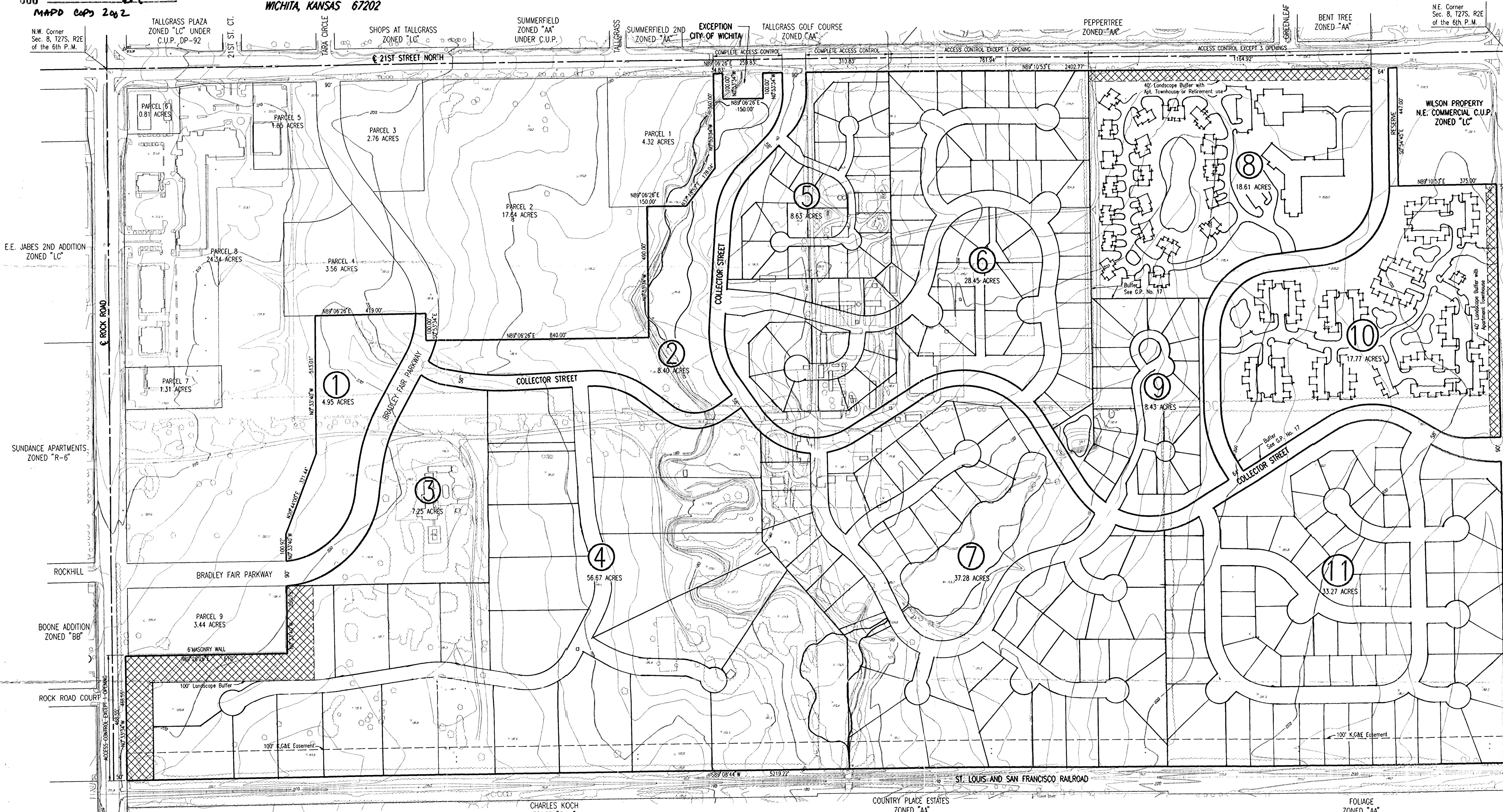


DP-201 AMENDMENT #1
 PER ADM. ORD. GRANTED 12-8-95
APPROVED CUP
 MAPC 10-12-95 DM
 BCC 11-7-95 DM
 MAPD CAPS 202

COMMUNITY UNIT PLAN DP-201
WILSON ESTATES RESIDENTIAL

OWNER: WILSON ESTATES
 200 MARKET CENTRE
 155 N. MARKET
 WICHITA, KANSAS 67202

SCALE: 1"=200'
 DEC. 18, 1995



MARION HANLEY ZONED "LC"
 FRED HANLEY ZONED "A" SUBJECT TO PLATTING
 FRED HANLEY ZONED "BB" SUBJECT TO PLATTING
 EASTMINSTER ADDITION ZONED "A"
 19TH STREET NORTH
 EASTMINSTER PRESBYTERIAN CHURCH ZONED "A"

GENERAL PROVISIONS

- THIS PROJECT IS PROPOSED TO CONTAIN 243.40 GROSS ACRES OR 229.96 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING COLLECTOR STREET RIGHT-OF-WAY FROM THE GROSS ACRES.
