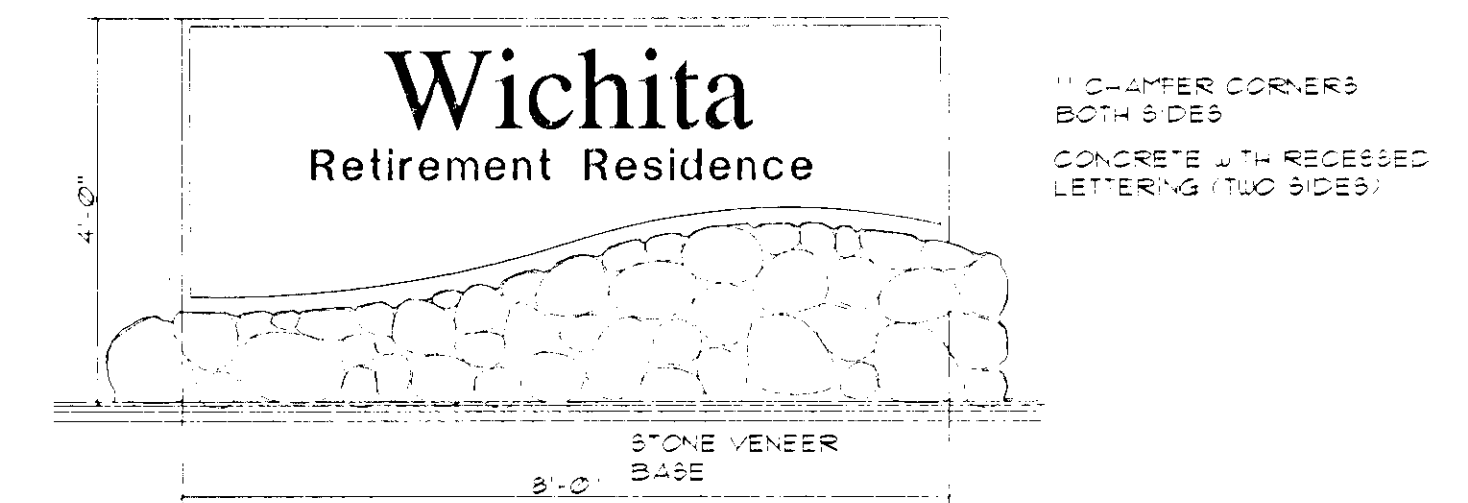


1 3 t h S t r e e t N o r t h

B R A N D T
C O M M E R C I A L

PLANNED UNIT DEVELOPMENT PUD GENERAL PROVISIONS:

1. Total Gross area is 4.50 acres.
2. The Proposed Development is contained on one parcel and will include only one use.
3. The use will be Senior Retirement / Assisted Living.
4. All utilities shall be installed underground. The final easements shall be determined at the time of Platting.
5. A drainage Plan and Guarantee for the Drainage improvements shall be provided at the time of Platting.
6. The transfer of Title of all or any portion of the land included in the Development does not constitute a termination of the plan to any portion thereof, but said plan shall run with the land for development and be binding upon the present Land Owners, their successors and assigns and their lessees unless amended.
7. All outdoor lighting sources shall employ cutoff luminaires and shall reflect light downward and away from residential areas.
8. Landscape Buffers and Screening:
All landscaping and screening shall be in accordance with the City of Wichita Landscape Ordinance unless otherwise noted.
9. Architectural Design:
The building construction will be wood framed with stucco or horizontal vinyl and brick siding with an asphalt shingle roof.
The building design will have wing ends and central core that step down from three story to one story in height to provide privacy and a gentle change of scale.
10. Off-street parking shall be provided at a rate of 61 spaces per suite.
11. Signs:
The Project Sign shall be located along 13th Street North as indicated on the Site Plan.
The sign shall be a monument sign.
12. Phasing:
The Project shall be constructed in One Phase and shall be completed entirely, including landscaping, buildings, and parking.



PROJECT SIGN DETAIL PARCEL STATISTICS:

USES:
SENIOR RETIREMENT / ASSISTED LIVING

GROSS AREA:
TOTAL AREA 4.50 ACRES 196,020 SQ. FT.

DWELLING UNITS:
115 SUITES

DENSITY:
25.6 D.U./ACRE

MAXIMUM BUILDING COVERAGE (20%): 39,204 SQ. FT.

