

GENERAL

TOTAL NET AREA = 37.27 AC. ± (EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY BUT INCLUDING THE 60 FOOT INGRESS-EGRESS EASEMENT ADJACENT ON THE WEST.)

THIS DEVELOPMENT IS PROPOSED TO CONTAIN RETIREMENT APARTMENTS, NURSING CENTER, MEDICAL OFFICE AND PHARMACY (ASSOCIATED WITH THE NURSING CENTER), TOWNHOUSES, ASSOCIATED GARAGES, CARPORTS, AND COMMUNITY FACILITIES.

GENERAL PROVISIONS

- 1) ACCESS CONTROL: ACCESS TO EIGHTH STREET SHALL BE LIMITED TO TWO (2) OPENINGS, AS INDICATED ON THE PLAN.
- 2) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 3) DRAINAGE: THE SITE WILL BE GRADED TO DRAIN IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN ON FILE WITH THE CITY OF WICHITA ENGINEERING DIVISION.
- 4) SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA.
- 5) THE PRIVATE STREET AND CIRCULATION SYSTEM WITHIN THE DEVELOPMENT SHALL BE HARD SURFACED AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, AND CONSTRUCTED WITH A 3 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID PRIVATE STREET AND CIRCULATION SYSTEM. PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S), THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE STREET AND CIRCULATION SYSTEM AS TO LOCATION AND DESIGN.
- 6) BUILDING SETBACKS: THE MINIMUM BUILDING SETBACK FROM EIGHTH STREET SHALL BE TWENTY (20) FEET, PROVIDED HOWEVER, PARKING AND CIRCULATION, GARAGES AND/OR CARPORTS MAY BE PERMITTED TO WITHIN FIFTEEN (15) FEET OF EIGHTH STREET IF A FIFTEEN (15) FOOT PLANTING STRIP OR SCREEN IS PROVIDED.

THE MINIMUM BUILDING SETBACK FROM LAKEWIND SHALL BE FIFTEEN (15) FEET, PROVIDED HOWEVER, FRONT LOAD GARAGES SHALL BE SETBACK A MINIMUM OF TWENTY (20) FEET. PARKING MAY BE PERMITTED WITHIN THE FIFTEEN (15) FOOT SETBACK ADJACENT TO PARCEL TWO (2).

THE MINIMUM BUILDING SETBACK ALONG THE SOUTHWESTERLY PROPERTY LINE, AS NOTED IN PARCEL ONE (1) ON THE PLAN, SHALL BE TWENTY (20) FEET. A SCREENING/LANDSCAPING PLAN FOR THIS SETBACK AREA SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS WITHIN PARCEL 1. NO PARKING WILL BE PERMITTED WITHIN THE 20-FOOT SETBACK BUT THE PRIVATE STREET MAY BE PERMITTED TO WITHIN 5- FEET OF THE PROPERTY LINE.

THE MINIMUM BUILDING SETBACK FOR TOWNHOUSES IN PARCEL TWO (2) ADJACENT TO THE INGRESS-EGRESS EASEMENT ALONG THE WICHITA-VALLEY CENTER FLOOD CONTROL SHALL BE ZERO (0), PROVIDED HOWEVER, FRONT LOAD GARAGES SHALL BE SET BACK A MINIMUM OF TWENTY (20) FEET FROM THE PRIVATE ROADWAY. THE RETIREMENT APARTMENTS SHALL OBSERVE A TWENTY (20) FOOT SETBACK.

A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE ABOVE MENTIONED PLANTING STRIPS, INDICATING THE TYPE, LOCATION, SPECIFICATION OF PLANT MATERIAL AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) ON THE APPLICABLE AREAS.

PARCEL DESCRIPTION

PARCEL ONE

PROPOSED USE - RETIREMENT APARTMENTS, NURSING CENTER, MEDICAL OFFICE AND PHARMACY (ASSOCIATED WITH THE NURSING CENTER), OPEN-SPACE AND RELATED COMMUNITY FACILITIES.

