GENERAL PROVISIONS:

1. Total Land Area: 276,500 ± sq.ft. or 6.35 ± acres
   Net Land Area: 254,083 ± sq.ft. or 5.83 ± acres
2. Total Gross Floor Area: 88,930 sq.ft.
   Total Floor Area Ratio: 35 percent
3. Parking shall be provided in accordance with Section IV of the Unified Zoning Code, unless otherwise specified in the parcel description.
4. 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.
5. A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
6. Guarantees for specific street improvements for Harry Street and Smithmore shall be further reviewed and determined at the time of platting.
7. Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
   A. Each parcel is permitted one monument sign per arterial frontage with the following area restrictions:
      Parcel 1: 160 sq. ft. of signage (total).
      Parcel 2&7: 160 sq. ft. of signage.
      Parcel 3: 160 sq. ft. of signage.
      Parcel 4: 160 sq. ft. of signage.
      Parcel 5: 160 sq. ft. of signage.
      Parcel 6: 160 sq. ft. of signage.
   B. As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold, and the total square footage of monument signs shall not exceed 80% of arterial street frontage, except that the spacing for the signs on Parcel 1 and Parcels 2 & 7 can be a minimum of 125 feet apart.
   C. 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.
   D. Portable and off-site signs are not permitted.
   E. Interior window display signs are limited to 25% of the window area.
   F. No signs shall be allowed on the rear of any buildings.
   G. All freestanding signs must be monument type and shall have a maximum height of 20 feet for Parcels 1–7.
8. Access Controls shall be as shown on the final plat.
9. All exterior lighting shall be shielded to direct light disbursement in a downward direction.
10. All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.). And shall comply with the unified zoning code standard in Article IV, Sec IV–B.4.
    A. Limited height of light poles to 24 feet, including pole base.
    B. Extensive use of back lit canopies and neon or fluorescent tube lighting on buildings is not permitted.
11. Utilities shall be installed underground on all parcels.
12. Landscaping for this site shall be required as follows:
    A. Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita.
    B. 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.
    C. 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.
13. Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
14. Trash receptacles, loading docks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view, with these areas being screened by a screening wall consisting of materials of the main structure and being connected to the building whenever possible.
15. 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 predominatgely earth–tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. All parcels shall share similar landscape palette.
16. 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.
17. The uses allowed shall be those permitted by–right in the Limited Commercial zoning district. No parcel within this C.U.P. shall allow the use of adult entertainment establishments, group homes, group residential, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. On Parcels 1–3, and 7 restaurants with drive up window service or in–vehicle food service, shall not be permitted. No auto related uses and/or uses with overhead doors, shall be permitted. No individual commercial use shall exceed 8,000 SQ. FT. of gross floor area.
18. Cross–lot circulation agreements shall be required at the time of platting to assure internal vehicular movement between parcels within the C.U.P.
19. Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with the Unified Zoning Code.
20. 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.
21. 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.
22. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
23. A plan for a pedestrian walk system shall be submitted and approved by the Director of Planning prior to the issuance of building permits. The pedestrian walk system shall link proposed buildings with the entrance and sidewlks along Harry Street and shall be assured by required submission of circulation plans by the Planning Director prior to issuance of any building permits.
24. No development shall occur until such such time as municipal water and sewer service are provided to the site.
25. Transportation requirements:
    A. The CUP must ensure that private drive openings are not impacted/blocked by the layout of parking stalls or landscaping.
    B. Guarantee for right–turn deceleration lanes with 100 feet of storage and 150 feet of taper to the entrances.
    C. Guarantee for center left–turn lane along the property.

