

TYLERS LANDING COMMERCIAL PLAZA COMMUNITY UNIT PLAN DP-267

GENERAL PROVISIONS:

- Total Land Area: 488,870 ± sq.ft. or 11.22 ± acres
Net Land Area: 438,716 ± sq.ft. or 10.07 ± acres
- Total Gross Floor Area: 153,551 sq.ft.
Total Floor Area Ratio: 35 percent
- Parking shall be provided in accordance with Section IV of the Unified Zoning Code, 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.
- Guarantees for specific street improvements for Tyler Road and 37th St. North shall be further reviewed and determined at the time of platting.
- Signs shall be in accordance with the Sign Code of the City of Wichita with the following conditions:
 - Each parcel is permitted one sign per arterial frontage with the following area restrictions:
 - Parcel 1: 220 sq. ft. of signage (total), no closer than 75' to south property line.
 - Parcel 2: 170 sq. ft. of signage.
 - Parcel 3: 170 sq. ft. of signage.
 - Parcel 4: 250 sq. ft. of signage, on each frontage.
 - Parcel 5: 170 sq. ft. of signage.
 - Parcel 6: 170 sq. ft. of signage.
 - Parcel 7: 170 sq. ft. of signage, no closer than 75' to east property line.
 - 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.
 - Interior window display signs are limited to 25% of the window area.
 - No signs shall be allowed on the rear of any buildings.
 - All freestanding signs must be monument type and shall have a maximum height of 20 feet for Parcels 1-7.
- Access Controls shall be as shown on the final plat.
- 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 and base to 24 feet.
 - Extensive use of back lit 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:
 - Development of all parcels within the C.U.P. shall comply with the Landscape Ordinance of the City of Wichita and share a similar landscape palette. The landscape buffer shall be provided at a rate of one tree per 30 feet.
 - Parcel 1 and 7: Cannot face south or east
 - Parcel 2 and 3: Cannot face east
 - Parcel 4: Cannot face southeast
 - Parcel 5 and 6: Cannot face south
 - 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 any occupancy permit, if the required landscape has not been planted.
- Screening Walls:
 - A six (6) foot high concrete/masonry wall shall be constructed along the south & east property lines of the C.U.P. where adjacent to residential zoning (See Drawing).
 - This solid 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, loading decks, outdoor storage, and loading areas shall be appropriately screened to reasonably hide them from ground view from Tyler Road, 37th St. North, or rear of single-family lots to south and east.
- All buildings in the C.U.P. shall share uniform architectural character, color, texture, and the same predominate exterior building material, as determined by the Director of Planning. 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. No predominately metal facades shall be allowed on the fronts of building.
- 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 building sites shall be provided for each phase of construction prior to the issuance of building permits.
- No development shall occur until such such time as municipal water and sewer service are provided to the site.

LEGAL DESCRIPTION:

A tract of land in the NW1/4, Sec. 33, Twp. 26-S, R-1-W, of the 6th P.M., Sedgewick County, Kansas, described as follows: Beginning at the NW corner of said NW1/4; thence N89°29'40"E along the north line of said NW1/4, 1022.00 feet; thence S00°30'20"E, 280.00 feet; thence S89°29'40"W, 422.00 feet; thence S45°28'34"W, 211.20 feet; thence S89°44'50"W, 150.00 feet; thence S00°15'10"E, 705.00 feet; thence S89°44'50"W, 300.00 feet to a point on the west line of said NW1/4; thence N00°15'10"E along the west line of said NW1/4, 1128.78 feet to the point of beginning, subject to road rights-of-way of record.

PARCEL 1

- Net Area: 66,000 sq.ft. or 1.52 acres
- Maximum Building Coverage: 19,800 sq.ft. or 30 percent
- Maximum Gross Floor Area: 23,100 sq.ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 5

- Net Area: 79,889 sq.ft. or 1.83 acres
- Maximum Building Coverage: 23,967 sq.ft. or 30 percent
- Maximum Gross Floor Area: 27,961 sq.ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: Two (2)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 2

- Net Area: 51,600 sq.ft. or 1.18 acres
- Maximum Building Coverage: 15,480 sq.ft. or 30 percent
- Maximum Gross Floor Area: 18,060 sq.ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 6

- Net Area: 46,420 sq.ft. or 1.07 acres
- Maximum Building Coverage: 13,926 sq.ft. or 30 percent
- Maximum Gross Floor Area: 16,247 sq.ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 3

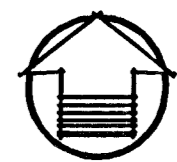
- Net Area: 51,553 sq.ft. or 1.18 acres
- Maximum Building Coverage: 15,466 sq.ft. or 30 percent
- Maximum Gross Floor Area: 18,044 sq.ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 7

- Net Area: 46,420 sq.ft. or 1.07 acres
- Maximum Building Coverage: 13,926 sq.ft. or 30 percent
- Maximum Gross Floor Area: 16,247 sq.ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: One (1)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing

PARCEL 4

- Net Area: 96,826 sq.ft. or 2.22 acres
- Maximum Building Coverage: 29,048 sq.ft. or 30 percent
- Maximum Gross Floor Area: 33,889 sq.ft.
- Floor Area Ratio: 35 percent
- Maximum Number of Buildings: Two (2)
- Maximum building height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
- Setbacks: See Drawing
- Access Points: See Drawing



SCALE: 1" = 100'

BENCHMARK:

COW benchmark SE corner of intersection
32.30' south of centerline
30.00' east of centerline
55.00' east of PP
9.20' southeast of PP
43.20' southeast of section corner iron
Elev. = 178.04 City Datum (1365.44 NG1029)

DP-267

TYLERS LANDING COMMERCIAL PLAZA COMMUNITY UNIT PLAN

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