200, SPRINGFIELD, MISSOURI, 65806 T: 417-866-6100
STATE OF MISSOURI CERTIFICATE OF AGENCY NUMBER FOR ARCHITECTURE, ENGINEERING, AND LANDSCAPE ARCHITECTURE

<small>COPYRIGHT 2013 BUTLER, ROSENBERY & PARTNERS, INC.</small>	
<small>DRAWN BY</small>	<small>ISSUE DATE</small>
BKB	6/26/13
<small>CHECKED BY</small>	<small>PROJECT</small>
BKB	12-08-E799



LANDSCAPE PLAN AREA 3
 20 0 20 Scale 1"= 20'-0"



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

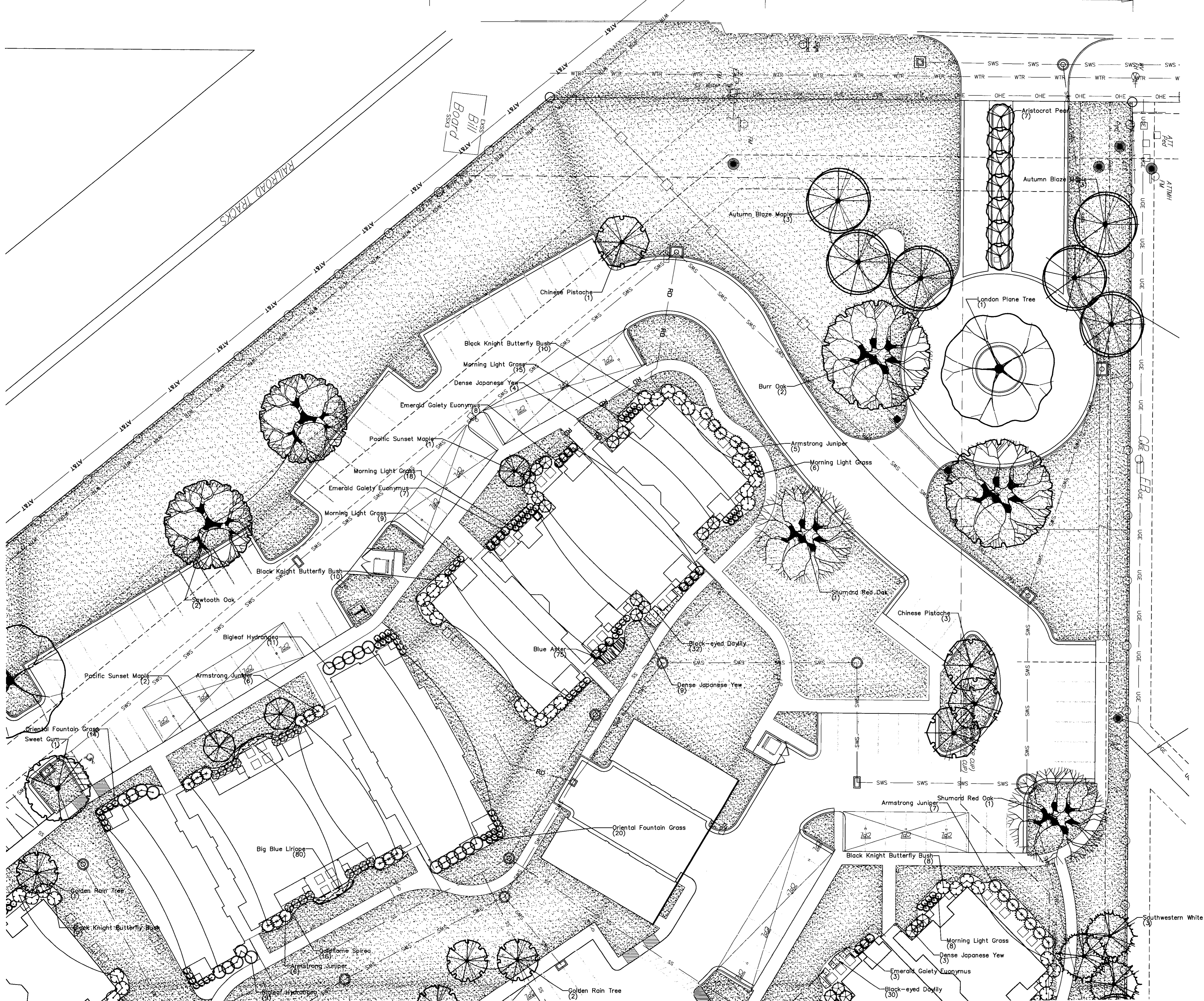
LANDSCAPE LA 1.4

LICENSEE LICENSE NUMBER
 E:\Proj\Ridgeport Apt\landscape\HALscape.dwg

Ridge Road

150' COMPLETE ACCESS CONTROL

ACCESS CONTROL EXCEPT ONE OPENING



BENCHMARK

Chiseled on Top of Concrete Approx. 280' 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.



LANDSCAPE PLAN AREA 4

20 0 20 Scale 1"= 20'-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: BR000008 FOR ARCHITECTURE, ENGINEERING, AND LANDSCAPE ARCHITECTURE

DRAWN BY		ISSUE DATE	
CHKD BY		6/26/13	
CHECKED BY		PROJECT	
BKB		12-08-E789	

LANDSCAPE **LA 1.5**
LICENSEE
LICENSEE NUMBER

NOTE TO BIDDERS:
 1. All turf areas will be irrigated with a combination of spray heads and rotors in such manner to insure no over spray on buildings.
 2. All landscape beds will be irrigated with drip line as referenced in details.
 3. Pats 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
⊙	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'
⊙	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'
⊙	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'
△	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'
△	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'
△	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'
△	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'
△	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'
△	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'
▽	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.			

IRRIGATION SCHEDULE

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



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

Baughman
 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.

