

RAYTHEON AIRCRAFT COMPANY
ZONE L.I.

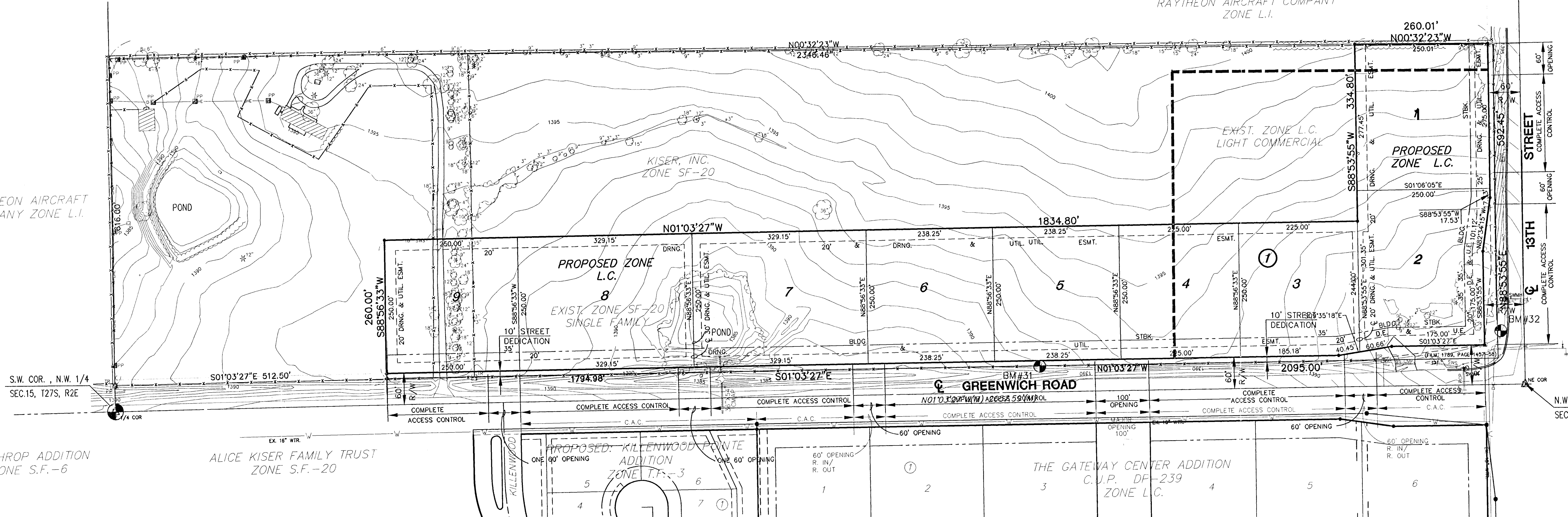
RAYTHEON AIRCRAFT
COMPANY ZONE L.I.

ROSS G. &
GRANT J.
TIDEMAN

BALTHROP ADDITION
ZONE S.F.-6

ALICE KISER FAMILY TRUST
ZONE S.F.-20

DILLON 12TH
ADDITION
ZONE L.C.



DEVELOPMENT GUIDELINES

- This development contains 13.71 net acres more or less.
- PARCEL DESCRIPTIONS:

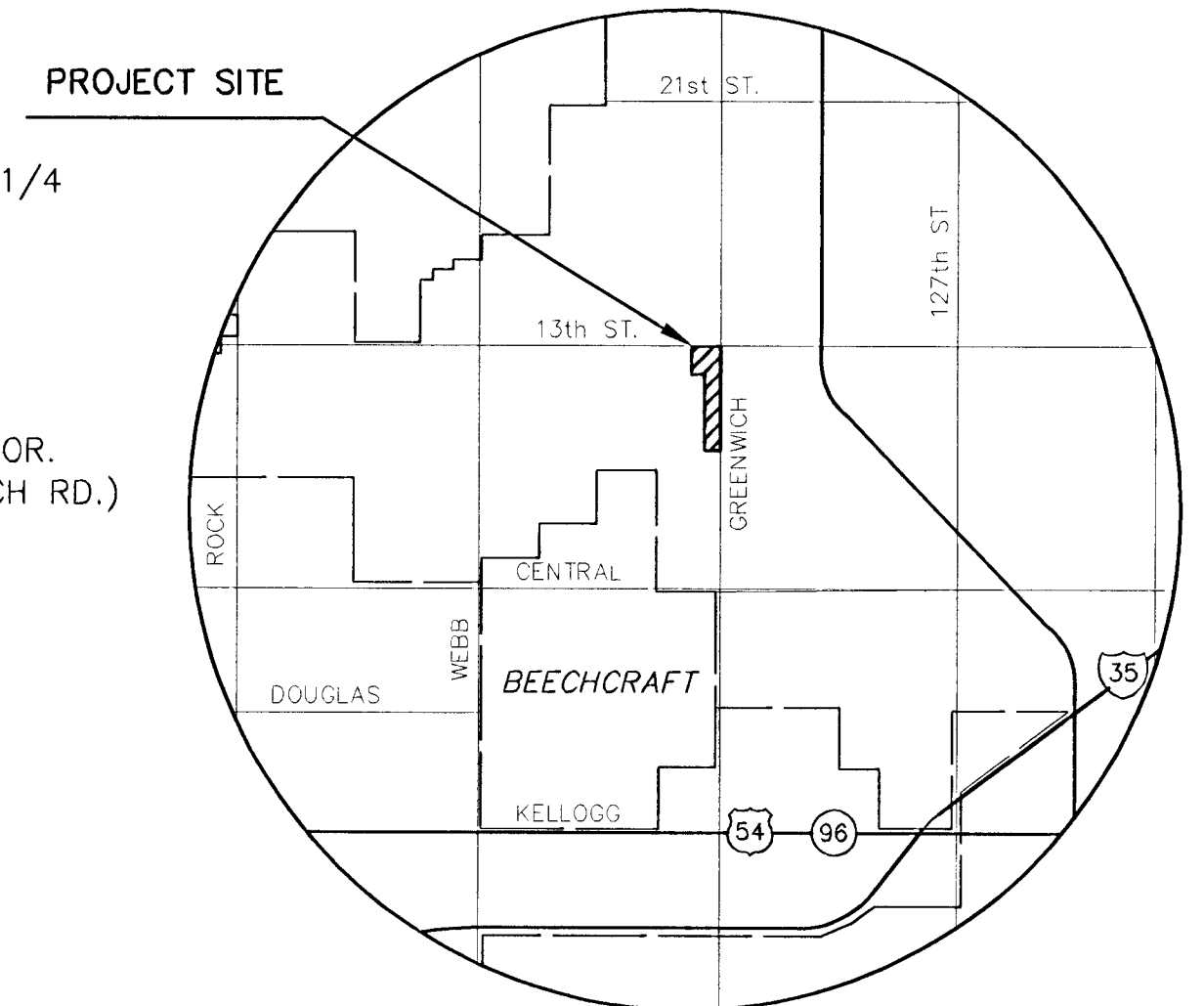
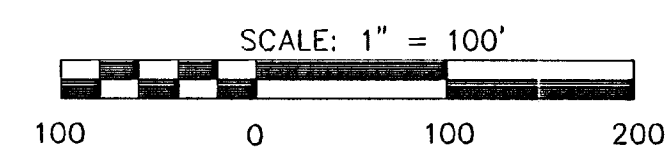
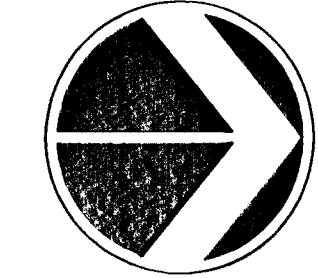
Parcel 01 Gross Area=1.57 Ac. Maximum Height=35 feet Maximum Lot Coverage=30% Max. Gross Floor Area=35%	Parcel 05 Gross Area=1.37 Ac. Maximum Height=35 feet Maximum Lot Coverage=30% Max. Gross Floor Area=35%
Parcel 02 Gross Area=1.62 Ac. Maximum Height=35 feet Maximum Lot Coverage=30% Max. Gross Floor Area=35%	Parcel 06 Gross Area=1.37 Ac. Maximum Height=35 feet Maximum Lot Coverage=30% Max. Gross Floor Area=35%
Parcel 03 Gross Area=1.28 Ac. Maximum Height=35 feet Maximum Lot Coverage=30% Max. Gross Floor Area=35%	Parcel 07 Gross Area=1.89 Ac. Maximum Height=35 feet Maximum Lot Coverage=30% Max. Gross Floor Area=35%
Parcel 04 Gross Area=1.29 Ac. Maximum Height=35 feet Maximum Lot Coverage=30% Max. Gross Floor Area=35%	Parcel 08 Gross Area=1.89 Ac. Maximum Height=35 feet Maximum Lot Coverage=30% Max. Gross Floor Area=35%
	Parcel 09 Gross Area=1.43 Ac. Maximum Height=35 feet Maximum Lot Coverage=30% Max. Gross Floor Area=35%

