

**GENERAL PROVISIONS:**

- Total gross area is 4.29 Acres.
- Gross parcel areas are rounded to the nearest tenth of an acre.
- Gross parcel areas indicated within the Parcel Descriptions include areas for open space and circulation drives.
- Gross parcel areas indicated within Parcel #1 = 1.31 Acres including circulation drives and areas reserved for common open space. Gross parcel area within Parcel #2 = 2.47 Acres including common open space.
- Parcel #2 will contain single-family and Duplex housing. Parcel #1 shall contain Schools, Office and/or Apartment uses and other uses defined in G.P.#11 that may be associated with the uses in Parcel #2.
- All utilities shall be installed underground. Final easements to be determined at the time of platting.
- Setbacks are as indicated in Parcel Descriptions. All Streets shall be public. Sanitary Sewer, Waterlines, Storm Sewers and Streets are to be publicly financed utilizing assessments if and where bonded indebtedness will permit.
- Drainage - Specific grading and drainage plans shall be provided at the time of platting for combined Parcels #1 and #2.
- Monument signs designating the name of the development, logos, and directional signs shall be permitted on both Parcel #1 and Parcel #2 as per Chapter 24004 of the signage code of the City of Wichita, according to the TF-3 and GO Zoning requirements.
- At such time as the said property shall become developed by the erection of improvements, a Homeowners Association(s) shall be established to provide for the maintenance of non public open space, signs, logos, berms, buffer areas, parking areas, drainage channels and swales, storm water detention ponds, sidewalks, paths, walkways, landscaping, lighting, irrigation, recreation facilities, benches, playground equipment, gazebos etc. The Homeowner's Association(s) for Parcels #1 and Parcel #2 may be allowed to operate independently.
- The uses within Parcel #1 shall allow for Schools, Office use and / or Apartment Dwelling Units, Assisted Living, Medical services, Day Care facilities, Community Assembly, Wireless Communication Facility (per amendment PUD2016-07), and other uses as permitted in the "TF-3" Zoning district. If the existing structure on Parcel #1 is retained, it shall be limited to 18 apartment units in addition to the other permitted uses. If the structure is removed, then Parcel #1 shall be permitted to develop with all the uses and subject to the standards in the TF-3 Zoning district.

The maximum allowable office space is 8,000 SQ. FT. The maximum allowable Apartment Dwelling Units is 25 Units. There will be no outside expansion onto the existing school building. Any combination of the above stated uses may occur as long as the total allowable maximums are followed.

The parking delineated on this plan reflects the maximum 8,000 SQ. FT. of Office space with the remainder of the Building SQ. FT. in Apartment Dwelling Units.

The general uses allowed within Parcel #2 shall be Single Family or Two Family Residential Development (not to exceed 25 units), clubhouse/ community center, swimming pool, playground equipment, parking and all of the open space and recreational uses that are compatible with the TF-3 zoning district.

**LEGAL DESCRIPTION :**

Lots 1 through 48 except the North 12 Feet of Lot 1 and Lot 2, Block 2, Sunnyside Addition to Wichita, Sedgwick County, Kansas.

- The design concept depicted for Parcel #2 is only one layout that is in compliance with these General Provisions. This concept is subject to change, and additional concepts will follow the same guidelines set forth by these General Provisions.
- All structures constructed within Parcels #1 and #2 shall use similar building methods and materials as those used within the existing neighborhood as much as practical to ensure compatibility between existing and new. Prior to any construction, all building plans and elevations shall be submitted to the City of Wichita Planning Director for review and approval, using the College Hill Design Principals Report as a guideline.
- All parking for all permitted uses shall be provided in accordance with Section 28.04.104 ET SEQ of the code of the City of Wichita.
- Any changes or revisions to this P.U.D. plan shall be submitted to the Planning Commission and to the Governing Body for consideration and approval.
- The transfer of title of all or any portion of the land included within the Planned Unit Development does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for and commercial development and be binding upon the present owners, their successors and assigns, unless amended.
- Light poles will be a maximum of 15 feet tall, including the base. All outside lighting will have cut off features which direct light away from any abutting or adjacent properties that are in a residential zoning district.
- The site shall be developed in general conformance to an approved landscape plan, prepared by a licensed architect.
- The site shall be developed in general conformance to an approved site plan including solid screening and landscape buffering between the site and the adjacent residences, and solid screening with gates around all dumpster.
- The site shall be developed per City Standards, subject to all permits and inspections.
- The applicant shall obtain all permits necessary to construct the Wireless Communication Facility, and the Wireless Communication Facility shall be erected within one year of approval of the PUD Amendment by the Governing Body.
- The support structure shall be a "monopole" design that is silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
- The support structure shall be no taller than 145 feet in height, plus an additional five (5) feet for lightning suppression equipment.
- The equipment compound shall be screened with a six (6) to eight (8) foot tall solid screening fence.
- A site plan, elevation drawing, and revised PUD indicating the approved design of the Wireless Communication Facility shall be submitted for approval by the Planning Director within 60 days of approval of the PUD Amendment by the Governing Body and prior to publication of the PUD ordinance.
- The site shall be developed in general conformance with the approved site plans. All improvements shall be completed before the facility becomes operational.
- The applicant shall obtain FAA approval regarding "objects affecting navigable airspace" and "impacts to terminal instrument procedures" for the proposed wireless communication facility and shall comply with all conditions of FAA approval. The applicant shall submit a copy of FAA approval to the Planning Director and Metropolitan Area Building and Construction Department prior to the issuance of a building permit.
- The applicant shall obtain a Wichita Airport Hazard Zoning Permit Exemption for Area B from the Metropolitan Area Building and Construction Department prior to the issuance of a building permit.
- The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.

