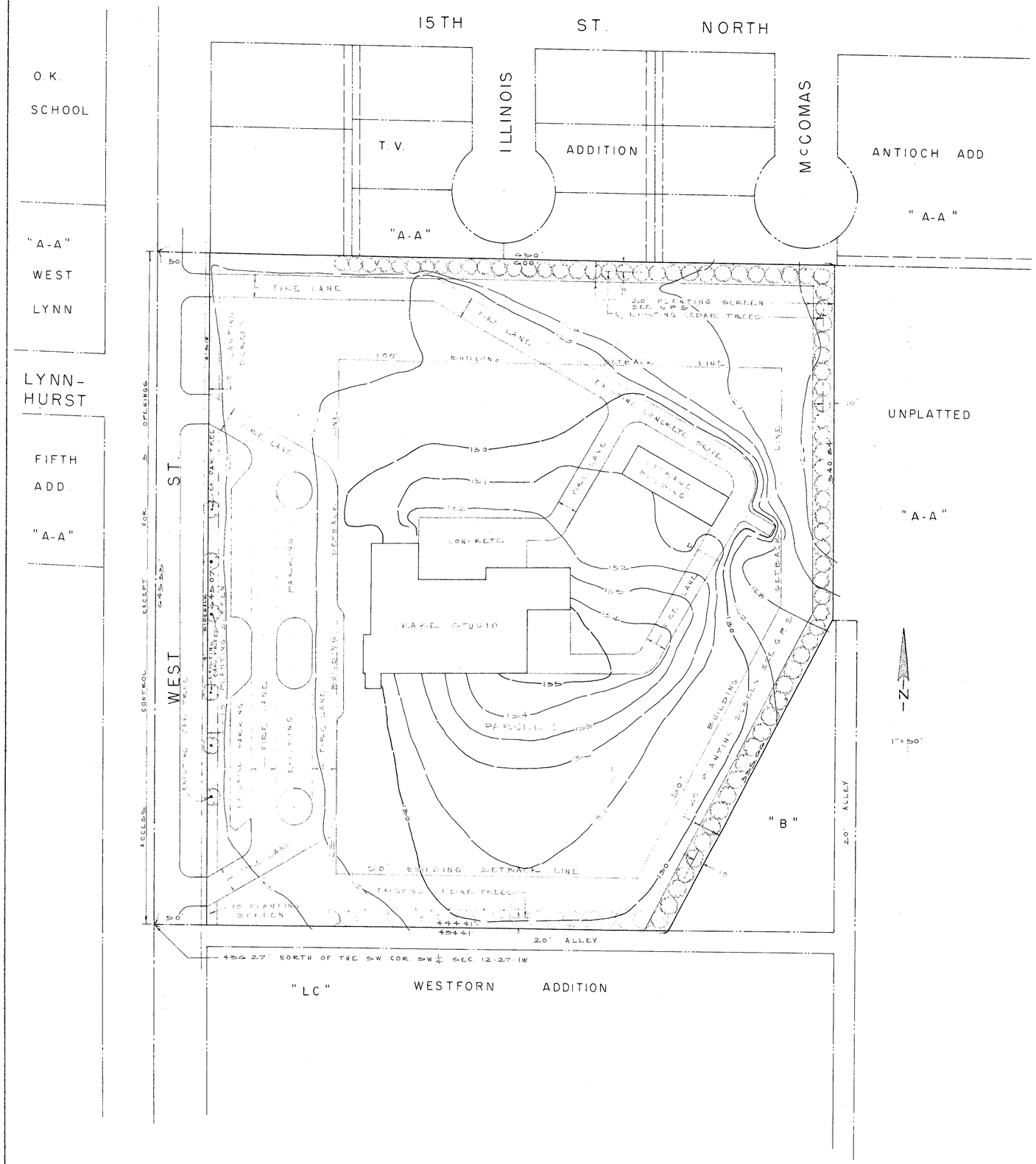


GENERAL PROVISIONS

1. Curb Cuts: The maximum number of curb cuts on West Street shall not exceed three (3).

2. On-site signs as permitted by the zoning district, except that such signs shall not exceed ten (10) feet in height.

3. All future utilities shall be installed underground, unless the appropriate utility company determines that such installation is not feasible.