NET AREA - 8.43 ACRES ±

RETIREMENT APARTMENTS
 MAXIMUM NUMBER OF UNITS - 220
 PARKING RATIO - 0.6/D.U.
 MAXIMUM BUILDING HEIGHT - 35 FEET AT FRONT ELEVATION

NURSING CENTER
 MAXIMUM NUMBER OF BEDS - 240
 PARKING RATIO - IN ACCORDANCE WITH THE CODE OF THE CITY OF WICHITA
 MAXIMUM BUILDING HEIGHT - 35 FEET

MEDICAL OFFICE AND PHARMACY
 MAXIMUM SQUARE FOOTAGE - 5,000 SQUARE FEET
 PARKING RATIO - IN ACCORDANCE WITH THE CODE OF THE CITY OF WICHITA
 MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL TWO

PROPOSED USE - TOWNHOUSES, OPEN-SPACE AND RELATED COMMUNITY FACILITIES.
 MAXIMUM NUMBER OF UNITS - 109
 PARKING RATIO - 2.0/D.U.
 MAXIMUM BUILDING HEIGHT - 35 FEET AT FRONT ELEVATION.

PARCEL THREE

NET AREA - 2.27 ACRES
 PROPOSED USE - TOWNHOUSES (DUPLEXES), OPEN-SPACE AND RELATED COMMUNITY FACILITIES.
 MAXIMUM NUMBER OF UNITS - 8 DUPLEX UNITS (16 D.U.s)
 PARKING RATIO - 2.0/D.U.
 MAXIMUM BUILDING HEIGHT - 35 FEET AT FRONT ELEVATION.

* EXCEPT WHERE A HARD SURFACED, UNOBSTRUCTED 20 FOOT-WIDE FIRE LANE CAN BE MAINTAINED ADJACENT TO HARD SURFACED PARKING SPACES NO LESS THAN 8 FEET IN WIDTH FOR NON RESIDENTS ONLY (SEE LETTERS DATED 5-10-91 & 6-13-91)

* Lakewind Road was an existing fronting road along the interstate. A 1975 plat dedicated an additional 4' of ROW and required the paving.

2-17-2021
 as per AA CUP 2021-00007 blm
APPROVED CUP
 MAPC 9-19-85 blm
 BLDG 10-15-85 blm

MAPD Copy 1 of 4

DP-70 SANDPIPER BAY RESIDENTIAL C.U.P.

APPROVED CUP (AS ADM. ADJ'D. ON 10-18-88)
 MAPC 9-19-85
 BLDG 10-15-85
 MAPD Copy 2 of 4

sandpiper bay

community unit plan dp 70 (amended) 8-21-85

revised per administrative adjustment dated 10-18-88
 REVISED PER ADMINISTRATIVE ADJUSTMENT (CUP-2021-00007): 2/17/2021



GENERAL

TOTAL NET AREA = 37.27 AC. ± (EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY BUT INCLUDING THE 60 FOOT INGRESS-EGRESS EASEMENT ADJACENT ON THE WEST.)

THIS DEVELOPMENT IS PROPOSED TO CONTAIN RETIREMENT APARTMENTS, NURSING CENTER, MEDICAL OFFICE AND PHARMACY (ASSOCIATED WITH THE NURSING CENTER), TOWNHOUSES, ASSOCIATED GARAGES, CARPORTS, AND COMMUNITY FACILITIES.

GENERAL PROVISIONS

- 1) ACCESS CONTROL: ACCESS TO EIGHTH STREET SHALL BE LIMITED TO TWO (2) OPENINGS, AS INDICATED ON THE PLAN.
- 2) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 3) DRAINAGE: THE SITE WILL BE GRADED TO DRAIN IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN ON FILE WITH THE CITY OF WICHITA ENGINEERING DIVISION.
- 4) SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA.
- 5) THE PRIVATE STREET AND CIRCULATION SYSTEM WITHIN THE DEVELOPMENT SHALL BE HARD SURFACED AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, AND CONSTRUCTED WITH A 3 1/2 INCH ASPHALT BASE WITH 1 1/2 INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID PRIVATE STREET AND CIRCULATION SYSTEM. PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S), THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE STREET AND CIRCULATION SYSTEM AS TO LOCATION AND DESIGN.
- 6) BUILDING SETBACKS: THE MINIMUM BUILDING SETBACK FROM EIGHTH STREET SHALL BE TWENTY (20) FEET, PROVIDED HOWEVER, PARKING AND CIRCULATION, GARAGES AND/OR CARPORTS MAY BE PERMITTED TO WITHIN FIFTEEN (15) FEET OF EIGHTH STREET IF A FIFTEEN (15) FOOT PLANTING STRIP OR SCREEN IS PROVIDED.