3. Permitted Uses:
The following uses are permitted for all parcels within the C.U.P.: all uses permitted in the L.C. Zoning District; additionally microbreweries when associated with an eating establishment, and except for correctional placement residences, group residences, group homes, halfway houses, night clubs including adult entertainment, taverns and drinking establishments. All uses that require conditional use permits in the "L.C." district are only permitted by amending the CUP.

- 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. However, the Planning Director, with the concurrence of the OOI Superintendent, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal ordinance amendment.
- Landscape and Parking Lot Screening shall be in accordance with Section 10.32.010 et. seq. of the City of Wichita Code. A landscape plan indicating the location, type, and specification of plant material shall be submitted to the planning department for their review and approval prior to the issuance of any building permit(s).
- Minimum Setback Requirements:
Front setback.....35'
Rear setback.....20'
Interior side setback...0'
- All signs shall be monument type. Signs shall not exceed 20 feet in height. The maximum square footage for all signs on this CUP shall not exceed 80 percent of the CUP's street frontage and all signs shall be spaced 150 feet apart.
- Parking - Shall be in accordance with Article IV.A of the Wichita - Sedgwick County Unified Zoning Code.
- Architectural Control - 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.
- An Owners association agreement which provides guidelines for architectural control, property maintenance, parking areas, drainage improvements, etc., shall be filed at the time the plot is filed of record.
- No occupancy permits shall be issued for any development without services by municipal water and sewer services.
- Cross-lot vehicular circulation is to be provided between all lots.
- All drainage ways and easements shall be determined at the time of plotting.
- A lot grading plan will be prepared in conformance with the Drainage Concept Plan for review prior to the issuance of a Building Permit.
- There shall be no internal public streets.
- Loading areas, trash receptacles, outside storage, and docks shall be screened from ground level view. Screening of all trash dumpsters, outside storage, and mechanical equipment will be constructed of material to match and preferably be connected to the buildings they support.
- 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.

BENCHMARKS

- BM#31 FENCE "T" POST 826' N. & 49' E. OF EAST 1/4 COR. SEC. 16, T27S, R2E
ELEV. = 1389.18
- BM#32 COW BENCHMARK, 44' S. & 101' W. OF NE COR. SEC.16, T27S, R2E (13TH ST. N. & GREENWICH RD.)
ELEV. = 1385.53 (PUBLISHED 198.13)



VICINITY MAP

COMMUNITY UNIT PLAN (DP-) JANUARY 2001
KISER WEST ADDITION

OWNERS: WILLARD J. KISER PROPERTIES, L.L.C. 7765 KILLARNEY PLACE, WICHITA, KS. 67226 (316) 634-0363
DEVELOPERS: RITCHIE ASSOC., INC. 8100 E. 22ND WICHITA, KANSAS 67226 (316) 684-7300



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