4. All existing drives shall be considered as fire lanes. No parking shall be allowed in such fire lanes, although it may be used for general traffic circulation and passenger loading and unloading. Future parking plans shall be approved by the fire chief or his designated representative as to the location of fire lanes.

5. All existing landscaping shall be maintained except in areas of new construction.

Planting screens as indicated on the plan shall be provided and maintained and shall consist of low shrubbery and trees not less than ten (10) feet in width along West Street and not less than twenty (20) feet in width as indicated elsewhere on the plan and shall be of such a type and maintained in such a manner as not to constitute a traffic hazard.

A landscape plan shall be prepared by a landscape architect for those planting areas shown on the community unit plan. Such plan shall indicate the type and location of existing plant materials and also shall designate the location, type and specifications of additional plantings. The twenty foot planting screen adjacent to the residential areas to the north and east shall be in lieu of the masonery on other types of wall designated in the zoning ordinance. Such plan shall be submitted for approval prior to the issuance of any building permits. Failure to properly maintain the planting screens shall be considered a violation of the C.U.P. after a joint determination by the Director of Planning and Superintendent of Cantral Inspection.

Landscape Plan approved 7/22/77

6. No tower shall be erected between the building setback lines and the property lines. Any future tower shall not be in excess of 100 feet in height, provided, however, that heights in excess of 100 feet may be approved by the Board of City Commissioners.

7. The approval of this C.U.P. shall constitute a waiver of the wall which would normally be required adjacent to the north and east property lines. Said waiver is conditional upon the continued maintenance of the landscaping at those locations and the wall shall be provided should the landscaping be removed.

PARCEL DESCRIPTION

Parcel No. 1

1.	Net Area:	8.31 acres or 362,100 square feet
2.	Maximum Building Coverage: 25% of 362,100 S.F. or	90,525 square feet
3.	Maximum Floor Area:	135,000 square feet
4.	Proposed Uses:	Offices, Broadcasting facilities and related uses
5.	Maximum number of buildings	3
6.	Maximum Building Height	35 feet