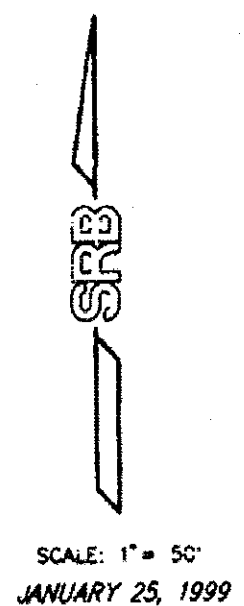
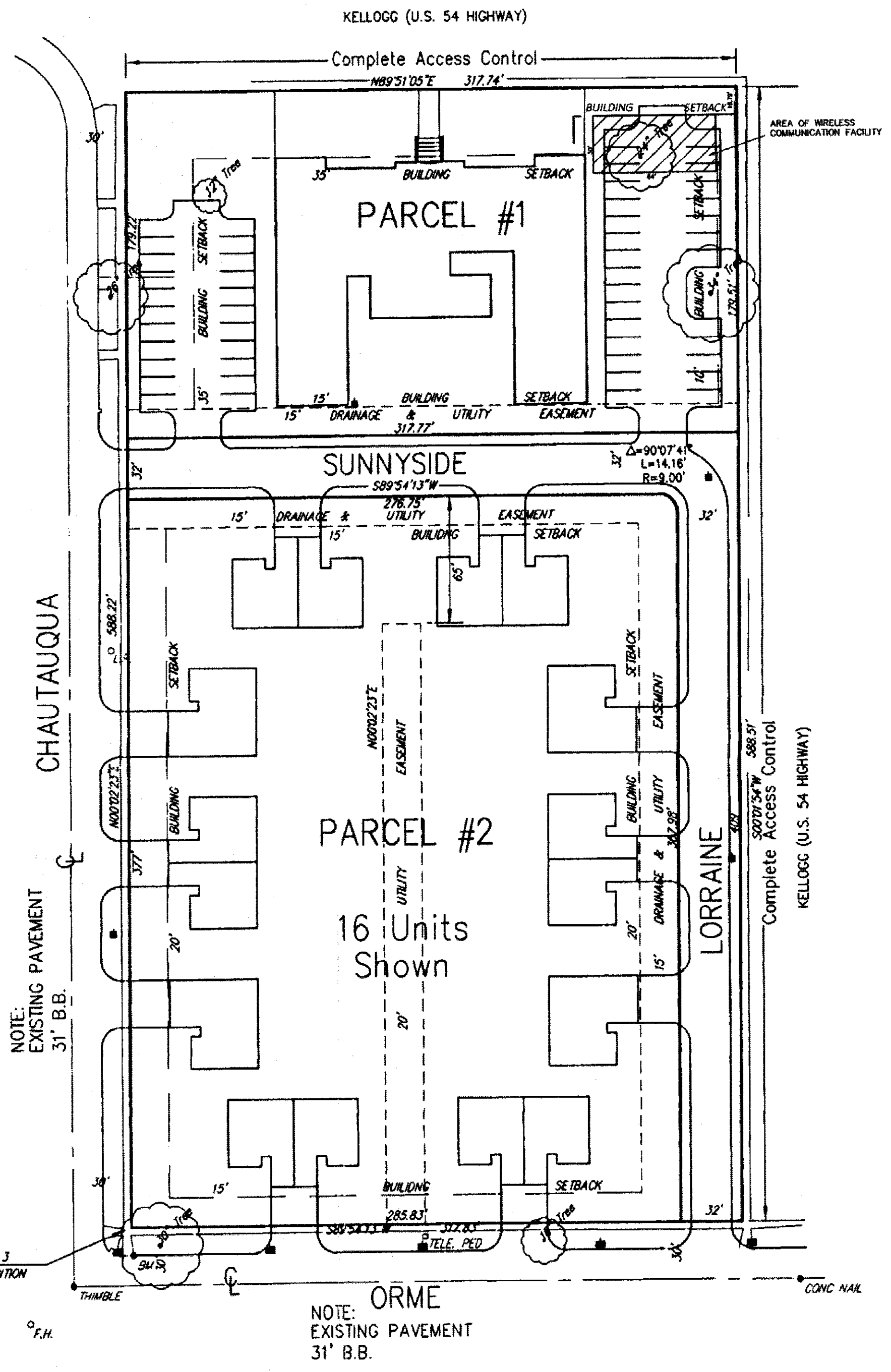
**PARCEL DESCRIPTIONS:**

**PARCEL #1 / (GO) GENERAL OFFICE DISTRICT**  
 Proposed Uses: (SEE G.P. #11)  
 Gross Parcel Area: 57,063 Sq. Ft. or 1.31 Acres  
 Maximum Building Coverage: 22,825 Sq. Ft.(40%)  
 Maximum Building Height: 35'  
 Minimum Setbacks:  
 35' from Kellogg  
 35' from Chautauqua Street  
 15' from Sunnyside Street  
 10' from East Property Line

**PARCEL #2 / (TF-3) TWO FAMILY RESIDENTIAL**  
 Proposed Uses: All uses permitted within the Two Family Zoning District.

