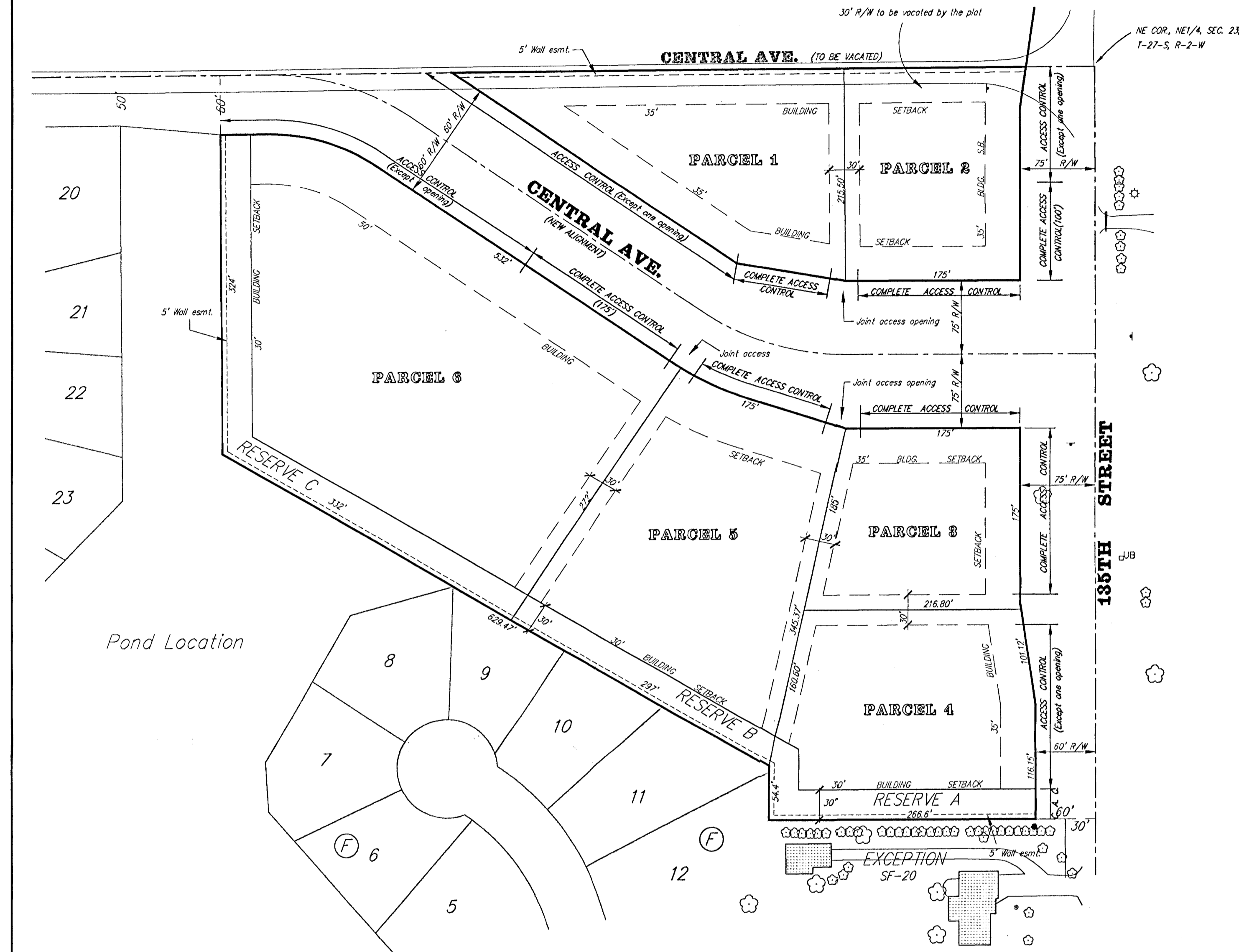


HIGHLAND SPRINGS COMMUNITY UNIT PLAN DP - 233



GENERAL PROVISIONS:

