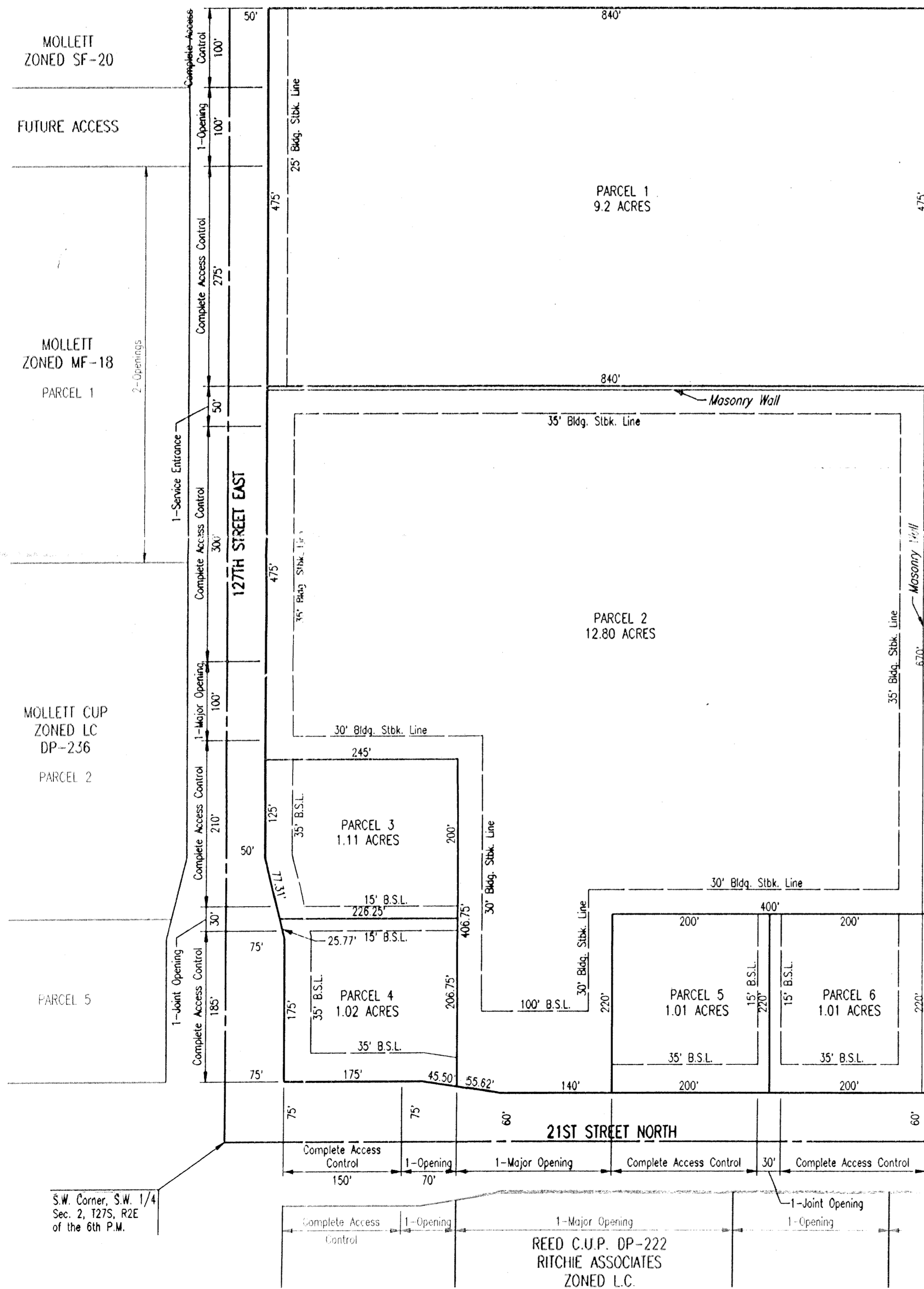


COMMUNITY UNIT PLAN DP-238
 TWENTYFIRST COMMERCIAL
 MARCH 10, 1999

APPROVED CUP

MAPD 1 of 2
 3-3-99

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



SCALE: 1"=100'

