GENERAL PROVISIONS

1. THIS PROJECT IS PROPOSED TO CONTAIN 228.2 ACRES.

2. THE PROPOSED DEVELOPMENT IS TO CONTAIN A MIXTURE OF HOUSING TYPES. THE NUMBER OF DWELLING UNITS SHALL BE LIMITED FOR EACH SPECIFIC USE UNDER GENERAL PROVISION NUMBER 22 SHOWS THE ILLUSTRATED NUMBER OF DWELLING UNITS FOR EACH PARCEL.

   OPTIONAL BUILDING TYPES AS DESCRIBED UNDER GENERAL PROVISION 22 MAY INCREASE THE DWELLING UNIT COUNT BUT WILL NOT EXCEED THE MAXIMUM OVERALL GROSS DENSITY PERMITTED UNDER GENERAL PROVISION 3 BELOW.

3. GROSS DENSITY CALCULATION: IF THE PARCELS ARE DEVELOPED AT THE DENSITY PERMITTED BY THE TYPE OF UNITS ILLUSTRATED (523), THE OVERALL DENSITY OF THE SITE IS 2.29 DU / ACRE (SEE GENERAL PROVISION 22). IF THE SITE IS DEVELOPED WITH THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED (1093), THE OVERALL DENSITY IS 4.79 DU / ACRE.

4. SETBACKS ARE TO BE DETERMINED AT THE TIME OF PLATTING DEPENDING ON LAND USE AND SHALL FOLLOW THE MINIMUM SETBACKS AS IDENTIFIED ON THE CHART BELOW.

R.O.W. WIDTH	50' R.O.W.	32' R.O.W.	58' R.O.W.	64-70' R.O.W.	24' Private Drive	Secondary Street	Minimum Rear	Minimum Interior	Minimum S.S. Garage
STREET WIDTH	21' BB	29 BB	29' BB	35-41' BB	Reserve	Side of Corner Lot	Yard	Side Yard	Face Alt Street R.O.W.
SINGLE FAMILY	20'	20'	20'	20'	20'	15'	20'	6'	20'
PATIO HOMES	20'	20'	20'	20'	20'	15'	20'	6'	20'
ZERO LOT LINE	20'	20'	20'	25'	20'	15'	20'	0' & 12'	20'
2 - PLEX	20'	20'	20'	25'	20'	15'	20'	6'	20'
TOWNHOUSE	20'	20'	20'	25'	20'	15'	20'	6'	20'
GARDEN APARTMENT				25'		20'	20'	10'	20'

Church: as illustrated on plan view. If not constructed as a church use, the residential setbacks illustrated above apply.

Cemetery: as illustrated adjacent to arterial street with alt parcel lines having a minimum set back of 20'.

CHURCH USE FOR PARCEL NO. 3 SHALL HAVE A SETBACK OF 25 FEET OFF OF 29TH STREET NORTH.

FRONT, REAR AND SIDE YARD SETBACKS FROM ARTERIAL STREET SHALL NOT BE LESS THAN 25' FOR PARCELS 1, 2, 3, 10, 11, (SEE GENERAL PROVISION 16). THE ARTERIAL SETBACKS FOR 13, 14, AND 15 ARE AS ILLUSTRATED ON PLAN VIEW.

STREETS HAVING A 32' R.O.W. WITH 29' BB PAVEMENT MAY BE CONSTRUCTED WITH PUBLIC OR PRIVATE. IF CONSTRUCTED PRIVATELY, THEY WILL BE PLATTED AS A RESERVE, THERE WILL ALSO BE PLATTED A 15' STREET DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF THE R.O.W. LINE OR RESERVE WHERE PARKING SHALL BE PERMITTED BUT LANDSCAPING LIMITED TO TURF AND STREET TREES APPROVED BY THE CITY FORESTER.

FOR ZERO LOT LINE OR PATIO HOMES THE SIDE YARD SETBACKS MAY BE REDUCED TO 10' FOR GARAGES ONLY. THERE SHALL BE 12' SEPARATING THE HABITABLE PORTION OF THE DWELLING UNITS.

REAR YARD SETBACKS FOR ALL USES MAY BE REDUCED TO 10' WHEN ADJACENT TO PLATTED OPEN SPACE OR RESERVE UNLESS OTHERWISE ILLUSTRATED ON THE PLAN VIEW ABOVE.

5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

6. SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED PARCELS IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 24.04 OF THE CODE OF THE CITY OF WICHITA. THOSE PARCELS WITH GARDEN APARTMENTS AND TOWNHOUSES MAY HAVE SIGNS AS PERMITTED IN THE R-4 ZONING DISTRICT. (PORTABLE AND OFF-SITE SIGNS SHALL NOT BE PERMITTED UNDER THIS C.U.P.)

7. A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAT OF EACH PARCEL TO PROVIDE FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS OR DRIVES, BUFFER AREAS, DRAINAGE CHANNELS, SWALES, ETC. TWO OF MORE OF THE HOMEOWNERS ASSOCIATIONS MAY JOIN TOGETHER TO FORM A MASTER HOMEOWNERS ASSOCIATION.

   FAILURE OF THE HOMEOWNERS ASSOCIATION(S) TO PROPERLY MAINTAIN THE PRIVATE STREETS OR OPEN DRAINAGE SYSTEMS, AND AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND SHALL GIVE THE CITY THE RIGHT TO PROPERLY MAINTAIN THE AREAS PREVIOUSLY LISTED AND TO ASSESS THE COST OF MAINTENANCE TO THE PROPERTY OWNERS.