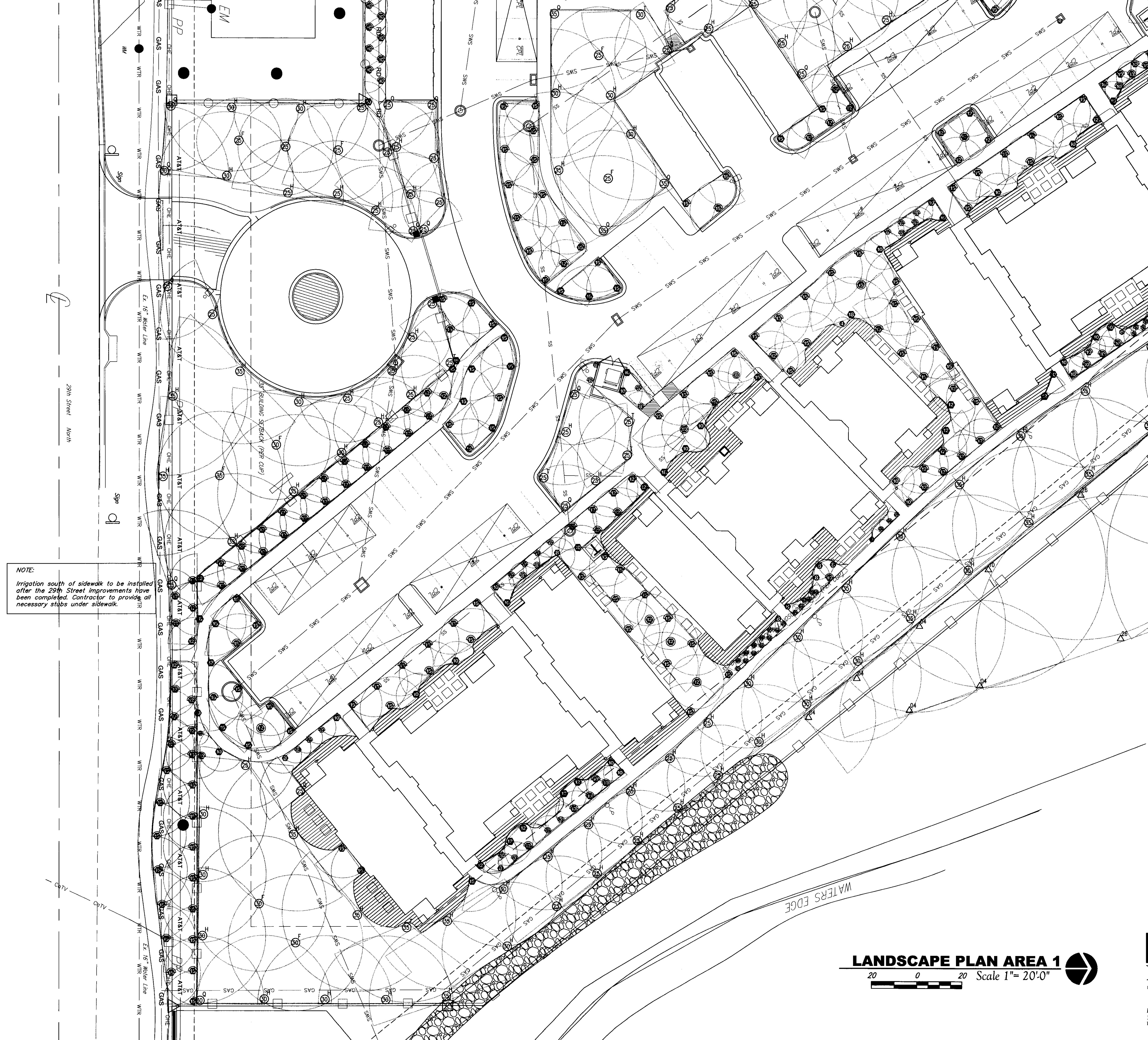
THE VUE
RIDGEPORT ADDITION
 WICHITA KANSAS

BUTLER, ROSENBERG & PARTNERS, INC.
 319 N MAIN ST. SUITE 200, SPRINGFIELD, MISSOURI, 65806 T: 417-865-6100
 STATE OF MISSOURI CERTIFICATE OF AUTHORITY #002028 FOR ARCHITECTURE, ENGINEERING, AND LANDSCAPE ARCHITECTURE

BRANDON K. BOYD
 LICENSED LANDSCAPE ARCHITECT
 LICENSE NUMBER 41515

DRAWN BY: BKB ISSUE DATE: 6/26/13
 CHECKED BY: BKB PROJECT: 12-09-ET99

Overview LA2.1
 LICENSEE LICENSE NUMBER
 E:\Proj\Ridgeport AptLandscape\HALscape.dwg



NOTE:
 Irrigation south of sidewalk to be installed after the 29th Street improvements have been completed. Contractor to provide all necessary stubs under sidewalk.

LANDSCAPE PLAN AREA 1
 Scale 1" = 20'-0"

