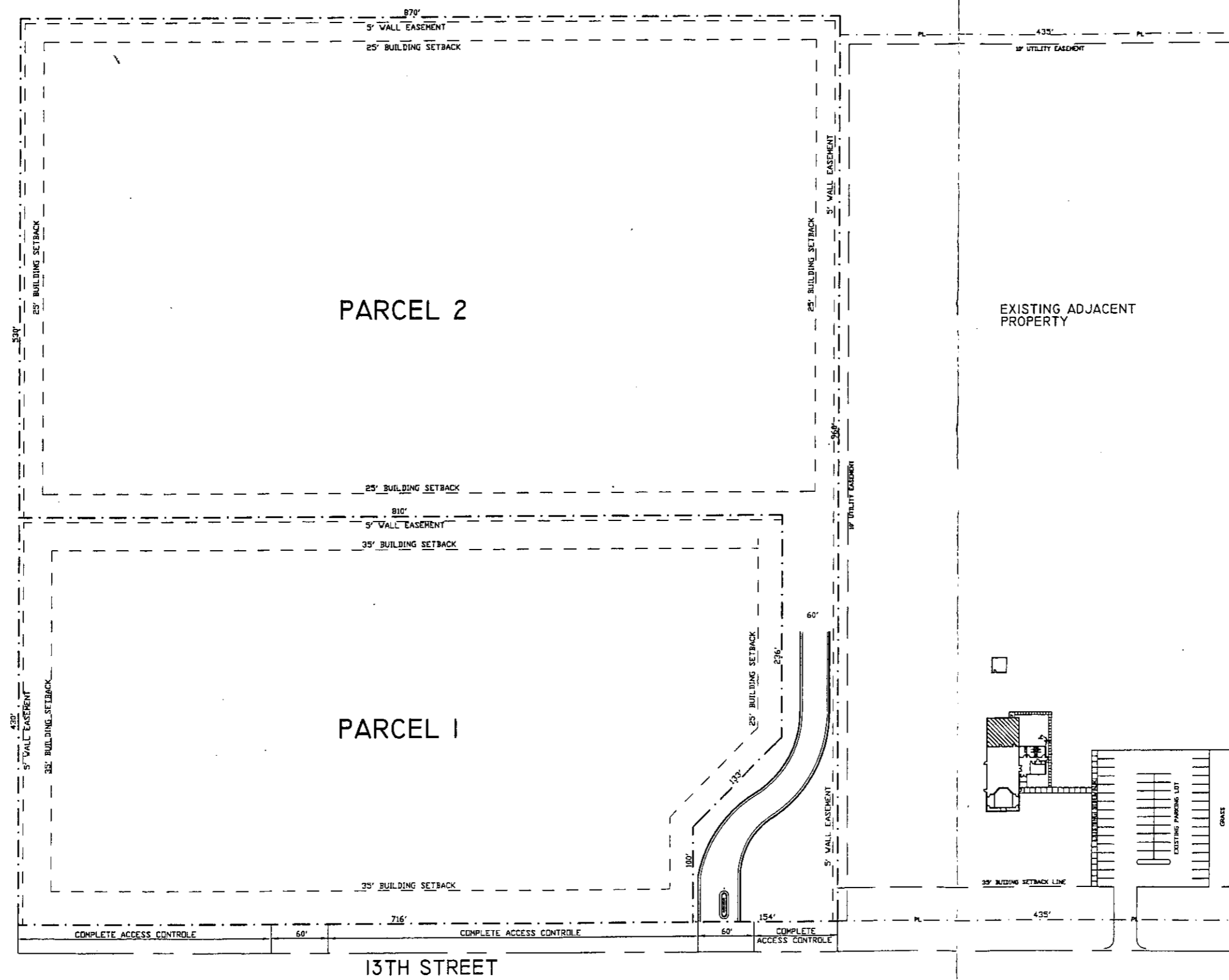


# COMMUNITY UNIT PLAN

1" = 120'-0"