CRYSTAL CREEK COMMERCIAL PLAZA

COMMUNITY UNIT PLAN

DP-265

DP-265 Per Admin. Adjust. 04-06-07; 04-4407
APPROVED CUP
MAPC 05-22-03 DM
WCC 08-05-03 BM
MAPD Copy 1 of 2

PARCEL 1

A.	Net Area:	26,372 sq.ft. or 0.61 acres
B.	Maximum Building Coverage:	7,911 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	9,230 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 2

A.	Net Area:	21,800 sq.ft. or 0.50 acres
B.	Maximum Building Coverage:	6,540 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	7,630 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 3

A.	Net Area:	40,000 sq.ft. or 0.92 acres
B.	Maximum Building Coverage:	12,000 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	14,000 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 4

A.	Net Area:	43,250 sq.ft. or 0.99 acres
B.	Maximum Building Coverage:	12,975 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	15,137 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 5

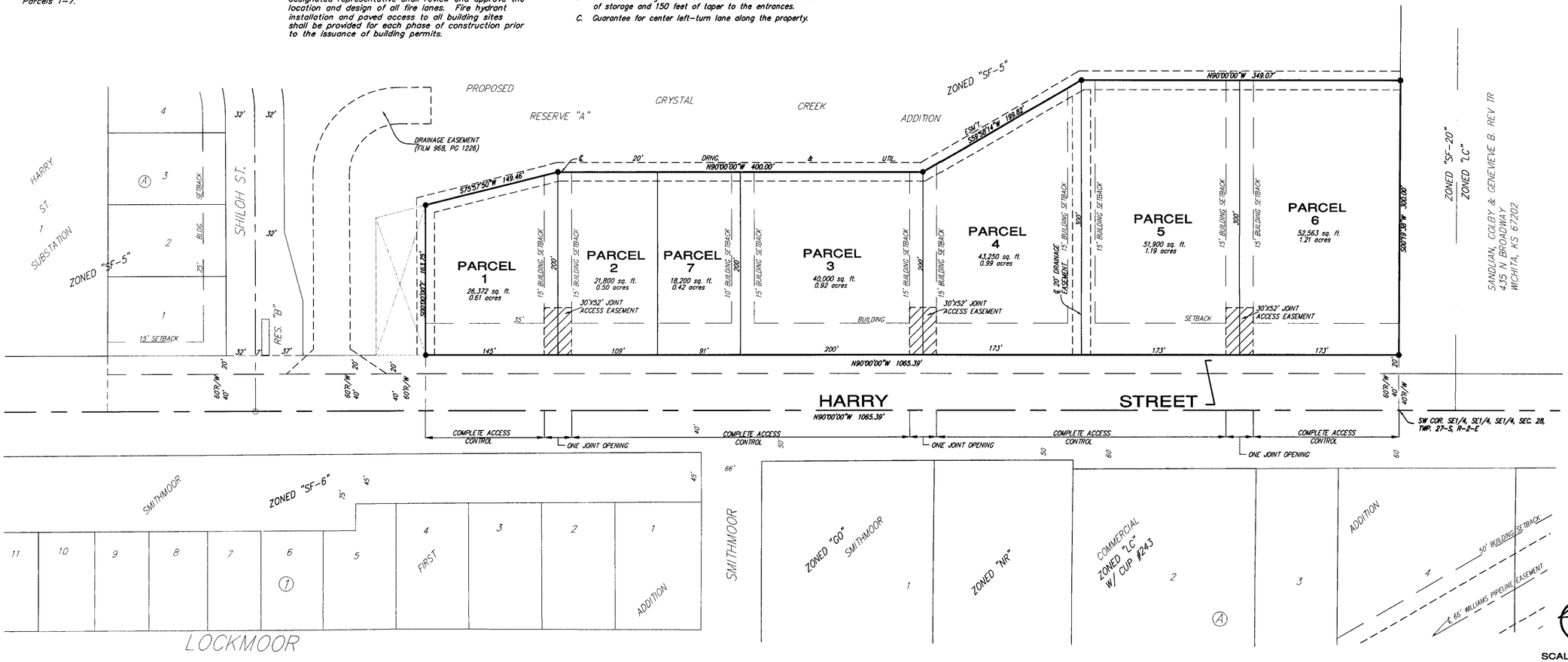
A.	Net Area:	51,900 sq.ft. or 1.19 acres
B.	Maximum Building Coverage:	15,570 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	18,165 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 6

