



# CORPORATE LAKES

## COMMUNITY UNIT PLAN - DP-190

CORPORATE LAKES C.U.P.

**GENERAL**

TOTAL GROSS AREA = 11.44 ACRES +  
TOTAL NET AREA = 11.0 ACRES ± (EXCLUSIVE OF PUBLIC STREET R/W)

**GENERAL PROVISIONS**

- ACCESS CONTROL: ACCESS TO CENTRAL SHALL BE LIMITED TO FOUR OPENINGS. ONE OPENING TO PARCEL 1 AND THREE OPENINGS TO PARCEL 2. ACCESS TO WEBB ROAD SHALL BE LIMITED TO TWO OPENINGS, ONE OPENING TO PARCEL 1 AND ONE OPENING TO PARCEL 2.
- ACCEL/DECEL LANE: AN ACCEL/DECEL LANE ALONG THE SOUTH LINE OF PARCEL 2 SHALL BE GUARANTEED AT THE TIME OF PLATTING.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- DRAINAGE WILL BE HANDLED AT THE TIME OF PLATTING. ANY REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAT.
- BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.
- PARKING RATIO SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA.
- SIGNS: ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO OFF-SITE OR PORTABLE SIGNS SHALL BE ALLOWED.
- FIRE LANES: FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE IN SAID FIRE LANES, ALTHOUGH THEY 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 LOCATION AND DESIGN OF THE FIRE LANE(S).
- AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF THE OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, FENCING, LANDSCAPING, ETC. WITHIN RESERVE "A" SHALL BE REQUIRED AT THE TIME OF PLATTING.
- SCREENING AND LANDSCAPING: THE PLANTING STRIPS, AS INDICATED IN PARCEL 2, SHALL CONSIST OF TREES, GRASS, AND LOW SHRUBBERY NOT LESS THAN TEN FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIPS SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION, AN 8 FOOT CEDAR FENCE SHALL BE REQUIRED ALONG THE NORTH LINE OF PARCEL 2. IN THE EVENT THE EXISTING 8 FT. CEDAR FENCE IN GATEWOOD ADDITION ALONG THE NORTH LINE OF PARCEL 2 IS REMOVED, THE CORPORATE POINT OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR INSTALLATION OF A NEW FENCE ON PARCEL 2.
- TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
- A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, INDICATING THE TYPE, LOCATION, SPECIFICATION OF PLANT MATERIALS, AND METHODS OF PROVIDING WATER, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR PARCEL 2. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT FOR PARCEL 2. IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
- LIGHTING: ALL LIGHTING WITHIN PARCELS 1 AND 2 SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT AWAY FROM THE ADJOINING RESIDENTIAL DISTRICTS.
- THE NON-RESIDENTIAL BUILDINGS IN PARCEL 2, ADJACENT TO THE WEST AND SOUTH LINES, SHALL BE SITED ON THE LOTS SO THE STORAGE AREA, SERVICE AREA, OR THE REAR OF THE BUILDINGS DO NOT FACE DIRECTLY INTO A RESIDENTIAL DISTRICT.
- THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR THE COMMERCIAL AND OFFICE DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, UNLESS AMENDED.

**PARCEL DESCRIPTIONS**

**PARCEL ONE**

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS (THAT DO NOT INCLUDE CARRYOUT FOOD SERVICES AS THEIR PRINCIPAL BUSINESS), SERVICE STATIONS (INCLUDING CONVENIENCE STORES), CAR WASH (IF FIRST APPROVED BY THE B.Z.A.), AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 0.7 ACRES ± (30,625 SQ. FT.)  
MAXIMUM BUILDING COVERAGE - 30% OR 9,190 SQUARE FEET  
FLOOR AREA RATIO - 30%  
MAXIMUM GROSS FLOOR AREA - 9,190 SQUARE FEET  
MAXIMUM BUILDING HEIGHT - 35 FEET  
MAXIMUM NUMBER OF BUILDINGS - ONE (2 FOR SERVICE STATIONS WITH ASSOCIATED DETACHED CAR WASH)

**PARCEL TWO**

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICES, PERSONAL SERVICES AND THOSE USES PERMITTED IN THE OFFICE COMMERCIAL ZONING DISTRICT.

NET AREA - 10.3 ACRES ± OR 447,163 SQ. FT.  
MAXIMUM BUILDING COVERAGE - 24.8% OR 120,000 SQUARE FEET  
FLOOR AREA RATIO - 24.8%  
MAXIMUM GROSS FLOOR AREA - 120,000 SQUARE FEET  
MAXIMUM BUILDING HEIGHT - 35 FEET

NORTH  
SCALE IN FEET  
1" = 20'  
25' 0"  
50'  
100'  
Feb, 1989  
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

S.E. COR. SEC. 17.  
T27S, R2E, 6th P.M.