Gross Parcel Area: 107,593 Sq. Ft. of 2.47 Acres  
 Dwelling Units: 25  
 Density: 7.3 D.U. / Acre  
 Maximum Building Coverage: 37,658 S.F.  
 Maximum Gross Floor Area: 37,658 S.F.  
 Floor Area Ratio: 35%  
 Maximum Building Height: 35'

Minimum Building Setbacks:  
 20' where abutting Chautauqua Street  
 20' where abutting Lorraine Street to the East.  
 15' where abutting Orme Street  
 15' where abutting Sunnyside Street to the North  
 (Except) Any attached or detached garages or carports fronting onto Orme or Sunnyside must be setback a minimum of 20'.

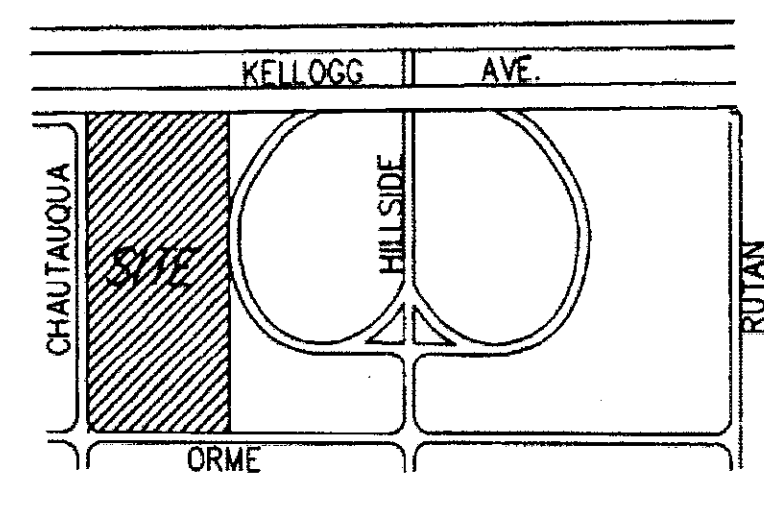


PUD #5 Amendment #2  
**APPROVED PUD**  
 MAPC 10-6-16 SK  
 WCC 11-22-16 SK  
 MAPD 1 of 2  
 5646A

#5  
**APPROVED PUD**  
 MAPS 10-29-98 SM  
 11-17-98 WCC SM  
 MAPD 2 of 2

**PLANNED UNIT DEVELOPMENT (P.U.D. #5)  
 SUNNYSIDE VILLAGE  
 WICHITA, SEDGWICK COUNTY, KANSAS**

**OWNER:**  
 SUNNYSIDE VILLAGE, LLC.  
 230 S. RUTAN  
 WICHITA, KANSAS 67218  
 (316) 684-8078



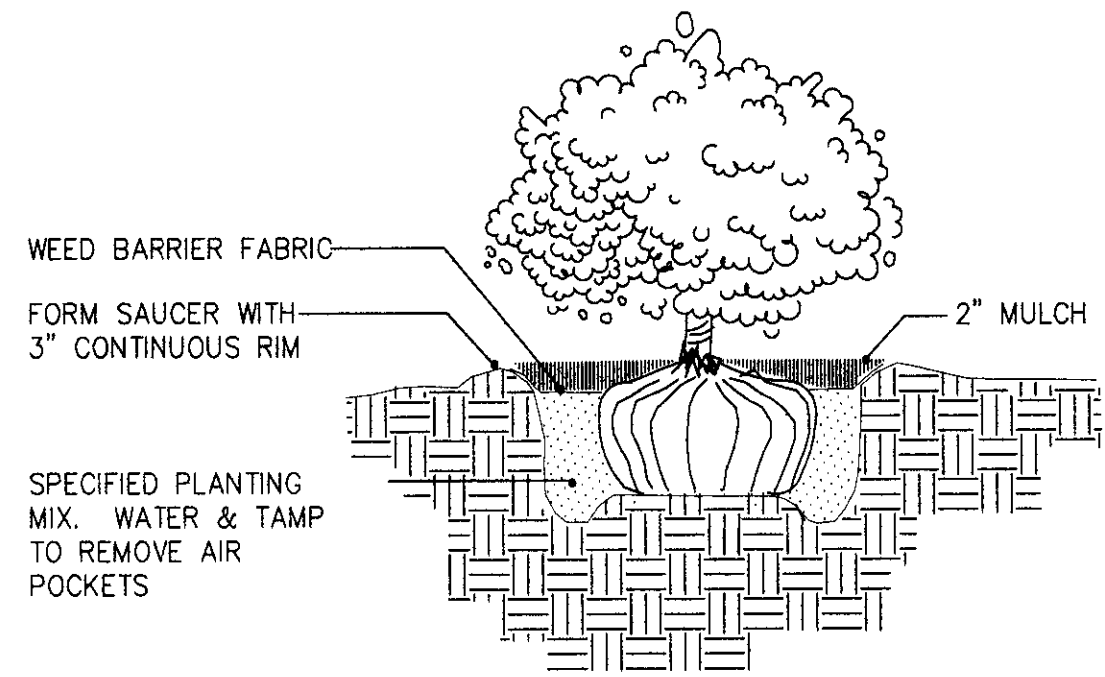
LOCATION MAP  
 NO SCALE

Revised by Baughman Company, P.A. per Amendment PUD 2010-05 dated November 23, 2010 and Amendment PUD2016-07 dated October 6, 2016.