A.	Net Area:	52,563 sq.ft. or 1.21 acres
B.	Maximum Building Coverage:	15,769 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	18,397 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 45 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing

PARCEL 7

A.	Net Area:	18,200 sq.ft. or 0.42 acres
B.	Maximum Building Coverage:	5,460 sq.ft. or 30 percent
C.	Maximum Gross Floor Area:	6,370 sq.ft.
D.	Floor Area Ratio:	35 percent
E.	Maximum Number of Buildings:	One (1)
F.	Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.	
G.	Setbacks:	See Drawing
H.	Access Points:	See Drawing



LEGAL DESCRIPTION:

That part of the SE¼ of Sec. 28, Twp. 27–S, R–2–E of the 6th P.M., Sedgwick County, Kansas described as follows: Comencing at the SE corner of said SE¼; thence westerly along the south line of said SE¼, 662.75 feet, more or less, to the SE corner of the SW¼ of the SE¼ of said SE¼ and for a point of beginning; thence continuing westerly along the south line of said SE¼, 1065.39 feet, more or less, to a point 923.19 feet east of the SW corner of said SE¼; thence northerly perpendicular to the south line of said SE¼, 223.75 feet; thence northeasterly with a deflection angle to the right of 75°57'50", 149.46 feet; thence easterly with a deflection angle to the right of 14°02'10" and parallel with the south line of said SE¼, 400.00 feet; thence northeasterly with a deflection angle to the left of 30°01'46", 199.82 feet; thence easterly with a deflection angle to the right of 30°01'46" and parallel with the south line of said SE¼, 349.12 feet, more or less, to a point on the east line of the SW¼ of the SE¼ of said SE¼; thence southerly along the east line of the SW¼ of the SE¼ of said SE¼, 360.01 feet, more or less, to the point of beginning, subject to road rights–of–way of record.

BENCHMARK:

COW Benchmark 400'±. north of Harry on Todd Street, northeast corner of RCBC.
Elevation = 157.34 City Datum (1344.64 NGVD29)

REVISIONS:

Drawn: August 5, 2003
Parcel 1 (Drainage): October 22, 2004
PER ADMIN. ADJUSTMENT CUP 2006–00034: APRIL 6, 2007
PER ADMIN. ADJUSTMENT CUP 2006–00030: JUNE 14, 2007