THE MINIMUM BUILDING SETBACK FROM LAKEWIND SHALL BE FIFTEEN (15) FEET, PROVIDED HOWEVER, FRONT LOAD GARAGES SHALL BE SETBACK A MINIMUM OF TWENTY (20) FEET. PARKING MAY BE PERMITTED WITH THE FIFTEEN (15) FOOT SETBACK ADJACENT TO PARCEL TWO (2).

THE MINIMUM BUILDING SETBACK ALONG THE SOUTHWESTERLY PROPERTY LINE, AS NOTED IN PARCEL ONE (1) ON THE PLAN, SHALL BE TWENTY (20) FEET. A SCREENING/LANDSCAPING PLAN FOR THIS SETBACK AREA SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS WITHIN PARCEL 1. NO PARKING WILL BE PERMITTED WITHIN THE 20-FOOT SETBACK BUT THE PRIVATE STREET MAY BE PERMITTED TO WITHIN 5-FEET OF THE PROPERTY LINE.

* EXCEPT WHERE A HARD SURFACED, UNOBSTRUCTED 20 FOOT-WIDE FIRE LANE CAN BE MAINTAINED ADJACENT TO HARD SURFACED PARKING SPACES NO LESS THAN 8 FEET IN WIDTH FOR NON RESIDENTS ONLY (SEE LETTERS DATED 5-10-91 & 6-13-91)

THE MINIMUM BUILDING SETBACK FOR TOWNHOUSES IN PARCEL TWO (2) ADJACENT TO THE INGRESS-EGRESS EASEMENT ALONG THE WICHITA-VALLEY CENTER FLOOD CONTROL SHALL BE ZERO (0), PROVIDED HOWEVER, FRONT LOAD GARAGES SHALL BE SET BACK A MINIMUM OF TWENTY (20) FEET FROM THE PRIVATE ROADWAY. THE RETIREMENT APARTMENTS SHALL OBSERVE A TWENTY (20) FOOT SETBACK.

A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE ABOVE MENTIONED PLANTING STRIPS, INDICATING THE TYPE, LOCATION, SPECIFICATION OF PLANT MATERIAL AND METHOD OF PROVIDING WATER TO THE PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) ON THE APPLICABLE AREAS.

PARCEL DESCRIPTION

PARCEL ONE

PROPOSE USE - RETIREMENT APARTMENTS, NURSING CENTER, MEDICAL OFFICE AND PHARMACY (ASSOCIATED WITH THE NURSING CENTER), OPEN-SPACE AND RELATED COMMUNITY FACILITIES.