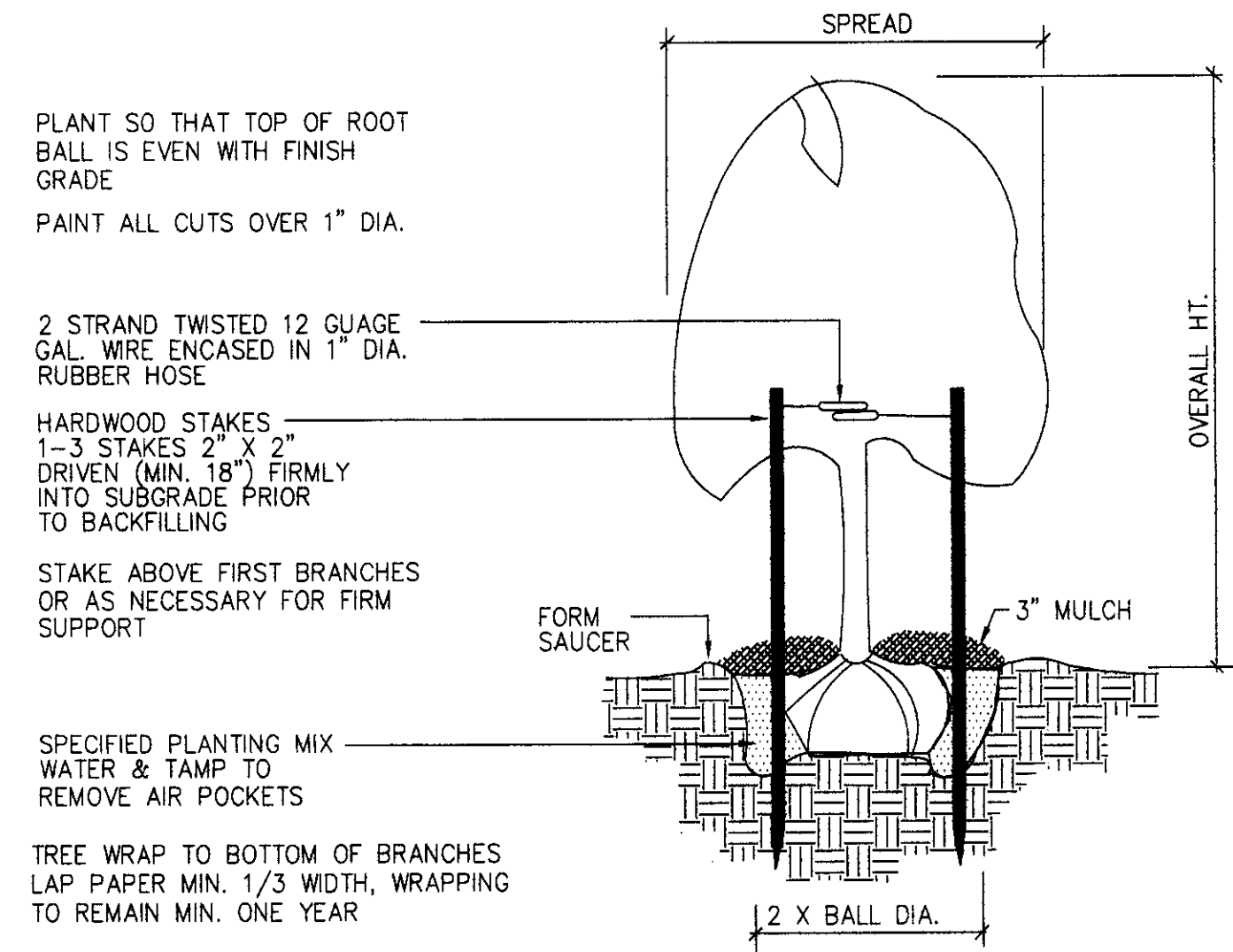
DWG FILE: 1070P-R  
 PROJECT NO: 981070P

**SRB** 924 NORTH MAIN WICHITA, KANSAS 67203  
 316-264-8008 FAX 264-4621  
 http://www.srb.com/ks E-mail: us@srbs.com

**SAVOY, RUGGLES & BOHM, P.A.**  
 ENGINEERING & SURVEYING



PLACE A LAYER OF WEED BARRIER FABRIC IN ALL SHRUB PLANTING BEDS  
PLACE SHRUB IN VERTICAL AND PLUMB POSITION



PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH FINISH GRADE  
PAINT ALL CUTS OVER 1" DIA.

