



NOTE (A) 30'-0" X 140'-0" REVOKABLE UTILITY AND DRIVEWAY ACCESS EASEMENT FOR ALL OF LOT 2

WATER ELEVATION
 1295.1
 AUG. 23, 1966
 ELEV. 1307.5 = DESIGN WATER SURFACE IN RIVER

EXHIBIT "A"

C.U.P. GENERAL PROVISIONS

- PARCELS #1 THRU #7
1. SIGN CONTROL: Maximum sign height adjacent to Amidon & 21st Streets shall not exceed 30'0".
 2. SCREENING REQUIREMENT: Screening is requested to be waived adjacent to the west boundaries of Parcel #1 and the south boundaries of Parcel #4, inasmuch as the river and water area of the lake are adequate buffer for the residential area to the south and west. The required walls adjacent to the south and west lines of Parcel #5 are to be waived provided that the south and west lines are landscaped and maintained in accordance with a landscape plan to be submitted for approval of the planning Department and the Board of City Commissioners. Failure to maintain such landscaping in the approved manner shall constitute a violation of the C.U.P. A 5-foot to 8-foot high solid or semi-solid wall constructed of brick, stone, masonry, architectural tile, or other similar material shall be constructed where shown on the plan and at such time as the property to the south develops residentially. Screening is waived between Parcel #1 & Parcel #2.
 3. CURB CUTS: Amidon Street - (4) Pursuant to action of B.B.C. Ord 1-28-69 21st Street - 7
 4. TOTAL NET AREA: 2,561,498 sf or 60.87 Acres.
 5. Reserve "A" is hereby reserved for access to the parcels established in the approved C.U.P.
 6. Waiver of the required rear yard setback requirements on Parcels #1, 4, and 5 is granted herein.

- PARCEL #1:
1. NET AREA: 650,958 sf or 14.94 ACRES
 2. Maximum Building Coverage 30% or 195,287 sf
 3. Maximum Gross Leasable Area = 35% Parcel Area
 4. Maximum Building Height 35' except for structures allowed in Section 28.04, 19-7 of the city code, which shall be limited to the height in "LC".
 5. Setbacks shall be as indicated on the plan, but shall not apply to the floor or deck of any parking structure within a setback line of 85' from the centerline of Amidon, if the structure does not exceed the established grade of the Southwest corner of 21st St. and Amidon nor shall it apply to the floor or deck of any parking structure between the 95' setback line from the centerline of Amidon and the building setback line established on the C.U.P.
 6. Parking shall be provided as required by ordinance.
 7. Proposed Use: Shopping Center facilities, commercial uses (Restaurants, Theater and Places of Public Entertainment and offices, outdoor display or marina supplies subject to BZA approval).

- PARCEL #2:
1. NET AREA: 22,500 s.f. or 0.50 ACRES
 2. Maximum Building Coverage 30% or 6,750 s.f.
 3. Maximum Gross Leasable Area 6,750 s.f.
 4. Maximum Building Height 35'
 5. The applicant shall guarantee the relocation of the existing curb opening on Amidon adjacent to Parcel #2 and shall relocate such opening at a location acceptable to the Department of Public Works. Said guarantee shall be made prior to the issuance of any building permits on Parcel #2 and the actual relocation shall be completed prior to occupancy of any new or remodeled structure on Parcel #2.
 6. Parking shall be as required by ordinance.
 7. Proposed Use: Savings and Loan.

- PARCEL #3:
1. NET AREA: 24,000 sf or 0.55 Acres
 2. Maximum Building Coverage 30% or 7,200 sf
 3. Maximum Gross Leasable Area: 7,200 sf
 4. Maximum Building Height 35'
 5. & 6. Same as Parcel #2.
 7. Proposed Use: Commercial Uses.