DP-80

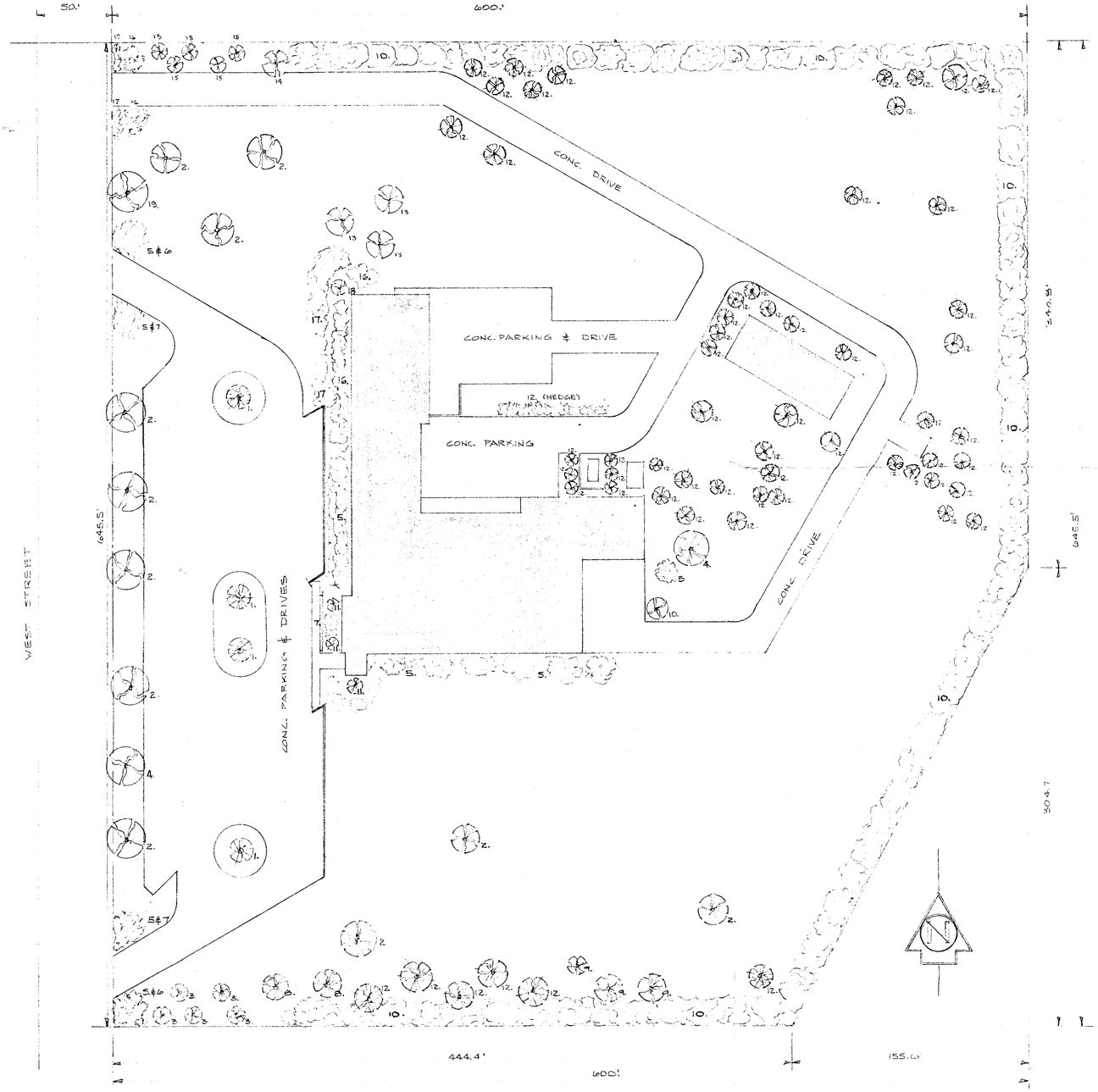
APPROVED CUP
MAPC 2-17-77
BCC 3-8-77

KAKE-TV AND RADIO COMMUNITY UNIT PLAN

OWNER
KAKE-TV AND RADIO, INC.

OFFICE COPY
DO NOT REMOVE

K. O. TAYLOR, P.E.
JAN. 17, 1977



LANDSCAPE PLAN

SCALE: 1" = 40.'

LANDSCAPE SYMBOLS

MARK	DESCRIPTION	
1	BLUE SPRUCE	
2	OAK	
3	RED BUD	
4	LOCUST	
5	SPREADING PFITZER JUNIPER	
6	BLUE PFITZER JUNIPER	
7	CREEPING JUNIPER (ANDORA)	
8	CRABAPPLE	
9	APRICOT	
10	CEDAR	
11	CANABERT	
12.	EVERGREEN	
13	AUSTRIAN PINE - 6-8 FEET	3 REQ'D
14	BETCHAL BIRCH 6-8 FEET	1 REQ'D
15	RED BUD 6-8 FEET	5 REQ'D
16	SPREADING PFITZER JUNIPER 3-4 FEET	16 REQ'D
17	CREEPING JUNIPER - (ANDORA) 8-10 INCHES	92 REQ'D
18	CANABERT 6-7 FEET	12 REQ'D
19	PIN OAK 6-8 FEET	1 REQ'D

NOTE:
ALL SHRUBS SHALL BE IN PLACE PRIOR TO JAN. 1978

ITEMS 1 THRU 12 EXISTING
ITEMS 13 THRU 19 NEW PLANTING

Landscape Plan

APPROVED IN ACCORDANCE WITH GENERAL PROVISION No. 5 OF THE KAKE-TV C.U.P. (DP-80)

J. W. Gilbert 7-22-77
date

NO	REVISIONS	BY	DATE
1	REVISED PLANTING & PARKING LAYOUT	WF	7-13-7

AN ADDITION TO
KAKE STUDIOS
1500 N. WEST ST.
WICHITA, KANSAS

DRAWN	WF JR
TRACED	
CHECKED	
APPROVED	
DATE	7 JUNE 77

W I FISHER & CO ARCHITECTS
409 S MAIN ST
WICHITA KANSAS

DRAWING NO 9280
SHEET 1 OF 1