

HILLSIDE AVE.

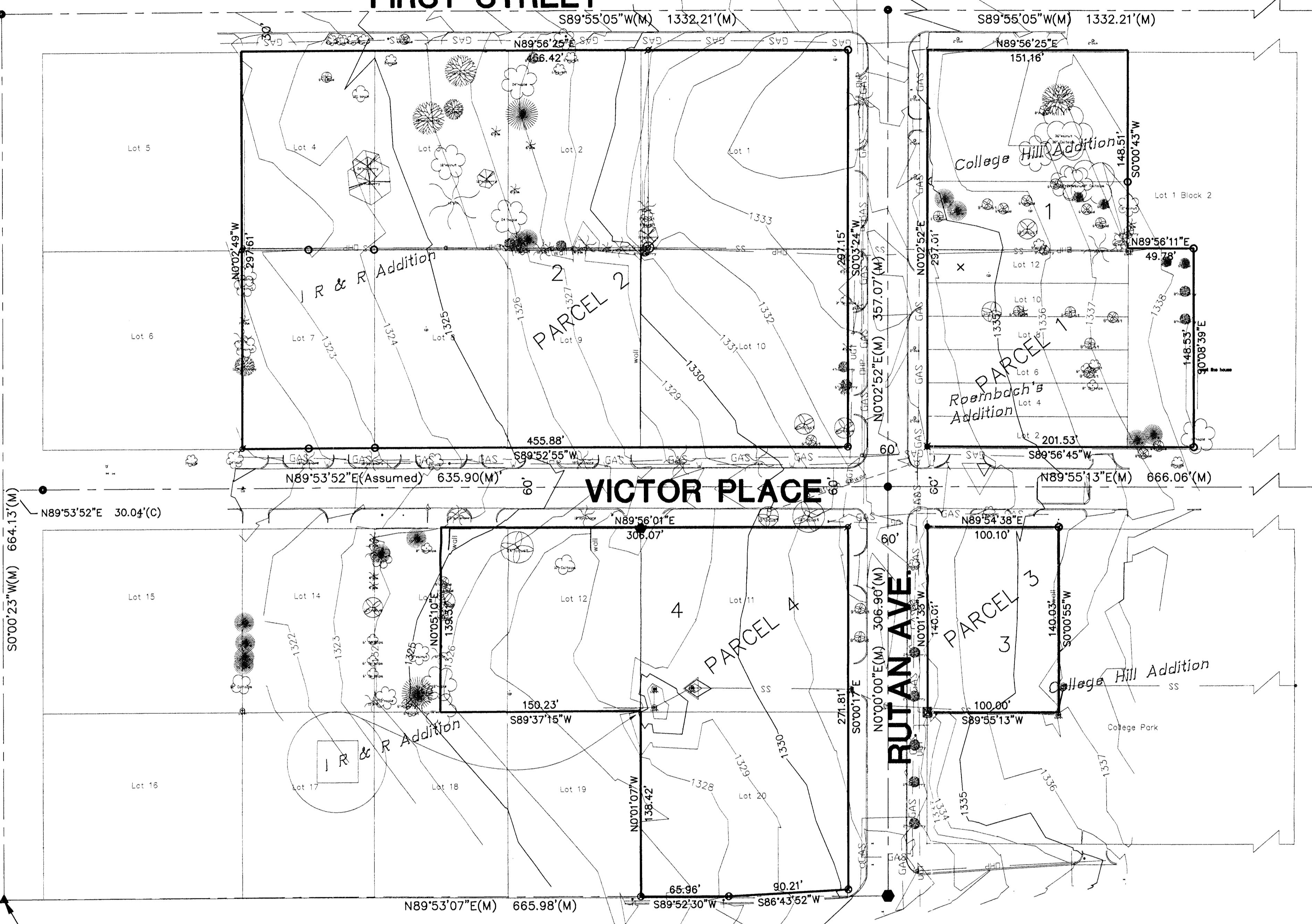
FIRST STREET

VICTOR PLACE

DOUGLAS AVE.

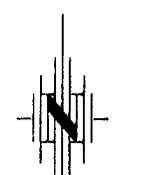
CLIFTON AVE.

RUTAN AVE.