- THE PROPOSED DEVELOPMENT CONTAINS ELEVEN PARCELS ILLUSTRATING SINGLE FAMILY, PATIO HOMES, RETIREMENT CENTER AND APARTMENTS. FOR ALTERNATE USES AND DENSITIES, SEE PARCEL DESCRIPTIONS.
- IF THE PROJECT IS DEVELOPED AS ILLUSTRATED (742 UNITS) THE OVERALL DENSITY OF THE SITE WOULD BE 3.20 DWELLING UNITS PER ACRE. IF THE SITE IS DEVELOPED WITH THE MAXIMUM NUMBER OF UNITS PERMITTED (1039) THE OVERALL DENSITY WOULD BE 4.48 DWELLING UNITS PER ACRE.
- SETBACKS ARE TO BE DETERMINED AT THE TIME OF PLATTING. GENERALLY, THE MINIMUM SETBACKS SHALL BE AS FOLLOWS:
 FRONT YARDS - 32' R/W - 20'; 58' R/W - 20'; 64'-70' R/W - 25';
 CUL DE SACS - 20'.
 SIDE YARDS - 6' MINIMUM AND 15' WHEN ADJACENT TO A PUBLIC STREET. ON PATIO HOMES AND ZERO LOT LINE LOTS, SETBACKS MAY BE REDUCED TO 5' FOR GARAGES ONLY. THERE SHALL BE 12' SEPARATING ALL HABITABLE PORTIONS OF THE UNIT. IF GARAGES ARE SIDE LOADED THEY MUST BE A MINIMUM OF 20' FROM BACK OF CURB.
 REAR YARDS - 20' MINIMUM. MAY BE REDUCED TO 10' FOR LOTS ABUTTING PLATTED OPEN SPACE. NOTE: ALL SETBACKS FOR ARTERIAL STREETS SHALL NOT BE LESS THAN 25'.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- A DRAINAGE PLAN AND GUARANTEES FOR THE DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
- SIGNS AS PERMITTED UNDER CHAPTER 24.04 OF THE CODE OF THE CITY OF WICHITA.
- FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAYMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
- PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 28.04.140 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA.
- THE TRANSFER OF 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.
- ACCESS CONTROLS:
 A. THERE SHALL BE ONE OPENING FOR PARCEL 4 ON ROCK ROAD.
 B. 21ST STREET NORTH SHALL HAVE FOUR OPENINGS, ONE OPENING FOR PARCEL 8 AND THREE OPENINGS FOR PARCEL 8 (SEE PLAN).
 C. WEBB ROAD SHALL HAVE FOUR OPENINGS, TWO OPENINGS TO PARCEL 10 AND TWO OPENINGS TO PARCEL 11 (SEE PLAN).

- A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAT OF EACH PARCEL TO PROVIDE FOR THE MAINTENANCE OF NON PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS, WALLS, BUFFER AREAS, LAKES, ETC. TWO OR MORE OF THE HOMEOWNER ASSOCIATIONS MAY JOIN TOGETHER TO FORM A MASTER ASSOCIATION. FAILURE TO PROPERLY MAINTAIN THE PRIVATE SPACES, FACILITIES OR SYSTEM, AND AFTER JOINT DETERMINATION BY THE DIRECTOR OR PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND SHALL GIVE THE CITY THE RIGHT TO MAINTAIN THE AREAS PREVIOUSLY LISTED AND ASSESS THE COST TO THE PROPERTY OWNERS.
- MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 6,000 S.F., EXCEPT FOR ZERO LOT LINE AND PATIO HOMES WHICH SHALL BE 4,500 S.F. MINIMUM LOT SIZES FOR DUPLEXES SHALL BE 8,000 S.F.
- SHOULD AN ALTERNATE LAND USE, PERMITTED IN THE PARCEL DESCRIPTIONS, BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING. THE APPROVAL SHALL BE SUBJECT TO THE CONDITIONS OF PLATTING.
- FIRE LINES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO ISSUANCE OF BUILDING PERMITS.
- WALLS ARE PERMITTED IN PLATTED WALL EASEMENTS. A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO THE CONSTRUCTION OF ANY WALL. WALLS AND ENTRY MONUMENTS, IF APPLICABLE, SHALL BE ALLOWED TO CROSS UTILITY EASEMENTS.
- SAND SHALL BE A SOLID OR SEMI-SOLID WALL CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE, ARCHITECTURAL CONCRETE PANELS OR SIMILAR MATERIALS (NOT INCLUDING WOVEN WIRE OR WOOD).
- LANDSCAPE BUFFERS:
 A. A 100' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE NORTH AND WEST PROPERTY LINES OR PARCEL 4 WHERE ADJACENT TO ROCK ROAD AND COMMERCIAL DEVELOPMENT.
 B. A 40' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE NORTH PROPERTY LINE OF PARCEL 8 AND THE EAST PROPERTY LINE OF PARCEL 10 WHEN DEVELOPED WITH APARTMENT, TOWNHOUSE OR RETIREMENT CENTER USES.
 C. A 15' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE SOUTH AND WEST PROPERTY LINES OF PARCELS 8 AND 10 WHEN DEVELOPED WITH APARTMENT, TOWNHOUSE OR RETIREMENT CENTER USES AND ADJACENT TO SINGLE FAMILY OR DUPLEX USES.
 D. LANDSCAPE BUFFERS AND SCREENING - SHALL BE IN ACCORDANCE WITH SECTION 10.32.10 ET. SEQ. OF THE CODE OF THE CITY OF WICHITA. 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 PERMITS. THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO THE PLANT 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.
- TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW WHEN COMMERCIAL SIZED UNITS ARE USED.
- SIDEWALK LOCATIONS SHALL BE AS INDICATED ON THE PLAN VIEW. LOCATIONS ALONG PUBLIC STREET RIGHT-OF-WAY ARE SUBJECT TO MODIFICATIONS AT THE TIME OF FINAL PLATTING.
- AT THE TIME OF PLATTING THE APPLICANT SHALL GUARANTEE: (UNLESS OTHERWISE DETERMINED NECESSARY BY THE CITY ENGINEER)
 A. A DECELERATION LANE FOR NORTH BOUND ROCK ROAD TRAFFIC SOUTH OF ROCKHILL ROAD.
 B. A LEFT TURN LANE FOR WEST BOUND 21ST STREET TRAFFIC AT THE COLLECTOR STREET ENTRANCE.
 C. A DECELERATION LANE FOR THE EAST BOUND 21ST STREET TRAFFIC AT THE COLLECTOR STREET ENTRANCE.
 D. A LEFT TURN LANE FOR NORTH BOUND WEBB ROAD TRAFFIC AT THE COLLECTOR STREET ENTRANCE.
 E. A DECELERATION LANE FOR THE SOUTH BOUND WEBB ROAD TRAFFIC AT THE COLLECTOR STREET ENTRANCE.
- ARCHITECTURAL CONTROL
 PARCELS 8 & 10 SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS IF DEVELOPED WITH TOWNHOUSE OR APARTMENT USES. THE CONDITIONS ALSO APPLY TO RETIREMENT CENTER OR NURSING HOMES IN PARCEL WHERE NOTED.
