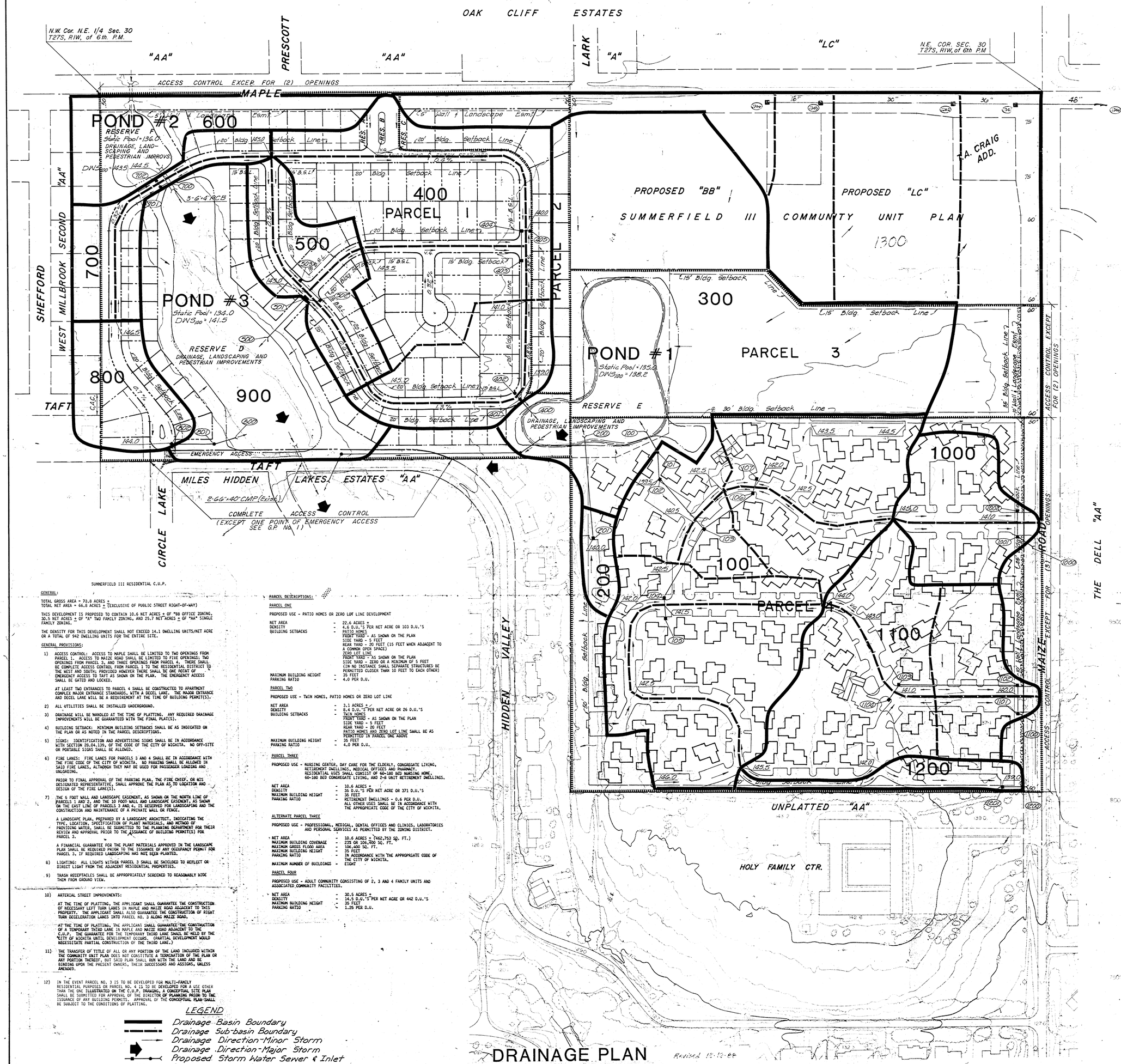

SUMMERFIELD III RESIDENTIAL C.U.P.

GENERAL:

TOTAL GROSS AREA = 73.0 ACRES ±
TOTAL NET AREA = 66.8 ACRES ± (EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY)

THIS DEVELOPMENT IS PROPOSED TO CONTAIN 10.6 NET ACRES ± OF "BB OFFICE ZONING, 30.5 NET ACRES ± OF "A" TWO FAMILY ZONING, AND 25.7 NET ACRES ± OF "AA" SINGLE FAMILY ZONING.