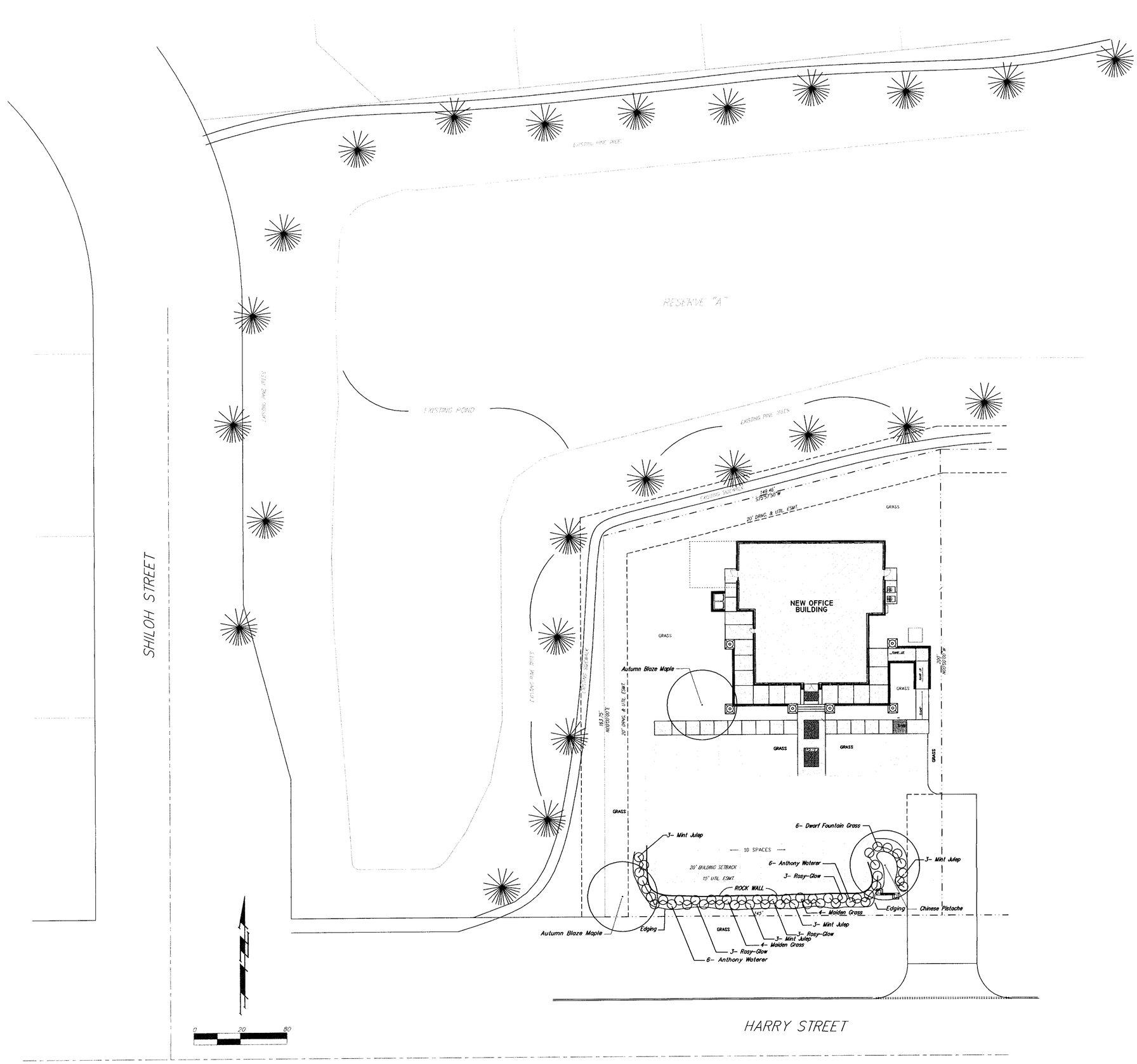
DP-265

CRYSTAL CREEK COMMERCIAL PLAZA COMMUNITY UNIT PLAN

SCALE: 1" = 60'

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316–262–2271 • 318 ELLIS • WICHITA, KANSAS 67211

F:/PLANNING/CUP/CRYSTALCREEK–ADJ–6–14–07.DWG



LEGAL DESCRIPTION:

SITE INFORMATION:

PARKING PROVIDED:	16 STALLS TOTAL, INCLUDING 1 ACCESSIBLE
TOTAL SITE AREA:	26,371 SQ.FT. .61 ACRES
IMPERVIOUS AREA:	13,230 SQ.FT. .30 ACRES 50.0% OF TOTAL SITE

PLANT LIST

2- AUTUMN BLAZE MAPLE	Acer x freemanii 'Autumn Blaze'	2.5"- 3" Cal.
1- CHINESE PISTACHE	Pistacia Chinensis	2.5"- 3" Cal.
9- MINT JULEP JUNIPER	Juniperus chinensis 'Mint Julep'	5-GAL.
12- A.W. SPIREA	Spirea x bumalda 'Anthony Waterer'	5-GAL.
9- ROSY GLOW BARBERRY	Berberis thunbergii 'Rosy Glow'	5-GAL.
9- MAIDEN GRASS	Miscanthus sinensis 'Gracillimus'	5-GAL.
6- DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hamein'	5-GAL.

