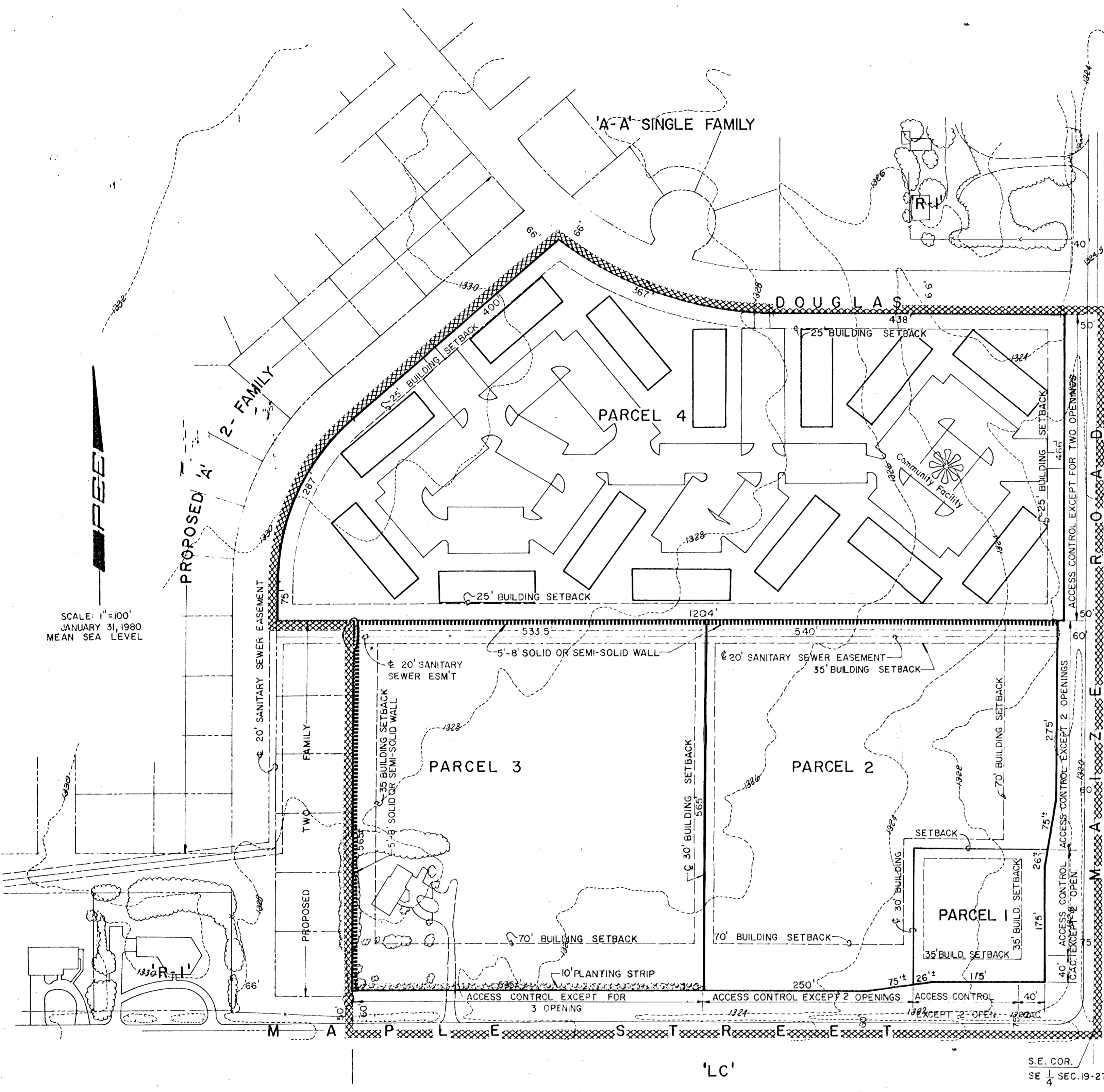


SCALE: 1"=100'  
 JANUARY 31, 1980  
 MEAN SEA LEVEL



OAK CLIFF C.U.P.