 A. SITE RESTRICTIONS (ITEMS A2-A4 APPLY TO RETIREMENT CENTER OR NURSING HOMES)
 1. 2 PARKING SPACES PER DWELLING UNIT SHALL BE REQUIRED.
 2. ALL DRIVES AND PARKING AREAS SHALL INCLUDE CURBS AND GUTTERS.
 3. ENTRY DRIVES SHALL BE DESIGNED TO THE CITY'S MAJOR ENTRANCE STANDARDS.
 4. A 35 FOOT BUILDING SETBACK SHALL BE REQUIRED ALONG THE WEST AND SOUTH SIDES OF PARCEL 8 AND PARCEL 10.
 B. ARCHITECTURAL RESTRICTIONS (ITEMS B1, B4, B5, B6, B8, & B9 APPLY TO RETIREMENT CENTER OR NURSING HOMES)
 1. BUILDING ELEVATIONS WILL BE DESIGNED TO INCORPORATE PROJECTIONS AND RECESSES TO CREATE SHADE AND SHADOWS.
 2. AT LEAST ONE THIRD OF THE BUILDINGS WILL HAVE A TWO STORY HEIGHT LIMITATION.
 3. NO BUILDING SHALL BE PERMITTED TO INCLUDE MORE THAN 16 DWELLING UNITS FOR A 2 STORY BUILDING AND 20 UNITS FOR A 3 STORY BUILDING.
 4. ALL ROOF STRUCTURES SHALL CONSIST OF WOOD SHAKE, ARCHITECTURAL TILE, OR ARCHITECTURALLY TEXTURED COMPOSITION SHINGLES.

- ROOFS SHALL BE PREDOMINANTLY PITCHED, AND THE PREDOMINANT ROOF PITCH SHALL BE NO LESS THAN 7:12.
- ALL STRUCTURES SHALL INCORPORATE MULTIPLE ROOF FORMS WITH VARYING EAVE LEVELS.
- A MINIMUM OF TWENTY-FIVE PERCENT OF THE DWELLING UNITS SHALL BE PROVIDED EITHER ATTACHED OR DETACHED GARAGE SPACE. ANY GARAGE DOORS VISIBLE FROM ADJACENT STREETS SHALL BE SCREENED.
- BEFORE A BUILDING PERMIT IS ISSUED, FOR PARCELS 8 OR 10, THE DEVELOPER SHALL NOTIFY THE PLANNING DEPARTMENT, THE TALLGRASS EAST HOME OWNERS ASSOCIATION, AND THE BENT TREE HOME OWNERS ASSOCIATION FOR THEIR REVIEW OF ANY PROPOSED BUILDINGS.
- THE ARCHITECTURAL FACADE ON ANY BUILDING FOR NURSING HOME OR RETIREMENT CENTER USES SHALL BE DESIGNED WITH A RESIDENTIAL ARCHITECTURAL CHARACTER, AND SHALL SHARE CONSISTENT COLOR, TEXTURE AND PREDOMINATE EXTERIOR BUILDING MATERIALS AS THE SURROUNDING RESIDENTIAL AREAS. IN THE EVENT AN APARTMENT PROJECT IS DEVELOPED, THEN A MINIMUM OF TWENTY (20) PERCENT OF THE TOTAL DWELLINGS SHALL BE CONSTRUCTED IN A "TOWNHOUSE" STYLE OR ANOTHER RESIDENTIAL CONFIGURATION. A TOWNHOUSE IS DEFINED AS A THROUGH UNIT IN WHICH NO PORTION OF ANOTHER DWELLING UNIT SHALL BE SITUATED ABOVE OR BELOW THE DWELLING UNIT (GARAGES WHICH MAY BE LOCATED BENEATH A DWELLING UNIT WILL NOT BE CONSIDERED A PART OF THAT OR ANOTHER DWELLING UNIT).
- LANDSCAPE RESTRICTIONS (ALL ITEMS APPLY TO RETIREMENT CENTER OR NURSING HOMES)
 1. A MINIMUM OF 15 TREES PER DWELLING UNIT AT 1.5" MINIMUM CALIPER SHALL BE REQUIRED. EXISTING TREES ON THE INTERIOR OF THE SITE MAY BE COUNTED TO MEET THIS REQUIREMENT.