NET AREA - 10.7 ACRES ±

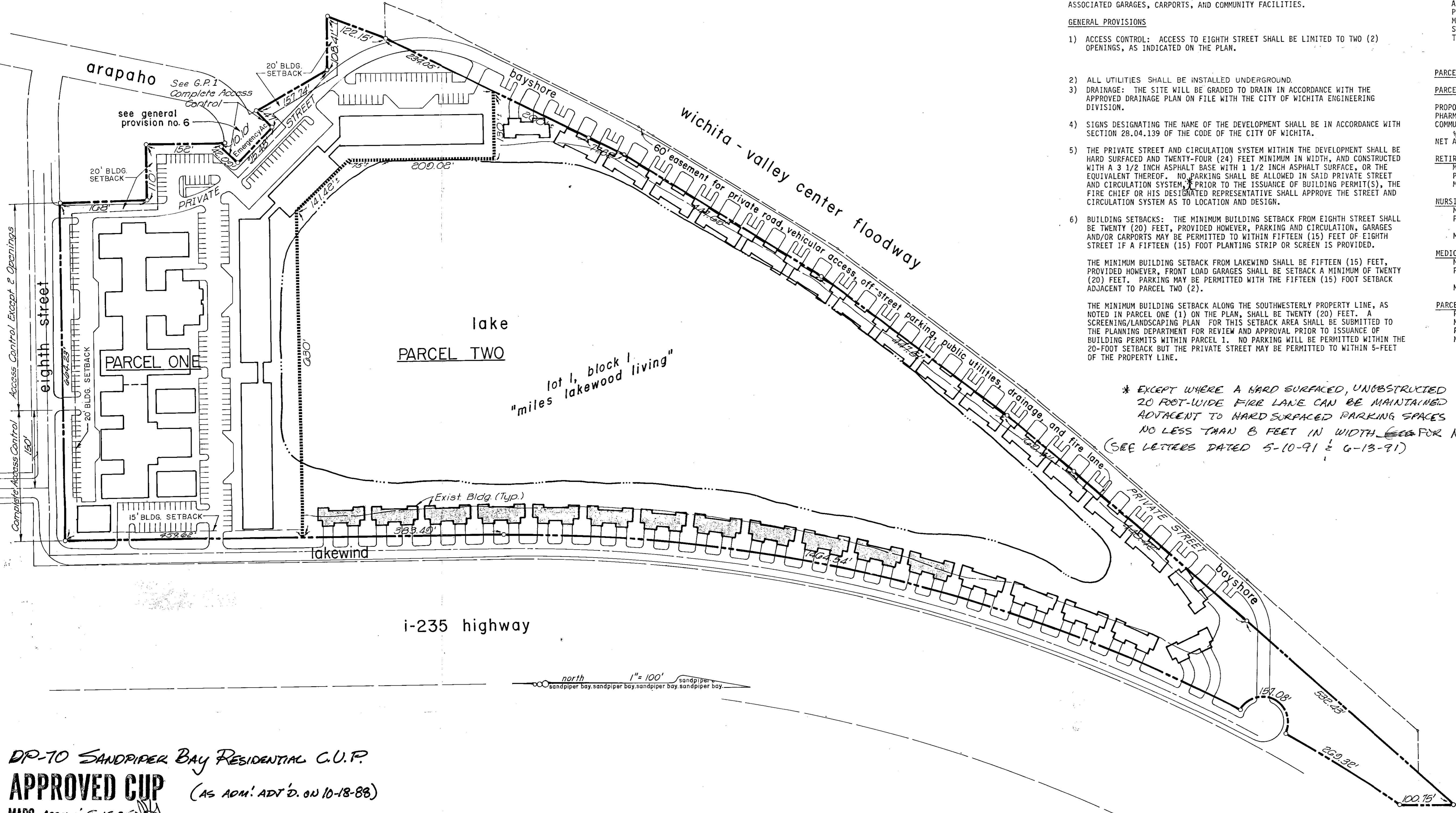
RETIREMENT APARTMENTS
 MAXIMUM NUMBER OF UNITS - 220
 PARKING RATIO - 0.6/D.U.
 MAXIMUM BUILDING HEIGHT - 35 FEET AT FRONT ELEVATION

NURSING CENTER
 MAXIMUM NUMBER OF BEDS - 240
 - IN ACCORDANCE WITH THE CODE OF THE CITY OF WICHITA
 PARKING RATIO - 1.0/D.U.
 MAXIMUM BUILDING HEIGHT - 35 FEET

MEDICAL OFFICE AND PHARMACY
 MAXIMUM SQUARE FOOTAGE - 5,000 SQUARE FEET
 PARKING RATIO - IN ACCORDANCE WITH THE CODE OF THE CITY OF WICHITA
 MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL TWO

PROPOSED USE - TOWNHOUSES, OPEN-SPACE AND RELATED COMMUNITY FACILITIES.
 MAXIMUM NUMBER OF UNITS - 109
 PARKING RATIO - 2.0/D.U.
 MAXIMUM BUILDING HEIGHT - 35 FEET AT FRONT ELEVATION.

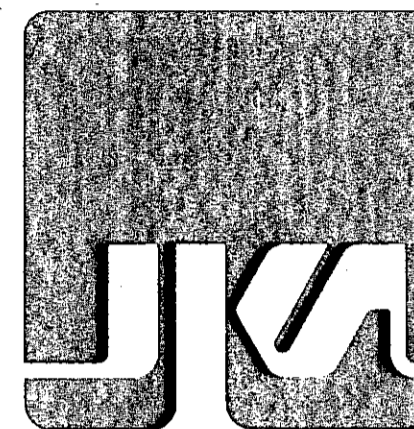


DP-70 SANDPIPER BAY RESIDENTIAL C.U.P.
APPROVED CUP (AS ADM. ADJ'D. ON 10-18-88)
 MAPC APPROV. 9-19-85
 RCC APPROV. 10-15-85
 MAPD Copy 20P2

sandpiper bay

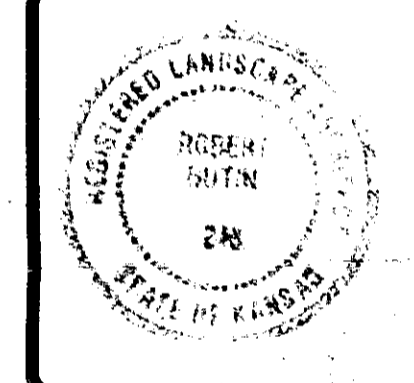
community unit plan dp 70 (amended) 8-21-85
 revised per administrative adjustment dated 10-18-88

* Lakewind Road was an existing frontage road along the interstate. A 1975 plat dedicated an additional 4' of ROW and required the paving.



