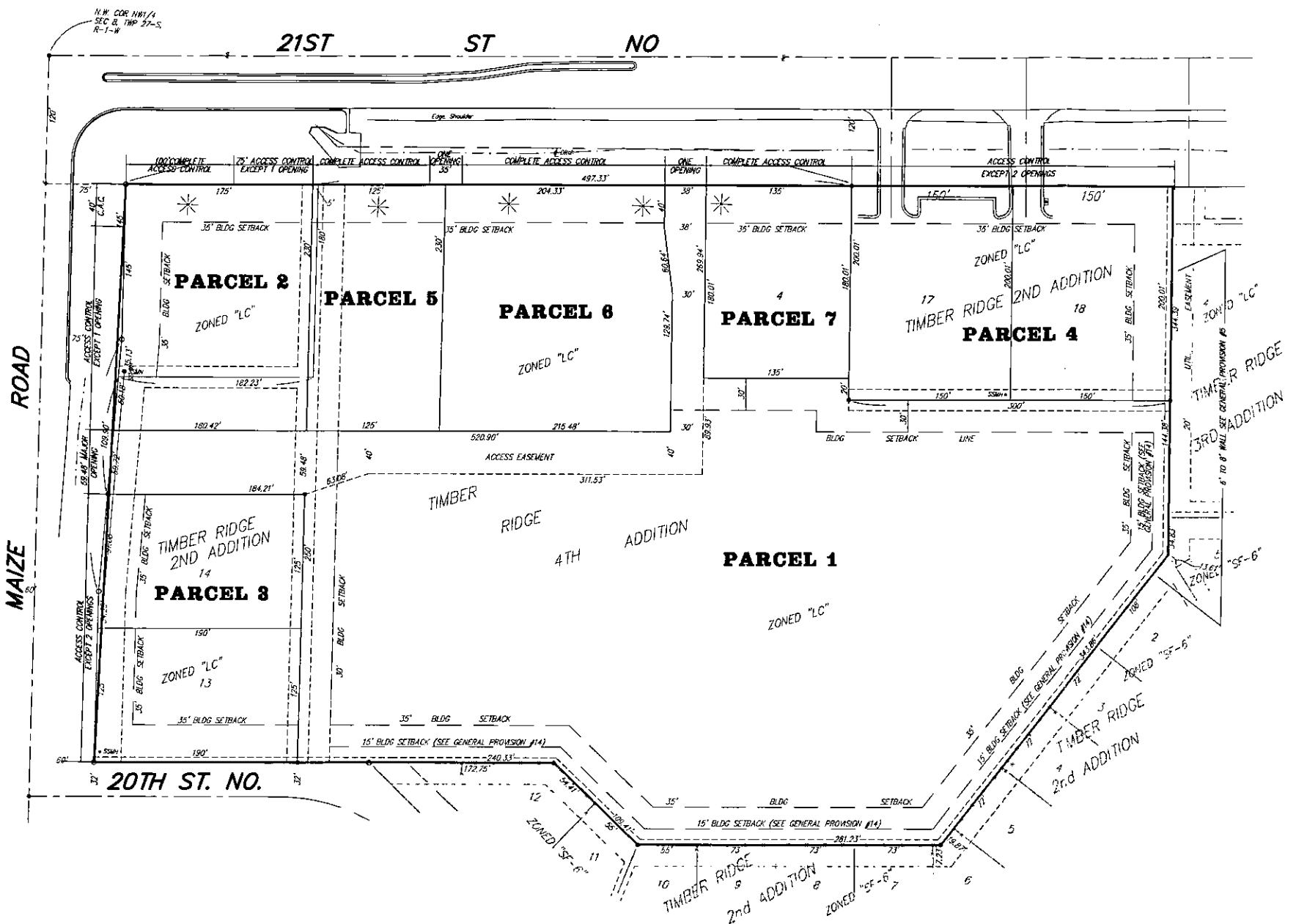


**PARCEL DESCRIPTIONS**

PARCEL #1	PARCEL #4	PARCEL #5	PARCEL #2	PARCEL #3	PARCEL #6	PARCEL #7
A. Net Area	295,889 sq. ft. or 6.79 acres	60,000 sq. ft. or 1.34 acres	40,468 sq. ft. or 0.93 acres	49,648 sq. ft. or 1.14 acres	548,011 sq. ft. or 12.5 acres	24,300 sq. ft. or 0.62 acres
B. Maximum Building Coverage	87,767 sq. ft.	18,000 sq. ft.	12,140 sq. ft.	14,860 sq. ft.	148,011 sq. ft.	7,290 sq. ft.
C. Maximum Gross Floor Area	87,767 sq. ft.	18,000 sq. ft.	12,140 sq. ft.	14,860 sq. ft.	148,011 sq. ft.	7,290 sq. ft.
D. Floor Area Ratio	30%	30%	30%	30%	30%	30%
E. Maximum Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
F. Maximum Number of Buildings	One(1) or Fifteen (15) for Multi-Family	Three(3)	One(1)	One(1)	One(1)	One(1)
G. Building Setbacks	See Drawing & General Provision #14	35 feet (21st Street)	35 feet (Maize Road)	35 feet (Maize Road)	35 feet (Maize Road)	35 feet (Maize Road)
H. Parking Ratio as per Zoning Ordinance	Section 28.04.140	Section 28.04.140	Section 28.04.140	Section 28.04.140	Section 28.04.140	Section 28.04.140
I. Access Points	One to 21st Street and One to Maize Road	Two to 21st Street	See Drawing	Two to Maize Road	See Drawing	See Drawing
J. Proposed General Uses:	Retail uses, liquor stores, financial institutions, restaurants (except drive-up or drive-through restaurants), offices, private clubs, shopping center facilities, and Multi-Family Residential (limited to 22 dwelling units per acre or 130 dwelling units, whichever is less).	Service Stations and associated car wash with BZA approval, retail uses, financial institutions, and offices.	Service Stations and associated car wash with BZA approval, retail uses, financial institutions, and offices.	Service Stations and associated car wash with BZA approval, retail uses, financial institutions, and offices.	Retail uses, liquor stores, financial institutions, restaurants (except drive-up or drive-through restaurants on the south half of the parcel), and offices.	Service Stations and associated car wash with BZA approval, retail uses, financial institutions, and offices.