ALL SEED TO BE FINE BLADED FESCUE

ALL PLANTING BEDS TO HAVE SHREDDED MULCH AT A 3" MIN. DEPTH

NOTE:
Irrigation will be supplied by an automatic system.

LANDSCAPE ORDINANCE CALCULATIONS

Streetyard requirement:	145' x 10 (sq.ft. factor) (Avg. Depth = 181')
Streetyard Required	1,450
Streetyard shown:	14,328 sq.ft.
Landscapeyard Provided:	5,650 sq.ft.
Streetyard Trees Required:	1 per 500 sq. ft.= 3 Shade Trees
Streetyard Trees shown:	3 Shade Trees to satisfy all Requirements
Parking Provided:	16 spaces, including 1 Accessible
Parking Lot Trees Req'd.:	Less than 20

RANDALL L. JOHNSON
LICENSED
635
11-10-05
KANSAS
LANDSCAPE ARCHITECT

DP-265-PARCEL 1

LANDSCAPE PLAN

APPROVED 11/14/05 BY DS
MAPD Copy
1 of 2

PRINTS ISSUED

REVISIONS

DON FOLGER JR. & ASSOCIATES
ARCHITECTURE PLANNING
CONSTRUCTION MANAGEMENT

234 S. TOPEKA
67202
WICHITA, KS.
(316) 269-2414

UNTHANK
DESIGN GROUP
5930 VanDervoort Drive
Lincoln, Nebraska 68516
ph 402 423 3300 fax 402 423 3377
? Copyright 2005
Michael Unthank DDS

NEW DENTIST OFFICE FOR DR. LAMSON D.D.S.

