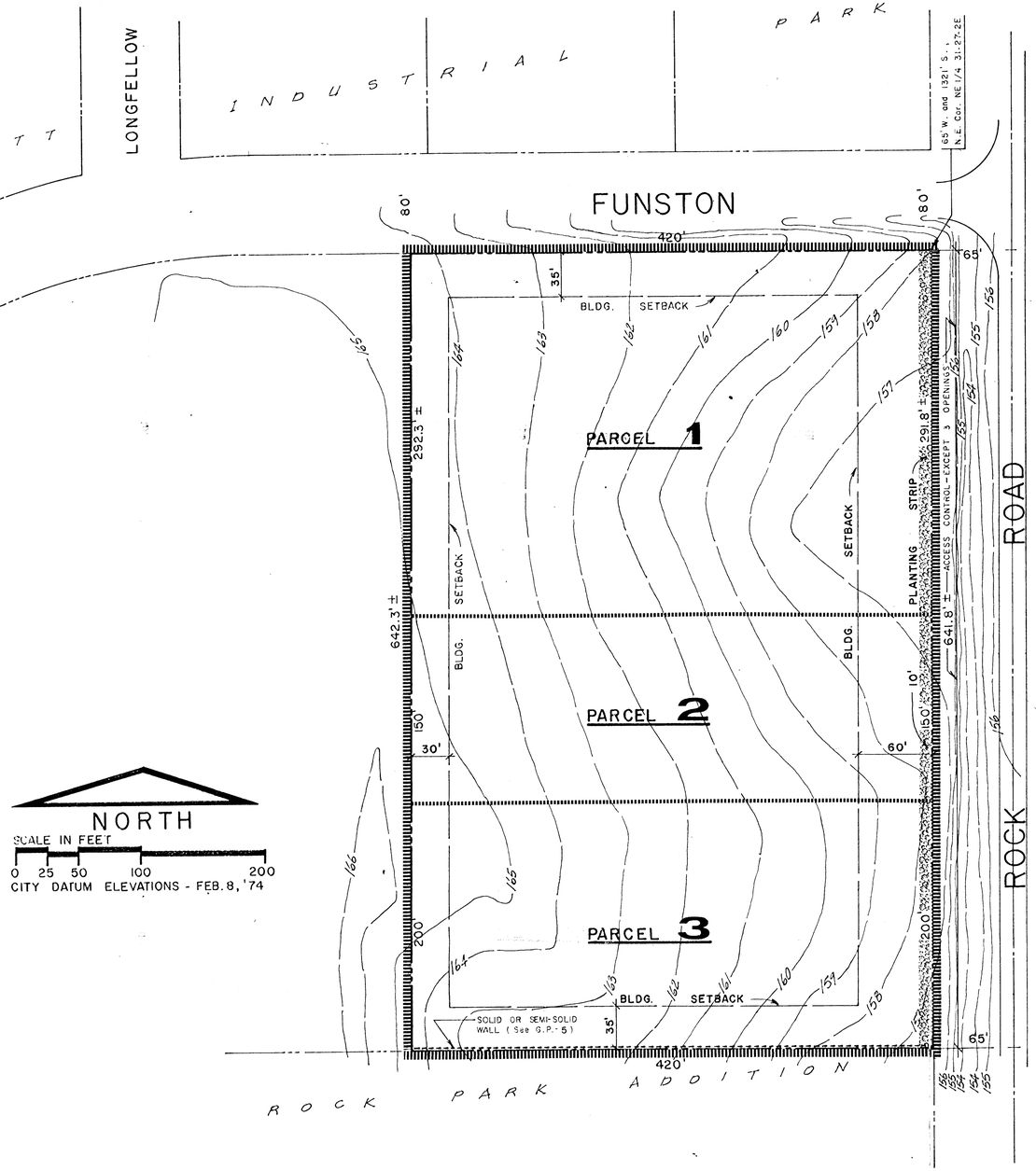

GENERAL PROVISIONS

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 6.2 ACRES ±.

2. ACCESS - ACCESS TO PARCELS 1,2 AND 3, TO AND FROM ROCK ROAD, SHALL BE BY WAY OF ONE (1) CURB CUT OR ACCESS OPENING PER PARCEL EXTENDING FROM AN ACCEL-DECEL LANE. AT THE TIME OF PLATTING, THE OWNER SHALL GUARANTEE THE CONSTRUCTION OF SAID ACCEL-DECEL LANE. IF AT THE TIME OF DEVELOPMENT OF SUBJECT PROPERTY MAJOR IMPROVEMENT TO ROCK ROAD HAS NOT YET OCCURRED THEN THE OWNER SHALL PROVIDE A TEMPORARY ACCEL-DECEL LANE UNTIL SUCH TIME AS PERMANENT CONSTRUCTION OF THE STREET IMPROVEMENTS CAN TAKE PLACE.