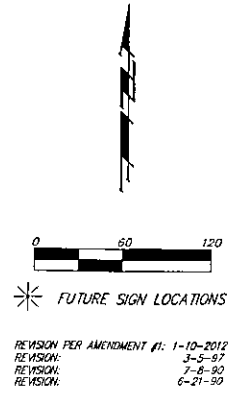


**GENERAL PROVISIONS**

- Total Net Land Area = 548,011 sq. ft. or 12.5 acres
- The proposed development contains seven (7) parcels for limited commercial uses. For specific uses, see parcel descriptions.
- Setbacks are as indicated on this drawing and as stated in the parcel descriptions. In the event contiguous parcels are developed under the same ownership, setbacks between those parcels shall not be required unless separate buildings are constructed.
- Signs shall be as permitted by chapter 24.04 of the code of the City of Wichita, except that no off-site or portable signs shall be permitted. Additionally, signage along 21st Street and the south 200 feet of the C.U.P. shall be limited as follows:
  - A. No ground or pole sign shall exceed 18 feet in height or 90 square feet in area. General sign locations are indicated on the drawing.
  - B. Parcels no. 3 and 4 are limited to 2 ground or pole signs each.
  - C. No flashing, rotating or moving signs, signs with moving lights or lights that create the illusion of movement are permitted, except for date, time, temperature, or other public service messages.
  - D. Signage for Parcel 1 is limited to signs as permitted by the Wichita Sign Code for the MF-29 zoning district.
- A six (6) to eight (8) foot solid or semi-solid wall shall be constructed of stone, masonry, brick, architectural tile or similar material (not including wood or woven wire) along the south and east property lines, as indicated on the C.U.P. said wall may be reduced in height to 3 feet for a distance of 35 feet from the right-of-way of 21st Street and Maize Road.
 

The required masonry wall shall be constructed within a five (5) foot wall easement platted separately from all other easements. Construction of this wall will require a building permit. No portion of the wall shall be constructed in any utility easement. Construction of the wall shall be permitted across utility easements only if column footings are used.

A financial guarantee for any portion of the wall not built shall be required prior to the issuance of any occupancy permit(s). Failure to properly maintain the wall 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.
- The construction/guarantee of the wall mentioned above shall be required only along the applicable parcel boundary line(s) at the time the parcel is developed.
- Storage areas, service areas, and trash receptacles shall be appropriately screened to reasonably hide them from 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, 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 prior to final approval of the parking plan. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to issuance of building permits.
- A site circulation plan shall be submitted to the M.A.P.C. Director for approval prior to requesting a building permit.
- Utilities shall be installed underground on all parcels.
- A drainage plan and guarantees for drainage improvements shall be provided at the time of platting.
- Final determination of street right-of-way and pavement widths shall be resolved at the time of platting.
- Those portions of the major entrance to 21st Street North on a public right-of-way shall be guaranteed at the time of platting. Those portions of the major entrance on private property will be required at the time any major building permits are requested for Parcel #1.
- At the time of platting, the applicant shall guarantee the construction of continuous occul/facel lanes along Maize Road and 21st Street and the reconstruction of the median in 21st Street to provide for left turns into Parcel 1 and 4. Temporary decal lanes shall also be guaranteed along Maize Road to serve Parcels 1 and 3. The guarantee for the temporary lanes will be held by the City of Wichita until development occurs. (Partial development would necessitate partial construction of the temporary lanes.)
- The transfer of title of all or any portion of land included within the community unit plan (or any amendments thereto) does not constitute a termination 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.
- The building setback (for one-story garages) shall be reduced from 35 feet to 15 feet for the south and east property line with provision for maintaining the screening wall and landscaping per approval of the Planning Director.
- A buffer of trees on the south and east property lines shall be provided at a rate of one tree per 27.5 feet of property line by ornamental or deciduous trees. In addition the screening wall shall be eight feet in height and otherwise in compliance with General Provision #5.
- No lighting trespass shall be permitted to spill from the site to the residential zoned areas to the south and east.
- Noise shall be restricted to that allowed upon property zoned as residential.
- Access shall be prohibited to 20th Street North and Valleyview Street.
- Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
- Trash Containers must be located on the North side of the property with no trash truck pickup before 7AM.
- 60% of the facades of the Apartment buildings will be stone or brick.
- A minimum six foot screening wall in compliance with General Provision #5 will be located along the west property line.
- Deciduous trees will be a minimum of 3 1/2 inch caliber and no less than 15 feet tall at planting.
- The complex will be a gated complex with the gates closed and open only to residents and/or their guests no later than 10PM and open no earlier than 6AM except for emergencies.
- Site plan shall be in general conformance to the site plan presented to and discussed by the District Advisory Board on January 9, 2012.



**DP-197**  
**GREYSTONE**  
**COMMUNITY UNIT PLAN**

BAUGHMAN COMPANY P.A.  
 ENGINEERING, SURVEYING & PLANNING