THE DENSITY FOR THIS DEVELOPMENT SHALL NOT EXCEED 14.1 DWELLING UNITS/NET ACRE OR A TOTAL OF 942 DWELLING UNITS FOR THE ENTIRE SITE.

GENERAL PROVISIONS:

1) ACCESS CONTROL: ACCESS TO MAPLE SHALL BE LIMITED TO TWO OPENINGS FROM PARCEL 1. ACCESS TO MAIZE ROAD SHALL BE LIMITED TO FIVE OPENINGS: TWO OPENINGS FROM PARCEL 3, AND THREE OPENINGS FROM PARCEL 4. THERE SHALL BE COMPLETE ACCESS CONTROL FROM PARCEL 1 TO THE RESIDENTIAL DISTRICT TO THE WEST AND SOUTH; PROVIDED HOWEVER THERE SHALL BE ONE POINT OF EMERGENCY ACCESS TO TAFT AS SHOWN ON THE PLAN. THE EMERGENCY ACCESS SHALL BE GATED AND LOCKED.

AT LEAST TWO ENTRANCES TO PARCEL 4 SHALL BE CONSTRUCTED TO APARTMENT COMPLEX MAJOR ENTRANCE STANDARDS, WITH A DECEL LANE. THE MAJOR ENTRANCE AND DECEL LANE WILL BE A REQUIREMENT AT THE TIME OF BUILDING PERMIT(S).

2) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

3) DRAINAGE WILL BE HANDLED AT THE TIME OF PLATTING. ANY REQUIRED DRAINAGE IMPROVEMENTS WILL BE GUARANTEED WITH THE FINAL PLAT(S).

4) BUILDING SETBACK: MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN OR AS NOTED IN THE PARCEL DESCRIPTIONS.

5) SIGNS: IDENTIFICATION AND ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.130, OF THE CODE OF THE CITY OF WICHITA. NO OFF-SITE OR PORTABLE SIGNS SHALL BE ALLOWED.

6) FIRE LANES: FIRE LANES FOR PARCELS 3 AND 4 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.

PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO LOCATION AND DESIGN OF THE FIRE LANE(S).

7) THE 6 FOOT WALL AND LANDSCAPE EASEMENT, AS SHOWN ON THE NORTH LINE OF PARCELS 1 AND 2, AND THE 10 FOOT WALL AND LANDSCAPE EASEMENT, AS SHOWN ON THE EAST LINE OF PARCELS 3 AND 4, IS RESERVED FOR LANDSCAPING AND THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL OR FENCE.

A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, INDICATING THE TYPE, LOCATION, SPECTIFICATION OF PLANT MATERIALS, AND METHOD OF PROVIDING WATER, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCEL 3.

A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT FOR PARCEL 3, IF REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

8) LIGHTING: ALL LIGHTS WITHIN PARCEL 3 SHALL BE SHIELDED TO REFLECT OR DIRECT LIGHT FROM THE ADJACENT RESIDENTIAL PROPERTIES.

9) TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.

10) ARTERIAL STREET IMPROVEMENTS:

AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF NECESSARY LEFT TURN LANES IN MAPLE AND MAIZE ROAD ADJACENT TO THIS PROPERTY. THE APPLICANT SHALL ALSO GUARANTEE THE CONSTRUCTION OF RIGHT TURN DECELERATION LANES INTO PARCEL NO. 3 ALONG MAIZE ROAD.

AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF A TEMPORARY THIRD LANE IN MAPLE AND MAIZE ROAD ADJACENT TO THE C.U.P. THE GUARANTEE FOR THE TEMPORARY THIRD LANE SHALL BE HELD BY THE CITY OF WICHITA UNTIL DEVELOPMENT OCCURS. (PARTIAL DEVELOPMENT WOULD NECESSITATE PARTIAL CONSTRUCTION OF THE THIRD LANE.)

11) THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, UNLESS AMENDED.

12) IN THE EVENT PARCEL NO. 3 IS TO BE DEVELOPED FOR MULTI-FAMILY RESIDENTIAL PURPOSES OR PARCEL NO. 4 IS TO BE DEVELOPED FOR A USE OTHER THAN THE ONE ILLUSTRATED ON THE C.U.P. DRAWING, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL OF THE DIRECTOR OF PLANNING PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. APPROVAL OF THE CONCEPTUAL PLAN SHALL BE SUBJECT TO THE CONDITIONS OF PLATTING.