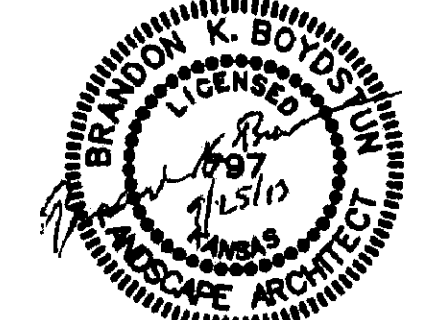


Baughman Company, P.A.
 315 Ellis Wichita, KS 67211
 P316-262-7271 F316-262-0149

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

THE VUE
RIDGEPORT ADDITION
 WICHITA KANSAS

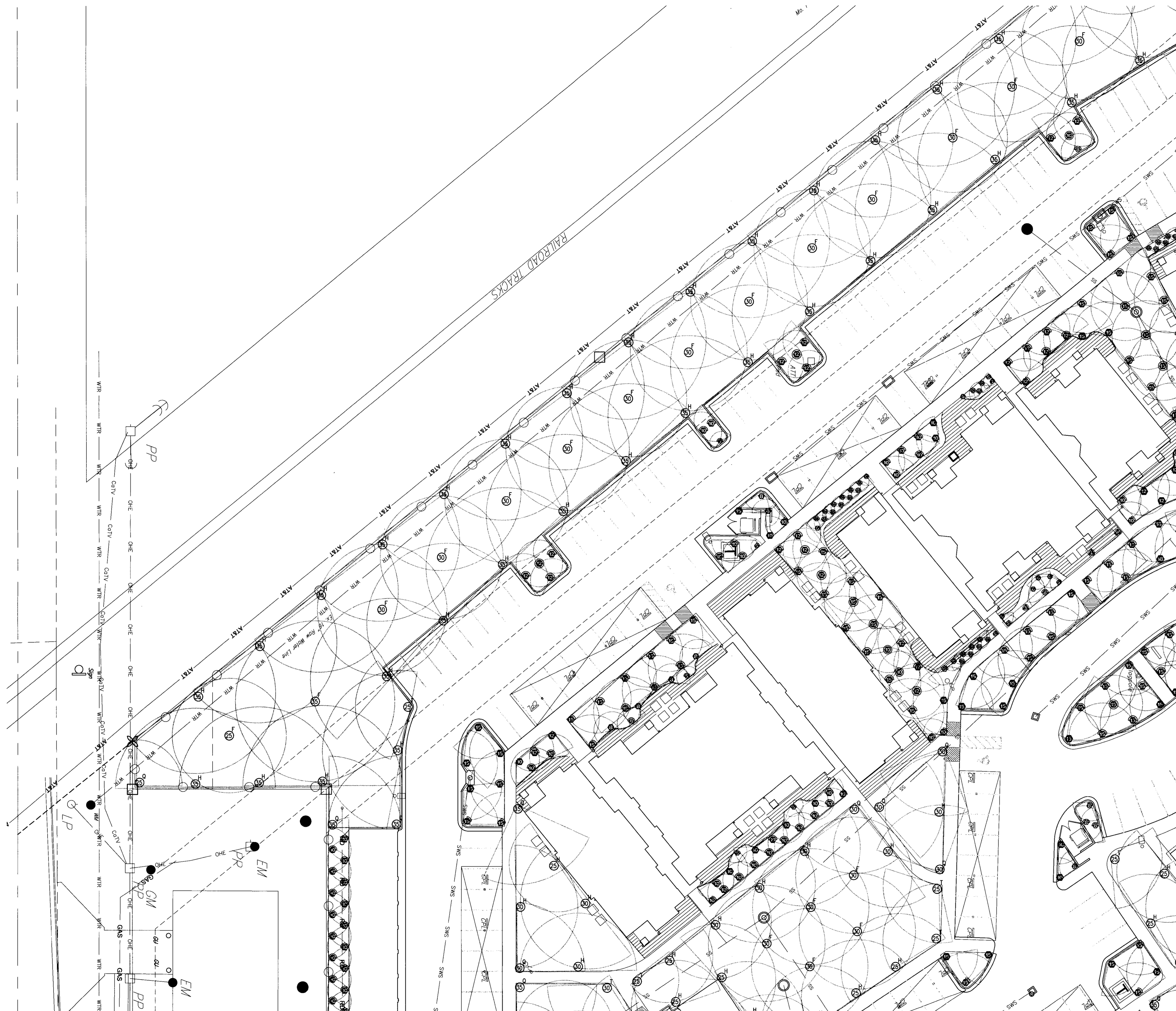
BUTLER, ROSENBERY & PARTNERS, INC.
 319 N MAIN ST. SUITE 200, SPRINGFIELD, MISSOURI, 65806 T. 417-865-6100
STATE OF MISSOURI CERTIFICATE OF AUTHORITY #002028 FOR ARCHITECTURE, ENGINEERING, AND LANDSCAPE ARCHITECTURE