8. PARCELS 16 & 17 ARE GENERAL OPEN SPACE AND SHALL BE MAINTAINED BY A COMMON HOMEOWNERS ASSOCIATION. THIS STIPULATION DOES NOT PROHIBIT A MASTER ASSOCIATION OF ALL HOMEOWNERS FROM ALL PARCELS, PARTICIPATING IN THE MAINTENANCE COST OF PART OR ALL OF PARCELS 16 AND 17. THE GENERAL OPEN SPACE REPRESENTS 27.1 ACRES OR 11.9% OF THE TOTAL SITE.

9. MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 6,000 SQ. FT. EXCEPT FOR ZERO LOT LINE, AND PATIO HOME LOTS WHICH SHALL BE A MINIMUM OF 4,500 SQ. FT. MINIMUM LOT SIZES FOR DUPLEXES SHALL BE 7,500 SQ. FT.

10. THE PROPOSED DRAINAGE FACILITIES, LAKES, DETENTION FACILITIES, DRAINAGE WAYS, SWALES, ETC. IN PARCELS 16 AND 17 (ALSO OWNED AND MAINTAINED BY A JOINT HOMEOWNERS ASSOCIATION) SHALL BE DESIGNED IN CONFORMANCE WITH A HYDROLOGY STUDY AS PREPARED INDEPENDENTLY BY THIS DOCUMENT. RESULTS OF THAT STUDY AND PROPOSED DRAINAGE FACILITIES SHALL BE SUBMITTED FOR APPROVAL AT THE TIME OF PLATTING.

11. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTH WILL BE RESOLVED AT THE TIME OF PLATTING. LOCATION OF PEDESTRIAN EASEMENTS WILL BE DETERMINED AT THE TIME OF PLATTING. EAST-WEST PEDESTRIAN ACCESS SHALL BE PROVIDED ACROSS THE ENTIRE SITE AS INDICATED ON PLAN OR AS MODIFIED DURING PLATTING.

12. SHOULD A PERMITTED ALTERNATE LAND USE (SEE GENERAL PROVISION 22), BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING. THE APPROVAL OF THIS CONCEPTUAL PLAN SHALL BE SUBJECT TO THE CONDITIONS OF PLATTING.

13. BUILDING SETBACK LINES FROM ALL EXISTING PIPELINE EASEMENTS SHALL BE ESTABLISHED AT THE TIME OF PLATTING AND ALL PAVING OVER THE EASEMENT SHALL BE WITH THE APPROVAL OF THE AFFECTED PIPELINE COMPANY. ANY CHANGE IN ELEVATION OR RELOCATION OF THE PIPELINE SHALL BE WITHOUT COST TO THE CITY OF WICHITA.

14. FIRE HYDRANT INSTALLATION AND ALL WEATHER ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF DEVELOPMENT PRIOR TO CONSTRUCTION UNLESS OTHERWISE AUTHORIZED. TURN AROUNDS SHALL BE PROVIDED ON ALL DEAD END FIRE LANES AS REQUIRED BY THE FIRE CHIEF OR HIS REPRESENTATIVE.

15. OFF-STREET PARKING: (GENERAL DEVELOPMENT STANDARDS)
    1.5 SPACES / DWELLING UNIT FOR APARTMENTS; 2 SPACES / DWELLING UNIT FOR ALL OTHER USES UNLESS AN ON-STREET PARKING RESTRICTION REQUIRES 4 SPACES / DWELLING UNIT. IF THE STREET IS DESIGNED WITH PARKING RESTRICTIONS, A RESTRICTIVE CONVENANT REQUIRING 4 SPACES / DWELLING UNIT WILL BE SUBMITTED AT THE TIME OF PLATTING.

    REQUIRED PARKING FOR CHILD CARE CENTER, SHALL PROVIDE 1 SPACE FOR EACH TEACHER AND EMPLOYEE PLUS 1 SPACE FOR EACH VEHICLE USED IN OPERATION OF THE CENTER, AND PLUS ONE LOADING SPACE PER 10 CHILDREN.

    REQUIRED PARKING FOR CHURCH, RELATED FACILITIES, AND CEMETERY PARKING SHALL MEET APPROVED CITY CODES AND ORDINANCES.

16. SPECIAL CONDITIONS FOR PARCELS 1, 11 AND 14 ONLY. (TOWNHOUSES AND APARTMENT USES ONLY)

    A. FRONT, REAR AND SIDE YARD SETBACKS ILLUSTRATED ON CHART IN GENERAL PROVISION 4 ABOVE APPLY TO ONLY HABITABLE SPACE OR ACTUAL DWELLING UNITS.

    B. SETBACK REQUIREMENTS FOR GARAGES SHALL BE AS FOLLOWS:

    1. SETBACK FROM 29TH STREET NORTH AND OLIVER SHALL BE 5'.

    2. SETBACKS ON MAJOR ENTRANCES INTO EACH PARCEL SHALL BE 10' FROM BACK OF CURB IF CONSTRUCTED AS A PRIVATE STREET.

    C. SETBACKS AS WRITTEN ABOVE ARE AUTHORIZED ONLY IF THE FOLLOWING ADDITIONAL CONDITIONS ARE MET, OTHERWISE SETBACKS AS ESTABLISHED IN GENERAL PROVISION 4 SHALL APPLY.

    1. GARAGE STRUCTURES SHALL BE INTEGRAL WITH A CONTINUOUS MASONRY WALL NOT LESS THAN 5' NOR MORE THAN 8' IN HEIGHT FOR ALL STREET FRONTAGES AFFECTED.