JEFF KREHBIEL
ASSOCIATES, INC.
architecture - planning

1300 east 10th wichita, kansas 67211
(316) 267 8235

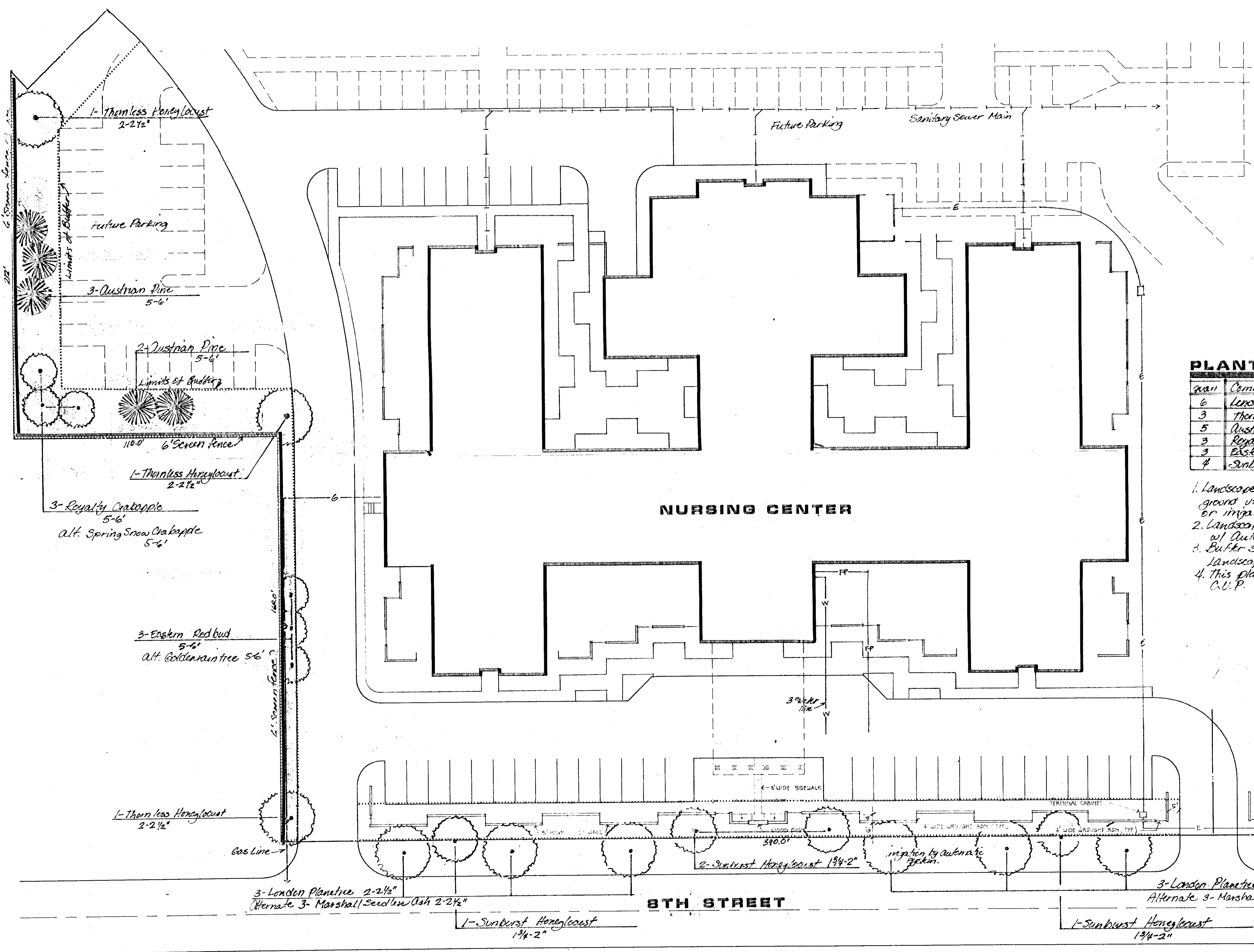


**SANDPIPER BAY
NURSING CENTER**
EIGHTH STREET AND GILDA
WICHITA, KANSAS

sheet title
REVISED
LANDSCAPE
BUFFER PLAN

sheet
of

of sheets



PLANT LIST

Quan	Common Name	Botanical Name	Size	Code
6	London Planetree	Platanus acerifolia	2-2 1/2"	LB
3	Thornless Honeylocust	Gleditsia triacanthos	2-2 1/2"	BB
5	Austrian Pine	Pinus nigra	5-6'	BB
3	Royalty Crabapple	Malus x 'Royalty'	5-6'	BB
