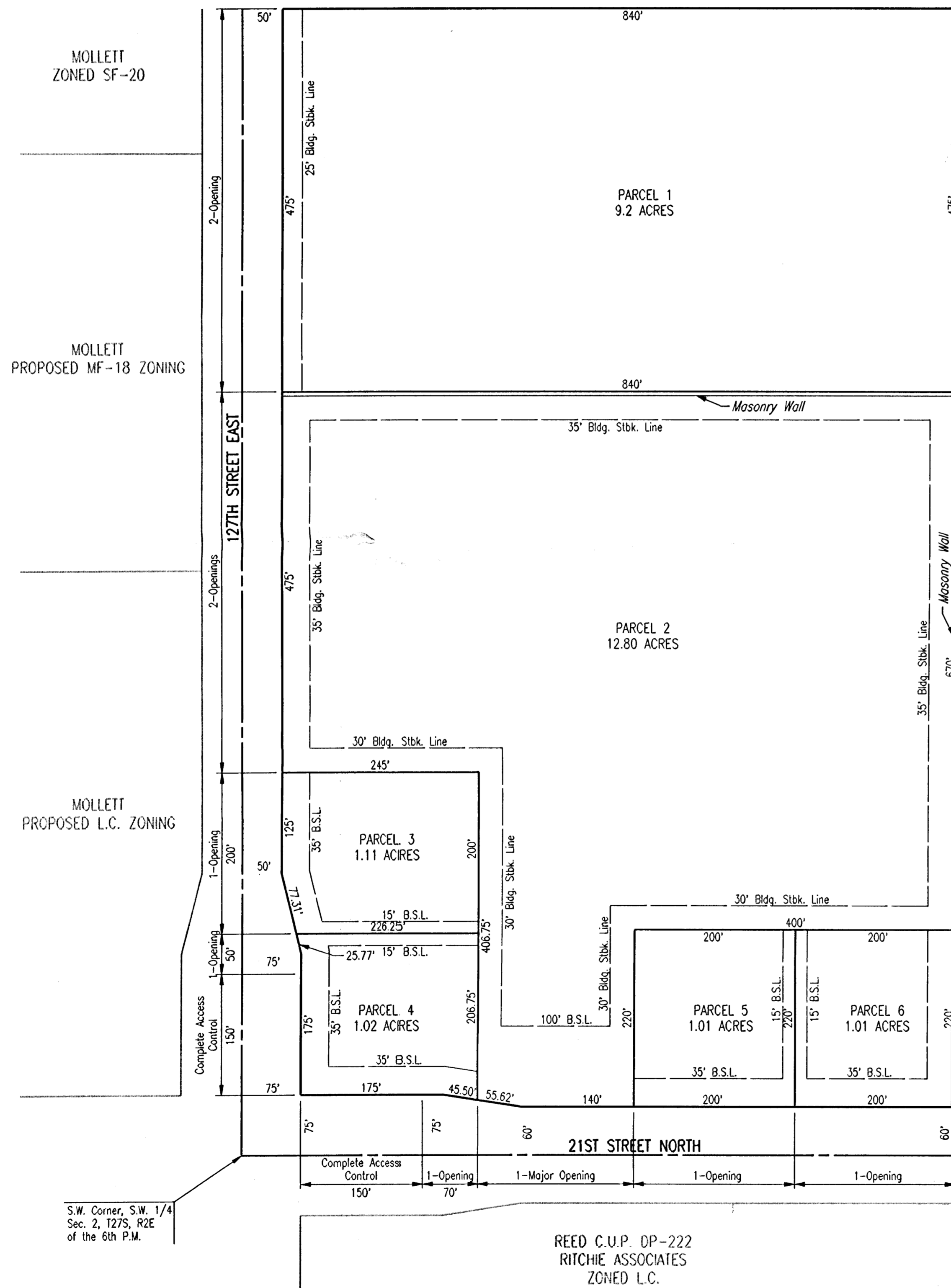


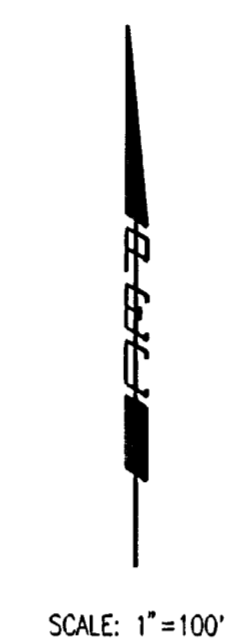
COMMUNITY UNIT PLAN DP- TWENTYFIRST COMMERCIAL

TWENTY FIRST GROWTH, L.L.C.
ZONED SF-20



S.W. Corner, S.W. 1/4
Sec. 2, T27S, R2E
of the 6th P.M.

REED C.U.P. DP-222
RITCHE ASSOCIATES
ZONED L.C.