    2. MASONRY WALL AND GARAGE PLACEMENT SHALL BE DESIGNED TO PROVIDE A MODULATION OF SPACES ALLOWING FOR LANDSCAPING TO OCCUR BOTH INSIDE AND OUTSIDE OF WALL.

    3. GARAGES BUILT ON THE REDUCED SETBACK LINE SHALL NOT BE CONSTRUCTED FOR MORE THAN 35% OF THE TOTAL STREET FRONTAGE AFFECTED. ON THE BALANCE OF THE FRONTAGE, ONLY MASONRY WALL WILL BE ALLOWED.

    4 NO GARAGE WINDOW OR DOOR OPENINGS SHALL BE ALLOWED TO FACE 29TH OLIVER OR MAIN STREET NORTH OR THE MAJOR ENTRIES INTO EACH PARCEL.

    5. GARAGE ROOFS SHALL NOT EXCEED A 7 TO 12 PITCH ON THE MAIN SPAN FOR A MAXIMUM HEIGHT OF 15' FROM THE GROUND LINE.

    6. ARCHITECTURAL DETAILING SHALL BE PROVIDED IN THE FORM OF GABLE END SECTIONS, RAFTER DETAIL AND ROOF OVERHANG, HOWEVER, ROOF OVERHANG MAY NOT EXTEND MORE THAN 12" BEYOND SETBACK LINES ESTABLISHED.

    7. MASONRY WALL SHALL BE EITHER BRICK, STONE, STUCCO OR BRICK TEXTURED CONCRETE, PAINTED TO ELIMINATE NATURAL CONCRETE APPEARANCE. WROUGHT IRON PANELS CAN BE USED TO PROVIDE VIEWS INTO PROJECT AREA IF THEY DO NOT EXCEED 10% OF THE TOTAL WALL LENGTH.

    8. A MORE EXTENSIVE LANDSCAPE TREATMENT SHALL BE PROVIDED IN FRONT OF THE WALL AND GARAGES AND IN SPACES WHERE WALL MODULATION OCCURS. THIS TREATMENT SHALL PROVIDE FOR TREES (8-10' IN HEIGHT OR TALLER), SHRUBS AND GRASS AREAS. ALL LANDSCAPED AREAS OUTSIDE OF WALL SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL BE INSTALLED WITH AN AUTOMATIC IRRIGATION SYSTEM.

    9. ALL SURFACES OF PROPOSED WALLS AND GARAGES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

    10. PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR WALL AND GARAGES, CONSTRUCTION AND LANDSCAPE PLANS SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL TO INSURE THAT ALL CONDITIONS HEREIN CONTAINED ARE MET.

17. 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, AND 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.

18. THE APPLICANT SHALL GUARANTEE AT THE TIME OF PLATTING, THE CONSTRUCTION OF DECELERATION LANES ADJACENT TO MAJOR ENTRYS AT 29TH STREET NORTH AND OLIVER ROAD IF DETERMINED TO BE NECESSARY AT PLATTING, IF PARCEL NO. 13 IS PLATTED AS ILLUSTRATED FOR INSTITUTIONAL USES, A MAJOR ENTRANCE SIMILAR IN DESIGN TO AN APARTMENT COMPLEX ENTRANCE SHALL BE REQUIRED. THAT PORTION OF THE MAJOR ENTRANCE ON PUBLIC RIGHT-OF-WAY SHALL BE GUARANTEED AT THE TIME OF PLATTING. THE CONSTRUCTION OF THAT PORTION OF THE ENTRANCE ON PRIVATE PROPERTY SHALL BE A REQUIREMENT AT THE TIME ANY MAJOR BUILDING PERMIT IS REQUESTED.

19. THE DIVIDED MEDIAN ENTRANCES OFF OF ARTERIALS SHALL PERMIT THE CONSTRUCTION OF GUARDHOUSES, IF REQUESTED.

20. ANY FIRELANE, EMERGENCY ACCESS EASEMENT OR PEDESTRIAN EASEMENT WHICH MAY BE PLATTED SHALL BE CONSTRUCTED AT SUCH TIME AS THE INTERNAL STREET TO WHICH IT CONNECTS IS CONSTRUCTED.

21. A LANDSCAPE BUFFER PLAN IS TO BE PREPARED BY A LANDSCAPE ARCHITECT FOR A LANDSCAPE BUFFER ALONG THE EASTERN AND SOUTHERN BOUNDARY OF PARCEL NO. 13 ONLY IF PARCEL NO. 13 IS DEVELOPED AS A CHURCH AND/OR A FAMILY LIFE CENTER WITH SUPPORT FACILITIES. NO LANDSCAPE BUFFER SHALL BE REQUIRED IF THE PARCEL IS DEVELOPED FOR SINGLE-FAMILY USE. ALL PARCELS DEVELOPED WITH OTHER THAN RESIDENTIAL USES SHALL CONFORM TO THE SCREENING REQUIREMENTS OF SECTION 28.04.160.X OF CITY CODE.

