

OFFICE PARCEL (9)

B-B ZONING

GENERAL PROVISIONS

1. This portion of the planned development is proposed to contain:
 Gross Acres 6.68
 Net Acres 6.73 Square Feet 267,000
2. Drainage problems will be resolved at the time of platting.
3. Curb Cuts: The maximum number of curb cuts service this parcel shall not exceed two (2) along Ridge Road.
4. All utilities shall be installed underground.
5. Minimum building setbacks are indicated on the plan.
6. Advertising signs shall be permitted along Ridge Road not to exceed 30 feet in height nor to be placed so as to project over any street right-of-way. No billboard advertisements will be allowed.
7. Parking ratio: One space for each 200 square feet of floor area.
8. Screening and landscaping:
 A planting screen as indicated on the plan shall be provided of low shrubbery not less than ten feet in width and shall be of such a type and maintained in such a manner as to not constitute a traffic hazard or if applicable, a solid or semi-solid wall at least five (5) feet but not more than eight (8) feet high shall be constructed if the storage area, service area, or rear of the buildings face into parcels two (2) and three (3).
9. A landscape plan shall be prepared by a landscape architect for the planting screen and shall be submitted to the planning department for their review and approval prior to issuance of any building permits.
10. A fire lane, hard surfaced and twenty (20) feet minimum in width shall be provided around all main structures constructed within parcel number two (2). Said fire lane shall have 3" asphalt base with a 1" asphalt surface. 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.

PARCEL DESCRIPTION

Proposed Use: Offices
 Gross Area: 6.68 Ac.
 Net Area: 6.73 Ac. or 267,000 square feet.
 Maximum building coverage: 30%
 Floor area ratio: 0.46
 Maximum gross floor area: 124,000
 Maximum building height: 35'

RESIDENTIAL PARCELS (1-8)

GENERAL PROVISIONS

1. THIS PORTION OF THE PLANNED DEVELOPMENT IS PROPOSED TO CONTAIN 3.0 GROSS ACRES, AND PROPOSED TO CONTAIN THE FOLLOWING POSSIBLE RANGE OF RESIDENTIAL HOUSING TYPES: GARDEN APARTMENT UNITS & TOWNHOUSE UNITS.
2. "A HOME ASSOCIATION AGREEMENT, PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREAS, PRIVATE DRIVES, COMMUNITY FACILITIES, ETC., SHALL BE SUBMITTED WITH EACH PLAT FOR PARCELS 1 & 2, IF IT IS PROPOSED THAT EACH DWELLING UNIT WILL BE INDIVIDUALLY OWNED".
3. APPROPRIATE FIRELANE EASEMENTS WILL BE CONSIDERED AT TIME OF PLATTING AND MORE SPECIFICALLY DEFINED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR PARCELS 1 & 2.
4. SETBACKS ARE AS INDICATED ON THE PLAN AND/OR AS NOTED UNDER PARCEL DESCRIPTIONS.
5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. SIGNS OR MONUMENTS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED DEVELOPMENTS ON PARCELS 3 & 4. THESE SHALL BE PERMITTED IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.070 A 12 OF THE CODE OF THE CITY OF WICHITA.
7. THE DENSITY FOR THE ENTIRE DEVELOPMENT SHALL NOT EXCEED 3.0 D/U'S PER NET ACRE OR A TOTAL OF 20 D/U'S.
8. DRAINAGE PROBLEMS WILL BE HANDLED AND RESOLVED AT THE TIME OF PLATTING.
9. PARKING FOR THE PROPOSED DEVELOPMENT OF PARCELS 3, 4, 5, 6 & 7 MAY BE PERMITTED TO WITHIN 15 FEET OF PUBLIC STREET RIGHTS-OF-WAY, PROVIDED THAT WITHIN SAID 15 FEET A PLANTING STRIP OR SCREEN IS INSTALLED. IN SUCH INSTANCES, A LANDSCAPE PLAN SHALL BE PREPARED BY A LANDSCAPE ARCHITECT AND SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS ON THE APPLICABLE PARCEL.

PARCEL DESCRIPTIONS

PARCELS 1 AND 2 R-S ZONING

Proposed use - townhouses and associated activity centers

Gross Area 11.70 Ac.
 Net Area 10.23 Ac.

