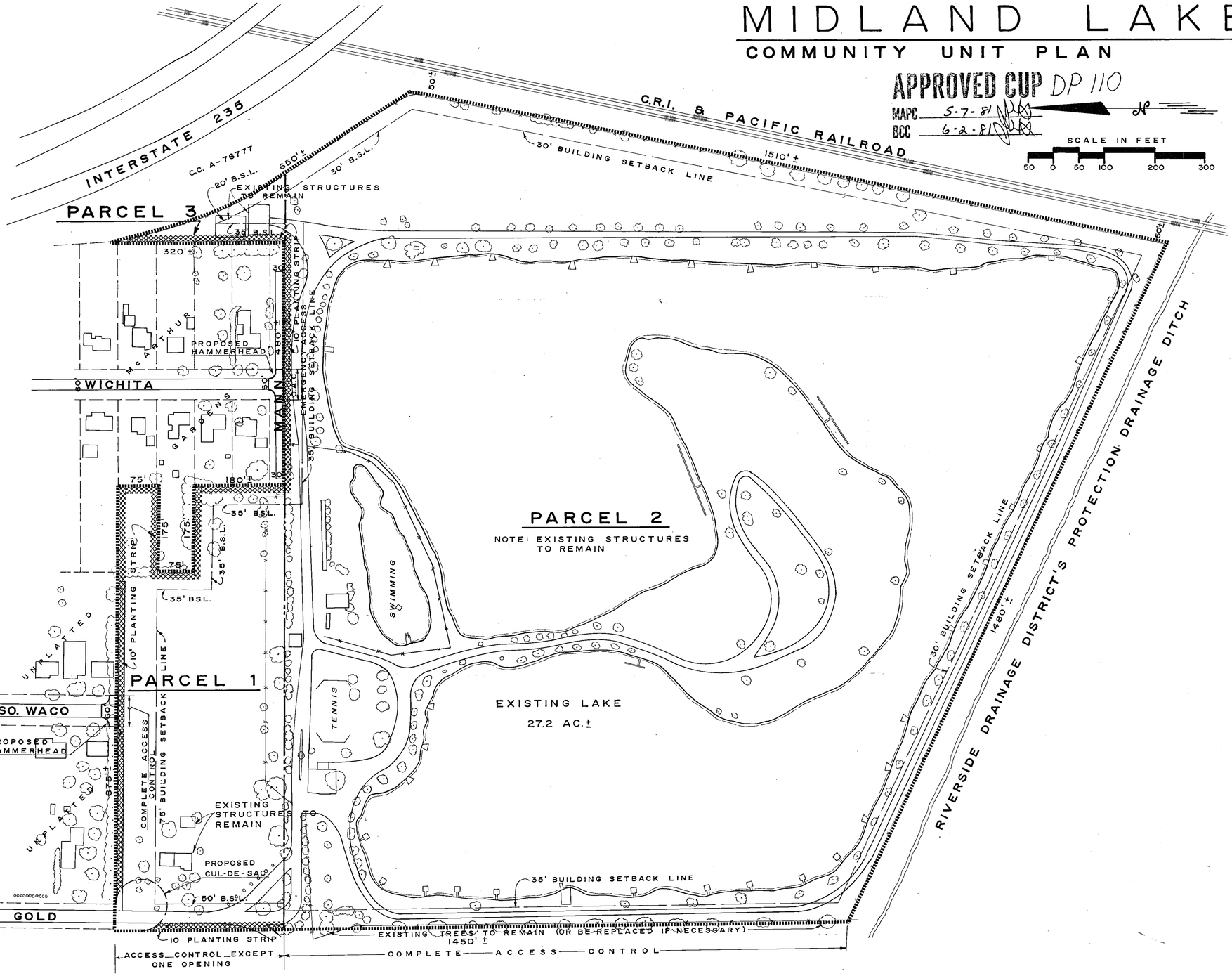
MIDLAND LAKE

COMMUNITY UNIT PLAN

APPROVED CUP DP 110

MAPC 5-7-81

BCC 6-2-81



GENERAL

TOTAL GROSS AREA = 57.8 AC. ±
TOTAL NET AREA = 57.8 AC. ±

THIS DEVELOPMENT IS PROPOSED TO CONTAIN INDOOR AND OUTDOOR RECREATION FACILITIES FOR THE BOEING EMPLOYEES ASSOCIATION OF THE BOEING MILITARY AIRPLANE COMPANY OF WICHITA, KANSAS.

GENERAL PROVISIONS

1) ACCESS: TEMPORARY ACCESS TO THE SITE SHALL BE LIMITED TO ONE POINT OF ACCESS AT GOLD STREET. PERMANENT ACCESS SHALL BE LIMITED TO ONE POINT OF ACCESS TO FUTURE MCLEAN BOULEVARD. ACCESS TO MCLEAN MAY BE PERMITTED AT SUCH TIME THAT MCLEAN IS CONSTRUCTED. ONCE ACCESS TO MCLEAN IS OBTAINED, THE TEMPORARY ACCESS TO GOLD WILL BE CLOSED AND FENCED. EMERGENCY ACCESS SHALL BE PERMITTED AT THE SOUTH END OF WICHITA. THE EMERGENCY ACCESS SHALL BE GATED AND LOCKED.

