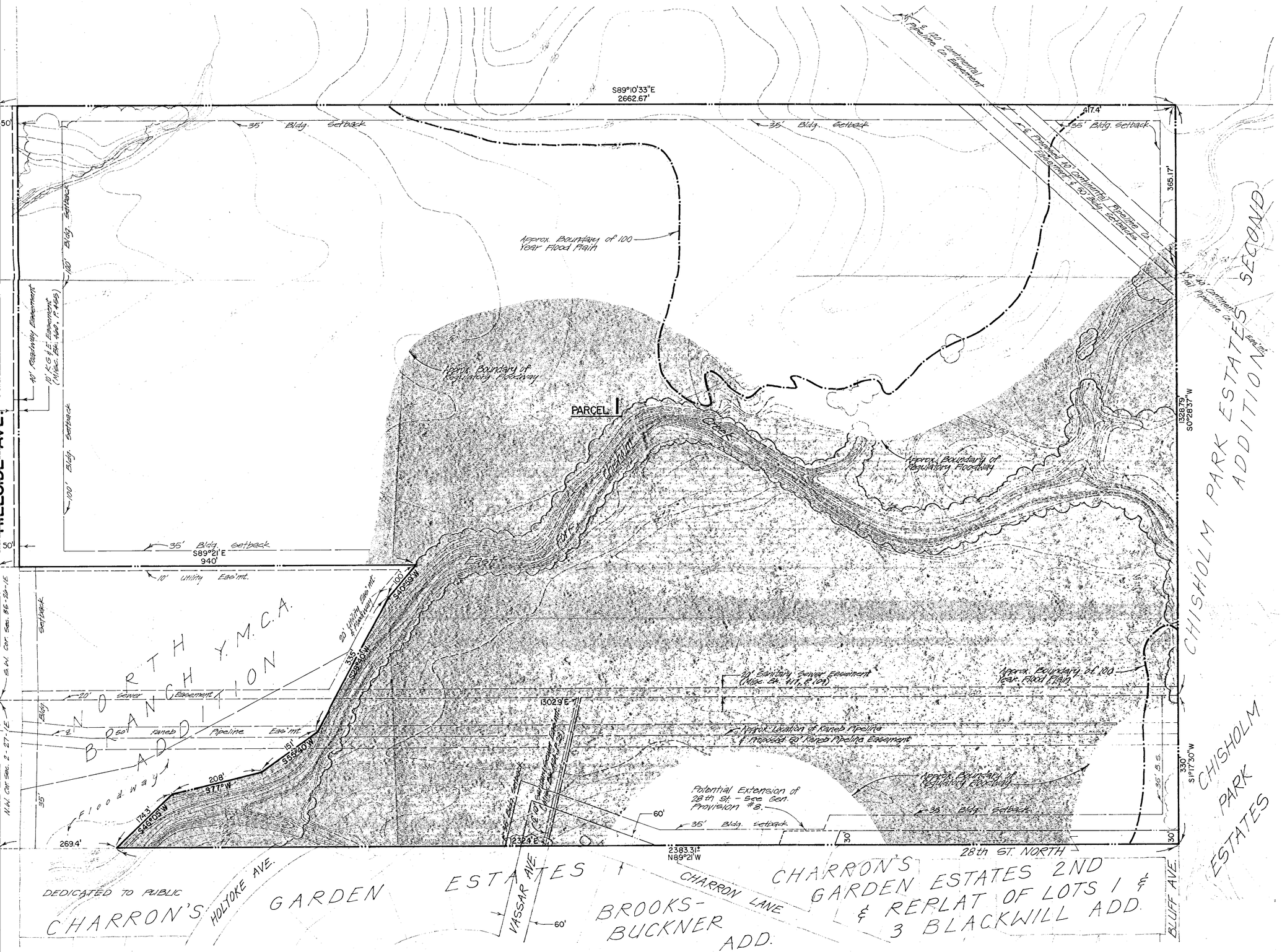

GENERAL PROVISIONS

1. THIS PROPOSED DEVELOPMENT CONTAINS 91.55± GROSS ACRES; OR, 89.52± NET ACRE EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY.

2. ACCESS CONTROL IS PROVIDED TO AND FROM HILLSIDE AVENUE, AND SHALL BE LIMIT TO TWO (2) CURB CUTS OR ACCESS OPENINGS ALONG SAID STREET.

3. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN.

