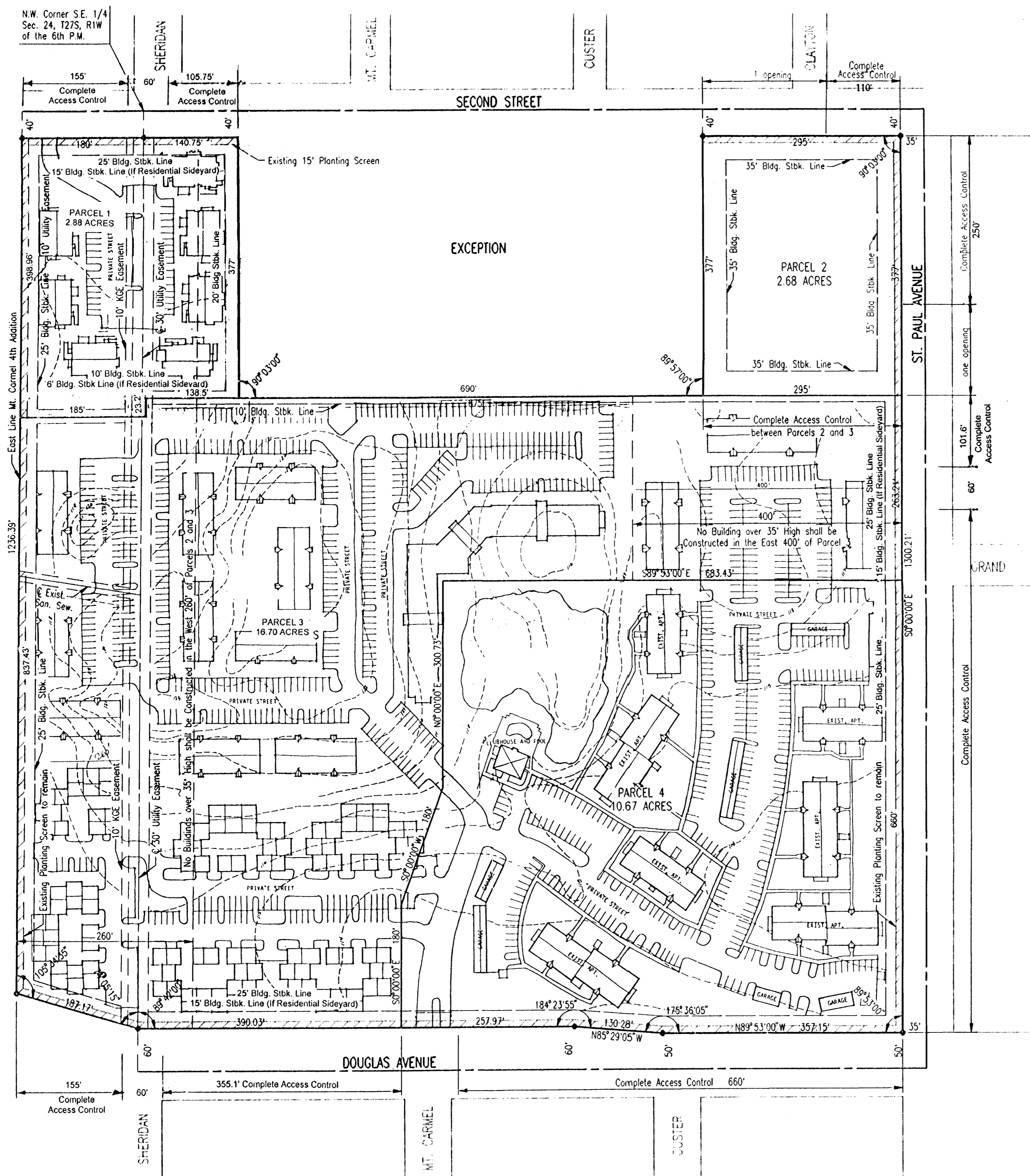


COMMUNITY UNIT PLAN DP-61 (AMENDED SEPTEMBER, 1997)

