

GENERAL PROVISIONS

- TOTAL NET LAND AREA
 PARCEL 1 816,890 SQ. FT. OR 18.75 ACRES
 PARCEL 2 310,298 SQ. FT. OR 11.71 ACRES
 PARCEL 3 47,475 SQ. FT. OR 1.09 ACRES
 PARCEL 4 DELETED
 TOTAL 1,374,605 SQ. FT. OR 31.58 ACRES
- DELETED
- SIGNS AS PERMITTED BY SECTIONS 28.04.1.39 AND 28.04.190 OF CITY CODE, EXCEPT THAT NO BILLBOARDS OR PORTABLE SIGNS SHALL BE PERMITTED IN ANY PARCEL.
- A PLANTING STRIP NO LESS THAN 10 FEET IN WIDTH IS REQUIRED ALONG THE EAST LINE OF PARCEL 1 FROM THE NORTH LINE OF HENDRIX TO THE SOUTH LINE OF TAFT. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING STRIPS, INDICATING THE TYPE, LOCATION AND SPECIFICATION OF PLANT MATERIAL AND METHOD OF PROVIDING WATER TO THE PLANT MATERIAL, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR PARCELS 1 OR 2. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED. PARKING LOT LANDSCAPING AND SCREENING SHALL BE PROVIDED PER THE LANDSCAPE ORDINANCE FOR ALL OF PARCEL 1.
- A 6 FOOT TO 8 FOOT HIGH SOLID OR SEMI-SOLID WALL OF BRICK, STONE, MASONRY ARCHITECTURAL TILE OR SIMILAR MATERIALS SHALL BE CONSTRUCTED ACROSS THE NORTH LINE OF PARCEL 2. A 10 FOOT HIGH SOLID OR SEMI-SOLID WALL OF BRICK, STONE, MASONRY ARCHITECTURAL TILE OR SIMILAR MATERIALS SHALL BE CONSTRUCTED ACROSS THE NORTH LINE OF PARCEL 1. APPROPRIATE STREET TREES (AS APPROVED BY THE CITY FORESTER) SHALL BE PLANTED NO FURTHER AWAY THAN 50 FEET ON CENTER IN THE PUBLIC PARKING AREA BETWEEN THE CLUB AND THE WALL AND SHALL BE MAINTAINED BY THE OWNERS OF THE ADJACENT PARCELS. A FINANCIAL GUARANTEE FOR THE REQUIRED WALL AND TREES SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THEY HAVE NOT BEEN INSTALLED.
- WALLS WILL NOT BE PERMITTED TO BE CONSTRUCTED IN ANY UTILITY EASEMENTS.
- ALL LIGHTS SHALL BE DIRECTED SO AS NOT TO SHINE DIRECTLY TOWARDS THE RESIDENTIALLY ZONED PROPERTIES TO THE NORTH AND EAST.
- TRASH RECEPTACLES SHALL BE SCREENED UP TO A REASONABLE HEIGHT IN ORDER TO PREVENT VISIBILITY FROM THE GROUND VIEW.
- FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, UNLESS 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.
- UTILITIES SHALL BE INSTALLED UNDERGROUND ON ALL PARCELS.
- A DRAINAGE PLAN AND GUARANTEES FOR DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF REPLATING IF NECESSARY.
- A SITE TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED TO THE M.A.P.D. DIRECTOR FOR APPROVAL PRIOR TO ANY BUILDING PLANS BEING APPROVED. A REQUIRED SITE TRAFFIC CIRCULATION PLAN TO IMPROVE QUEUING LENGTHS TO THE JULIA ENTRANCES AND TO PROVIDE A SMOOTH CIRCULATION FLOW THROUGHOUT THE PARKING LOT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE TRAFFIC ENGINEER WITH CONCORDANCE BY THE PLANNING DIRECTOR, PRIOR TO ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS ON PARCEL 1.
- THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF LAND INCLUDED WITHIN THE COMMUNITY UNIT PLAN FOR ANY AMENDMENTS THEREOF DOES NOT CONSTITUTE A CONVICTION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS.
- PRIOR TO ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS IN PARCEL 3, THIS PARCEL SHALL BE REPLATED.
- STREET RIGHT-OF-WAY AND GUARANTEES FOR ROAD IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF REPLATING IF NECESSARY.
- ANY FURTHER DEVELOPMENT OF PARCEL 4 SHALL BE RESTRICTED TO THE EXISTING BUILDING FOOTPRINT. THE PARCEL MAY BE REPLATED TO DEVELOP AN OUTDOOR STORAGE AREA. (DELETED)
- OUTDOOR STORAGE OF MATERIALS ON PARCEL 1 AND PARCEL 2 SHALL BE NO HIGHER THAN 6 INCHES BELOW THE HEIGHT OF THE WALL REQUIRED IN GENERAL PROVISION NO. 5.
- OUTDOOR STORAGE OF MATERIALS AND PORTABLE STORAGE CONTAINERS IS PROHIBITED ON PARCEL 1 EXCEPT IN THE DESIGNATED AREA SHOWN ON THIS DRAWING.
- SEASONAL SALES AND DISPLAY IN ASSIGNED PARKING SPACES IS PROHIBITED ON PARCEL 1 EXCEPT IN THE DESIGNATED AREA SHOWN ON THIS DRAWING.