2 STRAND TWISTED 12 GAUGE GAL. WIRE ENCASED IN 1" DIA. RUBBER HOSE

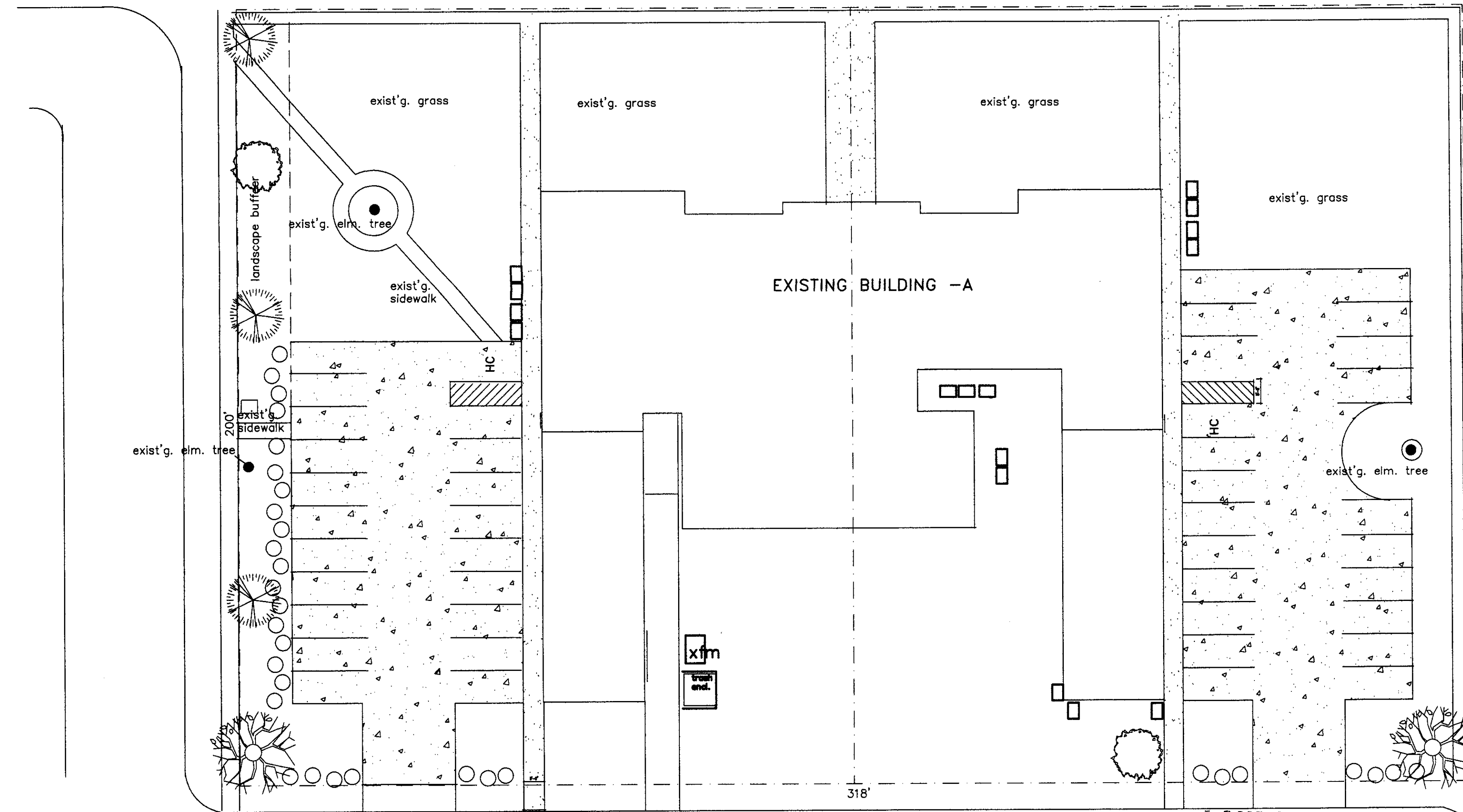
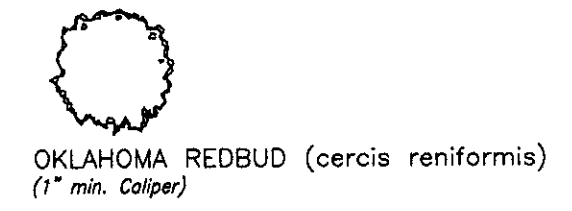
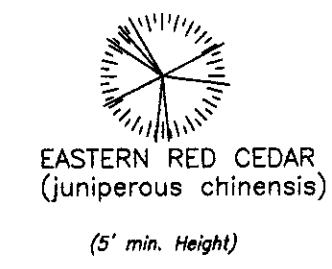
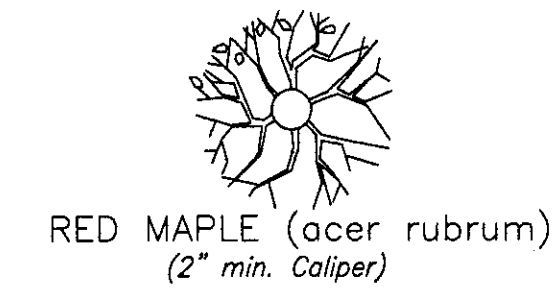
HARDWOOD STAKES 1-3 STAKES 2" X 2" DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING

STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FORM SUPPORT

SPECIFIED PLANTING MIX WATER & TAMP TO REMOVE AIR POCKETS

TREE WRAP TO BOTTOM OF BRANCHES LAP PAPER MIN. 1/3 WIDTH, WRAPPING TO REMAIN MIN. ONE YEAR

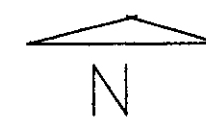
KELLOGG ST.



**LANDSCAPE PLAN**  
APPROVED 6/7/12 BY NRS  
PUD #5

SUNNYSIDE ST.