**GENERAL**

TOTAL GROSS AREA = 29.32 AC. +  
 TOTAL NET AREA = 26.29 AC. + (EXCLUSIVE OF PUBLIC STREET R/W)  
 THIS DEVELOPMENT IS PROPOSED TO CONTAIN 13.78 NET ACRES + OF LIGHT COMMERCIAL ZONING & 12.51 NET ACRES + OF "R-6" ZONING.

PARCELS ONE (1) TWO (2) AND THREE (3) ARE PROPOSED TO BE LIGHT COMMERCIAL. PARCEL FOUR (4) IS PROPOSED TO BE RESIDENTIAL AND TO CONTAIN GARDEN APARTMENTS AND/OR TOWNHOUSE UNITS AND ASSOCIATED COMMUNITY FACILITIES.

**CENTRAL PROVISIONS**

1. ACCESS CONTROL: ACCESS TO MAPLE SHALL BE LIMITED TO SEVEN OPENINGS, TWO (2) FROM PARCEL (1), TWO (2) FROM PARCELS (2) AND THREE (3) FROM PARCEL (3) OF WHICH ONE OPENING TO PARCELS TWO (2) AND (3) TO MAPLE STREET SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARD. ACCESS CONTROL TO MAPLE ROAD SHALL BE LIMITED TO SIX (6) OPENINGS, TWO (2) EACH TO PARCELS ONE (1), TWO (2) AND FOUR (4), OF WHICH ONE OPENING TO PARCELS TWO (2) AND FOUR (4) TO MAPLE ROAD SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARD.

CONSTRUCTION OF THE MAJOR ENTRANCES, FOUR (4) TO ALL, AND A CONTINUOUS DECEL LANE ALONG THE EAST BOUNDARIES OF PARCELS 1 AND 2 AND THE SOUTHERN BOUNDARIES OF PARCELS 1, 2, AND 3 SHALL BE GUARANTEED AT THE TIME OF PLATTING.

2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. DRAINAGE: AT THE TIME OF PLATTING, THE APPLICANT SHALL SUBMIT A DRAINAGE PLAN FOR THE ENTIRE DEVELOPMENT AND GUARANTEE DRAINAGE IMPROVEMENTS AS MAY BE REQUIRED.
4. MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN. IN THE EVENT THAT PARCELS TWO (2) AND THREE (3) ARE DEVELOPED UNDER THE SAME OWNERSHIP, THE SETBACK BETWEEN PARCELS WILL NOT BE REQUIRED.
5. PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.111 OF THE CODE OF THE CITY OF WICHITA OR AS INDICATED IN THE PARCEL DESCRIPTIONS.
6. ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.119 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD ADVERTISEMENT SHALL BE ALLOWED.
7. APPROPRIATE FIRE LANE LAYOUTS FOR PARCELS TWO (2), THREE (3), AND FOUR (4), WILL BE CONSIDERED AT THE TIME OF PLATTING, AND MORE SPECIFICALLY DEFINED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. SAID FIRE LANES SHALL BE BARE SOFTPAD, AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, AND CONVECTED WITH A 4" INCH ASPHALT BASE WITH 1 1/2" INCH ASPHALT SURFACE, OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
8. SCREENING AND LANDSCAPING: A PLANTING STRIP, AS INDICATED IN PARCEL THREE (3) SHALL BE PROVIDED WITH TREES, GRASS AND LOG SCREENING NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF 3" DIA X 10' TALL, AND MAINTAINED IN SUCH A MANNER, AS TO NOT CONSTITUTE A HEALTH HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A WRITTEN NOTIFICATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF GENERAL INSPECTION. A SOLID OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NO MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, CONCRETE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SHALL BE INSTALLED WHERE PARCELS TWO (2) AND THREE (3) ADJACENT TO PARCEL FOUR (4) AND THE LANDSCAPING STRIP SHALL BE KEPT MAINTAINED TO THE PLAN. THE LANDSCAPE STRIP IN PARCEL THREE (3), SHALL BE KEPT MAINTAINED WITH A WALL AS DESCRIBED ABOVE, IF THE STORAGE AREA, SERVICE AREA OR REAR OF THE BUILDING(S) FACE DIRECTLY INTO THE RESIDENTIAL DISTRICT TO THE SOUTH.
9. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING STRIP, INDICATING THE TYPE, LOCATION AND SPECIFICATION OF PLANT MATERIAL AND METHOD OF PROVIDING WATER TO THE PLANT MATERIAL, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCEL THREE (3). A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
10. A HOMEOWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NONPUBLIC COMMON AREAS, PARKING AREAS, PRIVATE DRIVES, COMMUNITY FACILITIES, ETC., SHALL BE SUBMITTED WITH THE PLAT(S) FOR PARCEL FOUR (4) IF IT IS PROPOSED THAT EACH DWELLING UNIT WILL BE INDIVIDUALLY OWNED.