TOTAL ACRES- 228.2

22. PROPOSED LAND USES:

Proposed Uses & Max. Dwelling Units/Parcel									Parcel Densities								
PARCEL	G.F.	2	3	P.H.	2F	4F	T.H.	GROSS APT.	G.F.	2	3	P.H.	2F	4F	T.H.	APT.	MAX. BLDG. HEIGHT
1	25			32				134	6.7							25'	See note A & L below
2	6.5	88	181						19.6	4	5	5					35'
3	6.9	131	151						26.2	4	5	5					35'
4	2.6	56	56						11.3	4	5	5					35'
5	34	45	4.5						8.7	4	5	5					35'
6	4.6								14.5	3.17							35'
7	3.1								12.8	2.42							35'
8	2.1								7.5	2.8							35'
9	7.5								26.3	2.7							35'
10	4.6		73	87					14.6	4	5	6					45'
11	21	27	2.2	32		67	108		5.4	4	5	5	6			12.5	35
12	1.5		32	36					6.1	4		5	5				45'
13	90		120	144					24	4		5	6				60'
14	17		21	24	30	50	8.6		4.3	4		5	6	8	12.5	20	45'
15	Church								4.8 LS								45'
16	Open Space/Recreational								12.1								35'
17	Open Space/Recreational								15								35'
	SUBTOTAL								222.2								
	Collector Street								5								
	TOTAL								228.2								
Illus. Totals	572		653				8.6										

Total Units Illustrated	523.0	Maximum Units Permitted	1093.0
Illustrated Density	2.29	Maximum Density	4.79

SHADING AREA INDICATES ILLUSTRATED USES.

NOTES:

A. PARCELS 1, 2, 3, 4 MAY ALSO BE DEVELOPED AS A CEMETERY PROVIDING THAT ALL FOUR PARCELS ARE DEVELOPED IN THE SAME USE, AND THAT THE DEVELOPMENT OF THAT FACILITY MEETS ALL APPLICABLE CODES AND ORDINANCES. (THIS DOES NOT INCLUDE MORTUARIES OR FUNERAL HOMES.)

B. PARCELS 10, 11, 12, 13 & 14 MAY BE DEVELOPED (AS ILLUSTRATED) AS A CHURCH USE PROVIDING FOR THE SANCTUARY, SUNDAY SCHOOL FACILITIES, ADMINISTRATIVE OFFICES, PARKING AND RELATED OUTDOOR FACILITIES. PARCELS 13 & 14 MAY ALSO PERMIT THE CONSTRUCTION OF A FAMILY LIFE CENTER CONSISTING OF INDOOR RECREATIONAL FACILITIES INCLUDING SWIMMING POOL, GYM, TRACK, WEIGHT ROOMS AND OTHER SIMILAR USES WITH SUPPORTING FACILITIES. PARCELS 10, 11, 12,13, 14,16 & 17 MAY ALSO PERMIT THE CONSTRUCTION OF OUTDOOR RECREATIONAL FACILITIES INCLUDING OPEN BALL FIELDS (SOCCER, BASEBALL, ETC.), SWIMMING POOL, TENNIS COURTS, PICNIC FACILITIES, JOGGING TRAILS, COURT GAMES, (NAZEBOS, PICNIC SHELTERS), OPEN SPACE, PLAY GROUND FACILITIES AND OTHER SIMILAR RECREATIONAL FACILITIES. IF LIGHTED, ALL LIGHTS SHALL BE DIRECTED DOWNWARD AND AWAY FROM RESIDENTIAL USES, AND ALL ACTIVE RECREATIONAL FACILITIES SHALL BE CONSTRUCTED NO CLOSER THAN 50' TO ADJACENT RESIDENTIAL LOT LINES. NO LIGHTING PERMITTED BETWEEN 12:00 A.M. - 6:00 A.M.) - LIGHTED OUTDOOR ATHLETIC FIELDS SHALL NOT BE LOCATED WITHIN THE EAST 50 FEET OF PARCELS 10, 12 AND 13, THE WEST 300 FEET OF PARCELS 10, 11, 13 AND 14, OR THE SOUTH 400 FEET OF PARCEL 14.

C. IN ADDITION TO CHURCH USES, PARCEL 15 SHALL BE PERMITTED TO OPERATE AS A PRIVATE SCHOOL (K-12 GRADES) AND RELATED FACILITIES, DAY CARE (WITH ISZA APPROVAL) , NON-PROFIT NON -COMMERCIAL RADIO STATION.

D. MAXIMUM HEIGHT FOR MICRO-WAVE TOWER FOR THE NON-PROFIT NON-COMMERCIAL RADIO STATION SHALL BE LIMITED TO 65'. THE ESTABLISHMENT OF A MICROWAVE TOWER FOR ANY ACCESSORY NON-PROFIT, NON-COMMERCIAL RADIO STATION SHALL BE PERMITTED PROVIDING IT IS DIRECTLY RELATED OR ATTACHED TO ONE OF THE MAIN STRUCTURES AND NOT CONSTRUCTED AS A FREE-STANDING STRUCTURE, AND SHALL BE SUBJECT TO SITE PLAN REVIEW AND APPROVAL BY THE DIRECTOR OF PLANNING.

E. PARCEL 1 MAY PERMIT CHURCH & CEMETERY USES IN ADDITION TO RESIDENTIAL USES LISTED ABOVE.

F. MAXIMUM BUILDING HEIGHT ELEVATION NOTED WITH * INDICATES MAXIMUM HEIGHT OF PROPOSED CHURCH ONLY. IF RESIDENTIAL USE IS BUILT, MAX. BUILDING HEIGHT REVERTS TO 35' MAX.