WOODLAKE



SCALE: 1"=100'
DATE: SEPTEMBER 2, 1997

DP-61 Amendment #2
12/16/97 DM
Effective 10/30/97 DM
MSPD COOP 2 of 2

GENERAL PROVISIONS

- THIS DEVELOPMENT IS PROPOSED TO CONTAIN 33.5 GROSS OR 33.5 NET ACRES, MORE OR LESS.
- THE PROPOSED DEVELOPMENT CONTAINS THREE PARCELS WITH MULTI-FAMILY USES RANGING FROM DUPLEX TO MID-RISE APARTMENTS (5 STORY MAXIMUM) FOR LEASE OR SALE AND 1 PARCEL FOR A COMMUNITY ASSEMBLY BUILDING.
- THE DENSITY FOR PARCELS 1, 3, AND 4 SHALL NOT EXCEED 22 DWELLING UNITS PER NET ACRE OR 678 DWELLING UNITS.
- THERE SHALL BE A 25' BUILDING SETBACK ALONG DOUGLAS AVENUE, ST. PAUL AND SECOND STREET FOR PARCELS 1, 3, AND 4, UNLESS PLATTED AS SIDEYARD FOR RESIDENTIAL TYPE LOTS AND A 35' BUILDING SETBACK FOR PARCEL 2.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNS DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED AT THE ENTRANCES TO THE PROPOSED PARCELS 1, 3, AND 4 IF THEY FOLLOW IN ACCORDANCE WITH THE PROVISIONS OF SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA.
 - SIGNS FOR PARCEL 2 SHALL BE AS PERMITTED UNDER CHAPTER 24.04 OF THE CODE OF THE CITY OF WICHITA. IN ADDITION, THE FOLLOWING CONDITIONS APPLY:
 - NO FLASHING OR MOVING SIGNS SHALL BE PERMITTED.
 - THE MAXIMUM HEIGHT OF SIGNS SHALL BE 20 FEET.
 - NO PORTABLE OR OFF-SITE SIGNS ARE PERMITTED.
 - PARCEL 2 SHALL PERMIT ONE MONUMENT TYPE SIGN ON SECOND STREET WITH A TOTAL SIGN AREA OF 24 S.F.
- A HOMEOWNERS ASSOCIATION AGREEMENT FOR PARCELS 1, 3, AND 4 PROVIDING FOR THE MAINTENANCE OF NON-PUBLIC OPEN SPACE, PARKING AREAS, SIGNS, LOGOS, DRAINAGE CHANNELS, SWALES, ETC., SHALL BE FILED WITH THE PLAT OF THE AREA. INDIVIDUAL PARCELS MAY ALSO HAVE SEPARATE HOMEOWNERS ASSOCIATIONS FOR THE MAINTENANCE OF THEIR SPECIFIC NON-PUBLIC OPEN SPACE, ETC., IN ADDITION TO THE OVERALL PROJECT HOME-OWNERS ASSOCIATION.
- AN ENGINEERING AND DESIGN STUDY, WITH PUBLIC WORKS AND FLOOD CONTROL CONCURRENCE WILL DETERMINE FINAL DRAINAGE WORK, DRAINAGE PROBLEMS, AND THE FINAL DESIGN OF THE RETENTION/ DETENTION AREA, WILL BE RESOLVED PRIOR TO THE ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS.
- STREET WIDTH AND DEPTH OF PAVEMENT SHALL BE DETERMINED AT THE TIME OF PLATING.
- THE PRESENT PLANTING SCREEN ALONG ST. PAUL, DOUGLAS AND SECOND STREET SHALL BE RETAINED AND AUGMENTED EXCEPT WHERE IT INTERFERES WITH THE REQUIRED SIGHT LINES AT ENTRANCES. THE DOUGLAS AND SECOND STREET PLANTING SCREENS SHALL BE ENLARGED TO A WIDTH OF FIFTEEN (15) FEET. THE PRESENT FENCE AND PLANTINGS ALONG THE WEST PROPERTY LINE SHALL BE RETAINED AND THE PLANTINGS AUGMENTED. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING SCREENS INDICATING THE LOCATION, TYPE, AND SPECIFICATIONS OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON THE PARCEL INVOLVED. THE LANDSCAPE PLAN SHALL ALSO DEPICT PROPOSED METHODS OF PROVIDING WATER TO THE REQUIRED MATERIALS.
 - FAILURE TO PROPERLY MAINTAIN THE REQUIRED LANDSCAPING 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.
 - 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.
- THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDE 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 AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS UNLESS AMENDED.
- THE C.U.P. DOCUMENT IS GENERAL IN CHARACTER AND WILL REQUIRE SUBMISSION OF A DETAILED SITE PLAN AND A LANDSCAPE SCREENING PLAN FOR EACH PARCEL OR PORTION THEREOF. THIS SITE PLAN WILL REQUIRE ADMINISTRATIVE APPROVAL AT THE PLAN REVIEW STAGE PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE PLAN SHALL SHOW LAND USE RELATIONSHIPS, ACCESS POINTS AND/OR CONTROL, SETBACKS, INTERIOR CIRCULATION, PARKING, SCREENING AND OTHER SIMILAR DESIGN CONSIDERATIONS WHICH MAY AFFECT ADJACENT PROPERTY OR THE GENERAL HEALTH AND WELFARE OF THE PUBLIC. THE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR REVIEW AND APPROVAL AND IF PREPARED WITHIN THE GUIDELINES HEREIN CONTAINED SHALL NOT BE CONSIDERED AN AMENDMENT TO THE C.U.P. NOR SHALL IT REQUIRE ANOTHER PUBLIC HEARING.
- THE EXISTING CURB CUT TO ST. PAUL, AT THE SOUTHWEST CORNER OF SECOND STREET AND ST. PAUL SHALL BE CLOSED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS IN PARCEL 2.
- TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO HIDE THEM FROM GROUND VIEW.
- ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL AREAS.

PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4
PROPOSED USES: MULTI-FAMILY USES CONSISTING OF A MIX OF DUPLEX, FOUR-PLEX, TOWN-HOUSES, APARTMENTS AND RELATED COMMUNITY FACILITIES AND OPEN SPACE AND/OR SINGLE-FAMILY USES. THE OVERALL LAND USE OF THIS PARCEL SHALL NOT CONSIST OF TOTAL GARDEN APARTMENTS.	PROPOSED USES: COMMUNITY ASSEMBLY.	PROPOSED USES: MULTI-FAMILY USES CONSISTING OF A MIX OF DUPLEX, FOUR-PLEX, TOWN-HOUSES, APARTMENTS AND RELATED COMMUNITY FACILITIES AND OPEN SPACE AND/OR SINGLE-FAMILY USES. MID-RISE APARTMENT NOT TO EXCEED FIVE STORIES IN HEIGHT.	PROPOSED USES: APARTMENTS (EXISTING) FOR LEASE OR SALE, RELATED COMMUNITY ACTIVITIES AND OPEN SPACE.
DWELLING UNITS * 33 MAXIMUM GROSS PARCEL AREA * 2.88 ACRES NET BUILDING AREA * 2.88 ACRES DENSITY * 10.98 DU/ACRES MAXIMUM BUILDING HEIGHT * 35' MAXIMUM BUILDING COVERAGE * 30% SETBACKS * AS INDICATED ON PLAN VIEW PARKING * 1.5/DU	GROSS PARCEL AREA - 2.68 ACRES (116,741 S.F.) MAXIMUM GROSS FLOOR AREA - 35,022 S.F. MAXIMUM NUMBER OF BUILDINGS - 1 FLOOR AREA RATIO - 0.300 MAXIMUM BUILDING HEIGHT - 35' MAXIMUM BUILDING COVERAGE - 35,022 S.F. (30%) SETBACKS - AS INDICATED ON PLAN VIEW (35') PARKING - AS PER CODE	DWELLING UNITS * 484 MAXIMUM GROSS PARCEL AREA * 18.70 ACRES NET BUILDING AREA * 16.70 ACRES DENSITY * 29.0 DU/ACRE MAXIMUM BUILDING HEIGHT * 60' EXCEPT FOR THE EAST 400' AND THE WEST 280' SHALL NOT EXCEED 35' (SEE NOTE ON PLAN) MAXIMUM BUILDING COVERAGE * 30% SETBACKS * AS INDICATED ON PLAN VIEW PARKING * 1.5/DU	DWELLING UNITS - 168 GROSS PARCEL AREA - 10.67 ACRES NET BUILDING AREA - 10.67 ACRES DENSITY - 15.75 DU/ACRE MAXIMUM BUILDING HEIGHT - 35' MAXIMUM BUILDING COVERAGE - 30% SETBACKS - AS INDICATED ON PLAN VIEW PARKING - 1.83/DU

ADJUSTMENT APRIL, 2000

 924 NORTH MAIN
 WICHITA, KANSAS 67203
 http://www.feist.com/~srb
 SAVOY, RUGGLES & BOHM, P.A.
 ENGINEERING & SURVEYING