3	Eastern Redbud	Cercis canadensis	5-6'	BB
4	Sunburst Honeylocust	Gleditsia triacanthos var. 'Sonnenschein'	1 3/4-2"	LB

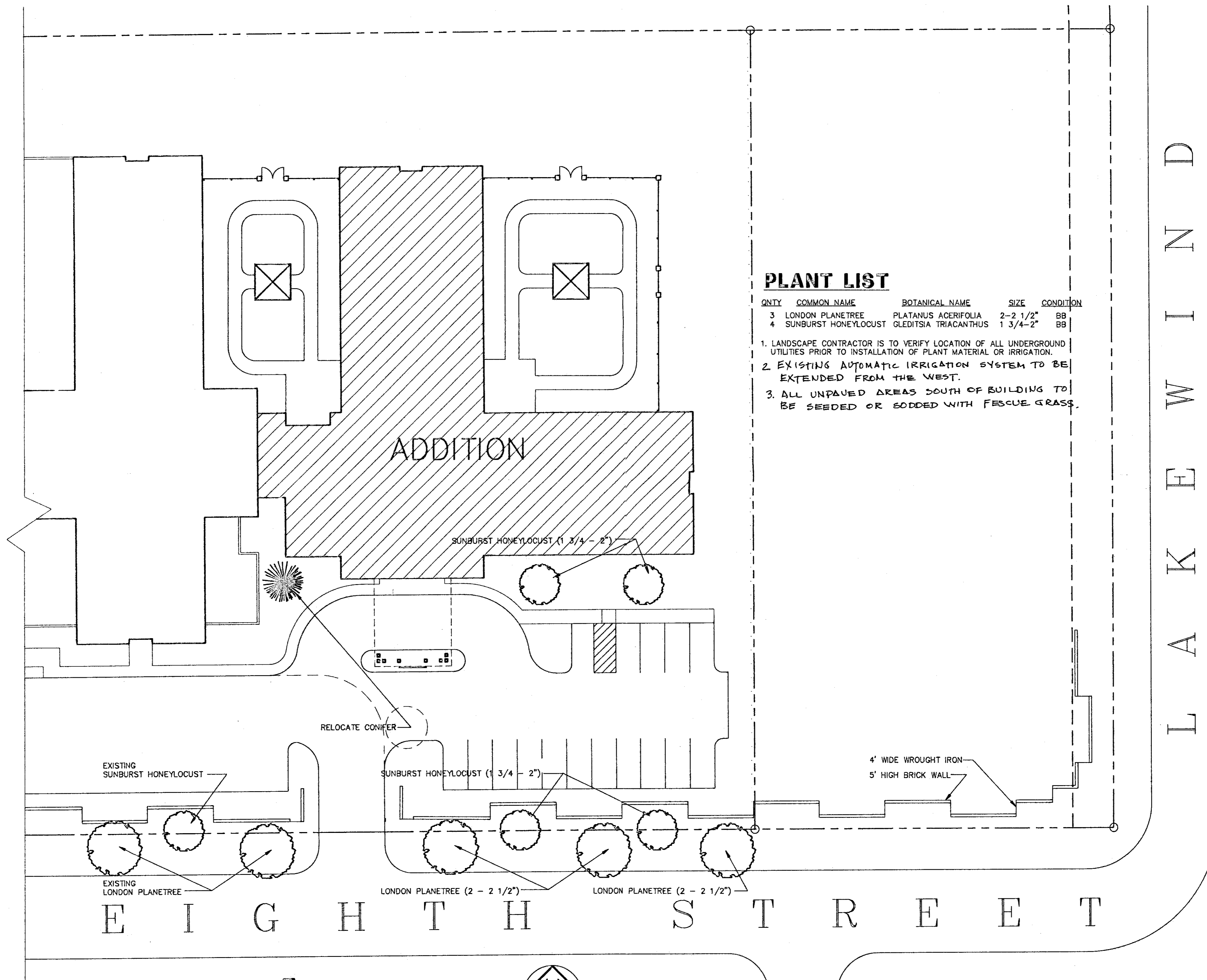
1. Landscape Contractor is to verify location of all underground utilities prior to installation of plant material or irrigation.
2. Landscape Buffer along 8th Street is to be irrigated w/ Automatic irrigation system.
3. Buffer strip is to be seeded w/ Rebel Rescue. Landscape Contractor is to verify quantity.
4. This plan is to satisfy requirements noted in C.U.P. DP-70 e.P.#6.

