

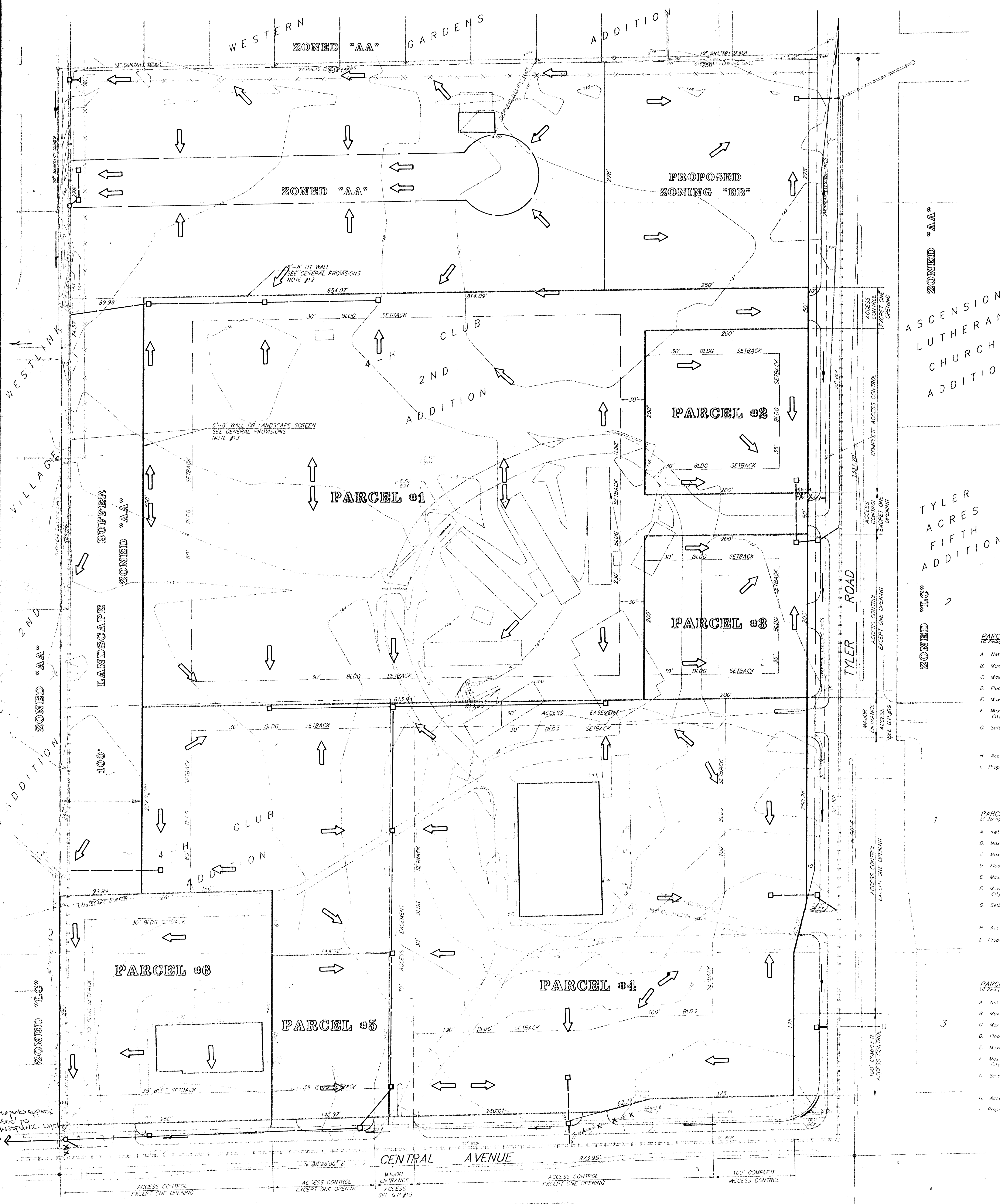
FOUR H COMMUNITY UNIT PLAN

GENERAL PROVISIONS

1. Total Net Land Area 880,769 Sq. Ft. or 20.26 Acres
2. Total Gross Floor Area 161,000 Sq. Ft.
3. Total Floor Area Ratio 19.20 Percent
4. At the time of plotting, the applicant shall guarantee the construction of a continuous drainage line to serve all easements as Tyler Road and Central Avenue. Portions of the major easements to Tyler Road and Central Avenue to be built on public right-of-way shall be guaranteed at the time of plotting. The cost of the portion of the major easements on private property will be requested at the time any building permit is requested on the property served with access.
5. A Drainage Plan and guarantee for drainage improvements are provided at the time of plotting.
6. Any changes to the existing traffic medians on Tyler or Central must be with the approval of the City Engineer.
7. Parking shall be provided in accordance with Section 23.04.140 of the Code of the City of Wichita, unless otherwise specified in the parcel description.
8. Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership with a continuous structure, setbacks between parcels will not be required.
9. If multiple ownership is anticipated, an owner's association agreement providing for maintenance of any reserves, open spaces, drives, parking areas, drainage easements, etc. shall be filed with the plot plan for the area. All drives and parking areas shall be privately owned and maintained by the association(s).
10. A drop-off circulation agreement shall be required at the time of plotting to assure internal vehicular circulation between parcels within the C.U.P.
 - A. Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - B. Portable and off-site signs are not permitted.
 - C. Window display signs are limited to 25% of the window area.
 - D. No temporary display signs are permitted on any parcel developed with auto sales uses, including the use of flags, pennants, string lights and balloons, except that food banners, affixed to light poles and not exceeding 50 square feet of material per light pole, will be permitted. However, in addition to the above, affixed banners or special promotional items shall be limited to twelve (12) events per year not to exceed ninety (90) days per year for all events.
 - E. Parcel 4 shall be limited to no more than four ground or pole signs with exception of one multiple use sign for Parcel 1 located within the major entrance adjacent to Central Ave. All other parcels shall be limited to one ground or pole sign.
11. Individual structures within Parcels 1, 2, and 3, Parcels 4 and 5, and Parcel 6 shall share similar architectural character and design and be constructed of the same or masonry or similar exterior building materials.
12. A 6 to 8 foot solid or semi-solid wall of brick, stone, masonry, architectural tile or similar material shall be constructed along the west line and the north line of Parcel 1 adjacent to the 44th Street property. The wall shall be constructed within a five-foot-wide wall easement. The wall shall not be constructed across utility easements, unless column footings are used in association with removable wall segments. Wall construction is subject to the issuance of a building permit. The wall shall be complete prior to a final certificate of occupancy for any building constructed on said Parcel.