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

IRRIGATION LA 2.2

LICENSEE LICENSE NUMBER
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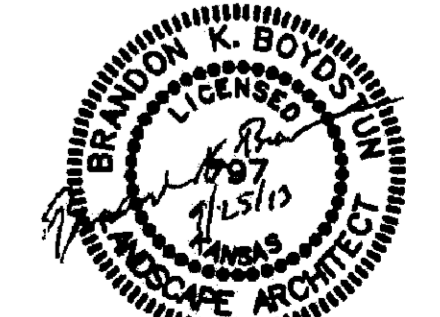
LANDSCAPE PLAN AREA 2
 20 0 20 Scale 1" = 20'-0"

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: 417-865-6100
STATE OF MISSOURI CERTIFICATE OF AUTHORITY #000208 FOR ARCHITECTURE, ENGINEERING, AND LANDSCAPE ARCHITECTURE

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

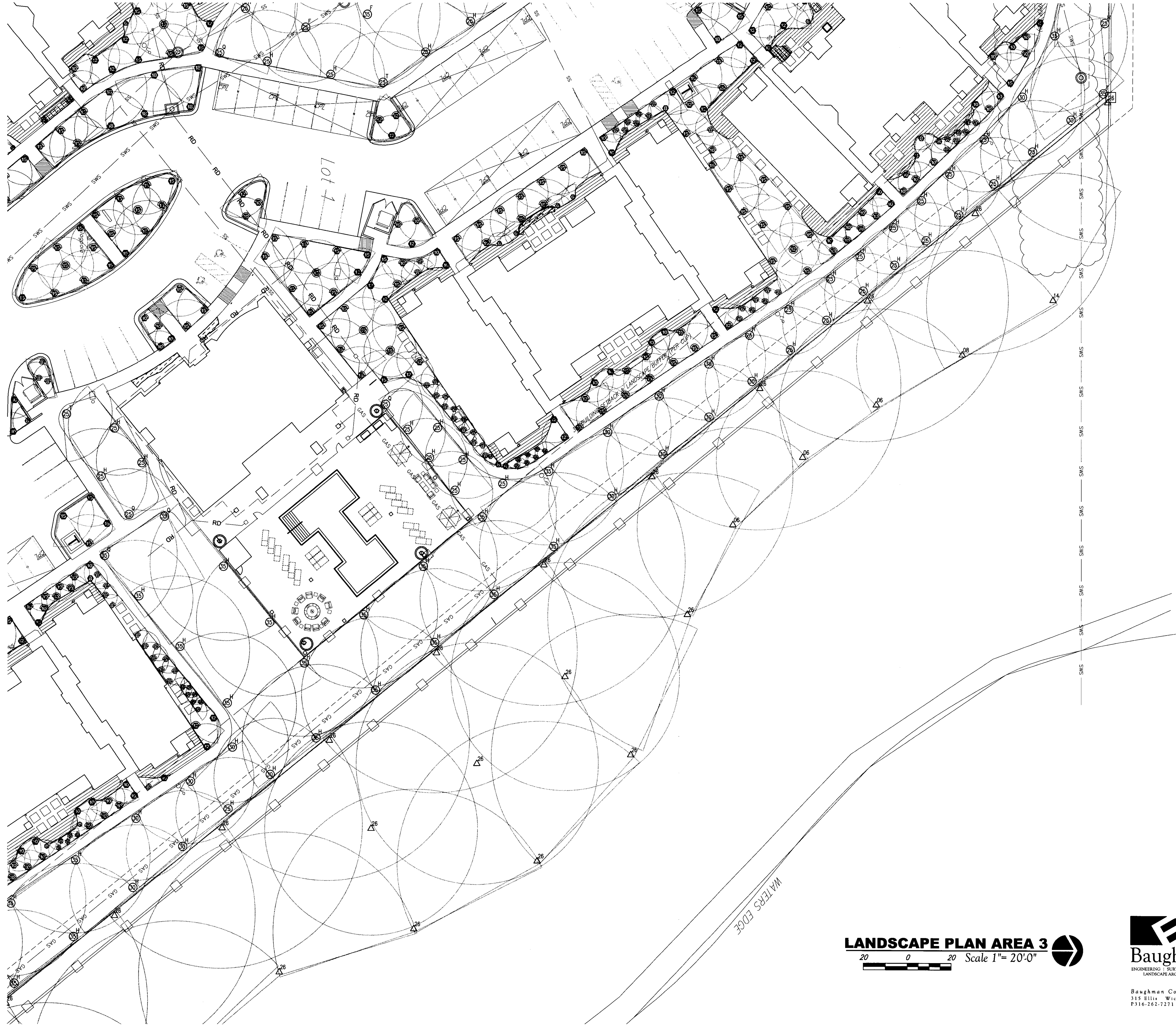


IRRIGATION

LA 2.3

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

LICENSEE
 LICENSE NUMBER
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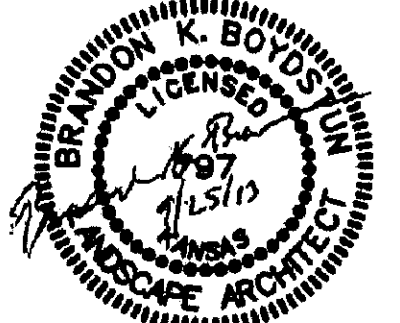


REVISIONS	
9-24-13:	Revised to match Vue Engineering and OCI Comments.

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: ARCHITECTURE, ENGINEERING, AND LANDSCAPE ARCHITECTURE

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



IRRIGATION LA 2.4

LICENSEE
 LICENSE NUMBER
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LANDSCAPE PLAN AREA 3
 20 0 20 Scale 1"= 20'-0"