G. THE FAMILY LIFE CENTER AND ALL ASSOCIATED RECREATIONAL, EDUCATIONAL, RELIGIOUS, ADMINISTRATIVE, ACCESSORY AND SUPPORTING FACILITIES AND SERVICES ARE FOR THE SOLE USE AND ENJOYMENT OF THE CHURCH MEMBERSHIP AND GUESTS, ARE UNDER THE DIRECT SUPERVISION OF THE CHURCH HAVING SANCTUARY FACILITIES ON A PARCEL WITHIN THE COMMUNITY UNIT PLAN, AND ARE NOT AVAILABLE BY RENTAL, LEASE OR FEE TO THE GENERAL PUBLIC.

REVISED DATES:

JUNE 7, 1993 PARCEL NO. 3

DP-147

Submitted for Admin. Adj on 6-7-90

APPROVED CUP

MAPC APP'D 7-19-90

BCC APP'D 8-21-90

MAPD Copy 2 of 2

REVISED DP-147

BEACON HILL COMMUNITY UNIT PLAN

DATE: NOV. 5, 1985 REVISED: DEC. 2, 1985, REVISED DEC.18,1985, REVISED: JAN. 16, 1986, REVISED: OCT. 25, 1989 REVISED DATE: APR. 3, 1990 AUG. 1,1990

200 100 0 100 200 SCALE 1" =100'

BILL G. YUNG DESIGN
8225 E. 35TH ST. NORTH, WICHITA, KS. 67226 316-683-5567

NORTHEAST PLAZA ADD.
ZONED L.C.

EAST WIND ADD.
ZONED L.C.

ZONED A.A.

CHISHOLM CREEK PARK
BOARD OF PARK COMMISSIONERS
ZONED A.A.

N.W. COR. SEC. 1, T27S., R1E.

N.E. COR. N.W. ¼ SEC. 1, T27S. R1E.

29TH STREET NORTH

ACCESS CONTROL EXCEPT 2 OPENINGS

C.A.C.

N 89°16' 22" W

ACCESS CONTROL EXCEPT ONE OPENING

C.A.C. 190'

COMPLETE ACCESS CONTROL

N 89° 11' 45" E
1324.97'

ACCESS CONTROL EXCEPT 2 OPENINGS

ZONED L.C.

EXCEPTION
BEACON HILL
COMM. C.U.P.
D.P.- 179
ZONED LC

520'

30' SETBACK

35' SETBACK

416'

229'

25' SETBACK

445'

1140'

635'

BEACON HILL LAKE

EXCEPTION
POST OFFICE
BEACON HILL COMMONS

6.7 ACRES
1

PROPOSED USES: S.F., P.H., APT., CHURCH SITE & RELATED USES, CEMETERY
ILLUSTRATED USE CHURCH SITE

NOTE:
ILLUSTRATED BUILDINGS MAY CHANGE.

RES.

19.6 ACRES
2

PROPOSED USES: S.F., P.H., Z.L.L., CEMETERY
ILLUSTRATED UNITS: 53 S.F.

PROPOSED PARK

26.2 ACRES
3

PROPOSED USES: S.F., P.H., Z.L.L., CHURCH, CEMETERY
ILLUSTRATED UNITS: 69 S.F.

20' EMERG. ACCESS. ESMT.

PRIVATE DRIVE

PROPOSED USE: CHURCH SITE & RELATED USES

8.1 ACRES
15

12.1 ACRES
16

BEACON HILL

EXIST. DRNG. ESMT.

EXIST. SEWER LINE

10' LANDSCAPE BUFFER SEE GENERAL PROVISION NO. 21

40' SETBACK

30' SETBACK

4.3 ACRES
14

PROPOSED USES:
S.F., 2F, 4F, P.H., T.H., APTS.
CHURCH SITE & RELATED USES
ILLUSTRATED UNITS: 86 APTS.

ACCESS CONTROL EXCEPT 1 OPENING

ZONED R-8

GREENBRIAR MANOR
ZONED A.A.

27TH STREET NORTH

BEACON HILL JOGGING PATH

12.8 ACRES
7

PROPOSED USE: S.F.
MAX. UNITS: 31

PARKWOOD CT.

PEDESTRIAN WALKWAY

BEACON HILL CT.

7.5 ACRES
8

PROPOSED USE: S.F.
MAX. UNITS: 27

BEACON HILL CT.

PARKWOOD

BEACON HILL COURT

14.5 ACRES
6

PROPOSED USE: S.F.
MAX. UNITS: 45

RES.

64'

58'

54'

56'

70'

68'

66'

NOTE: ILLUSTRATED BUILDINGS MAY CHANGE.

24.0 ACRES
13

PROPOSED USES:
S.F., P.H., 2F CHURCH SITE & RELATED USES
(SEE G.P. #22 BELOW)

80' MARLAND PIPE LINE ESMT.
BOOK 4430, PG. 255

80' SETBACK

15' SETBACK

10' LANDSCAPE BUFFER SEE GENERAL PROVISION NO. 21

EXIST. DRNG. ESMT.

PEDESTRIAN WALKWAY

6.1 ACRES
12

PROPOSED USES: S.F., P.H., 2F, CHURCH SITE & RELATED USES
ILLUSTRATED UNITS: 95 S.F.

5.4 ACRES
11

PROPOSED USES:
S.F., Z.L.L., P.H., 2F, T.H., APT.'S
CHURCH SITE & RELATED USES
ILLUSTRATED UNITS: 22F.U.

PEMBROOK LAKE

BEACON HILL

JOGGING PATH

BEACON HILL CT.

BEACON HILL CT.

