

H.C.A. PROPERTY WEST COMMERCIAL

1. THIS DEVELOPMENT IS PROPOSED TO CONTAIN 9.53 GROSS ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS FOUR (4) PARCELS PERMITTING LIGHT COMMERCIAL USES. FOR SPECIFIC USES, SEE PARCEL DESCRIPTIONS.
3. SETBACKS ARE AS INDICATED OR IN GENERAL AS FOLLOWS:

- 35' SETBACK FOR PARCELS 1, 2 AND 3 ALONG 13TH STREET NORTH
- 35' SETBACK ALONG THE EAST PROPERTY LINE OF PARCELS 3 AND 4
- 35' SETBACK ALONG THE NORTH PROPERTY LINE OF PARCEL NO. 4
- 30' SETBACK ALONG THE WEST PROPERTY LINES OF 1 AND 4 AND SEPERATING 1, 2 AND 3 FROM PARCEL NO. 4
- 10' SETBACK ALONG THE EAST PROPERTY LINES OF PARCELS 1 AND 2 AND ALONG THE WEST PROPERTY LINES OF PARCELS 2 AND 3
- 25' SETBACK FROM THE 60' PHILLIPS PIPELINE ESM'T.

NOTE: IN THE EVENT THAT CONTIGUOUS PARCELS ARE DEVELOPED UNDER THE SAME OWNERSHIP, SETBACKS BETWEEN THESE PARCELS WILL NOT BE REQUIRED.

4. ACCESS CONTROL: ACCESS TO 13TH STREET NORTH SHALL BE LIMITED TO ONE OPENING EACH TO PARCELS 1, 2 AND 3 AND TWO MAJOR OPENINGS TO PARCEL NO. 4. THOSE PORTIONS OF THE MAJOR ENTRANCES ON PUBLIC R.O.W. SHALL BE GUARANTEED AT THE TIME OF PLATTING. THOSE PORTIONS OF THE MAJOR ENTRANCES ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME ANY MAJOR BUILDING PERMIT(S) ARE REQUESTED FOR PARCEL NO. 4.
5. A 10' ACCEL/DECEL LANE ALONG 13TH STREET NORTH SHALL BE GUARANTEED AT THE TIME OF PLATTING.
6. A. AN OWNERS ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, RESERVES, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC. SHALL BE FILED WITH THE PLAT OF THE AREA.

B. ALL DRIVES AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION(S).
7. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
8. SIGNS AS PERMITTED BY ZONING DISTRICT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA, EXCEPT THAT NO PORTABLE OR OFF-SITE SIGNS SHALL BE PERMITTED.
9. ALL DRAINAGE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL BE PREPARED IN CONFORMANCE WITH THE GENERAL DRAINAGE CONCEPT PLAN FOR REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.

11. PARKING SHALL BE IN ACCORDANCE WITH SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA, UNLESS SPECIFIED IN PARCEL DESCRIPTIONS.
12. A. A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE OR SIMILAR MATERIAL (NOT INCLUDING WOOD OR WOVEN WIRE) ADJACENT TO OR ACROSS THE STREET FROM A RESIDENTIAL DISTRICT IF THE STORAGE AREA, SERVICE AREA, OR REAR OF THE BUILDING FACES THE RESIDENTIAL DISTRICT.

B. NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT AND A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY WALL.
13. A. A TEN (10 FOOT) LANDSCAPE BUFFER CONSISTING OF A COMBINATION OF GRASS, LOW SHRUBS AND TREES SHALL BE REQUIRED ALONG THE SOUTH PROPERTY LINE WHERE THE WALL IS NOT CONSTRUCTED AS PER 12A ABOVE. THE LANDSCAPE BUFFER SHALL NOT BE LESS THAN TEN FEET IN WIDTH AND SHALL BE OF SUCH TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANING BUFFER 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.

B. A LANDSCAPE PLAN, SHALL BE PREPARED BY A LANDSCAPE ARCHITECT FOR THE LANDSCAPE BUFFERS INDICATING THE LOCATION TYPE AND SPECIFICATIONS OF PLANT MATERIAL AND METHOD OF PROVIDING WATER. THIS PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) ON PARCELS INVOLVED. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.
14. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
15. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW.
16. A FIRE LANE, HARD SURFACED, CONSTRUCTED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, TWENTY (20) FEET MINIMUM IN WIDTH SHALL BE PROVIDED TO WITHIN ONE HUNDRED FIFTY (150) FEET OF ALL MAIN BUILDINGS HEREAFTER CONSTRUCTED. SAID FIRE LANE WHEN CONSTRUCTED OF ASPHALT MATERIALS SHALL BE A MINIMUM OF 3 1/2-INCH ASPHALT BASE WITH 1 1/2-INCH ASPHALT SURFACE CAP. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.
17. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE 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 FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.