 2. A 40 FOOT LANDSCAPE BUFFER WITH A MINIMUM 1 SHADE TREE OR 2 ORNAMENTAL TREES OF 2" CALIPER MINIMUM PER 500 SQUARE FEET SHALL BE REQUIRED ALONG BOTH 21ST STREET NORTH AND WEBB ROAD. TEN SHRUBS MAY BE SUBSTITUTED PER TREE FOR UP TO 33% OF THE TREE REQUIREMENT. EXISTING TREES AND EVERGREENS MAY BE INCLUDED TO SATISFY THE LANDSCAPE REQUIREMENT WITHIN THE BUFFER AREA.
 3. WITHIN THE REQUIRED 15 FOOT LANDSCAPE BUFFERS, A MINIMUM OF ONE SHADE TREE OR TWO ORNAMENTAL TREES AND FIVE SHRUBS SHALL BE REQUIRED FOR EACH THIRTY LINEAR FEET OF THE BUFFER, WITH AT LEAST ONE THIRD OF THE TREES AND SHRUBS BEING EVERGREEN.
 4. AT THE MAJOR ENTRANCES, THE DEVELOPER SHALL INSTALL AND MAINTAIN METAL PLANTINGS WHICH MAY INCLUDE FLOWERS IN THE APPROPRIATE SEASON.
 5. USING HEDGES OR FENCING, THE DEVELOPER WILL SCREEN UTILITY METERS AND TRASH RECEPTACLES FROM GROUND LEVEL VIEW AT THE PERIMETER OF THE TRACT.
 22. A. IN THE EVENT THAT TOWNHOUSE USES ARE DEVELOPED ON PARCEL 8, SUCH USES WILL BE RESTRICTED TO AN AREA LOCATED FROM APPROXIMATELY THE WEST LINE OF GREENLEAF STREET (ON THE WEST) TO THE WESTERLY LINE OF THE "LC" ZONING IN DP-200 (ON THE EAST). IN THE EVENT THAT TOWNHOUSE USES ARE DEVELOPED ON PARCEL 8, ACCESS TO THAT AREA FROM 21ST STREET NORTH SHALL BE LIMITED TO AN AREA LOCATED NO FURTHER WEST THAN 200 FEET FROM THE WESTERLY LINE OF THE "LC" ZONING IN DP-200.
 B. THE MAXIMUM NUMBER OF TOWNHOUSE AND OR APARTMENT UNITS FOR PARCELS 8 AND 10 COMBINED SHALL NOT EXCEED 250 UNITS.

- PARCEL DESCRIPTIONS:
- PARCEL NUMBER 1:
 PROPOSED USES - PARK, OPEN SPACE, RECREATIONAL FACILITIES, ENTRY MONUMENTS, DRAINAGE AND RELATED STRUCTURES.
 GROSS AREA - 4.95 ACRES
 MAXIMUM DWELLING UNITS - 35'
 SETBACKS - SEE G.P. NUMBER 4
- PARCEL NUMBER 2:
 PROPOSED USES - SAME AS PARCEL 1
 GROSS AREA - 8.40 ACRES
 MAXIMUM DWELLING UNITS - 35'
 SETBACKS - 25'
- PARCEL NUMBER 3:
 PROPOSED USES - SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, DUPLEX AND RECREATION USES AND FACILITIES.
 GROSS AREA - 7.25 ACRES
 MAXIMUM DWELLING UNITS - 29
 DENSITY - 4.0 DU/ACRE
 MAXIMUM BUILDING HEIGHT - 35'
 PARKING - AS PER CITY CODE
- PARCEL NUMBER 4:
 PROPOSED USES - SINGLE FAMILY, CHURCH AND RECREATIONAL USES AND FACILITIES.
 GROSS AREA - 56.67 ACRES
 MAXIMUM DWELLING UNITS - 113
 CENTER
 DENSITY - 2.0 DU/ACRE
 MAXIMUM BUILDING HEIGHT - 35'
 SETBACKS - SEE G.P. NUMBER 4
 PARKING - AS PER CITY CODE
- PARCEL NUMBER 5:
 PROPOSED USES - SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, DUPLEX, CHURCH OR RECREATION USES AND FACILITIES.
