GENERAL PROVISION NO. 7

Fire lanes shall be in accordance with the fire code of the City of Wichita. Parking shall not be permitted in said fire lanes although they may be used for passenger loading or unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes prior to final approval of the parking plan.

GENERAL PROVISION NO. 8

Signs on Parcels 1, 2, and 3, shall be as permitted by Section 28. 04.139. of the code of the City of Wichita, provided, however, that portable, off site, flashing or moving signs shall not be permitted.

GENERAL PROVISION NO. 11

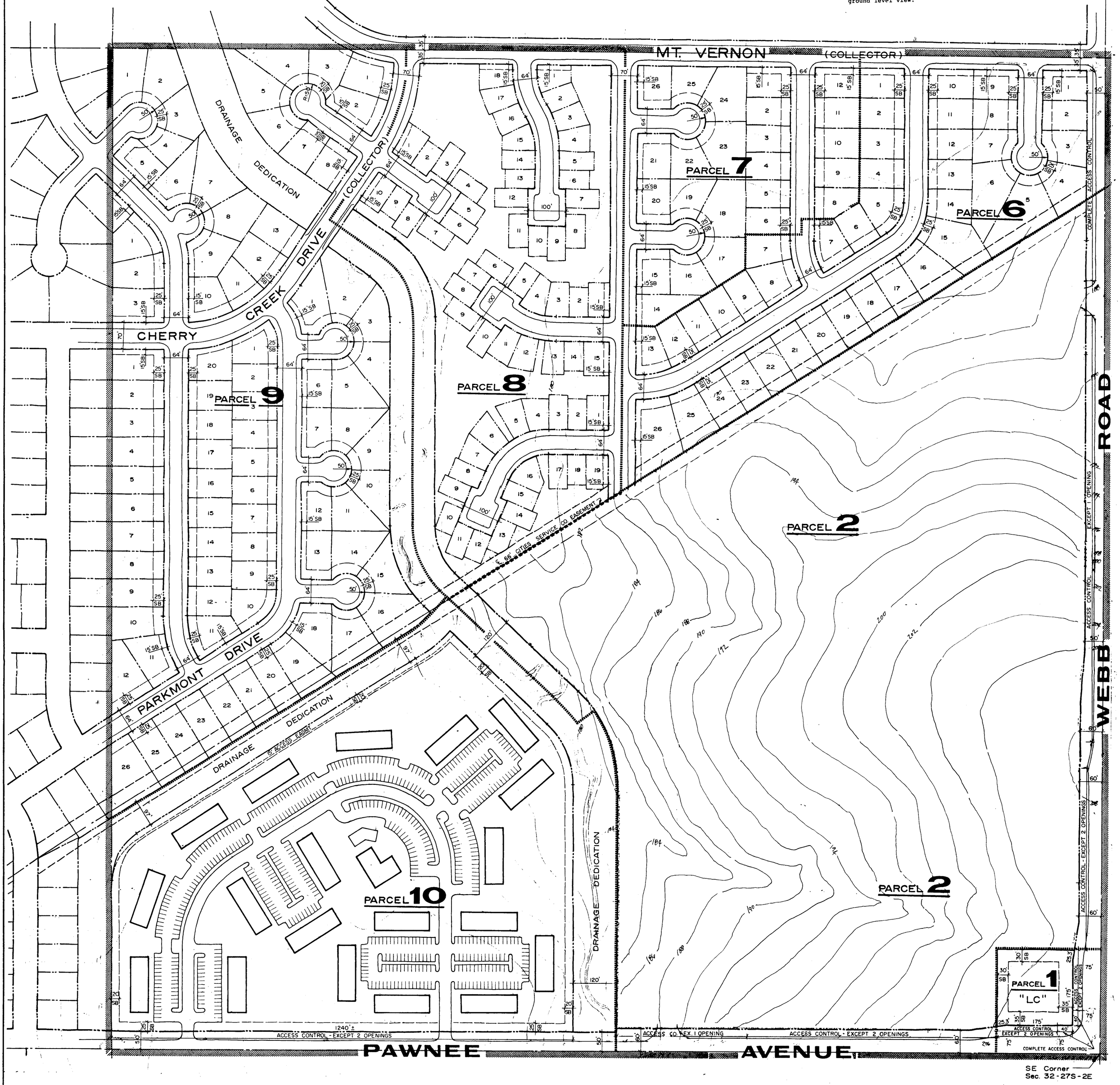
The transfer of title on all or any portion of the land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for development and be binding upon the present owners, their successors and assigns and their lessees unless amended.

GENERAL PROVISION NO. 12

All lights shall be shielded to reflect downward or direct light away from residential areas.

GENERAL PROVISION NO. 13

Trash receptacle shall be appropriately screened to hide them from ground level view.