WICHITA KANSAS

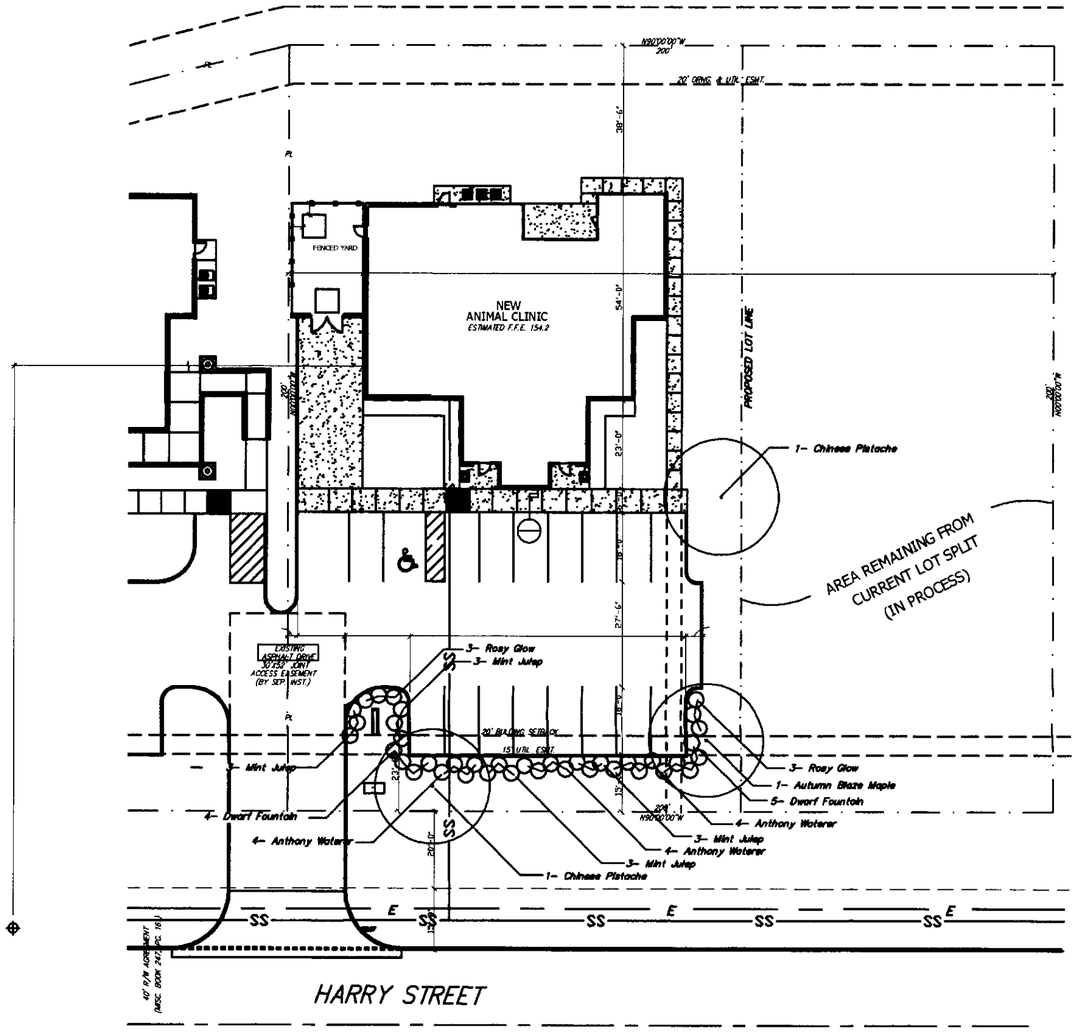
DRAWN	CHECKED

SHEET TITLE

LANDSCAPE PLAN

REVISED: 11-10-05

SL1.1



SITE PLAN

1"=30'

LEGAL DESCRIPTION:

A Portion of Lot 2, Block D, Crystal Creek Addition
Wichita, Sedgwick County, Kansas.

SITE INFORMATION:

PARKING PROVIDED:	18 STALLS TOTAL, INCLUDING 1 ACCESSIBLE
TOTAL SITE AREA:	23,700 SQ.FT. .54 ACRES
IMPERVIOUS AREA:	13,480 SQ.FT. .31 ACRES

PLANT LIST

1- AUTUMN BLAZE MAPLE	Acer x freemanii 'Autumn Blaze'	2.5"- 3" Cal.
2- CHINESE PISTACHE	Pistachia chinensis	2.5"- 3" Cal.
12- MINT JULEP JUNIPER	Juniperus chinensis 'Mint Julep'	5-GAL.
12- A.W. SPIREA	Spirea x bumalda 'Anthony Waterer'	5-GAL.
6- ROSY GLOW BARBERRY	Ligustrum x vicaryi	5-GAL.
9- DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hamelin'	5-GAL.

ALL SEED TO BE FINE BLADED FESCUE
ALL PLANTING BEDS TO HAVE SHREDDED MULCH AT A 3" MIN. DEPTH

NOTE:
Irrigation will be supplied by an automatic system.

LANDSCAPE ORDINANCE CALCULATIONS

Streetyard requirement:	118' x 10 (sq.ft. factor) (Avg. Depth = 200')
Streetyard Required	1,180
Streetyard shown:	10,113 sq.ft.
Landscapeyard Provided:	2,710 sq.ft.
Streetyard Trees Required: Streetyard Trees shown:	1 per 500 sq. ft.= 3 Shade Trees 3 Shade Trees to satisfy all Requirements
Parking Provided:	18 spaces, including 1 Accessible
Parking Lot Trees Req'd.:	Less than 20

DP-265 PARCEL 2

LANDSCAPE PLAN

03/21/07 DS
MAPD Copy

1 of 2

RANDALL L. JOHNSON
LICENSED
635
3-17-07
KANSAS
LANDSCAPE ARCHITECT

PRINTS ISSUED

REVISIONS

FOLGER
& ASSOCIATES
INC.
ARCHITECTURE PLANNING
234 S. TOPEKA WICHITA, KS.
67202 (316) 269-2414

NEW ANIMAL CLINIC
FOR
BRYAN W. DOTSON, DVM
WICHITA KANSAS

DRAWN	CHECKED

SHEET TITLE

SHEET NUMBER
SP1.1

JOB NO. 06002