2) ALL FUTURE UTILITIES SHALL BE INSTALLED UNDERGROUND.

3) BUILDING SETBACKS: BUILDING SETBACKS ARE AS INDICATED ON THE PLAN. THE EXISTING BUILDINGS LOCATED IN PARCEL THREE (3) SHALL BE PERMITTED TO REMAIN. IN THE EVENT THE EXISTING BUILDINGS ARE REMOVED OR SUBSTANTIALLY DESTROYED, NEW CONSTRUCTION SHALL COMPLY WITH THE PROPOSED SETBACKS.

4) PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.

5) DRAINAGE: AT THE TIME OF PLATTING, THE APPLICANT SHALL SUBMIT A DRAINAGE PLAN FOR THE ENTIRE DEVELOPMENT, AND GUARANTEE DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED. THE SITE SHALL BE GRADED TO DRAIN TO THE EXISTING LAKE.

6) SIGNING SHALL BE LIMITED TO IDENTIFICATION SIGNS IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED.

7) LIGHTING: IF LIGHTING IS PROPOSED TO BE USED IN PARCELS ONE (1), TWO (2), OR THREE (3), THE INTENSITY OF LIGHT OR ARRANGEMENT OF REFLECTORS SHALL BE SUCH AS NOT TO INTERFERE WITH THE ADJACENT RESIDENTIAL. LIGHTING FOR PARCEL 1 SHALL BE TURNED OFF AT ELEVEN P.M.

8) PRIOR TO THE ISSUANCE OF ANY NEW BUILDING PERMIT(S), A CALCULATION PLAN SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AND THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, FOR REVIEW AND APPROVAL.

9) BOATING: BOATING SHALL BE LIMITED TO PADDLEBOATS, SAILBOATS, CANOES, AND MOTORBOATS (LIMITED TO 10 HORSEPOWER OR LESS).

10) FENCING: MUCH OF THE SITE IS PRESENTLY FENCED WITH A FIVE (5) FOOT WOVEN WIRE SECURITY FENCE WITH THE EXCEPTION OF THE NORTH AND EAST BOUNDARY OF PARCEL ONE. THE UNFENCED PORTIONS OF PARCEL ONE SHALL BE FENCED IN A LIKE MANNER.

11) SCREENING WALLS: APPROVAL OF THIS C.U.P. WILL WAIVE THE REQUIREMENT OF THE SEMI-SOLID MASONRY WALL AS REQUIRED BY THE CODE OF THE CITY OF WICHITA.

12) LANDSCAPING: A PLANTING STRIP, AS INDICATED IN PARCELS ONE, TWO, AND THREE, SHALL BE PROVIDED WITH TREES, GRASS AND SHRUBBERY NOT LESS THAN 10 FOOT IN WIDTH. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. THE EXISTING TREES AND SHRUBS ADJACENT TO THE WEST LINE OF PARCEL TWO SHALL REMAIN.

PARCEL ONE

PROPOSED USE - CARETAKER FACILITIES AND INDOOR/OUTDOOR RECREATIONAL FACILITIES, (I.E. TRACK AND FIELD, BASEBALL, SOFTBALL, TENNIS, HORSESHOES, SOCCER, AND FOOTBALL)**
NET AREA - 6.45 AC ± OR 280,838 SQ. FT. ±
MAXIMUM BUILDING COVERAGE - 30% OR 84,250 SQ. FT.
FLOOR AREA RATIO - 30%
MAXIMUM GROSS FLOOR AREA - 84,250 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FT.

PARCEL TWO

PROPOSED USE - INDOOR/OUTDOOR RECREATIONAL FACILITIES (I.E. BOATING, SWIMMING, FISHING, ARCHERY, TENNIS, VOLLEYBALL, BASKETBALL, PICNICING, HORSESHOES, PLAYGROUND EQUIPMENT, PARKING, EDUCATIONAL FACILITIES, DANCING, ARTS AND CRAFTS, ANTIQUE SHOWS, GUN SHOWS, MEETING ROOMS, AND DINING ROOMS)
NET AREA - 50.9 AC± OR 2,218,126 SQ. FT.
MAXIMUM BUILDING COVERAGE - 5% OR 110,900 SQ. FT.
FLOOR AREA RATIO - 5%
MAXIMUM GROSS FLOOR AREA - 110,900 SQ. FT.
MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL THREE

PROPOSED USE - MAINTENANCE AND INDOOR RECREATIONAL FACILITIES.
NET AREA - 0.44 AC± or 19,067 SQ. FT. ±
MAXIMUM BUILDING COVERAGE - 30% or 5,720 SQ. FT. ±
FLOOR AREA RATIO - 30%
MAXIMUM GROSS FLOOR AREA - 5,720 SQ. FT. ±
MAXIMUM BUILDING HEIGHT - 35 FT.

** OUTDOOR USE OF MOTOR DRIVEN RECREATIONAL VEHICLES, SUCH AS GO-CARTS, MOTORCYCLES, MODEL AIRPLANES, ETC, SHALL BE PROHIBITED.