- Total Land Area: 387,371 sq.ft. or 8.89 acres
A. Net Land Area (Not Including Reserves): 349,944 sq.ft. or 8.03 acres
- Total Gross Floor Area: 122,480 sq.ft.
Total Floor Area Ratio: 35 Percent
- Parking shall be provided in accordance with Section 28.04.140 et seq. of the Code of the City of Wichita, unless otherwise specified in the parcel description.
- Setbacks are as indicated on the C.U.P. drawing, or as specified in the parcel descriptions. If contiguous parcels are to be developed under the same ownership, setbacks between those parcels will not be required.
- A Drainage Plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting improvements.
- At the time of platting the applicant shall guarantee the construction of Central to three lanes between 135th Street West and where the realigned street meets the present location of Central and the construction of a three lane roadway between the south line of Parcel 4 and the north line Parcel 2 along 135th Street West.
- Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - As the frontage develops along the arterial roadways, monument type signs shall be spaced a minimum of 150' apart, irrespective of how land is leased or sold.
 - 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.
 - No signs shall be allowed on the rear of any buildings.
 - Signs shall be limited to one monument type sign per frontage for Parcel 2, 3, and 4, no taller than 8 feet in height, and be limited to 48 square feet in area. Parcels 1, 5, and 6 shall each be limited to a monument type sign no taller than 12 feet in height and a maximum of 60 square feet of signage. No signage shall be permitted in Reserve A, B, and C.
- Access Controls shall be as shown on the final plat.
- A temporary easement for Central Avenue will be provided until the improvements to the new alignment of Central are completed.
- All exterior lighting shall be shielded to direct light disbursement in a downward direction.
- All parcels shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.).
 - Limited height of light poles to 14 feet within 100 feet of abutting residential-zoned property, and 20 feet on the remainder of the tract.
 - Extensive use of backlit canopies and neon or fluorescent tube lighting on buildings is not permitted.
- Utilities shall be installed underground on all parcels.
- Landscaping for this site shall be required as follows:
 - Requirements for streetyard landscaping and buffer strip trees will be calculated at 1.5 times the minimum ordinance requirements. Requirements for parking lot landscape shall comply with the landscape ordinance.
 - A landscape plan shall be prepared by a Kansas Landscape Architect for the above referenced landscaping, indicating the type, location, and specifications of all plant material. This plan shall be submitted to the Planning Department for their review and approval prior to issuance of a building permit.
 - A financial guarantee for the plant material approved on the landscape plan for that portion of the C.U.P. being developed shall be required prior to issuance of an occupancy permit, if the required landscape has not been planted.
- Screening Walls:
 - A six (6) foot high concrete wall shall be constructed along property lines of the C.U.P. where adjacent to residential zoning (See Drawing).
 - This solid concrete wall shall be constructed of a pattern and color that is consistent with the building walls.
- Rooftop mechanical equipment shall be screened from ground level view per Unified Zoning Code.
- Trash receptacles shall be appropriately screened to reasonably hide them from ground view.
- All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material. Building walls and roofs must have predominantly earth-tone colors, with vivid colors limited to incidental accent, and must employ materials similar to surrounding residential areas. The buildings in Parcel 3 shall appear residential in character.
- 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. Fire hydrant installation and paved access to all fire lanes shall be provided for each phase of construction prior to the issuance of building permits.
- Parcels 1, 2, 5, and 6 shall be zoned Limited Commercial. No parcel within this C.U.P. shall allow the use of adult entertainment establishments, group homes, group residential, halfway houses, correctional placement residences, private clubs, taverns, and drinking establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment.
- The Transfer of title of all or any portion of land included within the Community Unit Plan (or any amendments thereto) 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.
- No single use shall occupy more than 8,000 square feet of floor area, with the exception of a grocery store, drug store, or furniture store.
- Amendments, adjustments or interpretations to this C.U.P. shall be done in accordance with Article V, Section E, 13-15 of the Unified Zoning Code.
- The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- Any major changes in this development plan shall proceed in be submitted to the Planning Commission and to the Governing Body for their consideration.

PARCEL 1

- A. Net Area: 50,061 sq.ft. or 1.15 acres
- B. Maximum Building Coverage: 15,018 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 17,521 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- G. Setbacks: See Drawing for Setbacks
- H. Access Points: See Drawing
- I. Zoning: "LC" Limited Commercial

PARCEL 2

- A. Net Area: 38,066 sq.ft. or .87 acres
- B. Maximum Building Coverage: 11,420 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 13,323 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- G. Setbacks: See Drawing for Setbacks
- H. Access Points: See Drawing
- I. Zoning: "GO" General Office

PARCEL 3

- A. Net Area: 35,225 sq.ft. or .81 acres
- B. Maximum Building Coverage: 10,568 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 12,329 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: One (1)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- G. Setbacks: See Drawing for Setbacks
- H. Access Points: See Drawing
- I. Zoning: "GO" General Office

PARCEL 4

- A. Net Area: 52,798 sq.ft. or 1.24 acres
- B. Maximum Density: Per U.Z.C.
- C. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- D. Setbacks: See Drawing
- E. Access Points: See Drawing
- F. Zoning: "SF-6" Single-Family

PARCEL 5

- A. Net Area: 74,027 sq.ft. or 1.69 acres
- B. Maximum Building Coverage: 22,208 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 25,909 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: 2 (Two)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- G. Setbacks: See Drawing for Setbacks
- H. Access Points: See Drawing
- I. Zoning: "LC" Limited Commercial

PARCEL 6

- A. Net Area: 117,867 sq.ft. or 2.71 acres
- B. Maximum Building Coverage: 35,360 sq.ft. or 30 percent
- C. Maximum Gross Floor Area: 41,253 sq.ft.
- D. Floor Area Ratio: 35 percent
- E. Maximum Number of Buildings: 2 (Two)
- F. Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- G. Setbacks: See Drawing for Setbacks
- H. Access Points: See Drawing
- I. Zoning: "LC" Limited Commercial

RESERVES A, B, & C

Uses: Landscaping, irrigation, walls, and utilities confined by easement.

- Reserve A: 8,718 sq.ft. or 0.20 acres
- Reserve B: 9,384 sq.ft. or 0.22 acres
- Reserve C: 19,189 sq.ft. or 0.44 acres

LEGAL DESCRIPTION:

Beginning at the NE corner of the Ne 1/4 of Sec. 23, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas; thence S00°06'48"E along the east line of said NE 1/4, 758 feet; thence S89°53'12"W, 326.70 feet; thence N00°06'48"W, 54.41 feet; thence N60°06'48"W, 629.47 feet; thence N00°25'02"W, 384.22 feet to a point on the north line of said NE 1/4; thence N89°34'58"E along the north line of said NE 1/4, 873.89 feet to the point of beginning.

BENCHMARK:

Benchmark: 135th St. W. & Central City of Wichita benchmark disc - NE cor. intersection, 32.6' N. & 24.5' E. OF C bath, 39.5' NE of iron at sec. cor. Elev = 159.50 city datum (1346.90 M.S.L.)

SCALE: 1" = 80'

DP-233
HIGHLAND SPRINGS
COMMUNITY UNIT PLAN

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
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