13. The 6 to 8 foot solid or semi-solid wall required adjacent to the west line of Parcel 1 and 4 may be waived provided landscape screening and berms are constructed in the 100 foot wide adjacent to the west line of said Parcel. The owner may opt to construct the screen wall along the west property line and reduce the landscape berms to 50' in width. If the wall is waived a landscape plan prepared by a landscape architect for the planting site, including the type, location and specification of plant material and method of providing water to the plant material, shall be submitted to the Planning Department for their review and approval prior to the issuance of building permit(s) for Parcel 1. The size, type and extent of planting, berms and/or other landscape features shall provide visual screening equivalent to a screening wall. A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit. If the required landscaping has not been planted, if the wall is constructed it shall not be considered across utility easements, unless column footings are used in association with removable wall segments. And shall be constructed within a 5' wall easement.
14. Failure to properly maintain required masonry screening walls and landscape berms 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.
15. Development of all parcels within the C.U.P. shall comply with the landscape and screening provisions of City Code. Parcel 4 shall be developed with a minimum of 20,000 square feet of landscaped area and the equivalent of 40 shade trees between the right-of-way and the existing building and visible from Central and Tyler Road.
16. All lights shall be directed so as not to be directly towards the residentially zoned properties to the north and west.
17. Exterior audio systems that project sound beyond the boundaries of the C.U.P. are prohibited.
18. Utilities shall be installed underground on all parcels.
19. Access Controls shall be as shown on the plan, with the total number of access points being as follows:

Tyler Road	5 points of access
Central Avenue	4 points of access

 Two of the access points to Parcel 4 shall be constructed to major entrance standards. However the 80' median may be reduced to 40'. These major entrances shall align with the entrances established on Tyler Acres Fifth Addition, east of Tyler and Weston Center 4th Addition, south of Central. Other access points to Parcels 4, 5 and 6 are right-turn only.
20. Fire lines shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in road fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits.
21. New and used automotive and light truck sales, leasing and service, does not include heavy trucks, motorcycles, boats, campers or other recreational vehicles, except those which are temporary at this site. No storage of salvaged vehicles or parts shall be permitted in association with new and used automotive sales, leasing and service.
22. No parcel within this C.U.P. shall allow the use of adult entertainment establishments, private clubs, taverns and drinking establishments.
23. The transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.