PARCEL - 9

PROPOSED USE - ONE FAMILY DWELLINGS.
GROSS AREA - 32.06± ACRES.
NET AREA - 25.0± ACRES.
MAXIMUM BUILDING HEIGHT - 35 FEET.
DENSITY - 3.4 D.U.'S/NET ACRE.
PARKING RATIO - 2.0/D.U.

PARCEL - 10

PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND RELATED COMMUNITY ACTIVITY CENTERS.
GROSS AREA - 29.08± ACRES.
NET AREA - 27.53± ACRES.
MAXIMUM BUILDING HEIGHT - 35 FEET.
DENSITY - GARDEN APARTMENTS - 16.6 D.U.'S/NET ACRE OR 456 D.U.'S.
TOWNHOUSE - 6.5 D.U.'S/NET ACRE OR 180 D.U.'S.
PARKING RATIO - 1.5/D.U. (2.0/D.U. IF OWNER OCCUPIED).

HEDGECLIFF COMMUNITY UNIT PLAN

DP-77

DP-77 PER ADM. ADJUSTMENT GRANTED 3-27-95

APPROVED CUP

MAPC 6-10-76 DM

BCC 6-29-76 DM

MAPD COPY 1 & 2

NORTH

SCALE IN FEET

0 50 100 200 400

CONTOUR INTERVALS - 2 FOOT

Sheet	Sheet Title	Project
1 Of 1		HEDGECLIFF COMMUNITY UNIT PLAN

GENERAL

TOTAL GROSS ACRES = 162.02±

NET ACRES (EXCLUSIVE OF STREETS) = 133.17±

COMMERCIAL AND OFFICE

GENERAL PROVISIONS

1. THIS PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN:
   24.97± GROSS ACRES
   21.01± NET ACRES OR 915,265± SQUARE FEET
2. CURB CUTS - THE MAXIMUM NUMBER OF CURB CUTS FOR PARCELS ONE AND TWO ALONG WEBB ROAD SHALL NOT EXCEED TWO (2) FOR EACH PARCEL FOR A TOTAL OF FOUR (4); AND THE MAXIMUM NUMBER OF CURB CUTS FOR PARCELS ONE, TWO AND THREE ALONG PAWNEE AVENUE SHALL NOT EXCEED TWO (2) FOR PARCELS ONE AND TWO, AND ONE (1) FOR PARCEL THREE, FOR A TOTAL OF FIVE (5). A MINIMUM OF ONE (1) CURB CUT ON BOTH WEBB ROAD AND PAWNEE AVENUE, INTO PARCEL TWO (2), SHALL BE CONSTRUCTED TO MAJOR DRIVEWAY REQUIREMENTS.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. AT THE TIME OF PLATTING, A DRAINAGE PLAN WILL BE SUBMITTED FOR APPROVAL FOR THE ENTIRE AREA.
5. MINIMUM BUILDING SETBACKS AS INDICATED ON THE PLAN, OR UNDER PARCEL DESCRIPTIONS.
6. PLANTING SCREENS, AS INDICATED ON THE PLAN, SHALL BE PROVIDED AND MAINTAINED OF LOW SHRUBBERY AND TREES NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, THAT IT MINIMIZES ANY NUISANCE OF THE COMMERCIAL AND OFFICE AREA TO THE ADJACENT RESIDENTIAL AREAS. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING SCREENS, INDICATING THE LOCATION, TYPE, AND SPECIFICATIONS OF PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS) ON PARCELS TWO (2) AND THREE (3). IF PARCEL THREE (3) IS DEVELOPED RESIDENTIAL, THE PLANTING SCREENS AS INDICATED IN PARCEL THREE (3), WILL NOT BE REQUIRED.
7. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL, CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, (EXCLUDING WOOD AND WOVEN WIRE), SHALL BE CONSTRUCTED BETWEEN PARCELS TWO (2) AND THREE (3), SHOULD PARCEL THREE (3) BE DEVELOPED RESIDENTIAL, AND SHALL BE SUBSTITUTED FOR THE PLANTING SCREEN WITHIN PARCEL TWO (2) WHERE THE STORAGE AREA, SERVICE AREA, OR REAR OF THE BUILDING(S) FACE DIRECTLY INTO A RESIDENTIAL DISTRICT.

   SHOULD PARCEL THREE (3) BE DEVELOPED WITH OFFICES, APPROVAL OF THIS COMMUNITY UNIT PLAN SHALL CONSTITUTE A WAIVER OF THE WALL NORMALLY REQUIRED ADJACENT TO THE WEST AND NORTH-WEST LINES OF PARCEL THREE (3) AND TEN (10) FOOT PLANTING SCREENS SHALL BE PROVIDED IN THOSE AREAS.

   FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING STRIPS SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTING STRIPS ARE NOT PROPERLY MAINTAINED, NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.
8. A FIRE LANE, HARD SURFACED AND TWENTY-FOUR (24) FEET IN MINIMUM WIDTH, SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES CONSTRUCTED WITHIN PARCEL TWO (2). SAID FIRE LANE SHALL BE CONSTRUCTED WITH A MINIMUM OF 2-1/2 INCH ASPHALT OVER 1-1/2 INCH ASPHALT CONCRETE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

   PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE(S).
9. SIGNS FOR PARCELS ONE (1) AND TWO (2) AND THREE (3), AS PERMITTED BY THE ZONING DISTRICT.
10. PARKING RATIO FOR PARCELS ONE (1) AND TWO (2) AND THREE (3) SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.
11. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE INSTALLATION OF ACCELERATION-DECELERATION LANES AND MAJOR DRIVEWAY APPROACHES ALONG WEBB ROAD AND PAWNEE AVENUE.

PARCEL DESCRIPTION

PARCEL - 1

PROPOSED USE - AUTOMOTIVE, FINANCIAL, AND OTHER SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRY-OUT FOOD SERVICE AS THE PRINCIPAL BUSINESS.
GROSS AREA - 1.74± ACRES.
NET AREA - 0.92± ACRES OR 40,085± SQUARE FEET.
MAXIMUM BUILDING COVERAGE - 30 PERCENT OR 12,025± SQUARE FEET.
FLOOR AREA RATIO - .30
MAXIMUM GROSS FLOOR AREA - 12,025± SQUARE FEET.
MAXIMUM BUILDING HEIGHT - 35 FEET.
MAXIMUM NUMBER OF BUILDINGS SHALL NOT EXCEED ONE (1).

PARCEL - 2

PROPOSED USE - SINGLE FAMILY DWELLING UNITS - ZONED "AA"
(SEE PEBBLEBROOK ADDITION FOR STREET LAYOUT)
GROSS AREA - 58.88± ACRES
NET AREA - 49.37± ACRES

RESIDENTIAL

GENERAL PROVISIONS

1. THIS PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN:
   137.05± GROSS ACRES (144.63± GROSS ACRES WITH "ALTERNATE" PARCEL - 3)
   112.16± NET ACRES (118.98± NET ACRES WITH "ALTERNATE" PARCEL - 3)

   THE DENSITY PROPOSED FOR THIS DEVELOPMENT SHALL NOT EXCEED 11.28 D.U.'S PER NET ACRE OR A TOTAL OF 1,342 DWELLING UNITS, AND PROPOSED TO CONTAIN THE FOLLOWING POSSIBLE RANGE OF RESIDENTIAL HOUSING TYPES:

   SINGLE FAMILY PATIO HOMES, ONE, TWO, THREE AND FOUR FAMILY DWELLINGS, GARDEN APARTMENTS AND TOWNHOUSES, WITH RELATED COMMUNITY ACTIVITY CENTERS AND RECREATIONAL FACILITIES.
2. ACCESS CONTROL TO WEBB ROAD AND PAWNEE AVENUE IS AS INDICATED ON THE PLAN.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
4. AT THE TIME OF PLATTING, A DRAINAGE PLAN WILL BE SUBMITTED FOR APPROVAL FOR THE ENTIRE AREA.
5. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN, AND/OR NOTED UNDER PARCEL DESCRIPTIONS.
6. SIGNS FOR PARCELS "ALTERNATE" THREE, FOUR, FIVE, SIX, SEVEN, EIGHT, NINE AND TEN, AS PERMITTED BY THE ZONING DISTRICT.
7. A HOMES' ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREAS, PRIVATE DRIVES, COMMUNITY FACILITIES, ETC., SHALL BE SUBMITTED WITH THE FINAL PLAT(S) FOR PARCELS, ALTERNATE THREE, FOUR, EIGHT, AND TEN, PROVIDED THE DWELLING UNITS ARE TO BE OWNER OCCUPIED.
8. ALL STREETS AND CIRCULATION WITHIN PARCELS FOUR AND TEN, AS SHOWN ON THE PLAN, ARE TO BE PRIVATE. THE PRIVATE STREET SYSTEM SHALL BE HARD SURFACED AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH. SAID STREET SYSTEM SHALL BE CONSTRUCTED TO A MINIMUM OF A 3-1/2 INCH ASPHALT BASE WITH 1-1/2 INCH ASPHALT SURFACE. PRIOR TO FINAL APPROVAL OF THE CIRCULATION SYSTEM, THE FIRE CHIEF OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN.
9. BUILDING SETBACKS ALONG THE CITIES SERVICE PIPELINE EASEMENT WILL BE DETERMINED AT THE TIME OF PLATTING. ALL PAVING OVER THE PIPELINE EASEMENT SHALL BE WITH THE APPROVAL OF THE PIPELINE COMPANY AND ANY CHANGE IN ELEVATION OR RELOCATION OF THE PIPELINE SHALL BE WITHOUT COST TO THE CITY OF WICHITA.
10. A SIDEWALK SYSTEM FOR PARCEL EIGHT (8) IS PROPOSED TO BE PROVIDED BY A COMBINATION OF WALKS WITHIN THE OPEN SPACE AND ALONG CERTAIN PUBLIC STREETS, THE LOCATION OF WHICH SHALL BE DETERMINED AT THE TIME OF PLATTING.
11. AT THE TIME OF PLATTING, A PRELIMINARY PLAT OF THE ENTIRE AREA SHALL BE SUBMITTED FOR APPROVAL. FINAL PLATTING OF THE ENTIRE AREA SHALL OCCUR WITHIN TWO (2) YEARS FROM CITY COMMISSION APPROVAL OF THE C.U.P.
12. AN AVIGATIONAL EASEMENT AND AN INSTRUMENT ASSURING BUILDING CONSTRUCTION METHODS TO MINIMIZE THE POLLUTION FROM NOISE WITHIN ANY BUILDINGS TO BE CONSTRUCTED, SHALL BE SUBMITTED AT THE TIME OF PLATTING OF EACH PARCEL(S).
13. IF PARCELS FOUR AND TEN ARE DEVELOPED WITH TOWNHOUSE UNITS, A SITE DEVELOPMENT DESIGN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
14. ONE CURB CUT TO WEBB ROAD FROM PARCEL FOUR (4) SHALL BE PERMITTED; SAID CURB CUT SHALL BE CONSTRUCTED TO MAJOR DRIVEWAY STANDARDS. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE INSTALLATION OF THE MAJOR DRIVEWAY APPROACH AND DECELERATION LANE.