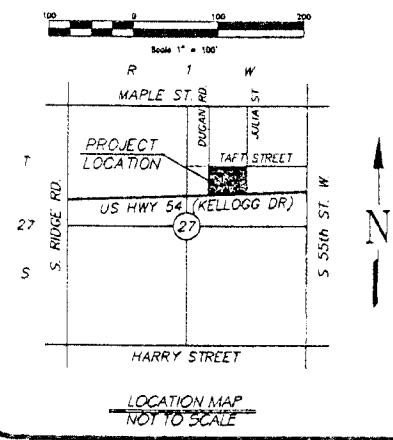
PARCEL DESCRIPTIONS

- PARCEL 1**
- A. NET AREA 816,890 SQ. FT. OR 18.75 ACRES
 - B. MAXIMUM GROSS FLOOR COVERAGE 246,067 SQ. FT.
 - C. FLOOR AREA RATIO 30%
 - D. MAXIMUM NUMBER OF BUILDINGS 5
 - E. MAXIMUM BUILDING HEIGHT TO CONFORM TO CHAPTER 28.08 CODE OF THE CITY OF WICHITA, BUT SHALL BE NO GREATER THAN 50 FEET.
 - F. SETBACKS:
 - KELLOGG DRIVE 40 FEET
 - JULIA 35 FEET
 - TAFT 50 FEET
 - WEST LINE 0 FEET
 - G. PARKING RATIOS PER ZONING ORDINANCES:
 - N. NO ACCESS SHALL BE PERMITTED TO KELLOGG (US 54) FROM KELLOGG DRIVE. ACCESS TO JULIA SHALL BE LIMITED TO TWO (2) OPENINGS.
 - ACCESS TO TAFT SHALL BE LIMITED TO TWO (2) OPENINGS.
 - H. PROPOSED USES:
 - MOTELS/HOTELS, PRIVATE CLUBS, RECREATIONAL CENTER, OFFICE WAREHOUSING, RETAIL SALES, FINANCIAL INSTITUTIONS, OFFICES, AUTOMOTIVE AGENCIES, AND RESTAURANTS (EXCLUDING DRIVE-UP WINDOWS SERVICE OR DRIVE-UP RESTAURANTS)
 - I. MAXIMUM LOT COVERAGE WHEN SHALL INCLUDE BUILDING COVERAGE AS SET FORTH BY BUILDING AREA IN THE UNIFIED ZONING CODE. THE AREA CONTAINED WITHIN THE OUTDOOR SEASONAL DISPLAY/SALES AREA AND THE AREA COVERED BY PORTABLE STORAGE CONTAINERS WITHIN THE OUTDOOR STORAGE AREA NORTH OF THE BUILDING SHALL BE LIMITED TO 30 PERCENT OF TOTAL LOT AREA.
- PARCEL 2**
- A. NET AREA 310,298 SQ. FT. OR 11.71 ACRES
 - B. MAXIMUM GROSS FLOOR COVERAGE 153,089 SQ. FT.
 - C. FLOOR AREA RATIO 50%
 - D. MAXIMUM BUILDING HEIGHT TO CONFORM TO CHAPTER 28.08 CODE OF THE CITY OF WICHITA, BUT SHALL BE NO GREATER THAN 50 FEET.
 - E. SETBACKS:
 - KELLOGG DRIVE 70 FEET
 - DUGAN ROAD 35 FEET
 - TAFT 50 FEET
 - EAST PROPERTY LINE 0 FEET
 - F. PARKING RATIOS PER ZONING ORDINANCES:
 - G. NO ACCESS SHALL BE PERMITTED TO KELLOGG (US 54) FROM KELLOGG DRIVE. ACCESS TO DUGAN ROAD SHALL BE LIMITED TO THREE (3) OPENINGS.