4. DRAINAGE. -- SUBJECT PROPERTY IS TRAVERSED BY THE EAST FORK OF CHISHOLM CREEK. THIS DRAINAGE WILL CONTINUE TO BE ACCOMMODATED IN A NATURALISTIC MANNER WITHIN THE APPROXIMATE BOUNDARIES OF THE REGULATORY FLOODWAY INDICATED ON THE PLAN. THIS FLOODWAY SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER UNTIL SUCH TIME AS THE GOVERNING BODY ELECTS TO ASSUME THE RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT OF THE DRAINAGE. NO BUILDING SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY; NOR, SHALL AN FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE DEPARTMENT OF ENGINEERING OF THE CITY OF WICHITA OR THEIR SUCCESSORS OF OFFICE. WITH SUCH PERMISSION OF SAID DEPARTMENT OF ENGINEERING, ADDITIONAL IMPROVEMENTS AND/OR ACTIVITIES MAY BE PERMITTED WITHIN SAID FLOODWAY SUCH AS LANDSCAPING, WATER FEATURES, PATHS, PEDESTRIAN AND MAINTENANCE CREEK CROSSINGS, ORCHARDS, CROPS AND GARDENING.

   AS MIGHT BE WARRANTED BY THE FUTURE COMPLETION OF FEDERAL FLOOD INSURANCE STUDIES AND MAPS, OR OTHER QUALIFIED DRAINAGE STUDIES, THE APPROXIMATE BOUNDARIES OF THE FLOODWAY MAY BE MODIFIED WITH THE APPROVAL OF THE GOVERNING BODY.

   SITE IMPROVEMENTS SHALL BE GRADED SO AS TO DRAIN TO ADJACENT STREETS AND/O EXISTING NATURAL DRAINAGE TRAVERSING THE SITE.

   AT THE TIME OF PLATTING, MINIMUM PAD ELEVATIONS, AS APPROVED BY SAID DEPAR MENT OF ENGINEERING, SHALL BE ESTABLISHED FOR HABITABLE STRUCTURES FOR POR TIONS OF THE SITE LYING BETWEEN THE LIMITS OF THE REGULATORY FLOODWAY AND THE 100 YEAR FLOOD PLAIN.

5. SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH REQUIRMENTS OF THE ZONING ORDINANCE. NO BILLBOARDS SHALL BE PERMITTED.

6. OFF-STREET PARKING SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CI OF WICHITA.

7. SCREENING. -- A LARGE AMOUNT OF THE SITE IS UNDEVELOPABLE DUE TO THE REGULATORY FLOODWAY ALONG THE EAST FORK OF CHISHOLM CREEK. BECAUSE SAID FLOODWAY ASSURES A CONTINUED OPEN NATURE FOR THIS PORTION OF THE SITE; AND, BECAUSE THE OWNER BY THIS COMMUNITY UNIT PLAN HEREBY RESTRICTS ALL NON-RESIDENTIAL STRUCTURES TO BE LOCATED NORTH OF SAID FLOODWAY AND THE EXISTING TREE MASSES CONTAINED THEREIN, THE SCREENING OF OFFICE AND INSTITUTIONAL DEVELOPMENT AS PROVIDED FOR IN SECTION 28.04.160-K OF THE ZONING ORDINANCE SHALL NOT BE REQUIRED.

8. AS NOTED ON THE PLAN, A POTENTIAL EXISTS FOR THE EXTENSION OF 28th STREET APPROXIMATELY 125 FEET TO THE WEST. SHOULD THE ADDITIONAL RIGHT-OF-WAY BE DEDICATED AT THE TIME OF PLATTING AND SAID EXTENSION OCCUR, THEN THE BUILDING SETBACK FROM SAID EXTENDED R-O-W SHALL BE ADJUSTED ACCORDINGLY.

PARCEL ONE - DESCRIPTION

PROPOSED USE. -- MEDICALLY ORIENTED COMPLEX WITH OFFICES, CLINICAL, LABORATORY, RESEARCH AND EDUCATIONAL FACILITIES TO SERVE THE NEEDS AND DESIRE OF RESTORING PERSONAL HEALTH OR INCREASING THE LEVEL OF PERSONAL WELLNESS.

RELATED AND ACCESSORY USES PROPOSED INCLUDE SUCH ITEMS AS: RESIDENCES FOR OCCUPANCY BY VISITING PHYSICIANS, MEDICAL RESEARCHERS, EDUCATORS, CONSULTANTS, PRACTITIONERS, PARTICIPANTS AND PARTICIPANTS FAMILY (MAXIMUM NUMBER PERMITTED ARE 50 RESIDENCES); OUTDOOR JOGGING AND PEDESTRIAN PATHS; AND, ORCHARDS AND EXPERIMENTAL CROP RESEARCH AND GARDENING.

NET AREA -- 89.52± ACRES, OR 3,899,422± SQ.FT.
MAXIMUM BUILDING HEIGHT IN ACCORDANCE WITH REQUIREMENTS OF THE ZONING ORDINANCE OF THE CITY OF WICHITA.
MAXIMUM LOT COVERAGE BY BUILDING SHALL NOT EXCEED FIVE (5) PERCENT OF THE SITE.
MAXIMUM FLOOR AREA RATIO EQUALS 0.10.

APPROVED CUP
MAPC 1-14-82
BCC 2-9-82
DP124

CHISHOLM CREEK CENTER

COMMUNITY UNIT PLAN

WICHITA, SEDGWICK COUNTY, KANSAS