PARCEL DESCRIPTIONS

PARCEL - 6

PROPOSED USE - ONE OR TWO FAMILY DWELLINGS.
GROSS AREA - 14.1± ACRES.
NET AREA - 10.3± ACRES.
MAXIMUM BUILDING HEIGHT - 35 FEET.
DENSITY - 7.7 D.U.'S/NET ACRE OR 80 D.U.'S.
PARKING RATIO - 1.5/D.U. (2.0/D.U. IF ONE FAMILY).

PARCEL - 7

PROPOSED USE - ONE FAMILY DWELLINGS.
GROSS AREA - 8.13± ACRES.
NET AREA - 5.87± ACRES.
MAXIMUM BUILDING HEIGHT - 35 FEET.
DENSITY - 4.1 D.U.'S/NET ACRE
PARKING RATIO - 2.0/D.U.

PARCEL - 8 - PROPOSED USE: SINGLE FAMILY DWELLING UNITS - ZONED "AA"
(SEE PEBBLEBROOK ADDITION FOR STREET LAYOUT)
PROPOSED USE - SINGLE FAMILY PATIO HOMES OR CONVENTIONAL ONE FAMILY DWELLINGS AND RELATED COMMUNITY ACTIVITY CENTERS.
GROSS AREA - 18.03± ACRES.
NET AREA - 14.18± ACRES.
MAXIMUM BUILDING HEIGHT - 35 FEET.
DENSITY - 4.1 D.U.'S/NET ACRE.
PARKING RATIO - 2.0/D.U.

BUILDING SETBACKS

PATIO HOMES

FRONT YARD - MINIMUM FRONT YARD SETBACKS SHALL BE FIVE (5) FEET, HOWEVER, GARAGES WHICH ARE EITHER ATTACHED OR DETACHED, AND ARE FRONT LOAD FROM THE STREET, SHALL BE SETBACK A MINIMUM OF TWENTY (20) FEET FROM THE STREET RIGHT-OF-WAY.

SIDE YARD - SIDE YARD SETBACKS SHALL BE ZERO (0) FEET OR A MINIMUM OF FIVE (5) FEET, AND IN NO INSTANCE SHALL SEPARATE STRUCTURES BE PERMITTED CLOSER TO EACH OTHER THAN TEN (10) FEET.

REAR YARD - NO REAR YARD SETBACK SHALL BE REQUIRED.

CONVENTIONAL ONE FAMILY

BUILDING SETBACKS AS REQUIRED BY CODE IN "AA" SINGLE FAMILY ZONING DISTRICT.

See New Provisions 7-8-11-12-13

Drawn G. WILEY
Checked
Revised
-5-13-76 GW. - 8-7-85 BAUGHMAN
-6-17-76 G.L. -
12-4-89 Baughman Co. P.A.

oblinger-smith corporation