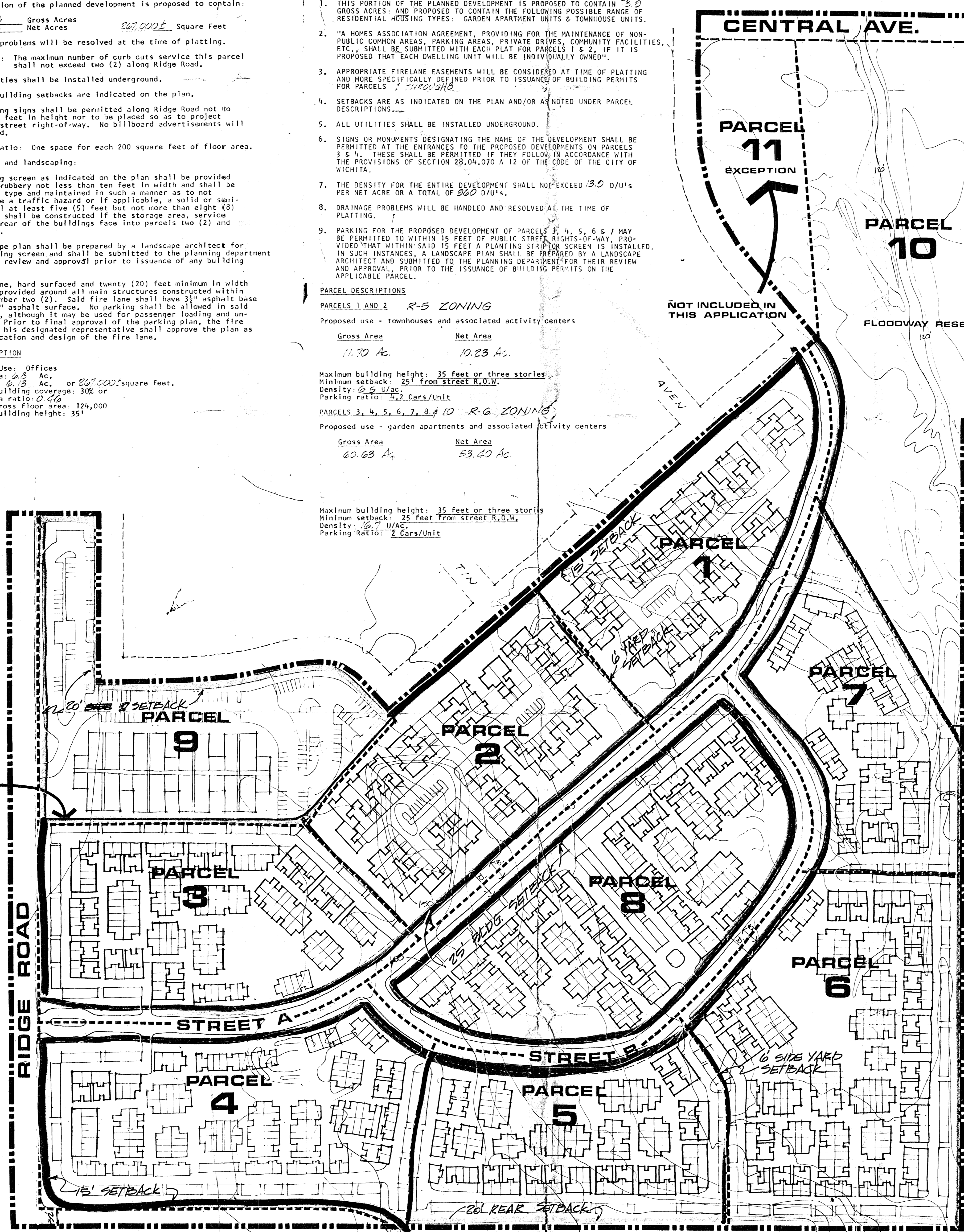
Maximum building height: 35 feet or three stories
 Minimum setback: 25 feet from street R.O.W.
 Density: 0.5 U/ac.
 Parking ratio: 1.2 Cars/unit

PARCELS 3, 4, 5, 6, 7, 8 & 10 R-G ZONING

Proposed use - garden apartments and associated activity centers

Gross Area 60.63 Ac.
 Net Area 53.20 Ac.

Maximum building height: 35 feet or three stories
 Minimum setback: 25 feet from street R.O.W.
 Density: 0.5 U/ac.
 Parking Ratio: 2 Cars/unit



GENERAL NOTES:

TOTAL GROSS ACRES 81.68
 TOTAL NET ACRES (EXCLUDING PARCEL 11 & STREETS) 60.76

COMMUNITY UNIT PLAN
FARMINGTON SQUARE