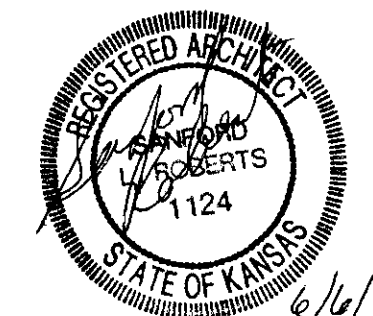
SITE PLAN  
1"=20'



LEGAL DESCRIPTION:

LOTS 149 - 157 & SCHOOL RESERVE,  
ADDITION TO  
WICHITA, SEDGWICK COUNTY, KANSAS.

LORLAINE ST.



MODIFICATIONS to 3003 E. KELLOGG  
SUNNYSIDE APARTMENTS

SANDY ROBERTS ARCHITECT  
1950 S. WEBB RD., #111 WICHITA, KS. 67207  
- 316-788-8699-M 204-0482  
FAX 316-788-3805

DATE: 9/28/11

REVISED:

6/05/12

SHEET

1  
OF  
1

SANDY ROBERTS ARCHITECT. REPRODUCTION WITHOUT WRITTEN APPROVAL IS PROHIBITED.  
CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO START OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR CORRECTION.

T-Mobile

Parallel  
INFRASTRUCTURE

**SMW**  
ENGINEERING GROUP, INC.  
TOGETHER PLANNING A BETTER TOMORROW

CA#: KS E-1634

**TERENY D. SHART**  
LICENSED  
20767  
PROFESSIONAL ENGINEER  
KANSAS  
11/16/16

PI SITE INFORMATION:  
**PIKS004  
SUNRISE**  
3003 E. KELLOGG ST.  
WICHITA, KS 67211

#	DATE	DESCRIPTION
0	09/12/16	ISSUED FOR CLIENT REV.
1	10/16/16	RE-ISSUED FOR CLIENT REV.
2	11/16/16	ISSUED FOR CONSTRUCTION

T-MOBILE SITE NUMBER:  
W01392

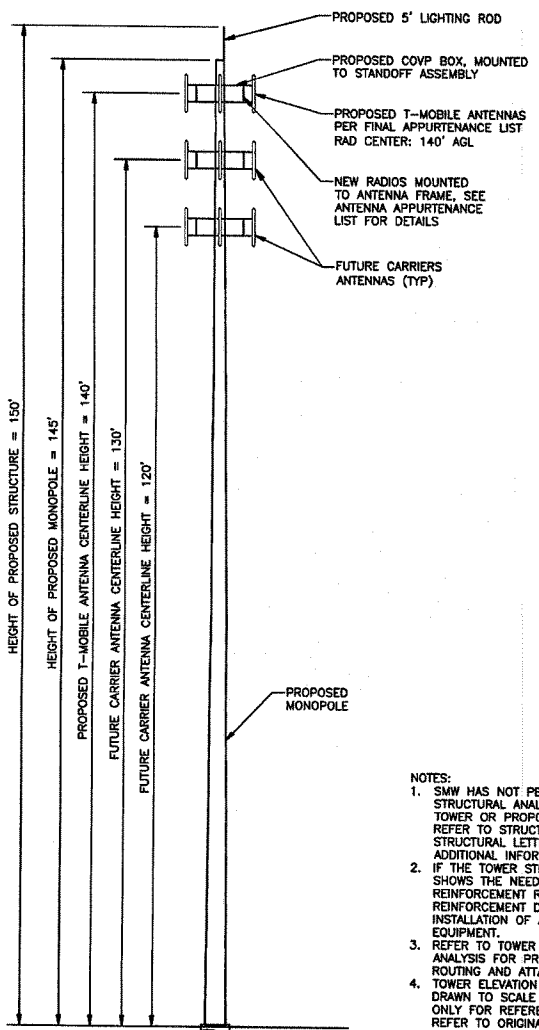
SHEET NAME:  
**TOWER ELEVATION  
& ANTENNA PLAN**

SMW# 16-1490  
DESIGNER: JOM  
CHECKED BY: SA  
ENGINEER: JCS  
SHEET NUMBER:  
**C-4**

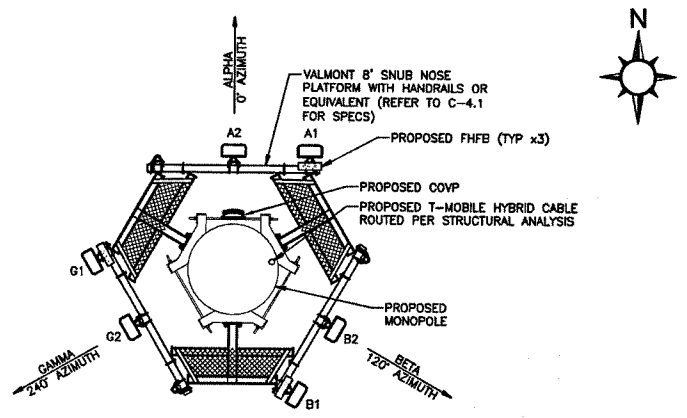
T-MOBILE ANTENNA, EQUIPMENT, AND CABLE SCHEDULE