 - ACCESS TO TAFT SHALL BE LIMITED TO TWO (2) OPENINGS.
 - H. PROPOSED USES:
 - MOTELS/HOTELS, PRIVATE CLUBS, RECREATIONAL CENTER, OFFICE WAREHOUSING, RETAIL SALES, FINANCIAL INSTITUTIONS, AUTOMOTIVE AGENCIES, OFFICES, AND RESTAURANTS (EXCLUDING DRIVE-UP WINDOWS OR DRIVE-UP RESTAURANTS) SERVICE STATION (PER MARCH 15, 1997 A.M. A.D.U.)
 - I. MAXIMUM NUMBER OF BUILDINGS 3 (3rd Adj. in High-Density Call Out)
- PARCEL 3**
- FORMERLY 6.8 PER CENT OF PARCEL A.P. NO. 3 (DP-2)
 - A. TOTAL AREA 47,475 SQ. FT. OR 1.09 ACRES
 - B. MAXIMUM BUILDING COVERAGE 14,242 SQ. FT. OR 30 PER CENT
 - C. MAXIMUM GROSS FLOOR COVERAGE 52,800 SQ. FT.
 - D. MAXIMUM BUILDING HEIGHT TO CONFORM TO CHAPTER 28.08 OF THE CITY OF WICHITA, BUT SHALL BE NO GREATER THAN 50 FEET.
 - E. SETBACKS:
 - SOUTH PROPERTY LINE 35 FEET
 - WEST PROPERTY LINE 20 FEET
 - F. PARKING RATIOS PER ZONING ORDINANCES:
 - G. PROPOSED USES:
 - MOTOR HOTEL, RESTAURANT, PRIVATE CLUB, RECREATIONAL CENTER, WAREHOUSING AND RETAIL, AND SERVICE STATION.
- PARCEL 4 - DELETED**

- LEGEND**
- ☒ CHISELED "X" IN CONCRETE FOUND - SET BY K.E. IN A3728
 - ⊗ CHISELED "X" IN CONCRETE SET
 - 1/2" BAR REELS #20 CAP FOUND
 - 1/2" BAR REELS CLR #20 CAP SET, UNLESS NOTED OTHERWISE
 - 1/2" SET PIN
 - D/E = DRAINAGE EASEMENT
 - U/E = UTILITY EASEMENT
 - E/E = ELECTRICAL EASEMENT
 - G/E = GAS EASEMENT
 - B/L = BUILDING LINE
 - R/W = RIGHT OF WAY
 - P.C.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - L.A.A. = LIMITS NO ACCESS
 - L.O.A. = LIMITS OF ACCESS
 - L/E = LANDSCAPE EASEMENT

DP-150 THE LANDING
 AMENDMENT #4
APPROVED CUP
 MAP 0123103 DM
 MAP PLAN 1062

Date: 01/28/2003
 SPEAR & WOODLEY CO., P.C.
 815 N. MAIN STREET
 OMAHA, NE 68102
 THE LANDING (CUP)
 SHEET 1 OF 1
COMMUNITY UNIT PLAN
THE LANDING



D.P. 150 (AMENDMENT NO. 4)
 FOR
THE LANDING
 (FORMERLY AIR PARK DP-2)