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.
- AT THE TIME OF PLATTING THE APPLICANT SHALL GUARANTEE THE CONSTRUCTION OF THE NORTH BOUND LANE ALONG 127TH STREET EAST TO THE NORTHERN ENTRANCE TO HIS PROPERTY.
- 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. BUILDING WALLS AND ROOFS MUST HAVE PREDOMINATELY EARTH-TONE COLORS, WITH VIVID COLORS LIMITED TO INCIDENTAL ACCENT AND MUST EMPLOY MATERIALS SIMILAR TO SURROUNDING RESIDENTIAL AREAS. 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 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.
 MAXIMUM SQUARE FOOTAGE OF SIGN AREA FOR PARCELS 2 THRU 6 SHALL NOT EXCEED 80% OF LOT FRONTAGE. SIGNAGE FOR PARCEL 1 SHALL BE DEFINED BY THE MF-18 ZONING DISTRICT.
- 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
 ACCESS CONTROLS SHALL BE AS FOLLOWS ALONG 127TH STREET EAST. PARCELS 3 AND 4 SHALL BE LIMITED TO ONE SHARED ACCESS. IF THE ACCESS IS WITHIN THE SECTION OF THE WIDENED RIGHT-OF-WAY, THE ACCESS SHALL BE LIMITED TO RIGHT TURNS ONLY THROUGH THE USE OF EITHER A RAISED MEDIAN IN 127TH STREET EAST OR BY CONSTRUCTING A "PORK CHOP" MEDIAN IN THE DRIVEWAY OF A SUITABLE DESIGN TO PROHIBIT LEFT TURNS. PARCEL 2 SHALL BE LIMITED TO ONE MAJOR OPENING LOCATED BETWEEN 25 FEET AND 125 FEET NORTH OF PARCEL 3 AND A SERVICE ENTRANCE LOCATED IN THE NORTH 50 FEET OF PARCEL 2. PARCEL 1 SHALL BE LIMITED TO ONE OPENING TO BE ALIGNED WITH THE ACCESS APPROVED FOR THE MOLLETT SUBDIVISION TO THE WEST.
 ON 21ST STREET NORTH, ANY ACCESSES WITHIN THE WIDENED RIGHT-OF-WAY SECTION SHALL BE LIMITED TO RIGHT TURNS ONLY AS ABOVE. PARCELS 5 AND 6 SHALL BE LIMITED TO ONE JOINT ACCESS. PARCEL 2 SHALL BE LIMITED TO ONE MAJOR OPENING. PARCEL 4 SHALL BE LIMITED TO ONE OPENING IN THE EAST 70 FEET.
 LEFT TURN AND RIGHT TURN LANES WILL BE REQUIRED TO BE CONSTRUCTED FOR THE ACCESSES TO PARCEL 2 FROM BOTH STREETS. THE DEVELOPER SHALL BE REQUIRED TO PAY A FAIR SHARE OF A FUTURE TRAFFIC SIGNAL AT 21ST STREET NORTH AND 127TH STREET EAST.

- 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.
- AN OVERALL SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS. CROSS LOT CIRCULATION AGREEMENTS SHALL BE REQUIRED AT THE TIME OF PLATTING TO ASSURE INTERNAL VEHICULAR MOVEMENT BETWEEN PARCELS WITHIN THE C.U.P.
- 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 BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.

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, TAVERNS, DRINKING ESTABLISHMENTS 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
 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.

DSNR: C.U.P. OPER. DEP. SCALE: 1"=100.00
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S.W. Corner, S.W. 1/4
 Sec. 2, T27S, R2E
 of the 6th P.M.