GENERAL NOTES

1. THIS MIXED-USE DEVELOPMENT CONTAINS 6.1± NET ACRES.
2. LEGAL DESCRIPTION: LOTS 1-4, 7-12, THE EAST HALF OF LOT 13 & 20, I, R & R SUBDIVISION OF BLOCK 1 IN COLLEGE HILL ADDITION TO WICHITA, KANSAS; ALONG WITH THE WEST 100 FEET OF THE NORTH 140 FEET, COLLEGE PARK, COLLEGE HILL ADDITION TO WICHITA; AND ALONG WITH LOTS 2, 4, 6, 8, 10 AND 12, ROEMBACH'S ADDITION TO WICHITA, KANSAS; AND ALONG WITH THE WEST 50 FEET OF THE SOUTH HALF OF THE EAST HALF OF LOT 1, BLOCK 2, COLLEGE HILL ADDITION TO WICHITA; AND ALONG WITH THE NORTH HALF OF THE WEST HALF OF LOT 1, BLOCK 2, COLLEGE HILL ADDITION TO WICHITA. TO BE PLATTED AS LOTS 1 THRU 4, PARKSTONE ADDITION.
3. THE PROPOSED DEVELOPMENT CONTAINS 4 PARCELS WITH COMMERCIAL AND RESIDENTIAL USES. SEE PARCEL DESCRIPTIONS FOR SPECIFIC USES ON EACH PARCEL.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. FINAL DETERMINATION OF ANY PUBLIC IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING.
6. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE UZC FOR THE CBD ZONING DISTRICT.
7. 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.
8. ALL LIGHTING SHALL BE SHIELDED TO REFLECT LIGHT DOWNWARD AND AWAY FROM ADJACENT RESIDENTIAL AREAS. CONSISTENT DESIGN FOR LIGHT FIXTURES SHALL BE USED THROUGHOUT THE DEVELOPMENT. SITE LIGHTING SHALL COMPLY WITH UZC SEC. IV-B.4.
9. FIRE LANES SHALL BE IN ACCORDANCE WITH THE CITY FIRE CODE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANES, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING. DURING THE SITE PLAN REVIEW, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE SHALL APPROVE THE SITE PLAN REGARDING THE DESIGN OF THE FIRE LANES.
10. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO HIDE THEM FROM GROUND VIEW ON ALL COMMERCIAL PARCELS AND SHALL BE OF SAME MATERIAL AND COLOR AS BUILDINGS.
11. ROOF EQUIPMENT SCREENING SHALL BE SCREENED PER UNIFIED ZONING CODE. ROOF TOP UNITS FOR COMMERCIAL USES SHALL BE PAINTED SAME COLOR AS ROOF.
12. SIGNS - NO OFFSITE SIGNS, BILLBOARDS OR PORTABLE SIGNS ARE PERMITTED WITHIN THE PUD, AND NO SIGNS WITH ROTATING OR FLASHING LIGHTS SHALL BE PERMITTED. SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGN CODE FOR NR ZONING.
13. BUILDING SIGNAGE SHALL BE PER THE SIGN CODE FOR THE NR ZONING DISTRICT.
14. IF MULTIPLE OWNERSHIP IS ANTICIPATED, AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF RESERVES, OPEN SPACE, INTERNAL DRIVES, PARKING AREAS, DRAINAGE IMPROVEMENTS, ETC., SHALL BE REQUIRED. EVIDENCE OF THE AGREEMENT SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
15. LANDSCAPE BUFFERS AND SCREENING SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE OF THE CITY OF WICHITA. A LANDSCAPE PLAN PREPARED BY A LICENSED KANSAS LANDSCAPE ARCHITECT 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 PERMIT(S). A CONSISTENT PALETTE SHALL BE USED THROUGHOUT THE DEVELOPMENT. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.
16. A PEDESTRIAN CIRCULATION SYSTEM, TO BE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW, SHALL BE PREPARED WHICH PROVIDES PEDESTRIAN CONNECTIONS FROM THE BUILDINGS WITHIN THE PUD TO THE SIDEWALKS ON ON PUBLIC RIGHT OF WAYS, AND PROVIDES CONNECTIONS BETWEEN THE BUILDINGS.
17. ANY MAJOR CHANGES IN THIS PLANNED UNIT DEVELOPMENT SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
18. ALL BUILDINGS SHALL BE RESIDENTIAL IN CHARACTER EXCEPT WHEN FRONTING DOUGLAS. RESIDENTIAL ELEMENTS WILL GENERALLY CONSIST OF MULTI-LEVEL BROWNSTONE-TYPE ROW HOUSES WITH INCORPORATED 2-CARE GARAGES, STORM SHELTERS, LANDSCAPING, AND OTHER TENANT AND GUEST AMENITIES. RESIDENTIAL ELEMENTS MAY ALSO INCLUDE A CENTRAL HIGH-RISE TOWER ON PARCEL 2 WITH UNDERGROUND PARKING FOR BOTH RESIDENTS AND GUESTS. COMMERCIAL ELEMENTS MAY BE INTEGRATED OR MIXED WITH RESIDENTIAL USES WITHIN THE SAME STRUCTURE. ALL COMMERCIAL USES SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE RESIDENTIAL CHARACTER OF THE DEVELOPMENT. THE COMPOSITION OF THE USES MAY BE MODIFIED IN CONFIGURATION AND/OR PHASING.
19. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE UZC FOR THE CBD ZONING DISTRICT. COMPATIBILITY STANDARDS SHALL NOT BE APPLICABLE.



SCALE



LEGEND

- ▲ Section corner found
- Point found
- 5/8" bar w/POE cap set
- (M) Measured distance
- (CM) Calculated from Measured distance
- (D) Deed distance

PARCEL DESCRIPTIONS

- PARCEL 1**
 USES - ALL RESIDENTIAL AND COMMERCIAL USES PERMITTED BY RIGHT IN THE NR ZONING DISTRICT EXCEPT THAT THE FOLLOWING USES WILL NOT BE ALLOWED: GROUP RESIDENCE, LIMITED, AND BROADCAST RECORDING STUDIO.
 THE FOLLOWING USES SHALL BE ALLOWED: NEIGHBORHOOD SWIMMING POOL AND UTILITY, MINOR.
 GROSS LAND AREA - 52,348 s.f.
 MAX. BUILDING HEIGHT - 35'
 MAX. DENSITY D.U. - 29/ACRE
- PARCEL 2**
 USES - SAME AS PARCEL 1
 GROSS LAND AREA - 135,649 s.f.
 MAX. BUILDING HEIGHT - 200'
 MAX. DENSITY D.U. - 40/ACRE
- PARCEL 3**
 USES - SAME AS PARCEL 1
 GROSS LAND AREA - 14,009 s.f.
 MAX. BUILDING HEIGHT - 35'
 MAX. DENSITY D.U. - 29/ACRE
- PARCEL 4**
 USES - SAME AS PARCEL 1
 GROSS LAND AREA - 56,885 s.f.
 MAX. BUILDING HEIGHT - 200'
 MAX. DENSITY D.U. - 29/ACRE

S.W. Cor., N.W. 1/4
 Sec. 23-T27S-R1E
 3/4" Pipe in Thimble