 GROSS AREA - 8.63 ACRES
 MAXIMUM DWELLING UNITS - 34
 DENSITY - 4.0 DU/ACRE
 MAXIMUM BUILDING HEIGHT - 35'
 SETBACKS - SEE G.P. NUMBER 4
 PARKING - AS PER CITY CODE
- PARCEL NUMBER 6:
 PROPOSED USES - SAME AS PARCEL NUMBER 5.
 GROSS AREA - 28.45 ACRES
 MAXIMUM DWELLING UNITS - 114
 DENSITY - 4.0 DU/ACRE
 MAXIMUM BUILDING HEIGHT - 35'
 SETBACKS - SEE G.P. NUMBER 4
 PARKING - AS PER CITY CODE
- PARCEL NUMBER 7:
 PROPOSED USES - SINGLE FAMILY, CHURCH, RECREATION USES AND FACILITIES.
 GROSS AREA - 37.28 ACRES
 MAXIMUM DWELLING UNITS - 112
 DENSITY - 3.0 DU/ACRE
 MAXIMUM BUILDING HEIGHT - 35'
 SETBACKS - SEE G.P. NUMBER 4
 PARKING - AS PER CITY CODE
- PARCEL NUMBER 8:
 PROPOSED USES - SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, DUPLEX, TOWNHOUSE, RETIREMENT CENTER, NURSING HOME AND CHURCH. (SEE G.P. NO. 22 FOR TOWNHOUSE RESTRICTIONS.)
 GROSS AREA - 18.61 ACRES
 MAXIMUM DWELLING UNITS - SINGLE FAMILY, P.H., Z.L.L. & DUPLEX - 74
 TOWNHOUSE & RETIREMENT CENTER - 250
 DENSITY - SINGLE FAMILY, P.H., Z.L.L. & DUPLEX - 4.0 DU/AC
 TOWNHOUSE & RETIREMENT CENTER - 13.43 DU/AC
 MAXIMUM BUILDING HEIGHT - 35'
 SETBACKS - SEE G.P. NUMBER 4. THERE SHALL BE A 50' SETBACK ALONG 21ST STREET FOR THE TOWNHOUSE, RETIREMENT CENTER OR CHURCH USE
 PARKING - AS PER CITY CODE
- PARCEL NUMBER 9:
 PROPOSED USES - SAME AS PARCEL 5
 GROSS AREA - 8.43 ACRES
 MAXIMUM DWELLING UNITS - 34
 DENSITY - 4.0 DU/ACRE
 MAXIMUM BUILDING HEIGHT - 35'
 SETBACKS - SEE G.P. NUMBER 4
 PARKING - AS PER CITY CODE
- PARCEL NUMBER 10:
 PROPOSED USES - SINGLE FAMILY, PATIO HOME, ZERO LOT LINE, DUPLEX, TOWNHOUSE, APARTMENT, AND CHURCH.
 GROSS AREA - 17.77 ACRES
 MAXIMUM DWELLING UNITS - S.F., P.H., Z.L.L. & D.P. - 71
 TOWNHOUSE OR APARTMENT - 250
 DENSITY - S.F., P.H., Z.L.L. & D.P. - 4.0 DU/AC
 TOWNHOUSE OR APARTMENT - 14.07 DU/AC
 MAXIMUM BUILDING HEIGHT - 35'
 SETBACKS - SEE G.P. NUMBER 4. THERE SHALL BE A 40' SETBACK ALONG WEBB ROAD FOR TOWNHOUSE, APARTMENT, OR CHURCH USE
 PARKING - AS PER CITY CODE
- PARCEL NUMBER 11:
 PROPOSED USES - SINGLE FAMILY, CHURCH, SCHOOL AND DAY CARE.
 GROSS AREA - 33.27 ACRES
 MAXIMUM DWELLING UNITS - 100
 DENSITY - 3.0 DU/AC
 MAXIMUM BUILDING HEIGHT - 35'
 SETBACKS - SEE G.P. NUMBER 4
 PARKING - AS PER CITY CODE