MAXIMUM GROSS FLOOR AREA: 100,000 SQ. FT.

MAXIMUM BUILDING HEIGHT: 35'-0"

MINIMUM PARCEL SETBACKS:
40'-0" from 13TH ST
40'-0" from WEST LINE
20'-0" from SOUTH LINE
20'-0" from EAST LINE

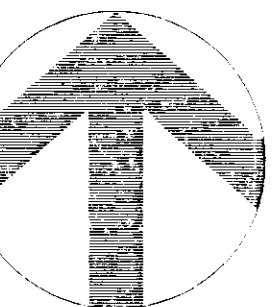
AREA CALCULATIONS:
BUILDING COVERAGE: 37,775 SQ. FT. 19.2%
PATIOS: 5,784 SQ. FT. 3.0%
DRIVES: 42,358 SQ. FT. 21.6%
WALKS: 5,600 SQ. FT. 2.9%
OPEN SPACE: 104,503 SQ. FT. 53.3%

PARKING:
2 ACCESSIBLE SPACES
51 OPEN SPACES
18 COVERED SPACES
71 SPACES PROVIDED

PUD SITE DEVELOPMENT PLAN

SCALE 1"=40'-0"
DATE 07/02/99 MCF

0 20 40 80 120 200



Wichita Retirement Residence

WICHITA, KANSAS


Curry Brandaw Architects
PARTNERSHIP
2280 McGilchrist Street SE, Suite 100 • Salem, Oregon 97302
503.399-1290 • Direct 503.399-1944 • Fax 503.399-0685

#10
APPROVED PUD
MAPC 7/29/99 DM
WCC 8/24/99 DM
PUD #10 MAPD 5/11/2002


HOLIDAY
RETIREMENT CORP.
2250 McGilchrist St. S.E., Suite 200 Salem, OR 97302
P.O. Box 14111 Salem, OR 97309-0028
(503)370-7070 Fax (503)374-5718

1 3 t h S t r e e t N o r t h

BRANDT
COMMERCIAL

Manchester Court

Manchester Court

115 SUITE
RETIREMENT RESIDENCE
THREE STORY

blm
As per AA PUD 2020-00006
9-16-2020

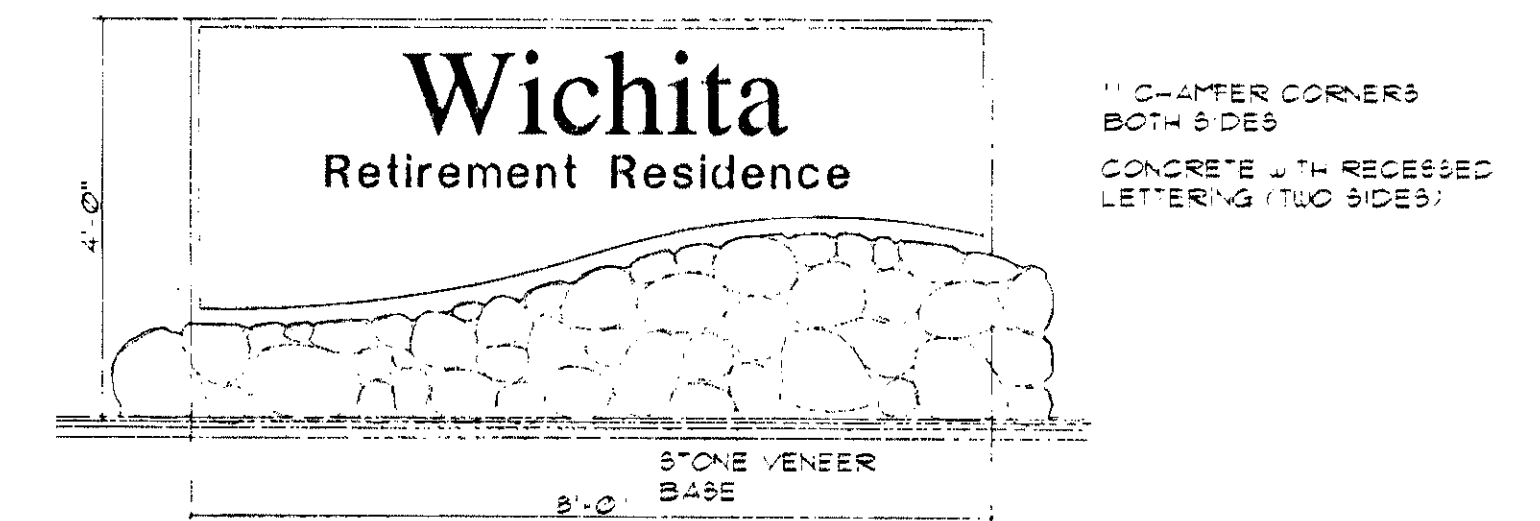
General Provision 9: Off-street parking shall be provided at a rate of 0.55 spaces per suite.