PARCEL DESCRIPTIONS:

PARCEL ONE

PROPOSED USE - PATIO HOMES OR ZERO LOT LINE DEVELOPMENT

NET AREA	-	22.6 ACRES ±
DENSITY	-	4.6 D.U.'S PER NET ACRE OR 103 D.U.'S
BUILDING SETBACKS	-	PATIO HOMES FRONT YARD - AS SHOWN ON THE PLAN SIDE YARD - 5 FEET REAR YARD - 20 FEET (15 FEET WHEN ADJACENT TO A COMMON OPEN SPACE) ZERO LOT LINE FRONT YARD - AS SHOWN ON THE PLAN SIDE YARD - ZERO OR A MINIMUM OF 5 FEET (IN NO INSTANCE SHALL SEPARATE STRUCTURES BE PERMITTED CLOSER THAN 10 FEET TO EACH OTHER)
MAXIMUM BUILDING HEIGHT	-	35 FEET
PARKING RATIO	-	4.0 PER D.U.

PARCEL TWO

PROPOSED USE - TWIN HOMES, PATIO HOMES OR ZERO LOT LINE

NET AREA	-	3.1 ACRES ±
DENSITY	-	8.4 D.U.'S PER NET ACRE OR 26 D.U.'S
BUILDING SETBACKS	-	TWIN HOMES FRONT YARD - AS SHOWN ON THE PLAN SIDE YARD - 5 FEET REAR YARD - 20 FEET PATIO HOMES AND ZERO LOT LINE SHALL BE AS PERMITTED IN PARCEL ONE ABOVE
MAXIMUM BUILDING HEIGHT	-	35 FEET
PARKING RATIO	-	4.0 PER D.U.

PARCEL THREE

PROPOSED USE - NURSING CENTER, DAY CARE FOR THE ELDERLY, CONGREGATE LIVING, RETIREMENT DWELLINGS, MEDICAL OFFICES AND PHARMACY. RESIDENTIAL USES SHALL CONSIST OF 60-180 BED NURSING HOME, 60-180 BED CONGREGATE LIVING, AND 2-8 UNIT RETIREMENT DWELLINGS.

NET AREA	-	10.6 ACRES ±
DENSITY	-	35 D.U.'S PER NET ACRE OR 371 D.U.'S
MAXIMUM BUILDING HEIGHT	-	35 FEET
PARKING RATIO	-	RETIREMENT DWELLINGS - 0.6 PER D.U. ALL OTHER USES SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA.

ALTERNATE PARCEL THREE

PROPOSED USE - PROFESSIONAL, MEDICAL, DENTAL OFFICES AND CLINICS, LABORATORIES AND PERSONAL SERVICES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA	-	10.6 ACRES ± (462,753 SQ. FT.)
MAXIMUM BUILDING COVERAGE	-	23% OR 106,600 SQ. FT.
MAXIMUM GROSS FLOOD AREA	-	106,600 SQ. FT.
MAXIMUM BUILDING HEIGHT	-	35 FEET
PARKING RATIO	-	IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA.
MAXIMUM NUMBER OF BUILDINGS	-	EIGHT

PARCEL FOUR

PROPOSED USE - ADULT COMMUNITY CONSISTING OF 2, 3 AND 4 FAMILY UNITS AND ASSOCIATED COMMUNITY FACILITIES.

NET AREA	-	30.5 ACRES ±
DENSITY	-	14.5 D.U.'S PER NET ACRE OR 442 D.U.'S
MAXIMUM BUILDING HEIGHT	-	35 FEET
PARKING RATIO	-	1.25 PER D.U.

LEGEND

- Drainage Basin Boundary
- Drainage Sub-basin Boundary
- Drainage Direction-Minor Storm
- Drainage Direction-Major Storm
- Proposed Storm Water Sewer & Inlet
- V.G. Proposed Valley Gutter
- (700) Node Identification Point
- 143.7 Proposed Top Curb

CHARLES S. BROWN LICENSED 7581 KANSAS PROFESSIONAL ENGINEER

DRAINAGE PLAN Revised 12-13-84

SUMMERFIELD III

RESIDENTIAL COMMUNITY UNIT PLAN DP-185

PREPARED BY • PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

NORTH
1" = 100'