



GENERAL

TOTAL GROSS AREA = 20.26 ACRES ±
 TOTAL NET AREA = 19.7 ACRES ± (EXCLUSIVE OF PUBLIC STREET R/W)

THIS DEVELOPMENT IS PROPOSED TO CONTAIN 9.1 ACRES ± OF "LC" ZONING AND 10.6 ACRES OF "R-6" ZONING.

GENERAL PROVISIONS

- ACCESS CONTROL: ACCESS TO HARRY STREET SHALL BE LIMITED TO TWO (2) OPENINGS. ONE OPENING SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARD.
- THAT PORTION OF THE MAJOR ENTRANCE ON PUBLIC RIGHT-OF-WAY AND THE DECEL LANE WILL BE GUARANTEED AT THE TIME OF RE-PLATTING. CONSTRUCTION OF THE MAJOR ENTRANCE ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME OF BUILDING PERMIT.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- DRAINAGE: AT THE TIME OF RE-PLATTING, THE APPLICANT SHALL SUBMIT A REVISED DRAINAGE PLAN FOR THE ENTIRE DEVELOPMENT AND GUARANTEE DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED.
- THE DIFFERENCE BETWEEN THE DEVELOPED "100 YEAR STORM" WATER RUNOFF AND THE UNDEVELOPED "100 YEAR STORM" WATER RUNOFF SHALL BE DETAILED AND RELEASED AT A RATE NOT TO EXCEED THE UNDEVELOPED "100 YEAR STORM" WATER RUNOFF.
- AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF THE DRAINAGE SYSTEM SHALL BE SUBMITTED WITH THE PLAT.
- BUILDING SETBACKS ARE AS NOTED ON THE PLAN OR IN THE PARCEL DESCRIPTIONS. IN THE EVENT THAT THE THREE (3) LOTS ADJACENT TO HARRY STREET IN PARCEL ONE (1) OR THE THREE (3) LOTS IN PARCEL TWO (2) ARE DEVELOPED UNDER THE SAME OWNERSHIP, THE SETBACKS BETWEEN LOTS WILL NOT BE REQUIRED.
- ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED.
- THE PARKING RATIO FOR PARCELS ONE (1) AND TWO (2) SHALL BE IN ACCORDANCE WITH SECTION 28.04.140 OF THE CODE OF THE CITY OF WICHITA. THE PARKING RATIO FOR PARCELS THREE (3) AND FOUR (4) SHALL BE AS NOTED IN THE PARCEL DESCRIPTIONS.
- IN THE EVENT FIRE LANE EASEMENTS ARE REQUIRED, SAID FIRE LANES WILL BE DEFINED PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S). FIRE LANES SHALL BE HARD SURFACED, 24 FEET MINIMUM IN WIDTH, AND CONSTRUCTED WITH 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 LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
- INGRESS AND EGRESS TO ALL PARCELS SHALL BE PROVIDED VIA THE INGRESS/EGRESS EASEMENT AS SHOWN. THE ROADWAY IN SAID EASEMENT SHALL BE HARD SURFACED, 24 FEET MINIMUM IN WIDTH, AND CONSTRUCTED WITH 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 INGRESS/EGRESS EASEMENT.
- AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF THE ROADWAY AND INGRESS/EGRESS EASEMENT SHALL BE SUBMITTED WITH THE PLAT.
- A HOMEOWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC COMMON AREAS, PARKING AREAS, PRIVATE DRIVES, COMMUNITY FACILITIES, ETC. SHALL BE SUBMITTED WITH THE PLAT FOR PARCELS THREE (3) AND FOUR (4) IF IT IS PROPOSED THAT EACH DWELLING UNIT BE INDIVIDUALLY OWNED.
- FENCING AND SCREENING: AN EIGHT FOOT HIGH, SOLID OR SEMI-SOLID FENCE, CONSTRUCTED OF WOOD OR SIMILAR MATERIAL, SHALL BE CONSTRUCTED ALONG THE SOUTH 150 FEET OF THE WEST PROPERTY LINE ADJACENT TO THE RESIDENTIAL DISTRICT TO THE WEST. CONSTRUCTION WILL BE IN SUCH A MANNER THAT PEDESTRIAN ACCESS IS PROHIBITED.

THE EXISTING FIVE FOOT HIGH WOOD FENCE ALONG THE WEST LINE OF PARCEL THREE (3) ADJACENT TO THE LIGHT COMMERCIAL IS TO REMAIN.

A FIVE FOOT TO EIGHT FOOT HIGH FENCE SHALL BE CONSTRUCTED ALONG THE EAST AND SOUTH LINE OF PARCEL FOUR (4). THE FENCING MAY BE OF WOVEN WIRE, WROUGHT IRON, WOOD, OR OTHER SIMILAR MATERIAL, PROVIDED THAT IT IS CONSTRUCTED IN SUCH A MANNER THAT PEDESTRIAN ACCESS IS PROHIBITED, EXCEPT AT SUCH POINTS AS MAY BE AGREED UPON IN WRITING BETWEEN THE PARK BOARD AND THE DEVELOPER (OWNER).

A SOLID OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL SHALL BE INSTALLED WHERE PARCELS ONE (1) AND TWO (2) ADJACENT TO THE RESIDENTIAL DISTRICTS TO THE SOUTH AND EAST AS INDICATED ON THE PLAN.