18. ALL PAVING OVER EXISTING PHILLIPS PIPELINE EASEMENT SHALL BE WITH THE APPROVAL OF THE AFFECTED PIPELINE COMPANY. ANY CHANGE IN ELEVATION OR RELOCATION OF THE PIPELINE SHALL BE WITHOUT COST TO THE CITY OF WICHITA.

19. PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES: FINANCIAL INSTITUTIONS, CONVENIENCE STORES, OFFICES, PHARMACIES, MEDICAL AND DENTAL OFFICES OR CLINICS, RESTAURANTS, RETAIL SHOPS AND TIRE, BATTERY AND ACCESSORY STORES.

GROSS AREA - 0.62 ACRES (27,00 SQ. FT.)

MAXIMUM BUILDING COVERAGE - 8,100 SQ. FT. (30% MAXIMUM)

MAXIMUM GROSS FLOOR AREA - 10,000 SQ. FT.

FLOOR AREA RATIO - 0.370

MAXIMUM BUILDING HEIGHT - 35'

MAXIMUM NUMBER OF BUILDINGS - 1

PARKING - AS PER SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA

SETBACKS - SEE GENERAL PROVISION NUMBER 3

PARCEL NUMBER 2:

PROPOSED USES: FINANCIAL INSTITUTIONS, CONVENIENCE STORES, OFFICES, PHARMACIES, MEDICAL AND DENTAL OFFICES OR CLINICS, RESTAURANTS, RETAIL SHOPS AND TIRE, BATTERY AND ACCESSORY STORES.

GROSS AREA - 0.67 ACRES (29,250 SQ. FT.)

MAXIMUM BUILDING COVERAGE - 8,775 SQ. FT. (30% MAXIMUM)

MAXIMUM GROSS FLOOR AREA - 10,00 SQ. FT

FLOOR AREA RATIO - 0.342

MAXIMUM BUILDING HEIGHT - 35'

MAXIMUM NUMBER OF BUILDINGS - 1

PARKING - AS PER SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA

SETBACKS - SEE GENERAL PROVISION NUMBER 3

PARCEL NUMBER 3:

PROPOSED USES: FINANCIAL INSTITUTIONS, CONVENIENCE STORES, OFFICES, PHARMACIES, MEDICAL AND DENTAL OFFICES OR CLINICS, RESTAURANTS, RETAIL SHOPS AND TIRE, BATTERY AND ACCESSORY STORES.

**GROSS AREA - 0.62 ACRES - (27,000 SQW. FT/.)
MAXIMUM BUILDING COVERAGE - 8,100 SQW. FT. (30% MAXIMUM)
MAXIMUM BUILDING COVERAGE - 10,000 SQ. FT.
FLOOR AREA RATIO - 0.370
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 1
PARKING - AS PER SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA
SETBACKS - SEE GENERAL PROVISION NUMBER 3**

PARCEL NUMBER 4:

PROPOSED USES: NEIGHBORHOOD SHOPPING CENTER WITH USES TO INCLUDE: THEATERS, FURNITURE STORES, RESTAURANTS, RETAIL SHOPS, OFFICES, MEDICAL AND DENTAL CLINICS, CLOTHING STORES, PHARMACIES, DRY CLEANING, LAUNDRY, BARBER SHOS, BEAUTY SHOPS, TAILORS, STUDIOS, SHOE STORES, HARDWARE AND APPLICANCE STORES AND FITNESS CENTERS.

**GROSS AREA - 7.62 ACRES (331,877 SQ. FT.)
MAXIMUM BUILDING COVERAGE - 99,563.1 SQ. FT. (30% MAXIMUM)
MAXIMUM GROSS FLOOR AREA - 120,000 SQ. FT.
FLOOR AREA RATIO - 0.362
MAXIMUM BUILDING HEIGHT - 35'
MAXIMUM NUMBER OF BUILDINGS - 5
PARKING - AS PER SECTION 28.04.140 ET SEQ OF THE CODE OF THE CITY OF WICHITA
SETBACKS - SEE GENERAL PROVISION NUMBER 3**