ANTENNA SECTOR	ANTENNA POSITION	ANTENNA TYPE	ANTENNA AZIMUTH	RAD CENTER	ANTENNA MODEL	RADIO/EQUIP MODEL	ANTENNA CABLE DESCRIPTION
ALPHA	A1	GSM	0°	140'	CELLMAX CMA-BDHH/6521/0-6/RMU/TB05	(1) FHFB	(1) 1.58" HYBRID CABLE (275')
	A2	UMTS	0°	140'	CELLMAX CMA-BDHH/6521/0-6/RMU/TB05	---	---
BETA	B1	GSM	120°	140'	CELLMAX CMA-BDHH/6521/0-6/RMU/TB05	(1) FHFB	SHARED
	B2	UMTS	120°	140'	CELLMAX CMA-BDHH/6521/0-6/RMU/TB05	---	---
GAMMA	G1	GSM	240°	140'	CELLMAX CMA-BDHH/6521/0-6/RMU/TB05	(1) FHFB	SHARED
	G2	UMTS	240°	140'	CELLMAX CMA-BDHH/6521/0-6/RMU/TB05	---	---

CONTRACTOR TO VERIFY FINAL RF DATA SHEET BEFORE STARTING CONSTRUCTION



- NOTES:
- SMW HAS NOT PERFORMED A STRUCTURAL ANALYSIS OF THE EXISTING TOWER OR PROPOSED ANTENNA MOUNT. REFER TO STRUCTURAL ANALYSIS OR STRUCTURAL LETTER BY OTHERS FOR ADDITIONAL INFORMATION.
  - IF THE TOWER STRUCTURAL ANALYSIS SHOWS THE NEED FOR TOWER REINFORCEMENT REFER TO TOWER REINFORCEMENT DESIGN PRIOR TO THE INSTALLATION OF ANY PROPOSED EQUIPMENT.
  - REFER TO TOWER STRUCTURAL ANALYSIS FOR PROPOSED CABLE ROUTING AND ATTACHMENT DETAILS.
  - TOWER ELEVATION SHOWN IS NOT DRAWN TO SCALE AND IS INTENDED ONLY FOR REFERENCE PURPOSES. REFER TO ORIGINAL TOWER DESIGN FOR ADDITIONAL INFORMATION.
  - CONTRACTOR TO VERIFY FINAL RF DATA BEFORE STARTING CONSTRUCTION



1 TOWER ELEVATION  
C-4 NOT TO SCALE

2 PROPOSED ANTENNA ORIENTATION PLAN  
C-4 NOT TO SCALE

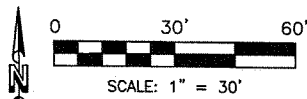
*POD #5 Amendment #2*  
**SITE PLAN**

APPROVED 12-7-16 BY SK

# POD #5 Amendment #2 SITE PLAN

APPROVED 12-7-16 BY *SK*

LINE	BEARING	DISTANCE
L1	S 33°05'07" W	19.13'
L2	N 01°18'07" W	30.00'
L3	N 88°41'53" E	64.00'
L4	S 01°18'07" E	30.00'
L5	S 88°41'53" W	64.00'
L6	N 88°41'53" E	39.00'
L7	S 00°55'38" E	15.79'
L8	S 00°55'38" E	19.85'
L9	S 88°41'53" W	84.65'
L10	N 01°09'06" W	19.85'
L11	N 88°41'53" E	84.72'
L12	S 00°55'38" E	35.64'
L13	S 00°55'38" E	143.58'
L14	S 88°53'33" W	15.00'
L15	N 00°55'38" W	133.38'
L16	N 88°41'53" E	4.50'
L17	N 01°18'07" W	10.15'
L18	N 88°41'53" E	10.57'

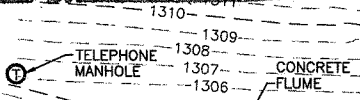


LOT 1  
SUNNYSIDE VILLAGE  
PC 96-7  
  
PARENT TRACT  
TOM GEORGE INVESTMENTS LLC  
PARCEL ID:  
087-128-27-0-11-01-003.00  
PIN NO. 00463807

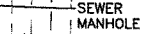


8" CONCRETE WALL  
w/ 4' CHAINLINK  
FENCE

35' BUILDING SETBACK  
  
SIGHT DISTANCE  
330'±



POC  
LEASE AREA  
25' INGRESS/EGRESS &  
UTILITY EASEMENT  
VACATED SETBACK  
10' UTILITY EASEMENT  
5/8" REBAR



SEWER MANHOLE

POB  
VACATED SETBACK  
0.038 ACRES±

POB  
LEASE AREA  
0.044 ACRES±

POB  
15' UTILITY EASEMENT  
0.034 ACRES±

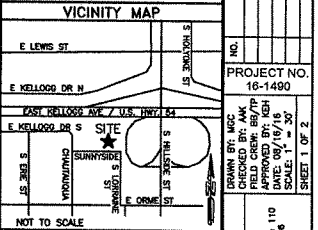
POB  
25' INGRESS/EGRESS  
0.076 ACRES±

10' BUILDING SETBACK

TEMPORARY  
BENCHMARK  
NAIL IN TREE  
ELEV. = 1300.5

5/8" REBAR

TOWER INFO	
LATITUDE: 37°40'44.152" NORTH LONGITUDE: 97°18'01.621" WEST (NAD 83) GROUND ELEVATION: 1302.5' ABOVE MEAN SEA LEVEL (NAVD86)	
REVISION	DATE