   CURB CUTS WILL BE PERMITTED TO FUNSTON STREET EXTENDING OVER AND ACROSS THE NORTH LINE OF PARCEL ONE (1).

3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

4. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN. NO SETBACKS SHALL BE REQUIRED BETWEEN PARCEL ONE (1) AND TWO (2), OR BETWEEN PARCELS TWO (2) AND THREE (3). HOWEVER, IF A SIDE YARD SETBACK FOR BUILDINGS BETWEEN PARCELS IS PROVIDED, SUCH SETBACK SHALL NOT BE LESS THAN FIFTEEN FEET.

5. SCREENING AND LANDSCAPING - A PLANTING STRIP, AS INDICATED ON THE PLAN, EXCEPT FOR POINTS OF INGRESS AND EGRESS, SHALL BE PROVIDED AND MAINTAINED OF LOW SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, THAT IT MINIMIZES ANY NUISANCE OF THE COMMERCIAL AREA TO THE ADJACENT RESIDENTIAL AREAS. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING STRIP, 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).

   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 PLANTINGS ARE NOT PROPERLY MAINTAINED.

   A SOLID OR SEMI-SOLID FENCE OR WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, METAL, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SHALL BE CONSTRUCTED ALONG THE SOUTH LINE OF PARCEL THREE (3) AND SHALL BE REDUCED TO THREE (3) FEET IN HEIGHT FOR THE EAST 35 FEET THEREOF.

6. SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH LIMITATIONS AND REQUIREMENTS OF THE ZONING ORDINANCE. NO BILLBOARDS SHALL BE PERMITTED.

7. PARKING FOR PARCELS ONE (1), TWO (2) AND THREE (3), SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.

8. PERMITTED PRINCIPAL USES - ALL USES PERMITTED IN THE "LC" LIGHT COMMERCIAL AND "C" COMMERCIAL DISTRICTS SHALL BE PERMITTED ON PARCELS ONE (1), TWO (2) AND THREE (3); EXCEPT, THE FOLLOWING USES WILL NOT BE ALLOWED: NEW AND USED CAR SALES LOT; AUTOMOBILE BODY AND FENDER REPAIR OR PAINT SHOPS; MOBILE HOME, TRAILER AND RECREATIONAL VEHICLE SALES OR RENTAL; TRUCK AND LARGE EQUIPMENT SALES; OUTDOOR THEATER; ANY PERMANENT CARNIVAL PARK; AND, MONUMENT SALES.

9. PARCELS 1,2 AND 3 MAY DEVELOP IN COMBINATION(S), OR SEPARATELY, BUT IN ANY EVENT, THE TOTAL MAXIMUM BUILDING COVERAGE FOR ALL PARCELS SHALL NOT EXCEED 30 %. OR 80,898 SQUARE FEET; AND, THE TOTAL MAXIMUM GROSS FLOOR AREA FOR ALL PARCELS SHALL NOT EXCEED 121,348 SQUARE FEET.

10. AT THE TIME OF PLATTING, THE SOUTH FIVE (5) FEET OF FUNSTON STREET IS PROPOSED TO BE VACATED. IN SUCH EVENT, THE TEN (10) FOOT PLANTING STRIP, SHALL BE EXTENDED, AND THE 35 FOOT BUILDING SETBACK SHALL BE ADJUSTED ACCORDINGLY, ON PARCEL ONE (1).

PARCEL DESCRIPTIONS

PARCEL - 1
GROSS AREA - 2.8± ACRES
NET AREA - 2.8± ACRES OR 122,661± SQ.FT.
MAXIMUM BUILDING COVERAGE = 30% or 36,798 SQ.FT.
FLOOR AREA RATIO - .45
MAXIMUM GROSS FLOOR AREA - 55,198 SQ.FT.
MAXIMUM BUILDING HEIGHT - 55 FT.

PARCEL - 2
GROSS AREA - 1.5± ACRES
NET AREA - 1.5± ACRES OR 63,000± SQ.FT.
MAXIMUM BUILDING COVERAGE = 30% or 18,900 SQ.FT.
FLOOR AREA RATIO - .45
MAXIMUM GROSS FLOOR AREA - 28,350 SQ.FT.
MAXIMUM BUILDING HEIGHT - 55 FT.

PARCEL - 3
GROSS AREA - 1.9± ACRES
NET AREA - 1.9± ACRES OR 84,000± SQ.FT.
MAXIMUM BUILDING COVERAGE = 30% or 25,200 SQ.FT.
FLOOR AREA RATIO - .45
MAXIMUM GROSS FLOOR AREA - 37,800 SQ.FT.
MAXIMUM BUILDING HEIGHT - 55 FT.

ROCK ROAD

COMMUNITY UNIT PLAN

oblinger-smith corporation
625 First National Bank Building
Wichita, Kansas 67202
316-262-0451

Drawn
Checked
Revised
Date SEPT. '77
Scale 1" = 50'

COMMUNITY UNIT PLAN
ROCK ROAD

Sheet 1 Of ONE