GENERAL PROVISIONS

- THIS DEVELOPMENT CONTAINS 26.16± NET ACRES.
- THE PROPOSED DEVELOPMENT CONTAINS 1 PARCEL WITH MULTI-FAMILY USES AND 5 PARCELS WITH COMMERCIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- A DRAINAGE PLAN AND GUARANTEES FOR THE DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
- FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
- PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS OF THE UNIFIED ZONING CODE.
- THE TRANSFER OF THE TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
- ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL AREAS. THERE SHALL BE NO REAR BUILDING LIGHTS WITHIN 50 FEET OF THE NORTH AND EAST PROPERTY LINE OF PARCEL 2 AND THE EAST PROPERTY LINE OF PARCEL 6. IN ADDITION, ALL POLE LIGHTS IN THESE AREAS SHALL HAVE A MAXIMUM HEIGHT OF 12 FEET.
- FIRE LANES SHALL BE IN ACCORDANCE WITH THE SEDGWICK COUNTY FIRE CODE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. DURING THE BUILDING PERMIT REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
- MASONRY WALL - A SOLID OR SEMI-SOLID WALL CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) AT LEAST SIX FEET BUT NOT MORE THAN 8 FEET HIGH SHALL BE CONSTRUCTED ALONG THE NORTH AND EAST PROPERTY LINE OF PARCEL 2 AND THE EAST PROPERTY LINE OF PARCEL NO. 6 (SEE PLANS). CONSTRUCTION OF WALL WILL REQUIRE A BUILDING PERMIT. NO WALL SHALL BE CONSTRUCTED IN A UTILITY EASEMENT. CONSTRUCTION OF WALL SHALL TAKE PLACE FOR PARCELS 2 AND 6 WHEN BUILDING PERMITS ARE ISSUED FOR EACH PARCEL. OPENINGS IN THE WALL TO PERMIT PEDESTRIAN ACCESS FROM THE NORTH OR EAST SHALL BE PERMITTED IF APPROVED BY THE DIRECTOR OF PLANNING.
- THE APPLICANT SHALL GUARANTEE AT THE TIME OF PLATTING A LEFT TURN LANE IN 127TH STREET EAST ADJACENT TO PARCELS 2, 3, AND 4, A LEFT TURN LANE ON 21ST STREET NORTH TO THE MAJOR OPENING AND A CONTINUOUS RIGHT TURN DECEL LANE ON 21ST STREET NORTH.
- ALL ROOF-TOP EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW FROM ADJACENT RESIDENTIAL AREAS.
- ARCHITECTURAL CONTROL - ALL BUILDING EXTERIORS SHALL SHARE A CONSISTENT DESIGN, COLOR AND TEXTURE. EXTERIOR UTILITY BOXES, MECHANICAL EQUIPMENT, AND ETC., SHALL BE SCREENED AND/OR PAINTED ACCORDING TO THE ACCEPTABLE COLOR RANGE. ALL LIGHTING WITHIN EACH PARCEL SHALL SHARE CONSISTENT DESIGN (I.E., FIXTURES, POLES, LAMPS, ETC.) VARIATIONS MUST BE APPROVED BY THE DIRECTOR OF PLANNING.
- SIGNS - NO SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED. ONE FREE STANDING MONUMENT TYPE SIGN IS PERMITTED ON 21ST STREET NORTH FOR EACH PARCEL 2, 4, 5, AND 6. ONE FREE STANDING MONUMENT TYPE SIGN IS PERMITTED ON 127TH STREET EAST FOR PARCELS 3, 4 AND TWO MONUMENT TYPE SIGNS SHALL BE PERMITTED ON PARCEL 2. MAXIMUM HEIGHT FOR ANY SIGN IS 20 FEET. MINIMUM SPACING BETWEEN SIGNS SHALL BE 150 FEET.

TOTAL SIGN AREA FOR EACH SIGN SHALL BE 48 S.F. EXCEPT FOR PARCEL 2 WHICH SHALL HAVE 1 SIGN ON 21ST STREET NORTH AND 1 SIGN ON 127TH STREET EAST WITH 150 S.F. EACH.
- IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA.
- LANDSCAPE BUFFERS AND SCREENING - ALL LANDSCAPING AND SCREENING SHALL BE IN ACCORDANCE WITH THE CITY LANDSCAPE ORDINANCE.

A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO THE PLANT MATERIALS.

A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM(S) APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.
- ACCESS CONTROL
A. ACCESS TO 21ST STREET NORTH SHALL BE LIMITED TO 4 OPENINGS. ONE OPENING EACH TO PARCELS 4, 5, AND 6 AND ONE MAJOR OPENING TO PARCEL 2. THAT PORTION OF THE MAJOR OPENING ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME ANY MAJOR BUILDING PERMIT IS REQUESTED ON PARCEL 2. THERE SHALL BE COMPLETE ACCESS CONTROL ON THE WEST 150 FEET OF PARCEL 4.
B. ACCESS TO 127TH STREET EAST SHALL BE LIMITED TO 6 OPENINGS. TWO OPENINGS EACH TO PARCELS 1 AND 2 (SEE PLAN) AND ONE OPENING EACH TO PARCELS 3 AND 4. THERE SHALL BE COMPLETE ACCESS CONTROL ON THE SOUTH 150 FEET OF PARCEL 4.
- A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE A REQUIREMENT OF THE C.U.P. THE WALK SYSTEM SHALL LINK PROPOSED BUILDING WITH THE ENTRANCES AND SIDEWALKS ALONG 21ST STREET NORTH AND 127TH STREET EAST AND SHALL BE ASSURED BY REQUIRED SUBMISSION AND APPROVAL OF CIRCULATION PLANS BY THE DIRECTOR OF PLANNING PRIOR TO ISSUING BUILDING PERMITS.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL MUNICIPAL WATER AND SEWER SERVICE IS AVAILABLE TO SERVICE THIS SITE.