PARKWOOD

RIDGEWOOD COURT

14.6 ACRES
10

PROPOSED USES:
S.F., P.H., 2F,
CHURCH SITE & RELATED USES
ILLUSTRATED UNITS: 55 S.F.

26.2 ACRES
9

PROPOSED USE: S.F.
MAX. UNITS: 72

PEMBROOK CIRCLE

PEMBROOK

RIDGEWOOD

BACK BAY STROLL

EXIST. SEWER LINE

EXIST. SEWER LINE

ROSEMOOR DRIVE

8.7 ACRES
5

PROPOSED USE: S.F., P.H., Z.L.L.
MAX. UNITS: 43

PROPOSED PARK
11.3 ACRES
4

PROPOSED USES: S.F., P.H., Z.L.L., CEMETERY
ILLUSTRATED UNITS: 25 S.F.

15.4 ACRES
17

RES.

OLIVER

GREENBRIAR

26TH STREET

OXFORD LA.

PEMBROOK LA.

25TH STREET

C.A.C.

405'
C.A.C.

1060'

100'
C.A.C.

100'
C.A.C.

S 88°48' 08" W
2000.06

1550'

1135'

S 88°51' 47" W
1325.80

S.W. COR. N.W. ¼ SEC. 1, T27S. R1E

25TH STREET NORTH

PROPOSED HAMMERHEAD TURN AROUND

PROPOSED HAMMERHEAD TURN AROUND

S.E. COR. N.W. ¼ SEC. 1, T27S. R1E

25TH STREET NORTH

GLENDALE

PRAIRIE HILLS ADD.
ZONED A.A.

ALECKLEY

BATTIN

ZONED A A
PAUL F. HOLMES EST. & OTHERS

QUAIL CREEK C.U.P.
ZONED A.A.

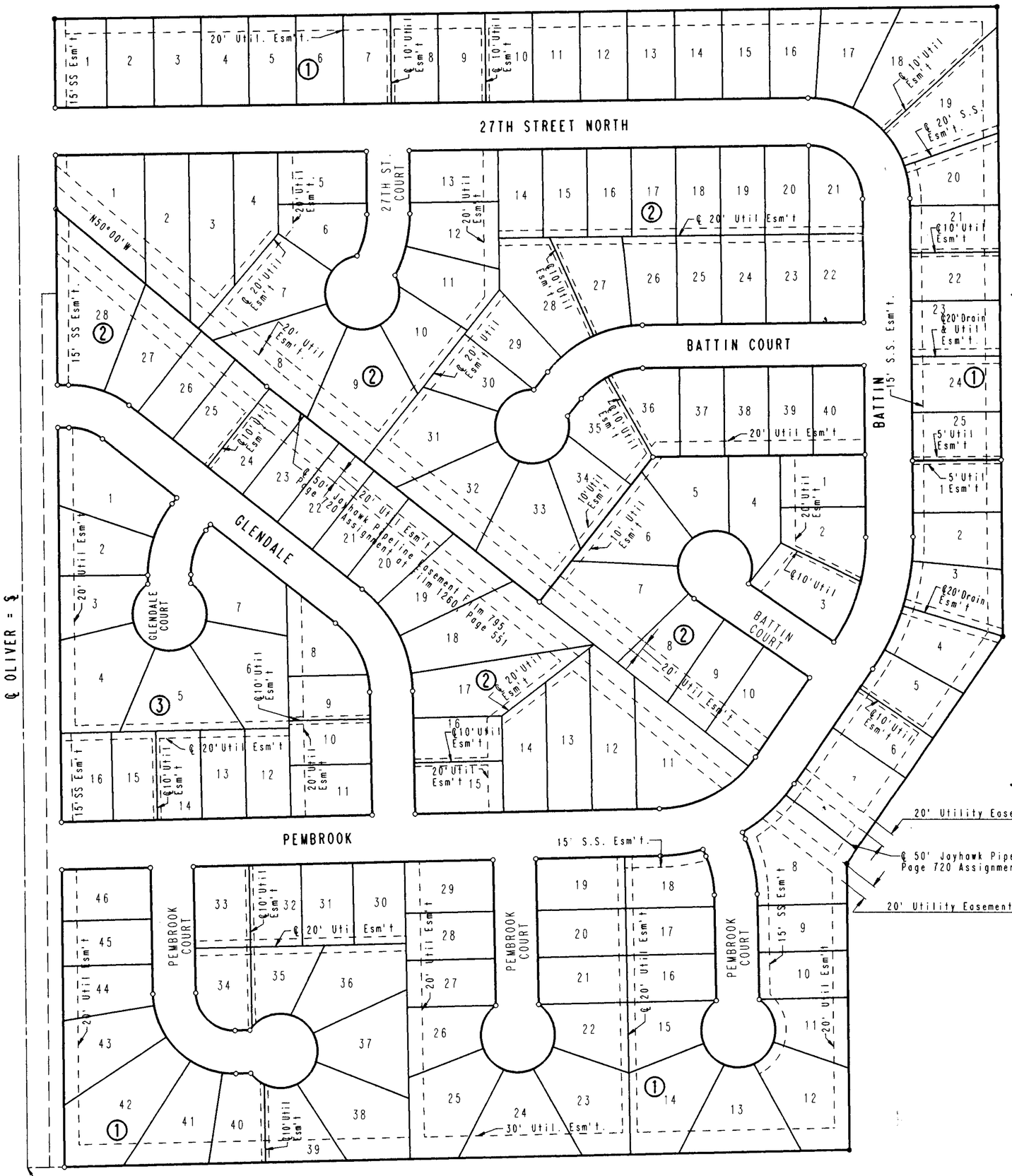
WOODLAWN PLACE ADDITION
ZONED R-6

UNIFIED SCHOOL DIST. 259
ZONED A.A.