## GENERAL PROVISIONS

1. THIS DEVELOPMENT CONTAINS 20 ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS TWO (2) PARCELS FOR SPECIFIC USES SEE PARCEL DESCRIPTIONS.
  - A. PRIOR TO DEVELOPMENT OF EACH PARCEL LAYOUT SHALL BE SUBMITTED TO THE METROPOLITAN AREA PLANNING COMMISSION FOR APPROVAL.
3. SETBACKS ARE AS INDICATED ON PLAN VIEW OR SPECIFIED IN PARCEL DESCRIPTIONS BELOW. IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THOSE PARCELS WILL NOT BE REQUIRED.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. A DRAINAGE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE CITY ENGINEER AND NECESSARY GUARANTEES FOR REQUIRED IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
6. SIGNS ARE PERMITTED IN ACCORDANCE WITH THE SIGN CODE OF THE CITY OF WICHITA ADDITIONALLY THE FOLLOWING CONDITIONS APPLY:
  - A. NO FLASHING OF MOVING SIGNS SHALL BE PERMITTED.
  - B. NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
  - C. A TOTAL OF FOUR MONUMENT-TYPE SIGNS SHALL BE PERMITTED. EACH SIGN SHALL NOT EXCEED 150 SQUARE FEET PER SIGN FACE. THE MAXIMUM HEIGHT OF SIGNS SHALL BE 20 FEET. EACH FREESTANDING SIGN SHALL BE SPACED A MINIMUM OF 150 FEET APART REGARDLESS OF PARCELS LINES OR PARCELS OWNERSHIP.
  - D. NO BUILDING SIGNS SHALL BE PERMITTED ON THE REAR FACADES OF BUILDINGS ON PARCEL 1.
7. PARKING SHALL BE IN ACCORDANCE WITH THE ZONING CODE OF THE CITY OF WICHITA.
8. THE TRANSFER OF TITLE ON ALL OF ANY PORTION OF THE LAND INCLUDED IN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OF ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
9. ALL LIGHTS SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD OR DIRECT LIGHT AWAY FROM RESIDENTIAL AREAS.
  - A. LIGHT POLES SHALL BE LIMITED IN HEIGHT TO 24 FEET, EXCEPT WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY WHERE LIGHT POLES SHALL NOT EXCEED 14 FEET IN HEIGHT.
  - B. EXTENSIVE USE OF BACKLIT CANOPIES AND NEON OR FLUORESCENT TUBE LIGHTING ON BUILDING IS NOT PERMITTED.
10. FIRE LANES
  - A. 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 PRIOR TO FINAL APPROVAL OF PARKING PLAN.
  - B. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE APPROVED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
11. ACCESS CONTROL
  - A. ACCESS TO 13TH SHALL BE LIMITED TO TWO (2) OPENINGS AS LOCATED ON PLAN.
12. WALLS:
  - A. A SIX (6) FOOT HIGH WALL SHALL BE CONSTRUCTED ALONG THE TOTAL PERIMETER OF PARCEL 2.
  - B. THE ABOVE MENTIONED SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL CONCRETE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE).
  - C. NO UTILITIES SHALL BE PLACED WITHIN THE WALL EASEMENTS.
13. A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - A. DEVELOPMENT OF ALL PARCELS SHALL COMPLY WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA. A LANDSCAPE PLAN SHALL BE PREPARED BY A KS. LICENSED LANDSCAPE ARCHITECT.
  - B. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED ON THE LANDSCAPE PLAN FOR THE PORTION OF THE C.U.P. BEING DEVELOPED SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
14. FAILURE TO PROPERLY MAINTAIN THE MASONRY WALLS OR LANDSCAPING MENTIONED ABOVE SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
15. LOADING AREAS, TRASH RECEPTACLES, OUTDOOR STORAGE, AND DOCKS IN THE C.U.P. SHALL BE SCREENED FROM GROUND LEVEL VIEW. SCREEN OF ALL TRASH DUMPSTERS, OUTDOOR STORAGE, AND MECHANICAL EQUIPMENT WILL BE CONSTRUCTED OF MATERIAL TO MATCH THE WALLS OR BUILDINGS THEY SUPPORT.
16. 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 PLAN OF THE AREA.
 

NOTE: ALL DRIVES AND PARKING AREA SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
17. ALL BUILDINGS SHALL HAVE THE SAME PREDOMINATE EXTERIOR BUILDING MATERIALS WITH CONSISTENT ARCHITECTURAL CHARACTER, COLOR AND TEXTURE, AND CONSISTENT LIGHTING DESIGN (FIXTURES, POLES, LAMPS, ETC.) AS APPROVED BY THE DIRECTOR OF PLANNING.
18. AN OVERALL SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. GROSS LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P. AND ADJACENT PROPERTY.
19. NO PARCEL WITHIN THE C.U.P. SHALL ALLOW THE USE OF CAR WASHES, ADULT ENTERTAINMENT ESTABLISHMENT, GROUP HOUSES, CORRECTIONAL PLACEMENT RESIDENCES, PRIVATE CLUBS, TAVERNS, AND DRINKING ESTABLISHMENTS, RESTAURANTS THAT SERVE LIQUOR CAN BE DEVELOPED AS LONG AS FOOD IS THE PRIMARY SERVICE OF THE ESTABLISHMENT. IN THE ADDITION, NO RESTAURANT WITH DRIVE IN OR DRIVE THROUGH SERVICE, CONVENIENCE STORES, SERVICE STATIONS, OR AUTO SUPPLY WITH OVERHEAD DOORS SHALL BE PERMITTED WITHIN 200 FEET OF THE WEST, EAST AND NORTH PROPERTY LINES OF PARCEL 1.
20. PRIOR TO ISSUING BUILDING PERMITS, A PLAN FOR A PEDESTRIAN WALK SYSTEM SHALL BE SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING. THIS WALK SYSTEM SHALL LINK SIDEWALKS ALONG 13TH STREET NORTH WITH THE PROPOSED BUILDINGS WITHIN THE SUBJECT PROPERTY AND WITH PEDESTRIAN CONNECTIVITY BEING PROVIDED FOR RESIDENTIAL DEVELOPMENT TO THE WEST AS DETERMINED BY THE DIRECTOR OF PLANNING.

## GENERAL PROVISIONS

**PARCEL 1**

PROPOSED USE:  
ALL USES ALLOWED IN "L" ZONING EXCEPT FOR THOSE LISTED IN GENERAL PROVISIONS NO. 19

GROSS AREA - 8 ACRES (348,480 SF.)  
MAXIMUM BUILDING COVERAGE - 104,544 S.F. (30% MAX.)  
FLOOR AREA RATIO - 0.350  
MAXIMUM BUILDING HEIGHT - 35'  
PARKING - AS PER CITY CODE  
SETBACKS - AS SHOWN ON PLAN  
NO SINGLE USE HALL BE MORE THAN 8,000 SF.

**PARCEL 2**

PROPOSED USE: MULTI-FAMILY

GROSS AREA - 12 ACRES (522,720 SF.)  
MAXIMUM BUILDING COVERAGE - 209,088 S.F. (40% MAX.)  
FLOOR AREA RATIO - 1 UNIT/ 5,000 S.F.  
MAXIMUM BUILDING HEIGHT - 35'  
PARKING - AS PER CITY CODE