**PARCEL DESCRIPTIONS**

**PARCEL ONE**

PROPOSED USE - AUTOMOTIVE (EXCLUDING THE SALE OF NEW OR USED CARS), FINANCIAL (INCLUDING A DETACHED BRANCH BANK BUT EXCLUDING A MAIN BANK), OFFICE, AND CONVENIENCE AND SERVICE ORIENTED RETAIL THAT DOES NOT INCLUDE CARRY-OUT FOOD SERVICES AS THE PRINCIPAL BUSINESS.

GROSS AREA - 1.74 AC. +  
 NET AREA - 0.92 AC. +  
 MAXIMUM BUILDING COVERAGE - 30% OR 12,000 SQ. FT.  
 FLOOR AREA RATIO - .40  
 MAXIMUM GROSS FLOOR AREA - 16,000 SQ. FT.  
 MAXIMUM BUILDING HEIGHT - 35 FEET  
 MAXIMUM NUMBER OF BUILDING - ONE (1)

**PARCEL TWO**

PROPOSED USE - AUTOMOTIVE, FINANCIAL, OFFICE, PROFESSIONAL, PERSONAL SERVICES, AND SALES OF RETAIL MERCHANDISE.

GROSS AREA - 6.38 AC. +  
 NET AREA - 3.94 AC. +  
 MAXIMUM BUILDING COVERAGE - 30% OR 77,493 SQ. FT.  
 FLOOR AREA RATIO - .40  
 MAXIMUM GROSS FLOOR AREA - 101,425 SQ. FT.  
 MAXIMUM BUILDING HEIGHT - 35 FEET  
 MAXIMUM NUMBER OF BUILDING - FOUR

**PARCEL THREE**

PROPOSED USE - AUTOMOTIVE, FINANCIAL, OFFICE, PROFESSIONAL, PERSONAL SERVICES, AND SALES OF RETAIL MERCHANDISE.

GROSS AREA - 7.66 AC. +  
 NET AREA - 4.94 AC. +  
 MAXIMUM BUILDING COVERAGE - 30% OR 20,561 SQ. FT.  
 FLOOR AREA RATIO - .40  
 MAXIMUM GROSS FLOOR AREA - 120,748 SQ. FT.  
 MAXIMUM BUILDING HEIGHT - 35 FEET  
 MAXIMUM NUMBER OF BUILDING - THREE (3)

**PARCEL FOUR**

PROPOSED USE - GARDEN APARTMENTS, OR TOWNHOUSES AND ASSOCIATED COMMUNITY FACILITIES.

GROSS AREA - 11.05 AC. +  
 NET AREA - 7.94 AC. +  
 BURGESSY - 26 D.U.'S / NET ACRE OR 475 D.U.'S  
 (10 D.U.'S / NET ACRE FOR TOWNHOUSES OR 125 D.U.'S)  
 MAXIMUM BUILDING HEIGHT - 35 FEET  
 PARKING RATIO - 1.5 / D.U. (2.0 IF OWNER OCCUPIED)

1. Drainage problems presently exist for the plot in question. Existing drainage flows southeasterly.
2. A combination storm drain, open channel is to be constructed along the south and east side. Access opening should be kept to a minimum as multiple structures may interfere with the mainline or main pad requirements due to existing & past problems. Calculations have indicated that points to the

# OAK CLIFF ESTATES

## COMMUNITY UNIT PLAN

Oak Cliff Estates  
 C.U.P.  
 APR 29 1980  
 See memo of 7/1/80 to Chambers