Parcel Stats:
Dwelling Units: 117 Suites
Density: 26 dwelling units per acre
Maximum Building Coverage: 35,837 sq. ft. 18.2%

Area Calculations:
Building Coverage: 35,837 sq. ft. 18.2%
Drives: 26,371 sq. ft. 13.5%
Walks: 4,852 sq. ft. 2.5%
Open Space: 123,176 sq. ft. 62.8%

PLANNED UNIT DEVELOPMENT PUD #10 GENERAL PROVISIONS:

1. Total Gross Area is 4.50 acres.
2. The Proposed Development is contained on one parcel and will include only one use. The use will be Senior Retirement / Assisted Living.
3. All utilities shall be installed underground. The final easements shall be determined at the time of Platting.
4. A Drainage Plan and Guarantees for the Drainage improvements shall be provided at the time of Platting.
5. The transfer of Title or all or any portion of the land included in the Development does not constitute a termination of the plan to any portion thereof, but said plan shall run with the land for development and be binding upon the present Land Owners, their successors and assigns and their lessors unless otherwise amended.
6. All outdoor lighting sources shall employ cutoff luminaires and shall reflect light downward and away from residential areas.
7. Landscape Buffers and Screening:
All landscaping and screening shall be in accordance with the City of Wichita Landscape Ordinance unless otherwise noted.
8. Architectural Design:
The building construction will be wood framed with stucco or horizontal vinyl and brick siding with an asphalt shingle roof.
The building design will have wing ends and central core that step down from three story to one story in height to provide privacy and a gentle change of scale.
Off-street parking shall be provided at a rate of 0.55 spaces per suite.
9. Signs:
The Project Sign shall be located along 13th Street North as indicated on the Site Plan.
The sign shall be a monument sign.
Phasing:
The Project shall be constructed in One Phase and shall be completed entirely including landscaping, buildings, and paving.



PROJECT SIGN DETAIL

PARCEL STATISTICS:

USES:
SENIOR RETIREMENT / ASSISTED LIVING
GROSS AREA:
TOTAL AREA 4.50 ACRES 196,020 SQ. FT.
DWELLING UNITS:
DENSITY: 25.8 DU./ACRE
MAXIMUM BUILDING COVERAGE (20%): 39,204 SQ. FT.
MAXIMUM GROSS FLOOR AREA: 100,000 SQ. FT.
MAXIMUM BUILDING HEIGHT: 35'-0"
MINIMUM PARCEL SETBACKS:
40'-0" from 13TH ST
40'-0" from WEST LINE
20'-0" from SOUTH LINE
20'-0" from EAST LINE

AREA CALCULATIONS:
BUILDING COVERAGE: 37,775 SQ. FT. 19.2%
PATIO: 5,784 SQ. FT. 3.0%
DRIVES: 48,658 SQ. FT. 24.8%
WALKS: 5,852 SQ. FT. 3.0%
OPEN SPACE: 104,853 SQ. FT. 53.3%

PARKING:
2 ACCESSIBLE SPACES
51 OPEN SPACES
18 COVERED SPACES
71 SPACES PROVIDED

PUD SITE DEVELOPMENT PLAN

SCALE 1"=40'-0"
DATE 07/02/23 MCF
0 20 40 80 120 200

9-16-2020
As per AA PUD 2020-00006 blm
APPROVED PUD
MAPC 7-29-99 blm
WCC 8-24-99 blm
MAPD copy 2 of 2

APPROVED PUD
MAPC 7/29/99 SM
WCC 8/24/99 SM
PUD #10 MAPD 5/1/2023

Holiday
RETIREMENT CORP.
2220 McMillan St. S.E., Suite 200
P.O. Box 14111, Salem, OR 97309-5028
(503) 370-7070 Fax (503) 364-5718

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Wichita Retirement Residence
WICHITA, KANSAS