- PARCEL #4:
1. NET AREA: 197,800 sf or 4.54 Acres
 - a. Maximum Building Coverage: 50% or 98,900 sf
 - b. Maximum Gross Leasable Area: 50% Parcel Area
 - c. Maximum Building Height 65'
 3. Setbacks shall be as indicated on plan.
 4. Parking shall be provided as required by ordinance.
 5. Proposed Use: Commercial Uses, offices, places of public entertainment and outdoor display or marina supplies subject to BZA approval.

- PARCEL #5:
1. NET AREA: 97,500 sf or 2.24 ACRES
 2. Maximum Building Coverage 30% or 29,250 sf
 3. Floor area ratio shall not exceed 45% or 43,875 sf
 4. Maximum Building Height 35'
 5. Setbacks shall be as indicated on plan.
 6. Parking shall be provided as required by ordinance.
 7. Proposed Use: Light commercial uses, except new or used car agencies, recreational vehicles and mobile home sales agencies, filling stations, teen-age clubs, skating rinks, public garages, businesses oriented exclusively to the automobile (tire, battery and accessories), and except further those businesses normally referred to as fast food franchise sales businesses.
 8. The maximum number of buildings in Parcel 5 shall not exceed 10.

- PARCEL #6:
1. NET AREA 176,250 s.f. or 4.05 Acres.
 2. Maximum Building Coverage 30% or 52,875 s.f.
 3. Floor Area Ratio shall not exceed 46% or 81,075 s.f.
 4. Maximum Building Height 40'
 5. Setbacks shall be as shown
 6. Parking shall be as required by ordinance.
 7. Proposed Use: Offices, North 336.30' offices and city ordinance 28.04.05(A)
 8. Signs shall be permitted provided they conform to the provisions of City Ordinance 28-04-139.

- PARCEL #7:
1. Proposed Use: Garden Apartments & Townhouses
 2. NET AREA 528,013 s.f. or 12.1 acres
 3. Land Area 468,029 s.f. or 10.7 acres.
 4. Density shall not exceed 21 dwelling units per land acre or 216 units
 5. Floor area ratio shall not exceed 40%
 6. Building and structures shall not cover in excess of 30% of the net area of the parcel.
 7. Signs or monuments designated the name of the development shall be permitted if they conform to section 28-04-139 of the code of the City of Wichita.
 8. All utilities for this parcel shall be underground.
 9. Setbacks between structures shall be as required in the "B" zone unless otherwise noted.
 10. Approval of this development plan shall expire at the end of 10 years unless 50% of the land area has been developed.
 11. Off street parking shall be provided at the ratio of 1.5 spaces per dwelling unit.
 12. Buildings shall not exceed 35' in height.
 13. A minimum of 40% of the development shall be useable open space.
 14. Bank, slope construction and maintenance; minimum pad elevation and minimum per meter elevation subject to the approval of the flood control div.
 15. Setbacks as indicated on the plan.
 16. The lake shall be fenced in conformance with the city fencing ordinance relating to lakes. A 58 inch high (including three strands of barbed wire) fence shall be erected and maintained a minimum of 15 feet to the edge of any shoreline along the North, South and West with 7'0" steel posts spaced 16'0" min. w/a reasonable number of access gates of same height, and shall be of the following type of construction:
 1. A 48-inch chainlink fence with 3 strands of barbed wire.
 2. A 48-inch solid metal or masonry fence with barbed wire.
 3. A 48-inch wood fence with 5% maximum openings with barbed wire.
 Fences provided between residential structures shall be 6 feet in height architectural brick, stone, wood, steel or a combination thereof. Said fences may be used in lieu of the 48 inch fences above. The construction of the fencing shall be staged concurrent with the construction of the apartments & townhouses. The developer wishes to provide reasonable protection to the general public during the entire stages of project development.
 17. A Home Association Agreement providing for the maintenance of non-public common areas, parking areas, community facilities, lake, fence, etc. shall be filed with the platting of Parcel #7.

MARINA LAKE DEVELOPMENT

SCALE 1" = 100' APPROVED BY: [Signature]

DATE: 10-10-67 DRAWN BY: JEB

FEAGINS & KIRSCH ARCHITECTS

SHEET 1 OF 1