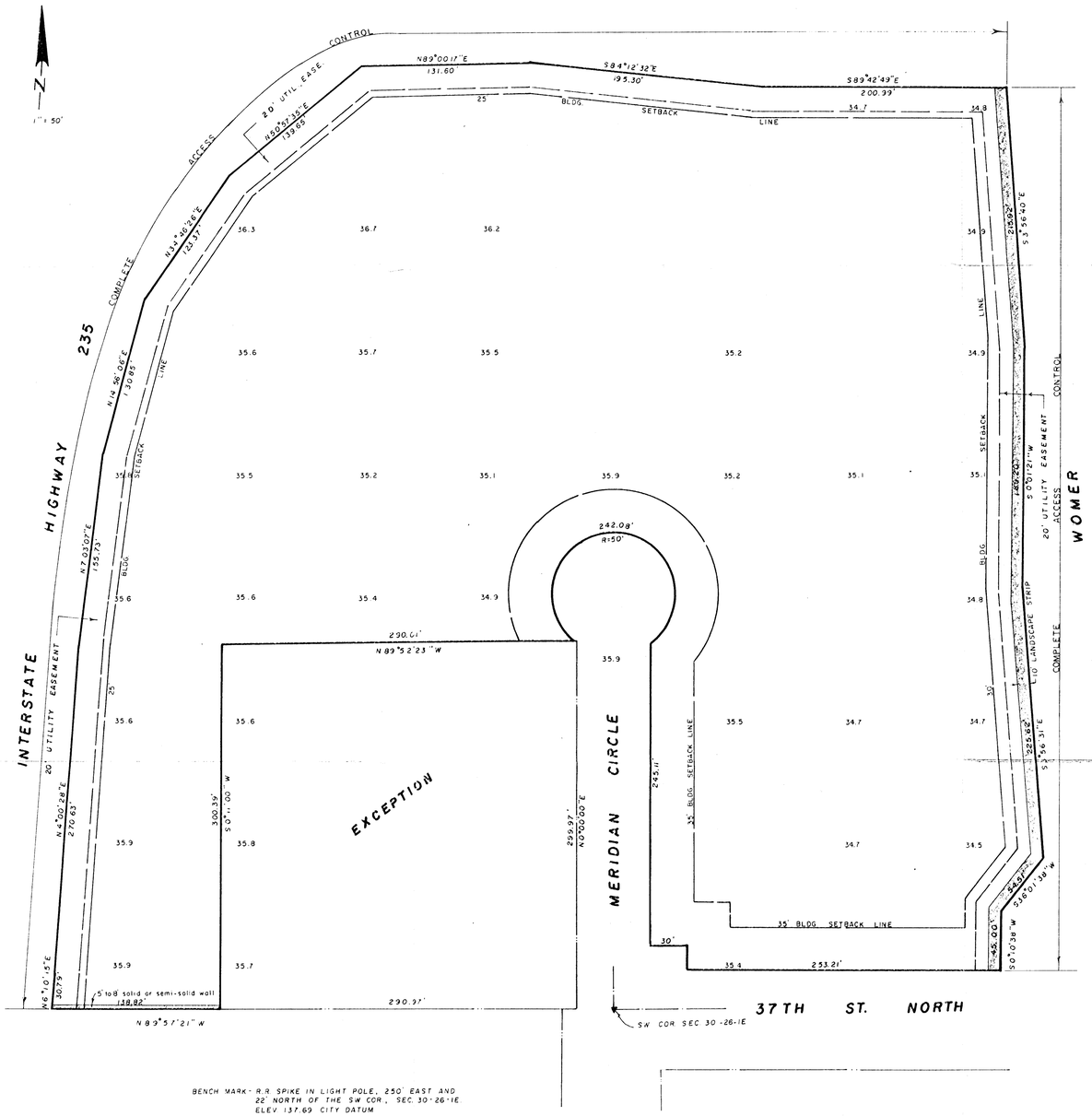


BENCH MARK - R.R. SPIKE IN LIGHT POLE, 250' EAST AND 22' NORTH OF THE SW COR., SEC. 30-26-1E
ELEV. 1317.69' CITY DATUM

GENERAL PROVISIONS

1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

2. MINIMUM BUILDING SETBACKS ARE INDICATED ON THE PLAN.

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

4. DRAINAGE: THE APPLICANT SHALL SUBMIT A DRAINAGE PLAN FOR THE ENTIRE DEVELOPMENT. SAID DRAINAGE PLAN SHALL BE APPROVED BY THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

5. ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARDS, PORTABLE SIGNS OR OFF-SITE SIGNS AS DEFINED BY SECTION 28.04.139 SHALL BE PERMITTED.

6. A FIRE LANE, HARD SURFACED AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES TO BE CONSTRUCTED WITHIN PARCEL ONE (1). SAID FIRE LANE SHALL BE A 3-1/2 INCH ASPHALT BASE WITH 1-1/2 INCH ASPHALT SURFACE OR THE EQUIVALENT THEREOF. 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.

7. PROPOSED USES: OFFICES, WAREHOUSING, WHOLESALE DISTRIBUTORS, PROFESSIONAL, PERSONAL SERVICES, INDOOR AMUSEMENT ENTERPRISES, ELECTRONIC ASSEMBLY.

8. TEN FEET OF LANDSCAPING IS REQUIRED AS SHOWN ON THE PLAN. NO LANDSCAPING REQUIRED ADJACENT TO INTERSTATE HIGHWAY 235.

9. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) AROUND ALL REAR OF BUILDINGS AND ALL STORAGE OR SERVICE AREAS WHEN ACROSS FROM RESIDENTIALLY ZONED AREAS. THE WALL SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN.

10. A. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING STRIP(S) 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 PERMIT(S) ON THE PARCELS INVOLVED. THE LANDSCAPE PLAN SHALL ALSO DEPICT PROPOSED METHODS OF PROVIDING WATER TO THE REQUIRED PLANT MATERIALS.

B. FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING STRIP 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 PLANTS ARE NOT PROPERLY MAINTAINED. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPE HAS NOT BEEN COMPLETED.

PARCEL DESCRIPTION

GROSS AREA - 10.05 ACRES
NET AREA - 10.05 ACRES
MAXIMUM BUILDING COVERAGE - 48% OR 210,211 SQ. FT.
(FOR WAREHOUSE OR WHOLESALE DISTRIBUTION)
FLOOR AREA RATIO - 48% OR 210,211 SQ. FT. FOR WAREHOUSING OR WHOLESALE DISTRBUTORS.
MAXIMUM BUILDING HEIGHT - 38 FEET

# COMMUNITY UNIT PLAN
# CHEROKEE SUNRISE WEST

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FEBRUARY 1984