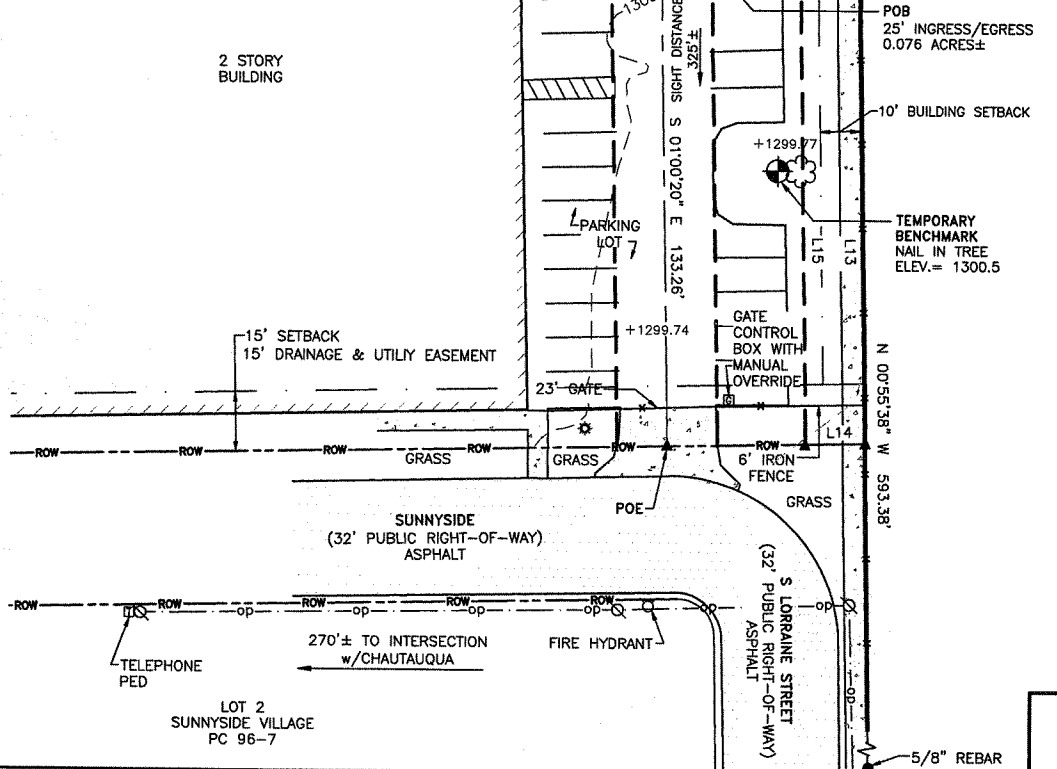
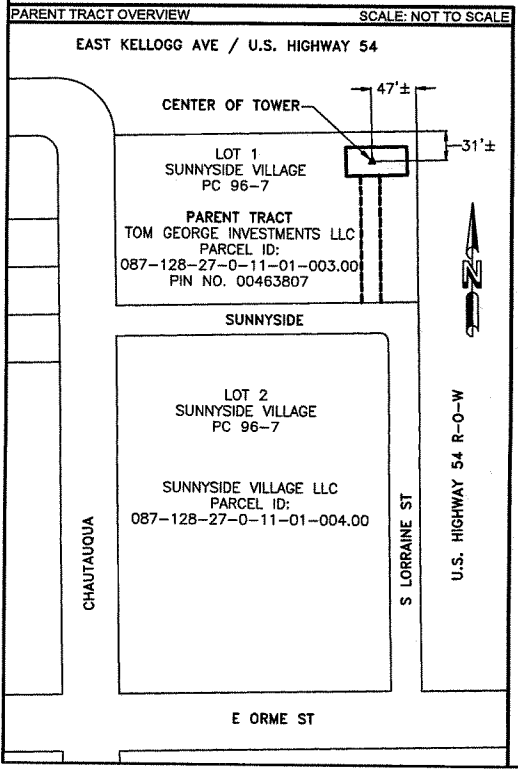


KANSAS SOUTH GRID NORTH	
GRID TO TRUE NORTH CONVERGENCE 0°44'13.76528"	
TRUE NORTH TO MAGNETIC DECLINATION 3°43' E	
COMBINED SCALE FACTOR 0.999944551	

LEGEND	
○	5/8" REBAR SET
●	FOUND PROPERTY MARKER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POE	POINT OF ENDING
▲	CALCULATED POINT
(R)	REFERENCED INFORMATION
(M)	MEASURED
⊗	POWER POLE
⊕	TELEPHONE PEDESTAL
⊙	LIGHT POLE
⊛	FIRE HYDRANT
⊚	TREE
▨	VACATED SETBACK
---	RIGHT-OF-WAY
---	OVERHEAD POWER

**FLOOD NOTE**  
By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 2017300386E, which bears an effective date of February 2, 2007 and IS NOT in a special flood hazard area. Zone "X": Areas determined to be outside the 0.2% chance annual floodplain.

WI01392 SUNRISE  
NE 1/4, SEC. 27, T-27-S, R-1-E  
SEDGWICK COUNTY, KANSAS



RAWLAND TOWER SURVEY

**Paralel**  
INFRASTRUCTURE

SMW Engineering Group, Inc.  
168 Business Center Drive  
Birmingham, Alabama 35244  
Ph: 205-252-6985  
www.smmg.com

**SMW**  
ENGINEERING GROUP, INC.

NO.	DATE	BY

PROJECT NO. 16-1490  
SCALE: 1" = 30'  
DATE: 08/16/16  
SHEET 1 OF 2