261.09'
S 41°53' E.

PEMBROOK

AN ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1" = 100'

○ = IRON SET
● = IRON FOUND
CALC. MEAS. = CALCULATED FROM MEASUREMENT
MEAS. = MEASURED

S.S. = SANITARY SEWER
B.S.L. = BUILDING SETBACK LINE

B.M. - DISC 29' NORTH AND 33' EAST OF CENTERLINE OLIVER AND 29TH STREET NORTH.
ELEV. = 159.68 CITY DATUM

B.M. - RAILROAD SPIKE IN S.W. FACE OF POWER POLE 26.5' NORTH OF 1/16 CORNER, 1/4 MILE EAST OF 29TH STREET NORTH AND OLIVER.
ELEV. = 161.18 CITY DATUM

MINIMUM PAD ELEVATION (LOWEST OPENING) AS FOLLOWS:

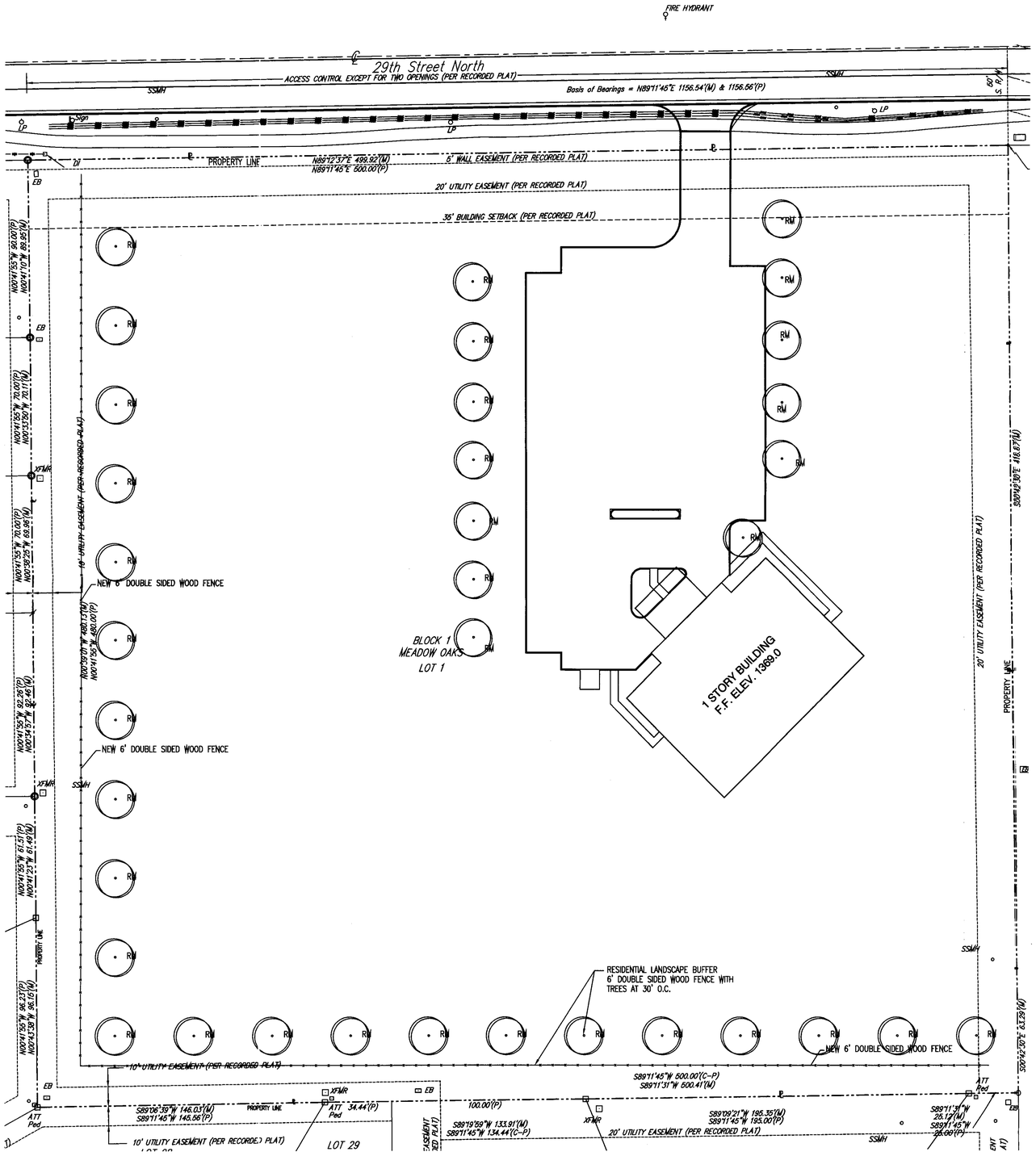
BLOCK 1		
LOT 1	ELEV. 167.00	CITY DATUM
LOT 2	ELEV. 168.00	CITY DATUM
LOTS 3 AND 4	ELEV. 169.00	CITY DATUM
LOTS 5 THROUCH 7	ELEV. 170.00	CITY DATUM
LOTS 8 AND 9	ELEV. 171.00	CITY DATUM
LOTS 10 THROUGH 12	ELEV. 172.00	CITY DATUM

THIS ADDITION IS SUBJECT TO THE REQUIREMENTS OF THE BEACON HILL, C.U.P., DP-147 ON FILE WITH THE METROPOLITAN AREA PLANNING DEPARTMENT.