PARCEL DESCRIPTIONS:

- PARCEL 1**
USES - SINGLE FAMILY, PATIO HOUSES, DUPLEX, 4-PLEX, TOWNHOUSE, APARTMENTS, CHURCH OR ASSISTED LIVING.
GROSS AREA - 9.2 ACRES
MAX. DWELLING UNITS - S.F., P.H., DUPLEX - 37
TOWNHOUSE AND ASSISTED LIVING - 129
APARTMENT - 166
PARKING - PER CODE
SETBACKS - PER CODE
DENSITY - S.F., P.H., DUPLEX - 4 DU/AC
TOWNHOUSE AND ASSISTED LIVING - 14 DU/AC
APARTMENT - 18 DU/AC
- PARCEL 2**
USES - ALL USES PERMITTED IN L.C. ZONING DISTRICT EXCEPT FOR ADULT ENTERTAINMENT, TATOO PARLORS AND NIGHT CLUBS AS DEFINED IN CITY CODE.
GROSS AREA - 12.80 (557,568 S.F.)
MAX. BLDG. COVERAGE - 167,270 S.F.
MAX. GROSS FLOOR AREA - 167,270 S.F.
FLOOR AREA RATIO - 0.300
MAX. BLDG. HEIGHT - 35'
MAX. NUMBER OF BUILDINGS - 6
PARKING - PER CODE
SETBACKS - 35' ADJACENT TO 127TH STREET EAST AND ALONG NORTH AND EAST PROPERTY LINE
100' ADJACENT TO 21ST STREET NORTH
30' ADJACENT TO PARCELS 3, 4, 5, AND 6
- PARCEL 3**
USES - SAME USES AS PARCEL 2.
GROSS AREA - 1.11 (48,352 S.F.)
MAX. BUILDING COVERAGE - 14,505 S.F.
MAX. GROSS FLOOR AREA - 14,505 S.F.
FLOOR AREA RATIO - 0.300
MAX. BUILDING HEIGHT - 35'
MAX. NUMBER OF BUILDINGS - 1
PARKING - PER CODE
SETBACKS - 35' ADJACENT TO 127TH STREET EAST
15' ALONG SOUTH PROPERTY LINE.
- PARCEL 4**
USES - SAME USES AS PARCEL 2.
GROSS AREA - 1.02 (44,431 S.F.)
MAX. BUILDING COVERAGE - 13,329 S.F.
MAX. GROSS FLOOR AREA - 13,329 S.F.
FLOOR AREA RATIO - 0.300
MAX. BUILDING HEIGHT - 35'
MAX. NUMBER OF BUILDINGS - 1
PARKING - PER CODE
SETBACKS - 35' ADJACENT TO 21ST STREET NORTH AND 127TH STREET EAST
15' ALONG NORTH PROPERTY LINE.
- PARCEL 5**
USES - SAME USES AS PARCEL 2.
GROSS AREA - 1.01 AC. (44,500 S.F.)
MAX. BUILDING COVERAGE - 13,200 S.F. (30%)
MAX. GROSS FLOOR AREA - 13,200 S.F.
FLOOR AREA RATIO - 0.300
MAX. BUILDING HEIGHT - 35'
MAX. NUMBER OF BUILDINGS - 1
PARKING - PER CODE
SETBACKS - 35' ADJACENT TO 21ST STREET NORTH AND EAST PROPERTY LINE
15' ALONG THE EAST PROPERTY LINE.
- PARCEL 6**
USES - SAME USES AS PARCEL 2.
GROSS AREA - 1.01 AC. (44,500 S.F.)
MAX. BUILDING COVERAGE - 13,200 S.F. (30%)
MAX. GROSS FLOOR AREA - 13,200 S.F.
FLOOR AREA RATIO - 0.300
MAX. BUILDING HEIGHT - 35'
MAX. NUMBER OF BUILDINGS - 1
PARKING - PER CODE
SETBACKS - 35' ADJACENT TO 21ST STREET NORTH AND EAST PROPERTY LINE
15' ALONG THE WEST PROPERTY LINE.

DRAWING NUMBER: 12-10-1998 11:23:15 am
SCALE: 1"=100.00'
DATE: 12-10-1998
PREPARED BY: RITCHE ASSOCIATES