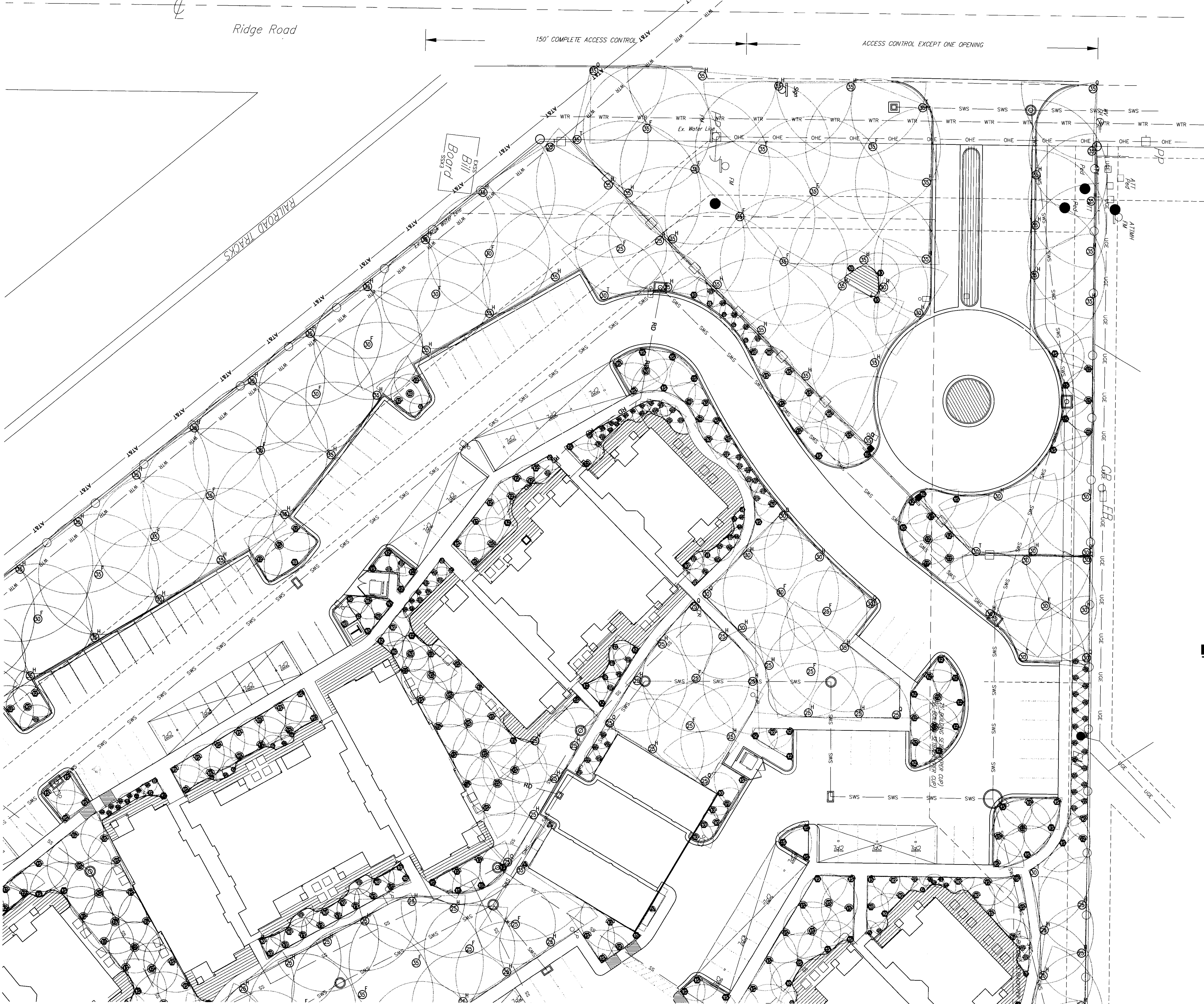


Baughman Company, P.A.
 315 Ellis Wichita, KS 67211
 P316-262-7271 F316-262-0149

Ridge Road

150' COMPLETE ACCESS CONTROL

ACCESS CONTROL EXCEPT ONE OPENING



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

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: 417-865-6100
STATE OF MISSOURI CERTIFICATE OF AUTHORITY #00208 FOR ARCHITECTURE, ENGINEERING, AND LANDSCAPE ARCHITECTURE

	DRAWN BY	ISSUE DATE
	BKB	6/26/13
	CHECKED BY	PROJECT
	BKB	12-08-ET99

IRRIGATION LA 2.5

LICENSEE LICENSE NUMBER
 E:\Proj\Ridgeport\Apl\Landscape\Irrigation.dwg



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.

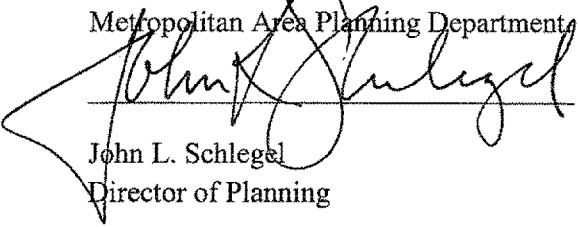
We have reviewed your request and have approved the three requested adjustments as described in the recommended adjustment paragraphs located above.

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

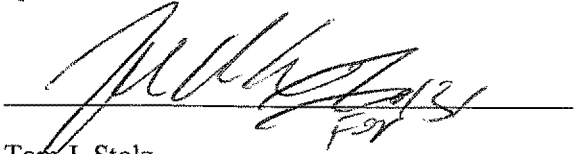
Except as expressly stated above, this adjustment shall not be deemed to alter any other provisions of the CUP.

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