

SHADYBROOK COMMERCIAL COMMUNITY UNIT PLAN

GENERAL PROVISIONS

- Total Net Area: 131,383 square or 3.01 acres
- Total Gross Floor Area: 34,000 square feet.
- A drainage plan and guarantees for drainage improvements shall be provided at the time of platting.
- Parking shall be provided in accordance with Section 28.04.140 et. seq. of the City Code.
- Setback are as indicated on the C.U.P. drawing.
- Signs as permitted by Chapter 24.04 of the City Code with the following stipulations:
 - Flashing signs (except for signs showing only time, temperature and other public service messages), rotating or moving signs, signs with moving lights or signs which create illusions of movement are not permitted.
 - Portable and off-site signs are not permitted.
 - Window display signs are limited to 25% of the window area.
 - Each parcel is limited to one pole or ground sign per street frontage, limited to a maximum of 17 feet in height.
- Red brick shall be used in a prominent manner in the exterior design for all parcels, e.g. on building elevations, as the base for ground signs, and/or on the face of any retaining walls. All roofs visible from the street shall be of hipped construction.
- Development of all parcels shall comply with the landscape and screening provisions of the City Code.
- Parking lot light poles and fixtures and type of light source shall be of the same or similar design and size for all parcels.
- Utilities shall be installed underground on all parcels.
- Access controls shall be as shown on the C.U.P. drawing.
- Fire lanes shall be in accordance with the Fire Code of the City of Wichita. No parking shall be allowed in said fire lanes, although they may be used for passenger loading and unloading. The Fire Chief or his designated representative shall review and approve the location and design of all fire lanes.
- No parcel within this C.U.P. shall allow the use of adult entertainment establishments, private clubs, taverns, drinking establishments, carwashes, service stations, auto maintenance or repair or parts sales, vehicles sales or rental, or pawn shops.
- The transfer of title of any portion of land included in the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns and their lessees unless amended.

PARCEL DESCRIPTIONS

PARCEL #1

- | | |
|---------------------------------|--------------------------------|
| A. Net land area: | 41,101 sq ft ± or 0.94 acres ± |
| B. Maximum gross floor area: | 12,000 sq. ft. |
| C. Floor area ratio: | --- |
| D. Maximum number of buildings: | 1 |
| E. Maximum building height: | 35 ft |

PARCEL #2

- | | |
|---------------------------------|--------------------------------|
| A. Net land area: | 38,400 sq ft ± or 0.88 acres ± |
| B. Maximum gross floor area: | 10,000 sq. ft. |
| C. Floor area ratio: | --- |
| D. Maximum number of buildings: | 4 |
| E. Maximum building height: | 35 ft |

PARCEL #3

- | | |
|---------------------------------|--------------------------------|
| A. Net land area: | 51,880 sq ft ± or 1.19 acres ± |
| B. Maximum gross floor area: | 12,000 sq. ft. |
| C. Floor area ratio: | --- |
| D. Maximum number of buildings: | 1 |
| E. Maximum building height: | 35 ft |