CONCEPTUAL SITE PLAN FOR PARCELS 10, 11, 12 & PART OF PARCEL 13, BEACON HILL CUP, DP 147

Marvin S Kroot October 8, 1993

MARVIN S. KROOT, DIRECTOR OF PLANNING — DATE



N

LANDSCAPE PLAN

SCALE 1"=30.0'

LANDSCAP ANALYSIS

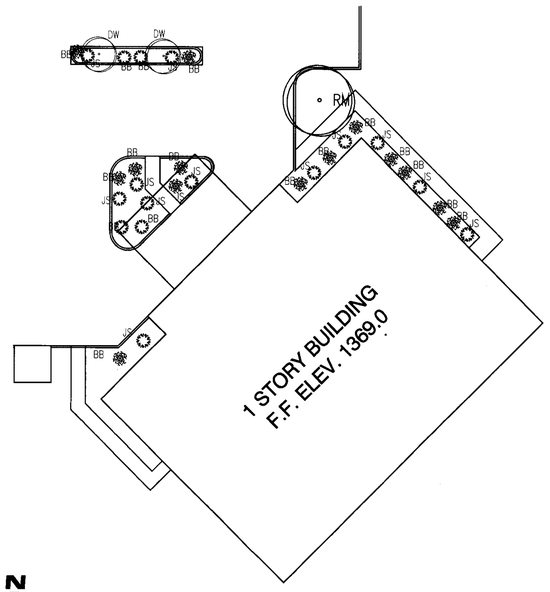
416' TOTAL LINEAR FT. OF STREET FRONTAGE
X20 SQ.FT. FACTOR FROM TABLE 2.1 OF LANDSCAPE ORDINANCE
8320 TOTAL SQ.FT. OF LANDSCAPED STREET YARD

8320/500= 16.64 REQUIRED TREES

DECIDUOUS	13	TREES
ORNAMENTAL 2 =	1	TREES
SHRUBS 30 =	3	TREES
	Total 17	TREES

LANDSCAPE LEGEND

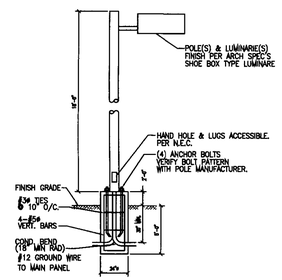
RM	RED MAPLE	Acer rubrum	1 1/2"-3" Φ	
DW	WHITE FLOWERING DOGWOOD		1 1/2"-3" Φ	
BB	BURNING BUSH	EUONYMUS ALATUS	3 -5 GAL.	
JS	JUNIPER SPIERA	Juniperus x pfitzeriana	3 -5 GAL.	



N

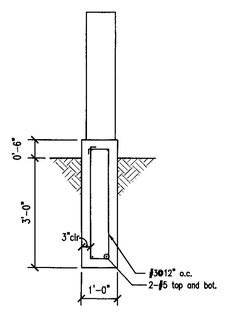
LANDSCAPE PLAN

SCALE 1"=20.0'



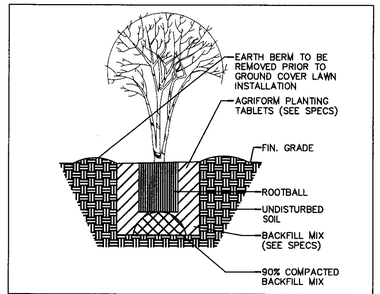
PARKING LOT LIGHT DETAIL

SCALE 1/2"=1'-0"

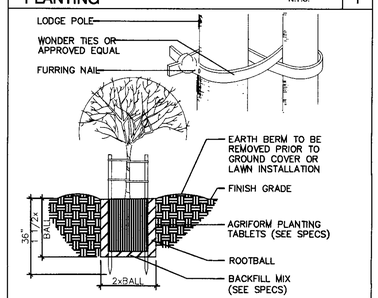


1 / L1 SECTION

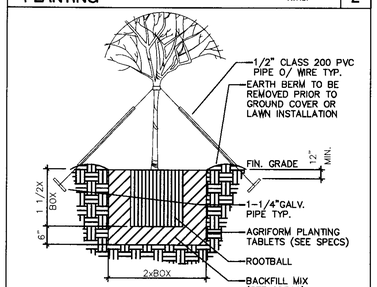
SCALE 1/2"=1'-0"



PLANTING N.T.S. 1

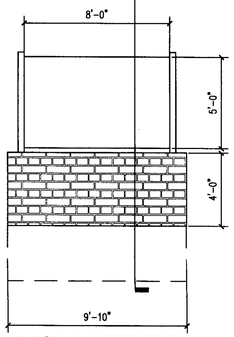


PLANTING N.T.S. 2



PLANTING N.T.S. 3

1 / L1



MOMUMENT SIGN

SCALE 1/2"=1'-0"

STEPHEN P. MASLAN & CO.
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JAMES A. LICHTY LICENSED 2555 PROFESSIONAL ARCHITECT KANSAS

EASTSIDE CATHEDRAL OF PRAISE CHURCH OF GOD IN CHRIST

5955 E 29TH ST. NORTH
WICHITA, KS

LANDSCAPE PLAN
11/5/12 BY
DP- HF
MAD

1 of 2

date	5-20-2012
drawn by	R.E.S.
checked by	S.P.M.
revised	10-31-12

sheet no.

L1