IN THE EVENT THAT THOSE LOTS IN PARCEL TWO (2) ARE DEVELOPED IN SUCH A MANNER THAT THE STORAGE AREAS, SERVICE AREAS, AND REAR OF THE BUILDINGS ARE ARCHITECTURALLY SCREENED AND/OR FACED TO BE COMPATIBLE WITH THE FRONT OF THE BUILDINGS, THE WALL ALONG THE EAST PROPERTY LINE MAY BE SUBSTITUTED WITH FENCING. THE FENCING SHALL BE AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF WROUGHT IRON, STEEL TUBING, BRICK, STONE, MASONRY, OR COMBINATIONS THEREOF, AND CONSTRUCTED IN SUCH A MANNER SO AS TO PROHIBIT PEDESTRIAN ACCESS. A PLAN FOR THE FENCING SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S). TO ASSURE THE WALL OR FENCE IS CONSISTENT ALONG THE EAST LINE OF PARCEL TWO (2), CONSTRUCTION TECHNIQUE FOR THE BUILDINGS ON ALL THREE (3) LOTS WILL BE PERFORMED IN A LIKE MANNER.

THE WALL ALONG THE SOUTH LINE OF PARCELS ONE (1) AND TWO (2) SHALL BE REDUCED TO THREE (3) FEET AT THE BUILDING SETBACK LINES ADJACENT TO THE INGRESS/EGRESS EASEMENT. THE WALL OR FENCE ALONG THE EAST LINE OF PARCEL TWO (2) SHALL BE REDUCED TO THREE (3) FEET AT THE BUILDING SETBACK ALONG HARRY STREET.

- THE DENSITY FOR THE RESIDENTIAL PORTION OF THIS DEVELOPMENT SHALL NOT EXCEED 24 D.U.'s/NET ACRE OR A TOTAL OF 252 D.U.'s.

PARCEL DESCRIPTIONS

PARCEL ONE (A, B, C, AND D)

PROPOSED USE - FINANCIAL, OFFICE, PERSONAL SERVICES, RESTAURANTS, AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

GROSS AREA - 6.4 ACRES ±
 NET AREA (EXCLUSIVE OF INGRESS/EGRESS EASEMENT) - 5.4 ACRES ±

"A" - NET AREA - 24,800 SQ. FT. ± OR 0.6 ACRES ±
 MAXIMUM BUILDING COVERAGE - 30% OR 7,440 SQ. FT.
 MAXIMUM GROSS FLOOR AREA - 40% OR 9,920 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET
 MAXIMUM NUMBER OF BUILDINGS - ONE

"B" - NET AREA - 23,460 SQ. FT. ± OR 0.5 ACRES ±
 MAXIMUM BUILDING COVERAGE - 30% OR 7,038 SQ. FT.
 MAXIMUM GROSS FLOOR AREA - 40% OR 9,394 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET
 MAXIMUM NUMBER OF BUILDINGS - ONE

"C" - NET AREA - 28,415 SQ. FT. ± OR 0.7 ACRES ±
 MAXIMUM BUILDING COVERAGE - 30% OR 8,525 SQ. FT.
 MAXIMUM GROSS FLOOR AREA - 40% OR 11,266 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET
 MAXIMUM NUMBER OF BUILDINGS - ONE

"D" - NET AREA - 157,925 SQ. FT. ± OR 3.6 ACRES ±
 MAXIMUM BUILDING COVERAGE - 30% OR 47,378 SQ. FT.
 MAXIMUM GROSS FLOOR AREA - 40% OR 63,170 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET
 MAXIMUM NUMBER OF BUILDINGS - TWO

PARCEL TWO (A, B, AND C)

PROPOSED USE - FINANCIAL, OFFICE, PERSONAL SERVICES, RESTAURANTS (EXCLUDING FAST FOOD RESTAURANTS AND/OR RESTAURANTS WITH DRIVE-UP WINDOWS) AND RETAIL SALES AS PERMITTED BY THE ZONING DISTRICT.

GROSS AREA - 2.7 ACRES ±
 NET AREA (EXCLUSIVE OF INGRESS/EGRESS EASEMENT) - 2.5 ACRES ±

"A" - NET AREA - 40,000 SQ. FT. ± OR 0.9 ACRES ±
 MAXIMUM BUILDING COVERAGE - 30% OR 12,000 SQ. FT.
 MAXIMUM GROSS FLOOR AREA - 40% OR 16,000 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET
 MAXIMUM NUMBER OF BUILDINGS - ONE

"B" - NET AREA - 40,000 SQ. FT. ± OR 0.9 ACRES ±
 MAXIMUM BUILDING COVERAGE - 30% OR 12,000 SQ. FT.
 MAXIMUM GROSS FLOOR AREA - 40% OR 16,000 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET
 MAXIMUM NUMBER OF BUILDINGS - ONE

"C" - NET AREA - 30,575 SQ. FT. ± OR 0.7 ACRES ±
 MAXIMUM BUILDING COVERAGE - 30% OR 9,173 SQ. FT.
 MAXIMUM GROSS FLOOR AREA - 40% OR 12,230 SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET
 MAXIMUM NUMBER OF BUILDINGS - ONE

PARCEL THREE

PROPOSED USE - GARDEN APARTMENTS AND ASSOCIATED COMMUNITY FACILITIES.

NET AREA - 6.9 ACRES ±
 DENSITY - 29 D.U.'s/NET ACRE OR 200 D.U.'s ±
 MAXIMUM BUILDING HEIGHT - 35 FEET
 PARKING RATIO - 1.5/D.U.

PARCEL FOUR

PROPOSED USE - DWELLING UNITS WITH ACCOMMODATIONS FOR TWO, THREE, OR FOUR FAMILIES PER LOT.

NET AREA - 3.7 ACRES ±
 DENSITY - 14 D.U.'s/NET ACRE OR 52 D.U.'s ±
 PARKING RATIO - 2.0/D.U.
 SIDE YARD SETBACK - 5 FEET

MEADOWLARK C.U.P.
 April, 1983 Amended