PARCEL 1
1-200

A. Net Area	326,959 Sq. Ft. or 7.5 Acres
B. Maximum Building Coverage	80,000 Sq. Ft. or 24.5 Percent
C. Maximum Gross Floor Area	80,000 Sq. Ft.
D. Floor Area Ratio	24.47 Percent
E. Maximum Number of Buildings	5
F. Maximum Building Height	To conform to Chapter 23.08 Code of the City of Wichita, but shall be no greater than 35 feet
G. Setbacks	North Line 30 feet East Line 25 feet from Tyler Road South Line 30 feet West Line 60 feet
H. Access Points	2 to Tyler Road
I. Proposed Uses	Retail Business, Residential Storage, New and Used Automotive Sales, Leasing, Service and all other associated uses (subject to CEA approval) - see General Provision #22

PARCEL 2
2-200

A. Net Area	59,995 Sq. Ft. or 0.92 Acre
B. Maximum Building Coverage	5,000 Sq. Ft. or 12.5 Percent
C. Maximum Gross Floor Area	5,000 Sq. Ft.
D. Floor Area Ratio	12.5 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height	To conform to Chapter 23.08 Code of the City of Wichita, but shall be no greater than 35 feet
G. Setbacks	Tyler Road 35 feet North Line 30 feet South Line 30 feet
H. Access Points	No Access to Tyler Road
I. Proposed Uses	Retail, Restaurant, Financial Institution and Personal Services, New and Used Automotive Sales, Leasing and Service (subject to CEA approval) - see General Provision #22

PARCEL 3
3-200

A. Net Area	19,995 Sq. Ft. or 0.92 Acre
B. Maximum Building Coverage	5,000 Sq. Ft. or 12.5 Percent
C. Maximum Gross Floor Area	5,000 Sq. Ft.
D. Floor Area Ratio	25 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height	To conform to Chapter 23.08 Code of the City of Wichita, but shall be no greater than 35 feet
G. Setbacks	Tyler Road 35 feet North Line 30 feet South Line 30 feet
H. Access Points	1 to Tyler Road
I. Proposed Uses	Retail, Restaurant, Financial Institution and Personal Services, New and Used Automotive Sales, Leasing and Service (subject to CEA approval) - see General Provision #22

PARCEL 4
4-200

A. Net Area	330,297 Sq. Ft. or 7.58 Acres
B. Maximum Building Coverage	50,000 Sq. Ft. or 15.1 Percent
C. Maximum Gross Floor Area	50,000 Sq. Ft.
D. Floor Area Ratio	15.14 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height	To conform to Chapter 23.08 Code of the City of Wichita, but shall be no greater than 35 feet
G. Setbacks	Tyler Road 100 feet Central Avenue 100 feet North Line 30 feet East Line 60 feet
H. Access Points	2 to Tyler Road 2 to Central Avenue
I. Proposed Uses	New and used automotive sales, leasing, service and all other associated uses - see General Provision #21 & #22

PARCEL 5
5-200

A. Net Area	28,790 Sq. Ft. or 0.67 Acre
B. Maximum Building Coverage	5,000 Sq. Ft. or 17.4 Percent
C. Maximum Gross Floor Area	5,000 Sq. Ft.
D. Floor Area Ratio	17.47 Percent
E. Maximum Number of Buildings	1
F. Maximum Building Height	To conform to Chapter 23.08 Code of the City of Wichita, but shall be no greater than 35 feet
G. Setbacks	Central Avenue 35 feet
H. Access Points	1 to Central Avenue
I. Proposed Uses	Restaurant, New and Used Automotive Sales and Leasing - see General Provision #21 & #22

PARCEL 6
6-200

A. Net Area	22,723 Sq. Ft. or 0.87 Acre
B. Maximum Building Coverage	16,000 Sq. Ft. or 20.0 Percent
C. Maximum Gross Floor Area	16,000 Sq. Ft.
D. Floor Area Ratio	22.0 Percent
E. Maximum Number of Buildings	2
F. Maximum Building Height	To conform to Chapter 23.08 Code of the City of Wichita, but shall be no greater than 35 feet
G. Setbacks	Central Avenue 35 feet
H. Access Points	1 to Central Avenue
I. Proposed Uses	Office, New and used automotive sales, leasing, service and all other associated uses - see General Provision #21 & #22

Scale: 1" = 50'

DIP 200
BAUGHMAN COMPANY P. A.
 ENGINEERING & SURVEYING
 318,282-7271 • 315 ELLIS • WICHITA, KANSAS 67210
 Dec. 28, 1992

DRAINAGE CONCEPT