DP-70 (G.P.#6)
Parcel 1 (partial)
Approved landscape
Plan (Substitute)



scale 1"=20'-0"

MAPD COPY 2092

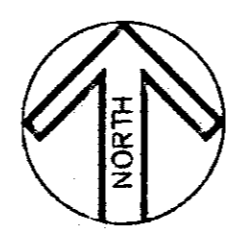


PLANT LIST

QNTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
3	LONDON PLANETREE	PLATANUS ACERIFOLIA	2-2 1/2"	BB
4	SUNBURST HONEYLOCUST	GLEDITSIA TRIACANTHUS	1 3/4-2"	BB

1. LANDSCAPE CONTRACTOR IS TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF PLANT MATERIAL OR IRRIGATION.
 2. EXISTING AUTOMATIC IRRIGATION SYSTEM TO BE EXTENDED FROM THE WEST.
 3. ALL UNPAVED AREAS SOUTH OF BUILDING TO BE SEEDDED OR SODDED WITH FESCUE GRASS.

A LANDSCAPE PLAN
1"=20'



L
A
K
E
W
I
N
D

E
I
G
H
T
H
S
T
R
E
E
T

DP 70 (G.P.#6)
Parcel 1 (partial)

(Addendum to
6-15-87 plan)

LANDSCAPE PLAN

APPROVED 2/10/92 BY *RO*

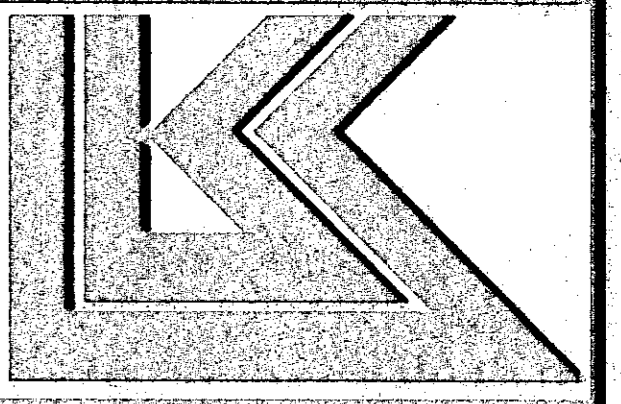
PRINTS ISSUED

DATE	PURPOSE	NO.

FOR CONSTRUCTION:

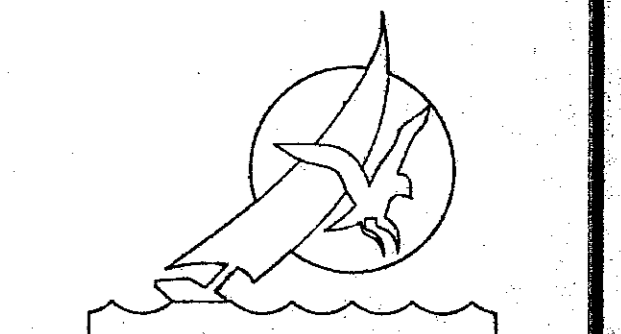
REVISIONS

DATE	ITEM	NO.



LAW/KINGDON, INC.
ARCHITECTS & ENGINEERS
345 RIVERVIEW, WICHITA, KS 67203
Phone (316) 268-0230 Fax (316) 268-0205
Copyright © 1993

DRAWN	CHECKED
JRS	



**Sandpiper Bay
Nursing Center
Alzheimer's Addition**
5808 West Eighth Street
Wichita, Kansas
PROJECT NUMBER 93050

SITE
LANDSCAPE PLAN
SHEET TITLE

SHEET NUMBER
L1
OF 1 SHEETS

MAPD COPY 1 of 1